

REPRESENTATIVE PROJECTS

CLIENT/OWNER

City of Visalia Community
Development Department

CONTACT

Mr. Brandon Smith
City of Visalia
315 E. Acequia
Visalia, CA 93291

PROJECT DATES

March 2005 – October 2005

CONSULTANT COST

\$8,450

FIRM INVOLVEMENT

Consultant

PROJECT STATUS

Completed



PACKWOOD CREEK PHASE II INITIAL STUDY

CITY OF VISALIA

The City of Visalia Community Development Department hired TPG Consulting to prepare the Environmental Assessment/Initial Study pursuant to CEQA for two discretionary land use entitlement applications for Phase II of the Packwood Creek Shopping Center: a Vesting Tentative Parcel Map to divide 50.66 acres+ acres to create sixteen parcels and one "Out Lot -A;" and a Conditional Use Permit request to develop 309,146 square feet of retail building area and 387 parking stalls on 15 of the 16 proposed parcels.

The Initial Study was prepared in light of a prior EIR certified for the South Packwood Creek Specific Plan and Phase I and II Regional Retail Development.

The Initial Study found that the prior EIR was adequate to assess the impacts associated with the Vesting Map and Conditional Use Permit proposals. The City Council adopted the findings for use of the prior EIR.