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Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Conditional Use Permit No. 2023-24 and Tentative Parcel Map No. 2023-08

Lead Agency: City of Visalia

Contact Name: Josh Dan

Email: josh.dan@visalia.city Phone Number: 559.713.4003

Project Location: Visalia (*City*) Tulare (*County*)

Project Description (Proposed actions, location, and/or consequences).

Conditional Use Permit No. 2024-02: A request by Mulberry Springs LLC, to master plan and develop a 15.55-acre site into a mixed-use development. Phase 1 consists of a 276-unit multi-family development with three-story buildings, a community club house, and outdoor recreation amenities while Phase 2 consists of two multi-tenant commercial buildings and one retail building with a drive-thru lane. The site is zoned C-R (Regional Commercial).

Temporary Parcel Map No. 2024-01: A request by Mulberry Springs LLC, to subdivide Parcel 2 of the master planned development into two parcels for condominium purposes. The site is zoned C-R (Regional Commercial).

Project Location: The project site is located at the Northwest corner of West Cameron Avenue and South Stonebrook Street. (Address: N/A) (APNs: 122-332-039, 122-332-040, and 122-332-041).

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Initial Study No. 2024-02 has not identified any significant, adverse environmental impact(s) that may occur because of the project.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

N/A

Provide a list of the responsible or trustee agencies for the project.

N/A