

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. 2024-45 and Tentative Parcel Map No. 2024-10

Lead Agency: City of Visalia

Contact Name: Josh Dan

Email: Josh.Dan@visalia.city Phone Number: 559-713-4003

Project Location: Visalia Tulare
City *County*

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

Conditional Use Permit No. 2024-45 is a request to approve a master conditional use permit to allow a neighborhood commercial center which includes two spaces for anchor businesses of approximately 18,500 square feet and 19,900 square feet, one of which is required to be a grocery store. The development includes a 4,765 square foot carwash, two restaurants with drive through and a coffee shop with drive-through measuring 8,950 square feet, and a 13,900 square foot retail space. The development, referred to as The Hub, has a total building area of 66,015 square feet and is located in the C-N (Neighborhood Commercial) Zone. The project also includes Tentative Parcel Map No. 2024-10 to subdivide approximately 8.35 acres into nine parcels with shared and cross access.
Project Location: The project site is located on the northwest corner of Walnut Avenue and Lovers Lane (APN: 100-370-025).

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. 2024-74 has identified environmental impact(s) that may occur because of the project; however, with the implementation of mitigation measures identified, impact(s) will be reduced to a level that is less than significant.

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