

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: Annexation No. 2024-02 & Cameron Ranch Estates Tentative Subdivision Map No. 5598

Lead Agency: City of Visalia

Contact Name: Paul Bernal

Email: paul.bernal@visalia.city Phone Number: 559.713.4025

Project Location: Visalia Tulare
City *County*

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

Annexation No. 2024-02: A request by Artemis Partners, LLC to annex 43.6-acres into the City Limits of Visalia. Upon annexation the area would be zoned R-1-5 (Single-Family Residential, minimum 5,000 square foot lot size), which is consistent with the General Plan Land Use Designation of Residential Low Density.

Cameron Ranch Estates Tentative Subdivision Map No. 5598: A request Artemis Partners, LLC to subdivide two parcels totaling 43.6 acres into a 178-lot single-family residential subdivision including new and relocated utilities, new residential streets, improvements to Caldwell Avenue, and the continuation and improvement of Ben Maddox Way. The entire project site, once annexed, will be zoned R-1-5 (Single-Family Residential, minimum 5,000 square foot lot size) zone.

Project Location: The project site is located at the southeast corner of East Caldwell Avenue and South Ben Maddox Way (APNs: 124-010-005 and 124-010-007).

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. 2024-19 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. Copies of the initial study and other documents relating to the subject project may be examined by interested parties at the Planning Division in City Hall East, at 315 East Acequia Avenue, Visalia, CA.

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