

CITY OF VISALIA  
315 E. ACEQUIA AVENUE  
VISALIA, CA 93291

**NOTICE OF A PROPOSED  
INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION**

**Project Title:** Cameron Ranch Estates – Annexation No. 2024-02 and Cameron Ranch Estates Tentative Subdivision Map No. 5598

**Project Description:**

**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 43.6 acres into a 178-lot single-family residential subdivision including new and relocated utilities, new residential streets, improvements and widening of the south frontage of Caldwell Avenue, and the continuation and improvement of the west frontage of Ben Maddox Way. The Project will require no demolition. The construction of the Project will be in two phases. Phase one will include 117 homes and the northern site entrance as an extension to Ben Maddox Way, as well as the pocket park on the eastern side of the development. Phase two will include the remaining 61 homes. 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).

**Contact Person:** Paul Bernal, Director / City Planner. Phone: (559) 713-4025. Email: [paul.bernal@visalia.city](mailto:paul.bernal@visalia.city)

**Time and Place of Public Hearing:** A public hearing will be held before the Visalia Planning Commission on June 24, 2024, at 7:00 p.m. in the City Hall Council Chambers located at 707 W. Acequia Avenue, Visalia, California.

Pursuant to City Ordinance No. 2388, the Environmental Coordinator of the City of Visalia has reviewed the proposed project described herein and has found that the project, with mitigation measures, will not result in any significant effect upon the environment because of the reasons listed below:

**Reasons for Mitigated Negative Declaration:** 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, or can be found online at: [https://www.visalia.city/depts/community\\_development/planning/ceqa\\_environmental\\_review.asp](https://www.visalia.city/depts/community_development/planning/ceqa_environmental_review.asp)

Comments on this proposed Mitigated Negative Declaration will be accepted from May 30, 2024, to June 19, 2023.

Date: May 23, 2024

Signed



Brandon Smith, AICP  
Environmental Coordinator  
City of Visalia