

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

**NOTICE OF A PROPOSED
MITIGATED NEGATIVE DECLARATION**

Project Title: Ritchie Ranch Tentative Subdivision Map No. 5600, Conditional Use Permit No. 2024-23

Project Description: Ritchie Ranch Subdivision Map No. 5600 is a request by Lennar Homes of California LLC to subdivide a parcel totaling approximately 44.89 acres into 320 lots for single-family residential use, six outlots for landscaping, and two outlots for use as pocket parks, to be located within the R-1-5 (Single-Family Residential, 5,000 square foot minimum site area) zone. **Conditional Use Permit No. 2024-23** is a request by Lennar Homes of California LLC for a planned residential development on a 44.89-acre parcel, consisting of 320 single-family residential lots, located within the R-1-5 (Single-Family Residential, 5,000 square foot minimum site area) zone. The proposal will include non-standard lots that will be less than 5,000 square feet in size, with reduced lot widths, and reduced setbacks.

The project will include the construction of local streets within the subdivision, connection to North Demaree Street and West Shannon Parkway to the east, and connection to West Riverway Avenue to the north. Right of way dedications and frontage street improvements will be conducted along the listed streets, to include construction of curb, gutter, sidewalks, installation of park strip landscaping, block walls, and installation of streetlights throughout the subdivision. Lastly the subdivision will include development of two pocket parks for use by the general public.

The development of the property, if approved, will create additional housing units in the northwest quadrant of the City at a density of 7.13 dwelling units to the gross acre within the Low Density Residential designation area; which is consistent with the General Plan.

Project Location: The project site is located on the southwest corner of West Riverway Avenue and North Demaree Street (APN: 077-060-022).

Contact Person: Cristobal Carrillo, Associate Planner

Phone: (559) 713-4443

Email: cristobal.carrillo@visalia.city

Time and Place of Public Hearing: A public hearing will be held before the Planning Commission on August 25, 2025, at 7:00 p.m. in the City Hall Council Chambers located at 707 W. Acequia Ave, 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 will not result in any significant effect upon the environment because of the reasons listed below:

Reasons for Mitigated Negative Declaration: Initial Study No. 2024-33 has identified certain significant, adverse environmental impact(s) that may occur because of the project, though with mitigation these 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, and online at:

https://www.visalia.city/depts/community_development/planning/ceqa_environmental_review.asp

Comments on this proposed Mitigated Negative Declaration will be accepted from July 31, 2025 to August 20, 2025.

Date: July 29, 2025

Signed: _____



Brandon Smith, AICP
Environmental Coordinator
City of Visalia