

## Notice of Intention to Adopt a Mitigated Negative Declaration / Notice of Availability

---

**Notice is Hereby Given:** The City of Farmersville (City) is the Lead Agency on the below-described Project and has prepared an Initial Study / Mitigated Negative Declaration (MND) on the proposed Eagle Meadows Residential Development Project (Project) which includes subdivision and development of approximately 48.9 acres of land into a planned community with 242 single-family residential units and two parks in the southwestern part of the City. The complete Project description, location and the potential environmental effects are contained in the MND. The MND has concluded that no significant environmental impacts will occur as a result of the Project.

**Project Title:** Mitigated Negative Declaration for the Eagle Meadows Residential Development Project

**Project Location:** The City of Farmersville is located in Tulare County in the northern part of the San Joaquin Valley, east of the City of Visalia. The 48.9-acre Project site is located south of West Visalia Road and west of South Farmersville Boulevard and the site would occupy Assessor's Parcel Numbers (APNs) 130-040-020 and 130-040-014.

**Project Description:** The proposed Eagle Meadows Residential Project (proposed Project) applicant is proposing to subdivide and develop approximately 48.9 acres of land into a planned community with 242 single-family residential units and two parks in the City of Farmersville. The proposed Project consists of a change of land use and zone designation, Conditional Use Permit, and approval of a Tentative Subdivision Map to allow for the development. The General Plan Amendment will change the designation of the proposed 45.58-acre residential land parcels from "Medium Density Residential" to "Low Density Residential", and the two park areas of 3.32 acres to Open Space. The Zone Change will apply the (PD) "Planned Development" overlay zone to the proposed residential portions of the site, and P-QP (Public/Quasi Public) zone for the two parks across 3.32 acres.

**Document Availability and Public Review Timeline:** Due to the time limits mandated by State law, your response to the Mitigated Negative Declaration must be sent at the earliest possible date *but not later than 30 days* after receipt of this notice. The review period for the Mitigated Negative Declaration will be from August 30, 2023 to September 29, 2023. Copies of the Mitigated Negative Declaration can be reviewed at the City of Farmersville, 909 W. Visalia Road, Farmersville, CA 93223 and also online at the following link:

<https://www.cityoffarmersville-ca.gov/322/Environmental-Studies>

Please send your comments to Karl Schoettler, Contract City Planner at the address shown above or by email: [karl@weplancities.com](mailto:karl@weplancities.com).

**Planning Commission consideration:** The Farmersville Planning Commission is tentatively scheduled to consider the Mitigated Negative Declaration on:

**Date:** Wednesday, October 18, 2023  
**Time:** On or after 6:00 p.m.  
**Location:** City Hall - Council Chambers  
909 W. Visalia Road  
Farmersville, CA 93223

**City Council Consideration:** If the project is approved by the Planning Commission, the Farmersville City Council intends to consider the Mitigated Negative Declaration on:

**Date:** Monday, October 23, 2023  
**Time:** On or after 6:0 p.m.  
**Location:** City Hall - Council Chambers  
909 W. Visalia Road  
Farmersville, CA 93223