

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 Cameron Creek Residential Development Project (Project) which includes the development of 151 single-family residential units in the western portion 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 Cameron Creek 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 36.51-acre proposed Project site is located at the northwest corner of Visalia Road and Virginia Avenue in the southwestern portion of the City of Farmersville, California and the site would occupy Assessor's Parcel Numbers (APN) 128-330-001 and 128-320-003. State Route 198 runs east-west through Farmersville, approximately 1.7 miles north of the Project site.

Project Description: The Cameron Creek Residential Project (proposed Project) consists of General Plan Land Use Amendment, Zone Change, Conditional Use Permit, and approval of a Tentative Subdivision Map to allow for a 151-unit residential development in the City of Farmersville. Specifically, the proposed Project includes:

- Approve a General Plan Amendment for:
 - the portion designated General Commercial to Medium High Density Residential on the Farmersville General Plan land use map.
 - the proposed trail portion of site designated Medium Density Residential to Open Space on the Farmersville General Plan land use map.
- Approve a Zone Change to:
 - RM-2.5 where the land will be designated Medium High Density Residential.
 - P/QP where the land will be designated Open Space.
- Approve the Project's Conditional Use Permit
- Approve the Project's Tentative Subdivision Map

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 October 19, 2023 to November 20, 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.

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

Date:	Wednesday, December 20, 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, January 8, 2024
Time: On or after 6:00 p.m.
Location: City Hall - Council Chambers
909 W. Visalia Road
Farmersville, CA 93223