

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 Gardenia Courtyards Development Project (Project) which includes the development of 82 residential multi-family units and 13,950 square feet of commercial space in the eastern 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 Gardenia Courtyards 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 approximately 9.4-acre Project site is located northeast of the intersection of Farmersville Road and East Walnut Avenue and the site would occupy Assessor's Parcel Numbers (APN) 111-290-015. State Route 198 runs east-west through Farmersville, approximately 0.75 miles north of the proposed Project site.

Project Description: The proposed Project would include the development of two fully affordable multi-family projects for a total of 82 residential units and up to 13,950 square feet of commercial space. The northern portion of the Project site would consist of four buildings of senior housing developments with a total of 42 units, a commercial pad, community area, fenced dog park, bocce ball court, community garden, retention basins, and 97 parking spaces. The southern portion of the Project site would consist of an apartment complex with five residential buildings consisting of a total of 40 units, a community building, two commercial/retail pads, dog park, basketball court, retention basins, and 92 parking spaces. This apartment complex would include residential units, tot lot, half-basketball court, fenced dog park, on-site laundry facility, and outdoor picnic-barbeque area. The site construction will also include internal access roads, lighting, site landscaping and additional related improvements. Entitlements required include a General Plan Amendment, Zone Change, and Site Plan Review.

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:

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