

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 Fagundes Residential Development Project (Project) which includes the annexation of land and development of 99 single family residential units adjacent to the western City limit. 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 Fagundes Residential Development Project.

Project Location: The approximate 22-acre Project site is located south of W. Walnut Avenue, between Road 156 to the west and N. Ventura Road to the east. The site would occupy Assessor's Parcel Numbers (APNs) 128-030-036 and a portion of 128-030-056.

Project Description: The Fagundes Residential Project consists of an Annexation, General Plan Amendment, Rezone, and approval of a Tentative Subdivision Map to allow for the development of 99 single-family residential units and related improvements in the City of Farmersville. The Project site is currently located outside of and adjacent to the western part of Farmersville, within the Urban Area Boundary (UAB) and Sphere of Influence (SOI). Also included in the Project is the construction of a 0.47-acre ponding basin/park and the undergrounding of an unnamed canal.

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 1, 2024 to October 31, 2024. 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: karls@4-creeks.com.

Following the public review and comment period, the project and environmental study will be scheduled for consideration in public hearings before the Farmersville Planning Commission and Farmersville City Council. Parties who are interested in the dates/times of these hearings may request notification by contacting the Farmersville City Clerk, Rochelle Giovani at RGiovani@cityoffarmersville-ca.gov or at (559) 747-0458.