

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 Sierra Woods Residential Development Project (Project) which includes subdivision and development of approximately 20.8 acres of land into a planned community with 98 single-family residential units in the northwestern 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 Sierra Woods 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 20.8-acre Project site is located north of West Walnut Avenue between Road 156 to the west and Farmersville Boulevard to the east. The site would occupy Assessor's Parcel Numbers (APN) 128-320-003.

Project Description: The proposed Sierra Woods Residential Project (proposed Project) applicant is proposing to subdivide and develop approximately 20.8 acres of land into a planned community with 98 single-family residential units in the City of Farmersville. The proposed Project consists of an annexation, a change of land use and zone designation, Conditional Use Permit for a Planned Development Overlay, and approval of a Tentative Subdivision Map to allow for the development. The General Plan Amendment will change the designation of the proposed 20.8-acre residential land parcels from "Agricultural/Urban Reserve" to "Medium Density Residential". The proposed rezone will change the existing AE-1 and AE-20 (Tulare County) to the "R-1 (Single Family Residential)" zone district.

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 March 25, 2025 to April 24, 2025. 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 Tom Navarro, Contract City Planner at the address shown above or by email: tomn@4-creeks.com.

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

Date: Wednesday, May 21, 2025
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, June 9, 2025
Time: On or after 6:0 p.m.
Location: City Hall - Council Chambers
909 W. Visalia Road
Farmersville, CA 93223