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) for the proposed Plum Blossom Residential Development Project (proposed Project) which includes subdivision and development of approximately 39.6 acres of land into a residential development with 187 single-family residential lots, park, and ponding basin in the western portion of the City of Farmersville. The MND has concluded that no significant environmental impacts will occur as a result of the proposed Project.

Project Title: Mitigated Negative Declaration for the Plum Blossom 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 39.6-acre proposed Project site is located in the western portion of the City of Farmersville on the south side of the Southern Pacific Railroad between the Tulare Irrigation District Canal to the west and Virginia Avenue to the east, and the proposed Project site would occupy Assessor Parcel Number (APN) 128-080-002.

Project Description: The proposed Plum Blossom Residential Project (proposed Project) proposes to subdivide and develop approximately 39.6 acres of land into a residential development with 187 single-family residential lots, park, and ponding basin in the City of Farmersville. The proposed Project entails approval of a Tentative Subdivision Map to allow for the development.

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 December 12, 2025 to January 12, 2026. 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 Derek Chambers, Contract Planner at the address shown above or by email: derekc@4-creeks.com.

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

Date:	**Wednesday, January 21, 2026**
Time:	**On or after 6:00 p.m.**
Location:	**City Hall - Council Chambers** **909 W. Visalia Road** **Farmersville, CA 93223**