

THE SUN-GAZETTE

Farmersville, Woodlake looking for home development

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By John Lindt



Farmersville is poised to develop housing in the city, Woodlake is weighing annexation for 90 new homes TUALRE COUNTY – Economists have said that Tulare County’s, and California’s, biggest economic hurdle has been the availability of housing. Farmersville and Woodlake are fixing that.

The Farmersville Village Project, located just east of the corner of Farmersville Boulevard. and E. Walnut Street in Farmersville would add 108 multi-family units in town to be built by Self-Help Enterprises.

Proposed on vacant land, the project would require a change of land use and zone designation to allow for the development of a two-phase, 108-unit multi-family residential development on 5.47 acres of land.

The proposed Project will be constructed in two phases. The first phase will build out the northern 2.75 acres and include a 3,000-square foot community building, a children’s playground, nine residential buildings and 80 parking spaces. Phase two will build out the remaining 2.99 acres and will consist of 9 additional residential buildings, a basketball court and 85 parking spaces.

The Self-Help Enterprises Farmersville Village would provide affordable housing to the city of Farmersville. The Project would be financed through the affordable housing and sustainable communities 2020 (AHSC) and Low-Income Housing Tax Credits. As part of the AHSC program, the development will be designed to ultimately reduce the community's greenhouse gas emissions. The development will be professionally managed, and residents of Farmersville Village will be provided with free bus passes and will have access to 20 shareable vehicles for daily needs.

City planner Karl Schoettler says the location of the development almost double the size of any multi-family complexes in town, is well located to promote walkability—close of Downtown, the high school and community sports complex.

An environmental notice says the review period for the mitigated negative declaration will be from Nov. 5 to Dec. 5. Copies of the Mitigated Negative Declaration can be reviewed at Farmersville City Hall, 909 W. Visalia Road, Farmersville, CA 93223.

Woodlake seeks annexation of farmland for 90 homes

The city of Woodlake wants to annex a 38-acre (Area A) into city limits, change the land use designation from "agriculture" to "low density residential," give it a zone designation of R-1-10 and develop up to 90 single family units. The project is part of a larger reorganization of other city parcels parole that would changes some from rural residential to single-family home zoning. Other parcels would be zoned neighborhood commercial.

The project sites are along Valencia Boulevard within and just north of the city of Woodlake. The APN's to be annexed include 057-060-028 and -029 and the remaining parcels to be reorganized are along the east side of N. Valencia Boulevard between East Cajon Avenue and East Wutchumna Avenue.

The notices says the review period for the mitigated negative declaration will be from November 6, 2019 to Dec. 6, 2019. Copies of the mitigated negative declaration can be reviewed at the city of Woodlake, 350 North Valencia Blvd., Woodlake, CA 93286 and at the Woodlake Branch Library, located at 400 West Whitney Ave., Woodlake CA 93286.