

# NOTICE OF PREPARATION

To: State Clearinghouse  
PO Box 3044/ 1400 Tenth St  
Sacramento, CA 95814

From: County of Tulare – RMA  
5961 S Mooney Blvd  
Visalia CA 93277

Date: December 15, 2021

Subject: Notice of Preparation (NOP) of a Draft Environmental Impact Report (EIR) and Scoping Meeting

Project Title: Kingsburg Area Community Plan

Project Applicant: County of Tulare and City of Kingsburg

Project Location: At the northern portion of Tulare County within the City of Kingsburg County Adopted City Urban Development Boundary (Kingsburg CACUDB or UDB) and encompasses approximately 0.8 square miles of land. The Tulare County/Fresno County Line is located directly adjacent to the Kingsburg CACUDB and generally northwest of Avenue 392 and Road 16.

Tulare County Resource Management Agency (RMA) will be the Lead Agency and will prepare an environmental impact report for the project identified below. We need to know the views of your agency as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by our agency when considering your permit(s) or other approval(s) for the project. In addition, please provide us with contact information of the person(s) in your agency that we may contact during the CEQA process.

The project description, location, and the potential environmental effects are contained in the attached materials.

Due to the time limits mandated by State law, your response must be sent at the earliest possible date but not later than 30 days after receipt of this notice.

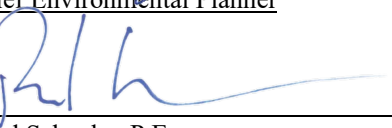
A scoping meeting is scheduled for **Thursday, January 6, 2022, at 1:30 p.m.** in the Conference Room F of the Tulare County Resource Management Agency at the address shown above. **Please sign in at the Security Desk in the Government Plaza main lobby.**

Please direct your response to Hector Guerra, Chief Environmental Planner at the address shown above. He may be contacted by e-mail at [hguerra@tularecounty.ca.gov](mailto:hguerra@tularecounty.ca.gov) or by telephone at 559-624-7121.

Signature:   
Hector Guerra

Date: 12/15/21

Title: Chief Environmental Planner

Signature:   
Reed Schenke, P.E.

Date: 12/15/21

Title: RMA Director / Environmental Assessment Officer

## **Project Description:**

On December 10, 2013, the Tulare County Board of Supervisors (BOS) approved, the Economic Development and Planning Branch proposal to update the County Adopted City Urban Development Boundary (CACUDB) for Kingsburg. The Project also includes amendments Land Use Designations; amendments Zoning Classifications; and amendments to the Zoning Ordinance (collectively, Kingsburg Area Community Plan Update). The Kingsburg Area Community Plan Update will become consistent with the approved Tulare County General Plan 2030 Update, and includes the following primary goals and objectives.

- 1) **Land Use and Environmental Planning** - Promote development within the planning areas next to the Regional Highway (State Route) 99 Corridor in order to implement the following General Plan goals:
  - a) Update the affected Urban Development Boundary;
  - b) Ensure the text and mapping of the Community Plan Designations and Zoning Reclassifications address various development matters, such as encouraging Agricultural Adaptive Reuse activities, recognizing Non-Conforming Use activities, and facilitating Ministerial Permit approvals;
  - c) Encourage infill development within Urban Development Boundaries, thereby discouraging leapfrog development within Tulare County;
  - d) Reduce development pressure on agriculturally-designated lands within the Valley Floor, thereby encouraging agricultural production;
  - e) Reduce vehicle miles travelled throughout the County, thereby positively affecting air quality and greenhouse gas reduction; and
  - f) Improve the circulation, transit and railroad transportation system within this community, including, but not limited to, laying the groundwork for the construction of key projects, such as Safe Routes to Schools, Complete Streets, and Bike Lanes/Pedestrian Paths.
- 2) **Improvements for a “disadvantaged community”** - It is expected that the community planning areas will be improved for the following reasons:
  - a) Faster project processing resulting from an updated community plan, increasing employment opportunities that are more likely to be provided by the private sector as proposed project developments and permits can be approved as expeditiously as possible;
  - b) Housing grant awards are more likely to be awarded based on updated community plans that are consistent with the policies of the recently adopted (August 2012) General Plan Update and Housing Element; and
  - c) Enhanced infrastructure grant awards, thereby providing access to funding to install or upgrade road, water, wastewater, and storm water facilities.
- 3) **Strengthening Relationship with TCAG** - An important benefit of this community plan process will be the opportunity for RMA to strengthen the County’s relationship with the Tulare County Association of Governments (TCAG) in that this community plan will help to facilitate the funding and implementation of several key transportation programs such as Safe Routes to Schools, Complete Streets, Bike/Pedestrian Projects, and major state Transportation Improvement Program (STIP) project.

By pursuing these transportation programs through a heightened collaborative process, the likelihood of getting actual projects in the ground will be realized faster than historically achieved. In doing so, this community, and others, can become safer and healthier by providing a more efficient transportation network.

## **Location:**

The Kingsburg UDB is located in the central San Joaquin Valley, approximately 20 miles southeast of the City of Fresno and 20 miles northwest of the City of Visalia, at the northwestern portion of Tulare County. The Project is within the City of Kingsburg UDB (UDB) and encompasses approximately 0.8 square miles of land. The UDB is an

agriculturally oriented service area surrounded by lands in agricultural production, scattered rural residential homes, scattered commercial and light industrial uses, the recently developed single-family (and future multi-family) residences that are part of the Andersen Village Specific Plan Area, and vacant lands. State Route (SR) 99 provides primary access to the cities of Selma, Fowler and Fresno to the north and Visalia to the south. Nearby State Route 201 provides access to the City of Dinuba approximately 12 miles northeast of Kingsburg.

### **Maps:**

See Attached Figure 1 through Figure 8 for the Vicinity Map; Aerial View Map; Existing (Currently Adopted) Urban Development Boundary Map, Existing (Currently Adopted) Zoning Classifications; Existing (Currently Adopted) Land Use Planning Map; Proposed Urban Development Boundary Map; Proposed Zoning Classifications; Proposed Land Use Planning Map; respectively.

### **Land Use:**

The existing Land Use for the community of Kingsburg UDB is designated Mixed-Use (MU). At this time, the Kingsburg CACUDB area does not have a community plan; therefore, the Tulare County General Plan Update 2030 provides the framework for development. The Goals and Policies Report reinforce, amend and expand policies with respect to development in the unincorporated area

One of the most important purposes of the Kingsburg Area Community Plan is to establish land use patterns and development policies and standards for the community for the planning period, through the year 2030. The general intent of the land use plan for Kingsburg Area Community Plan is to identify the most appropriate types and distribution of land uses for the community, based on environmental, circulation, infrastructure, services, opportunities and constraints, urban development boundary suitability analysis and other economic capacities and concerns discussed in the chapters of this Plan.

The County of Tulare, through existing policies, has encouraged both incorporated and unincorporated communities to establish urban development and land use patterns, which are compact and contiguous. This policy position has reduced so-called “leap frog” development throughout the County, helping preserve agricultural lands, and minimize land use conflicts between urban and agricultural areas.

### **Potential Environmental Impacts:**

It is anticipated that potential environmental impacts may include, but are not limited to: biological resources, cultural resources, air quality, greenhouse gases, hydrology, water supply and water quality, land use and planning, noise, and traffic as future development occurs over time.

### **Reviewing Agencies:**

- 1) **State and Federal:**
  - a) California Air Resources Board
  - b) California Department of Conservation, Division of Land Resource Protection, CA Geological Survey
  - c) California Department of Fish and Wildlife Region #4
  - d) California Department of Food & Agriculture
  - e) California Department of Forestry & Fire Protection
  - f) California Department of General Services
  - g) California Department of Resources Recycling and Recovery (CalRecycle)
  - h) California Department of Toxic Substance Control
  - i) California Department of Transportation (Caltrans) District #6
  - j) California Department of Transportation Planning
  - k) California Highway Patrol

- l) Native American Heritage Commission
- m) Natural Resources Agency
- n) Office of Historic Preservation
- o) Public Utilities Commission
- p) State Water Resources Control Board (Water Quality)
- q) United States Army Corps of Engineers
- r) United States Department of Agriculture Natural Resources Conservation Service
- s) United States Fish and Wildlife Service

**Local and Regional:**

- t) Regional Water Quality Control Board, Central Region
- u) San Joaquin Valley Unified Air Pollution Control District (Air District)
- v) Selma-Kingsburg-Fowler County Sanitation
- w) Consolidated Irrigation District
- x) City of Kingsburg Planning Department
- y) Kingsburg Elementary Charter School District
- z) Kingsburg Joint Union High School District
- aa) Fresno County Local Agency Formation Commission
- bb) Fresno County Public Works and Planning Department
- cc) Tulare County Resource Management Agency:
  - i) Public Works Branch
  - ii) Flood Control
  - iii) Fire
  - iv) Economic Development and Planning Branch: Project Review, Environmental Planning, and Building and Housing Divisions
- dd) Tulare County Agricultural Commissioner
- ee) Tulare County Health and Human Services Agency, Environmental Health Services Division
- ff) Tulare County Local Agency Formation Commission
- gg) Tulare County Farm Bureau
- hh) Tulare County Association of Governments
- ii) Tulare County Fire Warden
- jj) Tulare County Sheriff's Office
- kk) Southern California Edison
- ll) Southern California Gas Company

**Potential Approvals Required:**

The following agencies may have jurisdiction over elements of the proposed Project:

- County of Tulare Resource Management Agencies (Planning Branch, Public Works)
- Fresno County Public Works and Planning Department, Development Services Division
- City of Kingsburg
- Fresno County Local Agency Formation Commission
- County of Tulare Health and Human Services Agency
- California Department of Fish and Wildlife
- California Department of Transportation
- Regional Water Quality Control Board
- Tulare County Local Agency Formation Commission
- San Joaquin Valley Unified Air Pollution Control District
- U.S. Fish and Wildlife Service
- U.S. Army Corps of Engineers

Figure 1 - Vicinity Map

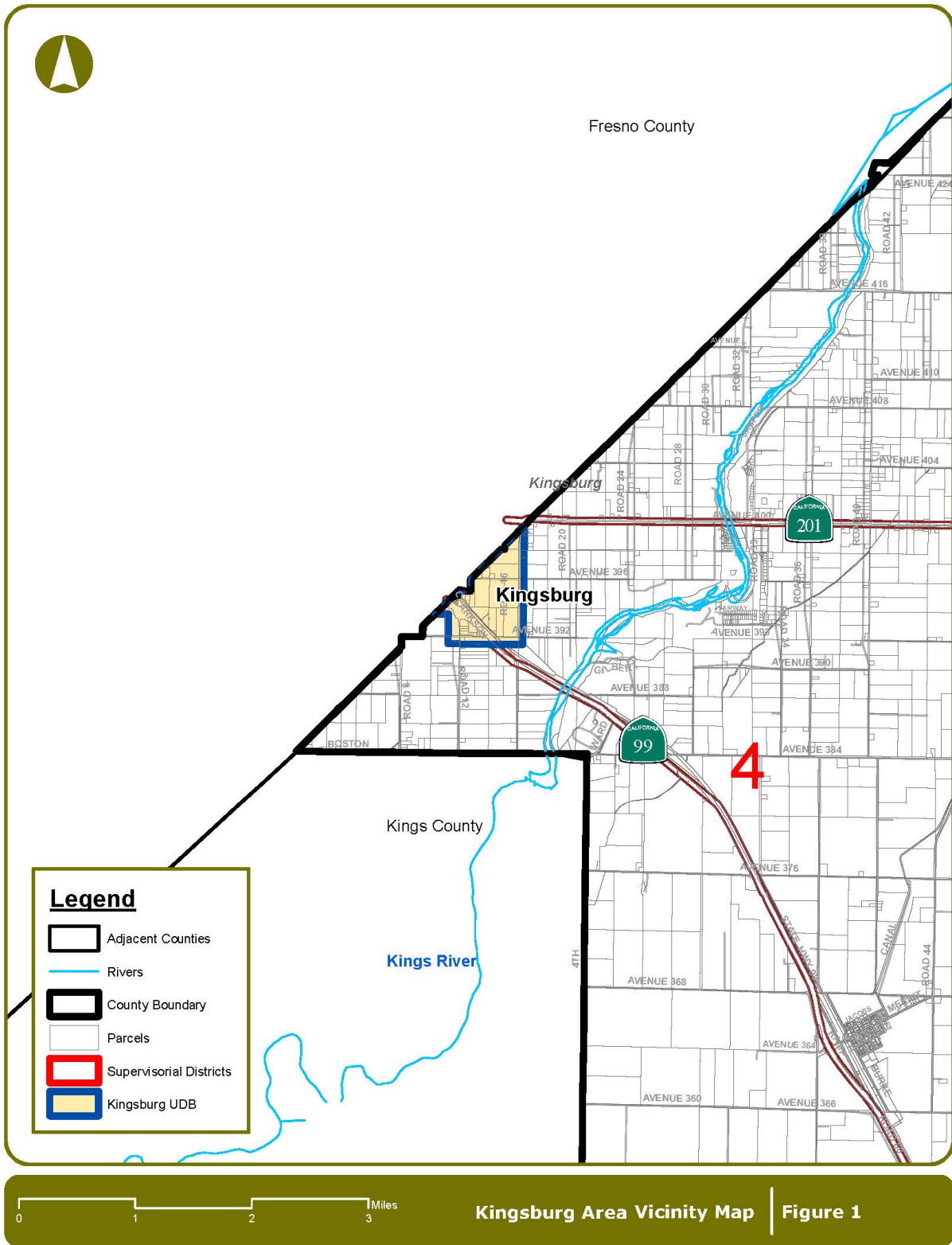
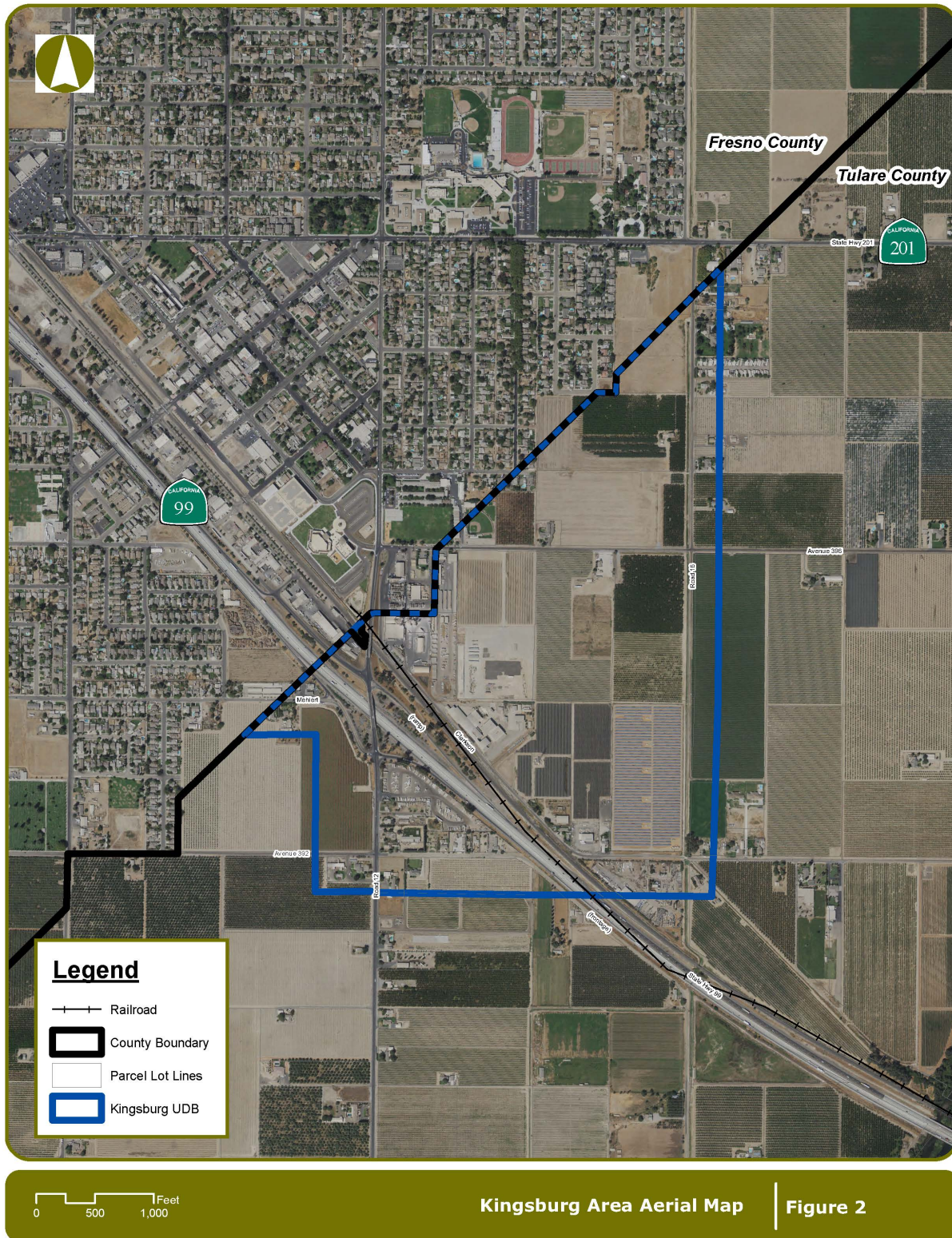
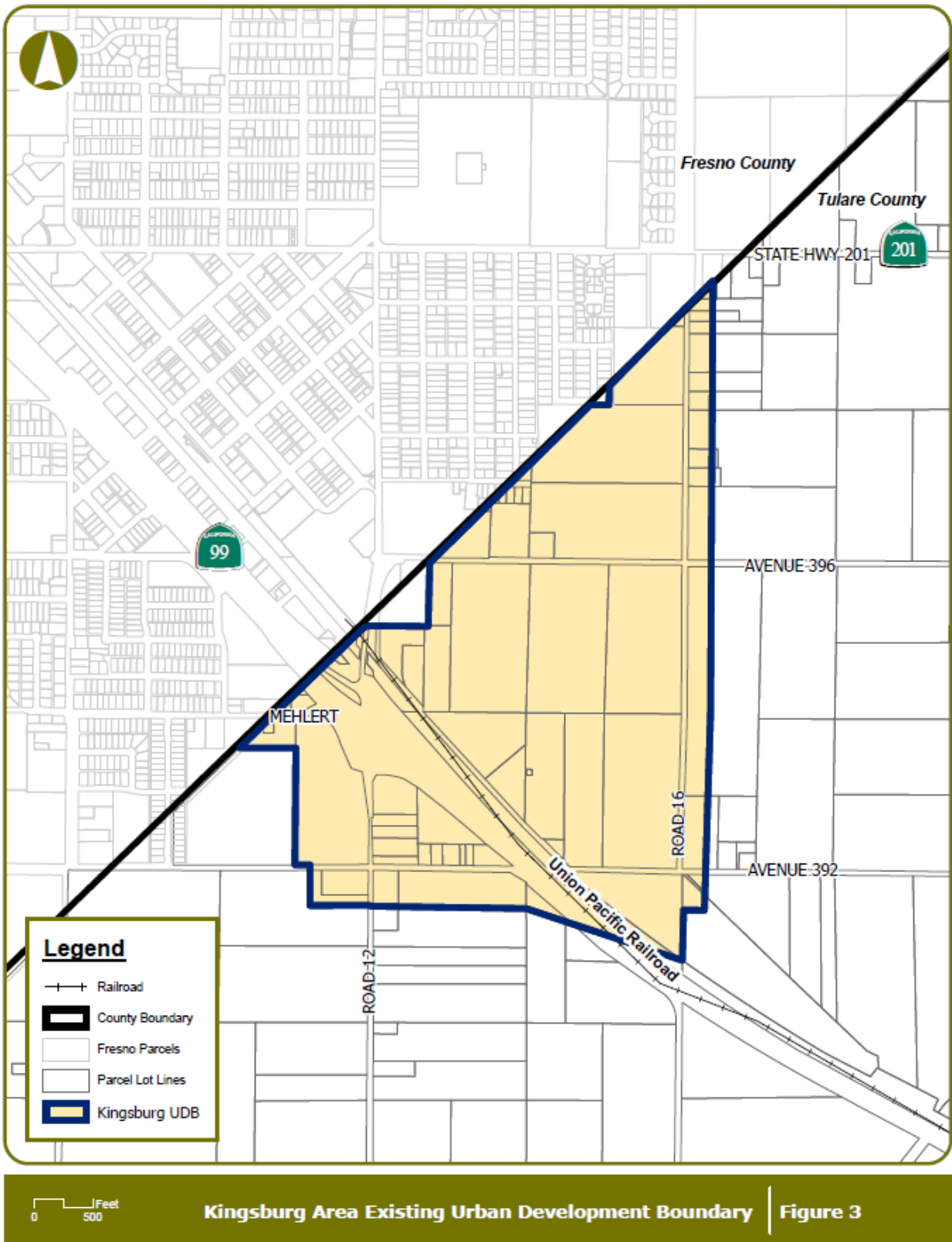


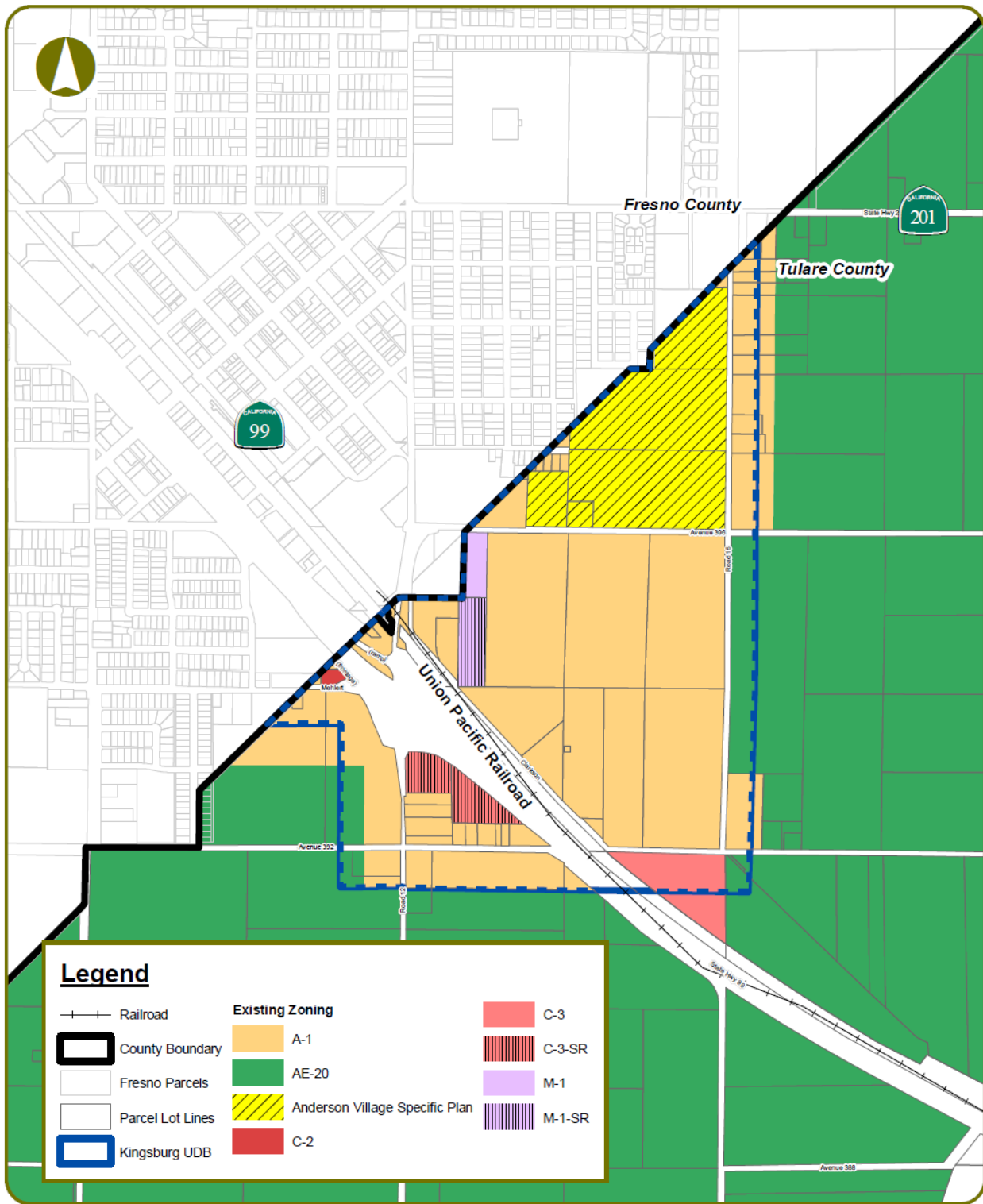
Figure 2 – Aerial View Map



**Figure 3 –Existing (Currently Adopted) Urban Development Boundary Map**



**Figure 4 – Existing (Currently Adopted) Zoning Classifications Map**



0 2,000 Feet  
**Kingsburg Area Existing Zoning | Figure 13**



Figure 5 – Existing (Currently Adopted) Land Use Plan Map

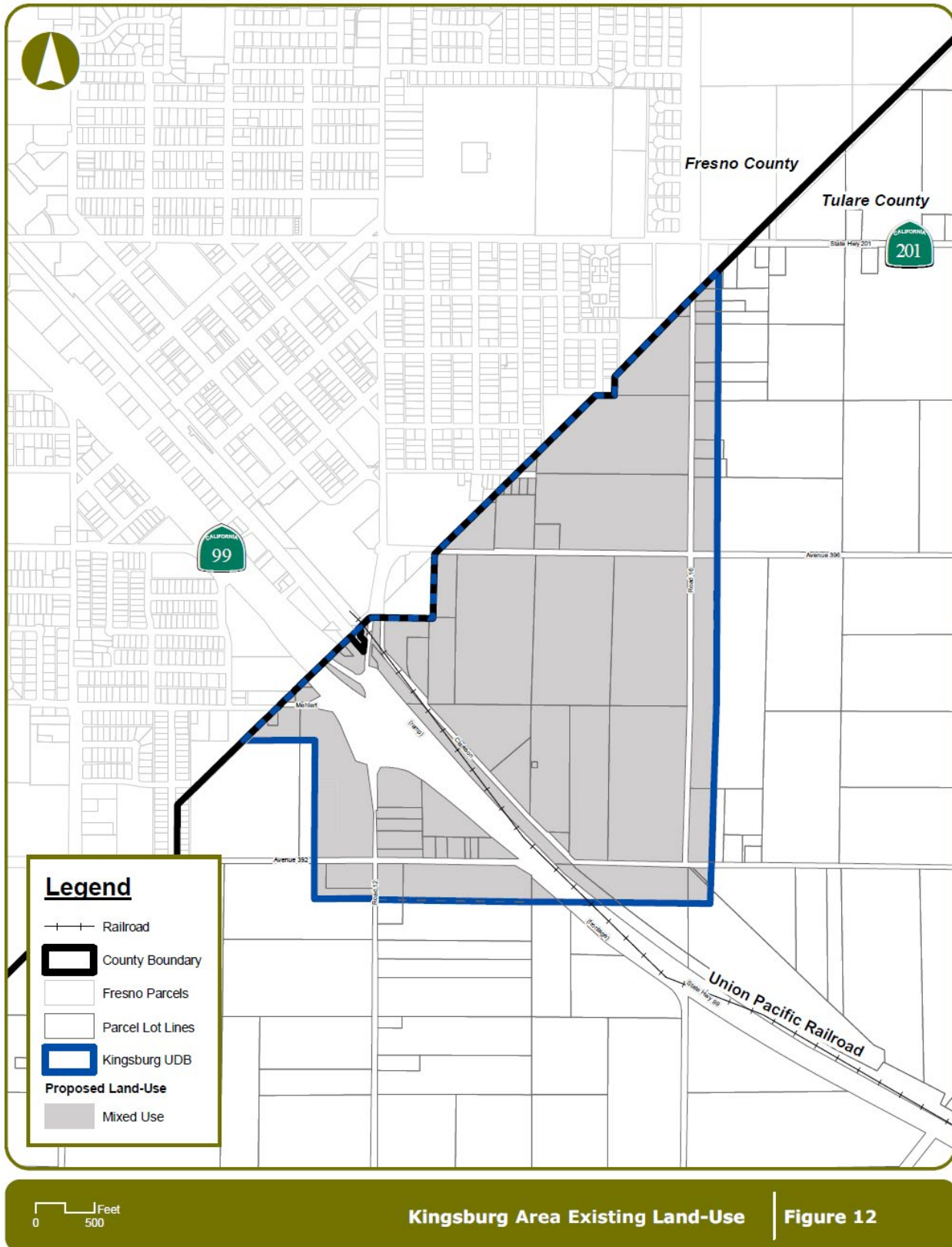


Figure 6 – Proposed Urban Development Boundary Map

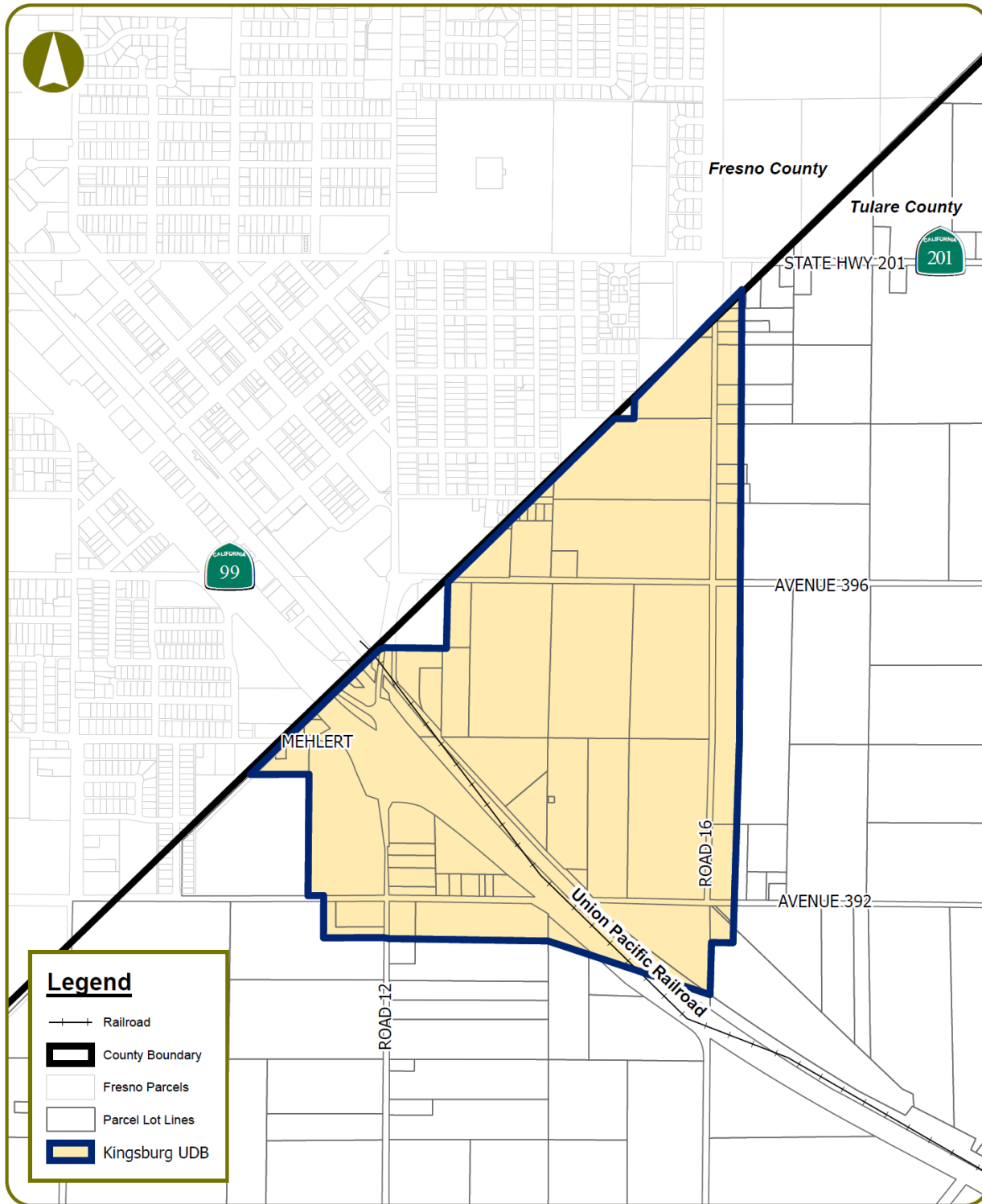


Figure 7 Proposed Zoning Classifications Map

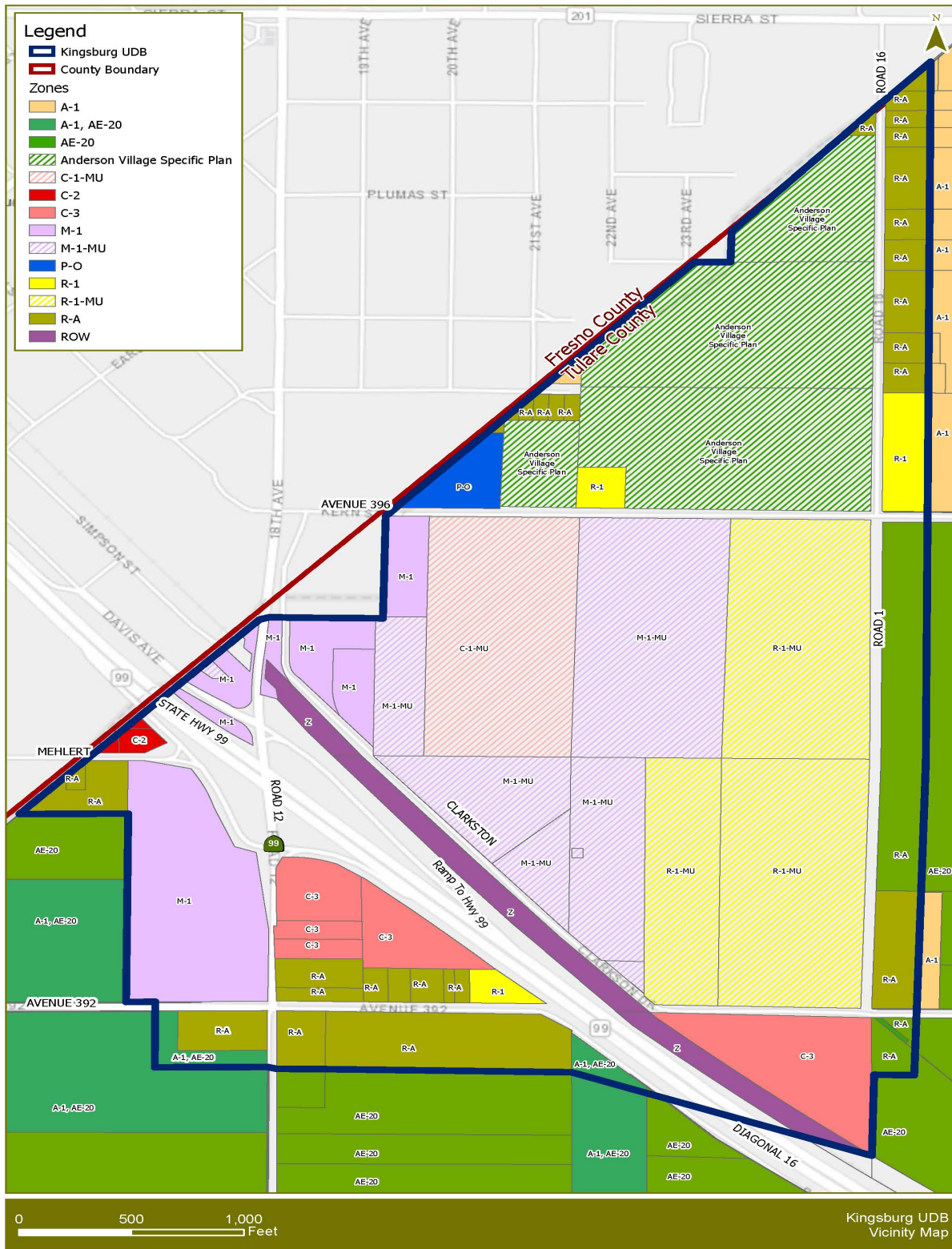


Figure 8 –Proposed Land-Use Planning Map

