



# KINGS COUNTY COMMUNITY DEVELOPMENT AGENCY

Chuck Kinney, Director

## PLANNING DIVISION

Alex Hernandez, Deputy Director- Planning

Web Site: <http://www.countyofkings.com/departments/community-development-agency>

### NOTICE OF AVAILABILITY OF DRAFT ENVIRONMENTAL IMPACT REPORT

**TO:** Agencies, Organizations, and Interested Parties

**FROM:** Kings County Community Development Agency  
1400 W. Lacey Boulevard, Building #6  
Hanford, CA 93230  
Contact: Victor Hernandez, Planner

**SUBJECT:** Notice of Availability of a Draft Environmental Impact Report for:  
**Tentative Tract No. 936- Summers Pointe (State Clearinghouse No. 2022080449)**

Pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15050, Kings County (County) is the lead agency responsible for preparation of an Environmental Impact Report (EIR) addressing potential impacts associated with the project described below. Pursuant to Public Resources Code Sections 21091 and 21092, and California Environmental Quality Act (CEQA) State Guidelines Sections 15105 and 15087, notice is hereby given that a Draft EIR (DEIR) for the project described below is available for public review during the public comment period outlined below. The County has prepared the DEIR to analyze environmental impacts associated with implementation of the proposed project; discuss alternatives to the project; and to propose mitigation measures for identified potentially significant impacts that will minimize, offset, or otherwise reduce or avoid those environmental impacts.

**PURPOSE OF THE NOTICE OF AVAILABILITY:** The purpose of this notice is to: (1) serve as a Notice of Availability (NOA) of a DEIR pursuant to the CEQA Guidelines Section 15087 and (2) advise and solicit comments regarding the content of the DEIR.

**PROJECT TITLE:** Tentative Tract No. 936- Summers Pointe

**PROJECT LOCATION:** The proposed project site is located within the County of Kings within the Armona Community Plan, South of W. Lacey Boulevard, North of Front Street, and East of 14th Avenue. The site is approximately 0.3 miles Northeast of the Armona downtown, and approximately three miles West of the Hanford Downtown. Assessor's Parcel Numbers: 017-100-012 & 017-100-013.

**EXISTING AND SURROUNDING LAND USES:** The site is topographically flat and is bounded by agricultural uses to the North, East, and West and single-family residential development to the South. The site is zoned R-1-6, Single-Family Residential, by the Kings County Development Code and is designated as Medium Density Residential by the Armona Community Plan. The site currently contains one single-family residence surrounded by agriculture uses.

**PROJECT DESCRIPTION:** The project proposes to divide two existing parcels totaling approximately twenty (20) acres into one hundred and nine (109) lots. The applicant is proposing to divide said parcels in two phases and will enter the project into a density bonus agreement, which will include at least ten (10) below-market-rate houses. Additionally, an outlot will be created to be used as a stormwater basin and park, as well as a designated remainder around an existing residence and pool.

**ENVIRONMENTAL DETERMINATION:** Kings County has completed a DEIR for the proposed project. The environmental impact areas of Aesthetics, Cultural Resources, Geology and Soils, Hydrology and Water Quality, Recreation and Tribal Cultural Resource were determined to be less than significant with mitigation incorporation. The DEIR determined that, in the area of Transportation, even with implementation of mitigation measures, the project would result in significant and unavoidable environmental impacts to the environment. The project was deemed to have a less than

significant impact or no impact in all other areas of analysis.

**PUBLIC REVIEW PERIOD AND DOCUMENT AVAILABILITY:** The County welcomes input and comments regarding the DEIR, which is available for a 45-day public review period beginning **March 10, 2023**, and ending **April 24, 2023**. Pursuant to CEQA Guidelines Section 15105, responsible and trustee agencies and other interested parties, including members of the public, must submit any comments in response to this notice **no later than 45 days** after receipt of the notice.

The NOA and DEIR are available for public review on the Office of Planning and Research's CEQAnet web portal at <https://ceqanet.opr.ca.gov/>.

Individuals interested in a digital copy of the DEIR may also request one by emailing Victor Hernandez with the Kings County Community Development Agency at [Victor.Hernandez@co.kings.ca.us](mailto:Victor.Hernandez@co.kings.ca.us)

**RESPONDING TO THIS NOTICE:** The County will accept written comments regarding this notice through the close of business on **April 24, 2023**. Please indicate a contact person for your agency or organization and send your written comments to Victor Hernandez, at the above address or by e-mail at [Victor.Hernandez@co.kings.ca.us](mailto:Victor.Hernandez@co.kings.ca.us).

## **KINGS COUNTY COMMUNITY DEVELOPMENT AGENCY**

/s/Chuck Kinney

Chuck Kinney, Director

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