



KINGS COUNTY COMMUNITY DEVELOPMENT AGENCY

Chuck Kinney, Director

PLANNING DIVISION

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

NOTICE OF RECIRCULATION OF A 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 Recirculation 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 RECIRCULATION: The purpose of this notice is to: (1) serve as a Notice of Recirculation of a DEIR pursuant to the CEQA Guidelines Section 15088.5 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. Lacy 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, three (3) outlots will be created to be used as a stormwater basin, park, and community well site. A designated remainder will remain around an existing residence and pool.

CHANGES TO THE DEIR: During the notice of availability for the DEIR the California Department of Fish and Wildlife provided comments indicating that there may be a significant impact to biological resources in the vicinity of the project site. Based on these comments the biological resources section of the DEIR was revised to include additional mitigation measures and biological surveys to address the potential impact to the San Joaquin Kit Fox, Swainson's Hawk, and Crotch Bumblebee. Specific details can be found in Appendix I of the DEIR.

ENVIRONMENTAL DETERMINATION: Kings County has completed a DEIR for the proposed project. The environmental impact areas of Aesthetics, Biological Resources, 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 **June 2, 2023** and ending **July 17, 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 Notice of Recirculation 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

RESPONDING TO THIS NOTICE: The County will accept written comments regarding this notice through the close of business on **July 17, 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.

KINGS COUNTY COMMUNITY DEVELOPMENT AGENCY

/S/Chuck Kinney
Chuck Kinney, Director

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