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Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2022080449

Project Title: Tentative Tract No. 936 (Summers Pointe)

Lead Agency: Kings County Community Development Agency

Contact Name: Victor Hernandez

Email: victor.hernandez@co.kings.ca.us Phone Number: (559) 852-2685

Project Location: Armona (*City*) Kings (*County*)

Project Description (Proposed actions, location, and/or consequences).

The Project proposes to divide two existing parcels totaling approximately twenty (20) acres into one hundred and nine (109) single-family residential lots in the County of Kings, within the community of Armona. The Project site's existing and proposed zoning is R-1-6, Single-Family Residential. The project will be divided in two phases and will enter into a density bonus agreement, which will include at least ten (10) below-market-rate houses. The 109 single family homes will have an average lot size of 5,094 square feet. Additionally, three (3) outlots will be created to be used as a stormwater basin, park, and community well site, as well as a designated reminder around an existing home on approximately one acre. The Project would result in onsite and offsite infrastructure improvements including new and relocated utilities, new residential streets, and the continuation and improvement of Crocus Way. The Project would require no demolition as the site is currently on agricultural land, and the existing home on site will remain. The proposed project site is located South of W. Lacey Boulevard, North of Front Street, and East of 14th Avenue. Assessor's Parcel Numbers: 017-100-012 & 017-100-013.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

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, Tribal Cultural Resources and Mandatory Findings of Significance 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. The following is a list of mitigation measures for the project:

Aesthetics- MM AES-1
Biological Resources- MM BIO-1, MM BIO-2, MM BIO-3, MM BIO-4
Cultural Resources, Geology and Soils, Tribal Resources- MM CUL-1, MM CUL-2
Hydrology and Water Quality- MM HYD-1, MM HYD-2, MM H-1(a)
Recreation- MM REC-1
Transportation (VMTs)- MM LUT-1, MM LUT-3, MM LUT-4, MM LUT-6, MM LUT-9, MM SDT-1, MM SDT-2, MM SDT-5, MM TRT-3, MM TRT-9, MM TST-2, MM TST-3, MM TST-6
Please see Appendix D (MMRP) in the DEIR for a detailed description of each mitigation measure.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

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.

Provide a list of the responsible or trustee agencies for the project.

Kings County Community Development Agency
San Joaquin Valley Air Pollution Control District (SJVAPCD)