

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2022080449

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

Lead Agency: Kings County Community Development Agency

Contact Person: Victor Hernandez

Mailing Address: 1400 W. Lacey Blvd., Building #6

Phone: (559) 852-2685

City: Hanford

Zip: 93230

County: Kings

Project Location: County: Kings

City/Nearest Community: Armona

Cross Streets: W. Lacey Blvd. and 14th Ave.

Zip Code: 93202

Longitude/Latitude (degrees, minutes and seconds): 36 ° 19 ' 20.9 " N / 119 ° 42 ' 12.1 " W Total Acres: 20

Assessor's Parcel No.: 017-100-012 & 017-100-013

Section: 33 Twp.: 18S Range: 21E Base: MDBM

Within 2 Miles: State Hwy #: HWY 198

Waterways: N/A

Airports: N/A

Railways: Southern Pacific Railroad

Schools: Armona Union School District

Document Type:

CEQA: NOP

Draft EIR

NEPA: NOI

Other: Joint Document

Early Cons

Supplement/Subsequent EIR

EA

Final Document

Neg Dec

(Prior SCH No.)

Draft EIS

Other: _____

Mit Neg Dec

Other: Final EIR

FONSI

Local Action Type:

General Plan Update

Specific Plan

Rezone

Annexation

General Plan Amendment

Master Plan

Prezone

Redevelopment

General Plan Element

Planned Unit Development

Use Permit

Coastal Permit

Community Plan

Site Plan

Land Division (Subdivision, etc.)

Other: _____

Development Type:

Residential: Units 109 Acres 20

Office: Sq.ft. _____ Acres _____ Employees _____

Transportation: Type _____

Commercial: Sq.ft. _____ Acres _____ Employees _____

Mining: Mineral _____

Industrial: Sq.ft. _____ Acres _____ Employees _____

Power: Type _____ MW _____

Educational: _____

Waste Treatment: Type _____ MGD _____

Recreational: _____

Hazardous Waste: Type _____

Water Facilities: Type _____ MGD _____

Other: _____

Project Issues Discussed in Document:

Aesthetic/Visual

Fiscal

Recreation/Parks

Vegetation

Agricultural Land

Flood Plain/Flooding

Schools/Universities

Water Quality

Air Quality

Forest Land/Fire Hazard

Septic Systems

Water Supply/Groundwater

Archeological/Historical

Geologic/Seismic

Sewer Capacity

Wetland/Riparian

Biological Resources

Minerals

Soil Erosion/Compaction/Grading

Growth Inducement

Coastal Zone

Noise

Solid Waste

Land Use

Drainage/Absorption

Population/Housing Balance

Toxic/Hazardous

Cumulative Effects

Economic/Jobs

Public Services/Facilities

Traffic/Circulation

Other: Transportation (VMTs)

Present Land Use/Zoning/General Plan Designation:

PLU: Agriculture, Zoning: R-1-6 Single Family Residential, General Plan: MD Medium Density Residential

Project Description: *(please use a separate page if necessary)*

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, access drive 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.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

<input checked="" type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input checked="" type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # <u>6</u>	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # <u>5</u>
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # <u>4</u>	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input checked="" type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input checked="" type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Other: <u>San Joaquin Valley Air Pollution Control District (SJVAPCD)</u>
<input type="checkbox"/> Health Services, Department of	<input checked="" type="checkbox"/> Other: <u>Santa Rosa Rancheria Tachi Yokut Tribe</u>
<input type="checkbox"/> Housing & Community Development	
<input checked="" type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date 7/28/2023 Ending Date 8/7/2023

Lead Agency (Complete if applicable):

Consulting Firm: <u>4Creeks, Inc.</u>	Applicant: <u>Aspire Homes CA, Inc.</u>
Address: <u>324 S. Santa Fe, Suite A</u>	Address: <u>P.O. Box 5818</u>
City/State/Zip: <u>Visalia, CA 93292</u>	City/State/Zip: <u>Palm Springs, CA 92263</u>
Contact: <u>Molly Baumeister</u>	Phone: <u>(760) 835-9448</u>
Phone: <u>(559) 802-3052</u>	

Signature of Lead Agency Representative: Victor Hernandez Digitally signed by Victor Hernandez
Date: 2023.07.27 18:20:07 -0700 Date: 7/27/2023

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.