

**Notice of Preparation**

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Notice of Preparation

To: State Clearinghouse

P.O. Box 3044

(Address)  
Sacramento, CA 95812-3044

From: City of King

212 S. Vanderhurst Ave

(Address)  
King City, CA 93930

**Subject: Notice of Preparation of a Draft Environmental Impact Report**

**City of King**

City of King 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 or other approval for the project.

The project description, location, and the potential environmental effects are contained in the attached materials. A copy of the Initial Study (  is  is not ) attached.

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.

Please send your response to Esmeralda Alvarez, Planning Technician at the address shown above. We will need the name for a contact person in your agency.

Project Title: Ausonio Apartments Project

Project Applicant, if any: Ausion Apartments, LP

Date July 18, 2023

Signature 

Title City Manager

Telephone (831) 386-5917

**Reference:** California Code of Regulations, Title 14, (CEQA Guidelines) Sections 15082(a), 15103, 15375.

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**NOTICE OF PREPARATION**  
**of an**  
**ENVIRONMENTAL IMPACT REPORT**  
**for the**  
**AUSONIO APARTMENTS PROJECT**  
**in King City, California**  
**JULY 18, 2023**

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King City has determined that an Environmental Impact Report ("EIR") is required for the proposed Ausonio Apartments Project. King City will serve as lead agency and Rincon Consultants, Inc. will prepare this EIR consistent with the California Environmental Quality Act ("CEQA").

This Notice of Preparation ("NOP") is sent pursuant to Section 15082 of the *CEQA Guidelines*, to announce the initiation of the EIR process and to solicit comments from responsible and interested agencies, utilities, interest groups, neighboring property owners, and private individuals concerning the scope of issues to be addressed in the EIR. This NOP contains a brief description of the Ausonio Apartments Project ("the Project"), a discussion of the environmental setting and Project location, and an identification of the potential environmental effects that will be discussed in the EIR. Please review the information in the Potential Environmental Effects section to determine whether your concerns will be addressed in the EIR. Your comments should be focused on the Project's potential environmental impacts, and on recommendations for ways of avoiding, reducing, or otherwise mitigating those impacts, including through potential project alternatives. If you are a governmental agency with some form of discretionary authority over initial or subsequent aspects of this Project, please describe that authority and provide comments regarding potential environmental effects that are germane to your agency's area of responsibility.

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. We are requesting that your response be provided no later than 5:00 P.M. on **August 20, 2023**. Please respond to Esmeralda Alvarez at the address below. Please make sure to provide your name, address, telephone number and/or email, or the name and telephone number of the contact person at your agency.

Please submit written comments to:  
Esmeralda Alvarez, Planning Technician  
City of King  
212 South Vanderhurst Avenue  
King City, California 93930  
Email address: [esalvarez@kingcity.com](mailto:esalvarez@kingcity.com)

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**Project Location and Existing Site Characteristics**

The Ausonio Property ("Project site") comprises 17.5 acres and is located within the City limits. The Project site is located at the southeast corner at the intersection of San Antonio Drive and Willow Street. The site boundaries are roughly Willow Street to the north, San Antonio Drive to the west, the King City Cemetery to the south, and King City High School and residential uses to the east. **Figure 1** shows the regional location and **Figure 2** shows the local location and boundaries of the site. In total, the site is comprised of three legal lots (Assessor Parcel Numbers 026-531-019, -023, and -025). The legal lots are owned in whole or in part by the applicant, Ausonio Apartments, LP.

The Project site has historically been used for agricultural purposes and is characterized by several mature trees and scattered vegetation. The Project site is currently developed with an unoccupied single-family residence (currently being used for storage), and a shed, pump, and well on the southwestern

portion of the site. Additionally, above-ground utility poles and associated power lines traverse the site in three locations, and a dirt road extends along the eastern perimeter of the site. The Project site has a General Plan land use designation of Planned Development and is zoned R-4 (Multiple Family Residential and Professional Office District).

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### **Project Description**

The Project to be evaluated in the Environmental Impact Report is the Ausonio Apartments Project. The 17.5-acre Project site is located within the City limits. The Project would involve the demolition of the unoccupied single-family residence and the construction of up to 377 multi-family residential units at an overall density of approximately 21.5 dwelling units per acre. The Project would include 684 parking spaces and amenities such as clubhouses, tot lots, recreation areas, and shared open space. As part of the Project, the site would be subdivided into four lots. The residential development would be comprised of market rate and very low- to low-income rental units.

### **Required Discretionary Approvals**

As part of the Project, the following discretionary approvals would be required:

- Zone change from R-4 to PD/R-4 (Planned Development/Multiple Family and Professional Office District), per the Planned Development District standards in Municipal Code Chapter 17.33
- Specific Plan, per the requirements of Municipal Code Section 17.33.040
- Parcel Map
- Planned Unit Development
- Specific Plan
- Conditional Use Permit (Planned Unit Development)
- Architectural Review
- Demolition Permit
- Inclusionary Housing Program

### **Potential Environmental Effects**

The City has identified the following topical areas wherein implementation of the Project could impact the environment. The following areas of potential environmental impacts will be assessed in the EIR:

- |  |                             |
|--|-----------------------------|
| ▪ Agricultural and Forestry Resources    | ▪ Hydrology & Water Quality |
| ▪ Air Quality                            | ▪ Land Use & Planning       |
| ▪ Biological Resources                   | ▪ Noise                     |
| ▪ Cultural and Tribal Cultural Resources | ▪ Transportation            |
| ▪ Greenhouse Gas Emissions               | ▪ Cumulative Impacts        |
| ▪ Hazards and Hazardous Materials        | ▪ Growth-Inducing Impacts   |

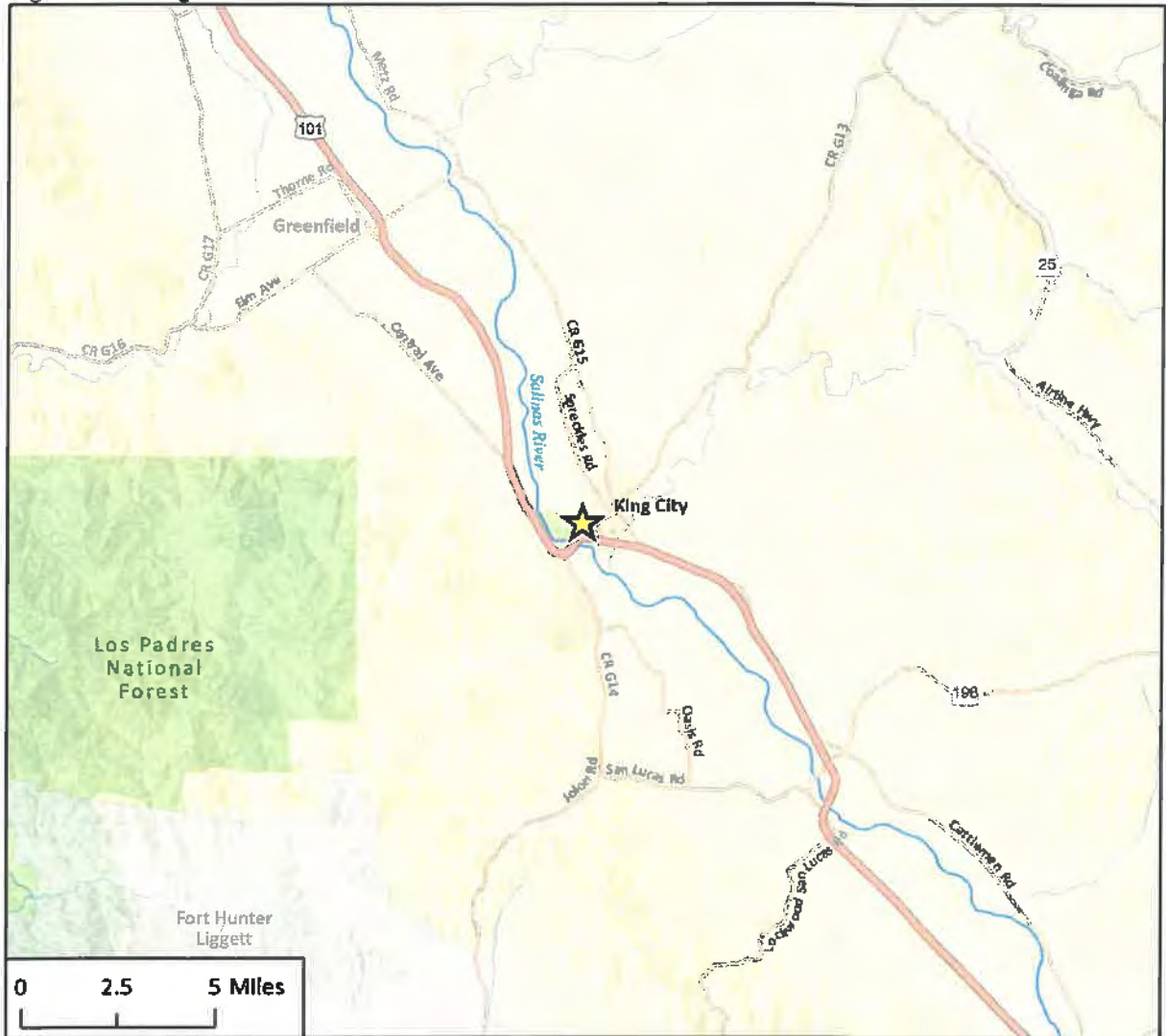
### **Environmental Effects Not Likely to Result in Significant Impacts**

The City has identified the following topical areas wherein implementation of the Project is not likely to cause a significant impact to the environment. The following areas will be assessed at a low level of detail in the EIR:

- |              |                   |
|--------------|-------------------|
| ▪ Aesthetics | ▪ Public Services |
|--------------|-------------------|

- Energy
- Geology and Soils
- Mineral Resources
- Population & Housing
- Recreation
- Utilities and Service Systems
- Wildfire

Figure 1 Regional Location



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★ Project Location



Figure 2 Project Location

