

## 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

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| <b>SCH #</b> |
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**Project Title:** Kings Estates V

Lead Agency: City of Kingsburg Contact Person: Holly Owen  
 Mailing Address: 1401 Draper Street Phone: (559) 897-5328  
 City: Kingsburg Zip: 93631 County: Fresno

**Project Location:** County: Fresno City/Nearest Community: Kingsburg  
 Cross Streets: South Mendocino Avenue and 14th Ave Zip Code: 93631

Longitude/Latitude (degrees, minutes and seconds): 36 ° 32 ' 16.04 " N / 119 ° 33 ' 08.27 " W Total Acres: 42.52

Assessor's Parcel No.: 393-121-37, -42, -43 & -46 Section: 14 Twp.: 16S Range: 22E Base: Mount Diablo

Within 2 Miles: State Hwy #: 99, 201 Waterways: N/A  
 Airports: N/A Railways: Santa Fe Railroad Schools: Kingsburg Unified Facilities

**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: \_\_\_\_\_  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 97 Acres 33.27  
 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: Tribal Cultural Resources

**Present Land Use/Zoning/General Plan Designation:**

Vacant, Agricultural, Rural Residential/AE-20 (County)/Low Density Residential

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

See attached Project Description

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".

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| <input checked="" type="checkbox"/> Air Resources Board                 | <input checked="" 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 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 checked="" 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 checked="" type="checkbox"/> Food & Agriculture, Department of   | <input 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: _____  |
| <input type="checkbox"/> Health Services, Department of                 | <input type="checkbox"/> Other: _____  |
| <input checked="" type="checkbox"/> Housing & Community Development     |  |
| <input checked="" type="checkbox"/> Native American Heritage Commission |  |

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

Starting Date October 28, 2024 Ending Date November 26, 2024

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### Lead Agency (Complete if applicable):

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| Consulting Firm: <u>Provost &amp; Pritchard Consulting Group</u> | Applicant: <u>City of Kingsburg</u>        |
| Address: <u>455 W. Fir Avenue</u>                                | Address: <u>1401 Draper Street</u>         |
| City/State/Zip: <u>Clovis, CA 93611</u>                          | City/State/Zip: <u>Kingsburg, CA 93631</u> |
| Contact: <u>Wyatt Czeshinski</u>                                 | Phone: <u>(559) 897-5328</u>               |
| Phone: <u>(559) 449-2700</u>                                     |  |

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Signature of Lead Agency Representative: c9c37987-d87e-4a57-af3f-a4b1f1bb8430 Digitally signed by c9c37987-d87e-4a57-af3f-a4b1f1bb8430  
Date: 2024.10.24 14:25:00 -0700 Date: October 24, 2024

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

## **DESCRIPTION OF THE PROJECT**

West Star Construction Company, Inc. has proposed a new Tentative Subdivision Map (TSM) on a site to the north of the current Kingsburg city limits, comprising of three parcels, approximately 33.27 acres in size (APNs 393-121-37, -42, & -43). In order for the Project to be developed within the City of Kingsburg, each of the aforementioned parcels would be required to be annexed into the City of Kingsburg. Additionally, a fourth parcel, APN 393-121-46 (9.25 acres in size), would be annexed into the Kingsburg city limits as a part of the Project, however this parcel has not been proposed for development at this time. The parcels that would be developed have historically been used for agricultural use. Currently the site contains one single-family residence that would be demolished as a part of the Project. APN 393-121-37 is comprised of natural vegetation, APN 393-121-42 currently contains vineyards that would be removed as a part of the Project, and APN 393-121-43 contains a single-family residence that would be demolished, along with any trees and other vegetation surrounding it. The Project involves several approvals, each described in more detail below.

### **TENTATIVE SUBDIVISION MAP**

The proposed TSM would result in the subdivision of the site into 97 single-family residential lots, ranging from approximately 7,360 square feet (sqft) in size, to approximately 13,256 sqft in size. The proposed subdivision would be made up of a mix of one- and two-story homes. Additionally, the TSM proposes an approximately 43,477 sqft park (0.99 acres) and an approximately 58,411 sqft basin (1.34 acres) that would serve the residential Project. The proposed stormwater basin would connect to an existing basin immediately south of the site. The TSM proposes vehicular connection points to South Mendocino Avenue at two locations to the east, as well as connection to 14<sup>th</sup> Avenue and 17<sup>th</sup> Avenue at two locations to the south. Internally, the proposed subdivision would include streets of 60 feet in width and alleyways of 16 feet in width. Additionally, land is proposed for right of way dedication along South Mendocino Avenue at a width of 48 feet. The site is located on land designated as Low Density Residential by the City of Kingsburg General Plan. The TSM would be developed meeting the density requirements of the Low Density Residential land use.

### **PLANNED UNIT DEVELOPMENT**

Planned Unit Developments allow for flexibility when it comes to zoning standards in order to produce a more aesthetically pleasing, functional, and harmonious living environment. The Project would be approved as a Planned Unit Development, allowing it to be developed in a manner which allows for design to stray from the strict enforcement of the zoning ordinance, however it will provide a finished product that enhances the character of the site more so than if the Project were developed strictly following the zone district requirements. Approval of a Planned Unit Development is only allowed within the R-1-7 Single Family (R-1-7) zone district. With approval of a Planned Unit Development, the TSM may be developed to standards that differ the base zone district standards for site area, dimensions, coverage, yard space, setbacks, and parking.

### **PREZONING**

As previously mentioned, the Project site is not currently located within the Kingsburg City limits. As a result, in tandem with being annexed to the City of Kingsburg, the Project site must be prezoned to a City zoning district. Each of the four parcels that would be annexed into the City are designated as Low

Density Residential land uses by the City's General Plan. As a result, the Project would Prezone these four parcels to the R-1-7 zone district from their existing County of Fresno Exclusive Agricultural designation. The R-1-7 zone district is consistent with the site's Low Density Residential land use designation.

### **ANNEXATION**

Upon approval of the Project by the City of Kingsburg City Council, the annexation of the Project site would be initiated with the Fresno County Local Agency Formation Commission (Fresno LAFCo). The entire four parcel, 42.52-acre site would be annexed into the City of Kingsburg. Additionally, the Project site would detach from the Kings River Conservation District, Fresno County Fire Protection District, and the Consolidated Irrigation District. With annexation to the City of Kingsburg, the Project site would also be annexed into the City of Kingsburg Community Facilities District (CFD), providing public services to the site. The CFD provides police, fire, ambulance, emergency response, park and open space, lighting and landscaping services and facilities.