

# 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 #: \_\_\_\_\_

Project Title: Kings Estates V

Lead Agency: City of Kingsburg

Contact Name: Holly Owen

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Project Location: Kingsburg Fresno  
*City* *County*

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

See attached Project Description.

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

See attached Mitigation Monitoring and Reporting Program.

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

No known areas of controversy at this time.

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

Not Applicable.

## **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.

## CHAPTER 5 MITIGATION, MONITORING, AND REPORTING PROGRAM

This MMRP has been formulated based upon the findings of the IS/MND for the Project in the City of Kingsburg. The MMRP lists mitigation measures recommended in the IS/MND for the Project and identifies monitoring and reporting requirements.

**Table 5-1: Mitigation, Monitoring, and Reporting** Program presents the mitigation measures identified for the Project. Each mitigation measure is numbered with a symbol indicating the topical section to which it pertains, a hyphen, and the impact number. For example, AIR-2 would be the second mitigation measure identified in the Air Quality analysis of the IS/MND.

The first column of **Table 5-1: Mitigation, Monitoring, and Reporting** Program identifies the mitigation measure. The second column, entitled “When Monitoring is to Occur,” identifies the time the mitigation measure should be initiated. The third column, “Frequency of Monitoring,” identifies the frequency of the monitoring of the mitigation measure. The fourth column, “Agency Responsible for Monitoring,” names the party ultimately responsible for ensuring that the mitigation measure is implemented. The last columns will be used by the Lead and Responsible Agencies to ensure that individual mitigation measures have been complied with and monitored.

**Table 5-1: Mitigation, Monitoring, and Reporting Program**

<b>Mitigation, Monitoring, and Reporting Program</b>						
Item	Mitigation Measure	When Monitoring is to Occur	Frequency of Monitoring	Agency Responsible for Monitoring	Method to Verify Compliance	Verification of Compliance
<b>Biological Resources</b>						
<b>BIO-1</b>	(Swainson’s Hawk and Nesting Bird Avoidance) The project’s construction activities will occur, if feasible, between September 16 and January 31 (outside of the nesting bird season) to avoid impacts to nesting birds.	During Construction Activities	Daily	City of Kingsburg and/or construction contractor	City of Kingsburg with assistance of a qualified biologist	
<b>BIO-2</b>	(Swainson’s Hawk and Nesting Bird Pre-construction Surveys) If activities must occur within the nesting bird season (February 1 to September 15), a qualified biologist (someone familiar with these species and nesting birds) will conduct a single pre-construction take-avoidance survey for Swainson’s hawk nests on the site and within a 0.5-mile radius outside of the site within seven (7) calendar days prior to the start of construction. The Swainson’s hawk survey must not be completed between April 21 to June 10 due to the difficulty of identifying nests during this time of year. The survey shall also include inspecting for nesting migratory birds within the site and up to 100 feet outside of the site and for nesting raptors within the site and up to 500 feet outside of the site. All raptor nests shall be considered “active” upon the nest-building stage. If no active nests are observed, no further mitigation is required.	Prior to Construction Activities	Daily	City of Kingsburg and/or construction contractor	City of Kingsburg with assistance of a qualified biologist	
<b>BIO-3</b>	(Swainson’s Hawk and Nesting Bird Avoidance Buffers) On discovery of any active nests or breeding colonies near work areas, a qualified biologist will determine appropriate avoidance buffer distances based on applicable California Department of Fish and Wildlife and/or United States Fish and Wildlife Service guidelines, the biology of the species, conditions of the nest(s), and the level of project disturbance. If necessary,	During Construction Activities	Daily	City of Kingsburg and/or construction contractor	City of Kingsburg with assistance of a qualified biologist	

Mitigation, Monitoring, and Reporting Program						
Item	Mitigation Measure	When Monitoring is to Occur	Frequency of Monitoring	Agency Responsible for Monitoring	Method to Verify Compliance	Verification of Compliance
	avoidance buffers will be identified with flagging, fencing, or other easily visible means, and will be maintained until the biologist has determined that the nestlings have fledged.					
<b>BIO-4</b>	(Maternity Bat Roost Pre-Construction Survey) If construction activities fall between March 1 and September 30 (bat maternity season) a pre-construction survey will be performed within seven (7) days prior to construction to identify active maternity bat roost locations in the existing house and barn onsite or trees within up to 100 feet of the site prior to the start of construction. A qualified biologist (someone familiar with bat roosts and their sign) will conduct a daytime roost survey and an emergence survey at potential roost locations.	Prior to Construction Activities	Daily	City of Kingsburg and/or construction contractor	City of Kingsburg with assistance of a qualified biologist	
<b>BIO-5</b>	(Bat Roost Pre-Demolition Survey) A pre-demolition survey will be performed within five (5) days prior to demolition of the existing house and barn onsite to identify any active bat roosts that could be used by pallid bats. A qualified biologist (someone familiar with bat roosts and their sign) will conduct a daytime roost survey and an emergence survey at potential roost locations. Should any roosting bats be observed, they shall be identified by species using ultrasonic recording equipment and software.	Prior to Demolition Activities	Daily	City of Kingsburg and/or construction contractor	City of Kingsburg with assistance of a qualified biologist	
<b>BIO-6</b>	(Bat Avoidance Buffers) On discovery of any active maternity season bat roosts or pallid bat roosts, a qualified biologist will determine appropriate avoidance buffers based on the biology of the species, conditions of the roost(s), and the level of project disturbance, if appropriate. If necessary, construction buffers will be identified with flagging, fencing, or other easily visible means, and will be maintained until the biologist has determined that the roost will no longer be	During Construction Activities	Daily	City of Kingsburg and/or construction contractor	City of Kingsburg with assistance of a qualified biologist	

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	impacted by construction. Lighting is not to be used near roosts where it would shine on or into the roost entrance. Combustion equipment, such as generators, pumps, and vehicles are not to be parked, operated, under or within 100 feet of the roost.					
<b>BIO-7</b>	(Bat Exclusion) On discovery of any active bat roosts within the existing house or barn outside of the bat maternity season (October 1 to February 28), a qualified biologist will prepare an exclusion plan that would detail the methods to be used. It will include the tools to exclude the bat from the structure/roost (i.e., one-way doors or other devices) and the house and barn would be removed within two days. Following completion of exclusion, a report will be prepared that documents the methods and results of these efforts.	During Construction Activities	Daily	City of Kingsburg and/or construction contractor	City of Kingsburg with assistance of a qualified biologist	
<b>Cultural Resources</b>						
<b>CUL-1</b>	(Archaeological Remains) In the event that previously unidentified archaeological remains are encountered during development or ground-moving activities in the Project site, all work should be halted until a qualified archaeologist can identify the discovery and assess its significance. In the event of accidental discovery of unidentified archaeological remains during development or ground-moving activities in the Project site, all work shall be halted in the immediate vicinity (within a 100-foot radius) until a qualified archaeologist can identify the discovery and assess its significance.	During Construction Activities	Daily	City of Kingsburg and/or construction contractor	City of Kingsburg with assistance of a qualified archaeologist	



<b>Mitigation, Monitoring, and Reporting Program</b>						
Item	Mitigation Measure	When Monitoring is to Occur	Frequency of Monitoring	Agency Responsible for Monitoring	Method to Verify Compliance	Verification of Compliance
<b>CUL-2</b>	<i>(Human Remains)</i> If human remains are uncovered during construction, the Fresno County Coroner is to be notified to investigate the remains and arrange proper treatment and disposition. If the remains are identified on the basis of archaeological context, age, cultural associations, or biological traits to be those of a Native American, California Health and Safety Code 7050.5 and Public Resources Code 5097.98 require that the coroner notify the NAHC (Native American Heritage Commission) within 24 hours of discovery. The NAHC will then identify the Most Likely Descendent who will be afforded an opportunity to make recommendations regarding the treatment and disposition of the remains.	During Construction Activities	Daily	City of Kingsburg and/or construction contractor	City of Kingsburg with assistance of County Coroner	
<b>Geology and Soils</b>						
<b>GEO-1</b>	Should a unique paleontological resource, site, or unique geological feature be unearthed during any stage of Project activities, work in the area of discovery will cease until the area is evaluated by a qualified geologist and/or paleontologist. If discoveries are uncovered, the Project proponent will abide by recommendations of the geologist or paleontologist.	During Construction Activities	Daily	City of Kingsburg and/or construction contractor	City of Kingsburg with assistance of a qualified geologist and/or paleontologist	
<b>Transportation</b>						
<b>Tribal Cultural Resources</b>						
See <b>CUL-1</b> and <b>CUL-2</b> .						