



State of California - Department of Fish and Wildlife

**2018 ENVIRONMENTAL FILING FEE CASH RECEIPT**

DFW 753.5a (Rev. 01/03/18) Previously DFG 753.5a

RECEIPT NUMBER:

**E201910000191**

STATE CLEARINGHOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
CITY OF KINGSBURG		05/29/2019
COUNTY/STATE AGENCY OF FILING	DOCUMENT NUMBER	
FRESNO COUNTY	E201910000191	
PROJECT TITLE		

**HASH PROJECT (ANDERSON VILLAGE PROJECT)**

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL	PHONE NUMBER
CITY OF KINGSBURG		(559) 734-8737
PROJECT APPLICANT ADDRESS	CITY	STATE
1401 DRAPER ST	KINGSBURG	CA
		ZIP CODE
		93631

**PROJECT APPLICANT** (Check appropriate box)☒ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☐ Private Entity**CHECK APPLICABLE FEES:**

<input type="checkbox"/> Environmental Impact Report (EIR)	\$3,271.00	\$	0.00
<input checked="" type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,354.75	\$	2,354.75
<input type="checkbox"/> Certified Regulatory Program document (CRP)	\$1,077.00	\$	0.00

☐ Exempt from fee

☐ Notice of Exemption (attach)

☐ CDFW No Effect Determination (attach)

☐ Fee previously paid (attach previously issued cash receipt copy)

<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$1,112.00	\$	0.00
<input checked="" type="checkbox"/> County documentary handling fee	\$50.00	\$	50.00
<input checked="" type="checkbox"/> Other NOTICE OF DETERMINATION		\$	0.00

**PAYMENT METHOD:**☐ Cash ☐ Credit ☒ Check ☐ Other 25286/24764**TOTAL RECEIVED** \$ **2,404.75**

SIGNATURE

**X**  
Nina Lopez

AGENCY OF FILING PRINTED NAME AND TITLE

Nina Lopez Deputy Clerk



State of California - Department of Fish and Wildlife

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<input checked="" type="checkbox"/> County documentary handling fee	\$50.00	\$ 50.00
<input checked="" type="checkbox"/> Other <b>NOTICE OF DETERMINATION</b>	\$	\$ 0.00

**PAYMENT METHOD:**☐ Cash ☐ Credit ☒ Check ☐ Other 25286/24764**TOTAL RECEIVED \$ 2,404.75**

SIGNATURE

**X**

Nina Lopez

AGENCY OF FILING PRINTED NAME AND TITLE

Nina Lopez Deputy Clerk

## Notice of Determination

MAY 29 2019

TIME

Appendix D

To:

☐ Office of Planning and Research

For U.S. Mail:

P.O. Box 3044

Sacramento, CA 95812-3044

By

FRESNO COUNTY CLERK

Nina Lopez

Street Address:

1400 Tenth St.

Sacramento, CA 95814

From:

DEPUTY Agency: City of Kingsburg

Address: 1401 Draper Street

Kingsburg, Ca. 93631

Contact: Gregory F. Collins

Phone: 559-734-8737

☒ County Clerk

County of: Fresno

Address: 2221 Kern Street

Fresno, Ca. 93721

Lead Agency (if different from above):

Address:

Contact:

Phone:

**SUBJECT:** Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): NA

Project Title: Hash Project (Anderson Village project)

Project Location (include county): The subject territory (2 areas) is located in Fresno County adjacent to the

Project Description:

2) annexation of 5.14 acres of land into the city from the county of Fresno,

3) pre-zone 5.14 acres from the county's AE-20 district to Kingsburg's R-1-7 district,

This is to advise that the City of Kingsburg has approved the above described project on

☒ Lead Agency or ☐ Responsible Agency

2/6/2019

(Date)

and has made the following determinations regarding the above described project:

1. The project [ ☐ will ☒ will not] have a significant effect on the environment.
2. ☐ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.  
☒ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [ ☐ were ☐ were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [ ☐ was ☐ was not] adopted for this project.
5. A statement of Overriding Considerations [ ☐ was ☐ was not] adopted for this project.
6. Findings [ ☐ were ☐ were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at: 1401 Draper, Kingsburg, Ca. 93631

Signature (Public Agency)

Title contract city planner

Date

12/5/19

Date Received for filing at OPR

# CITY OF KINGSBURG

## NEGATIVE DECLARATION

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KINGSBURG PLANNING	1401 DRAPER STREET	KINGSBURG, CA. 93631	(559) 897-5328
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**Project Title:** Hash Project

**Lead Agency Name and Address:** City of Kingsburg  
1401 Draper Street  
Kingsburg, Ca. 93631

**Contact Name and Phone Number:** Greg Collins, Contract City Planner  
Collins & Schoettler, Planning Consultants  
(559) 734-8737

**Project Location:** The subject property is located within two territories of land, totaling 5.36 acres, located on the Fresno/Tulare County line southeast of the Kingsburg city limits. The Assessors Parcel Numbers (APNs) for the two subject territories are 028-140-007, 012, 013, 018 and 022 (5.36 acres).

**Applicant's Names and Addresses:** Steve Hash, Kingsburg, CA.

**General Plan Designation:** The subject property is designated "Low Density Residential" by the Kingsburg General Plan.

**Zoning:** The subject property is zoned R-1-6 (county of Tulare).

**Project Description:**

The applicant, Hash, is seeking approval of a number of planning applications for land (5.36 acres) that is scheduled to be annexed into the Kingsburg city limits (Note: the balance of the Hash project that is outside the city limits has been processed by the County of Tulare {Hash Farms Development Project: Specific Plan No. SPA 16-001; Zone Change No. PZC 16-004; Tentative Subdivision Map No. TSM 16-002; Special Use Permit No. PSP 16-029}).

For the portion of the Hash project that is inside Fresno County (5.56 acres) the project before the Kingsburg Planning Commission will involve:

- annexation of 5.56 acres,
- pre-zoning from the county's AE-20 district to Kingsburg's R-1-7 district,
- growth management allocation for 20 lots,
- a PUD (planned unit development) to ensure that the proposed homes comply with the design regulations of the North Kingsburg Specific Plan, and

- a tentative subdivision map that will create 20 lots.

**Other Public agencies whose approval is required (e.g. permits, financing approval or participation agreement):** Fresno County Local Agency Formation Commission

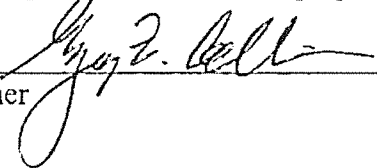
**FINDINGS OF NO SIGNIFICANCE:**

1. The project does not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory.
2. The project does not have the potential to achieve short-term economic gain, to the disadvantage of long-term environmental goals.
3. The project does not have the potential to have impacts that are individually limited but cumulatively considerable.
4. The project will not cause substantial adverse effects on people, either directly or indirectly.

**DETERMINATION:**

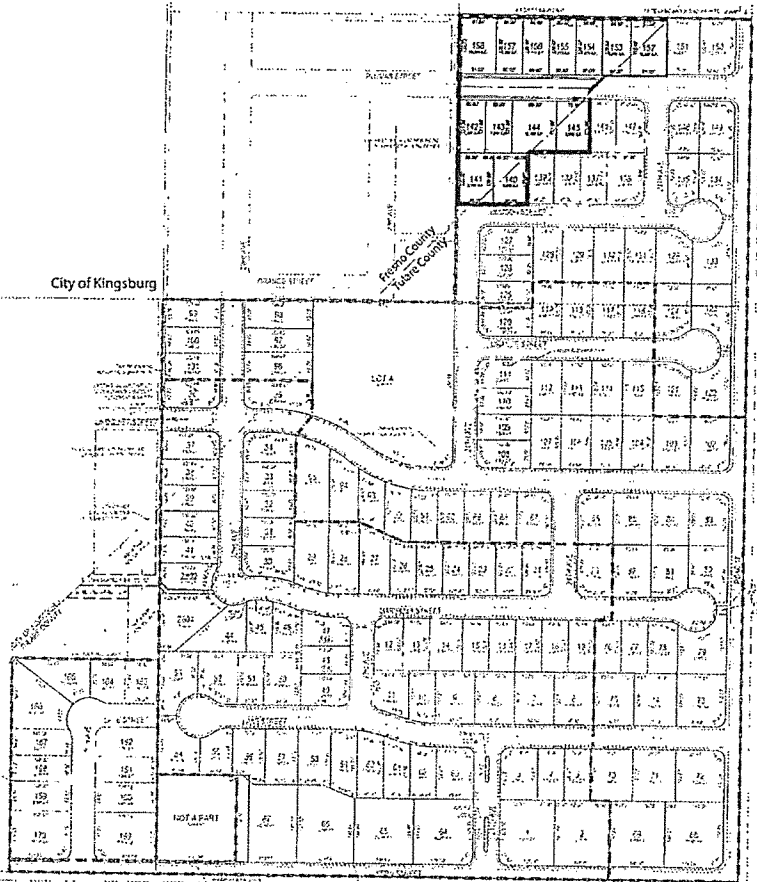
On the basis of an initial environmental assessment and the findings mentioned above, the City of Kingsburg determines that the project will not have a significant impact on the environment.

City Planner



12/5/19  
Date Adopted

E701910000(91



	SINGLE FAMILY	MULTI-FAMILY
PHASE 1	91	8
PHASE 2	91	2
PHASE 3	38	4
PHASE 4	10	2
TOTAL	230	16

	ACREAGE
PHASE 1	20.0
PHASE 2	18.4
PHASE 3	11.0
PHASE 4	3.0
TOTAL	52.4

	SINGLE FAMILY LOTS	TOTAL
PHASES	13	8
7,000 SF	120 SF	5
40,000 SF	42 SF	2
TOTAL	150	150

APRIL 2018 PAGE 1 OF 2  
**HASH SUBDIVISION**  
**VESTING TENTATIVE**  
**SUBDIVISION MAP**

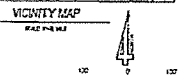
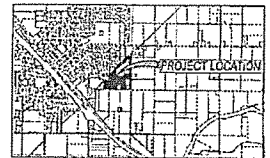
A PORTION OF THE NE 1/4 OF SECTION 36, TOWNSHIP 13 NORTH, RANGE 12 EAST, 110 S. 4 E., IN THE COUNTY OF FRESNO AND TULARE, AND STATE OF CALIFORNIA

**LEGEND**  
APN: (Tulare Co) 015-140-001, 012, 013, 014, 015  
(Fresno Co) 226-020-008, 014  
GROSS ACREAGE: 54.07 AC  
FLOOD ZONE: ZONE X-1  
ZONING (EXISTING): A (TULARE CO), R-14 (FRESNO CO)  
ZONING (PROPOSED): KINGSBURG R-17, KINGSBURG RU-10  
PER ANDERSON VILLAGE SPECIFIC PLAN

**ELECTRICITY:** CITY OF KINGSBURG  
**WATER:** CITY OF KINGSBURG  
**SEWER:** CITY OF KINGSBURG  
**TELEPHONE:** AT&T  
**REFUSE:** TULARE COUNTY  
**NATURAL GAS:** SOUTHERN CALIFORNIA GAS  
**EXISTING USE:** AGRICULTURE  
**PROPOSED USE:** SINGLE FAMILY RESIDENTIAL  
MULTI-FAMILY RESIDENTIAL

**PROPOSED LOTS:** 160 SINGLE FAMILY RES LOTS  
10 MULTI-FAMILY LOTS  
**SINGLE-FAMILY DENSITY:** 42.25 AC (PROG) 32.8 AC (NET)  
3.2 DENS/AC 4.8 DENS/AC  
**MULTI-FAMILY:** 4.81 AC (PROG) 2.85 AC (NET)  
**OPEN SPACE/PARKS:** 2.43 AC  
**TULARE CO PORTION:** 43.83 AC  
**KINGSBURG PORTION:** 8.54 AC

LOTS A-E TO BE DEDICATED TO TULARE COUNTY  
LOTS SHALL BE CONVEYED SO THAT ANY STRUCTURES SHALL NOT BE DISRUPTED BY THE COUNTY LOTS  
ROAD 18 AND KERN STREET ROW DEDICATIONS REQUIRED AT FINAL MAP SUBMITTAL  
MAINTENANCE AGREEMENT TO BE IN PLACE THROUGH COMMUNITY FACILITIES DISTRICT



☐ Tentative Subdivision Map Application # \_\_\_\_\_ Annexation # \_\_\_\_\_  
13 LOTS WITHIN FRESNO COUNTY JURISDICTION, TO BE ANNEXED TO CITY OF KINGSBURG



E201910000191

APRIL 2018 PAGE 1 OF 2

# HASH SUBDIVISION VESTING TENTATIVE SUBDIVISION MAP

A PORTION OF THE NE 1/4 OF SECTION 28, TOWNSHIP 18 NORTH, RANGE 20 EAST, N008 E.W.,  
IN THE QUARTER OF FERNANDO TRACT, AND STATE OF CALIFORNIA

LEGEND  
APN (Tulare Co) 028-140-007, 012, 013, 014, 027  
(Tulare Co) 026-000-008, 014  
GROSS ACREAGE: 24.61 AC  
FLOOD ZONE: ZONE X-10  
ZONING (EXISTING): A (TULARE CO), R-140 (KINGSBURG)  
ZONING (PROPOSED): KINGSBURG R-140, KINGSBURG DULIS  
PER ANDERSON VILLAGE SPECIFIC PLAN

ELECTRICITY: CITY OF KINGSBURG  
WATER: SFC  
SEWER: ATST  
TELEPHONE: TULARE COUNTY  
REFUSE: SOUTHERN CALIFORNIA GAS  
NATURAL GAS: SOUTHERN CALIFORNIA GAS  
EXISTING USE: SINGLE FAMILY RESIDENTIAL  
PROPOSED USE: MULTIFAMILY RESIDENTIAL

PROPOSED LOTS: 100 SINGLE FAMILY RES LOTS  
12 MULTIFAMILY LOTS

SINGLE FAMILY: 43.25 AC (GROSS) 32.8 AC (NET)  
DENSITY: 3.2 DULAC 4.8 DULAC  
MULTIFAMILY: 4.81 AC (GROSS) 2.85 AC (NET)  
OPEN SPACE / PARK: 2.43 AC  
TULARE CO. PORTION: 42.83 AC  
KINGSBURG PORTION: 5.30 AC

LOTS A-E TO BE DESIGNATED TO TULARE COUNTY

LOTS SHALL BE CONVEYED SO  
THAT ANY STRUCTURES SHALL NOT BE ERECTED  
BY THE COUNTY LINE

ROAD 15 AND KERN STREET ROW DEDICATIONS IS REQUIRED  
AT FINAL MAP SUBMITTAL

MAINTENANCE AGREEMENT TO BE IN PLACE THROUGH COMMUNITY  
FACILITIES DISTRICT



VICINITY MAP  
SCALE: 1" = 1/2 MI



☐ Tentative Subdivision Map. Application #:  
11 LOTS WITHIN CITY OF KINGSBURG CITY LIMITS

## INITIAL ENVIRONMENTAL STUDY

### 1.0 PROJECT OVERVIEW

#### BACKGROUND

Applicant: Steve Hash, Kingsburg, Ca.

#### Location:

The subject territory encompasses two territories of land, totaling 5.36 acres, located on the Fresno/ Tulare County line southeast of the Kingsburg city limits. The Assessors Parcel Numbers (APNs) for the two subject territories are 028-140-007, 012, 013, 018 and 022 (5.36 acres), and

#### Request:

The applicant, Hash, is seeking approval of a number of planning applications for land (5.36 acres) that is scheduled to be annexed into the Kingsburg city limits (Note: the balance of the Hash project that is outside the city limits has been processed by the County of Tulare {Hash Farms Development Project: Specific Plan No. SPA 16-001; Zone Change No. PZC 16-004; Tentative Subdivision Map No. TSM 16-002; Special Use Permit No. PSP 16-029}).

For the portion of the Hash project that is inside Fresno County (5.56 acres) the project before the Kingsburg Planning Commission will involve:

- annexation of 5.56 acres,
- pre-zoning from the county's AE-20 district to Kingsburg's R-1-7 district,
- growth management allocation for 20 lots,
- a PUD (planned unit development) to ensure that the proposed homes comply with the design regulations of the North Kingsburg Specific Plan, and
- a tentative subdivision map that will create 20 lots.

Together, these planning applications constitute a "project" under the California Environmental Quality Act (CEQA). An EIR was processed for the entire Hash project (including the land in Fresno County) by the County of Tulare. The EIR was certified by Tulare County and a Notice of Completion (NOC) has been filed with the county clerk. The City has prepared a Negative Declaration for the portion of the Hash project that will be annexed into the City of Kingsburg.



Zone:

The subject property is zoned R-1-6 (single family residential, one unit per 6,000 square feet).

General Plan:

The Kingsburg General Plan classifies the property as "low density." The proposed zoning (R-1-7) is consistent with the Kingsburg General Plan.

Site:

The subject territories are vacant. Surrounding land uses are as follows:

North: single-family residential development  
East: agriculture  
West: single-family residential development  
South: agriculture

Water:

Water will be provided to the site by the City of Kingsburg.

Sewer:

The SKF County Sanitation District will provide sewer collection and treatment.

Storm Drainage:

Storm water management is provided by the City of Kingsburg through a system of curbs and gutters, drop inlets, storm water lines and retention basins. All storm water emanating from the subdivision will be diverted to a retention basin.

Police and Fire Services:

Police protection and fire suppression will be provided by the City of Kingsburg.

**4.0 DISCUSSION OF POTENTIAL ENVIRONMENTAL IMPACTS**

This section of the Initial Study analyzes potential impacts of the proposed project. For each topic issue a determination of the magnitude of the impact is made (via checklist) and then the impact is analyzed and discussed. Where appropriate, mitigation measures are identified that will reduce or eliminate an impact.

Potentially Significant <u>Impact</u>	Less Than Significant with <u>Mitigation</u>	Less Than Significant <u>Impact</u>	No <u>Impact</u>
---	--	---	---------------------

**I. AESTHETICS** -- Would the project:

1. Have a substantial adverse effect on a scenic vista?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

**Discussion:** The project will have an adverse impact on the visual environment because eventually 5.56 acres of open space will be urbanized, however, this impact was acknowledged in the EIRs prepared for Kingsburg's General Plan. The Kingsburg City Council adopted a "Statement of Overriding Consideration" when the Final EIR was certified.

2. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

**Discussion:** There are not any significant scenic resources on the subject property including trees, rocks or historic buildings.

3. Substantially degrade the existing visual character or quality of the site and its surroundings?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

**Discussion:** The project will be consistent with the visual character of the immediate neighborhoods in that residential uses bound the subject territory on two sides. The proposed residential development will be an extension of the type of residential development that exists immediately south and east of the subject property.

4. Create a new source of substantial light or glare that would adversely

	Potentially Significant <u>Impact</u>	Less Than Significant with <u>Mitigation</u>	Less Than Significant <u>Impact</u>	No <u>Impact</u>
affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Discussion:** The only new source of light that will be introduced into the area will be street lighting that will be installed when the subdivision is constructed. There will be new lighting associated with each new residence constructed, however, this will be compatible with light produced by adjacent residential uses that currently bound the subject properties on two sides.

**II. AGRICULTURE AND FOREST RESOURCES:** In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and the forest carbon measurement methodology provided in the Forest Protocols adopted by the California Air Resources Board. Would the project:

1. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?
 

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

**Discussion:** The proposed project will urbanize approximately 5.56 acres of land that was previously used for agriculture. The environmental impact of this urbanization was acknowledged in the EIRs prepared for the Kingsburg General Plan and North Kingsburg Specific Plan. A "Statement of Overriding Consideration" was adopted for each of these environmental documents, when the Final EIR was certified by the Kingsburg City Council.

- |  | Potentially<br>Significant<br><u>Impact</u> | Less Than<br>Significant with<br><u>Mitigation</u> | Less Than<br>Significant<br><u>Impact</u> | No<br><u>Impact</u>                 |
|--|---|--|---|-------------------------------------|
| 2. Conflict with existing zoning for agricultural use, or a Williamson Act contract? | <input type="checkbox"/>                    | <input type="checkbox"/>                           | <input type="checkbox"/>                  | <input checked="" type="checkbox"/> |

**Discussion:** The proposed subdivision is not under an agricultural preserve contract nor will it adversely impact existing agricultural operations since land on two sides of the subject territory are currently urbanized. Land north of the subject property is currently vacant and a tentative subdivision map was recently approved for the property.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 3. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)) or timberland (as defined in Public Resources Code section 4526)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** The subject property is not zoned for forestry and is not forested.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 4. Result in the loss of forest land or conversion of forest land to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** The subject territory is not forested and the project will not impact forest land.

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 5. Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forestland to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** The project will result in the conversion of farmland to non-farmland uses. The impact of this conversion was discussed in the EIRs prepared on the Kingsburg General Plan and the North Kingsburg Specific Plan. A "Statement of Overriding Consideration" was approved for each EIR that acknowledged the environmental impact of converting farmland to non-farmland uses.

Potentially Significant <u>Impact</u>	Less Than Significant with <u>Mitigation</u>	Less Than Significant <u>Impact</u>	No <u>Impact</u>
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**III. AIR QUALITY** -- Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

1. Conflict with or obstruct implementation of the applicable air quality plan?

☐ ☐ ☒ ☐

**Discussion:** The project will have little if any impact on the Air District's Air Quality Plan. Given that the project is an urban infill project, the VMT generated by this project will be significantly less than a similar residential project constructed on the fringe of the community. Further, because the subdivision is in close proximity to downtown Kingsburg, local schools and parks, many persons will walk to these destinations rather than drive. Further, under the North Kingsburg Specific Plan each new development is required to design for pedestrian accessibility to adjacent subdivisions and streets that bound each development. This reduces the dependency on cars when making short trips to neighbors, local parks and schools, or neighborhood shopping centers.

In addition, the urbanization of the North Kingsburg Specific Plan planning area and its impact on air quality was discussed in the Final EIR that was certified by the Kingsburg City Council. The City Council adopted a "Statement of Overriding Consideration" when the Final EIR was certified.

1. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

☐ ☐ ☒ ☐

**Discussion:** The project will not violate any air quality standards. Air emissions will be generated during the construction phase of the project but the Air District's fugitive dust rules will ensure that the project will not violate the District's standards for dust emissions.

2. Result in a cumulatively considerable net increase of any

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Discussion:** The proposed project will not generate significant criteria pollutants for which the region is non-attainment nor will emissions exceed thresholds established by the SJVAPCD for ozone precursors. The impact of urban development within the project area on air quality was discussed in the EIRs prepared for the Kingsburg General Plan and North Kingsburg Specific Plan. A "Statement of Overriding Consideration" was adopted for both Final EIRs.

The North Kingsburg Specific Plan provides design guidelines that promote both connectivity in regard to street patterns and pedestrian access to adjacent neighborhoods, parks and other destination points. These design standards reduce vehicle miles traveled thereby mitigating the impact residential development has on local air quality.

3. Expose sensitive receptors substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
---	--------------------------	--------------------------	--------------------------	-------------------------------------

**Discussion:** Residents that live in the proposed subdivisions will not be exposed to any substantial pollutant concentrations - two sides of the subject territory are occupied by residential development. West of the subject territory land will remain under agricultural production but residential uses will be buffered from this use by a 6-foot block wall and a rear yard setback area behind each home.

4. Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
---	--------------------------	--------------------------	-------------------------------------	--------------------------

**Discussion:** The project is not expected to result in odors that will affect residents on or adjacent to the site. The construction of the subdivisions will not create any odors that will be obnoxious to surrounding residents. In fact, agriculture that recently existed on the sites generated more odors than the proposed residential subdivision.

Potentially Significant <u>Impact</u>	Less Than Significant with <u>Mitigation</u>	Less Than Significant <u>Impact</u>	No <u>Impact</u>
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**IV. BIOLOGICAL RESOURCES --**

Would the project:

1. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**Discussion:** The proposed project will not have an adverse impact on special status species - plants or animals. Because the subject property was intensively farmed for over 40 years, the likelihood of any special status species inhabiting the sites is remote especially given the cultural practices associated with farming - spraying, picking, hedging, irrigating and mowing/discing.

2. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**Discussion:** There is no riparian woodland that exists within the neither subject territory nor are there any sensitive natural communities within the subject area or nearby. The territory is currently fallow and therefore any native habitat was removed in favor of agricultural crops.

3. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool,

	Potentially Significant <u>Impact</u>	Less Than Significant with <u>Mitigation</u>	Less Than Significant <u>Impact</u>	No <u>Impact</u>
coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Discussion:** The subject property does not contain a wetland as defined by Section 404 of the Clean Water Act. Further, the territory does not contain any soil types that are associated with wetlands, called hydrophytic soils.

4. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

☐ ☐ ☒ ☐

**Discussion:** The proposed project will not impede the migration of fish or wildlife species. The territory is currently fallow and does not contain any watercourses or native habitat.

5. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

☐ ☐ ☐ ☒

**Discussion:** There are no local policies or ordinances in Kingsburg protecting biological resources.

6. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

☐ ☐ ☐ ☒



Potentially Significant <u>Impact</u>	Less Than Significant with <u>Mitigation</u>	Less Than Significant <u>Impact</u>	No <u>Impact</u>
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**Discussion:** There are no adopted habitat conservation plans that apply to the project area.

## **V. CULTURAL RESOURCES --**

Would the project:

1. Cause a substantial adverse change in the significance of a historical resource as defined in '15064.5?

☐ ☐ ☒ ☐

**Discussion:** There are no historical structures on the site nor has the site been identified by the Southern San Joaquin Valley Archaeological Information Center as a site that contains a historical resource. The proposed project will not have an adverse impact on historical resources according to the EIRs prepared for the Kingsburg General Plan and North Kingsburg Specific Plan. A "Statement of Overriding Consideration" was adopted for both Final EIRs.

2. Cause a substantial adverse change in the significance of an archaeological resource pursuant to '15064.5?

☐ ☐ ☒ ☐

**Discussion:** Although there are no known archaeological resources located within the subject territory, the proposed project could result in disturbance of subsurface archaeological resources during excavation and/or grading. If this occurs, the developer will comply with the requirements of CEQA that regulate archaeological and historical resources (Public Resources Code Section 21083.2 and 21084.1), and all local, state and federal regulations that regulate archaeological and historical resources, if during the course of development on the sites archeological or human remains are encountered.

3. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

☐ ☐ ☒ ☐

**Discussion:** Although there are no known paleontological resources located in the study area, the proposed project does have the potential to directly or indirectly destroy a

Potentially Significant <u>Impact</u>	Less Than Significant with <u>Mitigation</u>	Less Than Significant <u>Impact</u>	No <u>Impact</u>
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paleontological resource. If any cultural or paleontological materials are uncovered during project activities, work in the area shall halt until a professional cultural resources evaluation and/or data recovery excavation can be planned and implemented.

4. Disturb any human remains, including those interred outside of formal cemeteries?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**Discussion:** Due to past disturbance of the site's soils it is unlikely that any human remains exist within the subject territory. However, should any human remains be discovered during grading and construction, the Fresno County Coroner must be notified immediately. *(The Coroner has two working days to examine the remains and 24 hours to notify the Native American Heritage Commission [NAHC] if the remains are Native American. The most likely descendants then have 24 hours to recommend proper treatment or disposition of the remains, following the NAHC guidelines).*

#### **VI. GEOLOGY AND SOILS** -- Would the project:

Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

1. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**Discussion:** While Kingsburg is located in an area that is subject to ground shaking from earthquakes, the distance to faults that will be the likely cause of ground motions is sufficient so that potential impacts are reduced. The City requires all new structures to be

Potentially Significant <u>Impact</u>	Less Than Significant with <u>Mitigation</u>	Less Than Significant <u>Impact</u>	No <u>Impact</u>
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built in Kingsburg be consistent with Zone II seismic standards of the Uniform Building Code.

2. Strong seismic ground shaking?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**Discussion:** With incorporation of Zone II seismic standards, the potential for significant impacts on residential development due to seismic ground shaking will be minimal.

3. Seismic-related ground failure,  
including liquefaction?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**Discussion:** The sandy loam soils located throughout the project area are not subject to liquefaction.

4. Landslides?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**Discussion:** The project area occupies level ground and therefore the potential for landslides is remote.

5. Result in substantial soil erosion or  
the loss of topsoil?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**Discussion:** The project area occupies level ground and the project area soils do not contain erosive qualities. Therefore, the potential for soil erosion or loss of topsoil is remote.

6. Be located on a geologic unit or soil  
that is unstable, or that would  
become unstable as a result of the  
project, and potentially result in on-  
or off-site landslide, lateral  
spreading, subsidence, liquefaction  
or collapse?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
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**Discussion:** Soils on the project site (Delhi loamy sand) are considered to be stable. Further, the project area occupies relatively level ground and therefore the potential for unstable construction conditions are less than significant.

7. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**Discussion:** The project site is not located on expansive soils.

8. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**Discussion:** The proposed subdivisions will be required to connect to the city's sewer system when residential construction commences.

## VII. GREENHOUSE GAS

**EMISSIONS:** Would the project:

1. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**Discussion:** Greenhouse gas emissions (GHG) are emissions of various types of gases that are believed to be causing an increase in global temperatures, which is affecting the world's climate patterns. Scientists recognize GHG resulting from human activities, particularly the use of machinery that burns fossil fuels for power. Key greenhouse gases include carbon dioxide, methane, nitrous oxide, and hydro fluorocarbons.

Potentially Significant <u>Impact</u>	Less Than Significant with <u>Mitigation</u>	Less Than Significant <u>Impact</u>	No <u>Impact</u>
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Greenhouse gas emissions will occur primarily during the construction of the project, generated by the operation of motorized equipment. Each single-family unit will also generate green house gases primarily from home heating and cooling and the operation of motorized vehicles. The volume of GHG generated by 4.77 acres of single-family residential subdivision is insignificant when compared to emissions generated by the City of Kingsburg or the Valley as a whole. Due to energy conservation regulations (Title 24) implemented throughout the State, motorized vehicles becoming more fuel efficient, installation of solar panels on single-family residential dwellings, and incorporation of pedestrian friendly design features as per the North Kingsburg Specific Plan, single-family dwellings of today will generate less GHG than dwellings that were built 10 or 20 years ago.

2. Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?

☐ ☐ ☒ ☐

**Discussion:** The Kingsburg General Plan does not have any plans, policies or regulations pertaining to the regulation of greenhouse gas emissions, however, design standards contained in the North Kingsburg Specific Plan do attempt to create a pedestrian-friendly living environment thereby promoting walking and biking and less dependence of motorized vehicles. Further, recent updates to the 2016 Building Code will increase the "R" Factor in the walls of the residential dwellings that will be constructed after January 1, 2017.

## **VIII. HAZARDS AND HAZARDOUS**

**MATERIALS:** Would the project:

1. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

☐ ☐ ☒ ☐

**Discussion:** The project will not involve the transport, use or disposal of hazardous materials. Kamm and 10th Avenues may periodically be used for the transportation of hazardous materials; however, the likelihood of spills occurring adjacent to the subject subdivisions is very remote.

- |   | Potentially<br>Significant<br><u>Impact</u> | Less Than<br>Significant with<br><u>Mitigation</u> | Less Than<br>Significant<br><u>Impact</u> | No<br><u>Impact</u>                 |
|---|---|--|---|-------------------------------------|
| 2. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | <input type="checkbox"/>                    | <input type="checkbox"/>                           | <input type="checkbox"/>                  | <input checked="" type="checkbox"/> |

**Discussion:** The project does not involve the handling, storage or transportation of hazardous materials.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 3. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** The project does not involve the handling, storage or transportation of hazardous materials.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**Discussion:** The project site is not included on any list of known hazardous materials sites compiled pursuant to Government Code Section 65962.5.

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 4. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** The subject area is not adjacent to a public or private airport.

	Potentially Significant <u>Impact</u>	Less Than Significant with <u>Mitigation</u>	Less Than Significant <u>Impact</u>	No <u>Impact</u>
5. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion:** The subject area is not adjacent to a public or private airport.

6. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**Discussion:** The project will not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. The proposed subdivision is not adjacent to a roadway, highway or freeway that serves as a major route for the movement of emergency vehicles. Should these types of vehicles utilize 10th Avenue on the east side of the subdivision, traffic exiting this subdivision would be restricted from entering these roadways until emergency vehicles have cleared the intersections along this roadway.

7. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**Discussion:** There are no wildlands on the project site that might be the source of a fire.

## **IX. HYDROLOGY AND WATER QUALITY** -- Would the project:

1. Violate any water quality standards or waste discharge requirements?

Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Discussion:** There will be no discharge of runoff into any surface waters. Storm water runoff will be diverted to drop inlets throughout the subdivision and this runoff will be diverted to nearby storm water basin.

2. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**Discussion:** The subdivision will assist in the depletion of the local aquifer because each residence will consume on average about 900 gallons per day - less in winter months and more in summer months. The city now requires water meters for all new residential development. This metering will serve to reduce water consumption; however, the entire Kings River Basin is in an overdraft condition and therefore any pumping of water from the underlying aquifer in the Kingsburg area aggravates the overdraft condition.

Based on the above water consumption figures, the project will not have a significant impact on the ground water environment but it will have a cumulative impact on the Kings River Water Basin's aquifer. Metering of water usage and complying with the State's mandate for reduced water consumption will reduce the project's impact on the cumulative impact of ground water consumption.

The EIRs prepared for the Kingsburg General Plan and North Kingsburg Specific Plan acknowledged the impact of development on the Kings River Water Basin aquifer. A Statement of Overriding Consideration was prepared for each EIR and was certified by the Kingsburg City Council.



	Potentially Significant <u>Impact</u>	Less Than Significant with <u>Mitigation</u>	Less Than Significant <u>Impact</u>	No <u>Impact</u>
3. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Discussion:** The project area's drainage patterns will not be significantly altered. All the drainage that emanates from the subdivision sites will be diverted to Kingsburg's storm drainage system through a series of drop inlets and storm drainage pipes.

4. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**Discussion:** Surface runoff will be transported from the site by means of the subdivision's storm water drainage system, which is composed of gutters, drop inlets and storm drainage pipes. Through this system storm water will be diverted to Kingsburg's system of storm drainage ponds.

5. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**Discussion:** All storm water runoff will be retained in Kingsburg's storm water retention basins. This basin system has the capacity to accommodate the additional runoff that will be generated by the proposed subdivision.

	Potentially Significant <u>Impact</u>	Less Than Significant with <u>Mitigation</u>	Less Than Significant <u>Impact</u>	No <u>Impact</u>
6. Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Discussion:** No aspect of the project is expected to degrade water quality. No water from the site will enter any adjacent surface water systems and therefore water quality will not be degraded.

7. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**Discussion:** The subject territory is not within a 100-year floodplain.

8. Place within a 100-year flood hazard area structures that would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**Discussion:** The subject territory is not within a 100-year floodplain and therefore floodwaters will not be impeded by structures built in the project area.

9. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**Discussion:** The project site is located downstream from Pine Flat Dam, which holds back the Kings River. A break in the dam could potentially flood the subject property depending upon what time of year the dam would break, and more importantly, the amount of water behind the dam. The probability of a dam break is extremely low.

10. Inundation by seiche, tsunami, or mudflow?				
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Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion:** The project is located about 100 miles inland from the Pacific Ocean, the closest source of a seiche or tsunami. There are no aspects of the project that reasonably present the danger of a mudflow.

#### **X. LAND USE AND PLANNING -**

Would the project:

1. Physically divide an established community?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**Discussion:** The proposed project will not physically divide the Kingsburg community. The site is located in the northwest quadrant of the community and represents a logical extension of the urbanized part of the city.

2. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**Discussion:** The project is consistent with the Land Use Element of the General Plan as well as the North Kingsburg Specific Plan, which designates the property for "medium density residential" uses. The proposed subdivision and its associated residential dwellings will be constructed consistent with the design guidelines of the North Kingsburg Specific Plan, Neighborhood A.

3. Conflict with any applicable habitat conservation plan or natural community conservation plan?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant <u>Impact</u>	Less Than Significant with <u>Mitigation</u>	Less Than Significant <u>Impact</u>	No <u>Impact</u>
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**Discussion:** The project site is not subject to any habitat or natural community conservation plans.

**XI. MINERAL RESOURCES** -- Would the project:

1. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

☐ ☐ ☐ ☒

**Discussion:** The site is not known to harbor mineral resources that would be valuable to the region. The site is not on a floodplain, which is an area that normally supports sand and gravel resources.

2. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

☐ ☐ ☐ ☒

**Discussion:** The site is not known to harbor mineral resources that would be valuable to the region.

**XII. NOISE** -- Would the project result in?

1. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

☐ ☐ ☒ ☐

**Discussion:** The proposed project will not generate any excessive noise nor will it expose persons to excessive noise levels. Because the subdivision is generally bounded by existing residential uses, the likelihood of future residents being exposed to excessive noise levels is remote. Further, roadways that surround the subject property do not have

Potentially Significant <u>Impact</u>	Less Than Significant with <u>Mitigation</u>	Less Than Significant <u>Impact</u>	No <u>Impact</u>
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significant levels of car or truck traffic to generate a significant amount of roadway noise. Also along 10th Avenue the developer is required to construct 6-foot solid block wall between 10th Avenue and the residential dwellings. This will significantly attenuate traffic noise.

2. Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**Discussion:** There is no significant ground borne vibrations in the project area or on surrounding properties.

3. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**Discussion:** The proposed project will not increase ambient noise levels on lands adjacent to the subject property. The transition of the subject properties from fallow land to single-family development will reduce the level of noise being generated from the sites. Farming practices are generally noisier than single-family subdivisions in that they operate larger equipment.

4. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**Discussion:** Construction activities associated with residential development creates very little noise compared to construction associated with commercial or industrial development. As individual homes, roads and infrastructure are being constructed, noise beyond ambient levels will be generated, however, this increase in noise levels will only occur during day time hours and will only last for the period of time that it takes to complete the subdivision project. When all construction within the development has been completed the project will have a less than significant impact on the noise environment.

- |   | Potentially<br>Significant<br><u>Impact</u> | Less Than<br>Significant with<br><u>Mitigation</u> | Less Than<br>Significant<br><u>Impact</u> | No<br><u>Impact</u>      |
|---|---|--|---|--------------------------|
| 5. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/>                    | <input type="checkbox"/>                           | <input checked="" type="checkbox"/>       | <input type="checkbox"/> |

**Discussion:** The project site is not within an airport land use plan and therefore will not be subjected to any noise generated by air traffic.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 6. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** The project site is not located within the vicinity of any private airstrips.

### **XIII. POPULATION AND HOUSING**

-- Would the project:

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 1. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** The project is not considered to be growth-inducing but growth-accommodating. Some households will relocate to Kingsburg to take advantage of the newer housing that will be provided by the project while other households will move into these new homes from existing homes in the community. The construction of 23 new single-family dwellings is deemed an insignificant growth-inducing project when compared to Kingsburg's population of 11,685 and its housing unit count of 4,115 units.

Potentially Significant <u>Impact</u>	Less Than Significant with <u>Mitigation</u>	Less Than Significant <u>Impact</u>	No <u>Impact</u>
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The growth-inducing impacts associated with the adoption of the Kingsburg General Plan and North Kingsburg Specific Plan were discussed in the EIRs prepared for each of these documents. A "Statement of Overriding Considerations" was approved for the two documents when each EIR was certified by the Kingsburg City Council.

2. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**Discussion:** There are no dwelling units on the subject property.

3. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**Discussion:** There are no dwelling units on the subject property.

#### **XIV. PUBLIC SERVICES**

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Fire protection?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**Discussion:** The project area is served by the City of Kingsburg's fire department. The Department has one full-time Fire Chief, three-full time Captain/Paramedics, six full-time

Potentially Significant <u>Impact</u>	Less Than Significant with <u>Mitigation</u>	Less Than Significant <u>Impact</u>	No <u>Impact</u>
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Firefighter/Paramedics, and up to 20 Paid Call Firefighters who are responsible for responding to emergency situations and respond to both fire and emergency medical service. This Department is fully staffed 24 hours a day 365 days a year. A city fire station located at 1460 Marion Street is 1.5 miles from the subject territory. The subject territory is within a 5-minute response time of the Marion Street fire station.

Each residential dwelling in the project area will be assessed a public safety impact fee. These funds will be used to purchase equipment to respond to growth and development in the community. Under the Uniform Building Code all residential dwelling are required to install sprinkler systems. Fire hydrants will be required to be installed throughout the subdivision. The public safety impact fee plus the installation of sprinklers and fire hydrants will reduce the project's impact on fire safety to a less than significant level.

Police protection?

☐ ☐ ☒ ☐

**Discussion:** The subject property receives police protection services from the Kingsburg Police Department. The Department is headquartered in facilities located at the Kingsburg Police Department located at 1300 California Street in Kingsburg. The project site is within the current patrol area of the police department to respond to new residential growth occurring in the community.

New residential development is required to pay Kingsburg's public safety impact fee. A portion of this fee helps purchase equipment and vehicles for the police department.

Schools?

☐ ☐ ☒ ☐

**Discussion:** The construction of 23 single-family dwellings will generate approximately .75 school-aged children per unit, or about 17 school-aged students once the subject territory is fully developed.

Kingsburg's school system includes public and charter schools. Within the greater Kingsburg area there are six elementary schools, five middle schools and two high schools. Assuming that these 17 students are equally distributed over these 13 schools, each school would need to accommodate between one and two additional children once the subject territory has been build out. This number of additional students is insignificant when compared to the total number of students in each school. Further, this influx of school-aged children will most likely occur over a three to five year period.



Potentially Significant <u>Impact</u>	Less Than Significant with <u>Mitigation</u>	Less Than Significant <u>Impact</u>	No <u>Impact</u>
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New residential development is required to pay school impact fees. These funds finance future school construction and/or expansion that result from student growth from new residential development. The payment of school impact fees will reduce the project's impact on the local school district to a less than significant level.

Parks?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**Discussion:** The construction of 23 single-family dwellings will not have a significant impact on Kingsburg's park system in that the system can absorb additional persons on the grounds and within the buildings of Kingsburg's park and recreation system.

New residential development is required to pay park impact fees. These funds finance future park construction or expansion.

Other public facilities?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**Discussion:** The project will not have any impact on other public facilities in the area.

## **XV. RECREATION --**

1. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**Discussion:** There might be a slight increase in the number of persons using local parks, however, the proposed subdivision will pay a park impact fees, which will mitigate the project's impact on Kingsburg's park system.

2. Does the project include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?

Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Discussion:** The proposed residential project will pay park impact fees. The long-term maintenance of the landscaping within the subdivision will be the responsibility of a landscaping and lighting district.

## **XV. TRANSPORTATION/TRAFFIC**

-- Would the project:

1. Exceed the capacity of the existing circulation system, based on an applicable measure of effectiveness (as designated in a general plan policy, ordinance, etc.), taking into account all relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

☐ ☐ ☒ ☐

**Discussion:** A less than significant impact is expected. The subject territory, when fully developed, will generate approximately 230 trips per day, most of which, will occur during the peak hours of 6 to 9 am and 4 to 6 pm. Approximately 32 trips would be generated during the peak morning hours and 25 trips during the peak evening hours. 10th Avenue is operating at a LOS of B. The additional traffic from the proposed subdivision would not cause a significant impact on this roadway - reducing their LOS.

1. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

☐ ☐ ☒ ☐

**Discussion:** Traffic generated by the project is not expected to conflict with Fresno County's Congestion Management Program because of the minimal amount of traffic that

Potentially Significant <u>Impact</u>	Less Than Significant with <u>Mitigation</u>	Less Than Significant <u>Impact</u>	No <u>Impact</u>
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will be added to local streets by the build out of the project area. The County's Management Program generally focuses on major roadways that cross the county not local Kingsburg streets.

2. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**Discussion:** The project is not expected to affect air traffic patterns.

3. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**Discussion:** The project will not have an adverse impact on the level of service (LOS) of 10th Avenue. There maybe some delays at the intersection of 10th Avenue and the one street that provides access to the Sohal subdivision.

4. Result in inadequate emergency access?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**Discussion:** The project area can easily be accessed by emergency vehicles. Access to the subdivision will be provided by a knox box at the gate.

5. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**Discussion:** The project will not conflict with any policies, plans, or programs supporting alternative transportation.

Potentially Significant <u>Impact</u>	Less Than Significant with <u>Mitigation</u>	Less Than Significant <u>Impact</u>	No <u>Impact</u>
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**XVII. UTILITIES AND SERVICE****SYSTEMS:** Would the project:

1. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

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**Discussion:** The project will not generate a significant amount of wastewater because only 23 single-family homes are proposed for construction within the project area. These homes will be constructed over a three to five year period. The amount of effluent that will be generated from the project area upon build out will be approximately 13,000 gallons per day, which is only .003 percent of the current flow into the SKF plant.

The SKF treatment plant has ample capacity to handle the additional effluent that will be generated by this project. The effluent will be typical residential wastewater. Presently, the SKF is operating at 50 percent of plant capacity. The plant has a treatment capacity of 8.0 million gallon per day; the plant is currently treating 4.1 million gallons per day.

2. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

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**Discussion:** The project will not generate a significant amount of wastewater because only 23 single-family homes are proposed for construction within the project area. These homes will be constructed over a three to five year period. The amount of effluent that will be generated from the project area upon build out will be approximately 13,000 gallons per day, which is only .003 percent of the current flow into the SKF plant.

The SKF treatment plant has ample capacity to handle the additional effluent that will be generated by this project. The effluent will be typical residential wastewater. Presently, the SKF is operating at 50 percent of plant capacity. The plant has a treatment capacity of 8.0 million gallon per day; the plant is currently treating 4.1 million gallons per day.

Potentially Significant <u>Impact</u>	Less Than Significant with <u>Mitigation</u>	Less Than Significant <u>Impact</u>	No <u>Impact</u>
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3. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**Discussion:** The proposed subdivision is designed to channel storm water runoff into the subdivision's gutter system, which will be conveyed to a storm water retention basin. The project will not have an adverse impact on the city's storm drainage system.

3. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**Discussion:**

Kingsburg's water system is composed of six wells, pulling water from depths that range from 500 to 800 feet, and a transmission system that is composed of pipes of varying diameters and fire hydrants. According to the city engineer, the City has an ample water supply to accommodate the water needs of the proposed subdivision.

The proposed subdivisions will be connected to the city's water system. The city has ample water and pressure to serve this subdivision. The city will require the installation of water meters, which will assist in reducing water consumption. Currently, Kingsburg residents use about 350 gallons per day per person. With the installation of meters and the public's heightened awareness about the "drought" this per capita figure should fall in the coming years.

4. Result in a determination by the wastewater treatment provider that serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant <u>Impact</u>	Less Than Significant with <u>Mitigation</u>	Less Than Significant <u>Impact</u>	No <u>Impact</u>
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**Discussion:** The wastewater generated by the proposed subdivision will be treated at the SKF Wastewater Treatment Plant. The Plant can easily accommodate the type and volume of effluent generated by the subdivision; the plant is operating at 50 percent capacity.

5. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

☐ ☐ ☒ ☐

**Discussion:** The City of Kingsburg contracts with Mid-Valley for solid waste collection and recycling services. The proposed subdivision will be integrated into Mid-Valley's pick up routes, which already include adjoining properties.

6. Comply with federal, state, and local statutes and regulations related to solid waste?

☐ ☐ ☐ ☒

**Discussion:** All construction waste will be recycled or disposed of properly.

#### **XVIII. MANDATORY FINDINGS OF SIGNIFICANCE --**

1. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

☐ ☐ ☒ ☐

	Potentially Significant <u>Impact</u>	Less Than Significant with <u>Mitigation</u>	Less Than Significant <u>Impact</u>	No <u>Impact</u>
2. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

## CHECKLIST PREPARED BY:

Gregory F. Collins, contract city planner  
Name

5-1-2018  
Date

## INITIAL ENVIRONMENTAL STUDY

### 1.0 PROJECT OVERVIEW

#### BACKGROUND

Applicant: Steve Hash, Kingsburg, Ca.

#### Location:

The subject territory encompasses two territories of land, totaling 5.36 acres, located on the Fresno/Tulare County line southeast of the Kingsburg city limits. The Assessor's Parcel Numbers (APNs) for the two subject territories are 028-140-007, 012, 013, 018 and 022 (5.36 acres), and

#### Request:

The applicant, Hash, is seeking approval of a number of planning applications for land (5.36 acres) that is scheduled to be annexed into the Kingsburg city limits (Note: the balance of the Hash project that is outside the city limits has been processed by the County of Tulare {Hash Farms Development Project: Specific Plan No. SPA 16-001; Zone Change No. PZC 16-004; Tentative Subdivision Map No. TSM 16-002; Special Use Permit No. PSP 16-029}).

For the portion of the Hash project that is inside Fresno County (5.56 acres) the project before the Kingsburg Planning Commission will involve:

- annexation of 5.56 acres,
- pre-zoning from the county's AE-20 district to Kingsburg's R-1-7 district,
- growth management allocation for 20 lots,
- a PUD (planned unit development) to ensure that the proposed homes comply with the design regulations of the North Kingsburg Specific Plan, and
- a tentative subdivision map that will create 20 lots.

Together, these planning applications constitute a "project" under the California Environmental Quality Act (CEQA). An EIR was processed for the entire Hash project (including the land in Fresno County) by the County of Tulare. The EIR was certified by Tulare County and a Notice of Completion (NOC) has been filed with the county clerk. The City has prepared a Negative Declaration for the portion of the Hash project that will be annexed into the City of Kingsburg.



Zone:

The subject property is zoned R-1-6 (single family residential, one unit per 6,000 square feet).

General Plan:

The Kingsburg General Plan classifies the property as "low density." The proposed zoning (R-1-7) is consistent with the Kingsburg General Plan.

Site:

The subject territories are vacant. Surrounding land uses are as follows:

North: single-family residential development

East: agriculture

West: single-family residential development

South: agriculture

Water:

Water will be provided to the site by the City of Kingsburg.

Sewer:

The SKF County Sanitation District will provide sewer collection and treatment.

Storm Drainage:

Storm water management is provided by the City of Kingsburg through a system of curbs and gutters, drop inlets, storm water lines and retention basins. All storm water emanating from the subdivision will be diverted to a retention basin.

Police and Fire Services:

Police protection and fire suppression will be provided by the City of Kingsburg.

## **RESOLUTION 2019-012**

### **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KINGSBURG APPROVING A NEGATIVE DECLARATION FOR THE ANDERSEN VILLAGE PROJECT INCLUDING APPLICATIONS FOR ANNEXATION, PRE-ZONING, A PLANNED UNIT DEVELOPMENT AND A VESTING TENTATIVE SUBDIVISION MAP FOR 20 RESIDENTIAL LOTS**

**WHEREAS**, the applicant is seeking approval of a number of planning applications on 5.14 acres of land that is located along the Fresno/Tulare County line in southeast Kingsburg. The northerly triangle would encompass 10 lots. These lots would front onto Plumas Street. The more southerly triangle would also encompass 10 lots which would front onto either 22<sup>nd</sup> Avenue or Linquist Street, and

**WHEREAS**, the applicant is proposing the following planning applications:

For the portion of the ANDERSEN VILLAGE PROJECT (AVP) project that is inside Fresno County (5.14 acres) the project before the Kingsburg Planning Commission will involve:

- annexation of 5.14 acres,
- pre-zoning from the county's AE-20 district to Kingsburg's R-1-7 district,
- a PUD (planned unit development) to ensure that the proposed homes comply with the design regulations of the North Kingsburg Specific Plan, and
- a tentative subdivision map that will create 20 lots.

**WHEREAS**, these planning applications constitute a "project" under the California Environmental Quality Act (CEQA), and

**WHEREAS**, the Kingsburg Planning Commission did conduct a duly-noticed public hearing, accepting written and oral testimony both for and against the AVP and recommended approval of the project and the Negative Declaration prepared on the project to the Kingsburg City Council; and

**WHEREAS**, the planning requests listed above are considered a "project" under the Guidelines of the California Environmental Quality Act (CEQA) and accordingly the City has prepared a Negative Declaration/ Initial Environmental Study on the "project" consistent with CEQA Guidelines, and

**WHEREAS**, the Initial Environmental Study determined that the proposed project will not have a significant impact on the environment and the City has determined that a Negative Declaration is the appropriate environmental document to be prepared on the "project", and

**WHEREAS**, the Planning Department has prepared a staff report on the planning applications that make up the "project" under the CEQA Guidelines, and

**WHEREAS**, the Planning Commission recommended approval of the Negative Declaration, which was prepared for the AVP, to the Kingsburg City Council.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council, after considering all the evidence presented, determined the following finding was relevant in evaluating the Negative Declaration/Initial Study prepared on the AVP project.


1. The City has prepared a Negative Declaration/ Initial Environmental Study (IES) consistent with the requirements of CEQA. The IES determined the project will not have a significant impact on the environment including impacts on matters such as air quality, water consumption, loss of agricultural land, and city services/infrastructure. Accordingly, a Negative Declaration has been prepared on the AVP.

**NOW, THEREFORE BE IT RESOLVED THAT** the Initial Environmental Study/Negative Declaration prepared for the project has been reviewed by the Kingsburg City Council and that the Council hereby upholds the Planning Commission's recommendation and approves said Negative Declaration.

\*\*\*\*\*

I, Abigail Palsgaard, City Clerk of the City of Kingsburg, do hereby certify that the foregoing resolution was duly passed and adopted at a regular meeting of the Kingsburg City Council held on the 6<sup>th</sup> day of February 2019, by the following vote:


Ayes:	Councilmembers: Hurtado, Palomar, Dix, North and Mayor Roman
Noes:	Councilmembers: None
Absent:	Councilmembers: None
Abstain:	Councilmembers: None

  
\_\_\_\_\_  
Abigail Palsgaard, City Clerk  
City of Kingsburg

**CITY CLERK'S CERTIFICATION**

I, Abigail Palsgaard, City Clerk of the City of Kingsburg, hereby certify that the foregoing is a true and correct copy of the complete original thereof on file with the City of Kingsburg.

5/28/19  
Date

  
\_\_\_\_\_  
Abigail Palsgaard, City Clerk  
City of Kingsburg, CA