

## CITY OF KINGSBURG

### NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION FOR THE KINGS ESTATES V PROJECT

NOTICE IS HEREBY GIVEN that the City of Kingsburg (City) plans to adopt a Mitigated Negative Declaration for the Kings Estates V Project (Project). The meeting will be held at the City of Kingsburg City Hall at 1401 Draper St., Kingsburg, California 93631 on Thursday, December 12, 2024, at 6:00 p.m. The meeting agenda packet and minutes will be posted on the City's website <https://cityofkingsburg-ca.gov/>.

West Star Construction Company, Inc. has proposed a new Tentative Subdivision Map on a site to the north of the current Kingsburg city limits, comprising of three parcels, approximately 33.27 acres in size. 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, (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. Currently the site contains one single-family residence that would be demolished as a part of the Project.

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 Project would be approved as a Planned Unit Development, allowing it to be developed in a manner which allows for design to deviate 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.

In tandem with being annexed to the City of Kingsburg, the Project site must be rezoned 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. 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.

Pursuant to the California Environmental Quality Act, an Initial Study/Mitigated Negative Declaration has been prepared, describing the degree of potential environmental impacts of the Project. The City has assessed the potential environmental impacts of this Project and has determined that they will be less than significant with mitigation. Copies of the Initial Study and proposed Mitigated Negative Declaration are on file and available for public review upon written notice to 1401 Draper St., Kingsburg, California 93631. The public review period during which the City will receive comments on the proposed Mitigated Negative Declaration will begin on October 28, 2024 and end on November 26, 2024. Comments should be in writing, if possible, and addressed to Holly Owen, Community Development Director, 1401 Draper St., Kingsburg, California 93631, or at [howen@cityofkingsburg-ca.gov](mailto:howen@cityofkingsburg-ca.gov).