

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: Tract No. 6499Lead Agency: City of KingsburgContact Name: Holly OwenEmail: howen@cityofkingsburg-ca.gov Phone Number: (559) 897-5328Project 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.

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

Project Description

Crown Construction and Development Inc. has proposed a Tentative Subdivision Map (TSM) on APN 394-021-42, a parcel of approximately 15.03 acres in size. The proposed TSM would subdivide the subject property into 44 single family residential lots, meeting the density of the Low Density Residential Land Use and conforming with the R-1-7 Single Family zone district standards for which the subject property is planned and zoned by the City of Kingsburg General Plan and Official Zoning Map. Additionally, the Project would develop an approximately 0.40 neighborhood park, utilizing an approximately 0.20-acre portion of APN 394-021-43 for the development of the park. No other portions of APN 394-021-43 would be developed.

Tentative subdivision map

The proposed TSM would result in the subdivision of the site into 44 single family residential lots, ranging from 7,000 square feet (sqft) in size, to 12,800 sqft in size. Floor plans within the subdivision would range from 1,900 sqft to 2,500 sqft in size. The TSM proposes vehicular connection points to Kamm Avenue to the north, as well as 6th Avenue to the south. Internally, the proposed subdivision would include streets of 60 feet in width and an alleyway of 16 feet in width. Additionally, three outlots are proposed for dedication to the City. Outlots A and B would be dedicated for open space and landscaping purposes, while Outlot C is being offered for dedication for a future City well site. The site is located on land designated as Low Density Residential by the City of Kingsburg General Plan and 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. 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.

Table 5-1: Mitigation, Monitoring, and Reporting Program
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
Biological Resources						
BIO-1	(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	
BIO-2	(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	
BIO-3	(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, avoidance buffers will be identified with flagging,	During Construction Activities	Daily	City of Kingsburg and/or construction contractor	City of Kingsburg with assistance of a qualified biologist	

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	fencing, or other easily visible means, and will be maintained until the biologist has determined that the nestlings have fledged.					
Cultural Resources						
CUL-1	<i>(Archaeological Remains)</i> 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	
CUL-2	<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	During Construction Activities	Daily	City of Kingsburg and/or construction contractor	City of Kingsburg with assistance of County Coroner	

Mitigation, Monitoring, and Reporting Program						
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	regarding the treatment and disposition of the remains.					
Geology and Soils						
GEO-1	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	
Tribal Cultural Resources						
See CUL-1 and CUL-2.						