Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Tract No. 6499

Lead Agency: City of Kingsburg | Contact Person: Holly Owen

Mailing Address: 1401 Draper Street | Phone: 559-897-5328

City: Kingsburg | Zip: 93631 | County: Fresno

Project Location: County: Fresno | City/Nearest Community: City of Kingsbrug

Cross Streets: Kamm Avenue/South Academy Avenue | Zip Code: 93631

Longitude/Latitude (degrees, minutes and seconds): 36 ° 31 ′ 54.1 ″ N / 119 ° 33 ′ 38.7 ″ W Total Acres: 15.23

Assessor's Parcel No.: 394-021-42, -43 | Section: 14 | Twp.: 16S | Range: 22E | Base: Mount Diablo

Within 2 Miles: State Hwy #: 99, 201 | Waterways: Kingsburg Branch Canal

Airports: N/A | Railways: Santa Fe Railroad | Schools: Kingsburg Unified Facilities

Document Type:

CEQA: ☐ NOP ☐ Early Cons ☐ Neg Dec ☒ Mit Neg Dec | ☐ Draft EIR ☐ Supplement/Subsequent EIR (Prior SCH No.) ☐ Other:

NEPA: ☐ NOI ☐ EA ☐ Draft EIS ☐ FONSI

Other: ☐ Joint Document ☐ Final Document ☐ Other:

Local Action Type:

☐ General Plan Update ☐ General Plan Amendment ☐ General Plan Element ☐ Community Plan

☐ Specific Plan ☐ Master Plan ☐ Planned Unit Development ☐ Site Plan

☐ Rezone ☐ Prezone ☐ Use Permit ☒ Land Division (Subdivision, etc.)

☐ Annexation ☐ Redevelopment ☐ Coastal Permit ☐ Other:

Development Type:

☐ Residential: Units 44 Acres 15.23

☐ Office: Sq.ft. ____ Acres ____ Employees ____

☐ Commercial: Sq.ft. ____ Acres ____ Employees ____

☐ Industrial: Sq.ft. ____ Acres ____ Employees ____

☐ Educational:

☐ Recreational:

☐ Water Facilities: Type ____ MGD ____

☐ Transportation: Type

☐ Mining: Mineral

☐ Power: Type ____ MW ____

☐ Waste Treatment: Type ____ MGD ____

☐ Hazardous Waste: Type

☐ Other:

Project Issues Discussed in Document:

☐ Aesthetic/Visual	☐ Fiscal	☐ Recreation/Parks	☐ Vegetation
☐ Agricultural Land	☐ Flood Plain/Flooding	☐ Schools/Universities	☐ Water Quality
☐ Air Quality	☐ Forest Land/Fire Hazard	☐ Septic Systems	☐ Water Supply/Groundwater
☒ Archeological/Historical	☒ Geologic/Seismic	☐ Sewer Capacity	☐ Wetland/Riparian
☒ Biological Resources	☐ Minerals	☐ Soil Erosion/Compaction/Grading	☐ Growth Inducement
☐ Coastal Zone	☐ Noise	☐ Solid Waste	☐ Land Use
☐ Drainage/Absorption	☐ Population/Housing Balance	☐ Toxic/Hazardous	☐ Cumulative Effects
☐ Economic/Jobs	☐ Public Services/Facilities	☐ Traffic/Circulation	☒ Other: Tribal Cultural Resources

Present Land Use/Zoning/General Plan Designation:

Vacant/R-1-7 Single Family Residential/ Low Density Residential

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

See attached Project Description.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "**X**".
If you have already sent your document to the agency please denote that with an "**S**".

_____ Air Resources Board
_____ Boating & Waterways, Department of
_____ California Emergency Management Agency
_____ California Highway Patrol
_____ Caltrans District # _____
_____ Caltrans Division of Aeronautics
_____ Caltrans Planning
_____ Central Valley Flood Protection Board
_____ Coachella Valley Mtns. Conservancy
_____ Coastal Commission
_____ Colorado River Board
_____ Conservation, Department of
_____ Corrections, Department of
_____ Delta Protection Commission
_____ Education, Department of
_____ Energy Commission
_____ Fish & Game Region # _____
_____ Food & Agriculture, Department of
_____ Forestry and Fire Protection, Department of
_____ General Services, Department of
_____ Health Services, Department of
_____ Housing & Community Development
_____ Native American Heritage Commission
_____ Office of Historic Preservation
_____ Office of Public School Construction
_____ Parks & Recreation, Department of
_____ Pesticide Regulation, Department of
_____ Public Utilities Commission
_____ Regional WQCB # _____
_____ Resources Agency
_____ Resources Recycling and Recovery, Department of
_____ S.F. Bay Conservation & Development Comm.
_____ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
_____ San Joaquin River Conservancy
_____ Santa Monica Mtns. Conservancy
_____ State Lands Commission
_____ SWRCB: Clean Water Grants
_____ SWRCB: Water Quality
_____ SWRCB: Water Rights
_____ Tahoe Regional Planning Agency
_____ Toxic Substances Control, Department of
_____ Water Resources, Department of
_____ Other: _____
_____ Other: _____

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

Starting Date October 22, 2025 Ending Date November 11, 2025

Lead Agency (Complete if applicable):

Consulting Firm: Provost & Pritchard Consulting Group
Address: 455 W. Fir Avenue
City/State/Zip: Clovis, California, 93611
Contact: Wyatt Czeshinski
Phone: 559-449-2700

Applicant: City of Kingsburg
Address: 1401 Draper Street
City/State/Zip: Kingsburg, California, 93631
Phone: 559-897-5328

Signature of Lead Agency Representative: 178c921d-369a-49b7-937b-99be94fde685 Digitally signed by 178c921d-369a-49b7-937b-99be94fde685 Date: 2025.10.20 09:22:40 -07'00' **Date:** October 20, 2025

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

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-I-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.