CITY OF KINGSBURG

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION
FOR THE TRACT NO. 6499 PROJECT

NOTICE IS HEREBY GIVEN that the City of Kingsburg (City) plans to adopt a Mitigated Negative Declaration for the Tract No. 6499 Project (Project). The meeting will be held at the City of Kingsburg City Hall at 1401 Draper St., Kingsburg, California 93631 on Thursday, November 13, 2025, at 6:00 p.m. The meeting agenda packet and minutes will be posted on the City's website https://cityofkingsburg-ca.gov/.

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.

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 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.

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 22, 2025, and end on November 11, 2025. 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.