



# Kings County Planning Agency

PLANNING - BUILDING INSPECTION - CODE COMPLIANCE  
Bill Zumwalt, Director

MAILING ADDRESS: KINGS COUNTY GOVERNMENT CENTER, HANFORD, CA 93230  
OFFICES AT: 1400 W. LACEY BLVD., ENGINEERING BUILDING # 6, HANFORD  
(559) 582-3211, EXT. 2670, FAX: (559) 584-8989

Web Site: <http://www.countyofkings.com/planning>

## NOTICE OF PUBLIC MEETINGS AND NOTICE OF PREPARATION

**DATE:** January 31, 2007

**TO:** State Clearing House, Office of Planning and Research  
Responsible and Trustee Agencies  
County Clerk and Local Agencies  
Interested Public and Groups  
Surrounding Property Owners  
County of Kern

**FROM:** Kings County Planning Agency, Bill Zumwalt, Director

**SUBJECT:** Notice of Preparation (NOP) of a Program Environmental Impact Report (EIR) and Notice of Public Scoping Meetings for the proposed development of the Quay Valley Ranch project. The Kings County Planning Agency will conduct two public meetings for the scoping of the EIR for the proposed project. Additional information about the NOP and the Public meetings is discussed below.

### NOTICE OF PREPARATION AND DESCRIPTION OF THE PROJECT

The Kings County Planning Agency (County) will be the lead agency for preparation of a Program EIR for the proposed Quay Valley Ranch project in southern Kings County. The project involves the development of approximately 12,000 acres of agricultural and other open space land into a new community to be incorporated into a city in the future. The proposed project will include residential, commercial, retail, institutional, light industrial and recreational/visitor-serving land uses.

The proposed project site is located in a strip of land from near the Kern County line to Utica Avenue. The proposed project site generally parallels Interstate 5. Development is proposed along both the east and west portion of Interstate 5 in the southern portion of the project area and then northeast to Utica Avenue. Figures 1 and 2 provide regional and vicinity maps for the proposed project.

This new planned community would consist of the following major components:

- **Speedway Complex:** An approximately 579-acre speedway complex is proposed for the development west of Interstate 5 in the southern portion of the project site. This complex would include a one-mile oval track, an open course racetrack, a motor drag strip, a boat drag strip, parking and grandstand seating for approximately 50,000 spectators.

- **Carworld:** Approximately 116 acres are proposed for the development of Carworld, a destination automobile-themed commercial center.
- **Entertainment Center:** Approximately 473 acres are planned for a regional family entertainment center including hotels and convention center.
- **University Research Park:** A 184-acre University Research Park is proposed. This area has a potential to house a public or private university or similar use.
- **Industrial and Transportation Center:** Approximately 367 acres are planned for an industrial park and transportation center located adjacent to Interstate 5.
- **Town Center:** A 226-acre town center is planned that would provide civic facilities and public facilities needed to serve the community.
- **Mixed Use:** This would consist of approximately 985 acres of mixed-use development including high density residential land uses combined with office, commercial and hospitality land uses.
- **Residential:** The proposed project design would provide up to 50,000 residential units of various densities, ranges and types plus up to 25,000 high density units in the mixed use areas for a maximum of 75,000 residential units.
- **Commercial Land Use:** Approximately 288 acres are designated for general commercial including 56 acres of village center commercial uses and 237 acres of highway commercial uses.
- **Parks, Open Space, and Golf Courses:** Approximately 1,508 acres of public parks and open space will be created as part of the proposed project. Open space will include active and passive parks, golf courses and other open space areas, streams and other water features and undisturbed natural open space. Potential areas for oil extraction will also be provided in the project's specific plan.
- **Agricultural Areas:** Approximately 225 acres will remain in agriculture within public utility corridors
- **Public Utility and Public Service Infrastructure:** The proposed project will also include new schools, new interior roadways, water and wastewater systems, police, medical, fire protection and other municipal services. The applicant proposes to use solar power and extensive water conservation processes.
- **Freeway Interchanges:** The proposed project may include up to three new freeway interchanges with Interstate 5 and the potential upgrade of the existing Utica Avenue Interchange.

The EIR is being prepared in accordance with the California Environmental Quality Act (CEQA) (Public Resources Code, Section 21000 et seq.). An Initial Study was prepared to identify the potentially significant direct and cumulative adverse environmental impacts to be addressed in the EIR. Significant and potentially significant impacts have been identified to include: agricultural resources, air quality, biological resources, cultural resources, geology and soils, hazards and hazardous materials, hydrology and water quality, water supply, land use and planning, mineral resources, noise, population and housing, public services, recreation, transportation/traffic, and utilities and service systems. The EIR will also address the growth inducing aspects of the project and alternatives to the proposal, including the No Project Alternative.

The EIR will be used by Kings County for consideration of the following discretionary actions associated with the proposed development of the Quay Valley Ranch:

- General Plan Amendment
- Approval of a Specific Plan/Community Plan which will be adopted by ordinance establishing project specific development standards.
- Zoning and land use entitlements

- Approval of a Development Agreement and development phases
- Approval of large lot Tentative Tract Map(s)

The EIR may also be used by the following local, regional and state agencies for the following approvals:

- Kings County Local Agency Formation Commission for the formation of special districts reorganization and updating of plans for potential future incorporation of the community.
- Central Valley Regional Water Quality Control Board approval of National Pollutant Discharge Elimination System permits, and Water Quality Certification under Sections 401 and 402 of the Clean Water Act.
- Approval of new freeway interchanges; interchange modifications and modifications of Interstate 5 including encroachment permits in the project vicinity by the California Department of Transportation.
- Potential issuance of Section 1602 (Streambed Alterations) and Section 1081 permits for take of listed species from the California Department of Fish and Game.
- Authority to Construct and Permits to Operate for facilities from the San Joaquin Valley Unified Air Pollution Control District.
- Approvals from the California Department of Water Resources for diversion of water from the California Aqueduct.
- Approval of various district schools.
- Formation of a Community Service District.
- Potential Health Department Approvals.

The proposed project may also require the following federal approvals:

- Issuance of Section 404 permits under the Clean Water Act from the U.S. Army Corps of Engineers for the potential discharge of fill into wetlands or Other Waters of the United States.
- Approval of improvements to Interstate 5 by the Federal Highway Administration.
- Section 7 consultation or approval of a Section 10(a) permit from the U.S. Fish and Wildlife Service for take of threatened or endangered species.

The NOP is a request for environmental information that you or your organizations believe should be addressed in the EIR. Kings County, as the Lead Agency, and other responsible or trustee agencies will use the EIR when considering the issuance of permits and other approval actions related to the proposed project. Responses to this Notice of Preparation should be sent by mail, fax or email to:

Kings County Planning Agency  
 Kings County Government Center  
 1400 W. Lacey Blvd  
 Hanford, CA 93230  
 Attention Mr. Sandy Roper  
 (559) 582-3211 ext 2673  
 Fax: 559-584-8989  
 Email: [sroper@co.kings.ca.us](mailto:sroper@co.kings.ca.us)

In accordance with the time limits established by CEQA, your response to this Notice of Preparation should be sent to the above address at the earliest possible date, but no later than 30 days after the publication of this notice.

## NOTICE OF PUBLIC MEETINGS

The Kings County Planning Agency will conduct two Public Scoping Meetings. (CEQA Guidelines, § 15802, subd. (c)(1)). One meeting will be held in the afternoon and the other in the evening to provide the greatest opportunity for the public to attend. The first Public Meeting will be held on February 15, 2007, beginning at 1:30 PM in the Board of Supervisors Chambers, in the Administration Building No, 1, Kings County Government Center, 1400 West Lacey Blvd, Hanford CA. The second Public Meeting will be held the evening of February 15th at 6:30 PM in the Kettleman City Community Center, 75 Fifth Street, Kettleman City. At these meetings, the public and organizations may obtain additional information about the project and they will have the opportunity to present environmental information they believe should be addressed in the EIR. The services of a Spanish translator will be available at both meetings.

The Kings County Planning Agency will conduct Public Scoping Meetings pursuant to Section 21083.9(a)(2) of CEQA and Sections 15082 and 15083 of the CEQA Guidelines for the purpose of early public consultation to identify the range of actions, alternatives, mitigation measures, and significant effects to be analyzed in the EIR.

Your interest and participation in the CEQA process for the proposed project is appreciated. If you have any questions concerning the Notice of Preparation or the Public Meetings, please call Mr. Sandy Roper at (559)582-3211 ext 2673.

Sincerely,

KINGS COUNTY PLANNING AGENCY  
William R. Zumwalt, Director



Sandy R. Roper  
Assistant Zoning Administrator

Mail: February 2, 2007



