

EXECUTIVE SUMMARY

Kingsburg has seven well sites that provide the water supply for the city's water distribution system. In 2017, the California State Water Board updated the maximum contaminant level (MCL) for the chemical 1,2,3 Trichloropropane also known as TCP. Wells 12 and 13 recently had test results that exceeded the MCL for TCP. The water board has issued a Compliance Order which requires the City to either provide treatment facilities to reduce the TCP levels to below the MCL or discontinue use of the wells. The City cannot adequately supply the water needs of the communities without these wells operational. Thus, the City is proposing to construct TCP treatment plants at these two well sites. The treatment facilities include Granular Activated Carbon vessels which removes the TCP, chlorination disinfection facilities, and miscellaneous piping and site improvements.

This document is an analysis of the potential environmental impacts that could be caused by the installation of water treatment facilities at two of Kingsburg's domestic well sites (Well Nos. 12 and 13). These treatment facilities (the "project") will include the installation of granular activated carbon vessels that will remove TCP from the well water. The project also involves the installation of chlorination disinfection facilities, piping and the construction of fencing around each treat site.

1.0 INTRODUCTION

This environmental study determined the project will not have a significant impact on the environment and mitigation measures will not be required. In addition, the City of Kingsburg has explored alternative sites for the proposed treatment facilities and has determined that they do not properly respond to the City's spacial needs for installing treatment improvements, fencing and piping.

A thorough discussion of the potential environmental impacts associated with this project is found in Section 4.0 of this document.

1.1 **What is This Document?**

The following document is an analysis of potential environmental impacts of the project entitled "TCP Water Treatment Facilities", being proposed in the City of Kingsburg. The project is a request to install water treatment facilities and associated piping and fencing at two existing well sites – Wells Nos. 12 and 13. These treatment facilities will ensure that water pumped from these wells meets State Safe Drinking Water Standards. The wells are connected to the City's larger water system. A detailed project description can be found under Section 1.3 (Project Description), below.

The California Environmental Quality Act (CEQA) requires public agencies to evaluate the potential environmental effects of development projects and actions that may impact the environment. The installation and construction of improvements associated with Kingsburg's existing water well system is considered to be a "project" under CEQA and must be evaluated for its environmental impacts.

The first step of environmental review is to determine whether a project is exempt from further review. CEQA contains a list of projects and actions normally considered to be exempt. The act of upgrading various features of the water system, given that it may have some growth-inducing impacts, is not exempt from review. The next step is to prepare an Initial Environmental Study (IES) (which is this document). The IES is an initial review of the project and its potential effects. The IES includes:

- A profile of existing conditions on the project site and vicinity.

- A checklist of potential environmental effects of the project. This checklist helps the agency focus its examination of environmental issues.
- A discussion of the environmental effects contained on the checklist.
- A list of measures (mitigation measures) that can be employed to reduce or eliminate environmental effects resulting from the project.

The purpose of the IES is to determine the magnitude of potential environmental impacts of the project. The IES will make one of three determinations regarding the project:

- **The project will not have a significant impact on the environment.** A Negative Declaration is prepared to adopt the findings of the study.
- **The project could have a significant impact on the environment,** however mitigation measures have been devised that will minimize those potential impacts to a level that is considered "less than significant". A "Mitigated Negative Declaration" is prepared to adopt the findings of the study.
- **The project will have a significant impact on the environment** and an Environmental Impact Report (EIR) must be prepared. An EIR is an in-depth discussion of the project and its impacts. Mitigation measures that can reduce the magnitude of the impacts should also be discussed. The EIR must also examine alternatives to the project that may or may not reduce environmental impacts. These alternatives could include an alternative site or a different way to design the project. The EIR must also discuss "cumulative impacts" which are impacts that will occur when the project is considered along with other development in the area or the region that may be occurring in the same time frame.

Within an EIR, impacts that cannot be reduced to a level that is "less than significant" must be acknowledged. When considering these impacts, the decision-making body (in this case, the City Council) must consider and adopt a "Statement of Overriding Considerations" - a statement contained in a resolution that finds that the benefits of the project outweigh its negative environmental effects.

Environmental analysis must be conducted before the decision-making body can act on the project itself - in this case, approving and financing the water treatment facilities.

Public Review

CEQA requires the environmental analysis to be made available for public review. This allows members of the public, individuals, property owners and potentially affected public agencies to review the findings of the study. The review period for this Initial Environmental Study is 30 days. Individuals and agencies may submit comments on the study during the public review period. These comments must be considered by City of Firebaugh, which must then prepare written responses to the comments.

The IES must be considered by the City Council in a public hearing. Any person may speak on the environmental study at the public hearing and any comments must be considered by the City Council. If, after taking testimony from the public, considering written comments submitted during the public review period, and considering the environmental study itself, the City Council feels that the findings of the study are correct, they may then adopt the findings of the study. If, however, the City Council feels the study does not analyze and document the project, it may require additional study or preparation of a full Environmental Impact Report.

What is a "Significant Impact"

The word "significant" is a subjective term, however, CEQA contains a list of impacts that are normally considered to be "significant". Impacts most commonly found to be significant for development projects in valley communities include:

- Loss of farmland
- Impacts to air quality
- Loss of endangered plant and animal species
- Impacts on infrastructure - local water or sewer systems
- Groundwater
- Traffic/circulation
- Public services
- Loss of cultural resources

This list is not all-inclusive - impacts will vary depending on the nature of a specific project, its site and surroundings. Further, if an impact was acknowledged as significant in a previous EIR, preparation of a new EIR is not required.

1.2 Location

The proposed project, TCP Water Treatment Facilities, will involve two locations. They are:

Well 12, located on a triangular-shaped site that is bounded by Lincoln, Earl and Eighteenth, has inadequate space for construction of an on-site treatment plant. This well must be treated at a remote location. The proposed treatment location is an orchard south of Kern Street (Avenue 396) across from Lincoln Elementary School.

Exhibit No. 1 Well No. 12 and associated Treatment Plant

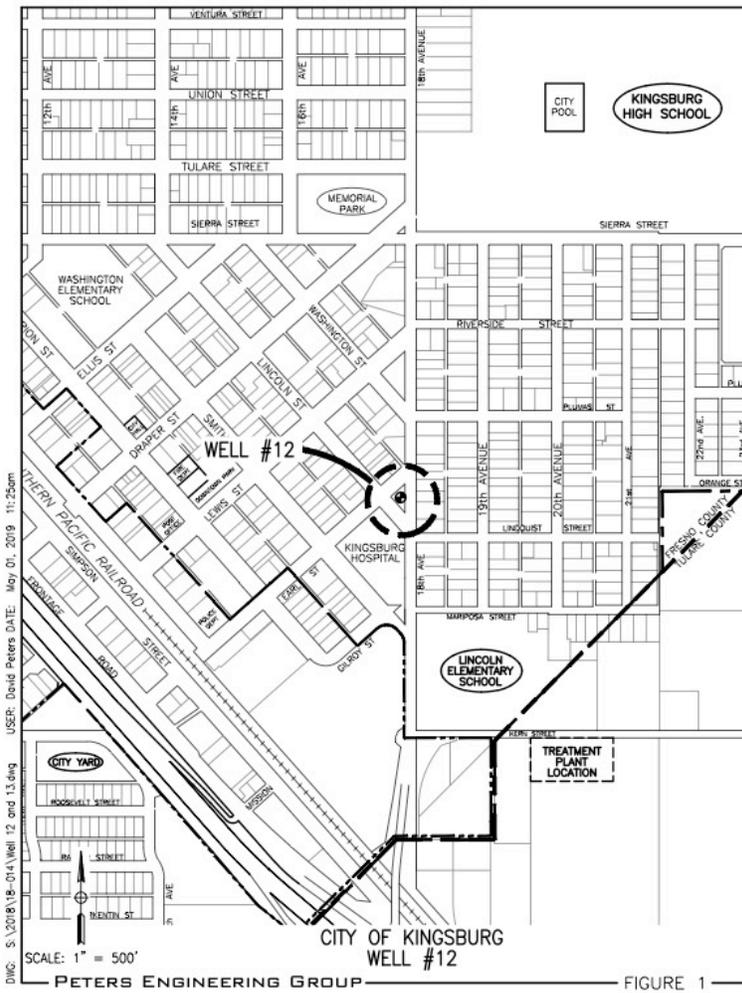
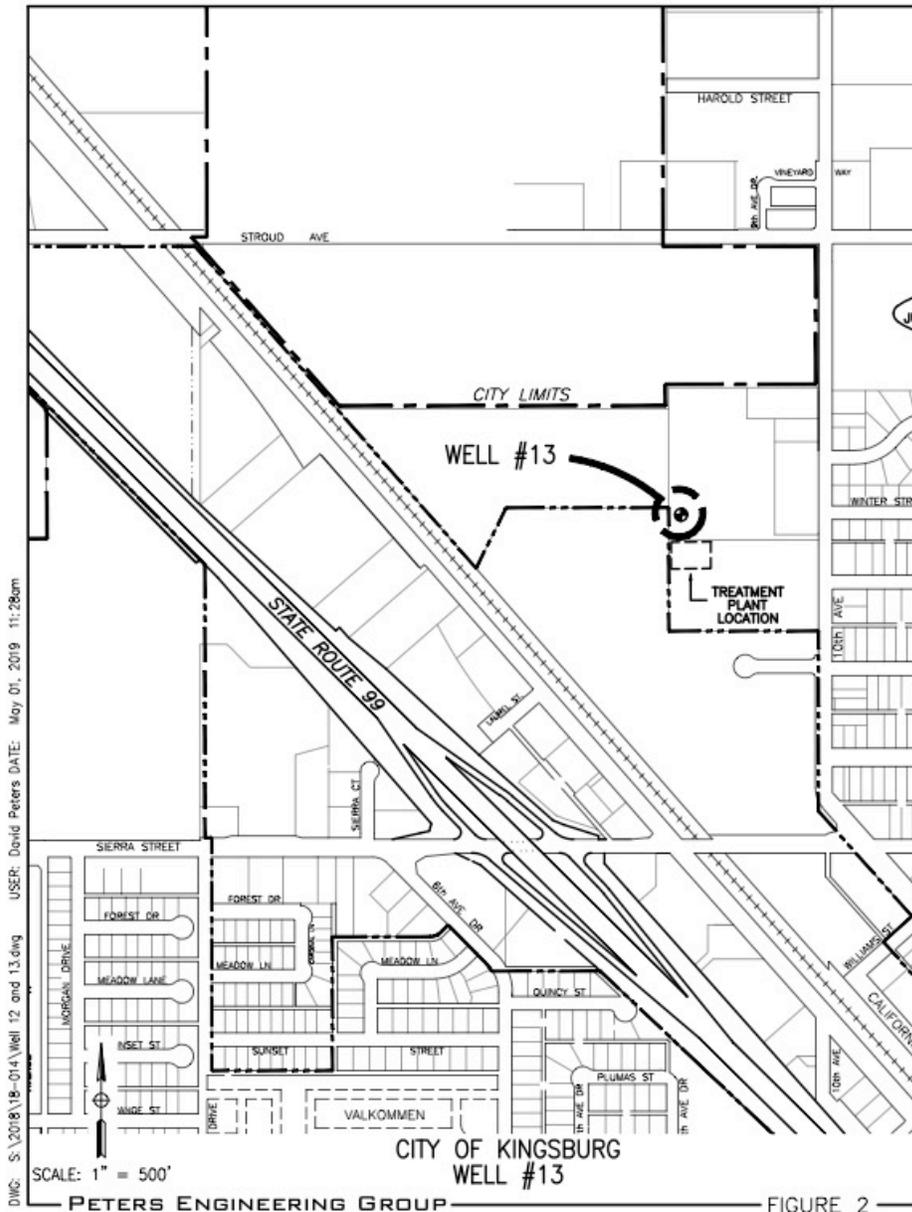


FIGURE 1

Well No. 13, located west of 10th Street and north of the Ventura Street alignment, is situated adjacent to a heavily vegetated storm water / recharge pond. There is not enough room to construct a treatment plant on the site without reclaiming a portion of this pond. For this reason, the proposed treatment location is a vacant parcel located south of the pond just off of 10th Avenue.

Exhibit No. 2 Well No. 13 with associated Treatment Plant



Kingsburg is located on State Highway 99 in southern Fresno County, 20 miles south of the city of Fresno. The nearest city to Kingsburg is Selma, about three miles to the north (see Exhibit 2: Regional Location).

Well 12 is located in Section 26, Township 16 South, Range 22 East; Well 13 in Section 22, Township 16 South, Range 22 East.

1.3 Project Description

The proposed location for the treatment facilities for Well No. 12 is planned for an orchard south of Kern Street (Avenue 396) across from Lincoln Elementary School. The sporting fields for Lincoln School are directly across from the proposed site. They are used year-round for school and extracurricular activities. Additionally, the Kern Avenue road shoulder in front of the proposed site is frequently used for overflow parking. For these reasons, it is proposed that the treatment site be surrounded by a masonry wall and that the vessels be installed in a 5-foot deep pit. These improvements and design features will minimize the project's impact on the visual environment. Deliveries of carbon and sodium hypochlorite would be from trucks pulled onto a turnout in front of the site along Kern Street.

Associated with the Well No. 12 project is approximately 2,061 linear feet of 10-inch diameter C900 PVC pipeline that will connect the well with the treatment facilities. It has been assumed that no new public right-of-way or easements will need to be acquired for this pipeline. The treatment plant site will be acquired from a private property owner.

The proposed treatment plant location for Well No. 13 is situated on the west side of 10th Avenue and north of the westerly extension of Ventura Street.

Based on the land uses (vacant fields, railroad right of way and industrial uses) that surround the proposed treatment site, it has been determined that the Granular Activated Carbon vessels can be installed on an at-grade concrete pad and surrounded by a chain link fence with privacy slats. Deliveries of carbon and sodium hypochlorite would be from trucks pulled onto the driveway leading to the Well No. 13 site off of 10th Avenue.

1.4 Purpose of Project

Kingsburg has seven well sites that provide the water supply for the city's water distribution system. In 2017, the California State Water Board updated the maximum contaminant level (MCL) for the chemical 1,2,3 Trichloropropane also known as TCP. Wells 12 and 13 recently had test results that exceeded the MCL for TCP. The water board has issued a Compliance Order which requires the City to either provide treatment facilities to reduce the TCP levels to below the MCL or discontinue use of the wells. The City cannot supply the water needs of the community without these wells being operational. Thus, the City is proposing to construct TCP treatment plants at these two well sites. The treatment facilities include Granular Activated Carbon vessels, which removes the TCP; chlorination disinfection facilities; and miscellaneous piping and site improvements such as fencing, walls and gates.

1.4 Benefits of the Project

The project will benefit the community by providing: (1) safe drinking water that meets state drinking water standards, (2) adequate water capacity for drinking and fire suppression that meets the requirements of the State of California, Department of Health Services, and (3) affordable water for the residents of the City of Kingsburg by minimizing the cost of water facility operations.

1.5 Potential Funding Sources

The City of Kingsburg will utilize monies in its water fund to finance the above described water treatment plant improvements.

1.6 Project Schedule

The total length of time required for design and construction is expected to take approximately one year.

2.0 CITY OF KINGSBURG

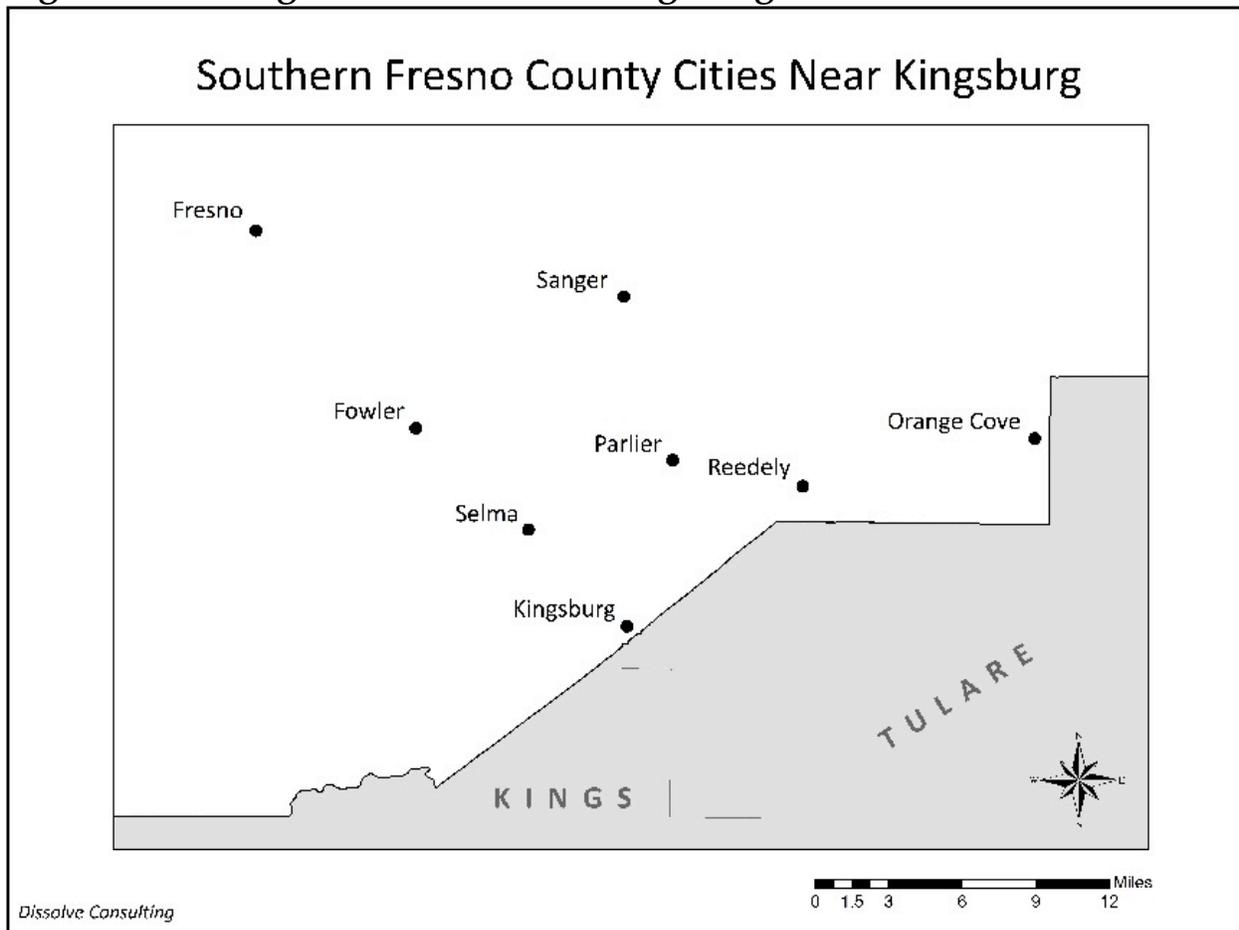
2.1 Overview

A. Description of Kingsburg

The City of Kingsburg was incorporated in 1908 and is one of 15 cities in Fresno County. It operates pursuant to the city charter and the applicable laws of the State of California.

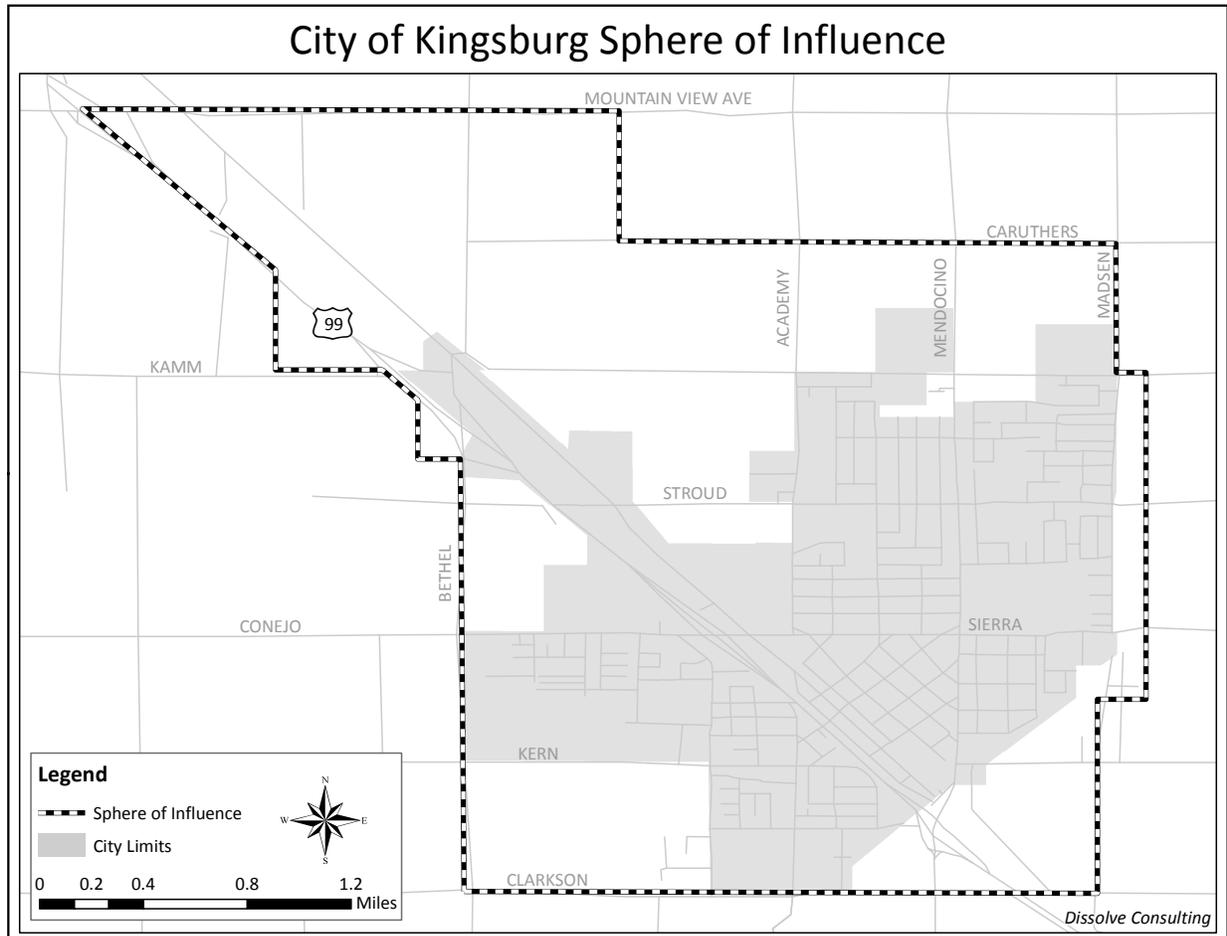
The city occupies land on both sides of State Route 99 with its southern boundary starting at the Tulare/Fresno county line and its northern boundary ending at Mountain View Avenue.

Figure No. 3: Regional Location of Kingsburg



The Kingsburg city limits encompass 2,235 acres; the SOI contains 4,019 acres. According to the State Department of Finance, Kingsburg's population was 12,338 on January 1, 2017, up 1.9 percent from 1/1/2016 (12,111).

Figure 4: Kingsburg City Limits and Sphere of Influence



The city is governed by a five-member city council that is elected at-large. The city council meets twice a month. The governance of Kingsburg is also guided by a number of advisory commissions and committees including, the planning commission and economic development committee.

The City utilizes a city manager form of government. As of 2017, the city provides the following municipal services.

- police protection and traffic enforcement
- fire protection and prevention
- emergency medical and medical transport services
- land use planning
- building inspection and plan check
- public parks and recreation programs

Further, the City contracts for engineering, planning and legal services.

B. Kingsburg's General Planning Goals and Policies

The Kingsburg general plan serves as the city's constitution in regard to the physical development of Kingsburg. The general plan provides a "blueprint" for Kingsburg as it relates to the arrangement of different land uses including parks; residential, commercial and industrial development; public facilities (schools, libraries, government offices, etc.); and open space uses such as agriculture. The general plan also describes in narrative and map form the local and type of roadways that will connect the various land use types.

The general plan also contains numerous goals, policies and objectives that guide the physical development of the community as well as detailing various land use strategies to attract industries, revitalize the downtown, protect existing neighborhoods, and make for a more pedestrian-friendly circulation system.

In 2005, the City of Kingsburg adopted a specific plan for lands north of the city limits. The document, entitled North Kingsburg Specific Plan, was adopted in July of 2005.

The North Kingsburg (NK) Specific Plan serves as the primary instrument of the City of Kingsburg for carrying out urban development proposals of the Comprehensive General Plan for the Swedish Village of Kingsburg (General Plan) as they apply in North Kingsburg. The rationale for developing the Specific Plan is based on unique geographic circumstances. The Fresno-Tulare County boundary line and highly productive agricultural soils constrain development to the south and east, while the wastewater facilities of the Selma-Kingsburg- Fowler County Sanitation District (S-K-F) constrain development to the west of Kingsburg.

The NK Specific Plan also contains an important non-residential component referred to as the Industrial Corridor that covers industrial and selected commercial categories of land use extending north-westerly along the State Route 99 freeway and Union Pacific Railroad tracks from the vicinity of Stroud Avenue to Mountain View Avenue. Separate development standards and regulations have been prepared for the Industrial Corridor.

All residential development in Kingsburg is also required to adhere to well-established growth management policies of the City that have limited annual growth in housing units since 2004, called the Kingsburg Growth Management System. It was enacted in November 2004 as Measure N - an amendment to Kingsburg's Charter. The System calls for 115 allocations, or rights to build, to be made available at the beginning of each calendar year, with two rounds of applications per year possible. The Growth Management System was brought about by concerns of too much unplanned and uncoordinated growth in the City.

Kingsburg amended its zoning ordinance to provide three overlay zones in the downtown. These overlay zones regulate land uses, height and setback standards, architectural design, and signage in the overlay zones.

C. Growth and Population

Population growth occurred at an annual rate of 3.2 percent between 1990 and 2005, close to the target rate of three percent. The population on January 1, 2005, was estimated at 11,237 by the California Department of Finance. At a three percent rate of growth, the population of the City would climb to about 20,295 by the year 2025 and 23,528 by the year 2030. Like many planning documents that attempted to predict future populations, the authors of the North Kingsburg Specific Plan were less than accurate in their future population projections. For example, the 2010 US Census showed Kingsburg as having a population of 11,504; the State Department of Finance estimated the 1/1/2007 population at 12,388, well below the population's projections contained in the Specific Plan.

For Kingsburg to continue to grow cities are often required to annex

property from the county into the city limits. The annexation of property must be consistent with Fresno County Local Agency Formation Commission (LAFCO) policies. The subject territory should be served with sewer, water and storm drainage infrastructure; police, fire and solid waste collection services; and the property should have adequate access to surrounding roadways.

D. Public Services and Infrastructure

The City of Kingsburg provides a range of municipal services to its residents. These services are planned for extension as unincorporated areas are annexed into the city. This section will list the municipal services that are provided by Selma-Kingsburg-Fowler Sanitation District and Mid-Valley Disposal. Kingsburg specifically provides water, fire, police, circulation and roadways and parks and recreation.

The long-term provision of services is guided by a number of city documents including, the general plan, the North Kingsburg Specific Plan, water master plan, circulation element and Kingsburg's 5-year capital improvement program.

The improvements associated with development on lands within the city limits and lands scheduled for annexation are financed by a myriad of funding sources including, development impact fees; sales, property and transient taxes; state and federal grants, gasoline and transportation taxes, and general obligation and revenue bonds.

Operating, maintenance and repairs costs associated with the above services and infrastructure is financed through monthly utility payments, general fund revenues, and assessment districts.

Public Works

The Public Works Department provides a range of services for residents of Kingsburg, including: street maintenance and minor street construction; grounds and building maintenance; management of Kingsburg's water system including transmission lines, wells and tanks; management of Kingsburg's storm water system; and street sweeping. The Public Works Department is funded by Kingsburg's general fund, water fund, storm

drainage fund and gasoline tax revenue. The department employs 10 persons.

As the workload within the sub-departments increase, the city adds additional employees and/or equipment. It is imperative that revenues from the above listed funds keep pace with workload demands in the public works department. Some of the costs of the department, especially for equipment and specific improvements (e.g. new road or water line) can be funded by state and federal grants.

Fire and Emergency Medical

This department provides fire suppression and medical services to residents within Kingsburg. The Department is funded by Kingsburg's general fund and ambulance transport fees, grants and various miscellaneous fees. The Department employs 10.5 persons. As the workload within this department increases, the city adds additional employees and/or equipment (e.g. fire trucks, hoses, and/or medical equipment) to these departments. Given that the city's general fund is made up of revenues from sales and property taxes, it is imperative that these revenues keep pace with workload demands in this department. Some of the revenue demands for the department can be supplemented by various state and federal grants, however, very rarely can these grants be used for operations.

The City of Kingsburg has a mutual aid agreement with Fresno County Fire Protection. The City fire department will respond to fires outside the city limits when called upon by the County fire department and vice versa when the City calls for backup from the county.

Police Department

The Police Department provides patrolling and investigation services to residents within Kingsburg. The department is funded by Kingsburg's general fund, and employs 18 persons, including 15 sworn personnel. As the workload within this department increases, the city adds additional employees and/or equipment (e.g. police cars, body cameras, guns, and other police-related equipment) to the department. Given that the city's general fund is made up of revenues from sales and property taxes, it is imperative that these revenues keep pace with workload demands in this department. Some of the funding demands for the departments can be

supplemented by various state and federal grants; however, very rarely can these grants be used for operations. The exception is the COPS grant which pays for additional police personnel but requires matching funds from the city.

The City has a mutual aid agreement with the Fresno County Sheriff's Department and the Highway Patrol.

Service Adequacy

Performance measures vary from department to department. The measures might involve response time, as in the case of police and fire services, or miles of streets paved, as in the case of the Public Works Department. In the case of other general government departments, it can be measured by the number of applications processed, forms completed, personnel matters reviewed, or phone calls and e-mails responded to. The ability to service the community of Kingsburg may hinge on future expenditures that include PERS payments, health care costs, minimum wage increases, and the Amazon factor - a reduction in sales tax dollars because persons are ordering goods over the internet. Together, these expenditures and reduction in sales tax revenue could shackle a city's ability to pay for services in the future.

The two most important public safety (police, fire and medical) measures that a city examines are response time of personnel, and personnel per 1,000 persons. Kingsburg had a 2017 population of 12,338. This figure, when divided by sworn personnel in the Police Department (15), results in a ratio of one sworn personnel for every 822 persons (1.2 sworn personnel per 1,000 residents), while the Fire and Ambulance Departments (10.5 employees) maintains a ratio of one employee for every 1,175 persons (0.85 per 1,000 persons). Both of these personnel ratios are considered adequate for the size of the community.

For both public safety departments, a 5-minute response time is considered adequate, and a corresponding map has been provided for each department. The entire city is within the 5-minute response time of each department. In fact, a substantial amount of county lands around Kingsburg are also covered by these 5-minute response diagrams.

Figure No. 5: Kingsburg Police Department 5-Minute Response Range

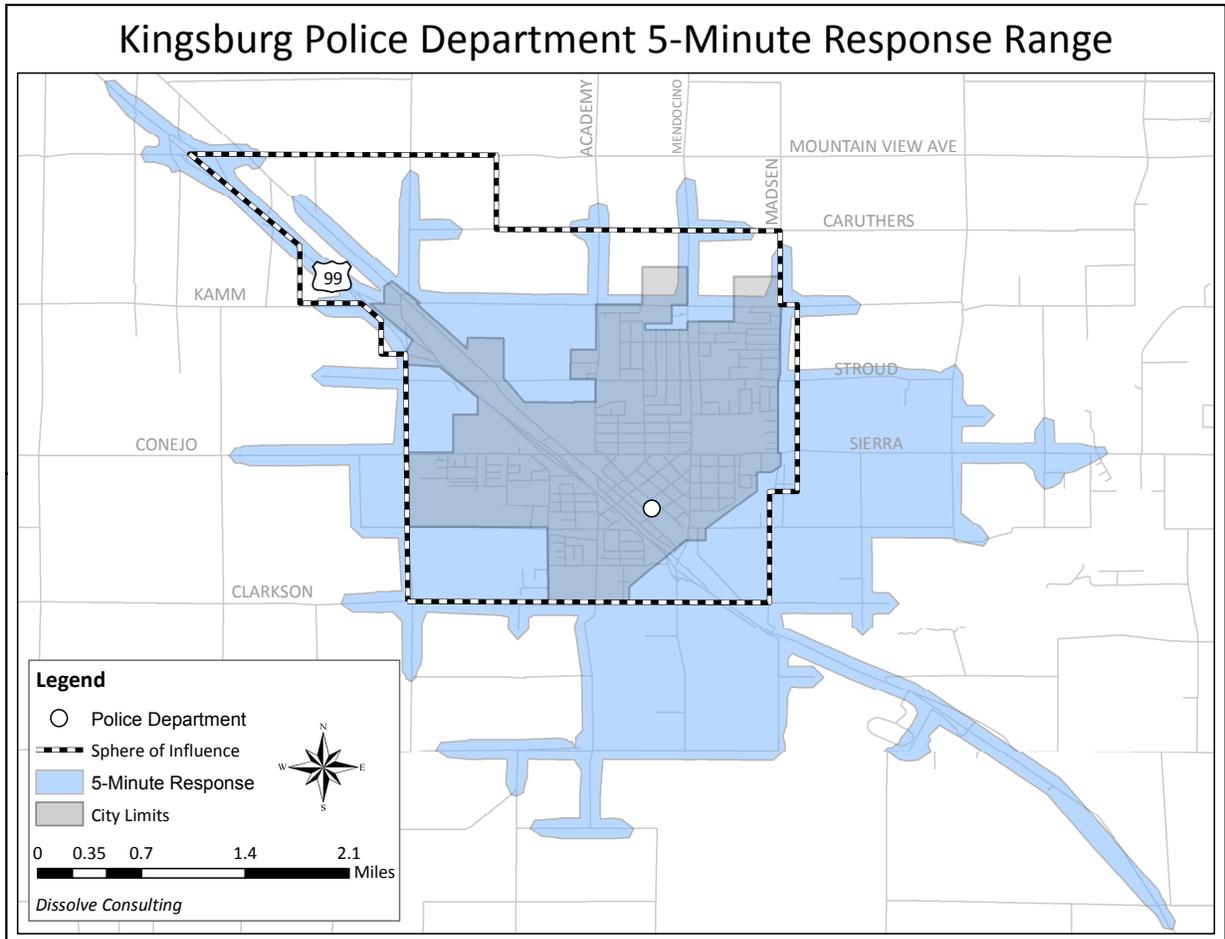
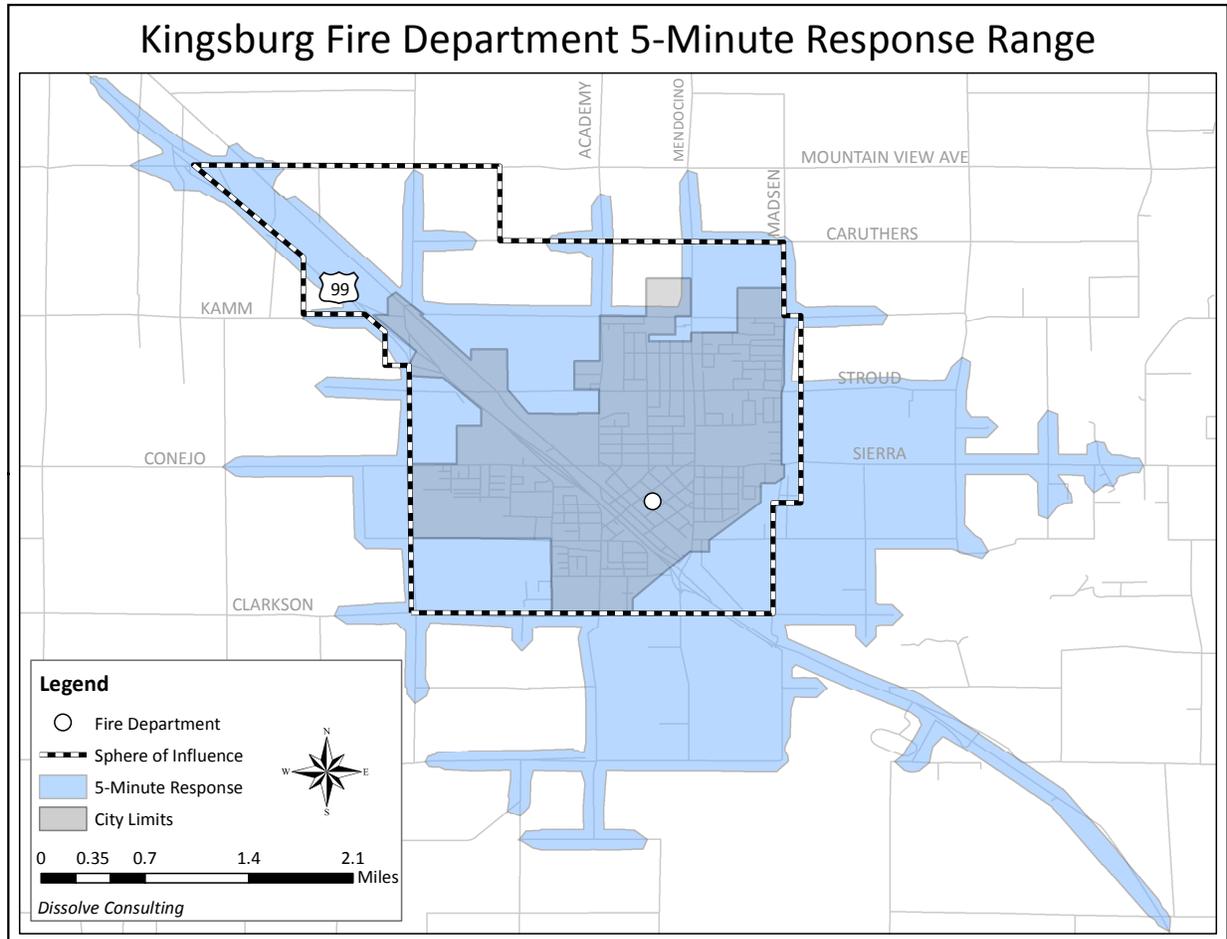


Figure No. 6: Kingsburg Fire Department 5-Minute Response Range



Most city budgets in California are threatened by four factors - increased demand for services as a result of population growth, increased PERS costs, increased health care costs, and reduction in sales tax revenue due to the "Amazon" effect. Over time, cities are struggling to "make ends meet" by reducing staff, contracting out for services, initiating sales tax increases, and where possible, increasing funds in its reserve account.

During the course of this review the following recommended enhancements to service were identified to address issues or public safety concerns:

1. The city of Kingsburg will continue to support their mutual aid agreements with surrounding agencies.

2. The city has implemented the formation of Community Services Districts for all new subdivisions in Kingsburg. These funds will help to provide public safety services to newly developing subdivisions within the city.

3. Development in Kingsburg will continue to conform to the General Plan and the North Kingsburg Specific Plan, as applicable. These plans encourage contiguous development that promotes connectivity, which makes it more efficient to provide public safety services to new developments.

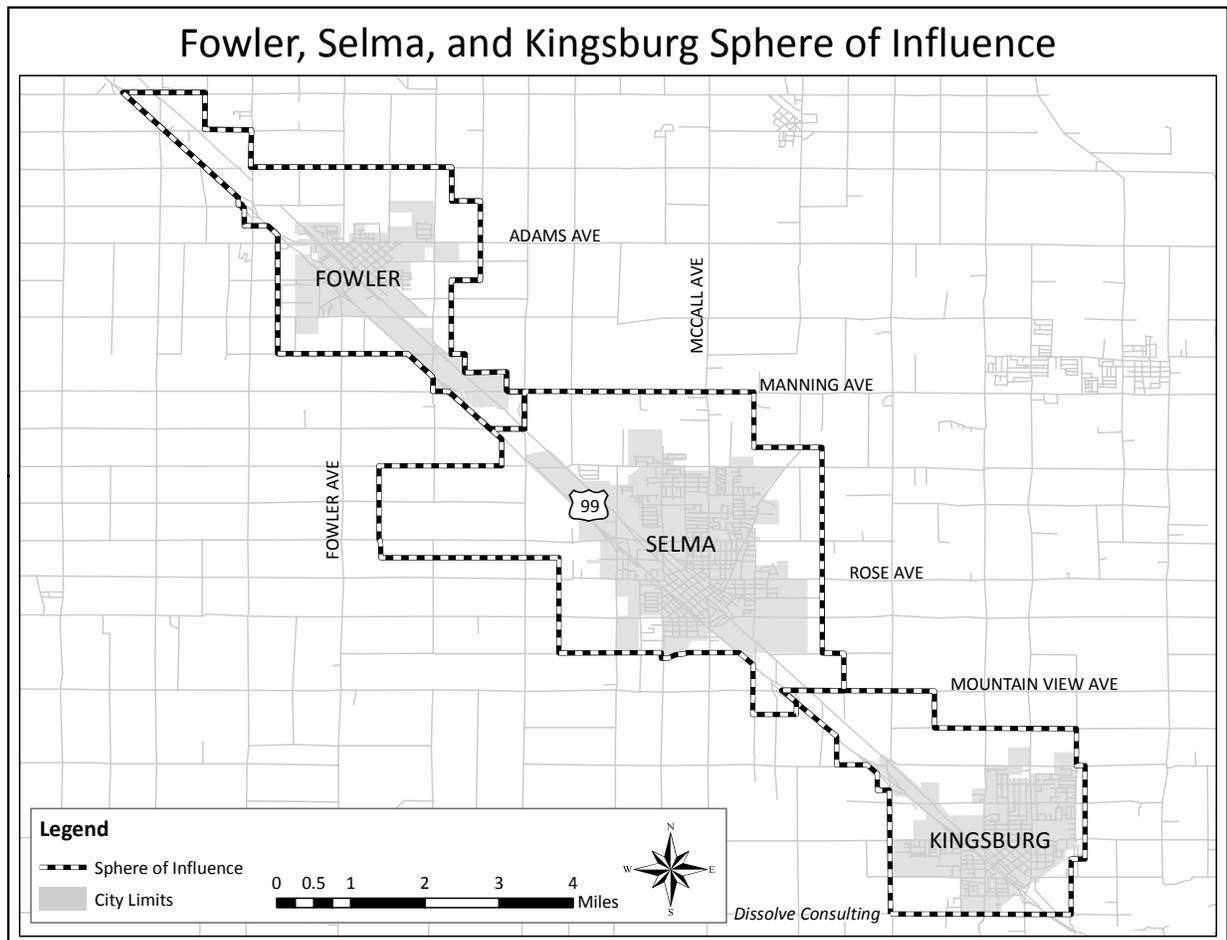
Selma-Kingsburg-Fowler (SKF) Sanitation District

The Selma-Kingsburg-Fowler County Sanitation District (SKF) is a public agency formed in 1971 by the Fresno County Board of Supervisors for purposes of providing wastewater collection, treatment, and disposal services. Each member city owns the interceptors within their respective jurisdiction, and SKF owns and manages the lines between the member cities and its wastewater treatment facility, as well as percolation/evaporation ponds located on a 550-acre site south of East Cornejo Avenue, approximately three-quarter miles west of the City of Kingsburg. SKF's service area encompasses 7,012 acres and its SOI encompasses approximately 17,330 acres. The sewer system consists of approximately 167 miles of sewer lines ranging in diameter from eight inches to 42 inches, and 22 wastewater pump stations. The California Regional Water Quality Control Board (RWQCB) regulates SKF under order #5-01-255.

SKF's 2016 Collection System Master Plan update (CSMP) evaluated the capacity of the District's collection system based on various performance criteria. According to the Master Plan, the hydraulic design flows used for the hydraulic capacity of the collection system consist of two key components: Peak Wet Weather Flows (PWWF) that are developed using Average Dry Weather Flow (ADWF) and Peak Dry Weather Flows (PDWF). According to the Master Plan, the District's current estimated ADWF is 4.3 million gallons per day (mgd), while its PDWF is 7.87 mgd. The District anticipates the sewer system will continue to be built out consistent with the Master Plan and estimates its 2020 flow capacities at 4.3 mgd ADWF and

7.87 mgd PDWF. The District’s PWWF design flow has a capacity of 15.91 mgd.

Figure No. 7: SKF Sphere of Influence



In 2016, SKF adopted its updated Master Plan that projects the District’s growth using five-year, 10-year, and 20-year design flow projections to ensure that the wastewater projections and facilities required to serve its member cities adequately reflect each member city's planned growth. The proposed City of Kingsburg SOI amendment is not currently within SKF’s SOI; a request to realign SKF’s SOI and service area to complement the City of Kingsburg’s proposal is considered in a separate MSR prepared by

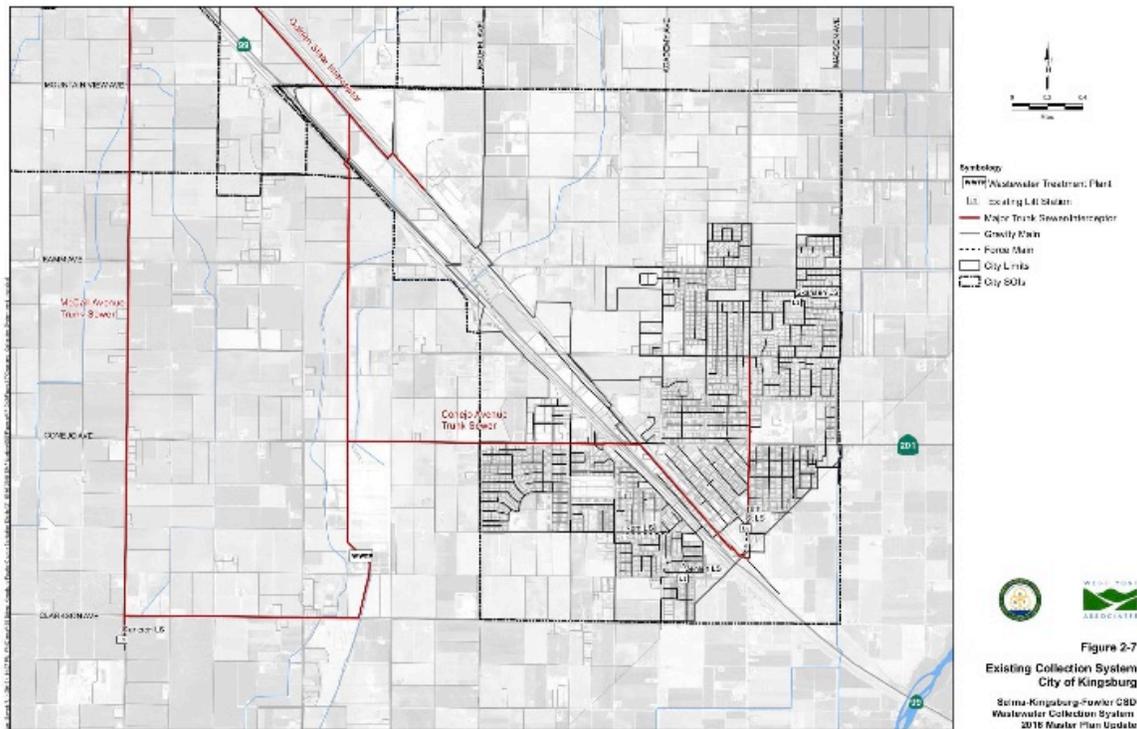
LAFCo.

SKF uses each member city's adopted general plan land use diagram and SOI boundary to account for SKF's growth and population projections. SKF coordinates all development projects with its member cities and local agencies through the City-County application review process so development is adequately served by SKF. As such, SKF growth occurs in tandem with the growth of its member cities.

As detailed in the 2016 Master Plan, the SKF treatment plant has ample capacity to handle the additional effluent that will be generated by the growth assumed in the Kingsburg General Plan and North Kingsburg Specific Plan. Most of the new effluent that will be generated by urban growth in Kingsburg will be residential wastewater, easily treated at the SKF wastewater treatment plant. Presently, the SKF is operating at 50 percent of plant capacity; the plant has a treatment capacity of 8.0 million gallon per day; the plant is currently treating 4.1 million gallons per day.

The SKF plant is financed by connection fees, monthly payments and state and federal grants.

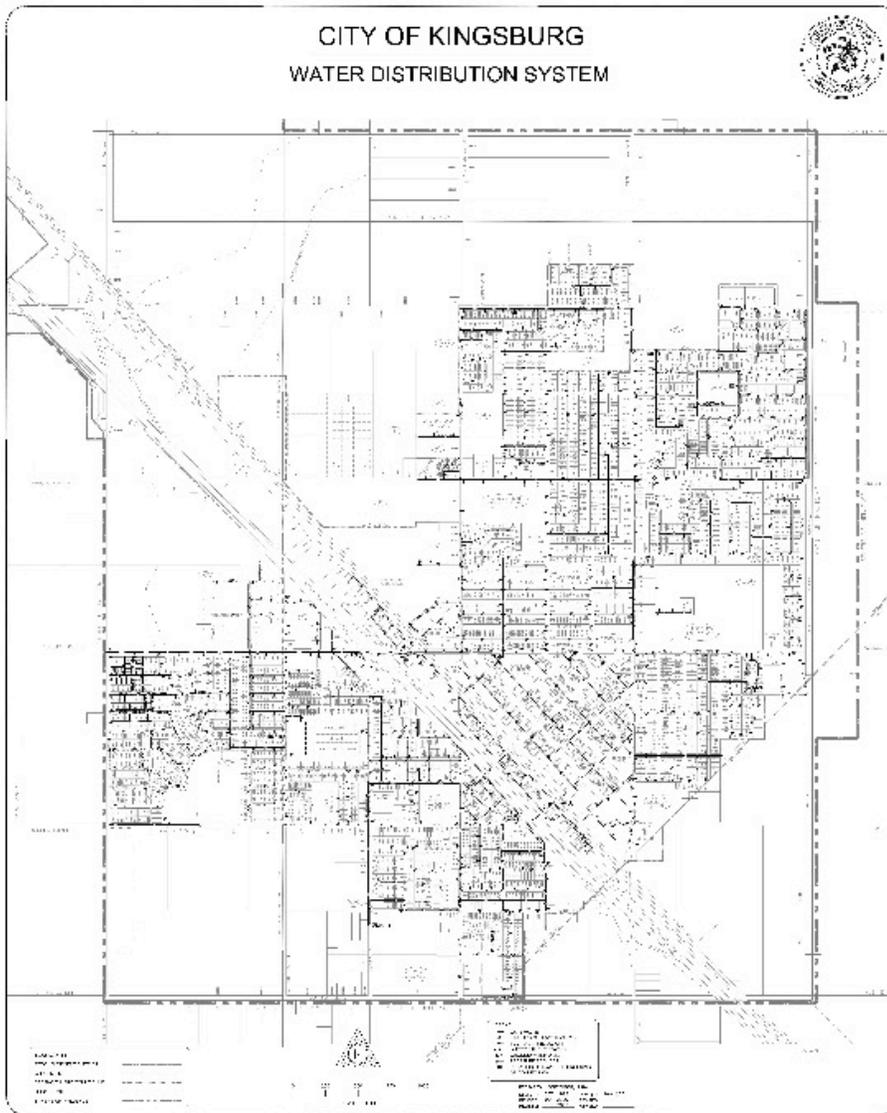
Figure No. 8: Kingsburg Sewage Collection System



Water System

The City’s water system is supplied by seven groundwater wells located within the City limits and uses a grid water main system to deliver to its customers. In 2015, the City prepared an Urban Water Management Plan (UWMP) which serves as the foundational document for the City’s water system, addressing historical and projected water demands, water supplies, supply reliability, the water shortage contingency plan, and water conservation programs.

Figure No. 9: Kingsburg Water Distribution System



The City's water system is in good condition. The wells provide adequate pumping rates to accommodate peak demand in the summer months. Further, Kingsburg's above ground storage tanks ensure water pressure at

each of the fire hydrants. In the near term, the groundwater basin is adequate to meet current demands; however, in the long term, the groundwater basin yield will further decline making it more difficult to meet increased future demand without offsetting actions. To date, declining water levels have had only a minor effect on well yields and production costs in Kingsburg, but further declines in groundwater basin storage and levels are expected and these may negatively affect well yields and pumping costs. The City is working to develop and construct groundwater recharge projects through an agreement with CID (Consolidated Irrigation District) and through SGMA (Sustainable Ground Water Management Agency) compliance efforts in order to mitigate the groundwater overdraft. Similar efforts are also being undertaken by other GSAs within the Kings Basin.

Kingsburg has recently embarked on a mitigation program to remove 1,2,3 TCP (trichloropropane) from its domestic water system. This program is financed by monetary settlements with Dow Chemical Company and Shell Oil Company.

3.0 PROJECT SETTING

The purpose of this section of the Initial Study is to provide a description of the existing environmental conditions in the vicinity of the project sites.

3.1 Project Sites

Well No. 12 Water Treatment Site

Existing Land Use & Surrounding Lands

The subject site is located on vacant land located just west of 10th Avenue.

Land in the vicinity of the site is characterized by a mix of uses as follows:

North: single family dwellings

East: single family subdivisions

South: vacant land and commercial buildings

West: storm drainage pond and industrial buildings

Well No. 13 Water Treatment Site

Existing Land Use & Surrounding Lands

The subject site is located on orchard land just north of Kern Street

Land in the vicinity of the site is characterized by a mix of uses as follows:

North: playing fields of Lincoln School

East: orchards

South: orchards and industrial uses

West: industrial buildings

3.2 Land Use Controls

Well No. 12 Treatment Site is designated “medium density residential” on the Land Use Map of the Kingsburg General Plan. According to the General Plan, this land use designation is intended for “residential uses that may include parks, public facilities, and water storage and collection basins.”

The site is currently zoned RM-3 (multi-family residential, one unit per 3,000 square feet) by the City of Kingsburg. This zone classification is consistent with General Plan's land use designation of "medium density residential".

Well No. 13 Treatment Site is designated “agriculture” on the Land Use Map of the Kingsburg General Plan. According to the General Plan, this land use designation is intended for “agricultural uses that may include parks, public facilities, and water storage and collection basins.”

The site is currently zoned AE-20 (exclusive agriculture, 20-acre minimum) by the County of Tulare. This zone classification is consistent with Kingsburg’s General Plan land use designation of "agriculture".