

Mayor
Lois Wynne
Mayor Pro Tem
Jeff Chedester
Council Members
Ray Madrigal
Eddie Neal
William Siegel



**Public Works/
Planning Department**

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Staff Report

ITEM 3-1

To: Lemoore City Council
From: Steve Brandt, City Planner *SB*
Date: June 30, 2015 **Meeting Date:** July 7, 2015
Subject: Public Hearing to Consider General Plan Amendment (Resolution 2015-14) and Zone Change (Ordinance 2015-05) for 660, 708, and 898 West Iona Avenue

Discussion:

A request by a group of property owners led by Don Robbins to change the land use designation from Low and Medium Density Residential to Light Industrial and Medium Density Residential, and change the zoning from RMD (Medium Density Residential) and RLD (Low Density Residential) to ML (Light Industrial) and RMD (Medium Density Residential.) The site is located at 660, 708, and 898 West Iona Avenue in the City of Lemoore. The sites proposed for amendment include APNs 023-170-009, 023-170-010, 023-170-011, 023-170-015, 023-170-016.

Planning Commission met on June 8, 2015 and recommended approval of General Plan Amendment No. 2015-01 and Zone Change No. 2015-01 (attached for review). A public hearing is required to take testimony regarding the General Plan Amendment and Zone Change.

Budget Impact:

None

Recommendation:

City staff recommends that the City Council conduct a public hearing to take testimony regarding General Plan Amendment and Change of Zone. Following the public hearing, staff recommends that the City Council consider the testimony given, as well as the recommendation of the City Planning Commission, approve General Plan Amendment Resolution 2015-14, waive the first reading of Ordinance 2015-05 for the Zone Change and pass to a second reading.

Proposal submitted to the Planning Commission:

The proposal affects multiple properties on the north side of Iona Avenue, between Vine Street and 19th Avenue. Approximately 10.25 acres of land currently planned and zoned for Medium Density Residential development would change to Light Industrial. Additionally, approximately 1.25 acres of land currently planned for Low Density Residential would change to Medium Density Residential. The properties are vacant, except for an agricultural services business. This business is currently considered a legal nonconforming use under the current zoning, but would become legal if the proposed zone change was approved.

Applicant	Don Robbins and adjacent property owners
Location	660 to 898 West Iona Avenue
Existing Land Use	Agricultural service business, vacant land
APN	023-170-009, 023-170-010, 023-170-011, 023-170-015, 023-170-016
Total Building Size	N/A
Lot Size	10.25 proposed for Light Industrial 1.25 acres proposed for Medium Density Residential
Zoning	RMD and RLD
General Plan	Low and Medium Density Residential

Adjacent Land Use, Zone and General Plan Designation

<u>Direction</u>	<u>Current Use</u>	<u>Zone</u>	<u>General Plan</u>
North	Residential neighborhood and rural residence	RLD	Low Density Residential
South	Light industrial uses	ML and CF	Light Industrial and Community Facilities
East	Vacant land and rural residences	RMD and PR	Medium Density Residential and Parks/Recreation
West	Vacant land	RLD and MU	Low Density Residential and Mixed Use

Previous Relevant Actions

The site had previously been zoned Light Industrial. Most properties on the north side of Iona Avenue between 19th Avenue and Champion Street were rezoned to Medium Density Residential following the City's General Plan Update in 2008.

On August 24, 2014, the Planning Commission approved 2014-01 and Zone Change 2014-01, which rezoned property on the corner of Iona Avenue and Champion Street back to Light Industrial. The project was later approved by the City Council. This project approval encouraged

Mr. Robbins, the applicant, to lead a group of property owners to make a similar application for their properties.

Zoning/General Plan

The proposal will allow the existing agricultural service business to keep operating as it is currently. If the request is denied, then the business would be a legal nonconforming use and would not be allowed to expand. Since the building cannot likely be converted to residential uses, the building would likely have to be demolished when the site is redeveloped for new multi-family residential uses.

Approval of the proposal would allow additional light industrial uses to be constructed. This could potentially create land use incompatibility issues with the residential neighborhood to the north. However, the ML zone requires a 25-foot rear yard setback. The City would aggressively enforce this setback, and not allow buildings, parking, or storage of materials, thereby creating a 25-foot wide buffer area between the future industrial uses and the existing residences. Landscaping and/or storm drainage basins could be allowed in the 25-foot rear setback area.

The 1.25 acres that is proposed to change to Medium Density Residential is part of a 2.5-acre parcel that currently has two zones on it. This is an opportunity to rezone the entire site to one zone. Additionally, with the adjacent changes to Light Industrial, it would be difficult to design a 1.25-acre Low Density Residential area on that site that would have acceptable access, given the future surrounding uses.

Environmental Assessment

In accordance with the California Environmental Quality Act (CEQA), an Initial Study was prepared to determine if the project had any potentially significant impacts. No potentially significant impacts were found, so a Negative Declaration was prepared.

Recommended Approval Findings

Staff recommends that the City Council make the following findings:

1. The general plan amendment is in the public interest and the General Plan, as amended, will remain internally consistent.
2. The zone change is consistent with the General Plan goals, policies, and implementation programs.
3. The change to the General Plan and zoning would bring an existing business back into conformance with the Zoning Ordinance.

Recommended Approval Conditions

There are no recommended conditions. Approvals of General Plan Amendments and Zone Changes typically do not include conditions.

Subsequent Actions

If approved by the City Council, a General Plan Amendment will be granted. The Change of Zone will be brought back to Council for a second reading at a future meeting.

RESOLUTION #2015-13

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LEMOORE
APPROVING GENERAL PLAN AMENDMENT 2015-01**

At a Regular Meeting of the City Council of the City of Lemoore duly called and held on July 7, 2015, at 7:00 p.m. on said day, it was moved by Council member _____, seconded by Commission member _____ and carried that the following Resolution be adopted:

WHEREAS, Don Robbins representing himself and other adjacent property owners, has requested a general plan amendment and zone change to: 1) change the land use designation in the General Plan from Low and Medium Density Residential to Light Industrial and Medium Density Residential, and 2) change the zoning from RMD (Medium Density Residential) RLD (Low Density Residential) to ML (Light Industrial) RMD (Medium Density Residential), on property at 660 through 898 West Iona Avenue in Lemoore (APNs 023-170-009, 023-170-010, 023-170-011, 023-170-015, and 023-170-016); and

WHEREAS, the site currently contains an agricultural service business and vacant land; and

WHEREAS, the land use designation and zoning on the parcel at one time was ML (Light Industrial) and then was changed to Medium Density Residential with the comprehensive General Plan Update; and

WHEREAS, an Initial Study was prepared in accordance with the California Environmental Quality Act (CEQA), and found no potentially significant effects that might result from the project; and

WHEREAS, the Lemoore Planning Commission recommended approval after a duly noticed public hearing at their June 8, 2015, meeting.

NOW THEREFORE, BE IT RESOLVED that the City Council of the City of Lemoore finds that no significant environmental impacts would result from the identified project, and certifies that the Negative Declaration was prepared consistent with the California Environmental Quality Act (CEQA.)

BE IT FURTHER RESOLVED that the City Council of the City of Lemoore approves General Plan Amendment 2015-01, based on the evidence presented and the following specific findings:

1. The general plan amendment is in the public interest and the General Plan, as amended, will remain internally consistent.
2. The zone change is consistent with the general plan goals, policies, and implementation programs.
3. The change to the General Plan and zoning would bring an existing business back into conformance with the Zoning Ordinance.

Passed and adopted at a Regular Meeting of the City Council of the City of Lemoore held on July 7, 2015, by the following votes:

AYES:
NOES:
ABSTAINING:
ABSENT:

ATTEST:

APPROVED:

Mary J. Venegas, City Clerk

Lois Wynne, Mayor

ORDINANCE NO. 2015-05

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LEMOORE
AMENDING ZONING MAP OF THE CITY OF LEMOORE ZONING ORDINANCE
(ZONE CHANGE 2015-01)**

WHEREAS, Don Robbins representing himself and other adjacent property owners, has requested a zone change to change the zoning from RMD (Medium Density Residential) and RLD (Low Density Residential) to ML (Light Industrial) and RMD (Medium Density Residential), on property at 660 through 898 West Iona Avenue in Lemoore (APNs 023-170-009, 023-170-010, 023-170-011, 023-170-015, and 023-170-016); and

WHEREAS, an Initial Study was prepared in accordance with the California Environmental Quality Act (CEQA), which disclosed that no significant environmental impacts would result from the project; and

WHEREAS, the Planning Commission of the City of Lemoore, after duly published notice, held a public hearing before said Commission on June 8, 2015, and then recommended approval of the General Plan Amendment and Zone Change; and

WHEREAS, the City Council, held a public hearing on July 7, 2015;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LEMOORE DOES ORDAIN AS FOLLOWS:

Section 1. The Zoning Map of the Lemoore Zoning Ordinance is hereby changed as follows:

The portions of the zoning map north of the Iona Ave alignment that are designated Medium Density Residential (RMD) or Low Density Residential (RMD) and identified as Assessor's Parcel Numbers (APNs) 023-170-009, 023-170-010, 023-170-011, and 023-170-015 shall be changed to Light Industrial (ML); and

The portion of the zoning map north of the Iona Ave alignment that is designated Low Density Residential (RMD) and identified as Assessor's Parcel Number (APN) 023-170-016 shall be changed to Medium Density Residential (RMD).

Section 2. The City Clerk shall certify to the adoption of this Ordinance and cause it, or a summary of it, to be published once within 15 days of adoption in a newspaper of general circulation printed and published within the City of Lemoore, and shall post a certified copy of this Ordinance, including the vote for and against the same, in the Office of the City Clerk in accordance with Government Code Section 36933. Any summary of this Ordinance must be approved by the City Attorney before its publication. The City Clerk is further directed to cause this Ordinance to be codified after its adoption.

Section 3. This Ordinance shall take effect thirty (30) days after its adoption.

The foregoing Ordinance was introduced at a Regular Meeting of the City Council of the City of Lemoore held on the 7th day of July, 2015, and was passed and adopted at a Regular Meeting of the City Council held on the 21st day of July 2015 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

APPROVED:

Mary J. Venegas
City Clerk

Lois Wynne
Mayor

RESOLUTION #2015-05

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LEMOORE
RECOMMENDING APPROVAL OF GENERAL PLAN AMENDMENT 2015-01 AND
CHANGE OF ZONE 2015-01**

At a Regular Meeting of the Planning Commission of the City of Lemoore duly called and held on June 8, 2015, at 7:00 p.m. on said day, it was moved by Commission member MONREAL, seconded by Commission member BADASCI and carried that the following Resolution be adopted:

WHEREAS, a group of property owners led by Don Robbins has requested to change the land use designation from Low and Medium Density Residential to Light Industrial and Medium Density Residential, and change the zoning from RMD (Medium Density Residential) and RLD (Low Density Residential) to ML (Light Industrial) and RMD (Medium Density Residential) on property located at 660, 708, and 898 West Iona Avenue in the City of Lemoore. The sites proposed for amendment include APNs 023-170-009, 023-170-010, 023-170-011, 023-170-015, 023-170-016; and

WHEREAS, the land proposed to change from RMD (Medium Density Residential) to ML (Light Industrial) is approximately 10.25 acres, and the land proposed to change from RLD (Low Density Residential) to RMD (Medium Density Residential) is 1.25 acres; and

WHEREAS, the site contains an agricultural service business that is a legal nonconforming use under the current zoning; and

WHEREAS, in accordance with the California Environmental Quality Act (CEQA), an Initial Study was prepared to determine if the project had any potentially significant impacts. No potentially significant impacts were found, so a Negative Declaration was prepared; and

WHEREAS, the Lemoore Planning Commission held a duly noticed public hearing at their June 8, 2015, meeting.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Lemoore hereby makes the following findings regarding the proposed general plan amendment and zone change:

1. The general plan amendment is in the public interest and the General Plan, as amended, will remain internally consistent.
2. The zone change is consistent with the General Plan goals, policies, and implementation programs.
3. The change to the General Plan and zoning would bring an existing business back into conformance with the Zoning Ordinance.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Lemoore recommends that the City Council of the City of Lemoore approve General Plan Amendment 2015-01 and Zone Change 2015-01.

Passed and adopted at a Regular Meeting of the Planning Commission of the City of Lemoore held on June 8, 2015, by the following votes:

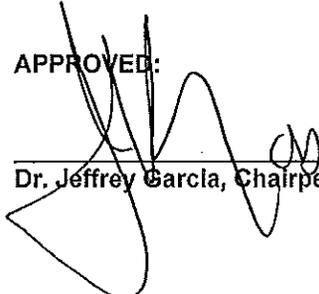
AYES: MONREAL, BADASCI, DOW, MARVIN, WYNNE, CLEMENT, GARCIA

NOES:

ABSTAINING:

ABSENT:

APPROVED:



Dr. Jeffrey Garcia, Chairperson

ATTEST:



Planning Commission Secretary

SECTION ONE – INTRODUCTION

1.1 CEQA Requirements

This document is the Initial Study/ Negative Declaration (IS/ND) on the potential environmental effects of General Plan Amendment 2015-01 and Zone Change 2015-01. These proposals would change the land use designation and the zoning from Low and Medium Density Residential to Light Industrial and Medium Density Residential, and change the zoning from RMD (Medium Density Residential) and RLD (Low Density Residential) to ML (Light Industrial) and RMD (Medium Density Residential.) The site is located at 660, 708, and 898 West Iona Avenue in the City of Lemoore. The sites proposed for amendment include APNs 023-170-009, 023-170-010, 023-170-011, 023-170-015, 023-170-016.

The City of Lemoore will act as the Lead Agency for this project pursuant to the *California Environmental Quality Act (CEQA)* and the *CEQA Guidelines*.

Section 15063 of the CEQA Guidelines requires the Lead Agency to prepare an IS to determine whether a discretionary project will have a significant effect on the environment. The purposes of an IS, as listed under Section 15063[c] of the CEQA Guidelines, include:

- (1) *Provide the Lead Agency with information to use as the basis for deciding whether to prepare an EIR [Environmental Impact Report] or a Negative Declaration;*
- (2) *Enable an applicant or Lead Agency to modify a project, mitigating adverse impacts before an EIR is prepared, thereby enabling the project to qualify for a Negative Declaration;*
- (3) *Assist in the preparation of an EIR, if one is required, by:*
 - (A) *Focusing the EIR on the effects determined to be significant;*
 - (B) *Identifying the effects determined not to be significant;*
 - (C) *Explaining the reasons for determining that potentially significant effects would not be significant; and*
 - (D) *Identifying whether a program EIR, tiering, or another appropriate process can be used for analysis of the project's environmental effects.*
- (4) *Facilitate environmental assessment early in the design of a project;*
- (5) *Provide documentation of the factual basis for the finding in a Negative Declaration that a project will not have a significant effect on the environment;*
- (6) *Eliminate unnecessary EIRs; and*
- (7) *Determine whether a previously prepared EIR could be used with the project.*

This IS/ND has been prepared in response to the requirements presented above.

Roger Don Robbins, the owner of the project site, is proposing a general plan amendment and zone change that will allow him to assume industrial use of the property that previously existed prior to the adoption of the current General Plan in 2008. A complete project description is presented in Section Two of this document.

This IS/ND examines the project impacts and identifies the appropriate type of additional documentation that is required pursuant to *CEQA* and the *CEQA Guidelines*.

1.2 References

Referenced in this IS/ND are the following reports:

- California Environmental Quality Act (CEQA) Statutes (Public Resources Code Section 21000, et. seq.)
- *San Joaquin Valley Air District, "Guide for Assessing and Mitigating Air Quality Impacts," 2002*
- Title 14, California Code of Regulations, Chapter 3. *Guidelines for Implementation of the California Environmental Quality Act*, Section 15000 et. seq.

SECTION TWO – PROJECT DESCRIPTION

2.1 Project Location and Background

The proposed project is located in the City of Lemoore, Kings County, California; it is approximately 0.4 miles south of State Route 198, 1 mile east of State Route 41, 1.1 miles south of Downtown Lemoore and 7 miles east of Naval Air Station Lemoore. The site is located 6.4 miles west-southwest of Hanford, at an elevation of 210 feet, it is part of the Hanford-Corcoran Metropolitan Statistical Area. (Figures 2-1, Regional Location and 2-2, Project Location. The project's purpose is to allow the property owner the ability to conduct industrial activities consistent with those that currently exist on site and possibly expand the use of the property by the existing business by changing the land use designations of the General Plan for the project site from Low and Medium Density Residential to Light Industrial and Medium Density Residential, and to change the zoning from RLD (Low Density Residential) and RMD (Medium Density Residential) to ML (Light Industrial) and RMD (Medium Density Residential.).

2.2 Project Description

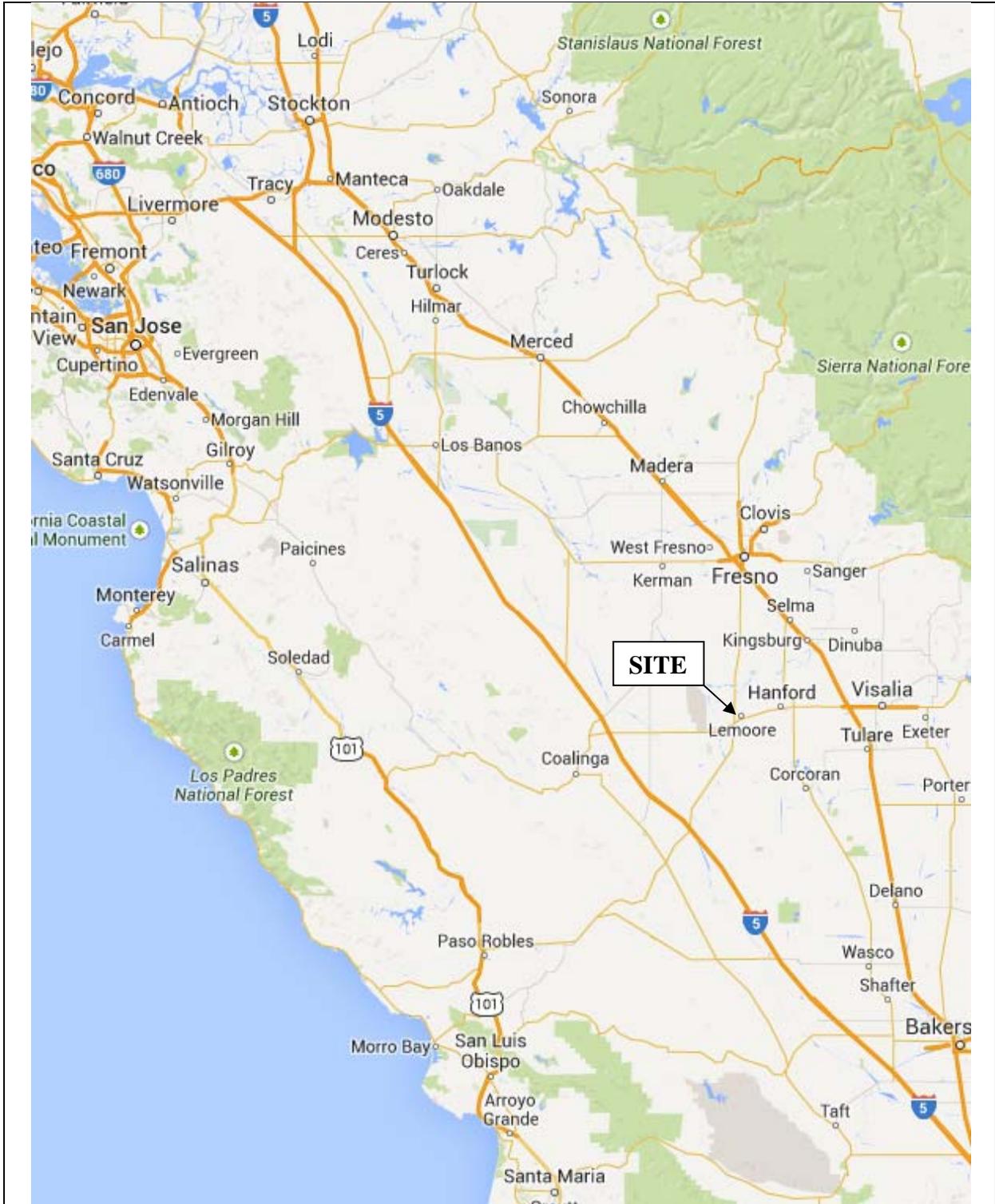
Roger Don Robbins, applicant and an owner of a parcel within project site, is proposing a General Plan Amendment and a Change of Zone that will allow expanded industrial use of the property that previously existed prior to the adoption of the current General Plan in 2008. The other property owners have consented to the proposal. Currently, the project site, which consists of four parcels, contains an agricultural services business currently within the Medium Density Residential General Plan Designation, which would not allow such an operation to expand. For the business to be consistent with Lemoore's General Plan and to be allowed to expand a General Plan Amendment must be granted to change the designation from Medium Density Residential to Light Industrial.

The other parcels included in the proposal are all vacant and do not have an established use. The project area already has access to telephone, sewer, water, and electrical services.

Traffic impacts will not change because the operation of the business will only continue as is currently is operating if the project is approved. However, if the business were to expand in the future by increasing capacity of work, adding employees, or establishing another business on any of the parcels listed within the application, further analysis would be required by another discretionary action.

2.3 Project Environmental Setting

The area surrounding the project site has low density and rural residential uses to the north and west, respectively, a golf course further to the east/southeast and light industrial uses to the south and southwest. Habitat adjacent to the project site consists of open, disturbed land that will not be affected because there will not be any new construction within the area.

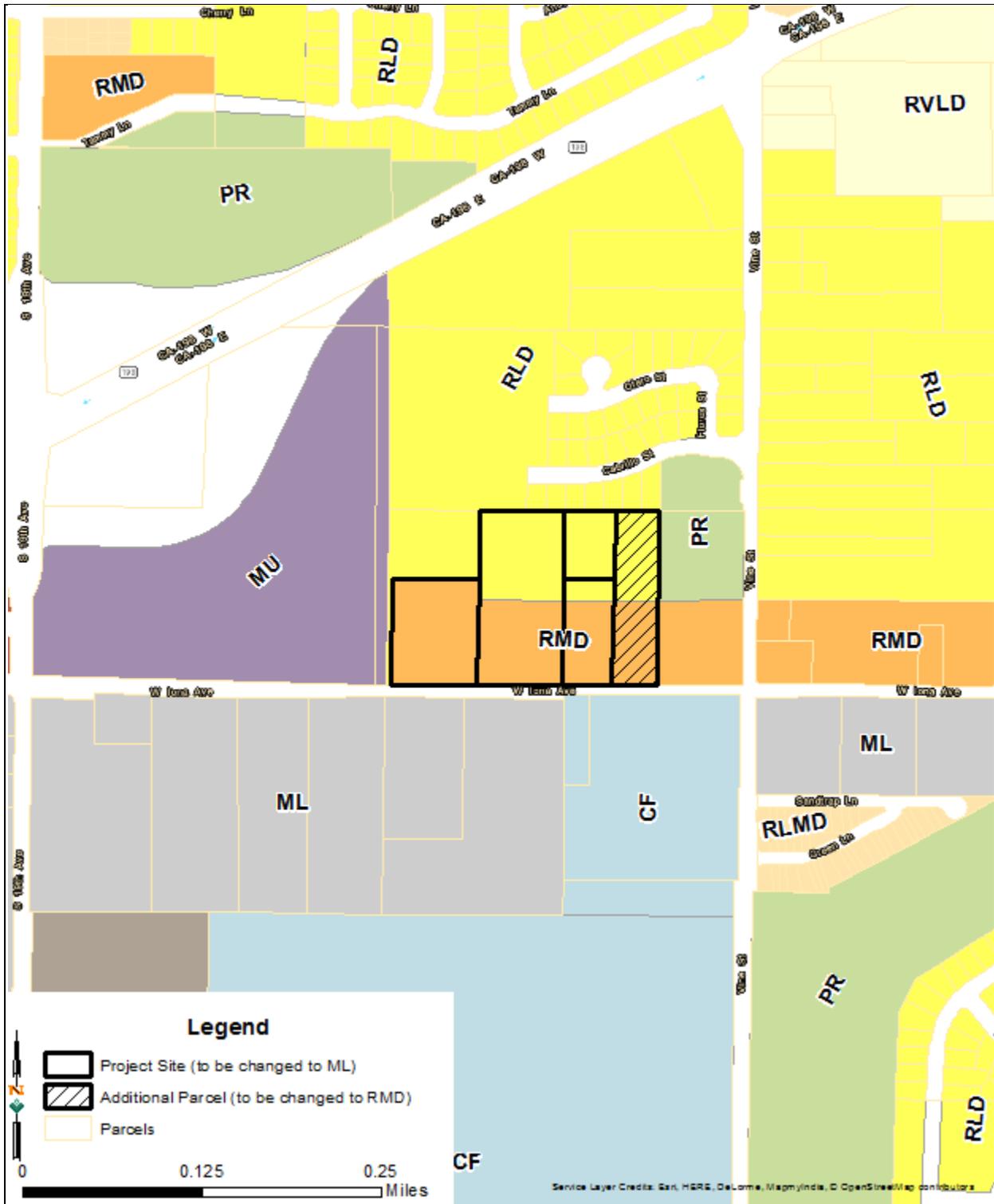


 <p>Quad Knopf</p>	<p>Location of Project Site</p>	<p>Figure 1-1</p>
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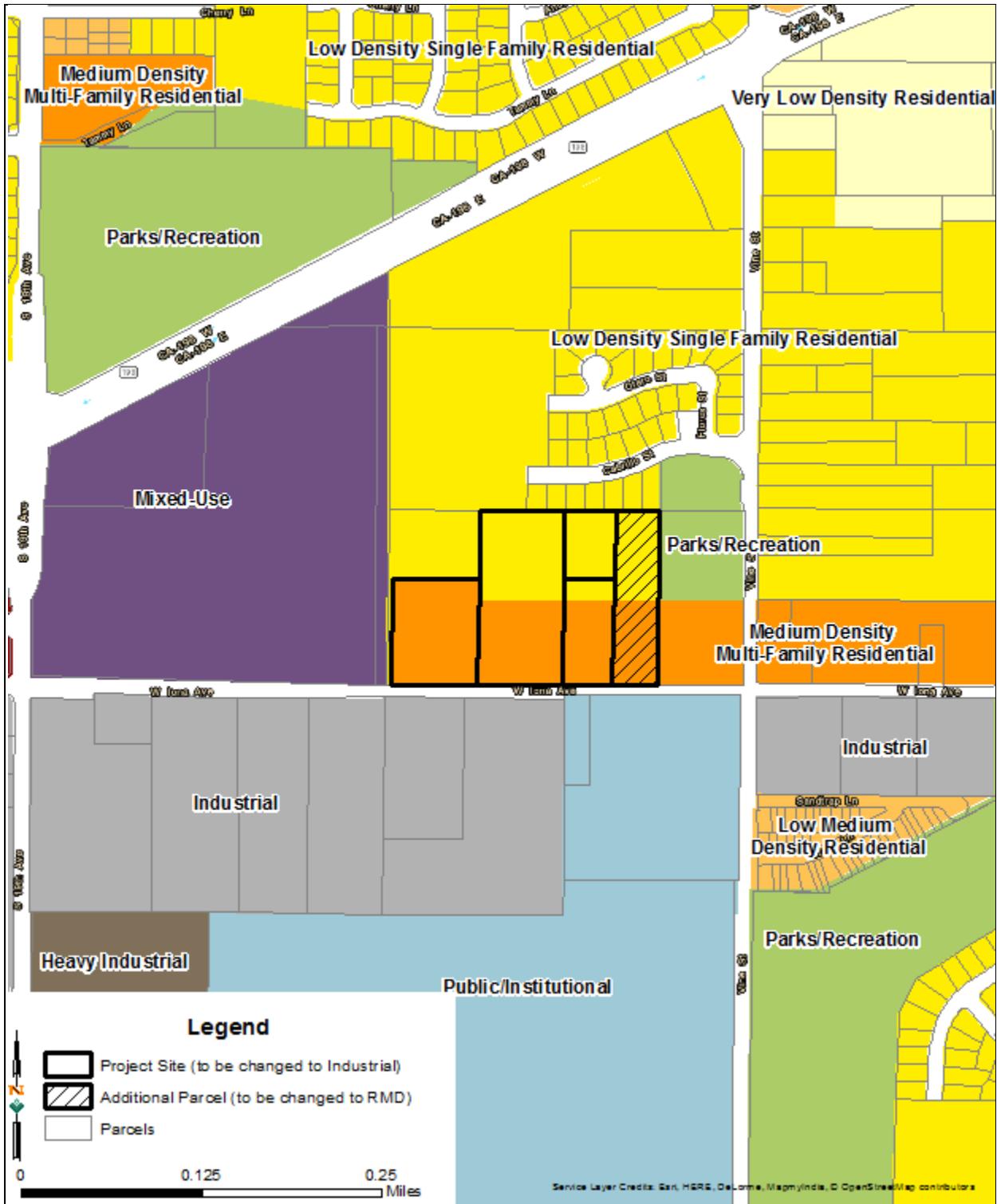


Vicinity of Project Site

Figure 2-2



	<p>Area of Proposed Zone Change</p>	<p>Figure 3-3</p>
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	<p>Area of General Plan Amendment</p>	<p>Figure 2-4</p>
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SECTION THREE – EVALUATION OF ENVIRONMENTAL IMPACTS

Environmental Checklist and Discussion

1. Project title:

GPA 2015-01 and COZ 2015-01

2. Lead agency name and address:

City of Lemoore
119 Fox Street
Lemoore, CA 93245

3. Contact person and phone number:

Steve Brandt, City Planner
(559) 924-6740

4. Project location:

The proposed project is located in the City of Lemoore, Kings County, California; it is approximately 0.4 miles south of State Route 198, 1 mile east of State Route 41, 1.1 miles south of Downtown Lemoore and 7 miles east of Naval Air Station Lemoore. The site is located 6.4 miles west-southwest of Hanford, at an elevation of 210 feet, it is part of the Hanford-Corcoran Metropolitan Statistical Area.

5. Project sponsor's name and address:

Roger Don Robbins
(559) 924-5105
787 S. Champion Street
Lemoore, CA 93245

6. General plan designation:

The project's site General Plan land use designation is currently Medium Density Multi-Family Residential and Low Density Single Family Residential.

7. Zoning:

The project site is currently zoned as ML (Industrial Light) and RMD (Medium Density Residential).

8. Description of project:

The applicant, Roger Robbins, is proposing to change the land use designations of the General Plan for the project site from Low and Medium Density Residential to Light Industrial and Medium Density Residential, and to change the zoning from RLD (Low Density Residential) and RMD (Medium Density Residential) to ML (Light Industrial) and RMD (Medium Density Residential.).

9. Surrounding land uses and setting:

The area surrounding the project site currently contains single family residential and rural residences, vacant land, moving/storage facilities and other industrial uses.

The project is located in an urban area with residences and industrial uses. The area abutting the property to the west is predominantly vacant land.

10 Other public agencies whose approval or consultation is required; a general plan amendment and zone change will be required. (e.g., permits, financing approval, participation agreements):

None

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” as indicated by the checklist on the following pages.

- | | | |
|---|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forest Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology /Soils |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology / Water Quality |
| <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise |
| <input type="checkbox"/> Population and Housing | <input type="checkbox"/> Public Service | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Transportation/ Traffic | <input type="checkbox"/> Utilities / Service Systems | <input type="checkbox"/> Mandatory Findings of Significance |

DETERMINATION:

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect has been 1) adequately analyzed in an earlier document pursuant to applicable legal standards; and 2) addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



Prepared by: Steve Brandt, AICP
Principal Planner
Quad Knopf, Inc.

May 2015
Date

Environmental Checklist and Discussion

	<u>Potentially Significant Impact</u>	<u>Less than Significant Impact with Mitigation Incorporated</u>	<u>Less than Significant Impact</u>	<u>No Impact</u>
3.1 AESTHETICS				
Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Response

a), b), c), d) The use of the property would not change and no buildings are proposed to be added to the site. There is no effect on the scenic vista, scenic resources, existing visual character, and does not create glares day or night.

Conclusion:

The project would cause no impact to the existing buildings aesthetics.

Mitigation Measures: None are required.

3.2 AGRICULTURAL AND FOREST RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

<u>Potentially Significant Impact</u>	<u>Less than Significant Impact with Mitigation Incorporated</u>	<u>Less than Significant Impact</u>	<u>No Impact</u>
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- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12229(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by GC section 51104(g))? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Result in the loss of forest land or conversion of forest land to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of farmland, to non-agricultural use or conversion of forest land to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Response: a), b), c), d), e) There will not be any conversion of farmland, nor zoning for agricultural land that conflict with the Williamson Act, and/or forest land.

Conclusion: The project shall have no impact on agriculture or forest resources.

Mitigation Measures: None are required.

3.3 AIR QUALITY

Where available, the significance criteria established by the applicable air quality management of air pollution control district may be relied upon to make the following determinations. Would the project:

	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations or hazardous emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Response:

Air Quality Attainment Plan Consistency (a): The San Joaquin Valley Air Basin (SJVAB) is designated non-attainment of state and federal health based air quality standards for ozone and PM2.5. The SJVAB is designated nonattainment of State PM10. To meet Federal Clean Air Act (CAA) requirements, the San Joaquin Valley Air Pollution Control District (SJVAPCD) has multiple air quality attainment plan (AQAP) documents, including:

- Extreme Ozone Attainment Demonstration Plan (EOADP) for attainment of the 1-hour ozone standard (2004);

- 2007 Ozone Plan for attainment of the 8-hour ozone standard;
- 2007 PM₁₀ Maintenance Plan and Request for Redesignation; and
- 2008 PM_{2.5} Plan.

Because of the region's non-attainment status for ozone, PM_{2.5}, and PM₁₀, if the project-generated emissions of either of the ozone precursor pollutants (ROG or NO_x), PM₁₀, or PM_{2.5} were to exceed the SJVAPCD's significance thresholds, then the project uses would be considered to conflict with the attainment plans. In addition, if the project uses were to result in a change in land use and corresponding increases in vehicle miles traveled, they may result in an increase in vehicle miles traveled that is unaccounted for in regional emissions inventories contained in regional air quality control plans.

The project only changes the land use designation and zoning to compatible with the existing land use. As discussed in Impact b), below, predicted construction and operational emissions would not exceed the SJVAPCD's significance thresholds for ROG, NO_x, PM₁₀, and PM_{2.5}. As a result, the project uses would not conflict with emissions inventories contained in regional air quality attainment plans, and would not result in a significant contribution to the region's air quality non-attainment status. In addition, the project would not result in a change of land use or in an increase of unaccounted regional emission inventory vehicle miles traveled. Additionally, the project would comply with all applicable rules and regulations.

Conclusion: This project would have no impact with respect to air quality attainment plan consistency.

Mitigation Measures: None are required.

Air Quality Standards/Violations (b): Because ozone is a regional pollutant (SJVAPCD 2002), the pollutants of concern for localized impacts are CO and fugitive PM₁₀ dust from construction. Ozone and PM₁₀ exhaust impacts are addressed under Impact c), below. The proposed project would not result in localized CO hotspots or PM₁₀ impacts, as discussed below. Therefore, the proposed project would not violate an air quality standard or contribute to a violation of an air quality standard in the project area.

Conclusion: The project would have *less than significant impact* with respect to air quality standards/violations.

Mitigation Measures: None are required.

Non-attainment Cumulatively Considerable Net Increase of Criteria Pollutants (c): The nonattainment pollutants for the SJVAPCD are ozone, PM₁₀ and PM_{2.5}. Therefore, the pollutants of concern for this impact are ozone precursors, regional PM₁₀, and PM_{2.5}. Ozone is a regional pollutant formed by chemical reaction in the atmosphere, and the project's incremental increase in ozone precursor generation is used to determine the potential air

quality impacts, as set forth in the GAMAQI.

The SJVAPCD does not have a threshold for regional PM₁₀ or PM_{2.5}. This document proposes a PM₁₀ threshold using the same basis as the ozone precursor thresholds. Since the GAMAQI was published, the SJVAPCD has been recommending use of a PM₁₀ threshold of 15 tons per year. However, a similar basis of threshold is not available for PM_{2.5} emissions. Because the Basin is in nonattainment for PM_{2.5}, the threshold for PM_{2.5} for this project will be 9 tons per year. The justification for this number is that PM_{2.5} is in nonattainment and should have a more stringent threshold than PM₁₀ to provide a worst-case assessment. The annual standard for PM₁₀ is 20 µg/m³ and the annual standard for PM_{2.5} is 12 µg/m³. Therefore, the ratio of PM₁₀ to PM_{2.5} results in a threshold for PM_{2.5} of 9 tons per year.

The annual significance thresholds to be used for the project for operational and construction emissions are as follows:

- 10 tons per year ROG;
- 10 tons per year NO_x;
- 15 tons per year PM₁₀; and
- 9 tons per year PM_{2.5}.

The project involves changes to the city's regulations of the land use. The change will make the regulations and existing use compatible. No construction or increases in existing operations are proposed.

Conclusion: The project would have *less than significant impact* with respect to cumulatively considerable air pollutants.

Mitigation Measures: None are required.

Expose sensitive receptors to substantial pollutant concentrations (d): The proposed project would not expose sensitive receptors to substantial concentrations of localized PM₁₀, carbon monoxide, diesel particulate matter, or hazardous pollutants, naturally occurring asbestos, or Valley fever, as discussed below.

Localized PM₁₀: As shown in Impact b), above, the project would not generate a significant impact for construction-generated, localized PM₁₀. Therefore, the project would not expose sensitive receptors to unhealthy levels of PM₁₀.

Carbon Monoxide Hotspot: As shown in Impact b), above, the project would not generate a CO hotspot. In addition, the existing background concentrations of CO are low, and any CO emissions would disperse rapidly.

Diesel Particulate Matter: Construction equipment generates diesel particulate matter (DPM), identified as a carcinogen by the California Air Resources Board (CARB). The State of California has determined that DPM from diesel-fueled engines poses a chronic health risk with chronic (long-term) inhalation exposure. The California Office of Environmental Health Hazard Assessment recommends using a 70-year exposure duration

for determining residential cancer risks. There are no construction activities proposed.

Naturally Occurring Asbestos: The Department of Conservation, Division of Mines and Geology published a guide entitled “A General Location Guide for Ultramafic Rocks in California - Areas More Likely to Contain Naturally Occurring Asbestos,” for generally identifying areas that are likely to contain naturally occurring asbestos. The guide includes a map of areas where formations containing naturally occurring asbestos in California are likely to occur. There no asbestos areas identified in Kings County. For this reason, the project is not anticipated to expose workers or nearby receptors to naturally occurring asbestos.

Conclusion: Project impacts from pollutant concentrations are **no impact**.

Mitigation Measures: None are required.

Odors (e): According to the GAMAQI, analysis of potential odor impacts should be conducted for the following two situations:

- Generators – projects that would potentially generate odorous emissions proposed to locate near existing sensitive receptors or other land uses where people may congregate; and
- Receivers – residential or other sensitive receptor projects or other projects built for the intent of attracting people locating near existing odor sources.

There are no new or increased uses being proposed for this project. Therefore, the odor potential will not increase.

Conclusion: The project would have no impact with respect to odors.

Mitigation Measures: None are required.

3.4 BIOLOGICAL RESOURCES

Would the project:

	<u>Potentially Significant Impact</u>	<u>Less than Significant Impact with Mitigation Incorporated</u>	<u>Less than Significant Impact</u>	<u>No Impact</u>
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Response: a, b, c, d, e, f) The project site will remain as existing, there is no new construction being proposed. Therefore, there will not be any changes in habitat or danger to any species.

Conclusion: The project would have no impact to the proposed project site.

Mitigation Measures: None are required.

3.5 CULTURAL RESOURCES

Would the project:

	<u>Potentially Significant Impact</u>	<u>Less than Significant Impact with Mitigation Incorporated</u>	<u>Less than Significant Impact</u>	<u>No Impact</u>
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.385?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Response: a), b), c), d) The project site will remain as existing; there will not be an adverse change to any historical, archaeological or paleontological resource.

Conclusion: The project would cause no impact to the project site.

Mitigation Measures: None are required.

3.6 GEOLOGY/SOILS

Would the project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42?

ii) Strong seismic ground shaking?

iii) Seismic-related ground failure, including liquefaction?

iv) Landslides?

b) Result in substantial soil erosion or the loss of topsoil?

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building code (1994), creating substantial risks to life or property?

<u>Potentially Significant Impact</u>	<u>Less than Significant Impact with Mitigation Incorporated</u>	<u>Less than Significant Impact</u>	<u>No Impact</u>
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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	<u>Potentially Significant Impact</u>	<u>Less than Significant Impact with Mitigation Incorporated</u>	<u>Less than Significant Impact</u>	<u>No Impact</u>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems when sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Response: a), b), c), d), e) The existing buildings on the site have been there for the past 20+ years, there are no reports of any earthquake faults in the area nor seismic related ground failure, landslides or expansive soils.

Conclusion: The project would cause no impact to the project site

Mitigation Measures: None are required.

3.7 GREENHOUSE GAS EMISSIONS

Would the project:

	<u>Potentially Significant Impact</u>	<u>Less than Significant Impact with Mitigation Incorporated</u>	<u>Less than Significant Impact</u>	<u>No Impact</u>
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Response: a), b), There shall not be any new construction to the area, therefore no emissions from the project site other than normal automobile emissions.

Greenhouse gases (GHG) are identified as any gas that absorbs infrared radiation in the atmosphere. GHGs include water vapor, carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), halogenated fluorocarbons (HCFCs), ozone (O₃), perfluorinated carbons (PFCs), hydrofluorocarbons (HFCs), and sulfur hexafluoride (SF₆). On December 7, 2009, the U.S. Environmental Protection Agency (EPA) issued an Endangerment Finding on the above referenced key well-mixed GHGs. These GHGs are considered “pollutants” under the Endangerment Finding. However, these findings do not themselves impose any requirements on industry or other entities.

The Global Warming Solutions Act (AB 32) was passed by the California Legislature and signed into law by the governor in 2006. AB 32 requires that GHG emissions in 2020 be reduced to 1990 levels. GHG rules and market mechanisms for emissions reduction were required to be in place by January 1, 2012.

Global climate change is a cumulative impact. A project participates in this potential impact through its incremental contribution combined with the cumulative increase of all other sources of GHG emissions. However, the impacts on global warming and climate change are indirect, not direct, and the emissions cannot be correlated with specific impacts based on science currently available.

Conclusion: The project would have no impact regarding Greenhouse Gas Emissions.

Mitigation Measures: None are required.

<u>Potentially Significant Impact</u>	<u>Less than Significant Impact with Mitigation Incorporated</u>	<u>Less than Significant Impact</u>	<u>No Impact</u>
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3.8 HAZARDS/HAZARDOUS MATERIALS

Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

	<u>Potentially Significant Impact</u>	<u>Less than Significant Impact with Mitigation Incorporated</u>	<u>Less than Significant Impact</u>	<u>No Impact</u>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Response: a), b), c), d), e), f), g), h) There shall not be any hazard material transported to and from the project site. Nor shall there be any hazardous material stored at the site.

Conclusion: The project would cause no impact to the proposed area.

Mitigation Measures: None are required.

<u>Potentially Significant Impact</u>	<u>Less than Significant Impact with Mitigation Incorporated</u>	<u>Less than Significant Impact</u>	<u>No Impact</u>
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3.9 HYDROLOGY/WATER QUALITY

Would the project:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Violate any water quality standards or waste discharge requirements? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Otherwise substantially degrade water quality? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

	<u>Potentially Significant Impact</u>	<u>Less than Significant Impact with Mitigation Incorporated</u>	<u>Less than Significant Impact</u>	<u>No Impact</u>
g) Place housing within a 100-year flood hazard area as mapped on a federal flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Response: a), b), c), d), e), f), g), h), I), j) The project shall not violate water quality standards, deplete groundwater supply, alter the existing drainage patterns, contribute to excessive run off or degrade the quality of water. The project shall not contribute to flooding.

Conclusion: The project would cause no impact to the area concerning hydrology or water quality.

Mitigation Measures: None are required.

<u>Potentially Significant Impact</u>	<u>Less than Significant Impact with Mitigation Incorporated</u>	<u>Less than Significant Impact</u>	<u>No Impact</u>
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3.10 LAND USE/PLANNING

Would the project:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Physically divide an established community? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Conflict with any applicable habitat conservation plan or natural community conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Response: a), c) The project would not physically divide an established community or conflict with any applicable habitat in the area.

b) A conflict in the zoning ordinance does exist, and a General Plan Amendment and Zone Change has been applied for. If granted, a legal nonconforming business will become a legal business under zoning regulations..

Conclusion: The project would cause a less than significant impact to the area.

Mitigation Measures: None are required.

Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
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3.11 MINERAL RESOURCES

Would the project:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Response: a), b) The project shall not result in a loss to any known mineral resources that would be of value to the region and the residents of the state, nor does it affect mineral resource recovery site delineated on a local general plan, specific plan or other land use plan.

Conclusion: The project would cause no impact to mineral resources on the site.

Mitigation Measures: None are required.

3.12 NOISE

Would the project result in:

	<u>Potentially Significant Impact</u>	<u>Less than Significant Impact with Mitigation Incorporated</u>	<u>Less than Significant Impact</u>	<u>No Impact</u>
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Response: a), b), c), d), e), f) There will not be any exposure to or generation of noise levels in excess of standards established in the general plan or noise ordinance, nor any increase in ambient noise levels in the vicinity above existing levels. No airstrips present in the area.

Conclusion: The project would cause no impact to the project area.

Mitigation Measures: None are required.

Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
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3.13 POPULATION AND HOUSING

Would the project:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Response: a), b), c) The site would not contribute to population growth, it is not proposing any housing, nor displacement of housing.

Conclusion: The project would cause no impact to the project site regarding population and housing.

Mitigation Measures: None are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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3.14 PUBLIC SERVICES

Would the project:

- a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impact, in order to maintain acceptable service ratios for any of the public services:

Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Response: a) The project shall not result in substantial adverse physical impacts to any governmental facilities.

Conclusion: The project would cause no impact to any public services in the project area.

Mitigation Measures: None are required.

3.15 RECREATION

Would the project:

	<u>Potentially Significant Impact</u>	<u>Less than Significant Impact with Mitigation Incorporated</u>	<u>Less than Significant Impact</u>	<u>No Impact</u>
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Response: a), b) The project shall not contribute to an increase to regional parks or other recreational facilities nor create expansion to recreational areas.

Conclusion: The project would have no impact on recreational sites.

Mitigation Measures: None are required.

<u>Potentially Significant Impact</u>	<u>Less than Significant Impact with Mitigation Incorporated</u>	<u>Less than Significant Impact</u>	<u>No Impact</u>
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3.16 TRANSPORTATION/TRAFFIC

Would the project:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Result in inadequate emergency access?) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Response: a), b), c), d), e), f) The project shall not conflict with the circulation system, congestion management program, traffic patterns, or programs regarding public transit, bicycle, and pedestrian facilities.

Conclusion: The project would cause no impact to transportation/traffic.

Mitigation Measures: None are required.

<u>Potentially Significant Impact</u>	<u>Less than Significant Impact with Mitigation Incorporation</u>	<u>Less than Significant Impact</u>	<u>No Impact</u>
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3.17 UTILITIES/SERVICE SYSTEMS

Would the project:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Comply with federal, state, and local statutes and regulations related to solid waste? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Response: a), b), c), d), e), f), g) The project shall not exceed wastewater treatment requirements, involve construction of new wastewater treatment facilities, new storm drainage, or expanded entitlements. There no special circumstances needed for wastewater or landfills to accommodate waste disposal.

Conclusion: The project would cause no impact to utilities or service systems.

Mitigation Measures: None are required.

Potentially Significant <u>Impact</u>	Less than Significant Impact with Mitigation <u>Incorporated</u>	Less than Significant <u>Impact</u>	No <u>Impact</u>
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3.18 MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Have the potential to: substantially degrade the quality of the environment; substantially reduce the habitat of a fish or wildlife species; cause a fish or wildlife population to drop below self-sustaining levels; threaten to eliminate a plant or animal community; substantially reduce the number or restrict the range of an endangered, rare, or threatened species; or eliminate important examples of the major periods of California history or prehistory? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Response: a), b), The project shall not degrade the quality of the environment, the project site has been in existence at its current location for the past thirty years. There are no potential environmental effects to the area.

c) CEQA Guidelines Section 15064(i) states that a Lead Agency shall consider whether the cumulative impact of a project is significant and whether the effects of the project are cumulatively considerable. The assessment of the significance of the cumulative effects of a project must, therefore, be conducted in connection with the effects of past projects, other current projects, and probable future projects.

3.19 DETERMINATION

I find that although the proposed project could have potentially adverse impacts, the design features and the mitigation measures adopted by the County of Kings reduce such impacts to a less than significant level.

A NEGATIVE DECLARATION will be prepared.



Steve Brandt, AICP
Principal Planner
Lemoore City Planner

May 2015
Date