

LEMOORE PLANNING COMMISSION
Regular Meeting
AGENDA
Lemoore Council Chambers
429 'C' Street
Monday, October 28, 2013 at 7:00 p.m.

1. Pledge of Allegiance and Roll Call
2. Public Comments and Inquiries

If you wish to comment on an item, which is not on the agenda, you may do so under "Public Comment." In order to allow time for all public comments, each individual's comments are limited to five minutes. When addressing the Commission, you are requested to come forward to the speaker's microphone, state your name and address, and then proceed with your presentation.

3. Approval – Minutes – Regular Meeting October 14, 2013
4. Public Hearing – Report and Recommendation to Approve Resolution #2013-04 – Recommending Approval of (1) Negative Declaration – (2) Tentative Subdivision Map (Capistrano, Phase V) 2013-02 – (3) Planned Unit Development 2013-01 – Subdivision of 4.5 Acres Located on the East Side of Barcelona Drive, Approximately 150 Feet North of Toledo Street into 20 Single-Family Lots
5. Public Hearing – Report and Recommendation to Approve Resolution #2013-05 – Recommending Approval of (1) Negative Declaration – (2) General Plan Amendment 2013-01 – Request to Remove Collector Street and Bikeway Status from West Bush Street, West of Marsh Drive – (3) Zone Change 2013-01 – Request to Change the Zoning Map from Low Density Residential and Parks and Recreation to Public Services and Community Facilities of Approximately 53 Acres Located at the Northwest and Southwest Corners of West Bush Street and Marsh Drive
6. City Planner's Report
7. Planning Director's Report
8. Commission's Report and Request for Information
9. Adjournment

Tentative Future Items

November 25th
Public Hearing – Report and Recommendation – Zoning Ordinance Revisions

Notice of ADA Compliance: If you or anyone in your party needs reasonable accommodation to attend, or participate in, any City Council Meeting, please make arrangements by contacting City Hall at least 24 hours prior to the meeting. They can be reached by calling 924-6700, or by mail at 119 Fox Street, Lemoore, CA 93245.

Any writings or documents provided to a majority of the Planning Commission regarding any item on this agenda will be made available for public inspection at the City Clerk's Counter at City Hall located at 119 Fox Street, Lemoore, CA during normal business hours. In addition, most documents will be posted on the City's website at www.lemoore.com.

CERTIFICATION OF POSTING

I, Kristie R. Baley, Planning Commission Secretary, do hereby declare that the foregoing Agenda for the Lemoore Planning Commission Regular Meeting of Monday, October 28, 2013 at 7:00 p.m. was posted on the outside bulletin board located at City Hall, 119 Fox Street in accordance with applicable legal requirements. Dated this 25th day of October 2013.

//s//

Kristie R. Baley, Planning Commission Secretary

Minutes of the
Regular Meeting of the
LEMOORE PLANNING COMMISSION
October 14, 2013

MEETING CALLED TO ORDER:

At 7:00 p.m. the meeting was called to order.

ATTENDANCE:

Chairman Meade; Vice-Chairman Garcia; Commissioners Clement, Dow, Marvin, Monreal, Wynne; Planning Director Wlaschin; City Planner Brandt; Planning Commission Secretary Baley

PUBLIC COMMENT:

There was no Comment.

APPROVAL – MINUTES – REGULAR MEETING AUGUST 28, 2013:

It was moved by Commissioner Clement, seconded by Commissioner Dow, and carried to approve the Minutes of the Planning Commission Regular Meeting of August 28, 2013.

Ayes: Clement, Dow, Monreal, Garcia, Meade Abstain: Marvin, Wynne

APPROVAL – MINUTES – SPECIAL JOINT MEETING OCTOBER 8, 2013:

It was moved by Commissioner Marvin, seconded by Commissioner Garcia, and carried to approve the Minutes of the City Council/Planning Commission Special Joint Meeting of October 8, 2013.

Ayes: Marvin, Garcia, Clement, Dow, Meade Abstain: Monreal, Wynne

PUBLIC HEARING – APPROVAL – SITE PLAN REVIEW 2013-05 – MINISTERIAL EXEMPTION – 1500 ENTERPRISE DRIVE:

Chairman Meade opened the public hearing at 7:03 p.m.

There was no comment.

City Planner Brandt presented Site Plan 2013-05 and recommended that the Commission adopt Resolution 2013-03.

Discussion commenced among the Commissioners.

Chairman Meade closed the public hearing at 7:10 p.m.

It was moved by Commissioner Clement, seconded by Commissioner Garcia, and carried to approve Resolution 2013-03 – Approving Site Plan 2013-05 From Enterprise and Commerce LLC for an Office/Warehouse Building at the Northwest Corner of Commerce Way and Enterprise Drive.

Ayes: Clement, Garcia, Dow, Marvin, Monreal, Wynne, Meade

PLANNING DIRECTORS REPORT:

Brandt reported that staff granted Ramblin Rose Florist permission to use the existing 'Box' sign frame at 246 Heinlen Street per their request.

Brandt reminded Commissioners that further comments regarding changes to the Zoning Code must be submitted to him by October 28th to finalize revisions prior to the public hearing November 25th. He asked for suggestions to best present changes to the public.

Commissioners directed Brandt to focus on the main areas of change and provide the public with both a revised document and mark up document.

Brandt reminded Commissioners that two public hearings are scheduled for October 28th.

REPORTS AND REQUESTS FOR INFORMATION:

Commissioner Meade commented that the dirt being brought in for the Interchange Project is piling up quickly on 19th Avenue and that Silverado seems to be holding up well.

PLANNING DIRECTORS REPORT CONTINUED:

Planning Director Wlaschin reported delivery of dirt to the north side of the interchange project will be completed by the end of the month allowing for the 90 day settlement period so CalTrans can begin work in the spring.

Commissioner Meade asked Wlaschin to comment on an article he read in the newspaper concerning Capital Improvement Projects.

Wlaschin reported that he believed the article in question referred to overlays on Bush Street to recap the street.

Wlaschin reported on the street thoroughfares that are proposed upon completion of the Hwy 198 and 19th Avenue Interchange Project.

ADJOURNMENT:

At 7:36 p.m. the meeting adjourned.

Approved the 28th day of October, 2013.

Full digital audio recording is available.

Attest:

Dr. Ronald E. Meade, Chairman

Kristie R. Baley, Planning Commission Secretary

tMayor
William Siegel
Mayor Pro Tem
Lois Wynne
Council Members
John Gordon
Eddie Neal
Willard Rodarmel



**Public Works/
Planning Services**

711 Cinnamon Drive
Lemoore CA 93245
Phone (559) 924-6740
FAX (559) 924-6708

Staff Report

ITEM 4

To: Lemoore Planning Commission
From: Steve Brandt, City Planner
Date: October 25, 2013
**Subject: Public Hearing – Capistrano, Phase V – Resolution 2013-04
Recommending Approval of Negative Declaration – Tentative
Subdivision Map 2013-02 and Planned Unit Development 2013-01**

Discussion

A Public Hearing is being held to accept public comment on Tentative Subdivision Map 2013-02 (Capistrano, Phase V), a request to subdivide 4.89 acres, just south of east Bush Street, on the east side of Barcelona Drive, and approximately 150 feet north of Toledo Street, identified as APN 023-040-057, into 20 single-family lots, along with an outlot that would be dedicated to Lemoore Canal and Irrigation District.

Public Comment will also be accepted on Planned Unit Development 2013-01, a request for a planned unit development on the site in accordance with the City Zoning Ordinance.

The requests were made by Mitch Covington, representing the property owner, Covington Property Holdings. Mr. Covington is the same developer that that constructed Capistrano, Phases I through IV west and south of the site.

Project Description

Tentative Subdivision Map, attached as Exhibit A, would divide the 4.89 acre site into 20 single-family residential lots. The 20 lots would be included in a PFMD. Outlot A would also be created along Lemoore Canal and be dedicated to the Lemoore Canal and Irrigation District. Lots 1 through 4 would gain access from Barcelona Street. Lots 5 through 20 would gain access from a new cul de sac that would intersect with Barcelona Drive.

There is to be an existing groundwater interceptor easement along the east side of Lots 10 through 16. A new 20-foot wide easement is proposed along the north side of Lots 1, 9, and 10 for a new irrigation pipeline that would replace the existing irrigation ditch. Existing powerlines on the north side of the site are also proposed to be undergrounded.

There is an existing sewer lift station underground in the Barcelona Drive right of way in front of Lot 1. The electrical meter and panel that provides electricity to the lift station is located on Lot 1 on a 7-foot high block wall. The wall, panel, and meter are proposed to be relocated to another location on the north side of Lot 1.

The planned unit development application proposes four home plans. Each plan has two available front facades, for a total of 8 unique home styles for the 20 lots. The elevations and floor plans are included as Exhibit B.

Project Evaluation

The proposed project is consistent with the General Plan and Zoning Ordinance standards for residential density. This project would supersede the previously approved planned unit development project on the site that was never constructed.

City staff has been working with the applicant on the sewer lift station electrical meter and panel located on Lot 1. After considering just lowering the meter and wall, the applicant has decided to relocate the meter to the edge of the lot. This will provide better line of site from home and be much less intrusive for the future resident. Staff is reviewing options for the new wall to be lower than the existing wall, preferably no higher than 4 feet, if allowed by PG&E.

The lots on the north side of the site would have a 20-foot wide easement for the new irrigation pipeline in the back yards (side yard for Lot 1). The lots are still large enough for homes to be constructed outside of the easement.

The proposed home plans appear to have the differentiation in floor and façade design to avoid the repetitiousness that is discouraged in the Zoning Ordinance. The applicant has indicated that there would be a number of color schemes available to further differentiate the homes.

Recommendation

The project as proposed, and with the recommended conditions, is consistent with the General Plan, the Zoning Ordinance, and the Subdivision Ordinance.

Therefore, Staff recommends that the Planning Commission make a motion to adopt Resolution #2013-04, recommending the City Council adopt the Negative Declaration and approve Tentative Subdivision Map 2013-02 (Capistrano, Phase V) and Planned Unit Development 2013-01 based upon the findings stated in the Resolution.

Subsequent Actions

The Planning Commission's recommendation will be sent to the City Council where they will hold a public hearing, and then make the final adoption of the Negative Declaration and the final decision on the applications.

Attachments

Draft Resolution #2013-04

Initial Study / Negative Declaration

Exhibit A – Tentative Subdivision Map (full size)

Exhibit B – Assessor's Map showing site

Exhibit C – Floor plans and Front Elevation plans

RESOLUTION #2013-04

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LEMOORE RECOMMENDING APPROVAL OF THE NEGATIVE DECLARATION AND TENTATIVE MAP 2013-02 (CAPISTRANO V) AND PLANNED UNIT DEVELOPMENT 2013-01

At a Regular Meeting of the Planning Commission of the City of Lemoore duly called and held on October 28, 2013, at 7:00 p.m. on said day, it was moved by Commissioner _____, seconded by Commissioner _____ and carried that the following Resolution be adopted:

WHEREAS, Covington Property Holdings, represented by Mitch Covington, has submitted tentative map and planned unit development applications to subdivide 4.89 acres into 20 single-family lots on a site located on the east side of Barcelona Drive, approximately 150 feet north of Toledo Street; 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 October 28, 2013; and

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

BE IT FURTHER RESOLVED that the Planning Commission of the City of Lemoore recommends approval to the Lemoore City Council of Tentative Map 2013-02 (Capistrano V) and Planned Unit Development 2013-01, based on the evidence presented and the following specific findings:

1. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the general plan and all applicable provisions of the Subdivision Ordinance.
2. The proposed subdivision will request inclusion to a public facilities maintenance district (PFMD)
3. The proposed project does not exceed the total density under the base zoning district or the general plan land use designation.
4. The proposed project will not be substantially detrimental to adjacent property, and will not materially impair the purposes of the Zoning Ordinance or the public interest.

5. As proposed and conditioned herein, the site design of the project is consistent with the new residential development standards in the Zoning Ordinance.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Lemoore recommends that the approval by the Lemoore City Council of Tentative Map 2013-02 (Capistrano V) and Planned Unit Development 2013-01 be subject to the following conditions:

1. This approval shall supersede Planned Unit Development 99-01 as it applies to the site.
2. The project shall be developed and maintained in substantial compliance with the tentative map, except for any modifications that may be needed to meet these conditions of approval.
3. The name of the new street shall be modified and approved by the Public Works Department.
4. The existing concrete wall with electric meter and panel on Lot 1 shall be relocated to the north side of the lot and reduced in height either to four feet or to the lowest height that is acceptable to Pacific Gas and Electric Company, whichever is higher.
5. The existing irrigation canal located on Lots 1, 8, 9, and 10 shall be piped, with said pipe placed in a 20-foot wide easement in favor of Lemoore Canal and Irrigation Company.
6. The existing overhead electrical powerlines located on Lots 1, 8, 9, and 10 shall be undergrounded and placed into an easement or shall be relocated off of the site.
7. A 6-foot to 7-foot wood fence or block wall shall be constructed along the north side of Lots 1, 9, and 10, and the east side of Lots 10 through 16.
8. Plans for all public and private improvements, including but not limited to, water, sewer, storm drainage, road pavement, curb and gutter, sidewalk, street lights, and fire hydrants shall be approved by the City Engineer, and these improvements shall be completed in accordance with the approved plans to the satisfaction of the Public Works Department.
9. Fire hydrant locations shall be approved by the Lemoore Volunteer Fire Department.
10. Any existing roadway, sidewalk, or curb and gutter damaged during construction shall be repaired or replaced to the satisfaction of the Public Works Department.
11. The existing parkway along Barcelona Drive shall be re-landscaped in accordance with City standards with the construction of homes on the adjacent lots (Lots 1, 2, 3, 4, and 20.)
12. Concrete pads for installation of mailboxes shall be provided in accordance with determinations made by the Lemoore Postmaster.

13. The front yard setback of adjacent homes shall have a minimum 2-foot stagger between adjacent lots.
14. Master home plans shall be substantially consistent to the floor plans and elevations submitted with the planned unit development application, unless subsequently modified by the Planning Commission.
15. The developer shall comply with the standards, provisions, and requirements of the San Joaquin Valley Air Pollution Control District that relate to the project.
16. A "Right to Farm" Notice and Disclosure Statement must be recorded on the property, in a form acceptable to the City Attorney and Kings County Planning Department.
17. The final subdivision map shall be submitted in accordance City ordinances and standards.
18. The project shall be subject to the applicable development impact fees adopted by resolution of the City Council.
19. The expiration dates of the Planned Unit Development permit shall coincide with the expiration dates of the tentative map, as specified in the Subdivision Map Act and as may be legislatively extended.

Passed and adopted at a Regular Meeting of the Planning Commission of the City of Lemoore held on October 28, 2013, by the following votes:

AYES:
NOES:
ABSTAINING:
ABSENT:

APPROVED:

Dr. Ronald E. Meade, Chairman

ATTEST:

Kristie R. Baley, Planning Commission Secretary

**INITIAL STUDY / NEGATIVE DECLARATION
FOR
Tentative Subdivision Map 2013-02 (Capistrano) and PUD 2013-01**

INTRODUCTION, PROJECT DESCRIPTION AND LOCATION

CEQA Requirements

This document is the Initial Study/ Negative Declaration on the potential environmental effects of the following project: Tentative Subdivision Map 2013-02 (Capistrano) and PUD 2013-01. 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 Initial Study to determine whether a discretionary project will have a significant effect on the environment. The purposes of an Initial Study, 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;*
- (7) *Determine whether a previously prepared EIR could be used with the project.*

This Initial Study/Negative Declaration has been prepared in response to the requirements presented above. Pursuant to Section 15003 of the CEQA Guidelines, the City of Lemoore has prepared this Initial Study to determine whether the Project will have a significant effect on the environment. The Initial Study Checklist in Section Three found that there are no potentially significant environmental impacts that may result from the project that were not already covered in the General Plan EIR. Based on this Initial Study, it has been determined that a Negative Declaration should be prepared.

References

Referenced in this Study are the following reports:

*City of Lemoore – TM 2013-02 (Capistrano) and PUD 2013-01
Initial Study/Negative Declaration*

*October 2013
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- California Environmental Quality Act (CEQA) Statutes (Public Resources Code Section 21000, et. seq.)
- *City of Lemoore General Plan EIR (SCH#91042091)*, December 1992
- *City of Lemoore General Plan Policy Document*, Adopted May 2008
- *City of Lemoore General Plan Map*, Adopted May 2008
- *City of Lemoore, Municipal Code, Title 9, Lemoore Zoning Code*, Adopted July 2012
- *City of Lemoore, Zoning Map*, July 2012
- *San Joaquin Valley Air Pollution Control District, "Guide for Assessing and Mitigating Air Quality Impacts,"* 2002
- State of California Department of Conservation, Kings County Important Farmland, 2010
- Title 14, California Code of Regulations, Chapter 3. *Guidelines for Implementation of the California Environmental Quality Act*, Section 15000 et. seq.

Project Location

The site is located inside the city limits of the City of Lemoore on the east side of Barcelona Drive, approximately 150 feet north of Toledo Street, Lemoore, CA

Project Description

The project is a request by R Mitch Covington for a planned unit development and subdivision of 6.09 acres into 20 single-family lots. The project would underground and pipe an irrigation ditch on the north side of the site.

EVALUATION OF ENVIRONMENTAL IMPACTS
Environmental Checklist and Discussion

1. Project title:
Tentative Subdivision Map 2013-02 (Capistrano) and PUD 2013-01
2. Lead agency name and address:
City of Lemoore
711 W Cinnamon Drive
Lemoore, CA 93245
3. Contact person and phone number:
Steve Brandt, AICP
City of Lemoore Planning Department
(559) 924-6700
4. Project location:
The site is located inside the city limits of the City of Lemoore on the east side of Barcelona Drive, approximately 150 feet north of Toledo Street, Lemoore, CA.
5. Project Applicant's name and address:
R Mitch Covington
PO Box 3376
Pinedale, CA 93650
6. City of Lemoore General Plan designation on the site:
Low Density Single-Family
7. City of Lemoore Zoning on the site:
Low Density Residential (RLD) and Planned Overlay Zone (PUD)
8. Description of Project:
The project is a request by R Mitch Covington for a planned unit development and subdivision of 6.09 acres into 20 single-family lots. The project would underground and pipe an irrigation ditch on the north side of the site.
9. Surrounding land uses and setting:
The Project site is located within City boundaries. On the north side of the site (within the site) is an open irrigation ditch. On the east side of the site is the Lemoore Canal, another open irrigation canal. South of the site are existing single-family dwellings of similar lot size as the proposed project. East of the site is Barcelona Avenue, a local street, and existing single-family dwellings of similar lot size as the proposed project.
10. Other public agencies whose approval is required:
No public agencies. Lemoore Canal and Irrigation Company (a private company with an easement over the property has agreed to the undergrounding of the ditch on the north side of the property.

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 Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology /Soils |
| <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 / Housing |
| <input type="checkbox"/> Public Services | <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 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been 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
Contract City Planner

10-9-13
Date

Environmental Checklist and Discussion

	<u>Potentially Significant Impact</u>	<u>Less Than Significant With Mitigation Incorporation</u>	<u>Less Than Significant Impact</u>	<u>No Impact</u>
1. Aesthetics				
Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Response:

Scenic Resources and Visual Character (a, b, c): The site is located in a developed section of the City, and is surrounded by existing residential structures. The land to be used for the proposed project has no natural landscape remaining. No known aesthetic resources exist on the site, and it is not within any State, City or County-identified scenic vista or scenic highway corridor.

Conclusion: The impact is *less than significant*.

Mitigation Measures: None are required.

Lighting (d): The project would add street lights at an intensity similar to the single-family neighborhoods to the south and east of the site..

Conclusion: The impact is *less than significant*.

Mitigation Measures: None are required

Potentially Significant <u>Impact</u>	Less Than Significant With Mitigation <u>Incorporation</u>	Less Than Significant <u>Impact</u>	No <u>Impact</u>
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2. Agricultural 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:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of farmland, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Response:

Farmland Conversion (a, c): The Project site is located within a developed area of the City of Lemoore. None of the Project site is designated or used for agricultural purposes. The Kings County Important Farmland Map 2010 designates the site as Urban and Built Up Land.

Conclusion: There is *no impact*.

Mitigation Measures: None are required.

Zoning Conflicts (b): The Project site is not encumbered by a Williamson Act contract.

Conclusion: There is *no impact*.

Mitigation Measures: None are required.

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:

	<u>Potentially Significant Impact</u>	<u>Less Than Significant With Mitigation Incorporation</u>	<u>Less Than Significant Impact</u>	<u>No Impact</u>
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations or hazardous emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Response:

This environmental issue focuses on the Project's air quality impacts. Issues over Project consistency with applicable air quality plans, policies and regulations, increases of any pollutant for which the area has been designated as a "non-attainment" area are to be addressed. Additional concerns are over the exposure of sensitive receptors, such as nearby residents, to high levels of air pollution or odors.

The San Joaquin Valley Air Pollution Control District (SJVAPCD) "Guide for Assessing and Mitigation Air Quality Impact (GAMAQI)" provides guidelines, using as a measure of potential impact the number of vehicle trips per day the project is anticipated to generate. This project

falls well below the threshold of 1,453 vehicle trips per day, given the generally accepted assumption of roughly 10 vehicle trips per day residence.

The Project will not be subject to Rule 9510, Indirect Source Review (ISR). Per Rule 9510, residential projects that have less than 50 residential units are exempt from the Rule.

Conclusions:

Applicable Air Quality Plan (a): The proposed Project does not conflict with the implementation strategy of the San Joaquin Valley Regional Air Quality Management Plan.

Conclusion: The impact is less than significant.

Mitigation Measures: None are required.

Air Quality Standards (b, c): Air quality impacts related to this Project will come mainly from particulate (dust and exhaust) emissions from construction on the properties and vehicle trips generated to and from the new residences. The project is considered within the Small Project Analysis Level (SPAL). Projects within this level are considered to have a less than significant impact on air quality.

Conclusion: The impact is *less than significant*.

Mitigation Measures: None are required.

Sensitive Receptors (d): Sensitive receptors include, but are not limited to, land uses such as grammar schools, day care centers, medical facilities, and recreational facilities that contain young children, elderly persons, or people with existing respiratory health problems. There are no nearby sensitive receptors.

Conclusion: The impact is *less than significant*.

Mitigation Measures: None are required.

Objectionable Odors (e): The Project will not expose a substantial number of people to objectionable odors. However, during construction of the Project, construction activities and equipment will generate odors from construction equipment exhaust. These impacts are localized and temporary in nature and therefore are considered less than significant. Continued operation of the Project will not create objectionable odors.

Conclusion: The impact is *less than significant*.

Mitigation Measures: None are required.

Global Warming/Climate Change: "Global warming" is the term coined to describe very widespread climate change characterized by a rise in the Earth's ambient average temperatures with concomitant disturbances in weather patterns and resulting alteration of oceanic and

terrestrial environs and biota. The predominant opinion within the scientific community is that global warming is currently occurring, and that it is being caused and/or accelerated by human activities, primarily the generation of “greenhouse gases” (GHG).

This project is anticipated to have a short-term impact on air quality, as the result of construction activities on the Project site. However, the project is expected to reduce the number of vehicle trips over the previously approved project on the site that allowed a greater number of units. Reducing the number of vehicle trips will reduce greenhouse gas emissions and, therefore, will have less than significant impact to climate change.

Conclusion: The impact *is less than significant*.

Mitigation Measures: None are required.

<u>Potentially Significant Impact</u>	<u>Less Than Significant With Mitigation Incorporation</u>	<u>Less Than Significant Impact</u>	<u>No Impact</u>
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4. Biological Resources

Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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, 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"/> |
| 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:

Biological Resources (a, d) Although formal studies of wildlife movement in the study area were not conducted, it is not considered likely that any portions of the project site serve as important linkage between wildlife habitats, although some common wildlife species may pass through, according to the City's General Plan EIR.

Conclusion: The proposed Project would have *no impact* on migrating bird species or their habitat, including those of listed as candidate, sensitive or special status by State Fish and Game or the U.S. Fish and Wildlife Service.

Mitigation Measures: None are required.

Biological Resources (b, c): The site for the proposed Project is disturbed and within a developed area. There are no riparian, wetland or sensitive habitats on the site. The City of Lemoore General Plan Draft EIR indicates that no species of concern are expected to occur within the project area.

Conclusion: The Project will have *no impact* to riparian areas and wetlands.

Local Policies or Ordinances (e): The Project will not conflict with the City's ordinances and the Project will have less than significant impact.

Conclusion: The proposed Project would have *no impact* on local ordinances or policies protecting biological resources.

Mitigation Measures: None are required.

Biological Resources (f): The Project will not conflict with any habitat conservation plan or natural community conservation plan.

Conclusion: The Project will have *no impact* on any habitat conservation plan or other natural community conservation plan.

Mitigation Measures: None are required.

<u>Potentially Significant Impact</u>	<u>Less Than Significant With Mitigation Incorporation</u>	<u>Less Than Significant Impact</u>	<u>No Impact</u>
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5. Cultural Resources

Would the project:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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:

Disturbance of Cultural Resources (a, b, c, d): According to the City of Lemoore General Plan EIR 2012, there are no historical, archaeological, or paleontological resources within or near the project area.

Mitigation Measures: None are required.

Conclusion: There is *no impact*.

Mitigation Measures: None are required.

	<u>Potentially Significant Impact</u>	<u>Less Than Significant With Mitigation Incorporation</u>	<u>Less Than Significant Impact</u>	<u>No Impact</u>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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:

Geology/Soils and Risks (a): According to the City of Lemoore General Plan EIR, no active faults underlay the project site. There is sufficient distance to either the San Andreas or Owens Valley Faults that the effects of earthquakes should be minimal. Secondary hazards due to landslides and liquefaction are considered to be minimal.

Conclusion: The impacts from geologic resources would be *less than significant*

Mitigation Measures: None are required

Erosion and unstable soils (b, c): The City of Lemoore General Plan states that erosion is not generally significant due to the relatively flat topography of the area. The Project area does not include any topographical features that would accelerate erosion. The Project is not expected to accelerate the natural rate of erosion.

Conclusion: The impacts from geologic resources would be *less than significant*

Mitigation Measures: None are required

Expansive Soils (d): According to the City of Lemoore General Plan 2012, soils with moderate to high shrink-swell potential do exist within the proposed General Plan area. Expansive soils require particular engineering design, site preparation, and construction practices in order to prevent structure damage from soil movement associated with moisture level changes. When these practices are employed on a project-by-project basis the potential for structural damage is minimal.

Conclusion: The site is suitable for the proposed construction with suitable preparation of the surface soil, adequate compaction, use of select fill material, and proper surface drainage. The impacts from geologic resources would be *less than significant*

Mitigation Measures: None are required.

Soils incapable of supporting water or wastewater supply systems (e): The Project does not include installation or use of wastewater disposal systems.

Conclusion: *No impacts* from geologic resources would occur to water or alternative septic systems.

Mitigation Measures: None are required

7. Hazards/Hazardous Materials

Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

plan?

- 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?

<u>Potentially Significant Impact</u>	<u>Less Than Significant With Mitigation Incorporation</u>	<u>Less Than Significant Impact</u>	<u>No Impact</u>
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<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Response:

Hazardous Materials (a, b, c): Construction the residences will not result in the use or disposal of hazardous materials.

Conclusion: *No impacts* from hazardous materials would occur.

Mitigation Measures: None are required

Located in a Hazardous Materials Site (d): The Project Area does not include any hazards found to be on a list of hazardous material sites.

Conclusion: Impacts from hazardous materials is less than significant.

Mitigation Measures: None are required.

Public Airstrip or Private Airstrip (e,f): The project site is not within two miles of a public airport or private airstrip.

Conclusion: There is *no impact*.

Mitigation Measures: None are required.

Emergency Plan (g): The Project site is accessible from surrounding roads, and alternative routes for emergency access or evacuation exist in the Project vicinity. The City of Lemoore has an existing Emergency Operations Plan for Response to Disasters and Terrorism that includes access and evacuation routes. The proposed Project will not impair implementation of or physically interfere with the adopted emergency and evacuation plan. The proposed Project will not change emergency access or access to nearby uses. Therefore no impact has been identified.

Conclusion: There is *no impact*.

Mitigation Measures: None are required.

Risk of Fire (h): The Project area is located in an urbanized area that is not susceptible to wildland fires..

Conclusion: There is *no impact*.

Mitigation Measures: None are required.

<u>Potentially Significant Impact</u>	<u>Less Than Significant With Mitigation Incorporation</u>	<u>Less Than Significant Impact</u>	<u>No Impact</u>
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8. 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 checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) Otherwise substantially degrade water quality? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Response:

Water Quality (a): The site improvements will not generate any unusual discharges and will not impact the existing stormwater drainage system.

Conclusion: The impact is *less than significant*.

Mitigation Measures: None are required.

Groundwater (b): Domestic water is provided by the City from groundwater sources. The City General Plan EIR and the City's Urban Water Management Plan estimate that water from the subbasin is sufficient to meet City needs through 2025.

Conclusion: The impact is *less than significant*.

Mitigation Measures: None are required.

Surface Water (c, d, e): The Project site contains an open ditch that will be piped with the project. This ditch does not currently provide drainage for the area so its undergrounding will not affect drainage in the area. The project will be required to be designed to drain into the City's storm drainage system. As the project will impact more than one acre of land, the developer will be required to submit a Storm Water Pollution Prevention Plan (SWPPP) to the Regional Water Quality Control Board.

Conclusion: The Project will not discharge large volumes of stormwater. There will not be changes in the current or direction of water movements as a result of this Project. The impact is *less than significant*.

Mitigation Measures: None are required.

Stormwater (d, e): The Project will not change the drainage pattern of the site.

Conclusion: The impact is *less than significant*.

Mitigation Measures: None are required.

Water Quality (f): The Project will not otherwise substantially degrade water quality.

Conclusion: The impact is *less than significant*.

Mitigation Measures: None are required.

Flood Hazard (g, h, i): The project is not within a 100-year flood hazard area.

Conclusion: The impact is *less than significant*.

Mitigation Measures: None are required.

Inundation (i, j): The project is located in the Central Valley of California which is over 100 miles from the Pacific Ocean, 300 feet above mean sea level, and separated by the Kettleman Hills.

Conclusion: The impact is *less than significant*.

Mitigation Measures: None are required.

9. Land Use/Planning

Would the project:

	<u>Potentially Significant Impact</u>	<u>Less Than Significant With Mitigation Incorporation</u>	<u>Less Than Significant Impact</u>	<u>No Impact</u>
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 checked="" type="checkbox"/>	<input type="checkbox"/>

Response:

Divide Established Community (a): The Project site is within the boundaries of the City of Lemoore. The project will not divide an established community.

Conclusion: There is *no impact*.

Mitigation Measures: None are required.

Conflicts with Land Use and Zoning (b): The Project site is designated by the City of Lemoore General Plan as Low Density Single-Family, and is zoned Low Density Residential (RLD). The Project will not conflict with any current plan, policy, or regulation.

Conclusion: The Project area does not conflict with current plans, policies or regulations. The impact is *less than significant*.

Mitigation Measures: None are required.

Conservation Plan (c): The Project will not conflict with any habitat conservation plan or natural community conservation plan.

Conclusion: The impact is *less than significant*.

Mitigation Measures: None are required.

10. Mineral Resources

Would the project:

- | | <u>Potentially
Significant
Impact</u> | <u>Less Than
Significant
With
Mitigation
Incorporation</u> | <u>Less Than
Significant
Impact</u> | <u>No
Impact</u> |
|---|---|--|---|-------------------------------------|
| 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:

Mineral Resources (a, b): The Project site is located in an urbanized area of the City of Lemoore. No mineral resources are known to exist on the Project site. The Project area is already urbanized and no portion of it is being used for mineral resource extraction.

Conclusion: There is *no impact*.

Mitigation Measures: None are required.

11. Noise

Would the project result in:

	<u>Potentially Significant Impact</u>	<u>Less Than Significant With Mitigation Incorporation</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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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:

Permanent and Temporary Ambient Noise Levels (a, d): The City of Lemoore General Plan states that existing noise problems are not significant. The General Plan EIR and the City's adopted Thresholds of Significance state that average daytime noise levels should not exceed 55 dBA, and maximum daytime noise levels should not exceed 70 dBA.

Conclusion: Short-term impacts are *less than significant with mitigation*. Long-term impacts are *less than significant*.

Mitigation Measures: None are required.

Effectiveness of Measures: The impact is *less than significant*.

Excessive Groundborne Vibration or Groundborne Noise Levels (b): Construction activities and ongoing operation of the proposed Project site is not expected to involve the uses of explosives or any other intensive construction activities that could generate excessive groundborne vibration or noises. Exposure to excessive groundborne vibration or groundborne noise levels is not anticipated.

Conclusion: The impact is *less than significant*.

Mitigation Measures: None are required.

Permanent Increase in Ambient Noise Level: (c): The typical day-to-day residential use will not generate noise levels exceeding the City's noise level standards.

Conclusion: The impact is *less than significant*.

Mitigation Measures: None are required.

Airport Noise (e, f): The Project site is not within an airport land use plan, within two miles of a public airport or public use airport, or within the vicinity of a private airstrip.

Conclusion: There is *no impact*.

Mitigation Measures: None are required.

<u>Potentially Significant Impact</u>	<u>Less Than Significant With Mitigation Incorporation</u>	<u>Less Than Significant Impact</u>	<u>No Impact</u>
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12. 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:

Population Growth and Displacement (a, b, c): The site was already evaluated for residential growth in the City’s General Plan. The Project will not displace existing housing or people.

Conclusion: There is *no impact*.

Mitigation Measures: None are required.

	<u>Potentially Significant Impact</u>	<u>Less Than Significant With Mitigation Incorporation</u>	<u>Less Than Significant Impact</u>	<u>No Impact</u>
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13. 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 checked="" type="checkbox"/>	<input type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Response:

Protection, Schools, Parks, Other (a): The City of Lemoore provides public services to residents. The addition of 20 residences will not significantly impact the facilities or services provided.

Conclusion: There are *no impacts*.

Mitigation Measures: None are required.

<u>Potentially Significant Impact</u>	<u>Less Than Significant With Mitigation Incorporation</u>	<u>Less Than Significant Impact</u>	<u>No Impact</u>
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14. Recreation

Would the project:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 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 checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input type="checkbox"/> |

Response:

Recreational Facilities (a, b): The Project will not increase the use of existing parks to such a level that it will result in physical deterioration of recreational facilities. No recreational facilities are included in the Project area, and the Project will not require the expansion or construction of additional recreational facilities in the City.

Conclusion: The impact is *less than significant*.

Mitigation Measures: None are required.

<u>Potentially Significant Impact</u>	<u>Less Than Significant With Mitigation Incorporation</u>	<u>Less Than Significant Impact</u>	<u>No Impact</u>
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15. Transportation/Traffic

Would the project:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input 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) Result in inadequate parking capacity? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Conflict with adopted policies, plans, or programs supporting alternative transportation? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Response:

Increase in Traffic (a, b): The Project will not significantly increase long-term traffic in the area, nor will it materially affect Level of Service standards. The Project may include a temporary increase in traffic during construction, as a result of temporary road obstruction from construction, but the total volume is minimal.

Conclusion: The impact is *less than significant*.

Mitigation Measures: None are required.

Air Traffic Patterns (c): The Project does not propose any improvements that would result in a change in air traffic patterns.

Conclusion: There is *no impact*.

Mitigation Measures: None are required.

Hazards Due to a Design Feature (d): The plan does not contain any design features that have been identified as hazardous or incompatible with surrounding uses.

Conclusion: There is *no impact*.

Mitigation Measures: None are required.

Emergency Access (e): The proposed Project will not change emergency access or access to nearby uses.

Conclusion: There is *no impact*.

Mitigation Measures: None are required.

Parking (f): The proposed Project will provide additional on-site and on-street parking that will be sufficient to accommodate the additional parking demand generated by the new residences.

Conclusion: This impact is *less than significant*.

Mitigation Measures: None are required.

Alternative Transportation (g): The General Plan plans for a pedestrian and bicycle path in the vicinity near the south side of the site connecting Barcelona Drive across the Lemoore Canal to future planned development to the east. The location on the south side of the site was assumed from a previous development design of the site for multi-family uses. This new design does not accommodate a walking path on the south side. Requiring such a path would now pose a potential safety risk given that it would be in a narrow corridor with backyard fences on each side. A more appropriate location would be the north side of the site. The proposed design does not prohibit the potential for a path along the north side of the site and the location to the previously planned location is close enough to be considered consistent with the original intent of the General Plan.

Conclusion: The impact is *less than significant*.

Mitigation Measures: None are required.

<u>Potentially Significant Impact</u>	<u>Less Than Significant With Mitigation Incorporation</u>	<u>Less Than Significant Impact</u>	<u>No Impact</u>
---	--	---	----------------------

16. 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 checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input type="checkbox"/> |
| g) Comply with federal, state, and local statutes and regulations related to solid waste? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Response:

Wastewater (a, b, e): The City's wastewater facility has adequate capacity to serve the Project.

Conclusion: The Project will not exceed wastewater treatment requirements. The impact is *less than significant*.

Mitigation Measures: None are required.

Storm Water (c): The Project will not discharge large volumes of stormwater. The Project will not alter the drainage pattern of the site and will not result in a need for improved storm water facilities.

Conclusion: The impact is *less than significant*.

Mitigation Measures: None are required.

Water Service (d): The Project will not lead to substantial depletion of groundwater supplies, and will not lead to significant new demands on the City's water supply system. Thus it will not require new or expanded entitlements, or require the construction of new water supply facilities that would lead to significant environmental effects.

Conclusion: The impact is *less than significant*.

Mitigation Measures: None are required.

Solid Waste (f, g): The refuse generated will result in a less than significant increase in waste.

Conclusion: The impact is *less than significant*.

Mitigation Measures: None are required.

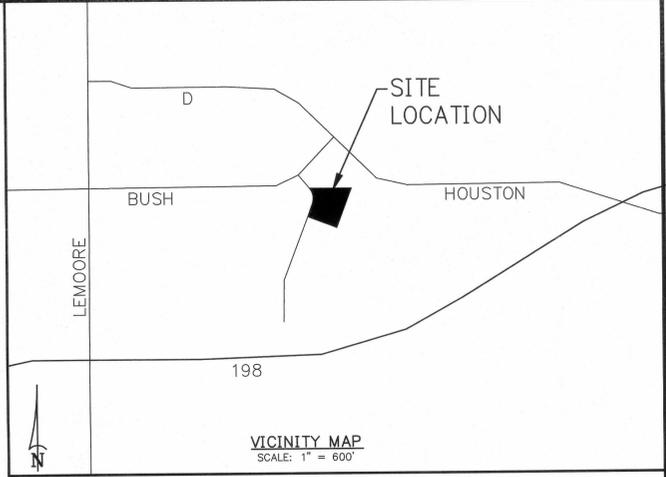
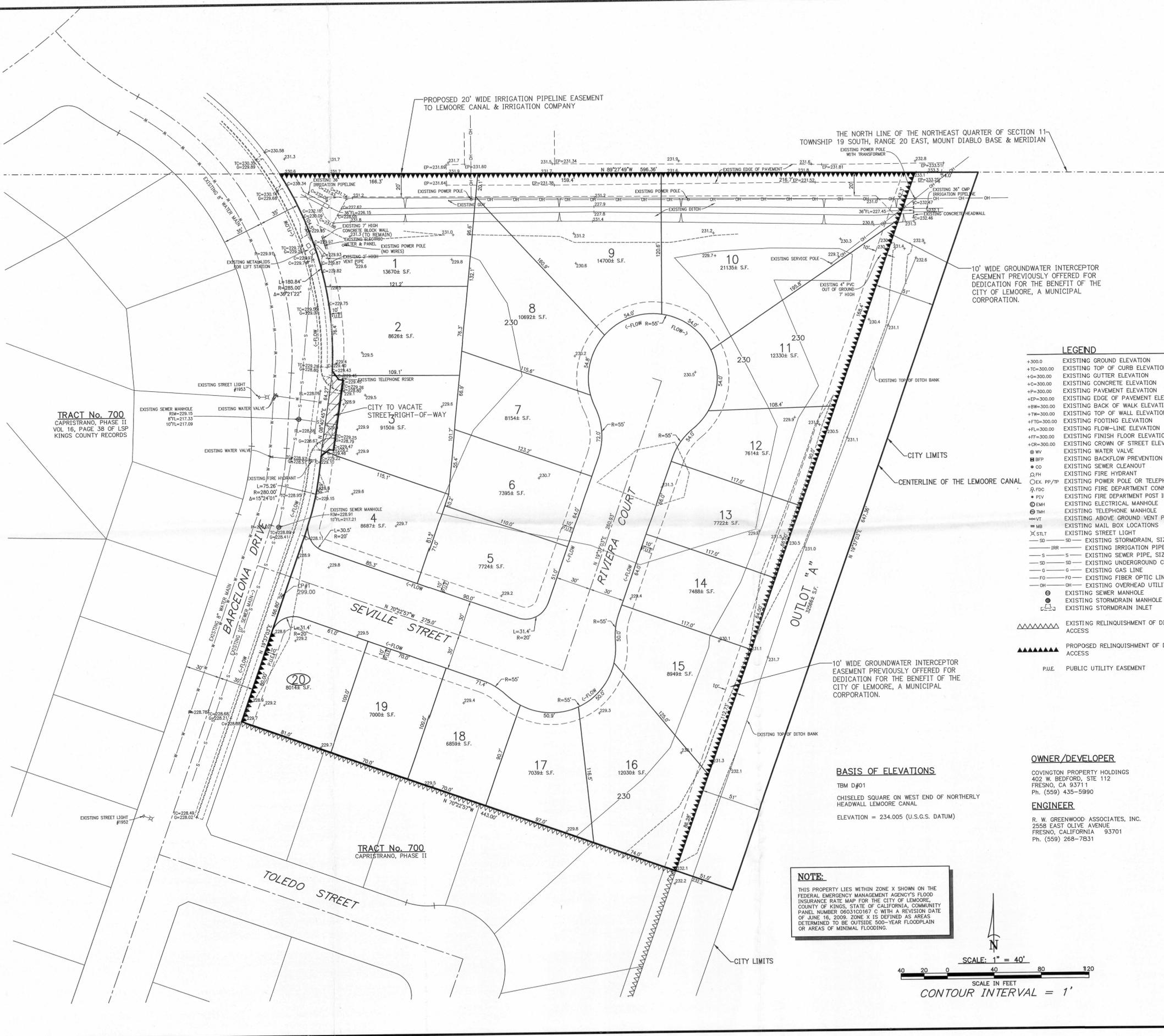
	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
Potentially Significant Impact			

17. Mandatory Findings of Significance

Would the project:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Does the project 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 checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Does the project have possible environmental effects that are individually limited but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of an individual project are significant when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probably future projects. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Will the environmental effects of a project cause substantial adverse effects on human beings, either directly or indirectly? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Response: The proposed Project would not 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, reduce the number or restrict the range of a rare or endangered plant or animal or disturb paleontological resources or eliminate important examples of the major periods of California history or prehistory. The proposed Project is consistent with long-range plans and would not be inconsistent with existing environmental plans. The Project would not contribute substantially to adverse cumulative conditions, or create any substantial indirect impacts (i.e., increase in population could lead to an increase need for housing, increase in traffic, air pollutants, etc).



The acreage of this tract is 6.09 acres. There will be 19 lots in this tract with a minimum lot size of 7000 square feet & average lot size of 9748.8 square feet.

The existing use of this property is VACANT

The proposed use of this property is SINGLE FAMILY RESIDENTIAL

The existing zoning on this property is LOW DENSITY RESIDENTIAL

The proposed zoning on this property is LOW DENSITY RESIDENTIAL

All improvements will conform to City Standards with the following exceptions: NONE

The proposed fire hydrant and water flow will conform to City Standards. Fire hydrants will be installed at intervals of 300 feet.

The proposed source of water supply is CITY OF LEMOORE

The proposed method of sewage disposal is CITY OF LEMOORE

The following utilities are to be provided: UNDERGROUND POWER AND TELEPHONE

arrangements have not been made with utility companies serving this area.

- LEGEND**
- +300.0 EXISTING GROUND ELEVATION
 - +10=300.0 EXISTING TOP OF CURB ELEVATION
 - +G=300.0 EXISTING GUTTER ELEVATION
 - +C=300.0 EXISTING CONCRETE ELEVATION
 - +P=300.0 EXISTING PAVEMENT ELEVATION
 - +EP=300.0 EXISTING EDGE OF PAVEMENT ELEVATION
 - +BW=300.0 EXISTING BACK OF WALK ELEVATION
 - +TW=300.0 EXISTING TOP OF WALL ELEVATION
 - +FT=300.0 EXISTING FOOTING ELEVATION
 - +FL=300.0 EXISTING FLOW-LINE ELEVATION
 - +FF=300.0 EXISTING FINISH FLOOR ELEVATION
 - +CR=300.0 EXISTING CROWN OF STREET ELEVATION
 - WV EXISTING WATER VALVE
 - BFP EXISTING BACKFLOW PREVENTION DEVICE
 - CO EXISTING CONCRETE OUTLET
 - EX EXISTING FIRE HYDRANT
 - PP/TP EXISTING POWER POLE OR TELEPHONE POLE
 - FDC EXISTING FIRE DEPARTMENT CONNECTION
 - PV EXISTING FIRE DEPARTMENT POST INDICATOR VALVE
 - EMH EXISTING ELECTRICAL MANHOLE
 - TMH EXISTING TELEPHONE MANHOLE
 - AVT EXISTING ABOVE GROUND VENT PIPE
 - MB EXISTING MAIL BOX LOCATIONS
 - SLT EXISTING STREET LIGHT
 - SD EXISTING STORMDRAIN, SIZE SHOWN.
 - IRR EXISTING IRRIGATION PIPE, SIZE SHOWN.
 - S EXISTING SEWER PIPE, SIZE SHOWN.
 - UD EXISTING UNDERGROUND CONDUIT
 - G EXISTING GAS LINE
 - FO EXISTING FIBER OPTIC LINE
 - OH EXISTING OVERHEAD UTILITY WIRES
 - SM EXISTING SEWER MANHOLE
 - SMH EXISTING STORMDRAIN MANHOLE
 - SDI EXISTING STORMDRAIN INLET
 - RV EXISTING RELINQUISHMENT OF DIRECT VEHICLE ACCESS
 - PRV PROPOSED RELINQUISHMENT OF DIRECT VEHICLE ACCESS
 - PUE PUBLIC UTILITY EASEMENT

LEGAL DESCRIPTION

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 19 SOUTH, RANGE 20 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE COUNTY OF KINGS, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, LYING WEST OF THE MEANDERS OF THE CENTER OF THE LOWER KINGS RIVER DITCH, ALSO KNOWN AS THE LEMOORE CANAL.

TOGETHER WITH THAT PORTION OF THE SOUTHERLY 25 FEET OF BUSH PLACE STREET ADJOINING SAID LAND ON THE NORTH AS VACATED BY RESOLUTION NO. 2001-42 BY THE CITY COUNCIL OF THE CITY OF LEMOORE, CA., AND RECORDED NOVEMBER 29, 2001 AS INSTRUMENT NO. 2001-23810 OF OFFICIAL RECORDS.

EXCEPTING THEREFROM THAT PORTION OF SAID LAND CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED JULY 6, 1962 IN BOOK 811 AT PAGE 338 OF OFFICIAL RECORDS AS DOCUMENT NO. 9784.

ALSO EXCEPTING THEREFROM THAT PORTION OF SAID LAND CONVEYED TO THE COUNTY OF KINGS BY DEED RECORDED OCTOBER 7, 1964 IN BOOK 861 AT PAGE 434 OF OFFICIAL RECORDS AS DOCUMENT NO. 13132.

ALSO EXCEPTING THEREFROM LOTS 1 THROUGH 39 OF CAPISTRANO PHASE I, COUNTY TRACT NO. 700, IN THE CITY OF LEMOORE, COUNTY OF KINGS, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL MAP THEREOF RECORDED IN VOLUME 16 AT PAGE 38 OF LICENSED SURVEYOR PLATS, KINGS COUNTY RECORDS.

ALSO EXCEPTING THEREFROM LOTS 40 THROUGH 75, INCLUSIVE, OF TRACT NO. 700, CAPISTRANO PHASE II, IN THE CITY OF LEMOORE, COUNTY OF KINGS, STATE OF CALIFORNIA ACCORDING TO THE OFFICIAL MAP THEREOF RECORDED IN VOLUME 16 AT PAGE 67 OF LICENSED SURVEYOR PLATS, KINGS COUNTY RECORDS.

ALSO EXCEPTING THEREFROM LOTS 76 THROUGH 128 OF CAPISTRANO PHASE III & IV, IN THE CITY OF LEMOORE, COUNTY OF KINGS, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED VOLUME 16 AT PAGE 95 OF LICENSED SURVEYOR PLATS, KINGS COUNTY RECORDS.

ALSO EXCEPTING THEREFROM ONE-HALF OF ALL OIL, GAS AND MINERALS WITHIN OR UNDERLYING SAID PROPERTY, AS RESERVED IN THE DEED FROM LESTER E. BLAKELY, ET AL., TO FRANK SCHNEIDER, ET UX., RECORDED NOVEMBER 3, 1947 IN BOOK 383 AT PAGE 466 OF OFFICIAL RECORDS AS DOCUMENT NO. 8592.

ALSO EXCEPTING THEREFROM ONE-QUARTER OF ALL OIL, GAS AND MINERALS WITHIN OR UNDERLYING SAID PROPERTY, AS RESERVED IN THE DEED FROM MARY L. COELHO, A WIDOW, TO FRANCIS DEAN MACIEL AND MARY LUDRICE MACIEL, HUSBAND AND WIFE, AS JOINT TENANTS, DATED NOVEMBER 4, 1969 AND RECORDED NOVEMBER 7, 1969 IN BOOK 944 AT PAGE 974, OFFICIAL RECORDS AS DOCUMENT NO. 13572.

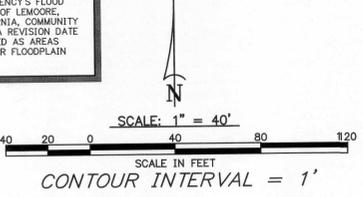
ALSO EXCEPTING THEREFROM ALL PRESENT INTEREST IN AND TO ALL OIL, GAS AND MINERALS WITHIN OR UNDERLYING SAID PROPERTY AS RESERVED IN THE DEED FROM FRANCIS DEAN MACIEL AND MARY LUDRICE MACIEL, HUSBAND AND WIFE TO VALLEY VANGUARD PROPERTIES, A CALIFORNIA CORPORATION, DATED OCTOBER 19, 1993 AND RECORDED NOVEMBER 1, 1993 AS DOCUMENT NO. 932634 OF OFFICIAL RECORDS.

BASIS OF ELEVATIONS

TBM #01
CHISELED SQUARE ON WEST END OF NORTHERLY HEADWALL LEMOORE CANAL
ELEVATION = 234.005 (U.S.G.S. DATUM)

NOTE:

THIS PROPERTY LIES WITHIN ZONE X SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR THE CITY OF LEMOORE, COUNTY OF KINGS, STATE OF CALIFORNIA, COMMUNITY PANEL NUMBER 0603100167 C WITH A REVISION DATE OF JUNE 16, 2009. ZONE X IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN OR AREAS OF MINIMAL FLOODING.



APN # 023-040-057-000
PARCEL CONTAINS 6.09± ACRES

AVERAGE LOT SIZE
10345.4± SQUARE FEET

THERE ARE NO EXISTING TREES ON THE SUBJECT PROPERTY

VESTING TENTATIVE

TRACT MAP No. CAPISTRANO ADDITION I

IN THE CITY OF LEMOORE, COUNTY OF KINGS, STATE OF CALIFORNIA

PREPARED FOR

COVINGTON PROPERTY HOLDINGS, L.P.

R. W. Greenwood Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING
PLANNING - LANDSCAPE ARCHITECTURE

2558 E. Olive Ave. Fresno, California 93701 Tel. (559) 268-7831

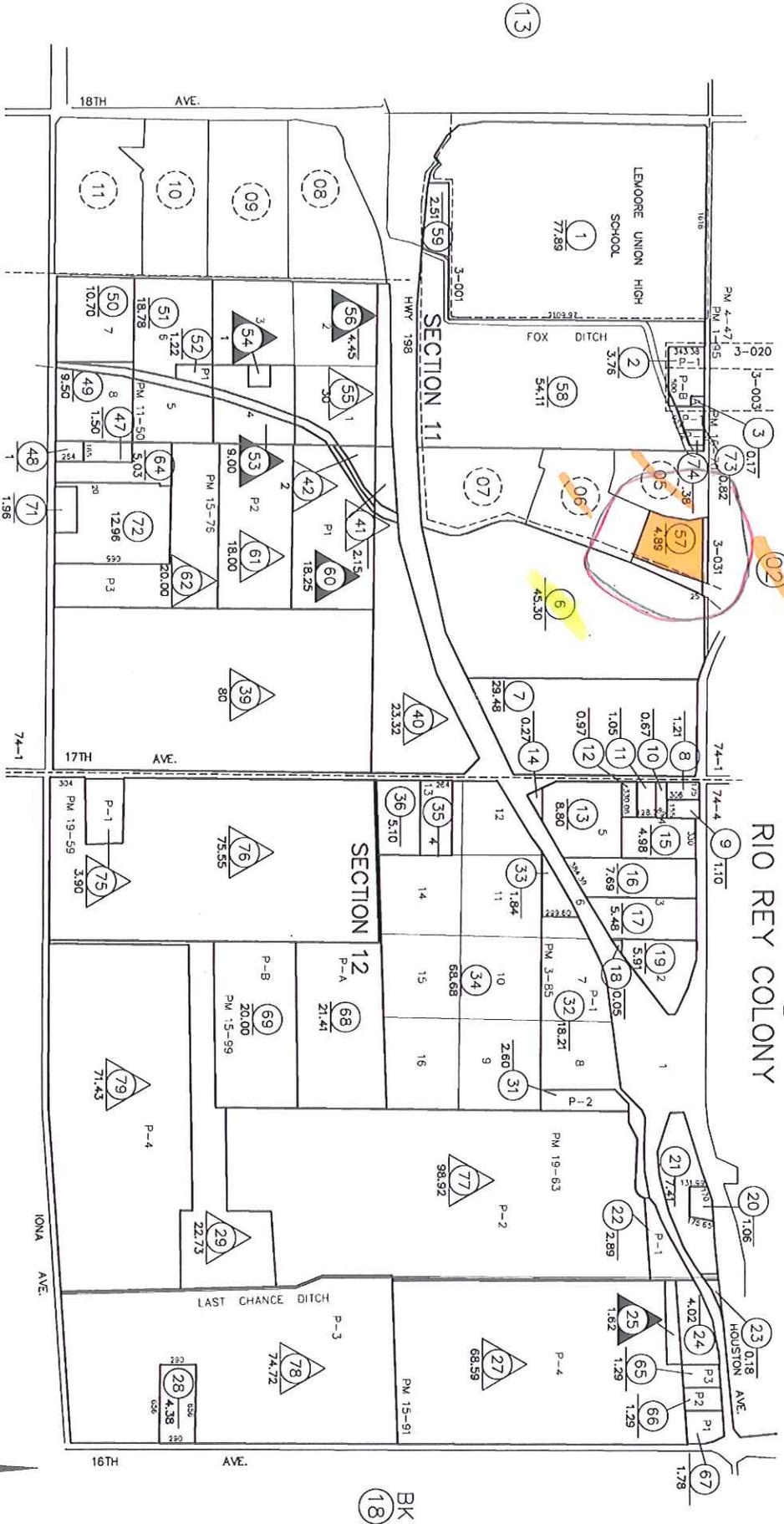
Date: JULY 16, 2013
Job No. D-13065
Drawn By: PWL
Drawing No. -E

Fb. 262/8 MC
AUTOCAD ID: 13065.DWG
REF: 92144

Exhibit B

KINGS COUNTY ASSESSOR'S MAP SEC. 11 & 12-19-20

23-04



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LAND PRESERVE



NON-RENEWAL

BK 24

1" = 800'

BK 18

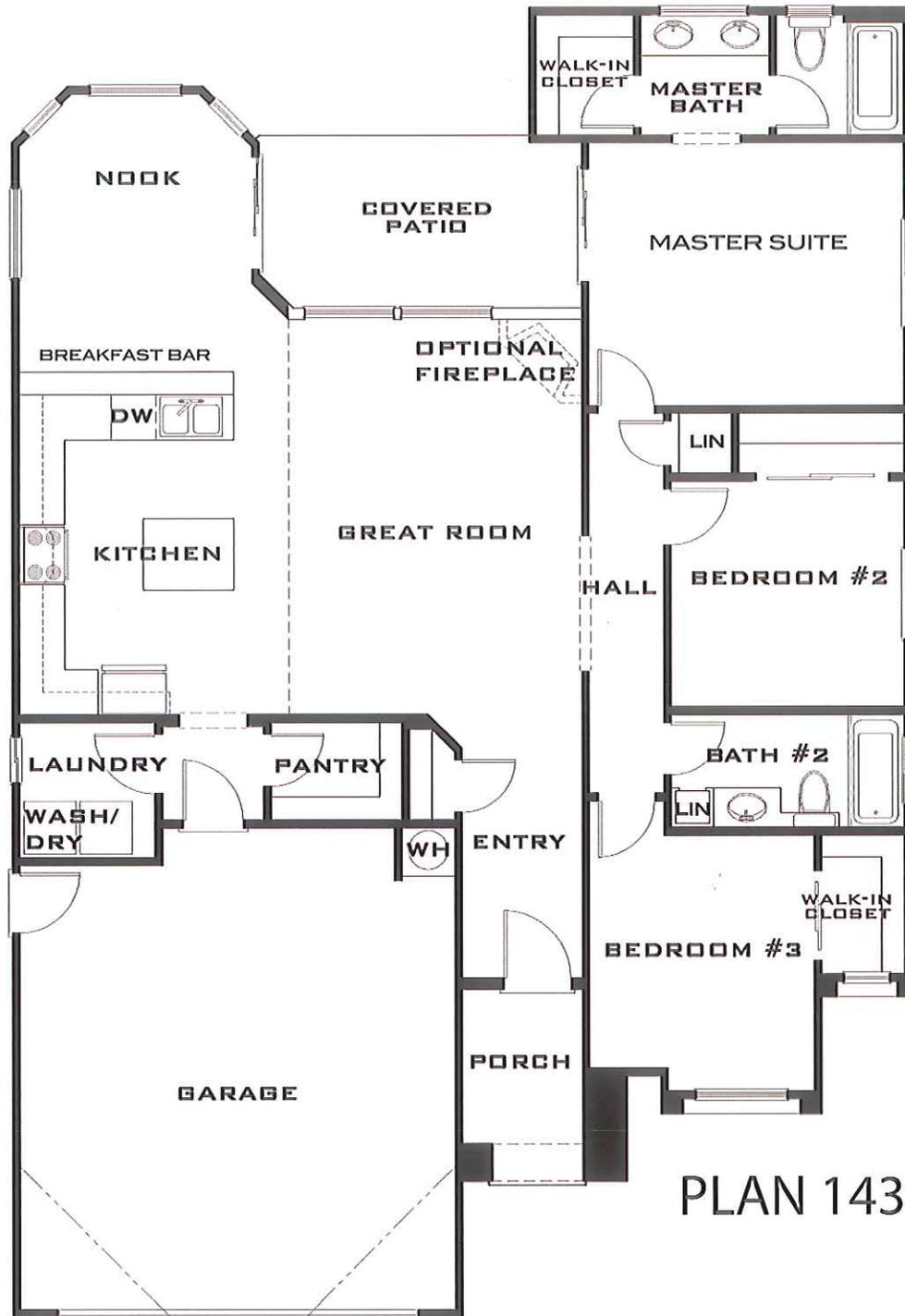


PLAN 1436-A



PLAN 1436-B

- 3 Bedroom
- 2 Bath
- Great Room-Optional Fireplace
- Dining Nook w/ Patio Access
- Covered Patio
- Master Bedroom w/Walk-In Closet
- Covered Front Porch
- 2 Car Garage



PLAN 1436

- 3 Bedroom
- 2 Bath
- Great Room-Optional Fireplace
- Dining Nook w/ Patio Access
- Covered Patio
- Master Bedroom w/Walk-In Closet
- Covered Front Porch
- 2 Car Garage



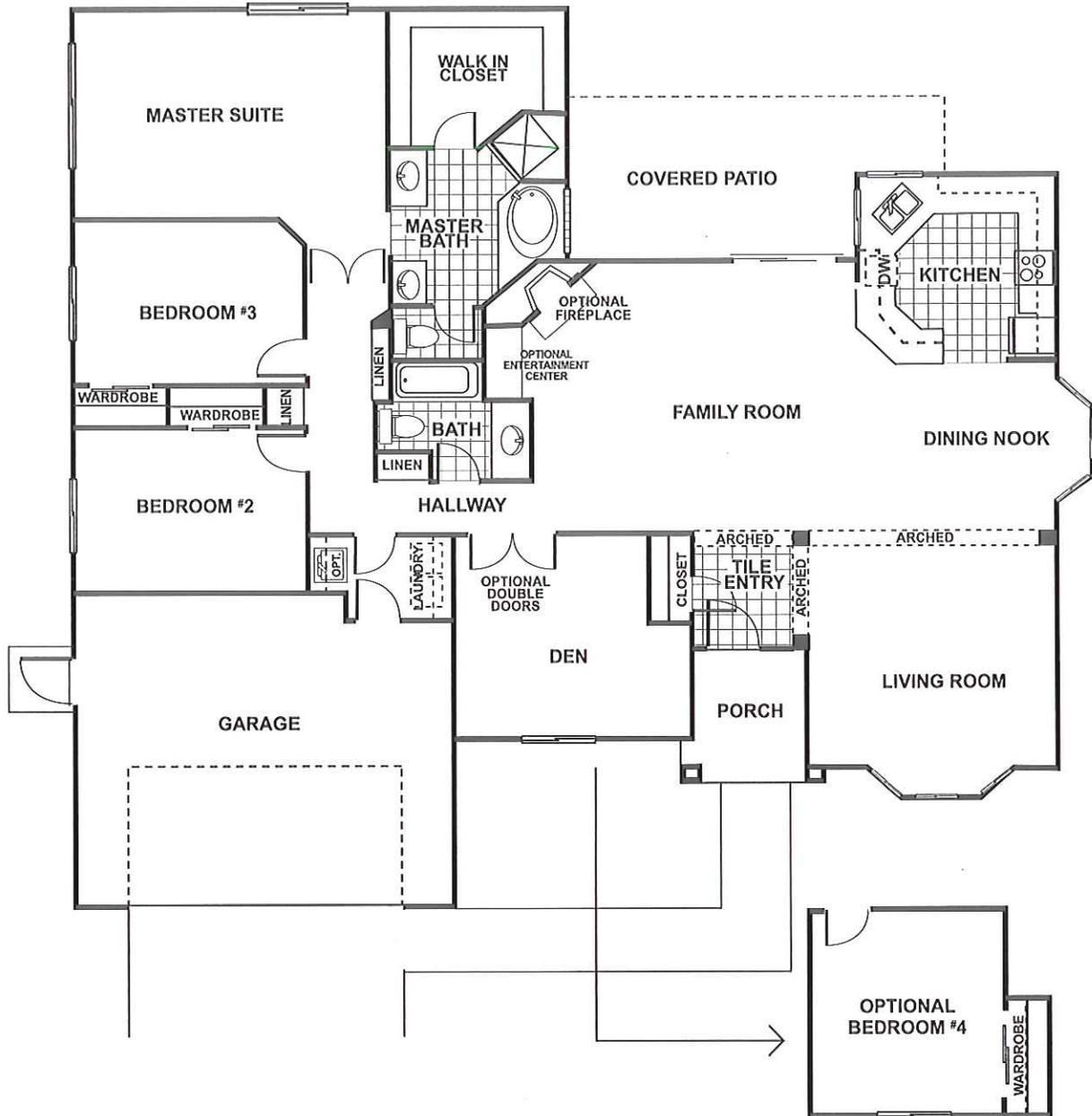
PLAN 2199-A



PLAN 2199-B

4 Bedrooms/Optional Den
2 Bathrooms
Dining Nook w/Bay Window
Formal Living Room
Optional Fireplace
Covered Patio
Covered Porch

Interior Laundry Room
Optional Entertainment Center
Optional Sink in Laundry Room
Full Size Tub in Master Bath
Separate Tile Shower in Master Bath
3 Car Garage Option



4 Bedrooms/Optional Den
 2 Bathrooms
 Dining Nook w/Bay Window
 Formal Living Room
 Optional Fireplace
 Covered Patio
 Covered Porch

Interior Laundry Room
 Optional Entertainment Center
 Optional Sink in Laundry Room
 Full Size Tub in Master Bath
 Separate Tile Shower in Master Bath
 3 Car Garage Option

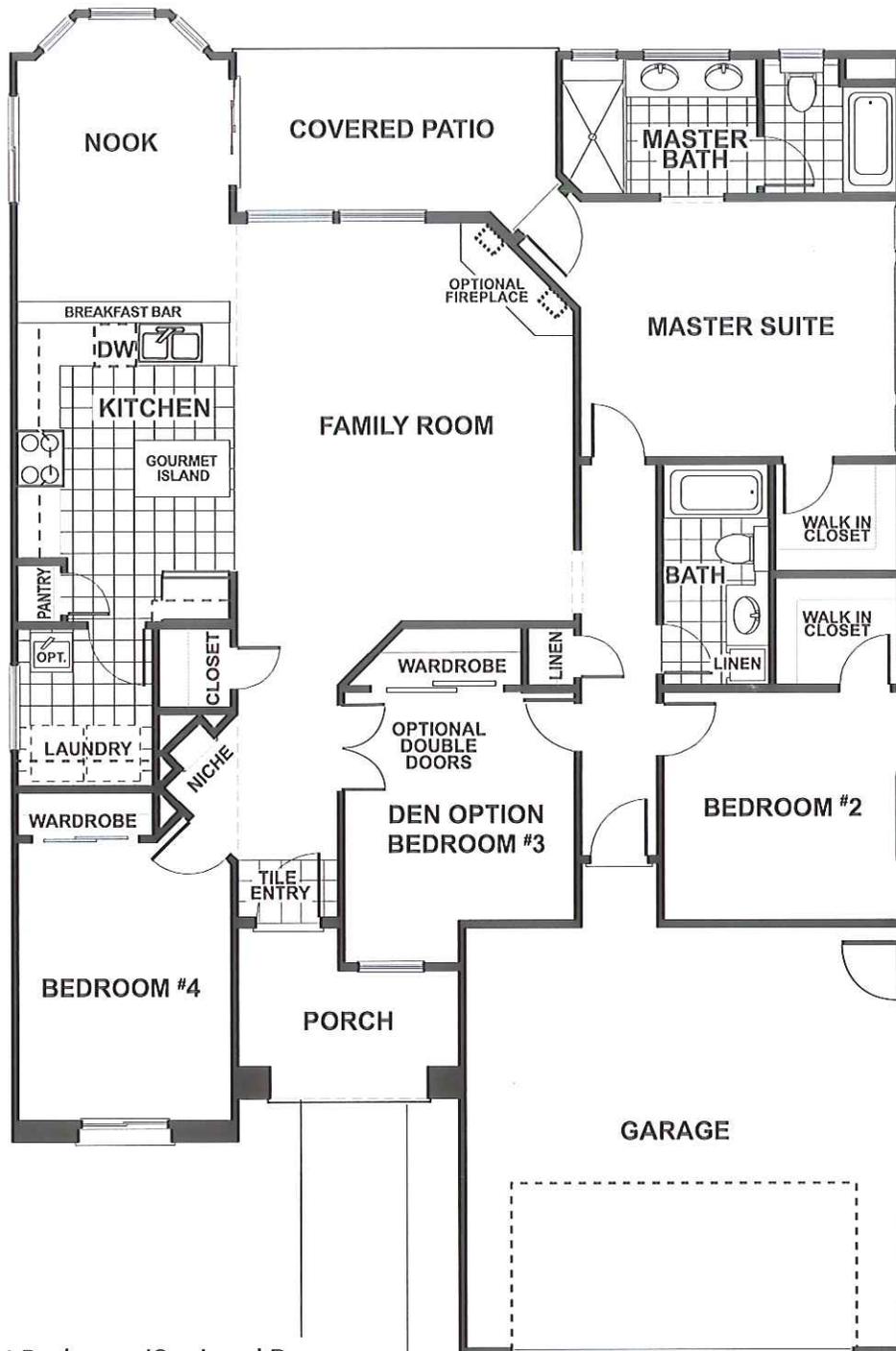


PLAN 1730-A



PLAN 1730-B

- 4 Bedroom/Optional Den
- 2 Bath
- Family Room w/Optional Fireplace
- Dining Nook w/ Patio Access
- Master Bedroom w/Walk-In Closet
- Kitchen Island
- Covered Patio
- Covered Front Porch
- Interior Laundry Room
- 3 Car Garage Option



- 4 Bedroom/Optional Den
- 2 Bath
- Family Room w/Optional Fireplace
- Dining Nook w/ Patio Access
- Master Bedroom w/Walk-In Closet
- Kitchen Island
- Covered Patio
- Covered Front Porch
- Interior Laundry Room
- 3 Car Garage Option

RM Covington

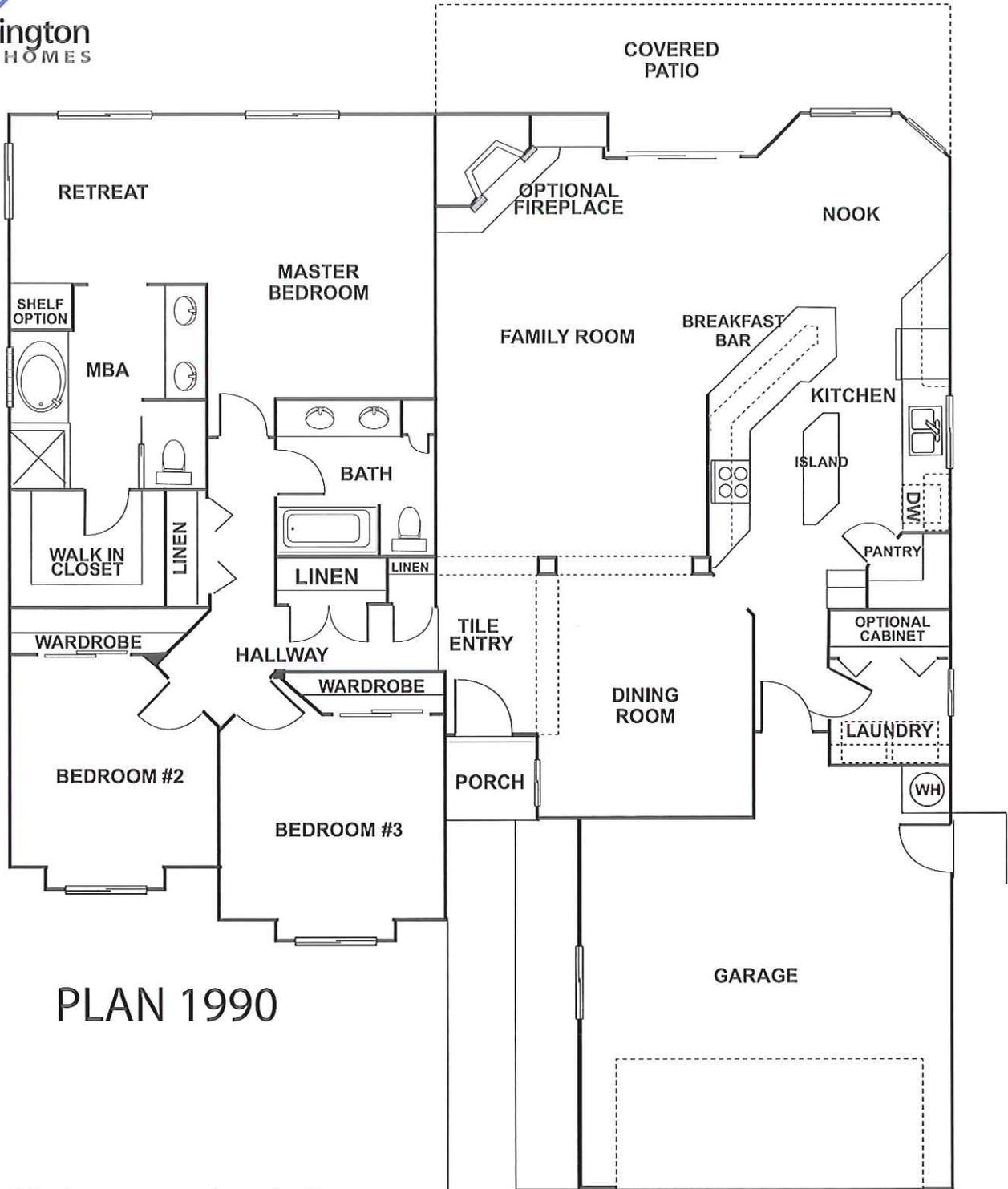


PLAN 1990-A



PLAN 1990-B

- 3 Bedrooms
- 2 Bathrooms
- Breakfast Nook
- Kitchen Island
- Kitchen Pantry
- Dining Room
- Family Room
- Laundry Room
- Optional Fireplace
- Optional Entertainment Center
- Full Size Tub in Master Bath
- Separate Tile Shower in Master Bath
- Retreat in Master Bedroom



PLAN 1990

- 3 Bedrooms
- 2 Bathrooms
- Breakfast Nook
- Kitchen Island
- Kitchen Pantry
- Dining Room
- Family Room
- Laundry Room
- Optional Fireplace
- Optional Entertainment Center
- Full Size Tub in Master Bath
- Separate Tile Shower in Master Bath
- Retreat in Master Bedroom

Mayor
William Siegel
Mayor Pro Tem
Lois Wynne
Council Members
John Gordon
Eddie Neal
Willard Rodarmel



**Public Works/
Planning Services**

711 Cinnamon Drive
Lemoore CA 93245
Phone (559) 924-6740
FAX (559) 924-6708

Staff Report

ITEM 5

To: Lemoore Planning Commission
From: Steve Brandt, City Planner
Date: October 25, 2013
**Subject: Public Hearing – Pharris Lemoore, LLC – Resolution #2013-05
Recommending Approval of Negative Declaration – General Plan
Amendment 2013-01 and Zone Change 2013-01**

Discussion

A Public Hearing is being held to accept public comment on General Plan Amendment 2013-01, a request to remove the collector street and bikeway status from west Bush Street, west of Marsh Drive, and to change the land use designation from Low Density Residential and Parks & Recreation to Community Facilities.

Public Comment will also be accepted on Zone Change 2013-01, a request to change the zoning map from Low Density Residential (RLD) and Parks & Recreation (PR) to Public Services & Community Facilities (CF).

The site is currently owned by Pharris Lemoore, LLC, who is being represented by Tim Palmquist, the applicant. The site is approximately 53 acres. Pharris Lemoore, LLC, is planning to deed the property to the U.S. Navy (Lemoore Naval Air Station). There are also plans for a conservation easement to be placed on the site that would prohibit future development of the site, including the development of residential dwellings. The conservation easement would allow some limited use by West Hills Community College District.

The site proposed for amendment includes APNs 023-510-34, 023-510-36, and a portion of 023-510-37. The site is located at the northwest corner of West Hills Community College: Lemoore, both north and west of the intersection of west Bush Street and Marsh Drive. Exhibit A shows the existing and proposed land use designations.

Project Description

The proposal would change the City of Lemoore General Plan and the City of Lemoore Zoning Map in the following three ways:

1. The General Plan's Circulation Element would no longer show any required streets west of the Marsh Drive alignment.
Currently the Circulation Element shows Bush Street extending as a collector street west of Marsh Drive and then turning south at the abandoned Stratford railroad spur and curving back to Marsh Drive further south.
2. The General Plan's Land Use Element Map would be modified to Community Facilities on the land located west of Marsh Drive between the Union Pacific Railroad line and the land designated for Wetlands Conservation. Currently this land is designated mostly Low Density Residential, with approximately 3 acres designated Parks & Recreation.
3. The Zoning Map would be modified to Public Services and Community Facilities (CF) on the land located west of Marsh Drive between the Union Pacific Railroad line and the land designated for Wetlands Conservation as. Currently the Zoning Map shows RLD (Low Density Residential) and PR (Parks & Recreation) on the site.

The applicant is making this request so that the City General Plan and Zoning Map will be consistent with agreements in principle between the applicant (the property owner Pharris, LLC), the U.S. Navy and West Hills Community College District.

A tentative subdivision map to divide the property into single-family residential lots was approved by the City in 2006. This subdivision map, called TTM 845 or Victory Village, covers most of the project site as well as land east of the project site that is north of Bush Street. The land outside of the project area is Phase I of TTM 845 and is not a part of these proposed amendments.

After the tentative map approval the Lemoore Naval Air Station expressed great concern to the property owner and the City, saying that the residential development would be a detriment to the Air Station's mission. After much negotiation, the U.S. Navy has agreed to purchase the property.

In addition, a conservation easement will be placed on the property so that it cannot be developed for residential uses. California's laws for conservation easements require a local non-profit entity be the trustee of the easement. Because of its proximity to the site, West Hills Community College District has agreed to be the trustee of the conservation easement. The conservation easement will allow the District to use the site for very limited purposes, including stormwater drainage basins, agriculture, passive recreation, and educational activities related to conservation and environmental restoration.

Background Information

Project Number:	GPA 2013-01, COZ 2013-01
Project Applicant:	Pharris, LLC
General Plan Land Use Designation:	Low Density Residential and Parks & Recreation
Adjacent Circulation Element Designations:	Bush Street designated a Collector Street
Zoning:	RLD (Low Density Residential) and PR (Parks & Recreation)
Special Zoning/Planning designations:	Within the Naval Air Station Lemoore Overlay Zone
Existing Land Use on site:	Vacant; previously used for agriculture
Proposed Land Use on site:	Conservation, agriculture, storm drainage basins; residential development and buildings prohibited
Surrounding Land Use to the North:	Union Pacific Railroad line and agriculture (row crops)
Surrounding Land Use to the South:	Designated wetlands
Surrounding Land Use to the East:	Vacant land (future single-family subdivision) and West Hills College: Lemoore
Surrounding Land Use to the West:	Abandoned railroad line, ditch, and agriculture (row crops)
Environmental Review Document:	Negative Declaration
Previous Actions:	TTM 845 approved in July 2006 to allow single-family residential development City Council abandoned the portion of Bush Street that had extended west of Marsh Drive on October 1, 2013

Project Evaluation

The City staff has reviewed the draft agreement between the property owner, the U.S. Navy, and the College District. The agreement would prohibit Phases 2 and 3 of TTM 845 from ever developing, and those phases of the tentative map would eventually expire. Phase 1 of the tentative map would not be affected, and the applicant will continue to pursue development and home construction there.

The agreement provides a benefit for each party. The Navy will be assured that there will be no development west of Marsh Drive. The College District obtains the use of additional property for a storm drainage basin that can serve their college site as well as land that could be used for educational conservation purposes. Pharris, LLC, who also owns other property east of the site, will use the dirt dug out from the stormwater basins to raise the grade of other nearby sites. These nearby sites are currently in flood zone areas and need to be raised in order to develop.

Given the provisions of the conservation agreement, the Community Facilities land use designation is the appropriate designation for the site. Staff had considered the Conservation and the Agriculture land use designations, but those designations might not allow the educational uses and storm drainage basins that the College District intends. Also, since the site will no longer be developing with urban uses, it is appropriate to remove the requirements for collector streets on the site.

Implementation of the intended conservation easement can occur whether the City changes the land use designation and zoning or keeps it as is. However, retaining residential designation and zoning on the site would provide a false impression of what appears to now be the permanent land use disposition of the site, and would overly inflate the statistics of vacant residential land inventory in the city. Therefore, Staff recommends that the applications be approved.

Recommendation

Staff recommends that the Planning Commission hold a public hearing to receive public comment. Then make a motion to adopt Resolution #2013-05, recommending that the City Council adopt the Negative Declaration and approve General Plan Amendment 2013-01 and Zone Change 2013-01 based upon the findings stated in the Resolution.

Subsequent Actions

The Planning Commission's recommendation will be sent to the City Council where they will hold a public hearing, and then make the final adoption of the Negative Declaration and the final decision on the applications. If approved after the public hearing, the Zone Change will be brought back to the City Council for a second reading of the Ordinance change. The changes, if approved, will be effective 30 days after final approval.

Attachments

Draft Resolution

Initial Study / Negative Declaration

Exhibit A – General Plan Amendment Map – Existing and Proposed

Exhibit B – Exhibit Assessor's Parcel Map showing site

RESOLUTION #2013-05

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LEMOORE RECOMMENDING APPROVAL OF GENERAL PLAN AMENDMENT 2013-01 AND ZONE CHANGE 2013-01

At a Regular Meeting of the Planning Commission of the City of Lemoore duly called and held on October 28, 2013, at 7:00 p.m. on said day, it was moved by Commissioner _____, seconded by Commissioner _____ and carried that the following Resolution be adopted:

WHEREAS, Pharris, LLC, represented by Tim Palmquist, has submitted applications to: 1) remove the collector street and bikeway status from Bush Street west of Marsh Drive; 2) to change the land use designation from Low Density Residential and Parks & Recreation to Community Facilities; and 3) to change the zoning map from Low Density Residential (RLD) and Parks & Recreation (PR) to Public Services & Community Facilities (CF); 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 October 28, 2013; and

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

BE IT FURTHER RESOLVED that the Planning Commission of the City of Lemoore recommends approval to the Lemoore City Council of General Plan Amendment 2013-01 and Zone Change 2013-01, 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. Given the provisions of the intended conservation agreement between the applicant, the U.S. Navy, and the West Hills Community College District, the Community Facilities land use designation is the appropriate designation for the site.

4. Given the provisions of the intended conservation agreement between the applicant, the U.S. Navy, and the West Hills Community College District, the removal of required collector streets is the appropriate for the site
5. Given the provisions of the intended conservation agreement between the applicant, the U.S. Navy, and the West Hills Community College District, the Public Services & Community Facilities (CF) is the appropriate zone for the site.
6. Retaining the residential designation and zoning on the site would provide a false impression of what will now be the permanent land use disposition of the site, and would overly inflate the statistics of vacant residential land inventory in the city.

Passed and adopted at a Regular Meeting of the Planning Commission of the City of Lemoore held on October 28, 2013, by the following votes:

AYES:
NOES:
ABSTAINING:
ABSENT:

APPROVED:

Dr. Ronald E. Meade, Chairperson

ATTEST:

Kristie R. Baley, Planning Commission Secretary

**INITIAL STUDY / NEGATIVE DECLARATION
FOR
General Plan Amendment 2013-01 and Change of Zone 2013-01**

INTRODUCTION, PROJECT DESCRIPTION AND LOCATION

CEQA Requirements

This document is the Initial Study/ Negative Declaration on the potential environmental effects of the following project: General Plan Amendment 2013-01 and Change of Zone 2013-01. 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 Initial Study to determine whether a discretionary project will have a significant effect on the environment. The purposes of an Initial Study, 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;*
- (7) *Determine whether a previously prepared EIR could be used with the project.*

This Initial Study/Negative Declaration has been prepared in response to the requirements presented above. Pursuant to Section 15003 of the CEQA Guidelines, the City of Lemoore has prepared this Initial Study to determine whether the Project will have a significant effect on the environment. The Initial Study Checklist in Section Three found that there are no potentially significant environmental impacts that may result from the project that were not already covered in the General Plan EIR. Based on this Initial Study, it has been determined that a Negative Declaration should be prepared.

References

Referenced in this Study are the following reports:

- California Environmental Quality Act (CEQA) Statutes (Public Resources Code Section 21000, et. seq.)
- *City of Lemoore General Plan EIR (SCH#91042091)*, December 1992
- *City of Lemoore General Plan Policy Document*, Adopted May 2008
- *City of Lemoore General Plan Map*, Adopted May 2008
- *City of Lemoore, Municipal Code, Title 9, Lemoore Zoning Code*, Adopted July 2012
- *City of Lemoore, Zoning Map*, July 2012
- *San Joaquin Valley Air Pollution Control District, "Guide for Assessing and Mitigating Air Quality Impacts,"* 2002
- State of California Department of Conservation, Kings County Important Farmland, 2010
- Title 14, California Code of Regulations, Chapter 3. *Guidelines for Implementation of the California Environmental Quality Act*, Section 15000 et. seq.

Project Location

The site is located inside the city limits of the City of Lemoore at the northwest and southwest corners of Bush Street and Marsh Drive, Lemoore, CA.

Project Description

The project is a request by Tim Palmquist representing the property owner, to remove the collector street and bikeway status from Bush Street west of Marsh Drive, and to change the land use designation from Low Density Residential and Parks & Recreation to Community Facilities, and 2) Change of Zone 2013-01, a request to change the zoning map from Low Density Residential (RLD) and Parks & Recreation (PR) to Public Services & Community Facilities (CF) on approximately 53 acres.

EVALUATION OF ENVIRONMENTAL IMPACTS
Environmental Checklist and Discussion

1. Project title:
General Plan Amendment 2013-01 and Change of Zone 2013-01
2. Lead agency name and address:
City of Lemoore
711 W Cinnamon Drive
Lemoore, CA 93245
3. Contact person and phone number:
Steve Brandt, AICP
City of Lemoore Planning Department
(559) 924-6700
4. Project location:
The site is located inside the city limits of the City of Lemoore at the northwest and southwest corners of Bush Street and Marsh Drive, Lemoore, CA.
5. Project Applicant's name and address:
Tim Palmquist
Land Works LLC
760 W. 16th Street, Suite M
Costa Mesa, CA 92627
6. City of Lemoore General Plan designation on the site:
Low Density Single-Family and Parks & Recreation
7. City of Lemoore Zoning on the site:
Low Density Residential (RLD) and Parks & Recreation (PR), and within the Naval Air Station Lemoore (NASL) Overlay Zone
8. Description of Project:
The project is a request by Tim Palmquist representing the property owner, to remove the collector street and bikeway status from Bush Street west of Marsh Drive, and to change the land use designation from Low Density Residential and Parks & Recreation to Community Facilities, and 2) Change of Zone 2013-01, a request to change the zoning map from Low Density Residential (RLD) and Parks & Recreation (PR) to Public Services & Community Facilities (CF) on approximately 53 acres.

The property owner has preliminary agreements with West Hills Community College District and Lemoore Naval Air Station to place a conservation easement on the property that would prohibit future development for inhabited uses. The easement will be held by Community College District and the title to the property will be held by the Naval Air Station. The site is planned for use as a storm drainage basin for stormwater from the college campus. These agreements are not considered part of the project being evaluated.
9. Surrounding land uses and setting:
The Project site is located within City boundaries. On the north side of the site is the Union Pacific Railroad line. On the east side of the site is the Lemoore campus of West Hills College. South of the site is land that has been designated as a protected wetlands. West of the site is agricultural land.

10. Other public agencies whose approval is required:
No public agency approval is required for the project GPA and COZ.

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 Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology /Soils |
| <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 / Housing |
| <input type="checkbox"/> Public Services | <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 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been 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
Contract City Planner

10-9-13
Date

Environmental Checklist and Discussion

	<u>Potentially Significant Impact</u>	<u>Less Than Significant With Mitigation Incorporation</u>	<u>Less Than Significant Impact</u>	<u>No Impact</u>
1. Aesthetics				
Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Response:

Scenic Resources and Visual Character (a, b, c): The project will result in a further restriction on uses that could potentially affect the visual character of the area. No known aesthetic resources exist on the site, and it is not within any State, City or County-identified scenic vista or scenic highway corridor.

Conclusion: The impact is *less than significant*.

Mitigation Measures: None are required.

Lighting (d): The project would add new sources of light.

Conclusion: The impact is *less than significant*.

Mitigation Measures: None are required

	Potentially Significant <u>Impact</u>	Less Than Significant With Mitigation <u>Incorporation</u>	Less Than Significant <u>Impact</u>	No <u>Impact</u>
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2. Agricultural 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:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of farmland, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Response:

Farmland Conversion (a, c): The Project site was previously designated for development. The Kings County Important Farmland Map 2010 designates the site as Vacant or Disturbed Land.

Conclusion: There is *no impact*.

Mitigation Measures: None are required.

Zoning Conflicts (b): The Project site is not encumbered by a Williamson Act contract.

Conclusion: There is *no impact*.

Mitigation Measures: None are required.

impact the number of vehicle trips per day the project is anticipated to generate. This project will not generate any additional vehicle trips.

The Project will not be subject to Rule 9510, Indirect Source Review (ISR).

Conclusions:

Applicable Air Quality Plan (a): The proposed Project does not conflict with the implementation strategy of the San Joaquin Valley Regional Air Quality Management Plan.

Conclusion: The impact is less than significant.

Mitigation Measures: None are required.

Air Quality Standards (b, c): Air quality impacts related to this Project will come mainly from particulate (dust and exhaust) emissions from construction on the properties and vehicle trips generated to and from the new residences. The project is considered within the Small Project Analysis Level (SPAL). Projects within this level are considered to have a less than significant impact on air quality.

Conclusion: The impact is *less than significant*.

Mitigation Measures: None are required.

Sensitive Receptors (d): Sensitive receptors include, but are not limited to, land uses such as grammar schools, day care centers, medical facilities, and recreational facilities that contain young children, elderly persons, or people with existing respiratory health problems. The project will not generate emissions that would affect sensitive receptors.

Conclusion: The impact is *less than significant*.

Mitigation Measures: None are required.

Objectionable Odors (e): The Project will not expose a substantial number of people to objectionable odors.

Conclusion: The impact is *less than significant*.

Mitigation Measures: None are required.

Global Warming/Climate Change: "Global warming" is the term coined to describe very widespread climate change characterized by a rise in the Earth's ambient average temperatures with concomitant disturbances in weather patterns and resulting alteration of oceanic and terrestrial environs and biota. The predominant opinion within the scientific community is that global warming is currently occurring, and that it is being caused and/or accelerated by human activities, primarily the generation of "greenhouse gases" (GHG).

The project will not have an effect on greenhouse gases.

Conclusion: The impact *is less than significant*.

Mitigation Measures: None are required.

<u>Potentially Significant Impact</u>	<u>Less Than Significant With Mitigation Incorporation</u>	<u>Less Than Significant Impact</u>	<u>No Impact</u>
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4. Biological Resources

Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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, 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"/> |
| 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:

Biological Resources (a, d) Although formal studies of wildlife movement in the study area were not conducted, it is not considered likely that any portions of the project site serve as important linkage between wildlife habitats, although some common wildlife species may pass through, according to the City's General Plan EIR.

Conclusion: The proposed Project would have *no impact* on migrating bird species or their habitat, including those of listed as candidate, sensitive or special status by State Fish and Game or the U.S. Fish and Wildlife Service.

Mitigation Measures: None are required.

Biological Resources (b, c): The site for the proposed Project is disturbed and within a developed area. There are no riparian, wetland or sensitive habitats on the site. The City of Lemoore General Plan Draft EIR indicates that no species of concern are expected to occur within the project area.

Conclusion: The Project will have *no impact* to riparian areas and wetlands.

Local Policies or Ordinances (e): The Project will not conflict with the City's ordinances and the Project will have less than significant impact.

Conclusion: The proposed Project would have *no impact* on local ordinances or policies protecting biological resources.

Mitigation Measures: None are required.

Biological Resources (f): The Project will not conflict with any habitat conservation plan or natural community conservation plan.

Conclusion: The Project will have *no impact* on any habitat conservation plan or other natural community conservation plan.

Mitigation Measures: None are required.

Potentially Significant <u>Impact</u>	Less Than Significant With Mitigation <u>Incorporation</u>	Less Than Significant <u>Impact</u>	No <u>Impact</u>
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5. Cultural Resources

Would the project:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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:

Disturbance of Cultural Resources (a, b, c, d): According to the City of Lemoore General Plan EIR 2012, there are no historical, archaeological, or paleontological resources within or near the project area.

Mitigation Measures: None are required.

Conclusion: There is *no impact*.

Mitigation Measures: None are required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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:

Geology/Soils and Risks (a): According to the City of Lemoore General Plan EIR, no active faults underlay the project site. There is sufficient distance to either the San Andreas or Owens Valley Faults that the effects of earthquakes should be minimal. Secondary hazards due to landslides and liquefaction are considered to be minimal.

Conclusion: The impacts from geologic resources would be *less than significant*

Mitigation Measures: None are required

Erosion and unstable soils (b, c): The City of Lemoore General Plan states that erosion is not generally significant due to the relatively flat topography of the area. The Project area does not include any topographical features that would accelerate erosion. The Project is not expected to accelerate the natural rate of erosion.

Conclusion: The impacts from geologic resources would be *less than significant*

Mitigation Measures: None are required

Expansive Soils (d): According to the City of Lemoore General Plan 2012, soils with moderate to high shrink-swell potential do exist within the proposed General Plan area. Expansive soils require particular engineering design, site preparation, and construction practices in order to prevent structure damage from soil movement associated with moisture level changes. When these practices are employed on a project-by-project basis the potential for structural damage is minimal.

Conclusion: The site is suitable for the proposed construction with suitable preparation of the surface soil, adequate compaction, use of select fill material, and proper surface drainage. The impacts from geologic resources would be *less than significant*

Mitigation Measures: None are required.

Soils incapable of supporting water or wastewater supply systems (e): The Project does not include installation or use of wastewater disposal systems.

Conclusion: *No impacts* from geologic resources would occur to water or alternative septic systems.

Mitigation Measures: None are required

7. Hazards/Hazardous Materials	<u>Potentially Significant Impact</u>	<u>Less Than Significant With Mitigation Incorporation</u>	<u>Less Than Significant Impact</u>	<u>No Impact</u>
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"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	<u>Potentially Significant Impact</u>	<u>Less Than Significant With Mitigation Incorporation</u>	<u>Less Than Significant Impact</u>	<u>No Impact</u>
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plan?

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 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 checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Response:

Hazardous Materials (a, b, c): The project will not result in the use or disposal of hazardous materials.

Conclusion: *No impacts* from hazardous materials would occur.

Mitigation Measures: None are required

Located in a Hazardous Materials Site (d): The Project Area does not include any hazards found to be on a list of hazardous material sites.

Conclusion: Impacts from hazardous materials is less than significant.

Mitigation Measures: None are required.

Public Airstrip or Private Airstrip (e,f): The project site is not within two miles of a public airport or private airstrip.

Conclusion: There is *no impact*.

Mitigation Measures: None are required.

Emergency Plan (g): The Project site is accessible from surrounding roads, and alternative routes for emergency access or evacuation exist in the Project vicinity. The City of Lemoore has an existing Emergency Operations Plan for Response to Disasters and Terrorism that includes access and evacuation routes. The proposed Project will not impair implementation of or physically interfere with the adopted emergency and evacuation plan. The proposed Project will not change emergency access or access to nearby uses. Therefore no impact has been identified.

Conclusion: There is *no impact*.

Mitigation Measures: None are required.

Risk of Fire (H): The Project area is located in an urbanized area that is not susceptible to wildland fires..

Conclusion: There is *no impact*.

Mitigation Measures: None are required.

<u>Potentially Significant Impact</u>	<u>Less Than Significant With Mitigation Incorporation</u>	<u>Less Than Significant Impact</u>	<u>No Impact</u>
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8. 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 checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) Otherwise substantially degrade water quality? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Response:

Water Quality (a): The site improvements will not generate any unusual discharges and will not negatively impact the existing stormwater drainage system.

Conclusion: The impact is *less than significant*.

Mitigation Measures: None are required.

Groundwater (b): The project will not negatively affect groundwater sources.

Conclusion: The impact is *less than significant*.

Mitigation Measures: None are required.

Surface Water (c, d, e): The Project will not negatively affect surface water resources.

Conclusion: The impact is *less than significant*.

Mitigation Measures: None are required.

Stormwater (d, e): The Project will not change the drainage pattern of the site.

Conclusion: The impact is *less than significant*.

Mitigation Measures: None are required.

Water Quality (f): The Project will not otherwise substantially degrade water quality.

Conclusion: The impact is *less than significant*.

Mitigation Measures: None are required.

Flood Hazard (g, h, i): The project is not within a 100-year flood hazard area.

Conclusion: The impact is *less than significant*.

Mitigation Measures: None are required.

Inundation (i, j): The project is located in the Central Valley of California which is over 100 miles from the Pacific Ocean, 300 feet above mean sea level, and separated by the Kettleman Hills.

Conclusion: The impact is *less than significant*.

Mitigation Measures: None are required.

10. Mineral Resources	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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:

Mineral Resources (a, b): No mineral resources are known to exist on the Project site, and no portion of it is being used for mineral resource extraction.

Conclusion: There is *no impact*.

Mitigation Measures: None are required.

11. Noise

Would the project result in:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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:

Permanent and Temporary Ambient Noise Levels (a, d): The City of Lemoore General Plan states that existing noise problems are not significant. The General Plan EIR and the City's adopted Thresholds of Significance state that average daytime noise levels should not exceed 55 dBA, and maximum daytime noise levels should not exceed 70 dBA.

Conclusion: Short-term impacts are *less than significant with mitigation*. Long-term impacts are *less than significant*.

Mitigation Measures: None are required.

Effectiveness of Measures: The impact is *less than significant*.

Excessive Groundborne Vibration or Groundborne Noise Levels (b): Construction activities and ongoing operation of the proposed Project site is not expected to involve the uses of explosives or any other intensive construction activities that could generate excessive groundborne vibration or noises. Exposure to excessive groundborne vibration or groundborne noise levels is not anticipated.

Conclusion: The impact is *less than significant*.

Mitigation Measures: None are required.

Permanent Increase in Ambient Noise Level: (c): The typical day-to-day residential use will not generate noise levels exceeding the City's noise level standards.

Conclusion: The impact is *less than significant*.

Mitigation Measures: None are required.

Airport Noise (e, f): The Project site is not within an airport land use plan, within two miles of a public airport or public use airport, or within the vicinity of a private airstrip.

Conclusion: There is *no impact*.

Mitigation Measures: None are required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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12. 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:

Population Growth and Displacement (a, b, c): The Project will not generate nor displace existing housing or people.

Conclusion: There is *no impact*.

Mitigation Measures: None are required.

<u>Potentially Significant Impact</u>	<u>Less Than Significant With Mitigation Incorporation</u>	<u>Less Than Significant Impact</u>	<u>No Impact</u>
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13. 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:

Protection, Schools, Parks, Other (a): The project area as proposed will not require public services.

Conclusion: There are *no impacts*.

Mitigation Measures: None are required.

	<u>Potentially Significant Impact</u>	<u>Less Than Significant With Mitigation Incorporation</u>	<u>Less Than Significant Impact</u>	<u>No Impact</u>
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14. Recreation

Would the project:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 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 checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input type="checkbox"/> |

Response:

Recreational Facilities (a, b): The Project will not increase the use of existing parks to such a level that it will result in physical deterioration of recreational facilities. No recreational facilities are included in the Project area, and the Project will not require the expansion or construction of additional recreational facilities in the City.

Conclusion: The impact is *less than significant*.

Mitigation Measures: None are required.

<u>Potentially Significant Impact</u>	<u>Less Than Significant With Mitigation Incorporation</u>	<u>Less Than Significant Impact</u>	<u>No Impact</u>
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15. Transportation/Traffic

Would the project:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input 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) Result in inadequate parking capacity? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Conflict with adopted polices, plans, or programs supporting alternative transportation? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Response:

Increase in Traffic (a, b): The Project will not generate additional traffic. The Project may include a temporary increase in traffic during construction, as a result of temporary road obstruction from construction, but the total volume is minimal.

Conclusion: The impact is *less than significant*.

Mitigation Measures: None are required.

Air Traffic Patterns (c): The Project does not propose any improvements that would result in a change in air traffic patterns.

Conclusion: There is *no impact*.

Mitigation Measures: None are required.

Hazards Due to a Design Feature (d): The plan does not contain any design features that have been identified as hazardous or incompatible with surrounding uses.

Conclusion: There is *no impact*.

Mitigation Measures: None are required.

Emergency Access (e): The proposed Project will not change emergency access or access to nearby uses.

Conclusion: There is *no impact*.

Mitigation Measures: None are required.

Parking (f): The proposed Project will demand additional parking.

Conclusion: This impact is *less than significant*.

Mitigation Measures: None are required.

Alternative Transportation (g): The project will not affect efforts to encourage alternative transportation.

Conclusion: The impact is *less than significant*.

Mitigation Measures: None are required.

<u>Potentially Significant Impact</u>	<u>Less Than Significant With Mitigation Incorporation</u>	<u>Less Than Significant Impact</u>	<u>No Impact</u>
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16. 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 checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input 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:

Wastewater (a, b, e): The project will not generate wastewater.

Conclusion: The Project will not exceed wastewater treatment requirements. The impact is *less than significant*.

Mitigation Measures: None are required.

Storm Water (c): The Project will not discharge large volumes of stormwater. The Project will not negatively alter the drainage pattern of the site and will not result in a need for improved storm water facilities.

Conclusion: The impact is *less than significant*.

Mitigation Measures: None are required.

Water Service (d): The Project will not lead to substantial depletion of groundwater supplies, and will not lead to significant new demands on the City's water supply system. Thus it will not require new or expanded entitlements, or require the construction of new water supply facilities that would lead to significant environmental effects.

Conclusion: The impact is *less than significant*.

Mitigation Measures: None are required.

Solid Waste (f, g): The project will not generate refuse.

Conclusion: There is *no impact*.

Mitigation Measures: None are required.

	<u>Potentially Significant Impact</u>	<u>Less Than Significant With Mitigation Incorporation</u>	<u>Less Than Significant Impact</u>	<u>No Impact</u>
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17. Mandatory Findings of Significance

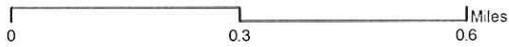
Would the project:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Does the project 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 checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Does the project have possible environmental effects that are individually limited but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of an individual project are significant when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probably future projects. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Will the environmental effects of a project cause substantial adverse effects on human beings, either directly or indirectly? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Response: The proposed Project would not 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, reduce the number or restrict the range of a rare or endangered plant or animal or disturb paleontological resources or eliminate important examples of the major periods of California history or prehistory. The proposed Project is consistent with long-range plans and would not be inconsistent with existing environmental plans. The Project would not contribute substantially to adverse cumulative conditions, or create any substantial indirect impacts (i.e., increase in population could lead to an increase need for housing, increase in traffic, air pollutants, etc).

EXHIBIT A

General Plan Amendment 2013-01 and Change of Zone 2013-01



Land Use Designations

-  Agriculture
-  Agriculture/Rural Residential
-  Very Low Density Residential
-  Low Density Single Family Residential
-  Low Medium Density Residential
-  Medium Density Multi-Family Residential
-  High Density Residential
-  Neighborhood Commercial
-  Regional Commercial
-  Mixed-Use
-  Professional Office
-  Community Facilities
-  Parks/Recreation
-  Greenway/Detention Basin
-  Wetlands
-  Heavy Industrial
-  Light Industrial
-  Employment Reserve Area

