

LEMOORE PLANNING COMMISSION
Regular Meeting
AGENDA
Lemoore Council Chambers
429 'C' Street

August 25, 2014
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 August 11, 2014

4. Public Hearing – Review and Consider Adoption of Resolution No. 2014-05 – Approving General Plan Amendment No. 2014-01 and Zone Change No. 2014-01 – A Request to (1) Change the Land Use Designation from Medium Density Residential to Light Industrial, and (2) Change the Zoning from RMD (Medium Density Residential) to ML (Light Industrial) – Site is Located at 847 and 849 Champion Street, on the Northwest Corner of Iona Avenue and Champion Street in Lemoore – APNs 023-150-017, 023-150-018, and 023-150-019.

5. Planning Director's Report

6. Commission's Report and Request for Information

7. Adjournment

Tentative Future Items

Sept. 8^h
None

Notice of ADA Compliance: If you or anyone in your party needs reasonable accommodation to attend, or participate in, any Planning Commission 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 Baley, Planning Commission Secretary, do hereby declare that the foregoing Agenda for the Lemoore Planning Commission Regular Meeting of Monday, August 25, 2014 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 22st day of August 2014.

//s//
Kristie Baley, Commission Secretary

WELCOME TO YOUR LEMOORE PLANNING COMMISSION MEETING

Whether you are attending this meeting because of general interest, or because a particular item of special interest is to be reviewed, your presence is an important means of helping to insure an informed public and responsible City Government.

PLANNING COMMISSION

The Planning Commission has been established to advise the City Council in planning and zoning matters.

REGULAR PLANNING COMMISSION MEETINGS

Meetings are held at 7:00 p.m. on Second and Fourth Monday of each month. Business requiring Commission action is listed on the Planning Commission Meeting Agenda. An agenda is prepared for each Planning Commission Meeting. In compliance with the State open meeting laws (Brown Act), only those items on the agenda may be acted upon by the Planning Commission.

CONDUCT AT PUBLIC MEETINGS

Your courtesy is requested to help our meeting run smoothly. If you'll be kind enough to follow these simple rules, we can make the best possible use of time. Please silence all electronic devices. Please refrain from public displays or outbursts such as unsolicited applause, comments, cheering, foul language, or obscenities. Any disruptive activities that substantially interfere with the ability of the City to carry out its meeting or prevents/disrupts others from fully participating in the meeting will not be permitted and offenders will be requested to leave the meeting pursuant to Government Code § 54957.9.

PUBLIC COMMENTS

At a Planning Commission meeting, those who wish to be heard on matters on the agenda should indicate their desire to speak when the item is ready for discussion. If you wish to comment on an item which is not on the agenda, you may do so under "Public Comments". In order to allow time for all public comments, each individual's comments are limited to five minutes. Time shall not be shared/loaned from speaker to speaker. If you wish to request time on an upcoming Planning Commission Agenda to present a particular item or matter to the Planning Commission, you may contact the Planning Commission Secretary at any time before 12:00 noon on the Tuesday immediately preceding the Planning Commission meeting to so request. If the matter is within the Planning Commissions jurisdiction, and the Planning Commission has not taken action or considered the item at a recent meeting, the Planning Director may place the item on the Agenda. When addressing the Planning Commission, you are requested to come forward to the speaker's microphone, state your name and address, and then proceed with your presentation.

PLANNING COMMISSION ACTION

Resolution

A Resolution is a formal written expression of a policy, opinion or desire of the Planning Commission. It requires only one reading and becomes effective on adoption.

Minute Order

Actions of the Planning Commission recorded only in the Minutes taken in all cases where a formal Resolution is not needed or required.

SUGGESTIONS, INQUIRIES OR COMPLAINTS

While any citizen may speak directly to the Planning Commission concerning suggestions, inquiries or complaints, the Planning Director or Department Head responsible for the service or work concerned, can usually provide pertinent information or handle the matter without delay if a request is made directly to him or her. If you are not sure which department to call, or whenever you feel the matter has not been properly handled, please contact the office of the Planning Director at 711 W. Cinnamon Drive, telephone 924-6740, or email planningdept@lemoore.com.

Minutes of the
LEMOORE PLANNING COMMISSION
August 11, 2014

MEETING CALLED TO ORDER:

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

ATTENDANCE:

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

PUBLIC COMMENT:

There was no comment.

MINUTES – REGULAR MEETING JULY 28, 2014:

It was moved by Commissioner Clement and seconded by Commissioner Marvin to approve the Minutes of the Planning Commission Regular Meeting of July 28, 2014 with three corrections; changing Resolution No.'s from 2104 to 2014 on page two.

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

PUBLIC HEARING – MAJOR SITE PLAN REVIEW NO. 2014-02 AND CONDITIONAL USE PERMIT NO. 2014-03 – REQUEST TO CONSTRUCT A 28-UNIT SENIOR AFFORDABLE APARTMENT COMPLEX – PHASE II OF EXISTING CINNAMON VILLAS APARTMENTS LOCATED AT 335 W. CINNAMON DRIVE:

City Planner Brandt presented the request and answered questions.

Planning Director Wlaschin answered questions concerning the lack of a mid block crosswalk on Follett Street within the site plan. He expressed concern for pedestrian safety with the addition of a mid block crosswalk.

Commissioner Wynne asked if Pacific West Communities, Inc. is requesting financial assistance for Phase II.

Pacific West Communities, Inc. Tim Sciacqua stated that only a deferment of Impact Fees will be requested.

Chairman Garcia requested comment from the public.

There was no comment.

It was moved by Commissioner Clement and seconded by Commissioner Marvin to approve Resolution 2014-04 – Approving Major Site Plan Review No. 2014-02 and Conditional Use Permit No. 2014-03 to construct a 28- unit senior affordable apartment complex – Phase II of existing Cinnamon Villas Apartments located on the southeast corner of Cinnamon Drive and Follett Street.

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

PLANNING DIRECTOR'S REPORT:

Planning Director Wlaschin reported on prospective development Tract 752 and Tract 848 as well as the Bush Street improvements and answered Commissioners questions.

COMMISSIONERS REPORT AND REQUESTS FOR INFORMATION:

ADJOURNMENT:

Commissioner Marvin complimented the Cinnamon Villas I Senior Apartment Complex and received unanimous agreement from the other Commissioners.

Vice-Chairman Clement asked if Bush Street will be repaved between 19th and 19 ½ Avenues. He also asked when the Highway 198 and 19th Avenue Interchange is expected to be open.

Planning Director Wlaschin responded the widening of Bush Street is expected between 19th and 19 ½ Avenue as the area develops. He also reported that the Highway 198 and 19th Avenue Interchange is expected to be open in mid January.

Chairman Garcia asked if the Downtown Color Palette requirements are currently being enforced.

Staff explained that the use of the color palette is still required, but enforced in a "Business Friendly" manner.

Vice-Chairman Clement complimented the recent signalization (flashing) of crosswalks and asked about the jack-hammering on Bush Street and 19th Avenue.

Planning Director Wlaschin explained that the manholes have to be raised due to recent street resurfacing.

Vice-Chairman Clement asked staff to report on the number units expected in the prospective Wathen Castanos developments at the next meeting.

ADJOURNMENT:

At 7:40 p.m. the meeting adjourned.

Approved the 25th day of August 2014.

Due to technical difficulties, digital audio recording is not available.

Jeff Garcia, Chairman

Attest:

Kristie Baley, Commission Secretary

Mayor
William Siegel
Mayor Pro Tem

Lois Wynne
Council Members
Ray Madrigal
Eddie Neal
Willard Rodarmel



**Public Works/ Planning
Services Department**

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

Staff Report

ITEM 4

To: Lemoore Planning Commission

From: Michael S. Hernandez, Assistant Planner; Steve Brandt, City Planner

Subject: Public Hearing to consider **General Plan Amendment No. 2014-01** and **Zone Change No. 2014-01**: a request by B&L Moving and Storage (Jeffrey Kemper) to change the land use designation from Medium Density Residential to Light Industrial, and to change the zoning from RMD (Medium Density Residential) to ML (Light Industrial.) The site is located at 847 and 849 Champion Street, on the northwest corner of Iona Avenue and Champion Street in Lemoore. The site proposed for amendment includes APNs 023-150-017, 023-150-018, and 023-150-019.

Recommended Action

City staff recommends that the Planning Commission conduct a public hearing to take testimony regarding General Plan Amendment No. 2014-01 and Zone Change No. 2014-01. Following the public hearing staff recommends that the Planning Commission consider the testimony given and recommend approval of the applicant's proposal to the City Council.

Proposal

The applicant, B&L Moving and Storage (Jeffrey Kemper) requests a General Plan Amendment and Zone Change on his property. The Application for the General Plan Amendment is proposing to change the existing zone district from Medium Density Residential to Light Industrial. This will enable him to operate his moving and storage facility for its intended use.

According to the applicant, the existing structures on the proposed property were built for the intentions of operating a moving/storage facility and have been there for over 25 years. Mr. Kemper feels that a moving and storage facility would be successful because of the influx of people that are drawn to the area by the Naval Air Station Lemoore. The applicant fears that if not permitted to use the facility for its proposed intentions, the property would be left vacant and useless, becoming more of a detriment to the community. There are no future plans to use the property for residential purposes.

If amended, changes to the property will not be required and will allow the current tenants to operate a moving and storage facility. The modification of the zoning ordinance will alleviate any discrepancy for the proposed property to continue at its current capacity.

<u>Applicant</u>	Jeffrey Kemper
<u>Location</u>	847 & 849 Champion St.
<u>Existing Land Use</u>	Moving and storage facility
<u>APN</u>	APNs 023-150-017, 023-150-018, and 023-150-019
<u>Site Size</u>	1.48 Acres
<u>Zoning</u>	Existing: RMD (Medium Density Residential) Proposed: ML (Light Industrial)
<u>General Plan</u>	Existing: Medium Density Residential Proposed: Light Industrial

Adjacent Land Use, Zone and General Plan Designation

<u>Direction</u>	<u>Current Use</u>	<u>Zone</u>	<u>General Plan</u>
North	Moving/storage buildings, rural residences	RLD (Low Density Residential)	Low Density Residential
South	Golf course, single-family residences, storage facility	PR (Parks/ Recreation), ML (Light Industrial)	Parks and Recreation, Light Industrial
East	Golf course	PR (Parks/ Recreation)	Parks and Recreation
West	Vacant land and rural residence	RMD (Medium Density Residential)	Medium Density Residential

History

The proposed property to be amended was inherited by Jeffrey Kemper. It was given to him and his brother Matthew Kemper, following the passing of their mother. It was previously owned and operated by his grandfather as a moving and storage facility for 25 years.

The site had been previously planned and zoned for light industrial uses. The comprehensive General Plan Update adopted in May 2008 changed the site, along with other land on the north side of Iona Avenue, to Medium Density Residential, putting the business out of conformance with the General Plan and the Zoning Ordinance.

Zoning/General Plan

The current General Plan designation and Zoning is Medium Density Residential. Moving and storage facilities are not allowed in this zone. Therefore, the business is currently in violation of the Zoning Ordinance. A letter to this effect was sent to the Mr. Kemper on April 17, 2014. He has submitted the requested amendments in an effort to bring the business back into compliance.

Proposal Evaluation

The proposal will allow the existing moving and storage facility to keep operating as it is currently. If the request is denied, then the business will be out of compliance with the zoning ordinance and will be required to close. Since the buildings cannot likely be converted to residential uses, the buildings would likely have to be demolished and new residential buildings built in order for the site to be productive again.

Staff sees this situation as an unintended consequence of the comprehensive General Plan Update. The proposed amendments would restore the site to an allowed Industrial use status, allowing the business to continue to operate.

There are other industrial uses nearby that are compatible with the existing use. The facility is also compatible with the golf course. Therefore, changing the site back to Light Industrial would not result in any incompatible, adjacent land uses.

Environmental Assessment

Pursuant to CEQA (California Environmental Quality Act), an Initial Study was prepared to determine if there were any potentially significant effects to the environment from the project. The Initial Study determined that no potentially significant effects would result from the project.

Recommended Approval Findings

Staff recommends that the Commission make the following findings and recommend approval of the project to the City Council:

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. Without the change to the General Plan and zoning, the existing business would be not allowed to continue operating, as it would be in violation of the City Zoning Ordinance.

Recommended Approval Conditions

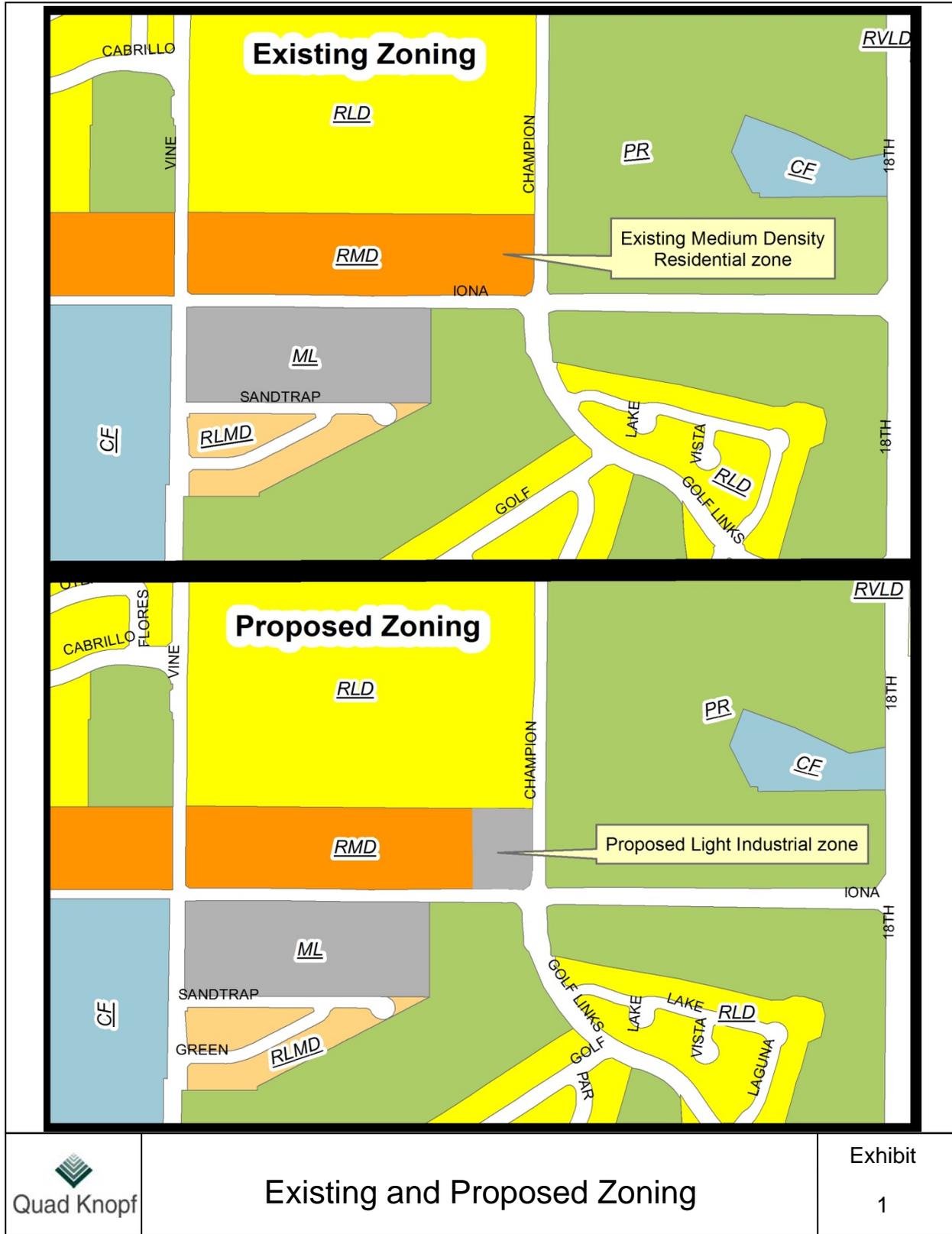
There are no recommended conditions. Approvals of General Plan Amendments and Zone Changes typically do not include conditions.

Subsequent Actions

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

Attachments

- Map of Existing and Proposed Zoning
- Draft Resolution for Approval Recommendation



RESOLUTION #2014-__

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LEMOORE
RECOMMENDING APPROVAL OF GENERAL PLAN AMENDMENT NO. 2014-01 AND
ZONE CHANGE NO. 2014-01**

At a Regular Meeting of the Planning Commission of the City of Lemoore duly called and held on August 25, 2014, at 7:00 p.m. on said day, it was moved by Commission member _____, seconded by Commission member _____ and carried that the following Resolution be adopted:

WHEREAS, B&L Moving and Storage., represented by Jeffrey Kemper, has requested a general plan amendment and zone change to: 1) change the land use designation in the General Plan from Medium Density Residential to Light Industrial, and 2) change the zoning from RMD (Medium Density Residential) to ML (Light Industrial), on the property at 847 and 849 Champion Street in Lemoore (APNs 023-150-017, 023-150-018, and 023-150-019).

WHEREAS, the site currently contains a moving and storage facility; and

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

WHEREAS, the project proposes no changes to the operation of the facility; and

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

WHEREAS, the Lemoore Planning Commission held a duly noticed public hearing at their August 25, 2014, meeting.

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 2014-01 and Zone Change 2014-01, based on the evidence presented and the following specific findings:

4. The general plan amendment is in the public interest and the General Plan, as amended, will remain internally consistent.
5. The zone change is consistent with the general plan goals, policies, and implementation programs.
6. Without the change to the General Plan and zoning, the existing business would be not allowed to continue operating, as it would be in violation of the City Zoning Ordinance.

Passed and adopted at a Regular Meeting of the Planning Commission of the City of Lemoore held on August 25, 2014, by the following votes:

AYES:
NOES:
ABSTAINING:
ABSENT:

APPROVED:

Jeff Garcia, Chairperson

ATTEST:

Planning Commission Secretary

INITIAL STUDY/NEGATIVE DECLARATION – GENERAL PLAN AMENDMENT NO. 2014-01 / ZONE CHANGE NO. 2014-01

SECTION ONE – INTRODUCTION

1.1 CEQA Requirements

This document is the Initial Study/Negative Declaration (IS/ND) on the potential environmental effects of General Plan Amendment 2014-01 and Zone Change 2014-01. These proposals would change the land use designation and the zoning from Medium Density Residential to Light Industrial at 847 and 849 Champion Street in Lemoore, California.

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

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

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

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

Jeffrey Kemper, the owner of the property at 847 and 849 Champion St. is proposing a general plan amendment and zone change that will allow him to continue to use the existing facilities as a moving and storage facility. Currently, the area in which the storage facilities are located is zoned Medium Density Residential, which does not allow for a moving and storage facility to operate at its current location. A General Plan Amendment must be granted and changed from Medium Density Residential to Light Industrial for the moving/storage to remain at its current location. A complete project description is presented in Section Two of this document.

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

1.2 References

Referenced in this IS/ND are the following reports:

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

SECTION TWO – PROJECT DESCRIPTION

2.1 Project Location and Background

The proposed project is located in the City of Lemoore, Kings County, California; it is 0.5 miles south of State Route 198, 1 mile east of State Route 41, 1.6 miles south of Downtown Lemoore and 8 miles east of Naval Air Station Lemoore. The site is located 7.5 miles west-southwest of Hanford, at an elevation of 230 feet, it is part of the Hanford-Corcoran Metropolitan Statistical Area. (Figures 2-1, Regional Location and 2-2, Project Location. The project's purpose is to allow B&L Storage to continue operating as a moving/storage facility under Lemoore's General Plan by changing the zoning from Medium Density Residential to Light Industrial.

2.2 Project Description

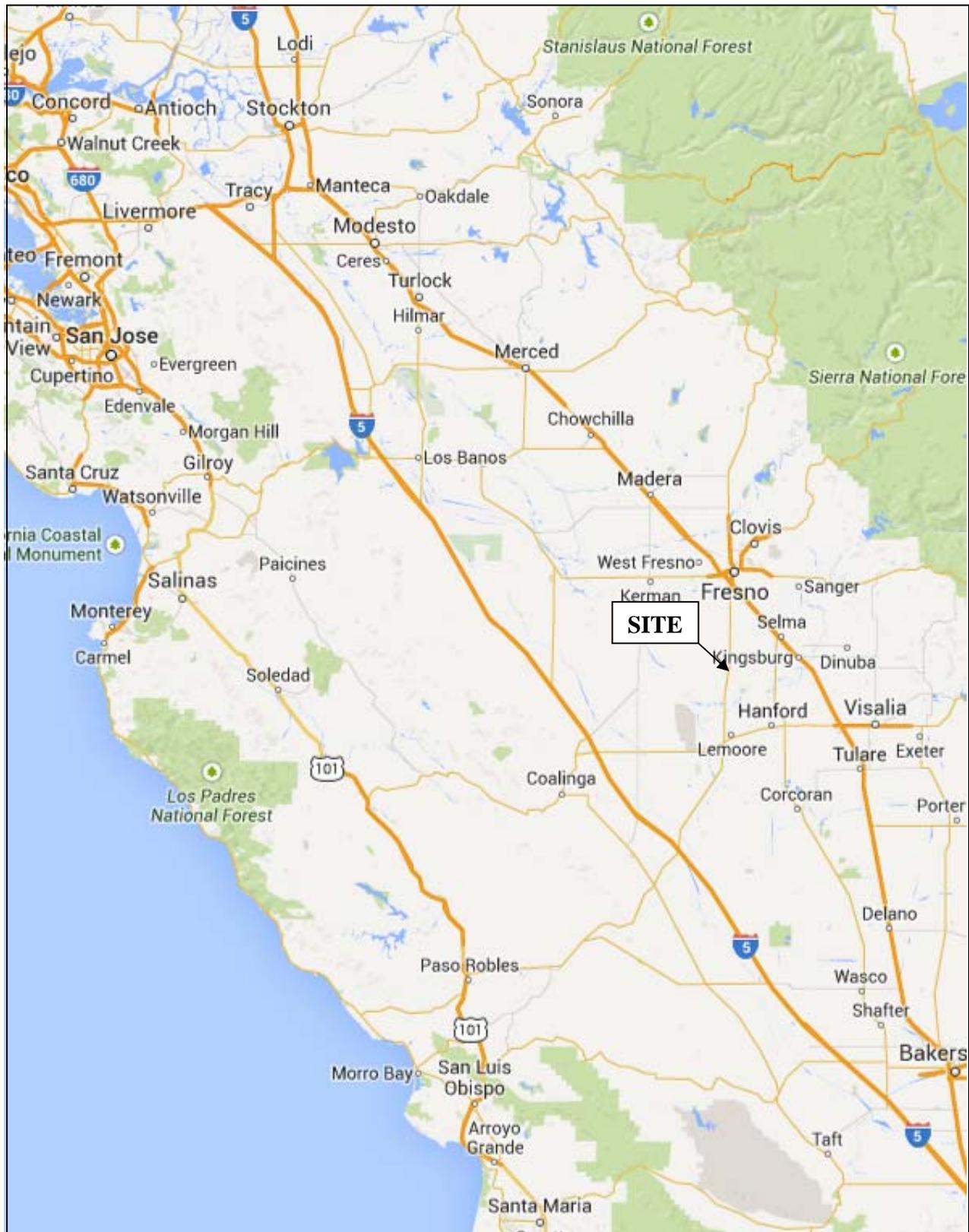
Jeffrey Kemper, the owner of the property at 847 and 849 Champion St. in Lemoore, CA, is proposing a General Plan Amendment and a Change of Zone that will allow the existing moving and storage use to continue operating. Figure 2-3, Existing and Proposed Zoning, illustrates the proposed change on the zoning map. Currently, the area in which the storage facilities are located is zoned as Medium Density Residential, which does not allow for a moving and storage facility to operate. For the business to be consistent with Lemoore's General Plan a General Plan Amendment must be granted and changed from Medium Density. A complete project description is presented in Section Two of this document.

The project area already has access to telephone, sewer, water, and electrical services.

Traffic impacts will not change because the operation of the business will only continue as is currently is operating if the project is approved.

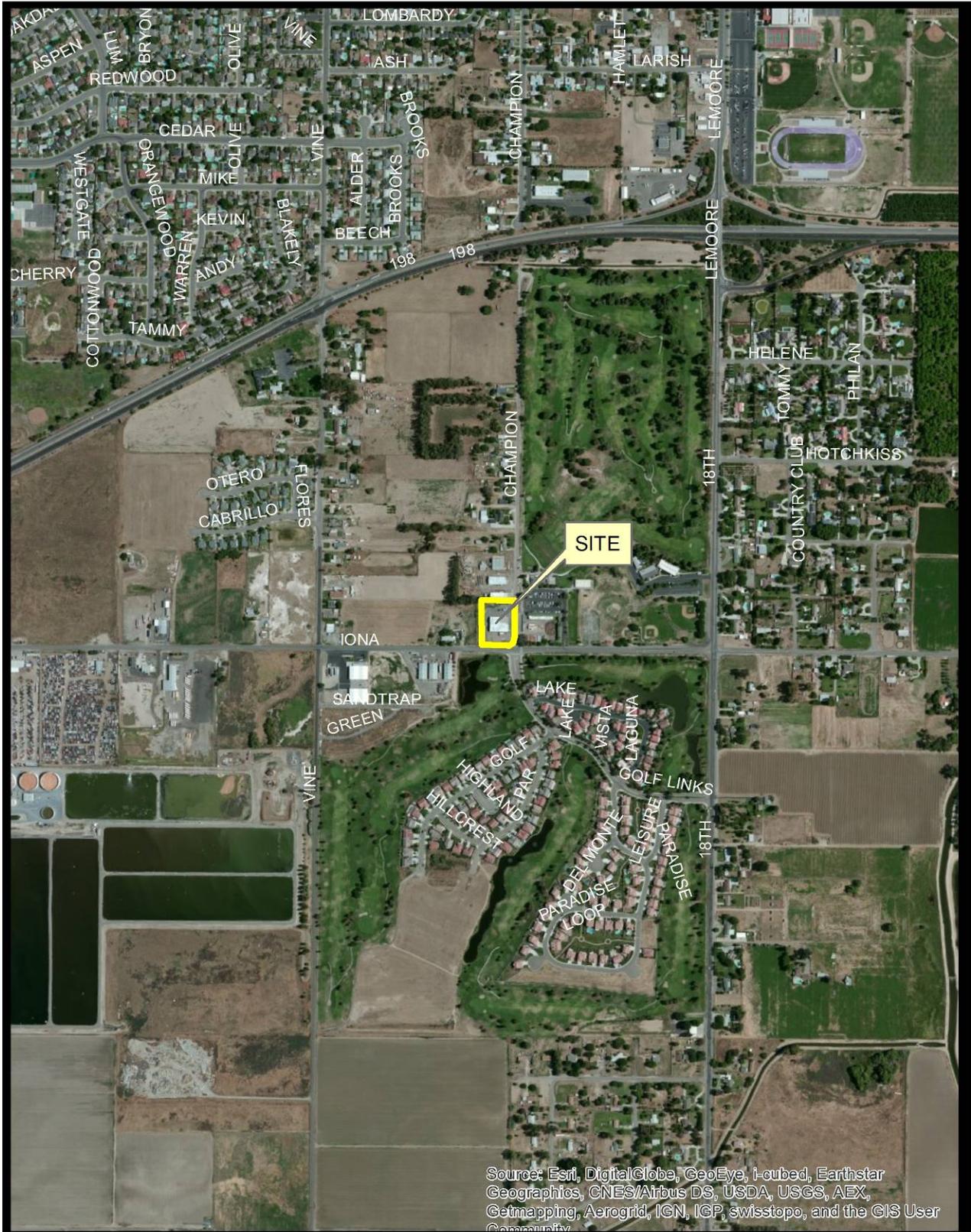
2.3 Project Environmental Setting

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



REGIONAL LOCATION

Figure 2 - 1



PROJECT LOCATION

Figure 2 - 2



 <p>Quad Knopf</p>	<p>EXISTING AND PROPOSED ZONING</p>	<p>Figure 2 - 3</p>
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SECTION THREE – EVALUATION OF ENVIRONMENTAL IMPACTS

Environmental Checklist and Discussion

1. Project title:

GPA 2014-01 and COZ 2014-01

2. Lead agency name and address:

Jeffrey Kemper
43 Rainey St. #1603
Austin, TX 78701

3. Contact person and phone number:

Jeffrey Kemper, Property Owner
(559) 681-3898
Jeffreykemper86@gmail.com

4. Project location:

The proposed project is located on the northwest corner of Iona Avenue and Champion Street in the City of Lemoore, Kings County, California; it is .5 miles south of State Route 198, 1 mile east of State Route 41, 1.6 miles south of Downtown Lemoore and 8 miles east of Lemoore Naval Air Station. The site is located 7.5 miles west-southwest of Hanford, at an elevation of 230 feet; it is part of the Hanford-Corcoran Metropolitan Statistical Area.

5. Project sponsor's name and address:

Jeffrey Kemper
43 Rainey St. #1603
Austin, TX 78701

6. General plan designation:

The project's site General Plan land use designation is currently Medium Density Residential.

7. Zoning:

The project site is currently zoned as Medium Density Residential.

8. Description of project:

The owner, Jeffrey Kemper, is proposing a General Plan Amendment for the site from Medium Density Residential to Industrial and a Zone Change from RMD (Medium Density Residential) to ML (Light Industrial.)

9. Surrounding land uses and setting:

The area surrounding the project site currently contains rural residences, a golf course, vacant land, and moving/storage facilities.

The project is located in an urban area of parks, residences and storage facilities. The area abutting the property to the west is predominantly open, disturbed land.

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

None

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

DETERMINATION:

On the basis of this initial evaluation:

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

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

August 2014
Date

Environmental Checklist and Discussion

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

Response

a), b), c), d) The use of this property has been the same for over 30 years; it has acted as a moving and storage facility. There is no effect on the scenic vista, scenic resources, existing visual character, and does not create glares day or night.

Conclusion:

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

Mitigation Measures: None are required.

3.2 AGRICULTURAL AND FOREST RESOURCES

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

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

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

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

Mitigation Measures: None are required.

3.3 AIR QUALITY

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

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

Response:

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

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

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

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

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

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

Mitigation Measures: None are required.

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

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

Mitigation Measures: None are required.

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

incremental increase in ozone precursor generation is used to determine the potential air quality impacts, as set forth in the GAMAQI.

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

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

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

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

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

Mitigation Measures: None are required.

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

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

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

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

Environmental Health Hazard Assessment recommends using a 70-year exposure duration for determining residential cancer risks. There are no construction activities proposed.

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

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

Mitigation Measures: None are required.

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

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

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

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

Mitigation Measures: None are required.

3.4 BIOLOGICAL RESOURCES

Would the project:

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

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

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

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

Mitigation Measures: None are required.

3.5 CULTURAL RESOURCES

	<u>Potentially Significant Impact</u>	<u>Less than Significant Impact with Mitigation Incorporated</u>	<u>Less than Significant Impact</u>	<u>No Impact</u>
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: a), b), c), d) The project site will remain as existing; there will not be an adverse change to any historical, archaeological or paleontological resource.

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

Mitigation Measures: None are required.

3.6 GEOLOGY/SOILS

Would the project:

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

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

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

Response: a), b), c), d), e) The existing buildings on the site have been there for the past 30+ years, there are no reports of any earthquake faults in the area nor seismic related ground failure, landslides or expansive soils.

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

Mitigation Measures: None are required.

3.7 GREENHOUSE GAS EMISSIONS

Would the project:

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

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

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

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

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

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

Mitigation Measures: None are required.

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

Would the project:

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

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

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

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

Mitigation Measures: None are required.

3.9 HYDROLOGY/WATER QUALITY

Would the project:

	<u>Potentially Significant Impact</u>	<u>Less than Significant Impact with Mitigation Incorporated</u>	<u>Less than Significant Impact</u>	<u>No Impact</u>
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

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

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

Mitigation Measures: None are required.

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

Would the project:

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

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

b) A conflict in the zoning ordinance does exist, a General Plan Amendment and Zone Change has been applied for, if granted the lead agency will be able to operate a moving/storage at its existing location.

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

Mitigation Measures: None are required.

Potentially Significant <u>Impact</u>	Less than Significant Impact with Mitigation <u>Incorporated</u>	Less than Significant <u>Impact</u>	No <u>Impact</u>
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3.11 MINERAL RESOURCES

Would the project:

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

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

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

Mitigation Measures: None are required.

3.12 NOISE

Would the project result in:

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

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

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

Mitigation Measures: None are required.

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

Would the project:

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

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

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

Mitigation Measures: None are required.

<u>Potentially Significant Impact</u>	<u>Less than Significant with Mitigation Incorporated</u>	<u>Less than Significant Impact</u>	<u>No Impact</u>
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3.14 PUBLIC SERVICES

Would the project:

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

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

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

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

Mitigation Measures: None are required.

3.15 RECREATION

Would the project:

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

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

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

Mitigation Measures: None are required.

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

Would the project:

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

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

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

Mitigation Measures: None are required.

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

Would the project:

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

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

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

Mitigation Measures: None are required.

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

Would the project:

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

3.19 DETERMINATION

I find that the proposed project would have potentially adverse impacts that are determined to be at a *less than significant* level.

A NEGATIVE DECLARATION will be prepared.

Steve Brandt, AICP
Principal Planner
Lemoore City Planer

August 2014
Date