

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

June 8, 2015
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 April 13, 2015

4. Public Hearing – Report and Recommendation – Resolution No. 2015-05 – General Plan Amendment 2015-01 and Zone Change No. 2015-01 – Roger Don Robbins - Change the Land Use Designations from Low and Medium Density Residential to Light Industrial and Medium Density Residential - Change the Zoning from RLD (Low Density Residential) and RMD (Medium Density Residential) to ML (Light Industrial) and RLD (Low Density Residential – APN's 023-170-011, 023-170-009, 023-170-015 and 023-170-006

5. Public Hearing – Report and Recommendation – Resolution No. 2015-06 – Conditional Use Permit No. 2015-02 – Enterprise and Commerce, LLC (Virgil Beard, Owner) – Allow Indoor Fitness and Athletic Facilities in 6 of the 15 Units – 1500 Enterprise Drive – Zoned ML (Light Industrial) – APN 024-051-027

6. Public Hearing – Report and Recommendation – Resolution No. 2015-07 - Tentative Map Tract 910 (Aniston Place North) and Planned Unit Development No. 2015-01 – WCH Land, LLC (Wathen Castanos) – Divide 6.28 Acres into 39 Lots – Amend a Previously Approved Planned Unit Development – Lot Sizes 4,000 sq. ft. to 9,000 sq. ft. with Minimum Interior Side Yard Setback of 4 ft. on Each Side of House – Located North of Stub streets at Montego Way and Cantera Way, North of Visconti Street – APN 023-020-08

7. Planning Director's Report

8. Commission's Report and Request for Information

9. Adjournment

Tentative Future Items

July 13th
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, June 8, 2015 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 4th day of June 2015.

//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 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.

Minutes of the
LEMOORE PLANNING COMMISSION
April 13, 2015

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, Construction Superintendent Rivera, Project Manager Holwell, Commission Secretary Baley

PUBLIC COMMENT:

There was no comment from the public.

MINUTES – REGULAR MEETING MARCH 9, 2015:

It was moved by Commissioner Clement and seconded by Commissioner Badasci to approve the Minutes of the Planning Commission Regular Meeting of February 9, 2015.

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

PUBLIC HEARING – REPORT AND RECOMMENDATION – RESOLUTION NO. 2015-03 – GINAMARIE DEMILIO – MAJOR HOME OCCUPATION PERMIT NO. 2015-07 – ETIQUETTE CLASSES IN THE RLD (LOW DENSITY RESIDENTIAL) ZONE LOCATED AT 652 VISTA COURT – APN 023-370-038:

City Planner Brandt presented the recommendation and reason for request and answered questions from Commissioners.

Chairman Garcia opened the Public Hearing and requested comment from the public at 7:05 pm.

Applicant Gina Marie DeMilio provided information about the services she will provide to members of the community and answered questions from the Commissioners.

There was no comment from the public.

Chairman Garcia closed the Public Hearing at 7:08 p.m.

It was moved by Commissioner Marvin and seconded by Commissioner Wynne to approve Resolution No. 2015-03 – Approving a request by Gina Marie DeMilio to approve Major Home Occupation Permit No. 2015-07.

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

PUBLIC HEARING – REPORT AND RECOMMENDATION – RESOLUTION NO. 2015-04 –
CONDITIONAL USE PERMIT NO. 2015-01 – SAM LAKAHNI (BOB SHOCKLEY, AGENT) –
ALLOW VEHICLE SALES ON 3.3 ACRE PROTION OF A 43 ACRE PARCEL IN ML (LIGHT
INDUSTRIAL) ZONE LOCATED AT 1575 ENTERPRISE DRIVE – APN 024-051-027:

City Planner Brandt presented the request and answered questions from
Commissioners.

Chairman Garcia opened the Public Hearing and requested comment from
the public at 7:19 pm.

Engineer Bob Shockley introduced himself and offered answered questions
from Commissioners

There was no comment from the public.

Chairman Garcia closed the Public Hearing at 7:22 p.m.

It was moved by Commissioner Clement and seconded by Commissioner
Monreal to approve Resolution No. 2015-04 – Approving Conditional Use
Permit No. 2015-01, a request by Sam Lakhani to allow vehicle sales on a 3.
3 acre portion of a 43 acre parcel located at 1575 Enterprise Drive.

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

APPROVAL – LETTER TO CITY COUNCIL – CODE ENFORCEMENT POLICIES:

Commissioner Garcia requested comment from fellow Commissioners.

Commissioner Wynne expressed his concerns and said he would not support
the letter.

Commissioner Garcia defended his recommendation to submit a letter to
members of the City Council.

Commissioner Dow expressed his concerns.

Commissioner Badasci expressed her support for the letter as long as being
proactive does not put further strain on staff.

Commissioners Monreal, Marvin and Clement expressed support of the letter.

Discussion ensued.

Public Works/Planning Director Wlaschin answered Commissioners questions
and provided comment.

Commissioners agreed to replace the word “reverse” in the last paragraph of
the letter with the word “re-evaluate”.

It was moved by Commissioner Badasci and seconded by Commissioner Monreal to send the letter with agreed correction to the members of the City Council.

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

PLANNING DIRECTOR'S REPORT:

Planning Director Wlaschin reported on ongoing projects.

Wlaschin expressed his appreciation for the Planning Commission and its Commissioners.

Wlaschin introduced City of Lemoore Construction Superintendent Frank Rivera as the Interim Public Works/Planning Director until the position is filled permanently.

COMMISSIONERS REPORT AND REQUESTS FOR INFORMATION:

Commissioner Badasci reported that she recently attended the 2015 Planning Commissioners Academy and provided a report, in particular fairness when regulating signage and possible litigation that may result.

Commissioner Garcia requested the power point presentation presented to the Commission on February 9, 2015 be attached to the Code Enforcement letter.

Commission Members agreed to attach the power point presentation.

Commissioners Monreal and Clement thanked Public Works/Planning Director Wlaschin for his service to the Community and wished him the best in his retirement.

Wlaschin excused himself to assist Commission Secretary Baley with a frustrated citizen in the foyer.

Baley and Wlaschin returned and Commissioners concluded their well wishes.

ADJOURNMENT:

At 8:13 p.m. the meeting adjourned.

Approved the 8th day of June, 2015.

Full digital audio recording is available.

Attest:

Dr. Jeffrey Garcia, Chairman

Kristie Baley, Commission Secretary

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



**Public Works/
Planning Department**

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

Staff Report

ITEM 4

To: Planning Commission
From: Steve Brandt, City Planner

Date: June 3, 2015

Hearing Date: June 8, 2015

Subject: Public Hearing to consider General Plan Amendment 2015-01 and Zone Change 2015-01: A request by a group of property owners led by Don Robbins to change the land use designation from Low and Medium Density Residential to Light Industrial and Medium Density Residential, and change the zoning from RMD (Medium Density Residential) and RLD (Low Density Residential) to ML (Light Industrial) and RMD (Medium Density Residential.) The site is located at 660, 708, and 898 West Iona Avenue in the City of Lemoore. The sites proposed for amendment include APNs 023-170-009, 023-170-010, 023-170-011, 023-170-015, 023-170-016.

Recommended Action

City staff recommends that the Planning Commission conduct a public hearing to take testimony regarding GPA 2015-01 and Zone Change 2015-01. Following the public hearing, staff recommends that the Planning Commission consider the testimony given and approve the applicant's proposal with conditions.

The Planning Commission's decision on general plan amendments and zone changes is advisory. The final decision would be made by the City Council.

Proposal

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

Applicant	Don Robbins and adjacent property owners
Location	660, 708, and 898 West Iona Avenue
Existing Land Use	Agricultural service business, vacant land
APN	023-170-009, 023-170-010, 023-170-011, 023-170-015, 023-170-016
Total Building Size	N/A
Lot Size	10.25 proposed for Light Industrial 1.25 acres proposed for Medium Density Residential
Zoning	RMD and RLD
General Plan	Low and Medium Density Residential

Adjacent Land Use, Zone and General Plan Designation

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

Previous Relevant Actions

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

On August 24, 2014, the Planning Commission approved 2014-01 and Zone Change 2014-01, which rezoned property on the corner of Iona Avenue and Champion Street back to Light Industrial. The project was later approved by the City Council. This project approval encouraged Mr. Robbins, the applicant to lead a group of property owners to make a similar application for their properties.

Zoning/General Plan

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

Approval of the proposal would allow additional light industrial uses to be constructed. This could potentially create land use incompatibility issues with the residential neighborhood to the north. However, the ML zone requires a 25-foot rear yard setback. The City would aggressively enforce this setback, and not allow buildings, parking, or storage of materials, thereby creating a

25-foot wide buffer area between the future industrial uses and the existing residences. Landscaping and/or storm drainage basins could be allowed in the 25-foot rear setback area.

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

Environmental Assessment

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

Recommended Approval Findings

Staff recommends that the 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. The change to the General Plan and zoning would bring an existing business back into conformance with the Zoning Ordinance.

Recommended Approval Conditions

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

Subsequent Actions

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 Council 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

- Draft Resolution
- Initial Study/Negative Declaration, including General Plan Amendment Map, Zone Change Map, and Vicinity Map

RESOLUTION #2015-05

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

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

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

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

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

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

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

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

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

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

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

AYES:
NOES:
ABSTAINING:
ABSENT:

APPROVED:

Dr. Jeffrey Garcia, Chairperson

ATTEST:

Planning Commission Secretary

SECTION ONE – INTRODUCTION

1.1 CEQA Requirements

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

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

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

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

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

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

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

1.2 References

Referenced in this IS/ND are the following reports:

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

SECTION TWO – PROJECT DESCRIPTION

2.1 Project Location and Background

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

2.2 Project Description

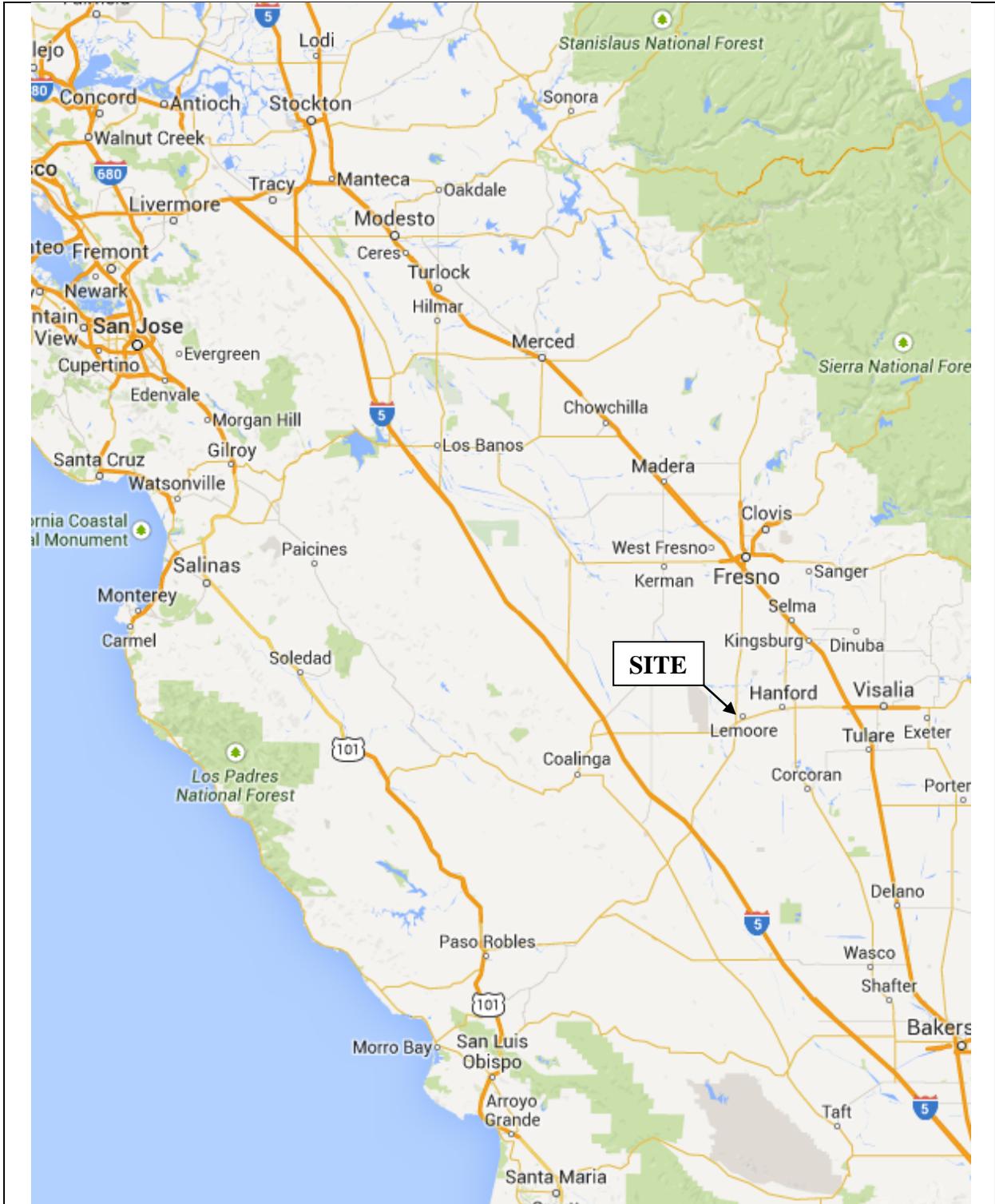
Roger Don Robbins, applicant and an owner of a parcel within project site, is proposing a General Plan Amendment and a Change of Zone that will allow expanded industrial use of the property that previously existed prior to the adoption of the current General Plan in 2008. The other property owners have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

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

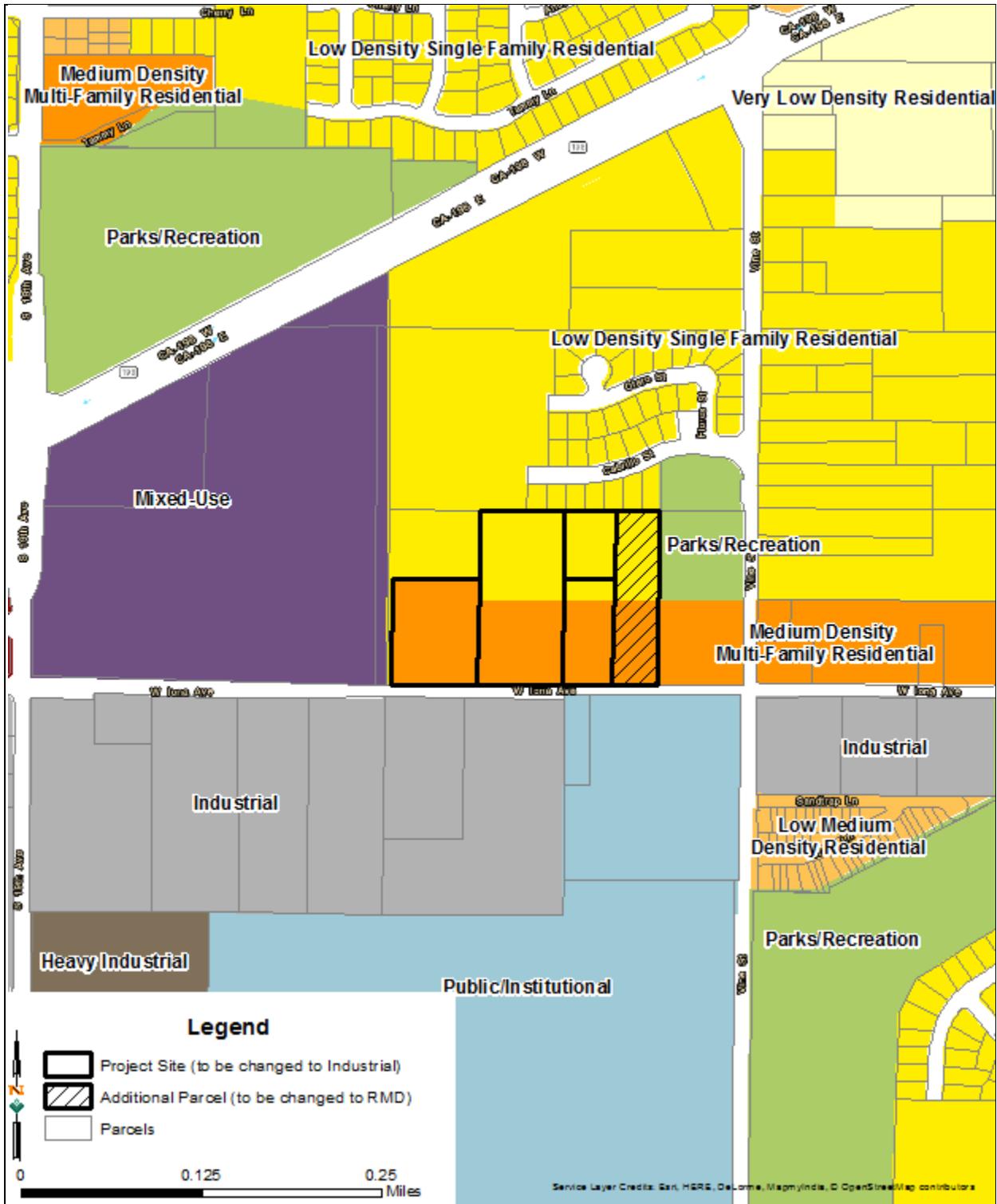
Traffic impacts will not change because the operation of the business will only continue as is currently is operating if the project is approved. However, if the business were to expand in the future by increasing capacity of work, adding employees, or establishing another business on any of the parcels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

2.3 Project Environmental Setting

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



 <p>Quad Knopf</p>	<p>Location of Project Site</p>	<p>Figure 1-1</p>
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	<p>Area of General Plan Amendment</p>	<p>Figure 2-4</p>
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SECTION THREE – EVALUATION OF ENVIRONMENTAL IMPACTS

Environmental Checklist and Discussion

1. Project title:

GPA 2015-01 and COZ 2015-01

2. Lead agency name and address:

City of Lemoore
119 Fox Street
Lemoore, CA 93245

3. Contact person and phone number:

Steve Brandt, City Planner
(559) 924-6740

4. Project location:

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

5. Project sponsor's name and address:

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

6. General plan designation:

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

7. Zoning:

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

8. Description of project:

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

9. Surrounding land uses and setting:

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

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

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

None

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

DETERMINATION:

On the basis of this initial evaluation:

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



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

May 2015
Date

Environmental Checklist and Discussion

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

Response

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

Conclusion:

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

Mitigation Measures: None are required.

<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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3.2 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:

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

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

ii) Strong seismic ground shaking?

iii) Seismic-related ground failure, including liquefaction?

iv) Landslides?

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

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

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

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

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

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

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

Mitigation Measures: None are required.

3.7 GREENHOUSE GAS EMISSIONS

Would the project:

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

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

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

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

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

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

Mitigation Measures: None are required.

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

Would the project:

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

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

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

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

Mitigation Measures: None are required.

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

Would the project:

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

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

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

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

Mitigation Measures: None are required.

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

Would the project:

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

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

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

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

Mitigation Measures: None are required.

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

Would the project:

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

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

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

Mitigation Measures: None are required.

3.12 NOISE

Would the project result in:

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

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

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

Mitigation Measures: None are required.

<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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3.13 POPULATION AND HOUSING

Would the project:

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

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

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

Mitigation Measures: None are required.

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

Would the project:

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

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

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

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

Mitigation Measures: None are required.

3.15 RECREATION

Would the project:

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

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

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

Mitigation Measures: None are required.

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

Would the project:

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

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

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

Mitigation Measures: None are required.

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

Would the project:

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

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

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

Mitigation Measures: None are required.

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

Would the project:

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

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

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

3.19 DETERMINATION

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

A NEGATIVE DECLARATION will be prepared.



Steve Brandt, AICP
Principal Planner
Lemoore City Planner

May 2015
Date

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



**Public Works/
Planning Department**

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

Staff Report

ITEM 5

To: Planning Commission
From: Steve Brandt, City Planner
Date: May 26, 2015

Hearing Date: June 8, 2015

Subject: Public Hearing to consider Conditional Use Permit No. 2015-02: A request by Enterprise and Commerce, LLC (Virgil Beard) for a conditional use permit to allow 14,400 sq.ft. of an existing 31,200 sq.ft. industrial building to be used for an indoor fitness/sports and amusement/entertainment facility. The site is located at 1500 Enterprise Drive.

Recommended Action

City staff recommends that the Planning Commission conduct a public hearing to take testimony regarding CUP 2015-02. Following the public hearing, staff recommends that the Planning Commission consider the testimony given and approve the applicant's proposal with conditions.

Proposal

The applicant and property owner, Virgil Beard, requests a Conditional Use Permit to use 14,400 sq.ft. (6 of the 13 available spaces) for fitness/sports and amusement/entertainment uses. The recently constructed building is designed with 13 commercial/light industrial spaces and a caretaker's residence. Currently, Beard Motor Sports occupies two spaces (4,800 sq.ft.) directly west of the caretaker's residence. Elite Performance (a fitness center) recently moved into one space (2,400 sq.ft.), although this was done without review by the City Planning or Building departments, and does require approval of a conditional use permit to operate there.

The property owner is requesting that 6 of the spaces in the building be allowed to be occupied by either fitness/sports facilities or amusement/entertainment facilities. This would allow Elite Performance to remain, and would also allow another use, MVP Training Center (indoor batting cages), to occupy one of the spaces. If both of these uses moved in, there would be 4 remaining spaces that could also be occupied by as yet unknown tenants that fall within the use categories of either fitness/sports facilities or amusement/entertainment facilities. Mr. Beard has stated verbally that he has considered an indoor amusement racetrack with electric cars. The other 5 unoccupied spaces as well as the 2 spaces currently occupied by Beard Motor Sports would not be a part of the conditional use permit and could only be occupied by uses allowed in the light industrial zone.

The attached exhibits show the location of the spaces proposed for fitness/sports and amusement/entertainment uses. They also include a letter and exhibit describing MVP Training Center's indoor batting cages. Other possible tenants that would be allowed if the conditional use permit were approved could be schools for karate, dance, or gymnastics, indoor sports facilities, or indoor mini-golf. A standalone day care center would not be allowed, however a room to provide temporary care for children while someone is using the facility would be allowed as an ancillary use.

No additional improvements to the property site are proposed. The uses would share the existing parking spaces.

Applicant	Virgil Beard
Location	Northwest corner of Commerce Way and Enterprise Drive
Existing Land Use	Vacant Lot
APN	024-051-035
Total Building Size	33,600 sq.ft. total (31,200 sq.ft. for commercial/industrial leasable space)
Lot Size	5.8 acres
Zoning	ML (Light Industrial)
General Plan	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	Vacant Land	ML	Light Industrial
South	Vacant Land	ML	Light Industrial
East	Vacant Land	ML	Light Industrial
West	G.V. Burrows, Inc.	ML	Light Industrial

Previous Relevant Actions

On October 13, 2013, the Planning Commission approved Major Site Plan Review 2013-05 that reviewed the original construction of the building and related parking and landscaped areas. The site was constructed in accordance with all the requirements of that site plan review.

Zoning/General Plan

The site is zoned Light Industrial. As stated in the General Plan, "This district is designated for manufacturing, warehousing, storage, distribution, sales, and services with ancillary commercial and office space. Free standing stores are not permitted." Since the City has relatively little Heavy Industrial zoned land, the Light Industrial areas contain most of the City's industrial users.

This zone allows both for fitness/sports facilities and amusement/entertainment facilities with a Conditional Use Permit. The applicant's proposal would allow either or both of these uses in the specifically designated spaces of the building. These uses have the potential to be incompatible with adjacent industrial uses. However, other cities have successfully allowed these types of uses in industrial areas. To avoid potential incompatibility problems, conditions of approval have been included to require that the fitness/sports facilities and amusement/entertainment facilities remain entirely indoors and that customers use the front entrances, not the roll-up doors, to access the facility.

Access

There is access to the site from both Enterprise Drive and Commerce Way. No changes to site access are proposed.

Parking

There are 84 parking spaces on the site, plus the garage for the caretaker's residence. The Zoning Ordinance sets the required number of spaces based on use and building size. Industrial uses require 1.5 spaces per 1,000 sq.ft. Fitness/sports facilities require 3.5 spaces per 1,000 sq.ft. Amusement/entertainment facilities require 4.0 spaces per 1,000 sq.ft.

16,800 sq.ft. industrial * 1.5 / 1,000 sq.ft. =	25.2	
2,400 sq.ft. fitness facility * 3.5 / 1,000 sq.ft. =	8.4	
12,000 sq.ft. recreation facility * 4 / 1,000 sq.ft. =	<u>48.0</u>	
TOTAL REQUIRED	81.6	82 spaces required

There is enough parking to support the currently proposed uses. Even if the fitness center moved out and that space was also occupied by a recreation facility, the total required spaces would be 83. Therefore, the existing parking meets the Zoning Ordinance standard for number of parking spaces for the proposed uses.

Building Occupancy Type

The California Building Code defines different occupancy types for buildings. Each occupancy type have different building code requirements for building elements such as emergency exiting, heating and cooling, and restroom space and features. The existing building, because it was originally intended to all be used for light industrial uses was built to meet the Group S occupancy standards, which is the standard for warehouses and storage. It assumed that this occupancy type would have relatively low occupancy inside the building.

The proposed recreational and fitness facilities would have higher occupancy ratings that would require additional improvements to the building prior to occupancy. This is to protect the health and safety of the occupants of the building. Examples of possibly required additional improvements could be a heating system, a mechanically operated system to provide fresh air, different restroom hardware, doors that swing outward and that have panic hardware, and/or additional insulation in the walls or ceiling.

There was not enough information submitted with the use permit application to affirmatively determine the appropriate occupancy type. Therefore, a condition of approval has been included to require the property owner to submit additional information to the City's chief building official so that the occupancy type can be determined. The condition further states that the necessary building upgrades, as determined by the chief building official shall be made prior to occupancy of the building, i.e. the start of the business.

Environmental Assessment

The project is categorically exempt from CEQA requirements per the exemption in Section 15303 of the CEQA Guidelines, pertaining to new, small structures.

Architectural and Site Design Standards

No changes to the architecture or site are proposed. All modifications would be made in the interior of the building.

Landscaping

No changes to existing landscaped areas are proposed.

Signage

All new signage would be required to meet the City Zoning Ordinance. No new monument signage is proposed, so all new signage would be on the building.

Recommended Approval Findings

A conditional use permit shall be granted only when the designated approving authority determines that the proposed use or activity complies with all of the following findings:

1. The proposed use is consistent with the general plan, any applicable specific plans, and all applicable provisions of this title. The proposed use of the building is consistent with the General Plan; the proposed uses, when kept indoors, are compatible with light industrial uses.
2. The establishment, maintenance, or operation of the use applied for will not, under the circumstances of the particular case (location, size, design, and operating characteristics), be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the neighborhood of such use or to the general welfare of the city. The proposed use will not result in excessive amounts of traffic to the project site. The proposed structure will provide adequate space for its intended use.
3. The site of the proposed use is physically suitable for the type, density, and intensity of the use and related structures being proposed. The proposed site does provide sufficient parking and can be upgraded to the correct occupancy type.
4. It will not be contrary to the specific intent clauses, development regulations, or performance standards established for the zoning district in which it is located. The Proposed use and related structures are compatible with other land uses, transportation patterns, and service facilities in the vicinity. The proposed uses, when kept indoors, and the related structures are compatible with the adjacent facilities.

City staff recommends that these findings be made based upon review of the project as described in this staff report, and with the recommended conditions of approval.

Recommended Conditions

Staff recommends the following conditions be applied to the approval of the Conditional Use Permit:

1. The site shall be developed consistent with the submitted tentative map and applicable development standards found in the Zoning Ordinance.
2. The operation shall be conducted in accordance with this conditional use permit. Any deviations from the approvals shall require an amendment to the prior approvals or approval of a new permit or entitlement(s) as determined by the City.
3. The fitness/sports uses and amusement/entertainment uses shall be conducted entirely within in the building. Outdoor areas and parking/drive aisle areas shall not be used for any activity except parking and access.
4. The fitness/sports uses and amusement/entertainment use shall only occur within the 6 building spaces shown on the site plan, a total of 14,400 sq.ft. Any expansion or relocation of fitness/sports uses and amusement/entertainment use shall first require an amendment to this conditional use permit.
5. If there is ambiguity, the City Planner shall determine if a certain use is or is not a fitness/sports use or amusement/entertainment use. The City Planner's determination may be appealed to the Planning Commission.
6. Prior to each new use or tenant occupancy, the property owner or tenant shall submit information necessary to determine the appropriate building occupancy to the chief building official, who shall determine the upgrades necessary to comply with the California Building Code. A building permit for tenant improvements that includes the necessary upgrades shall be obtained and the improvements shall be installed prior to occupancy of the new uses.
7. Any sales of food or drinks shall be ancillary to the fitness/sports and amusement/entertainment uses and shall first obtain the required permits from the City and the County Health Department. Restaurants, cafes, and similar standalone food and drink establishments are specifically prohibited. All sales of alcohol are specifically prohibited.
8. All customers shall enter and exit the facilities through the front (south) side of the building.
9. The project and all subsequent uses must meet the requirements found in Section 9-5B-2 of the Zoning Ordinance related to noise, odor, and vibration, and maintenance.
10. The time limits and potential extensions and expiration of this conditional use permits are established per Section 9-2A-9 of the City of Lemoore Zoning Ordinance.

Attachments

- Draft Resolution
- Site Plan of existing site
- Floor Plan showing spaces proposed for fitness/sports uses and amusement/entertainment uses
- MVP Training Center operations statement and floor plan
- Vicinity Map

RESOLUTION #2015-06

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LEMOORE
APPROVING CONDITIONAL USE PERMIT NO. 2015-02 TO ALLOW
14,400 SQ.FT. OF AN EXISTING 31,200 SQ.FT. INDUSTRIAL BUILDING TO BE USED FOR
INDOOR FITNESS/SPORTS AND AMUSEMENT/ENTERTAINMENT FACILITIES
LOCATED AT 1500 ENTERPRISE DRIVE**

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

WHEREAS, Virgil Beard has requested a conditional use permit to allow 14,400 sq.ft. of an existing 31,200 sq.ft. industrial building to be used for indoor fitness/sports and amusement/entertainment facilities located at 1500 Enterprise Drive; and

WHEREAS, the proposed site is 5.8 acres in size; and

WHEREAS, the zoning on the parcel is ML (Light Industrial); and

WHEREAS, the project is categorically exempt from CEQA requirements per the exemption in Section 15303 of the CEQA Guidelines, pertaining to new, small structures; and

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

NOW THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Lemoore hereby makes the following findings regarding the proposed conditional use permit:

1. The proposed use is consistent with the general plan, any applicable specific plans, and all applicable provisions of this title. The proposed use of the building is consistent with the General Plan; the proposed uses, when kept indoors, are compatible with light industrial uses.
2. The establishment, maintenance, or operation of the use applied for will not, under the circumstances of the particular case (location, size, design, and operating characteristics), be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the neighborhood of such use or to the general welfare of the city. The proposed use will not result in excessive amounts of traffic to the project site. The proposed structure will provide adequate space for its intended use.
3. The site of the proposed use is physically suitable for the type, density, and intensity of the use and related structures being proposed. The proposed site does provide sufficient parking and can be upgraded to the correct occupancy type.
4. It will not be contrary to the specific intent clauses, development regulations, or performance standards established for the zoning district in which it is located. The Proposed use and related structures are compatible with other land uses, transportation patterns, and service facilities in the vicinity. The proposed

uses, when kept indoors, and the related structures are compatible with the adjacent facilities.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Lemoore approves Conditional Use Permit No. 2015-02, subject to the following conditions:

1. The site shall be developed consistent with the submitted site plan and applicable development standards found in the Zoning Ordinance.
2. The operation shall be conducted in accordance with this conditional use permit. Any deviations from the approvals shall require an amendment to the prior approvals or approval of a new permit or entitlement(s) as determined by the City.
3. The fitness/sports uses and amusement/entertainment uses shall be conducted entirely within in the building. Outdoor areas and parking/drive aisle areas shall not be used for any activity except parking and access.
4. The fitness/sports uses and amusement/entertainment use shall only occur within the 6 building spaces shown on the site plan, a total of 14,400 sq.ft. Any expansion or relocation of fitness/sports uses and amusement/entertainment use shall first require an amendment to this conditional use permit.
5. If there is ambiguity, the City Planner shall determine if a certain use is or is not a fitness/sports use or amusement/entertainment use. The City Planner's determination may be appealed to the Planning Commission.
6. Prior to each new use or tenant occupancy, the property owner or tenant shall submit information necessary to determine the appropriate building occupancy to the chief building official, who shall determine the upgrades necessary to comply with the California Building Code. A building permit for tenant improvements that includes the necessary upgrades shall be obtained and the improvements shall be installed prior to occupancy of the new uses.
7. Any sales of food or drinks shall be ancillary to the fitness/sports and amusement/entertainment uses and shall first obtain the required permits from the City and the County Health Department. Restaurants, cafes, and similar standalone food and drink establishments are specifically prohibited. All sales of alcohol are specifically prohibited.
8. All customers shall enter and exit the facilities through the front (south) side of the building.
9. The project and all subsequent uses must meet the requirements found in Section 9-5B-2 of the Zoning Ordinance related to noise, odor, and vibration, and maintenance.
10. The time limits and potential extensions and expiration of this conditional use permits are established per Section 9-2A-9 of the City of Lemoore Zoning Ordinance.

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

AYES:
NOES:
ABSTAINING:
ABSENT:

APPROVED:

Dr. Jeffrey Garcia, Chairperson

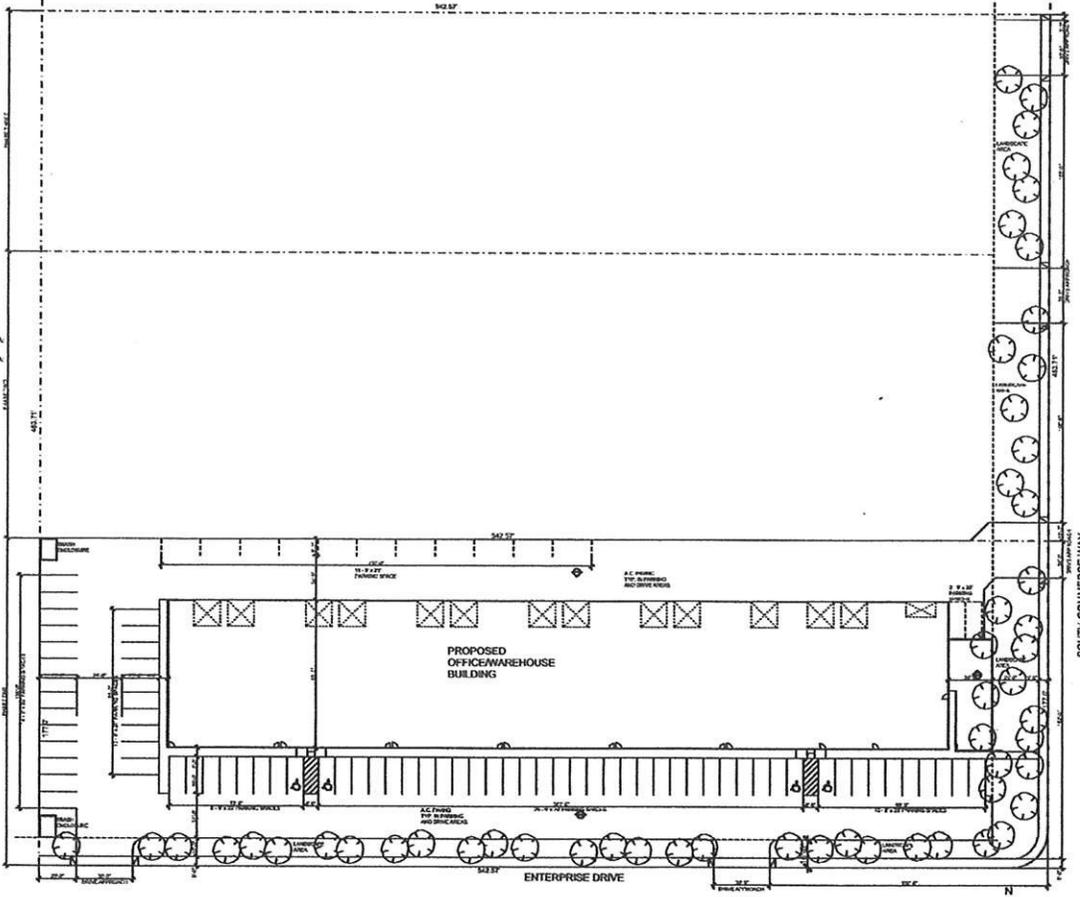
ATTEST:

Planning Commission Secretary

PLANNING/BUILDING ANALYSIS

SITE DATA
 ZONING CLASSIFICATION: M1, LIGHT INDUSTRIAL
 IFCM DESCRIPTION: 1505 SOUTH COMMERCE WAY, LEMMOORE, CALIFORNIA, 93245
 SITE AREA: 36,600 SF
 GROSS BUILDING AREA: 33,800 SF
 LANDSCAPE AREA: 12,800 SF
 PARKING REQUIRED: 84 SPACES
 STORAGE WAREHOUSE: 33,800 SF * 84 SPACES
 PARKING PROVIDED: 84 SPACES
 STANDARD OFF-STREET SPACES: 60 SPACES
 STANDARD CAR SPACES: 24 SPACES
 ACCESSIBLE SPACES: 4 SPACES

BUILDING DATA
 BUILDING USE: OFFICE, STORAGE, WAREHOUSE, OVERLAPPING BUILDING USE
 OCCUPANCY GROUP: B (2) I (2) S (1) I (2) - MAX. NET ALLOWED AREA: 12,500 SF
 31 STORY WAREHOUSE STORAGE - TABLE 502 ALLOWED AREA: 12,500 SF
 AREA SEPARATIONS: NONE REQUIRED
 OCCUPANCY SEPARATIONS: ONE HOUR REQUIRED BETWEEN B, I, AND S + I OCCUPANCIES
 CONSTRUCTION TYPE: TYPE III-B
 FIRE DEPARTMENTS: REQUIRED
 CODE: 2019 CALIFORNIA BUILDING CODE
 ALLOWED AREA: 12,500 SF PER FLOOR S1 OCCUPANCY (WORST CASE)
 ALLOWED AREA INCREASE: 20% INCREASE 12,500 X 2 = 25,000 SF AT 100% INCREASE
 ALLOWED HEIGHT: 42' (140' STORY)
 MINIMUM FLOOR AREA: 33,800 SF
 ALLOWED AREA INCREASE: 20% INCREASE 12,500 X 2 = 25,000 SF AT 100% INCREASE
 ALLOWED HEIGHT: 42' (140' STORY)
 ALLOWED BUILDING FLOOR AREA: 12,500 SF + 25,000 SF (20% INCREASE)



SITE PLAN
 1" = 50'



DATE: 01/20/23
 DRAWN: AS NOTED
 CHECKED: [Signature]
 PROJECT: PROPOSED OFFICE/WAREHOUSE
 1505 SOUTH COMMERCE WAY
 LEMMOORE, CALIFORNIA



DATE:	01/20/23
DRAWN:	AS NOTED
CHECKED:	[Signature]
PROJECT:	PROPOSED OFFICE/WAREHOUSE 1505 SOUTH COMMERCE WAY LEMMOORE, CALIFORNIA
BY:	[Signature]
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DATE:	01/20/23
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PROJECT:	PROPOSED OFFICE/WAREHOUSE 1505 SOUTH COMMERCE WAY LEMMOORE, CALIFORNIA
BY:	[Signature]
DATE:	

ENTERPRISE & COMMERCE LLC
 1500 ENTERPRISE DR.
 LEMMOORE CA. 93245
 661-749-4786 - VIRGIL BEARD

MVP Training Center, LLC.

1500 Enterprise Drive, Suite 104, Lemoore, CA 93245

5/14/2015

City of Lemoore
Building Inspector
Mr. Frank Rivera
711 W. Hanford Armona Rd
Lemoore, CA 93245

Mr. Rivera,

I am submitting a diagram of the intended facility set up for MVP Training Center at 1500 Enterprise Drive, Suite 104 zoned as light industrial located in the building owned and operated by EC Industries. MVP Training Center will provide an indoor baseball/softball facility for the City of Lemoore and surrounding communities.

Mr. Rivera when you analyze the diagram you will see that the design of the layout will comply with all required building, ADA and safety regulations. Inside the facility no permanent structure will be developed and/or installed. The foundation of MVP Training Center is the custom designed and crafted hitting nets that will be hung from ceiling structure which will provide the ability to retract to create open space when not in use.

Suite 104 also provides roughly 300 square feet of office space which provides access to an ADA compliant bathroom. No structure will be developed inside this area. This area will house a common desk and office space. Also present will be common seating chairs to allow a location for no participants to wait.

Mr. Rivera thank you for your time and consideration. I look forward to working with the City of Lemoore and yourself to ensure the proper processes are completed to allow MVP Training Center to operate properly and professionally. Please contact me at (559) 817-9512 to continue the required processes.

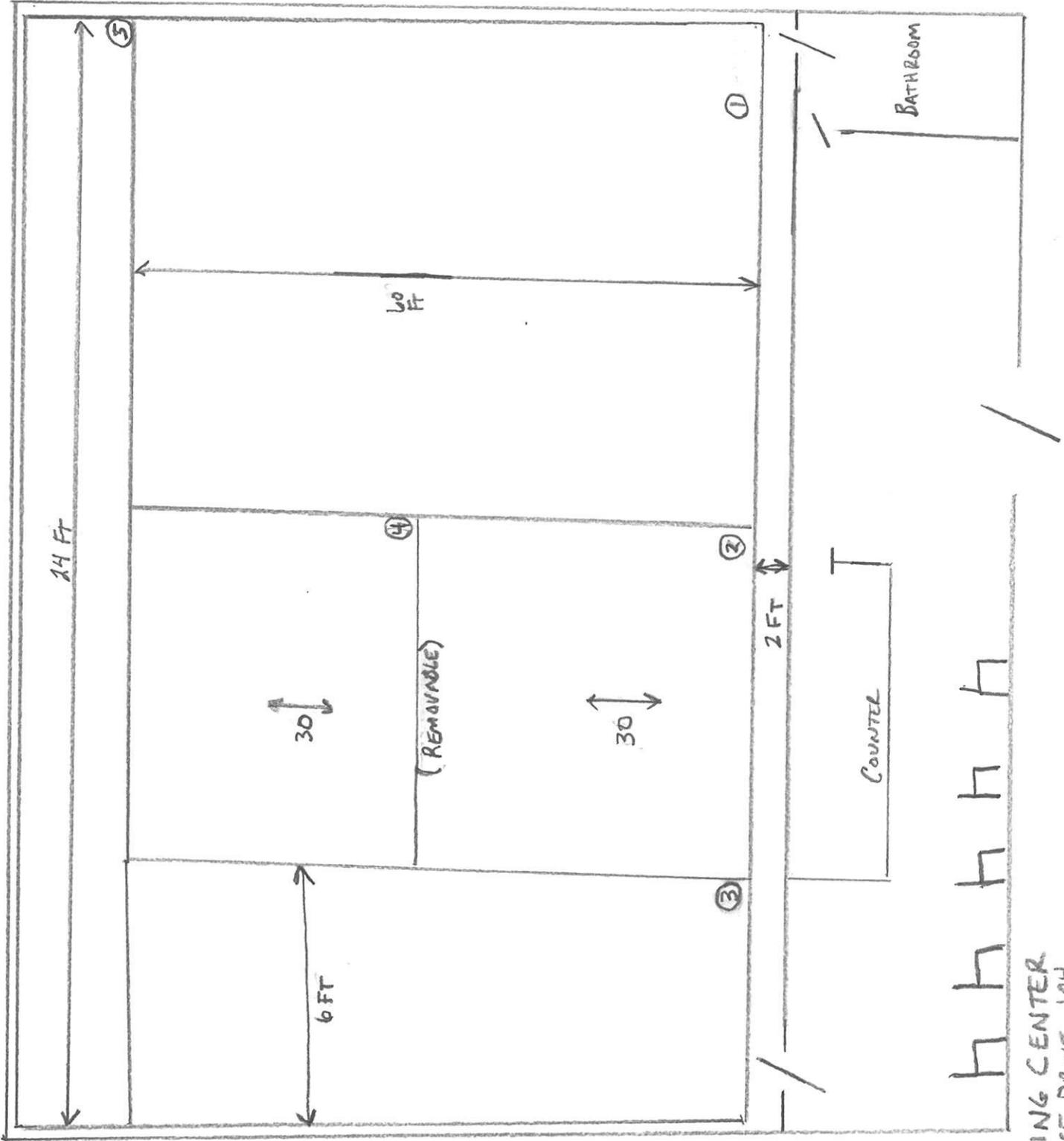
Sincerely,



Michael Wallace
Owner/Operator MVP Training Center

Encl. Facility Diagram

↑ NORTH



- DIMENSIONS REFLECT LENGTH OF MOVEABLE HITTING NETS
- NO PERMANANT STRUCTURE

h h h h h

MVP TRAINING CENTER
1500 ENTERPRISE DRIVE, 104
LEMOORE, CA 93245

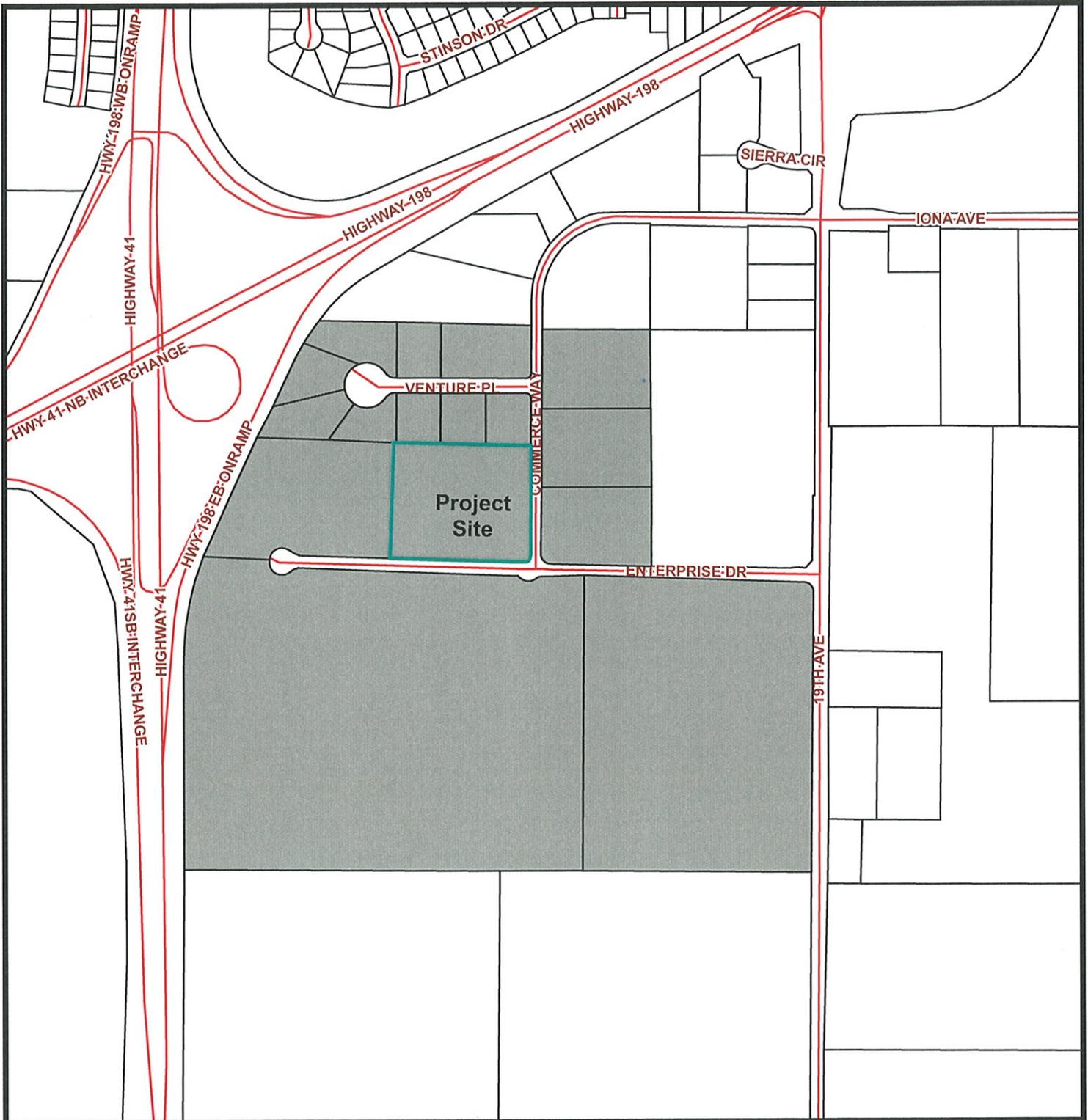


Project Location & Mailing List Map

APN 024-051-035-000

Lemoore Ca 93245

300 ft Radius



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



**Public Works/
Planning Department**

711 W. Cinnamon Drive
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Phone (559) 924-6740
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Staff Report

ITEM 6

To: Planning Commission
From: Steve Brandt, City Planner
Date: June 3, 2015

Hearing Date: June 8, 2015

Subject: Public Hearing to consider Tentative Tract Map No. 910 (Aniston Place North) and Planned Unit Development No. 2015-01: a request by WCH Land, LLC (Wathen Castanos) to divide 6.28 acres into 39 lots and to amend a previously approved planned unit development to allow 39 single-family lots with lot sizes ranging from 4,000 to 9,000 sq.ft. and a minimum interior side yard setback of 4 feet on each side of the house.

Recommended Action

City staff recommends that the Planning Commission conduct a public hearing to take testimony regarding Tentative Tract Map No. 910 (Aniston Place North) and Planned Unit Development No. 2015-01. Following the public hearing, staff recommends that the Planning Commission consider the testimony given and approve the applicant's proposal with conditions.

Proposal

Tentative Tract Map No. 910 (Aniston Place North) and Planned Unit Development No. 2015-01: a request by WCH Land, LLC (Wathen Castanos) to divide 6.28 acres into 39 lots and to amend a previously approved planned unit development to allow 39 single-family lots with lot sizes ranging from 4,000 to 9,000 sq.ft. and a minimum interior side yard setback of 4 feet on each side of the house.

The site is located north of the stub streets of Montego Way and Cantera Way, both north of Visconti Street (APN 023-020-085.) The site is just north of the Aniston Place subdivision. Access to the site is gained through that subdivision. Exhibit A is the proposed full size tentative subdivision map.

The applicant has submitted floor plans and elevation plans for the homes that would be built. There are five floor plans, each with different elevation styles and colors, making for a 15 different combinations. Each home would be 42 feet wide, so it would fit on a 50-foot wide lot with 4-foot setbacks on each side. Home sizes range from 1,356 sq.ft. to 1,940 sq.ft. All but the smallest home is two-stories high.

Applicant	WCH Land, LLC (Wathen Castanos)
Location	North of the stub streets of Montego Way and Cantera Way, both north of Visconti Street
Existing Land Use	Vacant Lot
APN	023-020-085
Total Building Size	Home sizes ranging from 1,356 to 1,940 sq.ft.
Lot Size	6.28 acres total. Proposed lots range from 4,000 to 8,814 sq.ft.
Zoning	RLMD (Low-Medium Density Residential)
General Plan	Low- Medium Density Residential

Adjacent Land Use, Zone and General Plan Designation

<u>Direction</u>	<u>Current Use</u>	<u>Zone</u>	<u>General Plan</u>
North	Railroad	N/A	N/A
South	Single-family homes	RLD	Low Density Residential
East	Rural residence	RLD	Low Density Residential
West	mobilehomes	RLMD	Low Medium Density Residential

Previous Relevant Actions

On April 1, 2003, the Planning Commission approved the Aniston Place Planned Unit Development (PUD.) This approval included multi-family dwellings on the subject site. In July 19, 2011, the Planning Commission approved modifications to the Aniston Place subdivision and accompanying PUD that removed the multi-family dwellings from the approval.

Zoning/General Plan

The site is zoned RMD. The proposed 39 lots is within the range of the number of houses that would be expected in this zone.

A PUD is required because the standard minimum lot side yard setback is 5 feet, and the applicants are proposing 4 feet.

Access

The new lots would be accessed from Montego Way and Cantera Way, with a new east-west street connecting them.

Environmental Assessment

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

Home Designs

The five home designs appear to meet the design standards for new homes in the Zoning Ordinance. City staff will make the final determination when the master home plan building permits are submitted.

4-foot Side Yard Setbacks

City staff from both the Planning and Building Departments have reviewed the proposed 4-foot side yard setbacks. While initially being concerned, staff is recommending approval of allowance of the 4-foot side yard setbacks subject to a number of conditions. Some of these conditions were proposed by the applicant and some were determined after visiting the Copper Valley neighborhood in Hanford, which also has 4-foot side yard setbacks. (Copper Valley is located on the southwest corner of 12th Avenue and Fargo Avenue in Hanford.) Concerns included ability to drain storm water from the back to the front of the lot, access to back yard, ability to store and maneuver trash cans, and the additional hindrances of meters, utility boxes, fireplaces, and eaves that are typically found in the side yards. The proposed conditions move a number of these items out of the side yard to either the front or rear of the house. Staff is also recommending that the City verify the building setback of the forms for the foundation before the foundation of the house is poured, since there is no margin for error on many of the lots.

Recommended Approval Findings

A tentative map and planned unit development shall be granted only when the designated approving authority determines that the proposed use or activity complies with all of the following 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 project does not exceed the total density under the base zoning district or the general plan land use designation.
3. 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.
4. As proposed and conditioned herein, the site design of the project is consistent with the new residential development standards in the Zoning Ordinance.

City staff recommends that these findings be made based upon review of the project as described in this staff report, and with the recommended conditions of approval.

Recommended Conditions

Staff recommends the following conditions be applied to the approval of the Conditional Use Permit:

1. This approval shall supersede Planned Unit Development 2003-01 as it applies to the 6.28-acre 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 approved by the Public Works Department.
4. All utilities shall be constructed underground. Any existing utilities requiring relocation to accomplish the required improvements shall be the responsibility and at the expense of the developer.
5. A 6-foot to 7-foot block wall shall be constructed along the project boundary with the railroad right of way.
6. 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.
7. Fire hydrant locations shall be approved by the Lemoore Volunteer Fire Department.
8. Any existing roadway, sidewalk, or curb and gutter that is damaged during construction shall be repaired or replaced to the satisfaction of the Public Works Department.
9. Concrete pads for installation of mailboxes shall be provided in accordance with determinations made by the Lemoore Postmaster.
10. The developer shall comply with the standards, provisions, and requirements of the San Joaquin Valley Air Pollution Control District that relate to the project.
11. The final subdivision map shall be submitted in accordance with City ordinances and standards.
12. The site shall be incorporated into the existing public facilities maintenance district in conjunction with the final map acceptance in order to share in the maintenance costs for the existing open space/total lot area and the landscape improvements on D Street, in accordance with existing City policy.
13. Street trees shall be planted with root barriers as per Public Works Standards and Specifications.
14. Street lights shall be provided within the project as per City local street lighting standards.
15. All sidewalks shall be of "Parkway Type" as per City standard.
16. All development impact fees shall be paid in accordance with City policies.

17. The front yard setback of adjacent homes shall have a minimum 2-foot stagger between adjacent lots.
18. Minimum building setbacks shall be: front yard – 18 feet, interior side yard – 4 feet, street side yard – 10 feet, rear yard – 15 feet. The minimum building separation between buildings shall be 8 feet.
19. 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.
20. Forms for the foundation shall be verified by a City inspector to meet the 4-foot side yard setback before the foundation of the house is poured to ensure that the foundation will have a minimum 4-foot side yard setback. Property corners (or temporary property corners) shall be clearly visible to accommodate the verification.
21. A noise and odor easement shall be recorded on the property, in a form acceptable to the City Attorney, to acknowledge the presence of nearby industry and railroad, and the right of the industry and railroad to continue to emit such noise and odors as are otherwise allowable by law and to ensure that industry in these areas is not unreasonable hindered by residential users and owners that move nearby at a later date.
22. All new homes with at least one side yard setback of less than 5 feet shall be constructed as follows:
 - a. The air conditioner compressor shall be placed in the rear yard area.
 - b. The water service and all above-ground sprinkler valves shall be placed in the front yard area or in the side yard area that is on the opposite side of the garage.
 - c. If located in the side yard area, the back of the gas meter shall be placed a maximum 7 inches from the exterior wall of the home.
 - d. The electrical and communication panels shall be mounted into the wall, not flush on the wall, with conduit inside the wall.
 - e. Drainage pipes shall be installed in both side yards to drain storm water from the rear yard to the front yard area.
 - f. Both sides of the home shall have gates from the front yard area to the side yard area with a clear path of travel at least 36 inches wide.
 - g. Fences and gates taller than 40 inches shall be set back from the front of the home a minimum of 5 feet on the living area side, and a minimum of 10 feet on the garage side.
 - h. A minimum 36-inch wide paved walkway shall be installed from the driveway to the side yard doorway into the garage.
 - i. Bay windows, fireplaces, cornices, canopies, eaves, roof overhangs, and similar architectural features shall not encroach into the side yard setback area unless the encroachment is more than 8 feet above the ground or paved walkway.
 - j. Eaves and other roof overhangs shall not encroach into the side yard setback area more than 16 inches.

23. The project and all subsequent uses must meet the requirements found in Section 9-5B-2 of the Zoning Ordinance related to noise, odor, and vibration, and maintenance.
24. The time limits and potential extensions and expiration of this tentative map and planned unit development permit are established per Section 9-2A-9 of the City of Lemoore Zoning Ordinance.
25. 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.

Attachments

- Draft Resolution
- Tentative Subdivision Map
- Initial Study / Negative Declaration
- Floor and Elevation Plans
- Vicinity Map

RESOLUTION #2015-07

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LEMOORE
APPROVING TENTATIVE TRACT MAP NO. 910 (ANISTON PLACE NORTH) AND
PLANNED UNIT DEVELOPMENT NO. 2015-01
TO DIVIDE 6.28 ACRES INTO 39 LOTS AND TO AMEND
A PREVIOUSLY APPROVED PLANNED UNIT DEVELOPMENT TO ALLOW
39 SINGLE-FAMILY LOTS WITH LOT SIZES RANGING FROM
4,000 TO 9,000 SQ.FT. AND A MINIMUM INTERIOR SIDE YARD SETBACK
OF 4 FEET ON EACH SIDE OF THE HOUSE**

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

WHEREAS, WCH Land, LLC (Wathen Castanos) has requested approval of Tentative Tract Map No. 910 (Aniston Place North) and Planned Unit Development No. 2015-01 to divide 6.28 acres into 39 lots and to amend a previously approved planned unit development to allow 39 single-family lots with lot sizes ranging from 4,000 to 9,000 sq.ft. and a minimum interior side yard setback of 4 feet on each side of the house located north of the stub streets of Montego Way and Cantera Way, both north of Visconti Street (APN 023-020-085); and

WHEREAS, the proposed site is 6.28 acres in size; and

WHEREAS, the zoning on the parcel is RLMD (Low-Medium Density Residential); 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 Lemoore Planning Commission held a duly noticed public hearing at their June 8, 2015, meeting.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Lemoore hereby makes the following findings regarding the proposed tentative map and planned unit development:

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 project does not exceed the total density under the base zoning district or the general plan land use designation.
3. 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.
4. 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 approves Tentative Tract Map No. 910 (Aniston Place North) and Planned Unit Development No. 2015-01, subject to the following conditions:

1. This approval shall supersede Planned Unit Development 2003-01 as it applies to the 6.28-acre 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 approved by the Public Works Department.

4. All utilities shall be constructed underground. Any existing utilities requiring relocation to accomplish the required improvements shall be the responsibility and at the expense of the developer.
5. A 6-foot to 7-foot block wall shall be constructed along the project boundary with the railroad right of way.
6. 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.
7. Fire hydrant locations shall be approved by the Lemoore Volunteer Fire Department.
8. Any existing roadway, sidewalk, or curb and gutter that is damaged during construction shall be repaired or replaced to the satisfaction of the Public Works Department.
9. Concrete pads for installation of mailboxes shall be provided in accordance with determinations made by the Lemoore Postmaster.
10. The developer shall comply with the standards, provisions, and requirements of the San Joaquin Valley Air Pollution Control District that relate to the project.
11. The final subdivision map shall be submitted in accordance with City ordinances and standards.
12. The site shall be incorporated into the existing public facilities maintenance district in conjunction with the final map acceptance in order to share in the maintenance costs for the existing open space/tot lot area and the landscape improvements on D Street, in accordance with existing City policy.
13. Street trees shall be planted with root barriers as per Public Works Standards and Specifications.
14. Street lights shall be provided within the project as per City local street lighting standards.
15. All sidewalks shall be of "Parkway Type" as per City standard.
16. All development impact fees shall be paid in accordance with City policies.
17. The front yard setback of adjacent homes shall have a minimum 2-foot stagger between adjacent lots.
18. Minimum building setbacks shall be: front yard – 18 feet, interior side yard – 4 feet, street side yard – 10 feet, rear yard – 15 feet. The minimum building separation between buildings shall be 8 feet.
19. 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.
20. Forms for the foundation shall be verified by a City inspector to meet the 4-foot side yard setback before the foundation of the house is poured to ensure that the foundation will have a minimum 4-foot side yard setback. Property corners (or temporary property corners) shall be clearly visible to accommodate the verification.
21. A noise and odor easement shall be recorded on the property, in a form acceptable to the City Attorney, to acknowledge the presence of nearby industry and railroad, and the right of the industry and railroad to continue to emit such noise and odors as are otherwise allowable by law and to ensure that industry in these areas is not unreasonable hindered by residential users and owners that move nearby at a later date.

22. All new homes with at least one side yard setback of less than 5 feet shall be constructed as follows:
- a. The air conditioner compressor shall be placed in the rear yard area.
 - b. The water service and all above-ground sprinkler valves shall be placed in the front yard area or in the side yard area that is on the opposite side of the garage.
 - c. If located in the side yard area, the back of the gas meter shall be placed a maximum 7 inches from the exterior wall of the home.
 - d. The electrical and communication panels shall be mounted into the wall, not flush on the wall, with conduit inside the wall.
 - e. Drainage pipes shall be installed in both side yards to drain storm water from the rear yard to the front yard area.
 - f. Both sides of the home shall have gates from the front yard area to the side yard area with a clear path of travel at least 36 inches wide.
 - g. Fences and gates taller than 40 inches shall be set back from the front of the home a minimum of 5 feet on the living area side, and a minimum of 10 feet on the garage side.
 - h. A minimum 36-inch wide paved walkway shall be installed from the driveway to the side yard doorway into the garage.
 - i. Bay windows, fireplaces, cornices, canopies, eaves, roof overhangs, and similar architectural features shall not encroach into the side yard setback area unless the encroachment is more than 8 feet above the ground or paved walkway.
 - j. Eaves and other roof overhangs shall not encroach into the side yard setback area more than 16 inches.
23. The project and all subsequent uses must meet the requirements found in Section 9-5B-2 of the Zoning Ordinance related to noise, odor, and vibration, and maintenance.
24. The time limits and potential extensions and expiration of this tentative map and planned unit development permit are established per Section 9-2A-9 of the City of Lemoore Zoning Ordinance.
25. 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 June 8, 2015, by the following votes:

AYES:
NOES:
ABSTAINING:
ABSENT:

APPROVED:

Dr. Jeffrey Garcia, Chairperson

ATTEST:

Planning Commission Secretary

SECTION ONE – INTRODUCTION

1.1 CEQA Requirements

This document is the Initial Study/ Negative Declaration (IS/ND) on the potential environmental effects of Tentative Map Tract No. 910 (Aniston Place North) and Planned United Development (PUD) 2015-01. These proposals would change divide 6.28 acres into 39 lots and to amend a previously approved planned unit development to allow 39 single-family lots with lot sizes ranging from 4,000 sq.ft. to 9,000 sq.ft. and a minimum interior side yard setback of 4 feet on each side of the house. The site is located north of the stub streets at Montego Way and Cantera Way, both north of Visconti Street, in Lemoore. The sites proposed for amendment includes only APN 023-020-085.

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.

WCH Land, LLC (Wathen Castanos) is proposing to divide the 6.25 acre remainder of prior subdivision tract no. 791 (east Village, recorded in Volume 21 of Licensed Surveyor's Plats, at Page 71, Kings County Records) into 39 single family residential lots, averaging approximately 5,326 square feet in size (minimum 4,000 square foot lot). A complete project description is presented in Section Two of this document.

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

1.2 References

Referenced in this IS/ND are the following reports:

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

SECTION TWO – PROJECT DESCRIPTION

2.1 Project Location and Background

The proposed project is located in the City of Lemoore, Kings County, California; it is approximately 0.8 miles north of State Route 198, 2 miles east of State Route 41, 0.5 miles east of Downtown Lemoore and 8 miles east of Naval Air Station Lemoore. The site is located 5.5 miles west-southwest of Hanford, at an elevation of approximately 215 feet, it is part of the Hanford-Corcoran Metropolitan Statistical Area. (Figures 2-1, Regional Location and 2-2, Project Location. The project's purpose is to allow the applicant to divide the 6.28 acre remainder parcel of subdivision tract no. 791 (East Village) into 39 lots and to amend a previously approved planned unit development to allow 39 single-family lots with lot sizes ranging from 4,000 sq. ft. to 9,000 sq. ft. (average lot size of 5,326 sq. ft.) and a minimum interior side yard setback of 4 feet on each side of the house within the RLMD Zone District.

2.2 Project Description

WCH Land, LLC (Wathen Castanos), project applicant, is proposing to divide the 6.25 acre remainder of prior subdivision tract no. 791 (east Village, recorded in Volume 21 of Licensed Surveyor's Plats, at Page 71, Kings County Records) into 39 single family residential lots, averaging approximately 5,326 square feet in size (minimum 4,000 square foot lot). Currently, the project site, which consists of single parcels, is vacant and currently resides within the Low Medium Density Residential General Plan Designation and the RLMD Zone District. The General Plan designation allows for a density of 7 to 12 units permits acres with lots sizes ranging from 3,000 to 7,000 sq. ft. in size. The applicant is proposing a Planned Unit Development (PUD) overlay to the project site which may authorize modifications in development regulations such as setbacks, height, or density, consistent with the general plan, or may establish special design requirements, such as architectural detailing for structures. The applicant is proposing reduced side setbacks down to four feet in order to allow an increased density of dwellings within the subdivision.

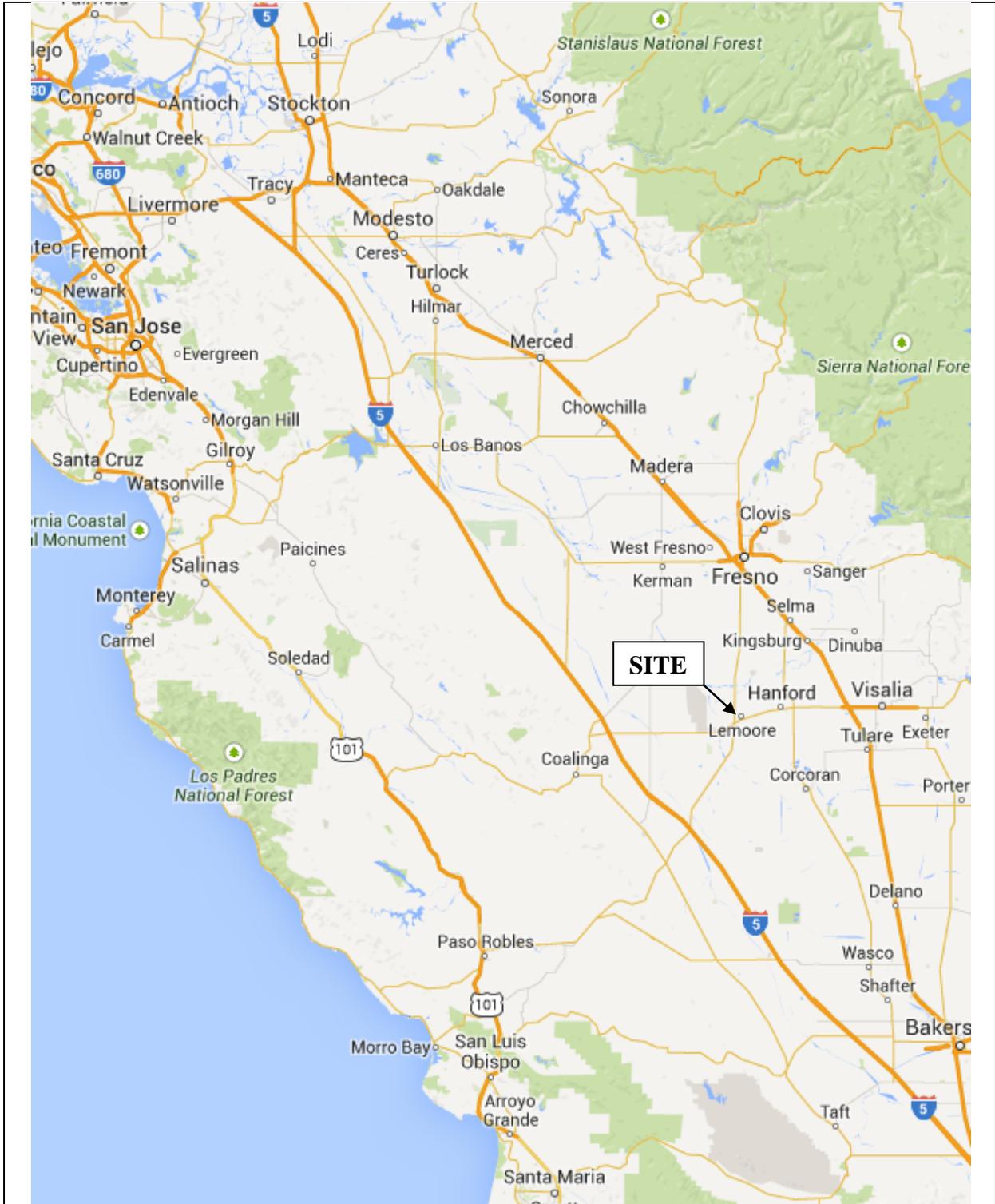
The other parcels included in the proposal are all vacant and do not have an established use.

The project area already has access to telephone, sewer, water, and electrical services which would be extended and/or installed by the applicant during construction of the proposed project.

Traffic impacts will increase by approximately 373 additional daily trips within the existing residential area (39 lots X 9.57 average trips per household). The subdivision would connect to the existing system of local roads within Tract 791 that have two existing points of access to Smith Avenue to the west and East D Street to the south.

2.3 Project Environmental Setting

The area surrounding the project site has low and low/medium density residential uses to the west, which is a mobile home park, and south with the San Joaquin Valley Railroad to the north. Directly east of the site consists of rural residential homes and open space area. The areas around the project site contain no habitat as they have all been somewhat developed and disturbed.



 <p>Quad Knopf</p>	<p>Location of Project Site</p>	<p>Figure 2-1</p>
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Vicinity of Project Site

Figure 2-2

SECTION THREE – EVALUATION OF ENVIRONMENTAL IMPACTS

Environmental Checklist and Discussion

1. Project title:

Tentative Map Tract No. 910 (Aniston Place North) and PUD No. 2015-01
2. Lead agency name and address:

City of Lemoore
119 Fox Street
Lemoore, CA 93245
3. Contact person and phone number:
Steve Brandt, City Planner
Planning Department
(559) 924-6740
4. Project location:

The proposed project is located in the City of Lemoore, Kings County, California; it is approximately 0.8 miles north of State Route 198, 2 miles east of State Route 41, 0.5 miles east of Downtown Lemoore and 8 miles east of Naval Air Station Lemoore. The site is located 5.5 miles west-southwest of Hanford, at an elevation of approximately 215 feet; it is part of the Hanford-Corcoran Metropolitan Statistical Area.
5. Project sponsor's name and address:

WCH Land, LLC (Wathen Castanos)
(559) 432-8181
802 West Pinedale Avenue, Suite 104
Fresno , CA 93711
6. General plan designation:

The project's site General Plan land use designation is currently Low-Medium Residential Designation.
7. Zoning:

The project site is currently zoned as RLMD (Residential, Minimum 7,000 square feet lots).

8. Description of project:

The applicant, Wathen Castanos, is proposing to divide the 6.28 acre remainder parcel of subdivision tract no. 791 (East Village) into 39 lots and to amend a previously approved planned unit development to allow 39 single-family lots with lot sizes ranging from 4,000 sq. ft. to 9,000 sq. ft. (average lot size of 5,326 sq. ft.) and a minimum interior side yard setback of 4 feet on each side of the house within the RLMD Zone District.

9. Surrounding land uses and setting:

The area surrounding the project site has low and low/medium density residential uses to the west, which is a mobile home park, and south with the San Joaquin Valley Railroad to the north. Directly east of the site consists of rural residential homes and open space area. The areas around the project site contain no habitat as they have all been somewhat developed and disturbed.

10 Other public agencies whose approval or consultation is required (e.g., permits, financing approval, participation agreements):

None

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

DETERMINATION:

On the basis of this initial evaluation:

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



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

May 2015
Date

Environmental Checklist and Discussion

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

Response

a), b), c), d) The proposed use would add single family residential home to an area that is already developed as a residential subdivision, consistent with the General Plan and Zoning of the area. 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"/>

	<u>Potentially Significant Impact</u>	<u>Less than Significant Impact with Mitigation Incorporated</u>	<u>Less than Significant Impact</u>	<u>No Impact</u>
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 is vacant and has been disked accordingly with typical preventative maintenance practices. Therefore, there will not be any changes in habitat or danger to any specially listed species.

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

Mitigation Measures: None are required.

3.5 CULTURAL RESOURCES

Would the project:

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

Response: a), b), c), d) The project site has already been disturbed and is not near any sources that would potential lend themselves to be of cultural significance.

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

Mitigation Measures: None are required.

3.6 GEOLOGY/SOILS

Would the project:

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

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

ii) Strong seismic ground shaking?

iii) Seismic-related ground failure, including liquefaction?

iv) Landslides?

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

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

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

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

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

Response: a), b), c), d), e) The proposed single family dwellings would be required to comply with existing building code requirements that would mitigated seismic hazards. Additionally, 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 checked="" type="checkbox"/>	<input 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), Any construction is required to comply with current Green Building Code requirements that mitigate the emission of greenhouse gases and promote energy conservation to a less than significant level.

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 in unapproved quantities at the site because it is a residential subdivision.

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

Mitigation Measures: None are required.

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

Would the project:

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

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

Response: a), b), c), d), e), f), g), h), I), j) The project shall not violate water quality standards, deplete groundwater supply, alter the existing drainage patterns, contribute to excessive run off or degrade the quality of water. The project shall not contribute to flooding as it will comply with grading and discharge requirements while also connecting to the City’s drainage system, which would extend from the prior phase of the subdivision to the south.

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

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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3.10 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) The project is consistent with the existing general plan designation in terms of proposed use (residential) and density (7 to 12 units per acre).

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

Mitigation Measures: None are required.

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

Would the project:

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

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

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

Mitigation Measures: None are required.

3.12 NOISE

Would the project result in:

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

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

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

Mitigation Measures: None are required.

<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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3.13 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 checked="" type="checkbox"/> | <input 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 project would contribute to some population growth, however, it was contemplated within the 2007 General Plan as the land is already designated to allow the proposed density of housing.

Conclusion: The project would cause a less than significant impact in regards to 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 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: a) The project will result in some impacts to the public services within the City of Lemoore. However, as part of construction, the applicant will be required to either construct the required infrastructure needed to properly service the project site and/or pay the appropriate impact fees to cover the subdivision's impacts to public services.

Conclusion: The project would cause a less than significant impact to 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) As part of the subdivision, a park facility was constructed directly south of the project site in order to comply with the needs generated by the subdivision. The proposed tentative subdivision is an extension of the prior subdivision. Therefore, this phase of the subdivision was already anticipated and subsequently mitigated by the construction of the adjacent park facility.

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 checked="" type="checkbox"/> | <input 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 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 checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Result in inadequate emergency access?) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input 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. The will generate new traffic trips along local roadways within the subdivision but will not exceed any local standards for capacity that would warrant any mitigation.

Conclusion: The project would cause a less than significant 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 checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input 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: 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. Much like public services, the applicant is required to either extended the needed utility infrastructure or pay impact fees to accommodate the subdivision's impact to local utility and infrastructure systems.

Conclusion: The project would cause a less than significant 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 checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input type="checkbox"/> |

Response: a), b), The project shall not degrade the quality of the environment, the project site has been contemplated in the existing General Plan for the City of Lemoore. There are potential environmental effects to the area but all would be cumulatively less than significant.

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

current projects, and probable future projects.

3.19 DETERMINATION

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

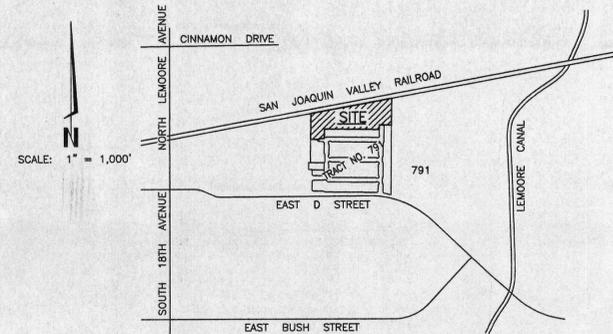
A NEGATIVE DECLARATION will be prepared.



Steve Brandt, AICP
Principal Planner
Lemoore City Planner

May 2015
Date

VICINITY MAP:



LOT AREAS:

LOT	AREA (SF)	LOT	AREA (SF)
1	4,701	21	8,814
2	4,882	22	7,534
3	4,855	23	4,337
4	4,549	24	4,388
5	6,121	25	4,391
6	5,892	26	5,615
7	4,601	27	4,250
8	4,603	28	4,677
9	4,654	29	7,989
10	4,705	30	7,545
11	4,756	31	7,110
12	4,807	32	6,674
13	4,585	33	6,238
14	4,909	34	5,803
15	4,959	35	5,367
16	5,010	36	4,931
17	5,061	37	4,496
18	5,112	38	4,060
19	5,122	39	4,570
20	5,049		

MINIMUM LOT SIZE = 4,000 SF
 AVERAGE LOT SIZE = 5,326 SF

TENTATIVE MAP

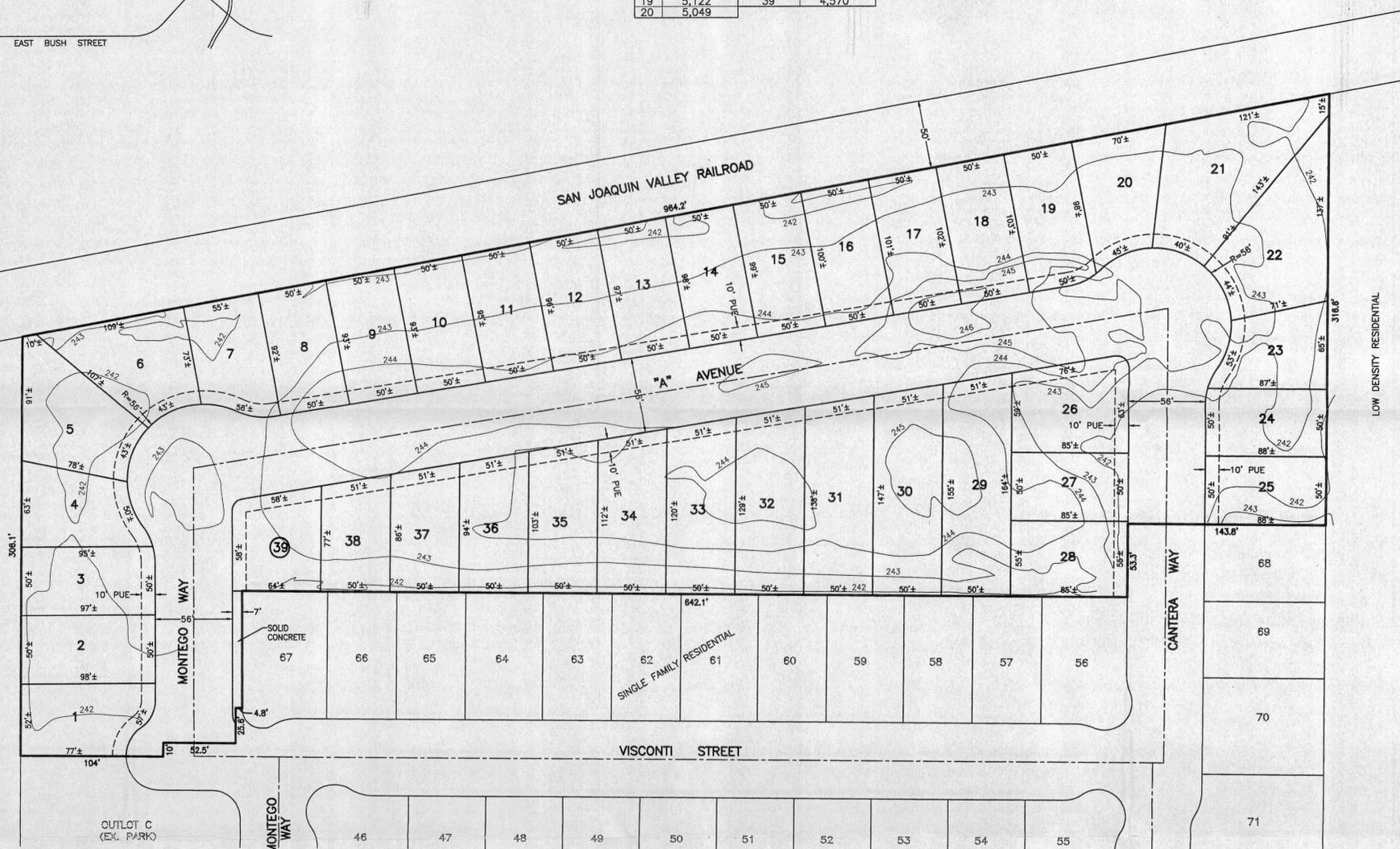
TRACT No. 910

A VESTING MAP
 APN 023-020-085
 NET AREA = 6.28 ACRES
 GROSS AREA = 6.28 ACRES

DECKER ADDITION
 VOL. 1, PG. 96 OF L.S.P.
 KINGS COUNTY RECORDS

LOW MEDIUM RESIDENTIAL
 &
 TRADITIONAL RESIDENTIAL

MOBILE HOME PARK



LOW DENSITY RESIDENTIAL

IMPROVEMENTS TO BE INSTALLED:

1. STREETS - PUBLIC - CITY OF LEMOORE STANDARDS
2. SEWER - CITY OF LEMOORE STANDARDS
3. WATER - CITY OF LEMOORE STANDARDS
4. CURB & GUTTER - CITY OF LEMOORE STANDARDS
5. SIDEWALK - CITY OF LEMOORE STANDARDS
6. STREET LIGHTS - CITY OF LEMOORE STANDARDS
7. DRAINAGE - CITY OF LEMOORE STANDARDS
8. ELECTRICITY - PACIFIC GAS & ELECTRIC
9. GAS - SOUTHERN CAL EDISON
10. TELEPHONE - A.T.&T.
11. CABLE TELEVISION - COMCAST

NOTES:

1. EXISTING ZONING - RX
2. PROPOSED ZONING - R-1-7 (PUD)
3. EXISTING USE - VACANT
4. THERE ARE NO WELLS, CESSPOOLS, SEWER, CULVERTS, DUMPSITES OR OTHER UNDERGROUND STRUCTURES WITHIN THIS SUBDIVISION.
5. THERE ARE NO EXISTING AREAS WITHIN THIS SUBDIVISION THAT ARE SUBJECT TO INUNDATION OR STORM WATER OVERFLOW.
6. THE SUBDIVISION DESIGN PROVIDES, TO THE EXTENT FEASIBLE, FOR PASSIVE NATURAL HEATING OR COOLING OPPORTUNITIES BY MAXIMIZING NORTH-SOUTH FACING BUILDINGS. (27 LOTS)

EAST VILLAGE
 TRACT NO. 791
 VOL. 21, PG. 71 OF L.S.P.
 KINGS COUNTY RECORDS
 LOW DENSITY RESIDENTIAL

LEGAL DESCRIPTION:

REMAINDER OF TRACT NO. 791, EAST VILLAGE, RECORDED IN VOLUME 21 OF LICENSED SURVEYOR'S PLATS, AT PAGE 71, KINGS COUNTY RECORDS.

RECORD OWNERS:

MCLEAN FAMILY TRUST
 MARGARET MCLEAN
 2251 W. ALLUVIAL AVE.
 FRESNO, CA 93711
 (559) 930-5466

THOMAS R. FORAN & LORINDA A. FORAN,
 TRUSTEES OF THE THOMAS R. FORAN &
 LORINDA A. FORAN TRUST
 8970 JUNIPERO AVE.
 ATASCADERO, CA 93422
 (805) 550-2931

SUBDIVIDER:

WCH LAND, LLC
 802 W. PINEDALE, STE. 104
 FRESNO, CA. 93711
 (559) 432-8181

GARY G. GIANNETTA
 CIVIL ENGINEERING & LAND SURVEYING

1119 "S" STREET
 FRESNO, CA 93721

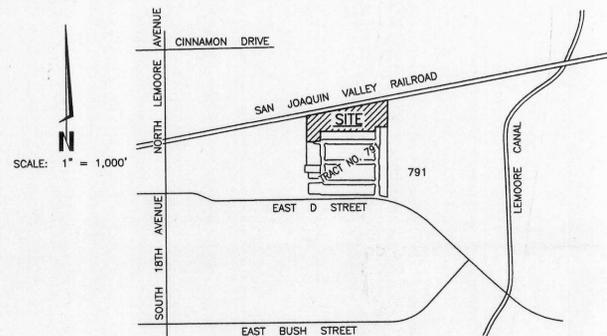
(559) 264-3590 FAX (559) 264-0696

DATE: 4/21/15

SITE PLAN ANISTON PLACE NORTH TRACT No. 910

APN 023-020-085
NET AREA = 6.28 ACRES
GROSS AREA = 6.28 ACRES

VICINITY MAP:



SCALE: 1" = 1,000'

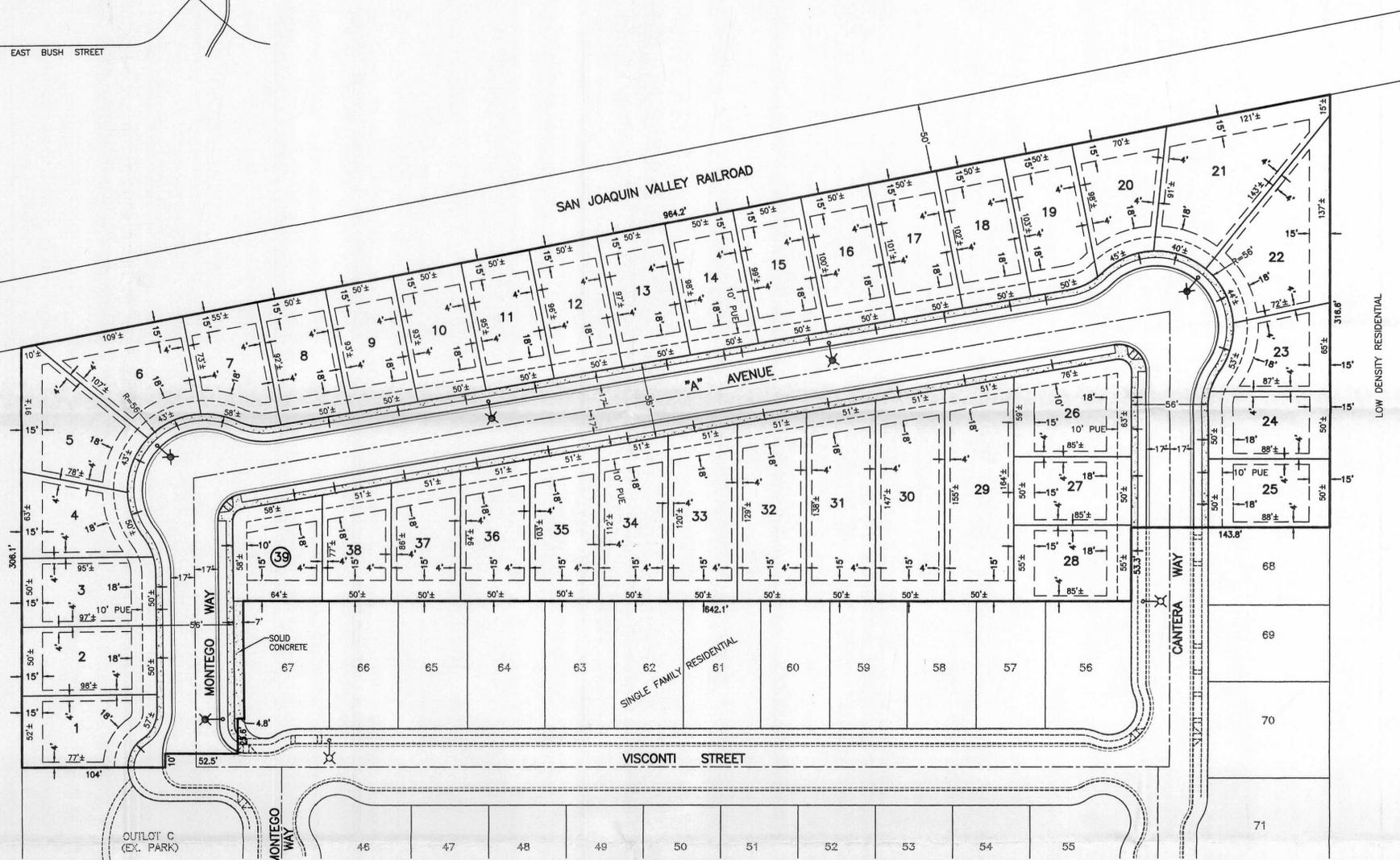


SCALE: 1" = 50'

DECKER ADDITION
VOL. 1, PG. 96 OF L.S.P.
KINGS COUNTY RECORDS

LOW MEDIUM RESIDENTIAL
&
TRADITIONAL RESIDENTIAL

MOBILE HOME PARK



LEGEND:

- ==== EXISTING CURB AND GUTTER
- ⊗ EXISTING STREET LIGHT
- - - - PROPOSED BUILDING SETBACK
- ==== PROPOSED CURB AND GUTTER
- ▭ PROPOSED SIDEWALK
- ⊗ PROPOSED STREETLIGHT

EAST VILLAGE
TRACT NO. 791
VOL. 21, PG. 71 OF L.S.P.
KINGS COUNTY RECORDS
LOW DENSITY RESIDENTIAL

LEGAL DESCRIPTION:

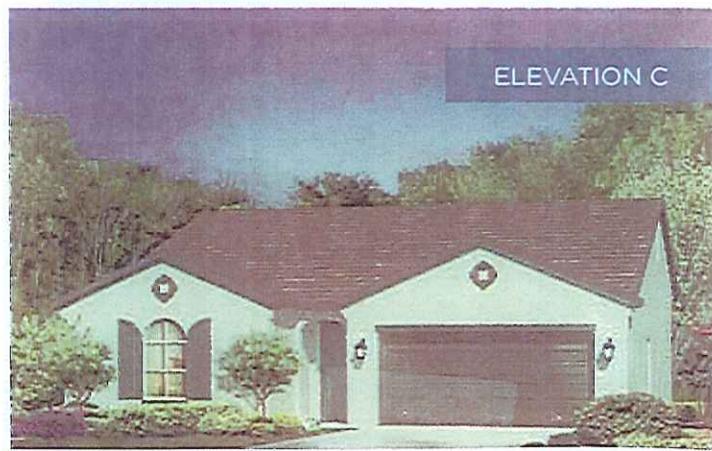
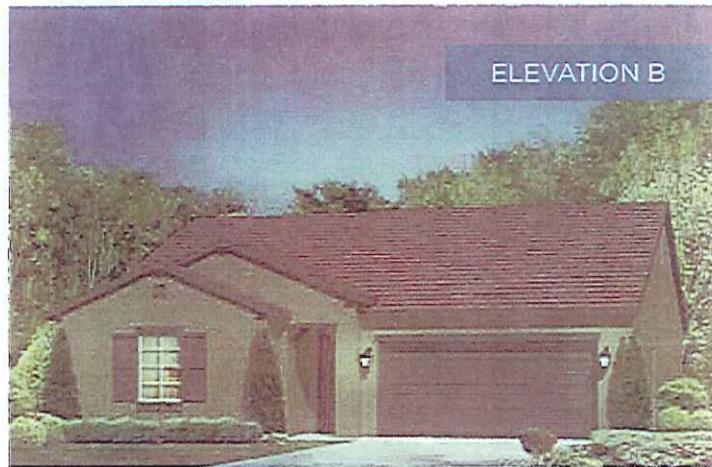
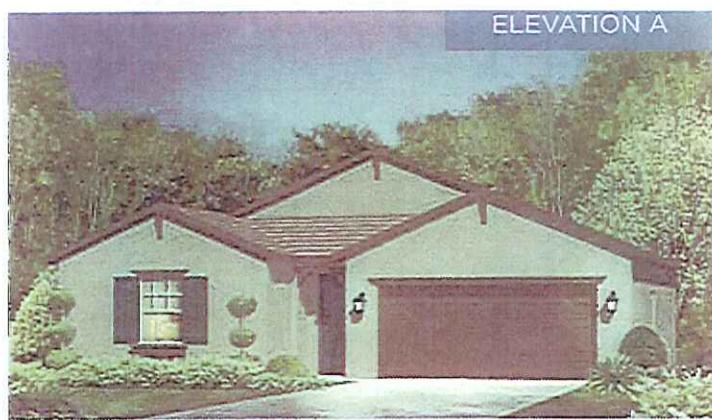
REMAINDER OF TRACT NO. 791, EAST VILLAGE, RECORDED IN VOLUME 21 OF LICENSED SURVEYOR'S PLATS, AT PAGE 71, KINGS COUNTY RECORDS.

RECORD OWNER:
WCH LAND, LLC
802 W. PINEDALE, STE. 104
FRESNO, CA 93711
(559) 432-8181

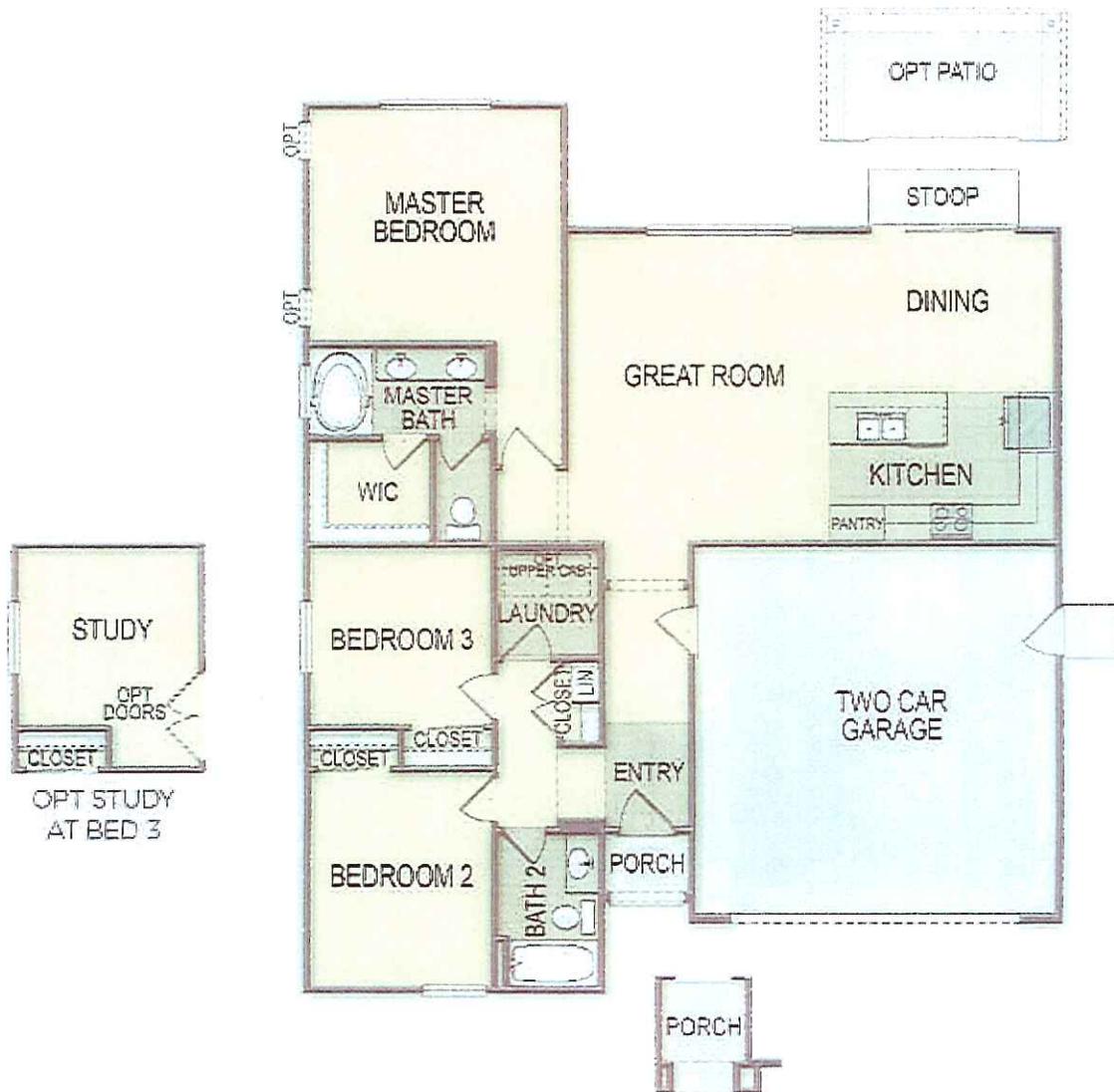
SUBDIVIDER:
WCH LAND, LLC
802 W. PINEDALE, STE. 104
FRESNO, CA 93711
(559) 432-8181

GARY G. GIANNETTA
CIVIL ENGINEERING & LAND SURVEYING
1119 73RD STREET
FRESNO, CA 93721
(559) 284-3590 FAX (559) 284-0696

DATE: 4/21/15



1,356 Sq. Ft.
 3 Bedroom (Opt. 2 Bedroom w/ Study)
 2 Bath
 2 Car Garage

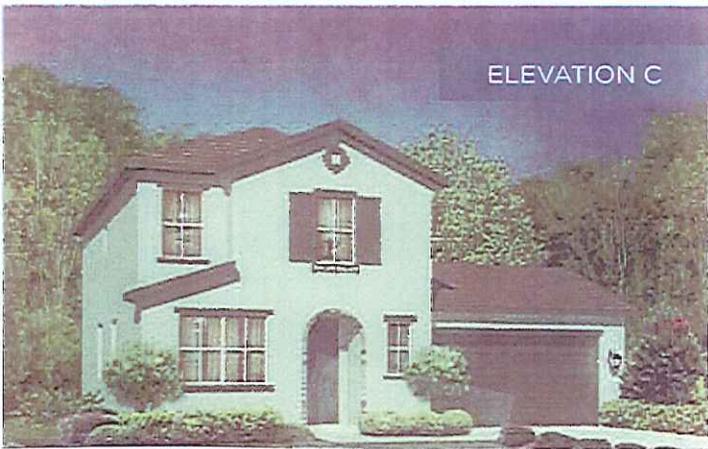




ELEVATION B



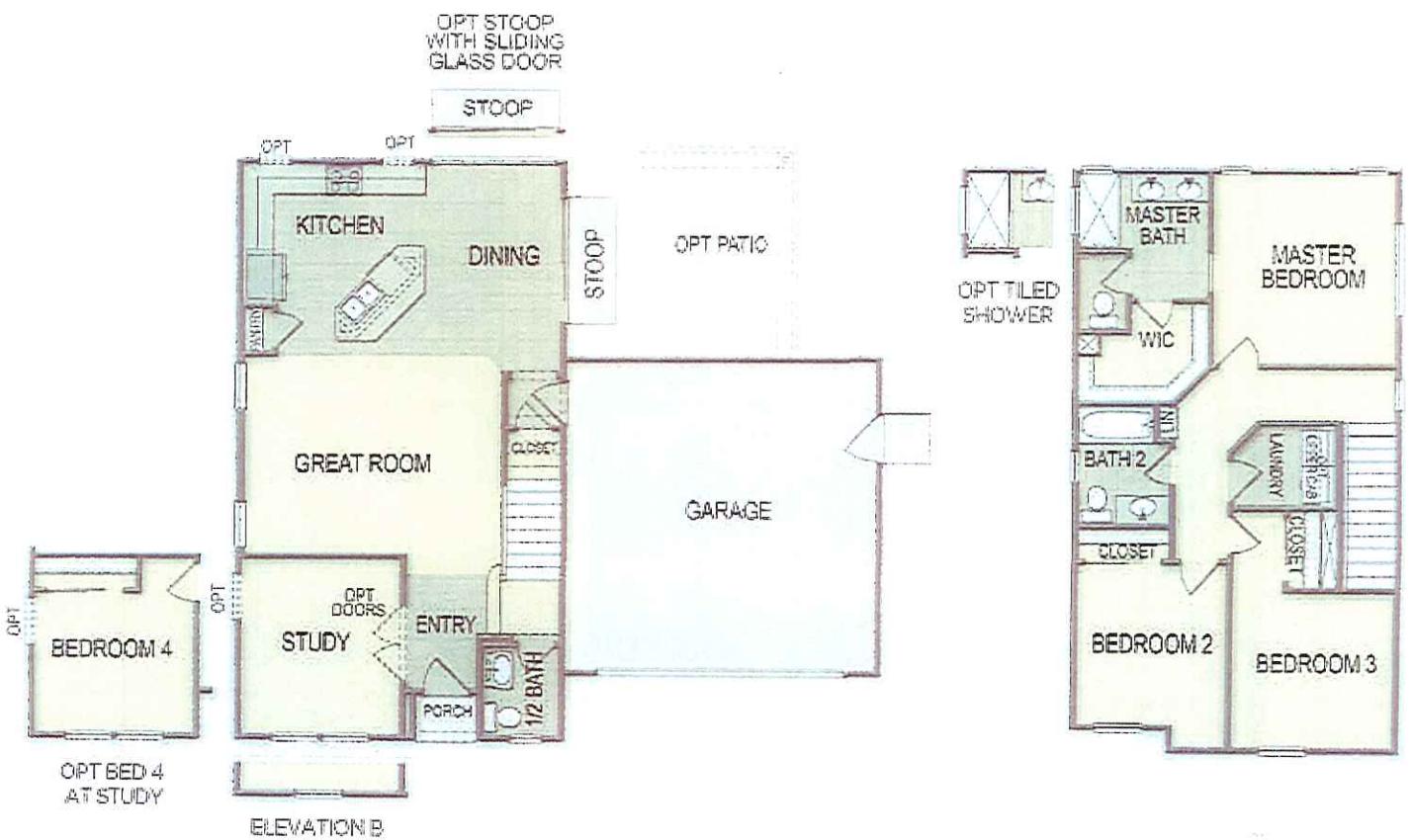
ELEVATION C

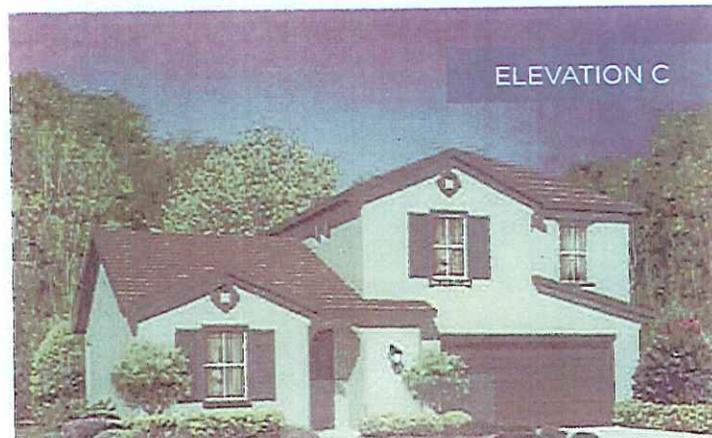
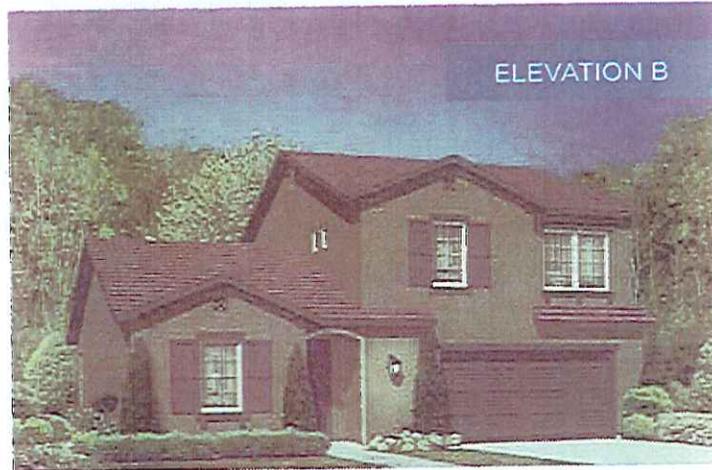


1,575 Sq. Ft.
 3 Bedroom w/ Study (Opt. 4 Bedroom)
 2 1/2 Bath
 2 Car Garage

FIRST FLOOR

SECOND FLOOR

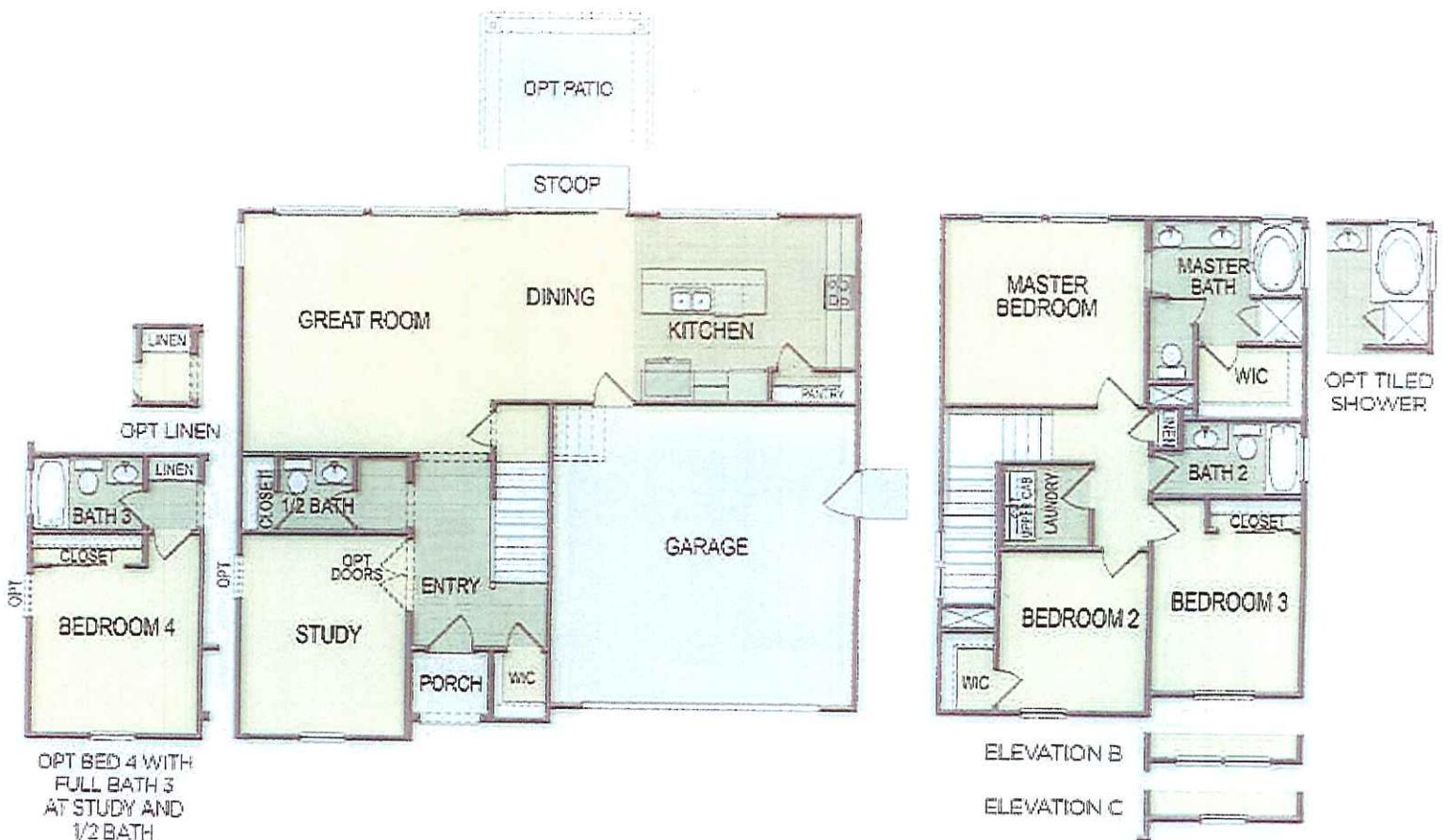


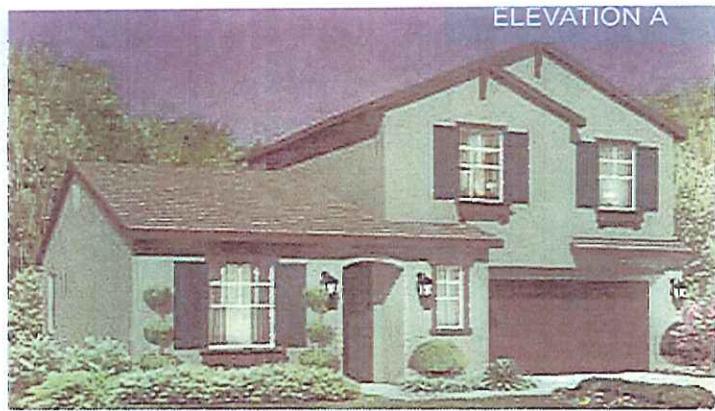


1,786 Sq. Ft.
 3 Bedroom w/ Study (Opt. 4 Bedroom)
 2 1/2 Bath
 2 Car Garage

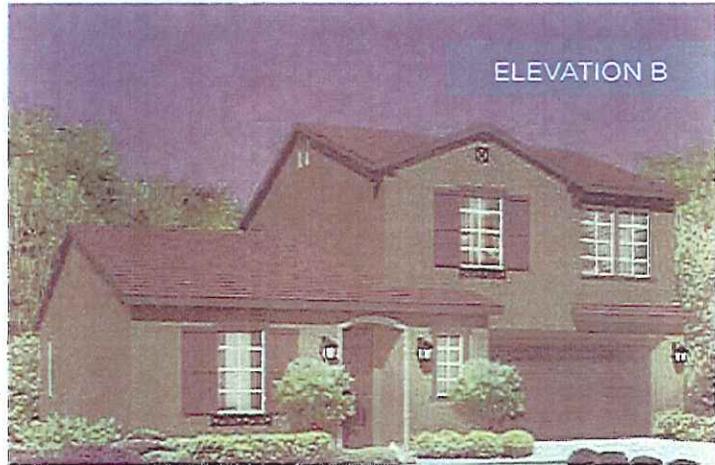
FIRST FLOOR

SECOND FLOOR

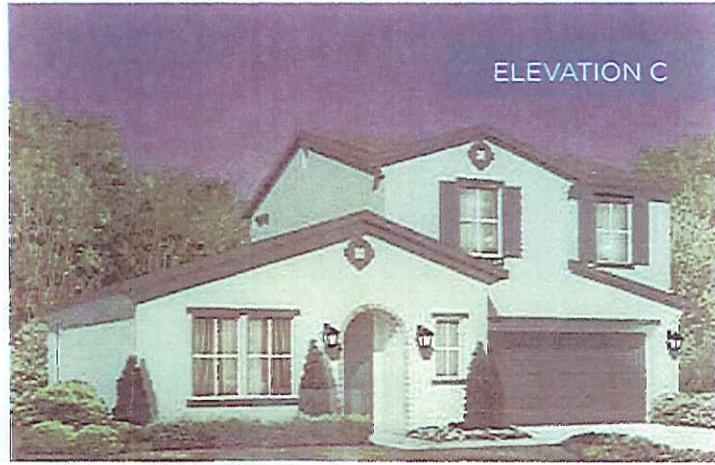




ELEVATION A



ELEVATION B

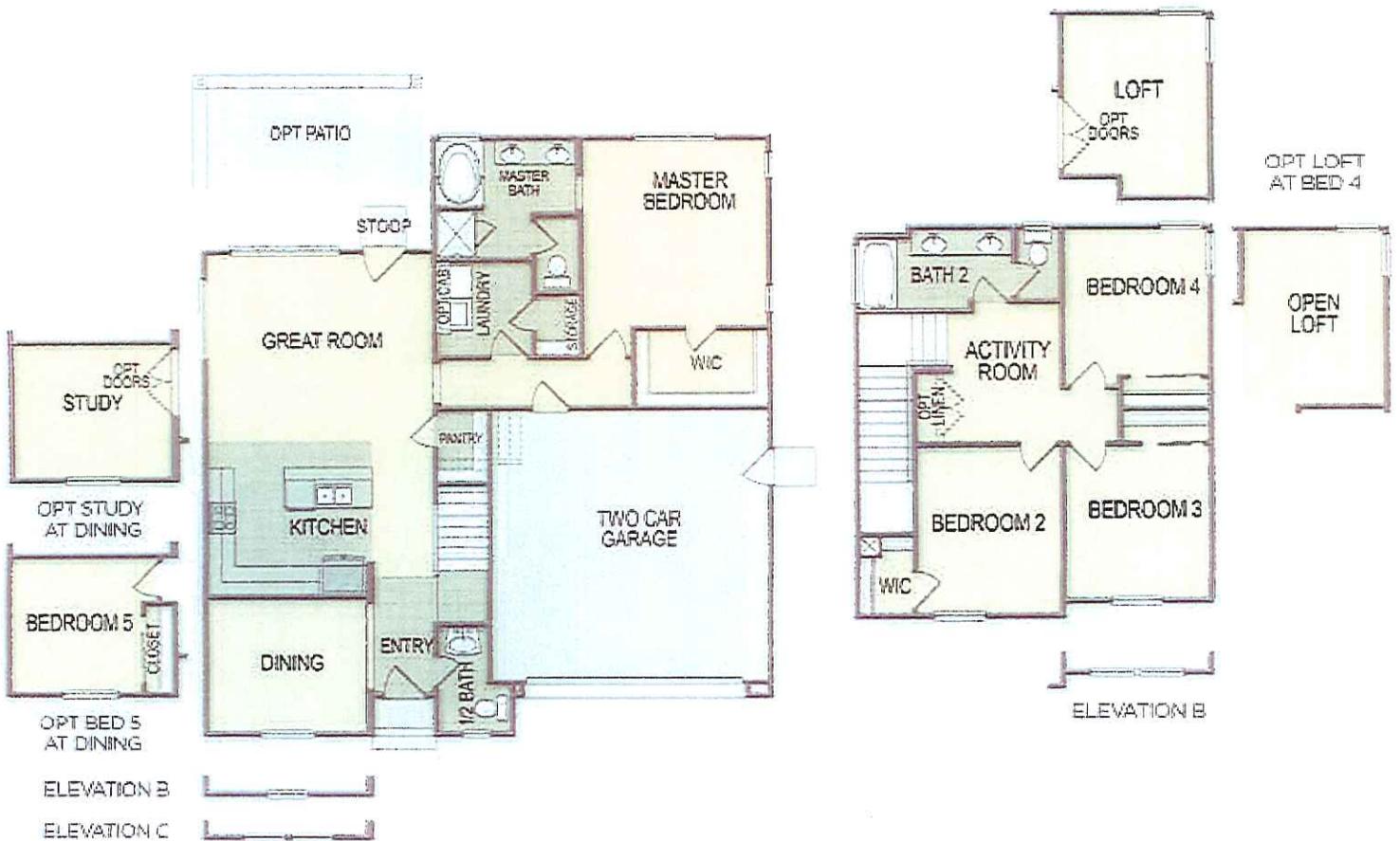


ELEVATION C

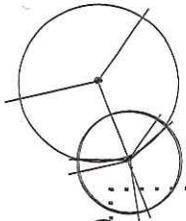
1,836 Sq. Ft.
 4 Bedroom w/ Dining (Opt. 5 Bedroom)
 2 1/2 Bath
 2 Car Garage

FIRST FLOOR

SECOND FLOOR



Plant Legend



Street Tree 15g



Rhapsolipus 1g

Purple Leaf Plum Tree 15g



Society Garlic 1g



Star Jasmine on a stake 5g

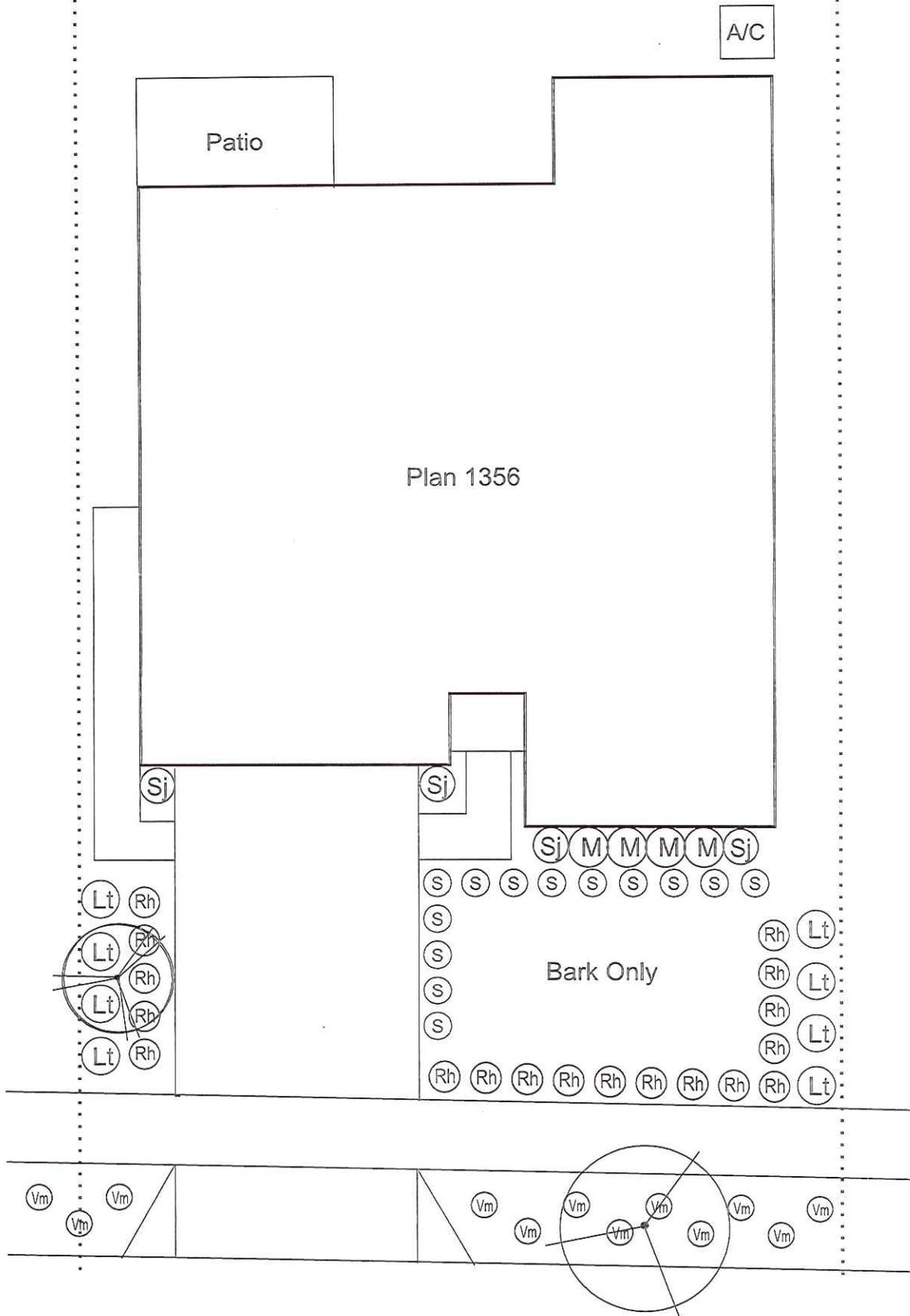


Privets 5g



Mexican Sage 5g

NOTE: PLANT MATERIAL MAY BE CHANGED AT BUILDER'S DISCRETION DUE TO PLANT AVAILABILITY.



Project Title: Aniston Place North



Landscape **Connection**

Description: Plan 1356

Project #: 15-XXX

1 OF 1

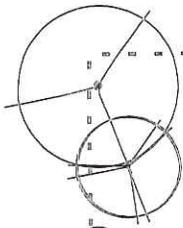
Lic. # 935734

6374 E. Ave. Clovis, Ca. 93619

Office 559.323.8139

Fax 559.323.7057

Plant Legend



Street Tree 15g

Crape Myrtle Lavender 15g



Italian Cypress 5g



Mexican Sage 5g



Rhapsolipus 5g



Lilly Turf 1g



Privet 5g

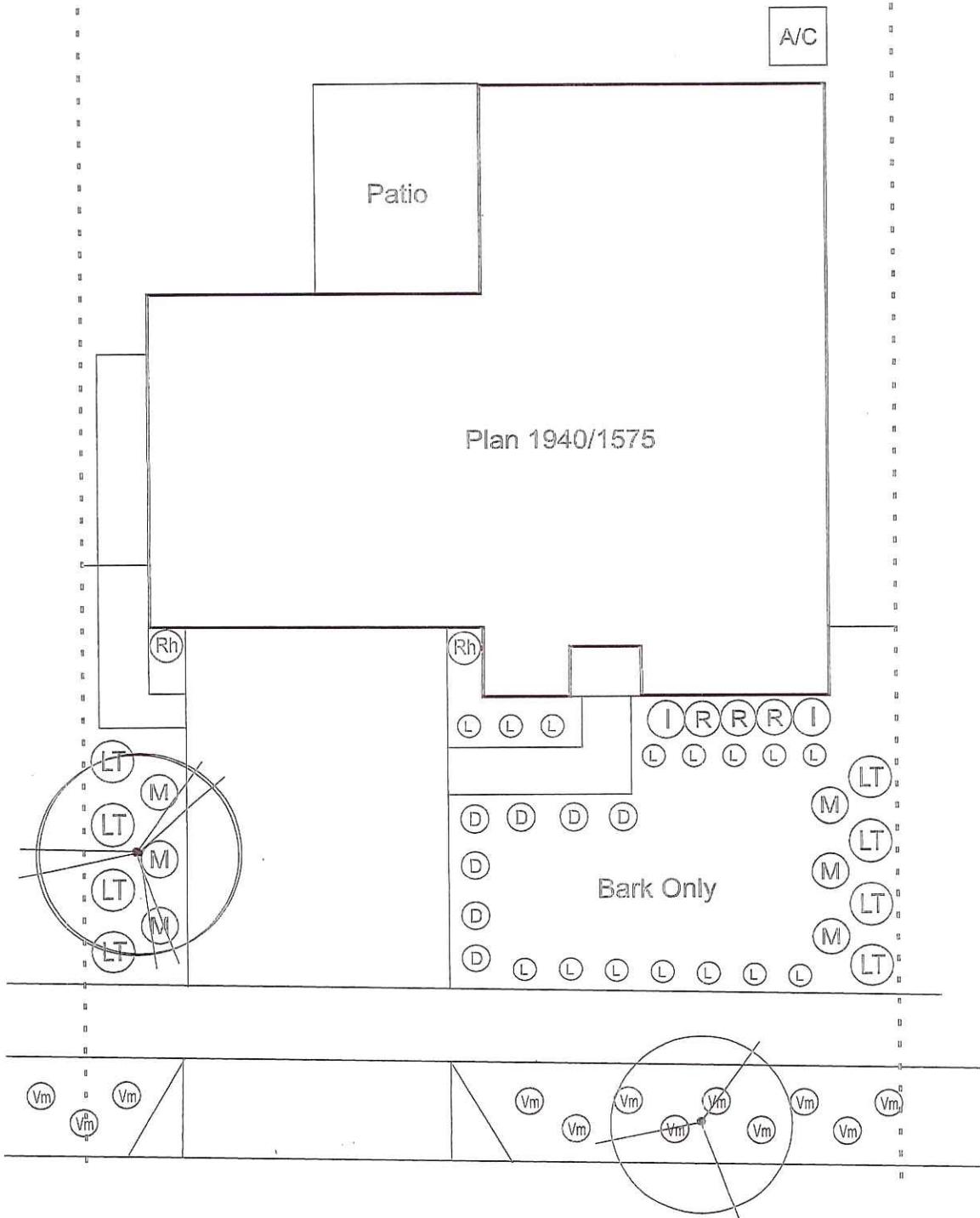


Deities bi Color 1g



Iceburg Rose 5g

NOTE: PLANT MATERIAL MAY BE CHANGED AT BUILDER'S DISCRETION DUE TO PLANT AVAILABILITY.



Project Title: Aniston Place North



Landscape Connection

Description: Plan 1575

Project #: 15-XXX

1 OF 1

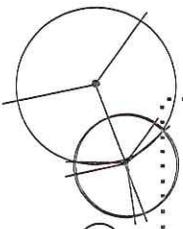
Lic. # 935734

6374 E. Ave. Clovis, Ca. 93619

Office 559.323.8139

Fax 559.323.7057

Plant Legend



(P)

(Au)

Street Tree 15g

Prink Crape myrtle Tree 15g

Potato Vine 5g

Autumn Sage 5g

(L)

(Vr)

(D)

(A)

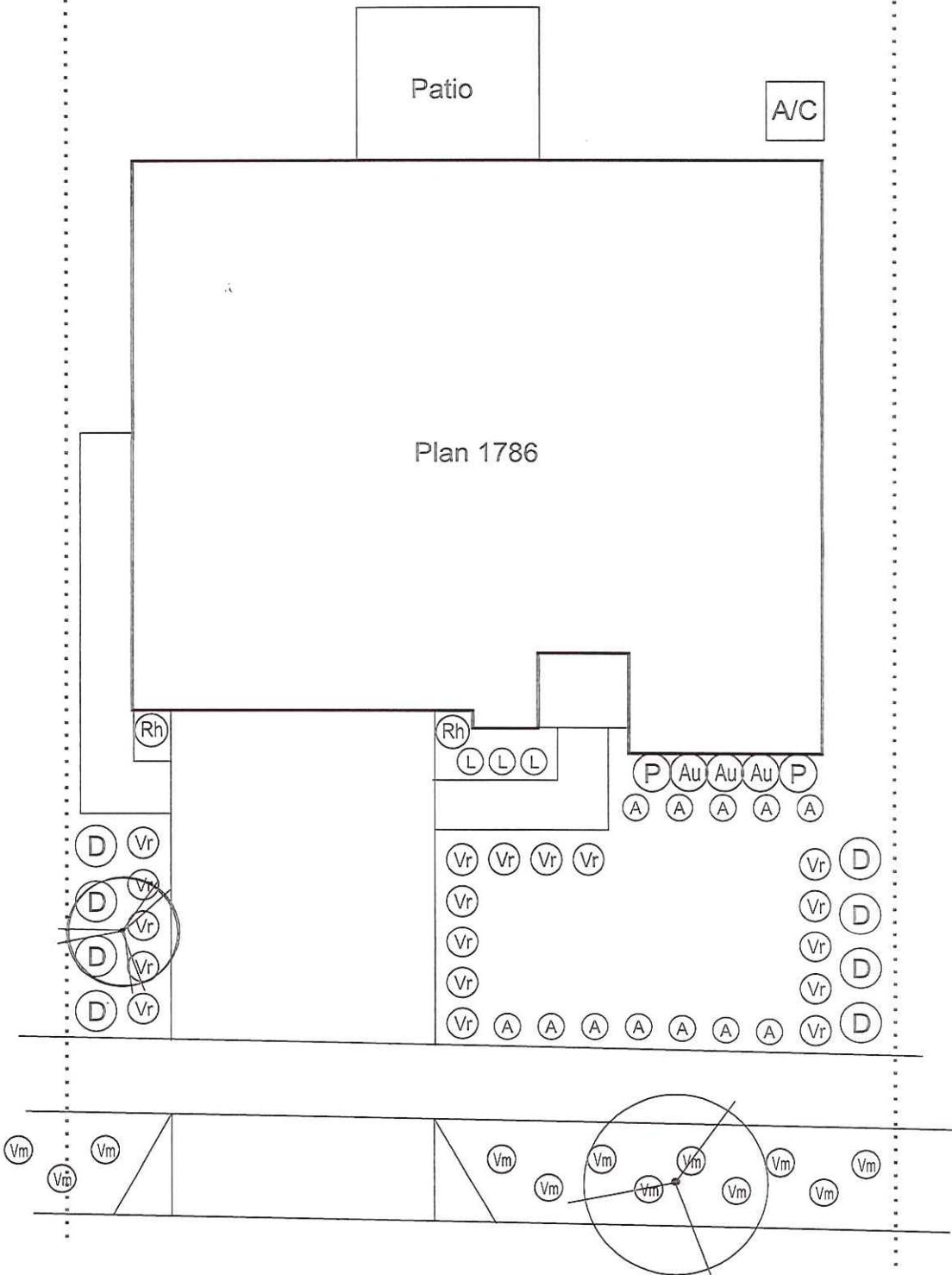
Lilly Turf 1g

Purple Verbena 5g

Deities bi Color 5g

Agapanthus Peter pan 1g

NOTE: PLANT MATERIAL MAY BE CHANGED AT BUILDER'S DISCRETION DUE TO PLANT AVAILABILITY.



Project Title: Aniston Place North

Description: Plan 1786

Project #: 15-XXX



Landscape **Connection**

1 OF 1

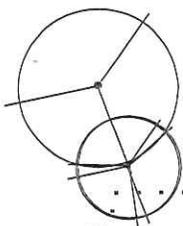
Lic. # 935734

6374 E. Ave. Clovis, Ca. 93619

Office 559.323.8139

Fax 559.323.7057

Plant Legend



Street Tree 15g

Rhaph Tree 15g

(Sj)

Star Jasmine on a stake 5g

(Rm)

Rosemary 5g

(A)

Agapanthus 1g

(Rh)

Rhaphiolipus 5g

(Dl)

Daylily 1g

(V)

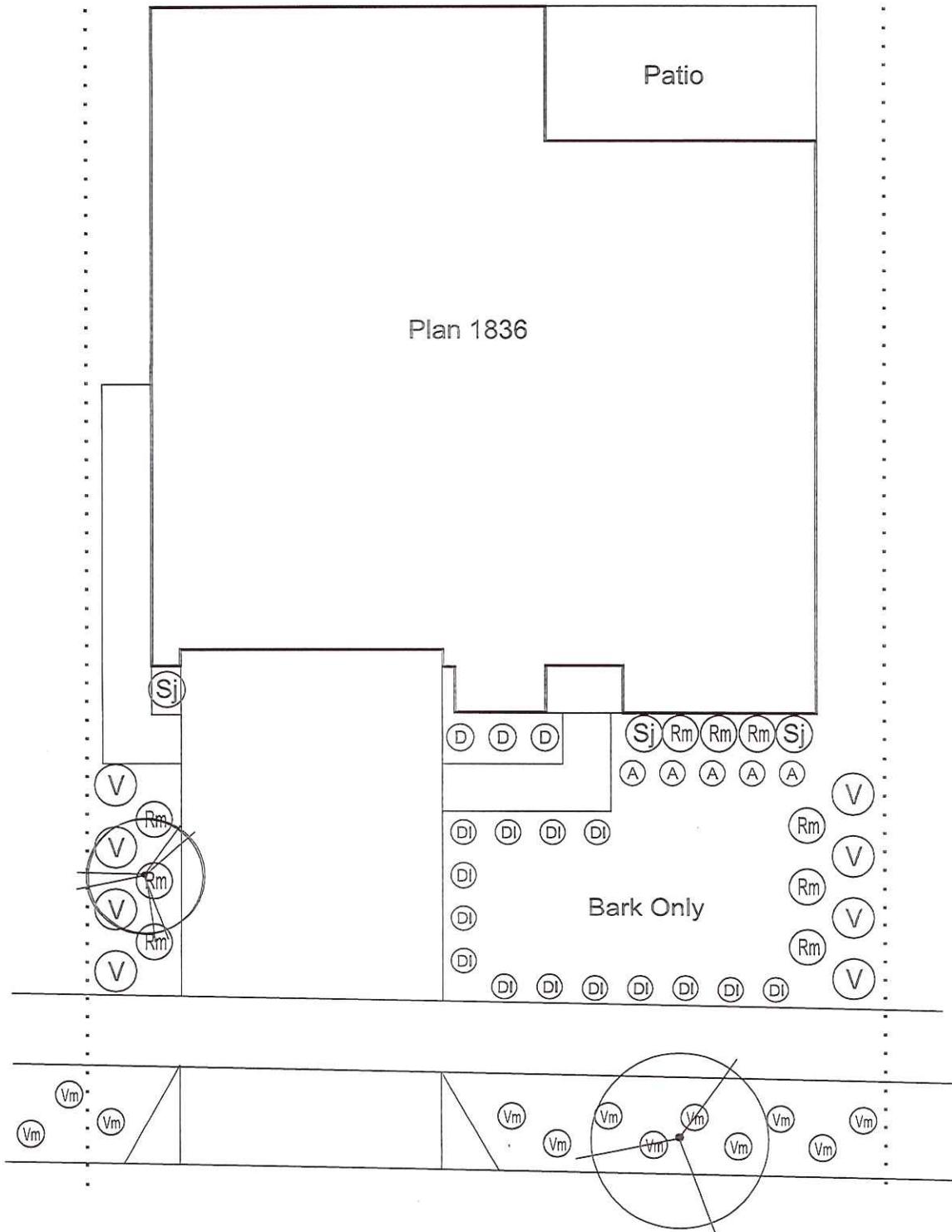
Privet 5g

(D)

Deities bi Color 1g

NOTE: PLANT MATERIAL MAY BE CHANGED AT BUILDER'S DISCRETION DUE TO PLANT AVAILABILITY.

A/C



Project Title: Aniston Place North



Landscape Connection

Description: Plan 1836

Project #: 15-XXX

1 OF 1

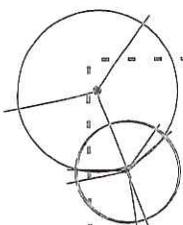
Lic. # 935734

6374 E. Ave. Clovis, Ca. 93619

Office 559.323.8139

Fax 559.323.7057

Plant Legend



Street Tree 15g

Crape Myrtle Lavender 15g



Italian Cypress 5g



Mexican Sage 5g



Rhapsalipus 5g



Lilly Turf 1g



Privet 5g

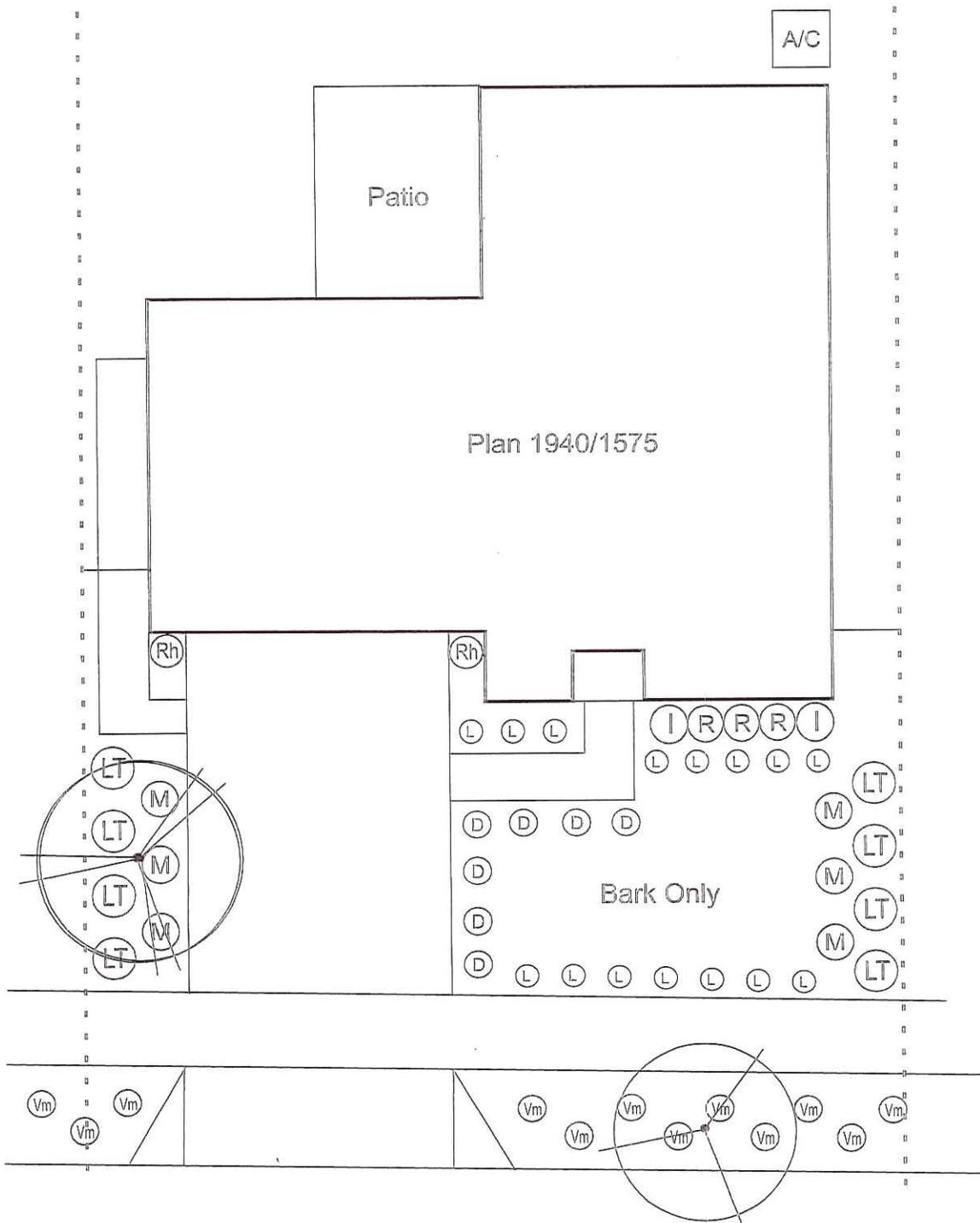


Deities bi Color 1g



Iceburg Rose 5g

NOTE: PLANT MATERIAL MAY BE CHANGED AT BUILDER'S DISCRETION DUE TO PLANT AVAILABILITY.



Project Title: Aniston Place North

Description: Plan 1940

Project #: 15-XXX



Landscape Connection

1 OF 1

Lic. # 935734

6374 E. Ave. Clovis, Ca. 93619

Office 559.323.8139

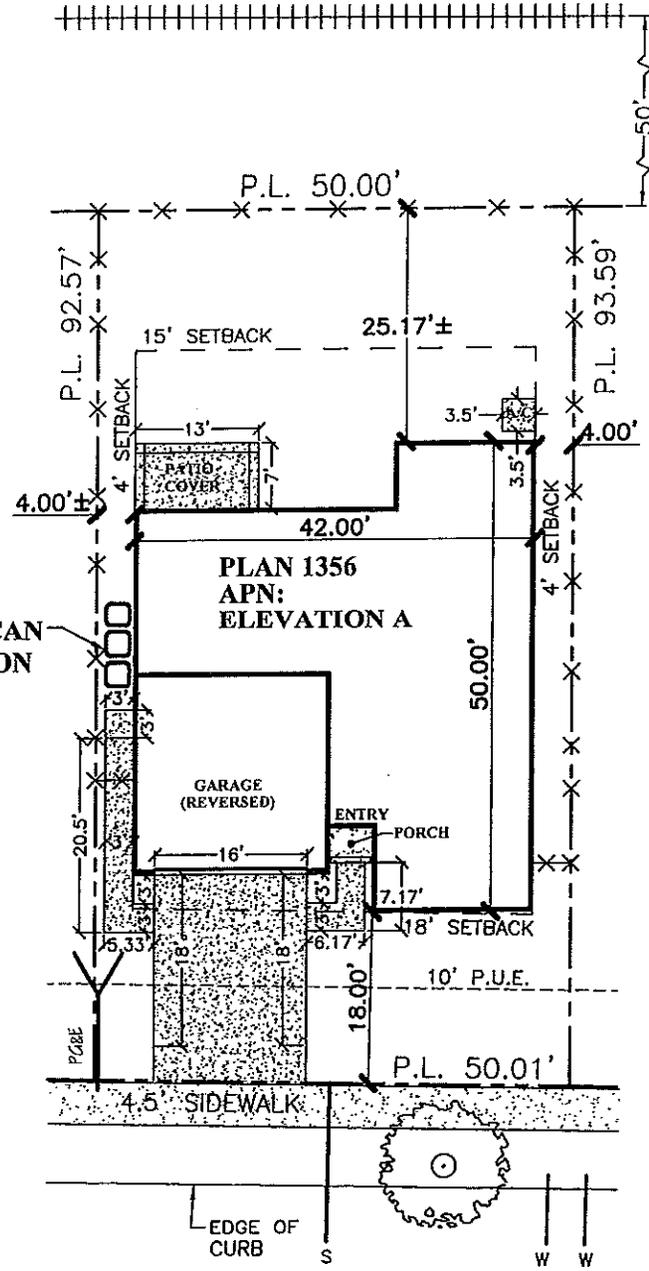
Fax 559.323.7057

* MINIMUM SETBACK BETWEEN AC UNIT AND FENCE MUST BE 3'

NOTE: MAILBOX FOR THIS LOT IS PROVIDED BY A COMMUNITY MAILBOX UNIT LOCATION PENDING

NOTE: EXACT LOCATION OF STREET TREES MAY VARY BASED ON ACTUAL FIELD CONDITIONS

SAN JOAQUIN VALLEY RAILROAD



SYMBOL KEY	
	STREET LIGHT
	FIRE HYDRANT
	CABLE TV SPLICE BOX
	TELEPHONE SPLICE BOX
	PG&E SPLICE BOX
	PG&E 2'x3' SECONDARY BOX
	PG&E 3'x5' PRIMARY BOX
	TRANSFORMER
	MAILBOX

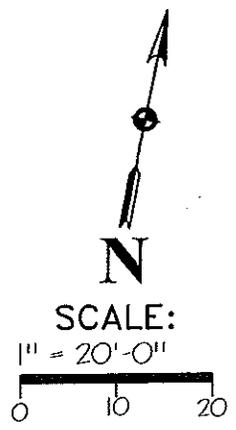
DRAFT

TRASH CAN LOCATION

NOTE:
FLAT WORK SCORE LINES WILL VARY DEPENDING ON ACTUAL FIELD CONDITIONS

SITE PLAN

PLACEMENT OF HOUSE, STREETLIGHTS, FIRE HYDRANTS, SIDEWALK, TRANSFORMERS, ETC., ARE SUBJECT TO CHANGE DUE TO SITE CONDITIONS. FINAL INFORMATION FOR CABLE, TELEPHONE, AND ELECTRIC UTILITIES, IS UNAVAILABLE AT THIS TIME. STREETLIGHTS MAY BE RELOCATED BASED ON FINAL DRAWINGS.



LOT #	PLAN NO.	ELEVATION	PERMIT DESCRIPTION	A	B	C	D	E	F	G
				1st FLOOR LIVING AREA (SF)	GARAGE AREA (SF)	COVERED PORCH/PATIO/ GARAGE SOFFIT AREA (SF)	A+B+C FOOTPRINT AREA (SF)	2nd FLOOR LIVING AREA (SF)	TOTAL LIVING AREA (SF)	TOTAL Bldg. Dept. VALUATION (SF)
9	1356-2	A	PATIO COVER							

ANISTON PLACE NORTH
 WATHEN CASTANOS HOMES, INC.
 802 W. PINEDALE AVENUE, SUITE 104
 FRESNO CA, 93711
 (559) 432-8181

APPROVED BY: _____

TRACT 910
 ### "A" AVENUE
LOT 9
 PLAN NUMBER 1356 ELEVATION A DATE 4/15/2015

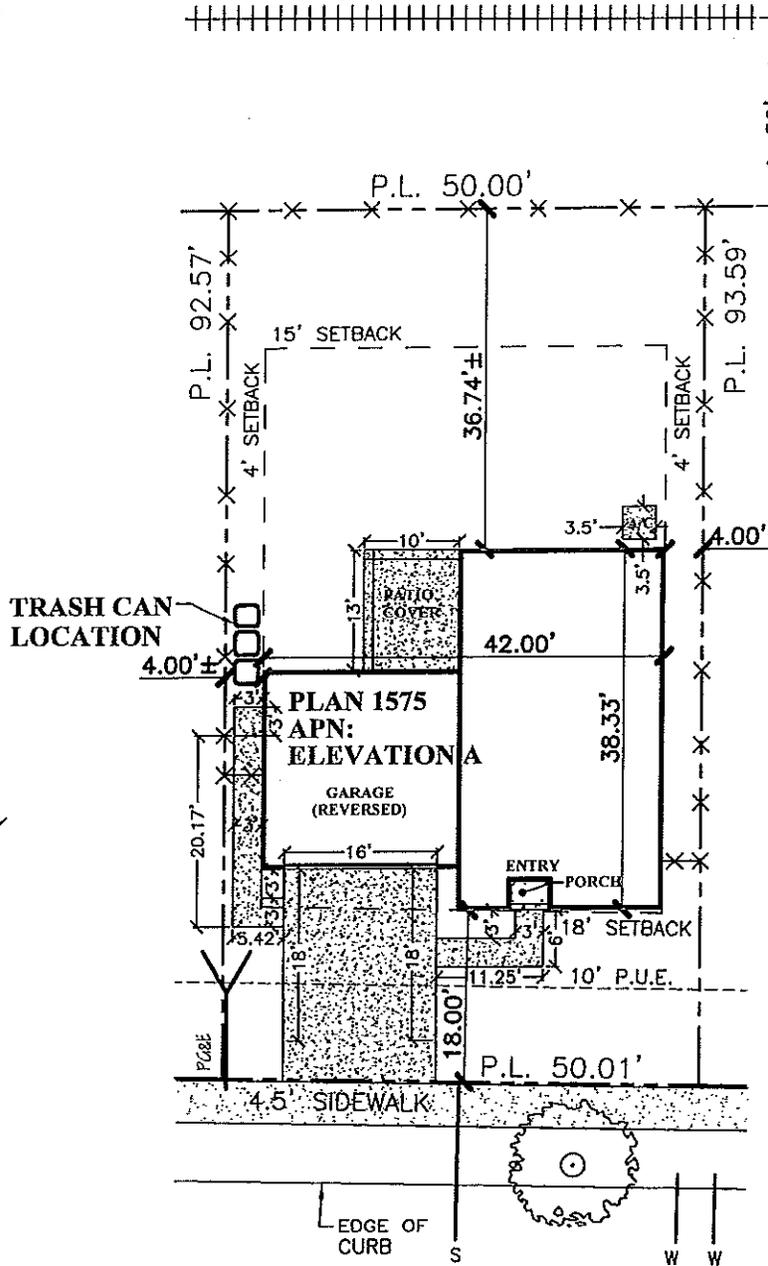
BUYER'S SIGNATURE _____

* MINIMUM SETBACK BETWEEN AC UNIT AND FENCE MUST BE 3'

NOTE: MAILBOX FOR THIS LOT IS PROVIDED BY A COMMUNITY MAILBOX UNIT LOCATION PENDING

NOTE: EXACT LOCATION OF STREET TREES MAY VARY BASED ON ACTUAL FIELD CONDITIONS

SAN JOAQUIN VALLEY RAILROAD



SYMBOL KEY

- STREET LIGHT
- FIRE HYDRANT
- CABLE TV SPLICE BOX
- TELEPHONE SPLICE BOX
- PGE SPLICE BOX
- PGE 2'x3' SECONDARY BOX
- PGE 5'x5' PRIMARY BOX
- TRANSFORMER
- MAILBOX

DRAFT

NOTE:
FLAT WORK SCORE
LINES WILL VARY
DEPENDING ON ACTUAL
FIELD CONDITIONS

SITE PLAN

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LOT #	PLAN NO.	ELEVATION	PERMIT DESCRIPTION	A	B	C	D	E	F	G
9	1575-2	A	PATIO COVER	1st FLOOR LIVING AREA (SF)	GARAGE AREA (SF)	COVERED PORCH/PATIO/ GARAGE SOFFIT AREA (SF)	A+B+C FOOTPRINT AREA (SF)	2nd FLOOR LIVING AREA (SF)	TOTAL LIVING AREA (SF)	TOTAL Bldg. Dept. VALUATION (SF)

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"A" AVENUE

PLAN NUMBER 1575 ELEVATION A DATE 4/15/2015

BUYER'S SIGNATURE _____

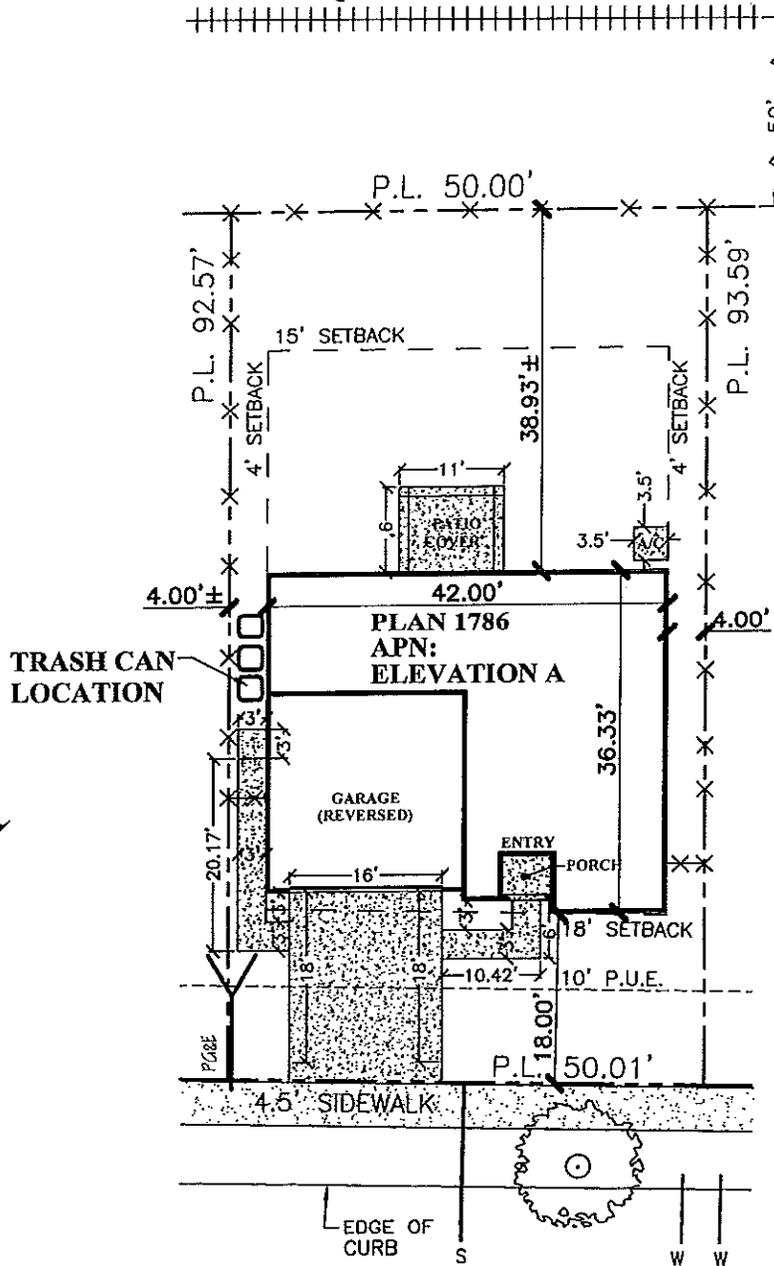
LOT 9

* MINIMUM SETBACK BETWEEN AC UNIT AND FENCE MUST BE 3'

NOTE: MAILBOX FOR THIS LOT IS PROVIDED BY A COMMUNITY MAILBOX UNIT LOCATION PENDING

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SAN JOAQUIN VALLEY RAILROAD



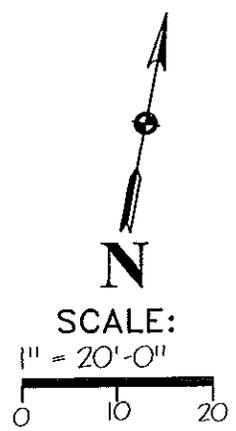
DRAFT

	STREET LIGHT
	FIRE HYDRANT
	CABLE TV SPLICE BOX
	TELEPHONE SPLICE BOX
	P&BE SPLICE BOX
	P&BE 2'x5' SECONDARY BOX
	P&BE 3'x5' PRIMARY BOX
	TRANSFORMER
	MAILBOX

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LOT #	PLAN NO.	ELEVATION	PERMIT DESCRIPTION	A 1st FLOOR LIVING AREA (SF)	B GARAGE AREA (SF)	C COVERED PORCH/PATIO/ GARAGE SOFFIT AREA (SF)	D A + B + C FOOTPRINT AREA (SF)	E 2nd FLOOR LIVING AREA (SF)	F A + E TOTAL LIVING AREA (SF)	G D + E TOTAL Bldg. Dept. VALUATION (SF)
9	1786-2	A	PATIO COVER							

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"A" AVENUE

PLAN NUMBER 1786 ELEVATION A DATE 4/15/2015

BUYER'S SIGNATURE _____

LOT 9

APPROVED BY: _____

* MINIMUM SETBACK BETWEEN AC UNIT AND FENCE MUST BE 3'

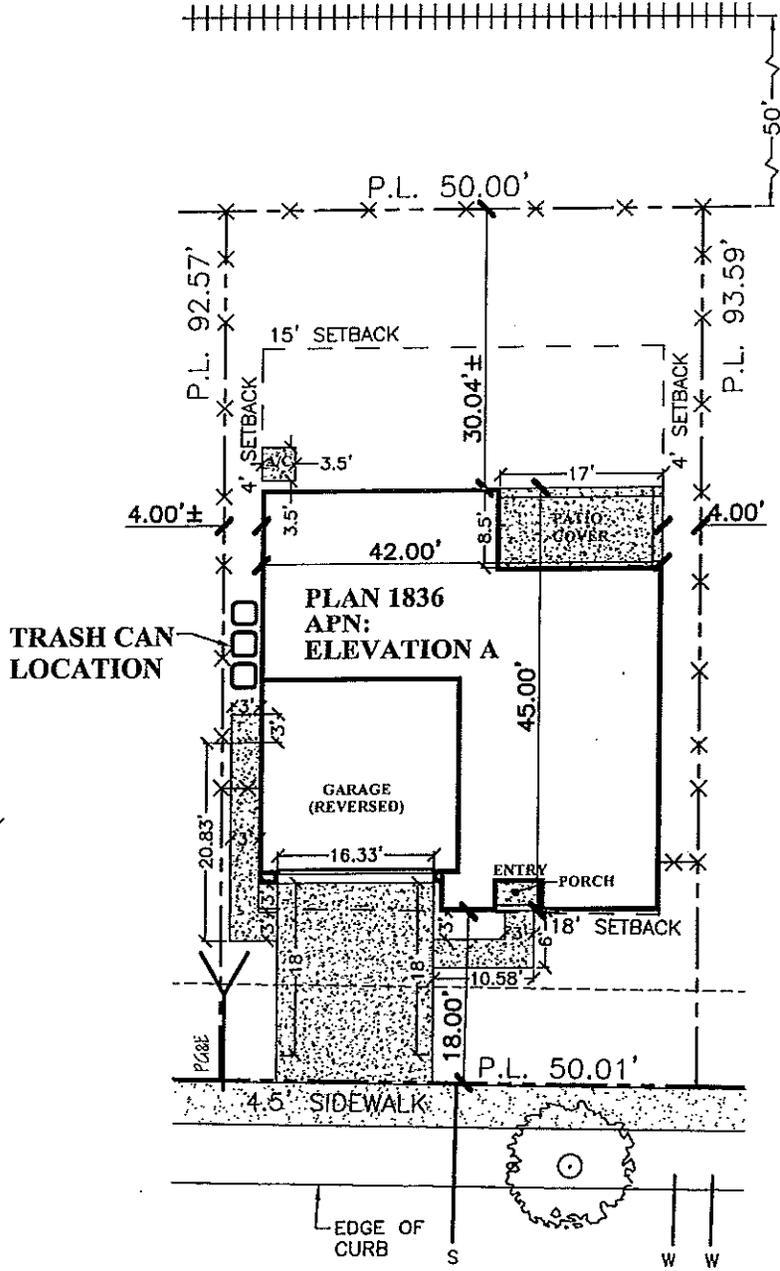
NOTE: MAILBOX FOR THIS LOT IS PROVIDED BY A COMMUNITY MAILBOX UNIT LOCATION PENDING

NOTE: EXACT LOCATION OF STREET TREES MAY VARY BASED ON ACTUAL FIELD CONDITIONS

SAN JOAQUIN VALLEY RAILROAD

SYMBOL KEY

-  STREET LIGHT
-  FIRE HYDRANT
-  CABLE IV SPLICE BOX
-  TELEPHONE SPLICE BOX
-  PGE SPLICE BOX
-  PGE 2' X 5' SECONDARY BOX
-  PGE 3' X 5' PRIMARY BOX
-  TRANSFORMER
-  MAILBOX



DRAFT

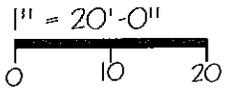
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SCALE:



LOT #	PLAN NO.	ELEVATION	PERMIT DESCRIPTION	A	B	C	D	E	F	G
				1st FLOOR LIVING AREA (SF)	GARAGE AREA (SF)	COVERED PORCH/PATIO/ GARAGE SOFFIT AREA (SF)	A+B+C FOOTPRINT AREA (SF)	2nd FLOOR LIVING AREA (SF)	A+E TOTAL LIVING AREA (SF)	D+E TOTAL Bldg. Dept. VALUATION (SF)
9	1836-2	A	PATIO COVER							

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"A" AVENUE

PLAN NUMBER 1836 ELEVATION A DATE 4/15/2015

BUYER'S
SIGNATURE _____

APPROVED BY: _____

* MINIMUM SETBACK BETWEEN AC UNIT AND FENCE MUST BE 3'

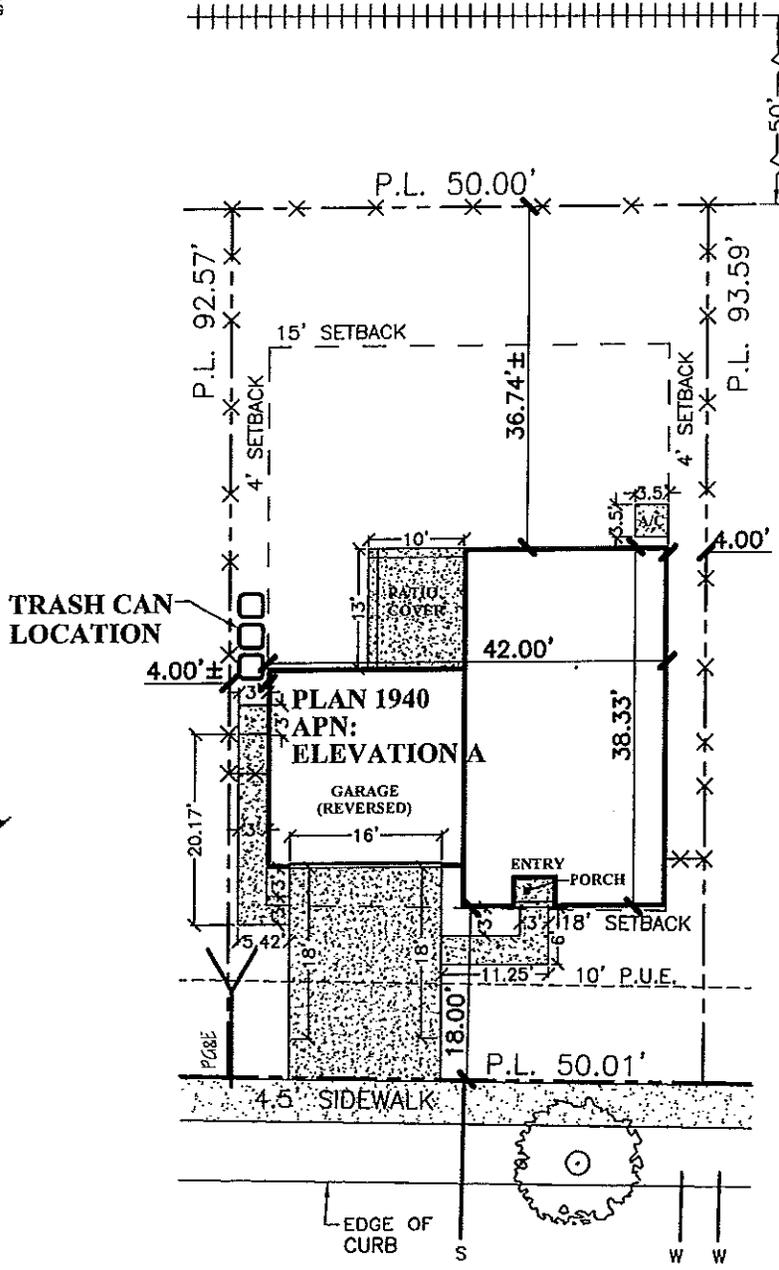
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SAN JOAQUIN VALLEY RAILROAD

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-  PGBE 5'x5' PRIMARY BOX
-  TRANSFORMER
-  MAILBOX



DRAFT

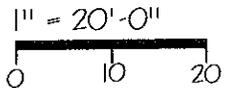
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SCALE:



LOT #	PLAN NO.	ELEVATION	PERMIT DESCRIPTION	A	B	C	D	E	F	G
				1st FLOOR LIVING AREA (SF)	GARAGE AREA (SF)	COVERED PORCH/PATIO/GARAGE SOFFIT AREA (SF)	A+B+C FOOTPRINT AREA (SF)	2nd FLOOR LIVING AREA (SF)	A+E TOTAL LIVING AREA (SF)	D+E TOTAL Bldg. Dept. VALUATION (SF)
9	1940-2	A	PATIO COVER							

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TRACT 910

LOT 9

"A" AVENUE

PLAN NUMBER 1940 ELEVATION A DATE 4/15/2015

BUYER'S
SIGNATURE _____