

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

July 11, 2016
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, June 13, 2016

4. Public Hearing – (1) General Plan Amendment No. 2016-01; A Request by Great Valley Land Company, LLC to Change the Land Use Designation from Low Medium Density Residential, Low Density Residential, and Greenway/Detention Basin to Low Density Residential and Greenway/Detention Basin – (2) Zone Change No. 2016-01; A Request to Change the Zoning from Low Medium Density Residential, Low Density Residential, and Parks and Recreation/Ponding Basin to Low Density Residential, and Parks and Recreation/Ponding Basin – (3) Brisbane East Tentative Subdivision Map No. 2016-01 and Major Site Plan Review No. 2015-06; A Request to Divide 21 Acres into 64 Single-Family Lots, a 14,350± sq. ft. Pocket Park, and a Ponding Basin – The 22 Acre Site (APN 023-020-010) is Located on the East and West Sides of the Future Extension of Daphne Lane, North of East "D" Street, South of the San Joaquin Valley Railroad, and West of the Lemoore Canal – An Initial Study/Negative Declaration has been prepared for this project in accordance with the California Environmental Quality Act (CEQA).

5. Public Hearing – Capistrano V Tentative Subdivision Map No. 2016-02 and Major Site Plan Review No. 2016-01 – A Request by Redus EI, LLC to Divide 6.09 Acres into 20 Single-Family Lots and one Outlot for the Lemoore Canal – Site is Located on the East Side of Barcelona Drive, approximately 200 feet South of Bush Street (APN 023-040-057) – An Initial Study/Negative Declaration has been prepared for this project in accordance with the California Environmental Quality Act (CEQA).

6. Director's Report – Judy Holwell, Development Services Director

7. Commission's Report and Request for Information

Adjournment

Tentative Future Items

August 8, 2016

Major Site Plan Review No. 2016-02 – PG&E Service Center – 1575 Enterprise Drive

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 Development Department located at 711 W. Cinnamon Drive, 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, July 11, 2016 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 8th day of July 2016.

//s//

Kristie Baley, Commission Secretary

Minutes of the
LEMOORE PLANNING COMMISSION
June 13, 2016

MEETING CALLED TO ORDER:

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

ATTENDANCE:

Vice-Chairman Marvin, Commissioners Badasci, Dow, Koelewyn, Monreal;
Interim Planning Director Holwell, City Planner Brandt, Commission Secretary
Baley

ABSENT: Commissioner Clement; Chairman Meade

PUBLIC COMMENT:

There was no comment from the public.

APPROVAL – MINUTES – REGULAR MEETING MAY 9, 2016:

It was moved by Commissioner Koelewyn and seconded by Commissioner
Badasci to approve the Minutes of the Planning Commission Regular Meeting
of May 9, 2016.

Ayes: Koelewyn, Badasci, Dow, Monreal, Marvin

Absent: Clement, Meade

PUBLIC HEARING – CONDITIONAL USE PERMIT NO. 2015-03 – A REQUEST BY MOSA
ALMUNTASER TO ALLOW GAS STATION WITH A MINI-MART, FAST FOOD RESTAURANT
AND DRIVE-THRU LANE IN THE REGIONAL COMMERCIAL (RC) ZONE, LOCATED AT
SOUTHEAST CORNER OF BUSH STREET AND 19 ½ AVENUE, IN THE CITY OF LEMOORE
(APN: 023-420-001 AND 023-420-002). THE PROJECT HAS BEEN DETERMINED TO BE
CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT
(CEQA) PER SECTION 15303 (CLASS 3):

City Planner Brandt presented the project and recommended approval.

Vice-Chairman Marvin opened the Public Hearing at 7:17 pm.

There was no comment from the public.

Vice-Chairman Marvin closed the Public Hearing at 7:18 pm.

It was moved by Commissioner Monreal and seconded by Commissioner
Badasci to approve Resolution No. 2016-04 – A Resolution of the Planning
Commission of the City of Lemoore Approving Conditional Use Permit No.
2015-03 to allow a gas station with a mini-mart including alcohol sales, fast

food restaurant, and drive-thru lane in the Regional Commercial (RC) zone, located at the southeast corner of Bush Street and 19 ½ Avenue.

Ayes: Monreal, Badasci, Dow, Koelewyn, Monreal, Marvin
Absent: Clement, Meade

PLANNING DIRECTOR'S REPORT:

Interim Planning Director reported on the Temporary Sign Ordinance that was approved in 2015. She stated that the request to provide the report came from a member of a non-profit group who was issued a Temporary Use Permit for an event recently.

Holwell read Municipal Code Section 9-5F-7C regarding temporary off site signs advertising a non-profit event and provided explanation.

Discussion ensued regarding temporary use permit requirements and the approval process.

Commissioners agreed, unanimously, that the ordinance protects the City and it should be left as it is.

Holwell provided Commissioners with a brief update regarding access gates in the golf course fence. She reported that property owners are gathering signatures required to request a change to the parcel map.

COMMISSION'S REPORT AND REQUEST FOR INFORMATION:

There were no reports or requests for information.

ADJOURNMENT:

At 7:42 p.m. the meeting adjourned.

Approved the 11th day of July, 2016.

Full digital audio recording is available.

Attest:

Dr. Ron Meade, Chairman

Kristie Baley, Secretary

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



**Development Services
Department**

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

Staff Report

Item No. 4

To: Planning Commission
From: Steve Brandt, City Planner

Date: July 7, 2016

Hearing Date: July 11, 2016

Subject:

General Plan Amendment No. 2016-01: A request by Great Valley Land Company, LLC to change the land use designation from Low Medium Density Residential, Low Density Residential, and Greenway/Detention Basin to Low Density Residential and Greenway/Detention Basin.

Zone Change No. 2016-01: A request by Great Valley Land Company, LLC to change the zoning from Low Medium Density Residential (RLMD), Low Density Residential (RLD), and Parks and Recreation/Ponding Basin (PR) to Low Density Residential (RLD), and Parks and Recreation/Ponding Basin (PR).

Brisbane East Tentative Subdivision Map No. 2016-01 and Major Site Plan Review No. 2015-06: A request by Great Valley Land Company, LLC to divide 21 acres into 64 single-family lots, a 14,350± sq.ft. pocket park, and a ponding basin.

The site for these projects is located on the east and west sides of the future extension of Daphne Lane, north of East D Street, south of the San Joaquin Valley Railroad right of way, and west of the Lemoore Canal, in the City of Lemoore (APN 023-020-010.)

Recommended Action

City staff recommends that the Planning Commission conduct a public hearing to take testimony regarding the General Plan Amendment, Zone Change, Brisbane East Tentative Subdivision Map, and Major Site Plan Review. One hearing is acceptable for all four items together. 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, Great Valley Land Company, LLC, requests approval of a tentative subdivision map that would divide 21 acres into 64 single-family lots, a pocket park and a ponding basin. To make the project consistent with the General Plan and Zoning Map, a General Plan Amendment and a Zone Change have also been requested. The lot sizes range from 6,000

sq.ft. to 10,338 sq.ft. The applicant has submitted elevations and floor plans for four home plans that will be built on the lots. Each plan has at least two different elevation types.

Applicant	Great Valley Land Company, LLC
Location	East and west sides of the future extension of Daphne Lane, north of East D Street, south of the San Joaquin Valley Railroad right of way, and west of the Lemoore Canal
Existing Land Use	Vacant land
APN(s)	023-020-010
Total Building Size	64 homes between 1,729 sq.ft. and 2,338 sq.ft..
Lot Size	64 lots between 6,000 sq.ft. and 10,338 sq.ft.
Zoning	Low Medium Density Residential (RLMD), Low Density Residential (RLD), and Parks and Recreation/Ponding Basin (PR)
General Plan	Low Medium Density Residential, Low Density Residential, and Greenway/Detention Basin

Adjacent Land Use, Zone and General Plan Designation

<u>Direction</u>	<u>Current Use</u>	<u>Zone</u>	<u>General Plan</u>
North	Railroad, single-family homes	RLD	Low Density Single Family Residential
South	Vacant land, single-family home	MU	Mixed Use
East	Lemoore Canal, farmland	PR & RLMD	Greenway & Low-Medium Density Residential
West	Rural homes	RLD & PR	Low Density Residential & Greenway

Previous Relevant Actions

None

Zoning/General Plan

To approve the tentative subdivision map as proposed, both a General Plan Amendment and Zone Change are required. These proposals would reduce the size of the Greenway/Detention Basin designation and zoning, which was put on the maps as a placeholder for future expansion of the ponding basin. The applicant and the City Engineer have agreed on the necessary size of the basin, based on engineering calculations that were prepared. Staff concurs that the proposed size of the new basin is adequate, and therefore supports the reduction in the size of the Greenway/Detention Basin land use designation and the PR zoning.

The project would also change the Low-Medium Density Residential (RLMD) designation on the site to Low Density Residential (RLD.) Because of the density requirements, the RLMD zone would require multi-family housing. The change would allow all the homes to be single-family homes.

Per the City's General Plan Housing Element, the City is required to maintain a certain amount of available land for the varying income levels of housing. The Table below is a copy of Table 3-1 from the recently adopted Housing Element. It shows that Lemoore has an inventory of land that can support 1,523 low and very low income homes, 1,181 moderate income homes, and 1,121 above moderate income homes. Using the same methodology for calculation that was used in the Housing Element, the effect of the proposed General Plan Amendment would be a reduction of 4 moderate income units and 4 above moderate income units. This very minor change in inventory will not have a noticeable effect on the overall inventory. There is no effect on the inventory of very low and low income housing because the Housing Element did not allocate these housing types in the Low Medium Density Residential land use designation. Therefore, the proposed change in the land use designations will still be consistent with the goals and policies of the Housing Element.

**Table 3-1
Land Inventory Summary**

Jurisdiction	Income Category				Total
	EL/VL	Low	Mod	Above Mod	
Lemoore					
RHNA (Table 2-34)	677	507	534	1,267	2,985
Units completed or permitted (Table A-3d)	-	28	184	-	212
Net Remaining RHNA		1,156	350	1,267	2,773
Housing sites (Table B-2d)	1,523		1,181	1,121	3,825
Adequate Capacity?	Yes		Yes	Yes	Yes

Staff therefore supports the general plan amendment because Lemoore will still have an acceptable mix of designated land for all housing types. This change would only be a minor change in moderate and above moderate mix of housing.

Tentative Map and Major Site Plan Review

City staff reviewed the tentative map and prepared Site Plan Review comments. Those comments are attached in a report dated April 26, 2016. Staff also worked with the applicant to ensure that the roads and lot sizes met City standards.

The project's residential density would be 3.47 units per acre. This is 64 units divided by 18.42 acres, the acreage not used by the basin or pocket park. This is within the planned density of 3 to 7 units per in this Low Density Residential zone.

The minimum size of single-family lots is normally 7,000 sq.ft., although the Planning Commission can approve lots as small as 6,000 sq.ft. For this project staff is recommending approval because of the shape of the project site and to make up for some of the loss in density from the general plan amendment.

Access and Right of Way

Access to the new lots will be from the south on Daphne Lane. Daphne Lane will be extended to the Union Pacific Railroad tracks. A railroad crossing to connect to Daphne Lane north of the railroad tracks is not allowed at this time. However, the site is being designed to accommodate a potential future crossing. There are also stub streets to connect to any future development east and west of the site.

All access to the Lemoore Canal will be relinquished. A 10-foot wide groundwater interceptor easement will be placed on the backs of the lots adjacent to the Lemoore Canal.

Storm Drainage Basin

The proposed storm drainage basin has been sized according to the City Engineer's calculations. The basin can serve the proposed project as well as future. To avoid having to relocate existing power lines, the basin will only be connected with the existing basin through a pipe that will balance the water in the two basins. There will also be a pipe connecting to the Lemoore Canal that will allow water to flow from the basin to the Canal when needed. This pipe will be placed in an easement that runs across the pocket park (Lot A) and across Lot 9. No structures will be allowed to be built on the easement portion of Lot 9.

Residential Unit Design Standards

The architectural and site design is depicted in the attached floor plan and elevation plans. Four floor plans were submitted with square footages of 1,729, 1,820, 1,970, and 2,338. All are single-story with a two-car garage. All have 4 bedrooms.

Plan 1729 has three available front facades that are differentiated pitch vs. hip roofs over the garage and front bedroom, as well as window details. The garage sits 12' 8" in front of the living space.

Plan 1820 has two available front facades that are differentiated pitch vs. hip roofs over the garage and porch. The garage sits 12' in front of the porch and 18' in front of the living space.

Plan 1970 has two available front facades that are differentiated pitch vs. hip roofs over the garage and front bedroom. The garage sits 2' in front of the living space. Both facades show stone bases on the front façade as an option.

Plan 2338 has one available front façade and roof, with three different styles of front detailing on doors, garage, and windows. The garage sits even with the living space. An optional 3-car garage is available on lots wide enough to accommodate it.

Staff reviewed the Brisbane East home plans and elevations for conformance with Lemoore's Zoning Ordinance Section 9-5C-3 (Design Standards for Residential Projects.) In all, a total of 13 possible different front elevation "looks" would be available to meet the City's "six pack" rule. All of the other requirements for new master plan home design are being met including the requirement that 50% of the home plans have garages that are flush or behind the living space.

Landscaping and Parks

City standards set a goal of 6 acres of parkland and open space per 1,000 residents. There is a formula for dedication of on-site park land in new subdivisions. This project is required to contribute 1.02 acres of park land. The pocket park is 0.33 acres, so the remaining 0.69 acres must be provided through in-lieu fees paid prior to recordation of the final map. The developer will be responsible for the construction of the pocket park. Maintenance of the pocket park will be funded via a public facilities maintenance district that will be placed on the project site.

Utilities and Development Impact Fees

All utilities will be installed by the developer. Development impact fees (eastside fees) will be paid when the homes are constructed.

Environmental Assessment

An initial study was prepared in conformance with the California Environmental Quality Act (CEQA) Guidelines. Based on the results of the initial study it was found that the proposed project could not have a significant effect on the environment. Therefore, a Negative Declaration has been prepared. The initial study is attached at the end of this report.

Recommended Approval Findings

A general plan amendment, zone change, and tentative subdivision map shall be granted only when the designated approving authority determines that the proposed use or activity complies with all of the following findings. 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.

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 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.
4. The proposed project does not exceed the total density under the base zoning district or the general plan land use designation.
5. 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.
6. As proposed and conditioned herein, the site design of the project is consistent with the new residential development standards in the Zoning Ordinance.
7. The proposed project is consistent with the objectives of the general plan and complies with applicable zoning regulations, specific plan provisions, and improvement standards adopted by the city.
8. The proposed architecture, site design, and landscape are suitable for the purposes of the building and the site and will enhance the character of the neighborhood and community.
9. The architecture, character, and scale of the building and the site are compatible with the character of buildings on adjoining and nearby properties.
10. The proposed project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation.
11. The project's lot sizes are consistent with densities in the General Plan and are appropriate for this site.

Recommended Conditions

Staff recommends the following conditions be applied to the approval of the Tentative Subdivision Map and Major Site Plan Review:

1. This tentative map and major site plan review shall be contingent upon the Lemoore City Council's approval of the associated general plan amendment and zone change.
2. The site shall be developed consistent with the tentative subdivision map and applicable development standards found in the Zoning Ordinance and City Municipal Code.
3. The site shall be developed consistent with the Site Plan Review comments dated April 26, 2016.
4. 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.
5. The final subdivision map shall be submitted in accordance with City ordinances and standards.
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, landscaping, 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. Park land in-lieu fees shall be paid to the City for 0.69 acres in accordance with the procedures in Section 8-7N-4 of the City Municipal Code prior to approval of the final map.
8. A public facilities maintenance district shall be formed in conjunction with the final map acceptance in order to provide the maintenance costs for the pocket park, in accordance with existing City policy.
9. The project shall be subject to the applicable development impact fees adopted by resolution of the City Council.
10. 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.
11. The developer shall comply with the standards, provisions, and requirements of the San Joaquin Valley Air Pollution Control District that relate to the project.
12. The final map shall clearly identify that no structures shall be constructed within the easement area on Lot 9. The developer shall provide written notification of the easement restrictions to the homebuyer.
13. A 6-foot to 7-foot block wall shall be constructed adjacent to the San Joaquin Valley Railroad right of way

14. Fire hydrant types and locations shall be approved by the Lemoore Volunteer Fire Department.
15. Concrete pads for installation of mailboxes shall be provided in accordance with determinations made by the Lemoore Postmaster.
16. Street trees from the City approved street tree list shall be planted with root barriers as per Public Works Standards and Specifications.
17. Street lights shall be provided within the project as per City local street lighting standards.
18. All sidewalks shall be of "Parkway Type" as per City standard.
19. The front yard setback of adjacent homes shall have a minimum 2-foot stagger between adjacent lots.
20. Master home plans shall be substantially consistent to the floor plans and elevations submitted with the tentative map, unless subsequently modified by the Planning Commission.
21. 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.
22. All signs shall require a sign permit separate from the building permit.
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. This tentative subdivision map approval shall expire within two years, unless a final map is filed or an extension is granted via legislation or by the City, in accordance with the Subdivision Map Act.

Attachments

- Vicinity Map
- Draft Resolution
- GPA 2016-01 – Existing and Proposed Land Use Map
- Zone Change 2016-01 – Existing and Proposed Zoning Map
- Tentative Subdivision Map
- Conceptual Home Plans (4 sets of floor plans and elevations)
- Major Site Plan Review comments – April 26, 2016
- CEQA Initial Study



Location of Project Site
Brisbane East Tentative Subdivision Map

RESOLUTION #2016-05

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LEMOORE
APPROVING GENERAL PLAN AMENDMENT 2016-01, ZONE CHANGE 2016-01,
BRISBANE EAST TENTATIVE SUBDIVISION MAP, AND MAJOR SITE PLAN REVIEW 2015-06
TO DIVIDE 21 ACRES INTO 64 LOTS, A POCKET PARK, AND A STORM BASIN LOT
LOCATED ON THE EAST AND WEST SIDES OF THE FUTURE EXTENSION OF DAPHNE LANE,
NORTH OF EAST D STREET, SOUTH OF THE SAN JOAQUIN VALLEY RAILROAD RIGHT OF WAY,
AND WEST OF THE LEMOORE CANAL, IN THE CITY OF LEMOORE**

At a Regular Meeting of the Planning Commission of the City of Lemoore duly called and held on July 11, 2016, at 7:00 p.m. on said day, it was moved by Commissioner _____, seconded by Commissioner _____ and carried that the following Resolution be adopted:

WHEREAS, Great Valley Land Company, LLC has requested a general plan amendment, zone change, tentative subdivision map, and major site plan review to divide 21 acres into 64 lots, a pocket park, and a storm basin lot located on the east and west sides of the future extension of Daphne Lane, north of east D Street, south of the San Joaquin Valley Railroad right of way, and west of the Lemoore Canal, in the City of Lemoore (APN: 023-020-010.); and

WHEREAS, the proposed site is 21 acres in size; and

WHEREAS, the project proposes to change the land use designation on the site from Low Medium Density Residential, Low Density Residential, and Greenway/Detention Basin to Low Density Residential and Greenway/Detention Basin.

WHEREAS, the project proposes to change the zoning of the site from Low Medium Density Residential (RLMD), Low Density Residential (RLD), and Parks and Recreation/Ponding Basin (PR) to Low Density Residential (RLD), and Parks and Recreation/Ponding Basin (PR); and

WHEREAS, an initial study was prepared in conformance with the California Environmental Quality Act (CEQA) Guidelines, and it was found that the proposed project could not have a significant effect on the environment. Therefore, a Negative Declaration will be prepared; and

WHEREAS, the Lemoore Planning Commission held a duly noticed public hearing at its June 13, 2016, 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, zone change, tentative subdivision map, and major site plan review:

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 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.

4. The proposed project does not exceed the total density under the base zoning district or the general plan land use designation.
5. 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.
6. As proposed and conditioned herein, the site design of the project is consistent with the new residential development standards in the Zoning Ordinance.
7. The proposed project is consistent with the objectives of the general plan and complies with applicable zoning regulations, specific plan provisions, and improvement standards adopted by the city.
8. The proposed architecture, site design, and landscape are suitable for the purposes of the building and the site and will enhance the character of the neighborhood and community.
9. The architecture, character, and scale of the building and the site are compatible with the character of buildings on adjoining and nearby properties.
10. The proposed project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation.
11. The project's lot sizes are consistent with densities in the General Plan and are appropriate for this site.

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 2016-01 and adopt an ordinance approving Zone Change 2016-01.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Lemoore approves the Brisbane East Tentative Subdivision Map and Major Site Plan Review 2015-06, subject to the following conditions:

1. This tentative map and major site plan review shall be contingent upon the Lemoore City Council's approval of the associated general plan amendment and zone change.
2. The site shall be developed consistent with the tentative subdivision map and applicable development standards found in the Zoning Ordinance and City Municipal Code.
3. The site shall be developed consistent with the Site Plan Review comments dated April 26, 2016.
4. 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.
5. The final subdivision map shall be submitted in accordance with City ordinances and standards.
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, landscaping, 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. Park land in-lieu fees shall be paid to the City for 0.69 acres in accordance with the procedures in Section 8-7N-4 of the City Municipal Code prior to approval of the final map.
8. A public facilities maintenance district shall be formed in conjunction with the final map acceptance in order to provide the maintenance costs for the pocket park, in accordance with existing City policy.
9. The project shall be subject to the applicable development impact fees adopted by resolution of the City Council.
10. 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.
11. The developer shall comply with the standards, provisions, and requirements of the San Joaquin Valley Air Pollution Control District that relate to the project.
12. The final map shall clearly identify that no structures shall be constructed within the easement area on Lot 9. The developer shall provide written notification of the easement restrictions to the homebuyer.
13. A 6-foot to 7-foot block wall shall be constructed adjacent to the San Joaquin Valley Railroad right of way.
14. Fire hydrant types and locations shall be approved by the Lemoore Volunteer Fire Department.
15. Concrete pads for installation of mailboxes shall be provided in accordance with determinations made by the Lemoore Postmaster.
16. Street trees from the city approved street tree list shall be planted with root barriers as per Public Works Standards and Specifications.
17. Street lights shall be provided within the project as per City local street lighting standards.
18. All sidewalks shall be of "Parkway Type" as per City standard.
19. The front yard setback of adjacent homes shall have a minimum 2-foot stagger between adjacent lots.
20. Master home plans shall be substantially consistent to the floor plans and elevations submitted with the tentative map, unless subsequently modified by the Planning Commission.
21. 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.

22. All signs shall require a sign permit separate from the building permit.
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. This tentative subdivision map approval shall expire within two years, unless a final map is filed or an extension is granted via legislation or by the City, in accordance with the Subdivision Map Act.

Passed and adopted at a Regular Meeting of the Planning Commission of the City of Lemoore held on July 11, 2016, by the following votes:

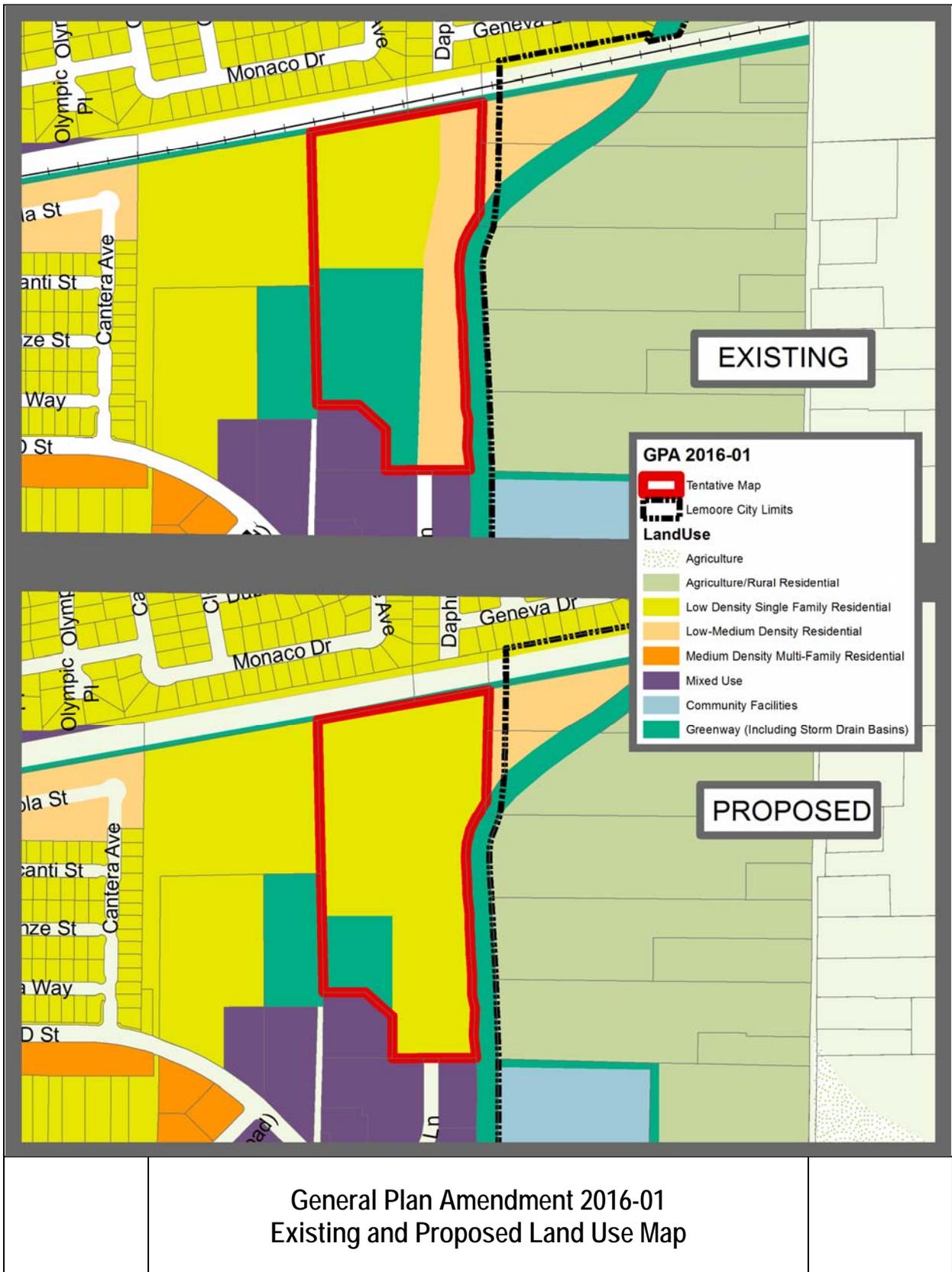
AYES:
NOES:
ABSTAINING:
ABSENT:

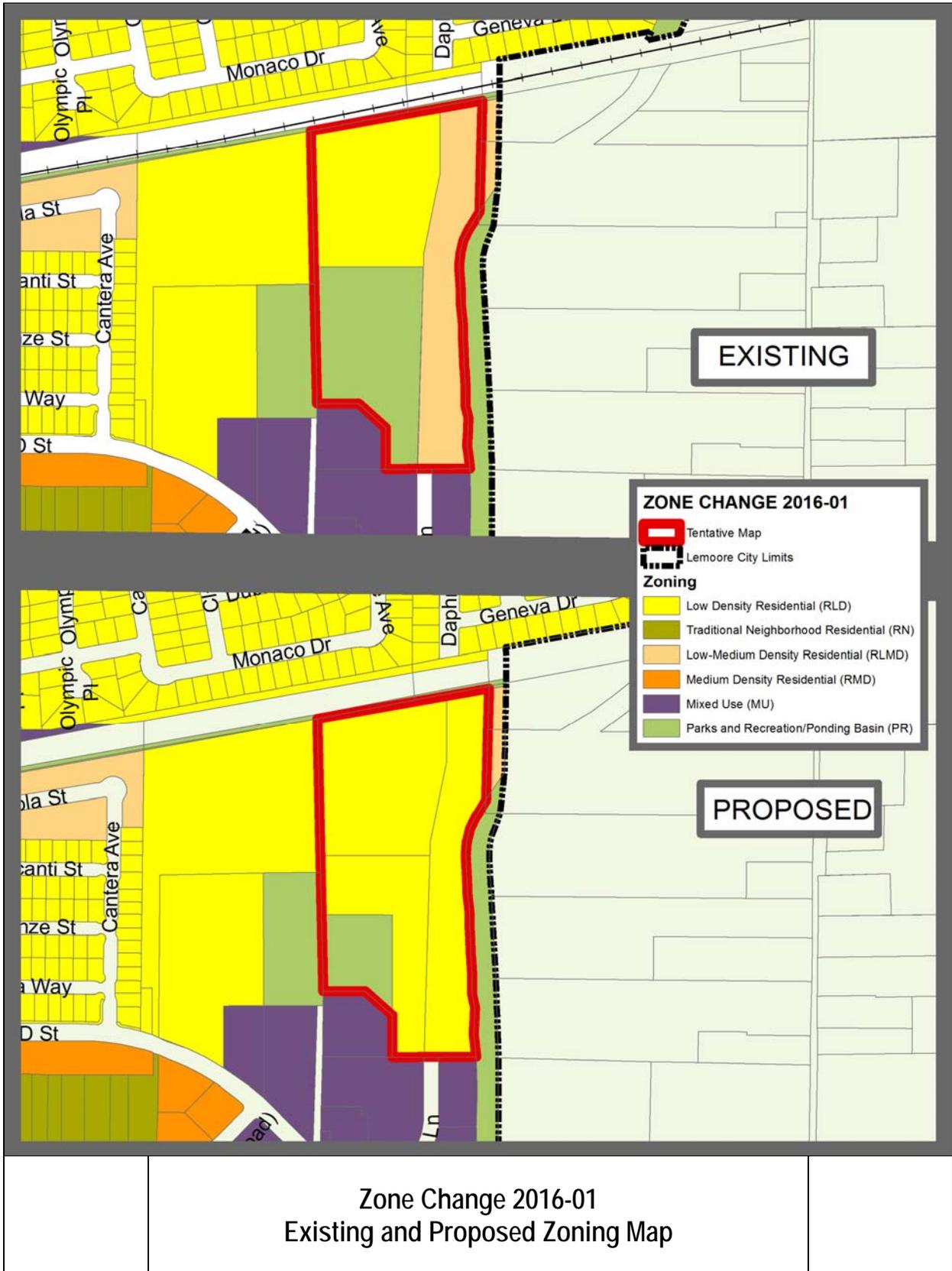
APPROVED:

Ron Meade, Chairperson

ATTEST:

Planning Commission Secretary





BRISBANE EAST TENTATIVE SUBDIVISION TRACT NO. _____

A DIVISION OF A PORTION OF THE EAST 1/2 OF SEC. 2, TOWNSHIP 19 SOUTH,
RANGE 20 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE CITY OF LEMOORE,
COUNTY OF KINGS, STATE OF CALIFORNIA
5/5/16

OWNER:

BRISBANE EAST
1969 HILLMAN
TULARE, CA 93274
559-625-4852
JESSE ALLEN WILLIAMS, RCE 64742
A.P.N.: 023-020-010

ENGINEER:

A.W. ENGINEERING
724 N. BEN MADDOX WAY
VISALIA, CA 93292
PH. 731-780-7898

LEGEND/NOTES:

- (P) PROPOSED
- (E) EXISTING
- DIRECTION OF SURFACE FLOW
- PARKS AND RECREATION/PONDING BASIN (PR)
- LOW DENSITY RESIDENTIAL (RLD)
- CONCRETE
- ASPHALTIC CONCRETE
- ⊙ CREPE MYRTLE
- ⊙ CHINESE PISTACHE (1 PER LOT)

EXIST. USE: VACANT/AGRICULTURAL
PROPOSED USE: RESIDENTIAL
SEWAGE DISPOSAL: CITY OF LEMOORE
WATER SUPPLY: CITY OF LEMOORE
TOTAL LOTS: 64
EXIST. ZONING: RLD, RLD & PARK/PONDING BASIN
PROPOSED ZONING: RLD & PR
GROSS TOTAL AREA: 21 ACRES
LOT SIZE: 6,000 S.F. (MIN) / 11,616 S.F. (MAX) / 8,808 S.F. (AVG)
FLOOD ZONE: X COMMUNITY PANEL #06031C0167C

1. ALL EXISTING ON-SITE IRRIGATION PIPES SHALL BE CRUSHED AND REMOVED.
2. LOTS 21-22 DRIVE APPROACH TO FACE "A" STREET

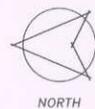
PARK REQUIREMENT CALCULATIONS

ONSITE PARK ACREAGE REQUIRED: 64 LOTS X 0.016=1.024 ACRES
ON-SITE PARK ACREAGE PROVIDED: 0.284 ACRES
PARK IN LIEU FEE TO BE PAID FOR: 0.74 ACRES

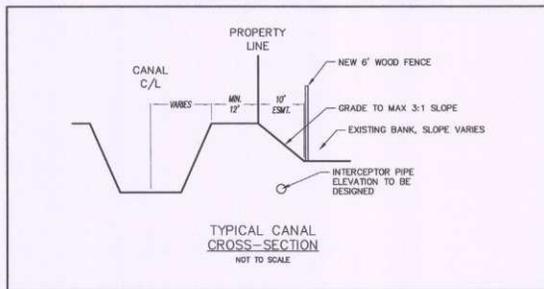


VICINITY MAP

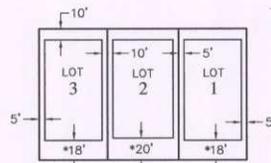
SUBJECT PROPERTY



N.T.S.



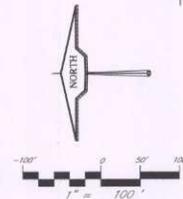
TYPICAL CANAL CROSS-SECTION
NOT TO SCALE



MIN. SETBACK LAYOUT

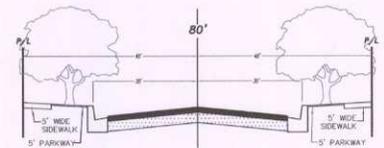
18'- FRONT YARD
5'- SIDE YARD
10'- REAR YARD
± 2' STAGGER SETBACK ABOUT THE FRONT YARD SETBACKS

ALL SETBACKS PER THE ZONING ORDINANCE

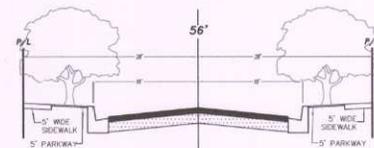


LANDSCAPE REQUIREMENTS

PAKNTING TYPE PER CITY ORDINANCE
(ORDINANCE 2013-05, 2-6-2014)
PLANTING SIZE AND SPACE PER CITY REQUIREMENTS



'A' STREET (EAST OF DAPHNE LANE)
N.T.S.



'A' STREET (WEST OF DAPHNE LANE) / 'B' & 'C' WAYS
N.T.S.

REVISIONS	DATE	BY	WTF
1	AUGUST 1 2014		
2			
3			
4			

SWIFT HOMES INC
 1969 HILLMAN
 TULARE, CALIFORNIA 93274
 (559) 686-4652



PLAN 1729
QUAIL CREEK - ROOSEVELT PLAN
 TULARE CALIFORNIA

SHEET
3
 DRAWN BY
 DATE
 SCALE 1/4" = 1'-0"

GENERAL FIREPLACE NOTES

- FACTORY BUILT FIREPLACES SHALL BE TESTED IN ACCORDANCE WITH UL 127 PER CRC R 1004.1
- TIGHT FITTING, CLOSEABLE METAL OR GLASS DOORS.
- OUTSIDE AIR INTAKE WITH DAMPER AND CONTROL.
- FLUE DAMPER AND CONTROL.
- COMBUSTIBLE MATERIALS SHALL NOT BE PLACED WITHIN 2" OF FIREPLACE, SMOKE CHAMBER OR CHIMNEY WALLS. COMBUSTIBLE MATERIAL SHALL NOT BE PLACED WITHIN 6" OF THE FIREPLACE OPENING. NO SUCH COMBUSTIBLE MATERIAL WITHIN 12" OF THE FIREPLACE OPENING SHALL PROJECT MORE THAN 1/8" FOR EACH 1" CLEARANCE FROM SUCH OPENING. PER 2013 CRC SEC 211.13.4.
- FACTORY BUILT CHIMNEYS AND FACTORY BUILT FIREPLACES SHALL BE LISTED SHALL BE INSTALLED IN ACCORDANCE WITH THE TERMS OF THEIR LISTINGS AND THE MANUFACTURERS WRITTEN INSTRUCTIONS AS SPECIFIED IN THE MECHANICAL CODE PER 20101 CRC SEC. 211.13.1.
- CONTRACTOR TO PROVIDE INSPECTOR WITH A COPY OF THE FIREPLACE INSTALLATION INSTRUCTIONS AND LISTING I.D. PRIOR TO INSTALLATION OF THE FIREPLACE UNIT.

GENERAL FLOOR NOTES

- ALL WORK SHALL COMPLY WITH THE LATEST ADOPTED EDITION OF THE CRC,CMC,CPC,CEC, TITLE 24 ENERGY AND LOCAL ORDINANCES. NOTHING IN THESE DRAWINGS SHALL BE INTERPRETED TO ALLOW NONCONFORMING WORK.
- EACH SUBCONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS OR RUBBISH CAUSED BY THE OPERATIONS. AT THE COMPLETION OF THE WORK, THE SUBCONTRACTOR SHALL REMOVE ALL HIS WASTE MATERIAL FROM AND ABOUT THE PROJECT AS WELL AS HIS TOOLS, CONSTRUCTION EQUIPMENT AND SURPLUS MATERIALS.
- ANY DAMAGE TO EXISTING WORK THAT MAY OCCUR DURING THE COURSE OF WORK SHALL BE REPAIRED OR REPLACED BY THE SUBCONTRACTOR TO THE APPROVAL OF THE CONTRACTOR.
- WHEN CLOTHES DRYER IS INSTALLED IN A CLOSET A MINIMUM OPENING OF 100 SQ. IN. FOR MAKEUP AIR SHALL BE PROVIDED.
- SHOWER DOORS SHALL OPEN AS TO MAINTAIN A MINIMUM 22 INCH UNOBSTRUCTED OPENING.
- DRYER VENT SHALL NOT EXCEED A COMBINED VERTICAL AND HORIZONTAL LENGTH OF 14'-0" INCLUDING TWO 90-DEGREE ELBOWS.
- WALLS AND SOFFITS OF ENCLOSED USABLE SPACES UNDER STAIRS SHALL BE PROTECTED WITH 1-HOUR FIRE RATED MATERIALS ON THE EXPOSED SIDE PER 2013 CRC SEC. 1005.5.
- MAXIMUM SILL HEIGHT OF 44 INCHES ABOVE THE FINISHED FLOOR FOR ALL OF THE WINDOWS USED FOR EMERGENCY EXITS. MINIMUM SIZE TO BE 5'-7" SQ. FT., HEIGHT 24" MIN., WIDTH 20" PER 2013 CRC SECTION 1026.
- SECURITY CODE COMPLIANCE: PEEP HOLE TO BE LOCATED ON FRONT DOOR. DEAD BOLT AT ALL EXTERIOR DOORS IN WOOD FRAME CONSTRUCTION ANY OPEN TRIMMERS AND WOOD DOOR JAMBS SHALL BE SOLID SHIMMED BY A SINGLE PIECE EXTENDING NOT LESS THAN SIX INCHES ABOVE AND BELOW THE STRIKE PLATE. STRIKE PLATES SHALL BE ATTACHED TO WOOD W/ (2) #8x2" SCREWS ALL WINDOWS TO MEET MIN. STANDARDS PER UBC (APPLIES IN ALL APPLICABLE CITIES.)
- SHOWER COMPARTMENTS AND WALLS ABOVE BATH TUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A NON ABSORBENT SURFACE TO A HEIGHT NO LESS THAN 72" ABOVE THE FLOOR.

FIRE BLOCKING & DRAFT STOP NOTES

- WHERE REQUIRED, FIRE BLOCKING AND DRAFTSTOPS SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS PER 2010 CRC SEC 717 CONCEALED SPACES.
- IN CONCEALED SPACES OF STUD WALL AND PARTITIONS, INCLUDING FURRED SPACES, AT CEILING AND FLOOR LEVELS AND AT 10'-0" INTERVALS BOTH VERTICALLY AND HORIZONTALLY.
- AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCURS AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.
- ON CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF THE STAIRS IN THE WALLS UNDER THE STAIRS ARE UNFINISHED.
- IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES, AND SIMILAR OPENINGS THAT AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, WITH NONCOMBUSTIBLE MATERIALS.
- AT OPENINGS BETWEEN ATTIC SPACES AND CHIMNEY CHASES FOR FACTORY-BUILT CHIMNEYS.
- WHERE WOOD SLEEPERS ARE USED FOR LAYING WOOD FLOORING ON MASONRY OR CONCRETE FIRE-RESISTIVE FLOORS, THE SPACE BETWEEN THE FLOOR SLAB AND THE UNDERSIDE OF THE WOOD SHALL BE FILLED WITH NONCOMBUSTIBLE MATERIAL OR FIRE BLOCKED IN SUCH A MANNER THAT THERE WILL BE NO OPEN SPACES UNDER FLOORING THAT WILL EXCEED 100 SQ. FEET IN AREA AND SUCH SPACE SHALL BE FILLED SOLIDLY UNDER ALL PERMANENT PARTITIONS SO THAT THERE IS NO COMMUNICATION UNDER THE FLOORING BETWEEN ADJOINING ROOMS.
- FOR EXCEPTIONS TO FIRE BLOCKING SEE SECTION 717.2.6 OF 2013 CRC.
- SEE 2013 SEC. 717.2.1 FOR ACCEPTABLE FIRE BLOCKING MATERIALS.
- SEE 2013 CRC SEC. 717.3.1 FOR ACCEPTABLE DRAFTSTOPPING MATERIALS.

SHEAR WALL SCHEDULE

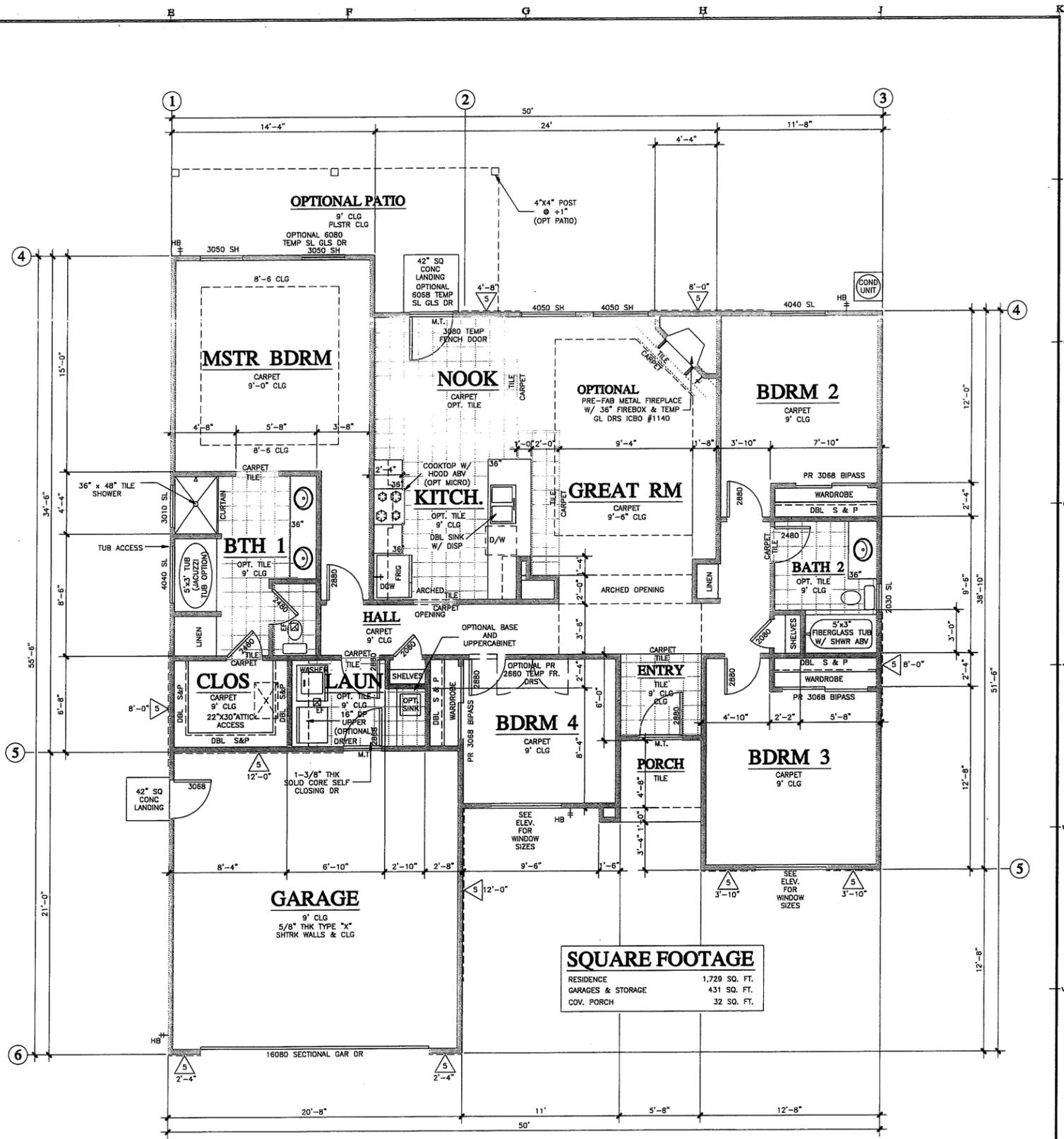
WALL NO.	MATERIAL DESCRIPTION	ALLOWABLE SHEAR
1	1/2" UNBLOCKED GYP. BD. W/ 5d COOLER OR WALL BOARD NAILS @ 7" OC	100# /1
2	5/8" UNBLOCKED GYP. BD. W/ 6d COOLER OR WALL BOARD NAILS @ 7" OC	115# /1
3	5/8" BLOCKED GYP. BD. W/ 6d COOLER OR WALL BOARD NAILS @ 4" OC	175# /1
4	7/8" CEM. PLASTER (UNBLOCKED) W/ K-LATH, USE 11 GA. 1-1/2" NAILS W/ 7/16" HEADS, OR 16 GA. 7/8" STAPLES @ 6" O.C. ALL STUDS & PLATES.	180# /1
5	3/8" CDX BLOCKED PLYWOOD W/ 8d NAILS @ 6" O.C. ALL EDGES & 12" O.C. IN FIELD.	280# /1
6	3/8" CDX BLOCKED PLYWOOD W/ 8d NAILS @ 4" O.C. ALL EDGES & 12" O.C. IN FIELD.	430# /1
7	3/8" CDX BLOCKED PLYWOOD W/ 8d NAILS @ 3" O.C. ALL EDGES & 12" O.C. IN FIELD.	550# /1
8	15/32" OR 1/2" BLOCKED PLYWOOD W/ 10d NAILS @ 3" O.C. ALL EDGES & 12" O.C. IN FIELD.	665# /1

SYMB. TOP PLATE SPLICES

SYMB.	TOP PLATE SPLICES
1	DBL 2x TOP PLATE (DF#2) W/ 18-16d SINKERS @ EACH SIDE OF 4'-0" LAP SPLICE OR SIMPSON ST6236 W/ 10d CMN. OR MSTC28 W/ 16d SINKERS @ BUTT SPLICES. (.148 WIRE DIA. / 16d SINKERS & 10d CMN.)
2	DBL 2x TOP PLATE (DF#2) W/ 32-16d SINKERS @ EACH SIDE OF 4'-0" LAP SPLICE OR SIMPSON MST160 W/ 10d CMN. OR MSTC66 W/ 16d SINKERS @ BUTT SPLICES. (.148 WIRE DIA. / 16d SINKERS & 10d CMN.)

NOTE:
 ALL HEADER SUPPORTS TO BE 2x TRIMMER STUD & 2x CONTINUOUS STUDS EACH END. (UNO) SEE NOTES ON ROOF FRAMING SHEET FOR CHANGES IN SPECIFIC LOCATIONS.

NOTE:
 A. AT THE TIME OF FINAL INSPECTION, AN OPERATION AND MAINTENANCE MANUAL SHALL BE PLACED IN THE BUILDING AND SHALL INCLUDE THE TEN ITEMS SPECIFIED PER CAL GREEN 4.410.1 (DIRECTIONS, INSTRUCTIONS, LOCAL UTILITY INFORMATION, PUBLIC TRANSPORTATION ETC.).
 B. FINISH MATERIALS (ADHESIVES, SEALANTS, CAULKS, PAINTS, CARPET, RESILIENT FLOORING, COMPOSITE WOOD PRODUCTS) SHALL COMPLY WITH CALGREEN 4.504.2.

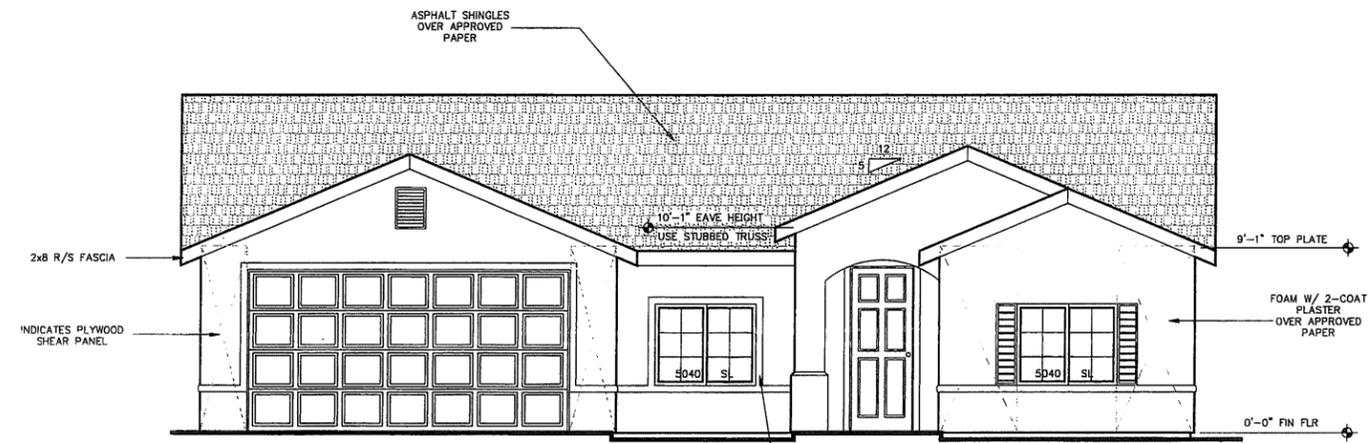


SQUARE FOOTAGE

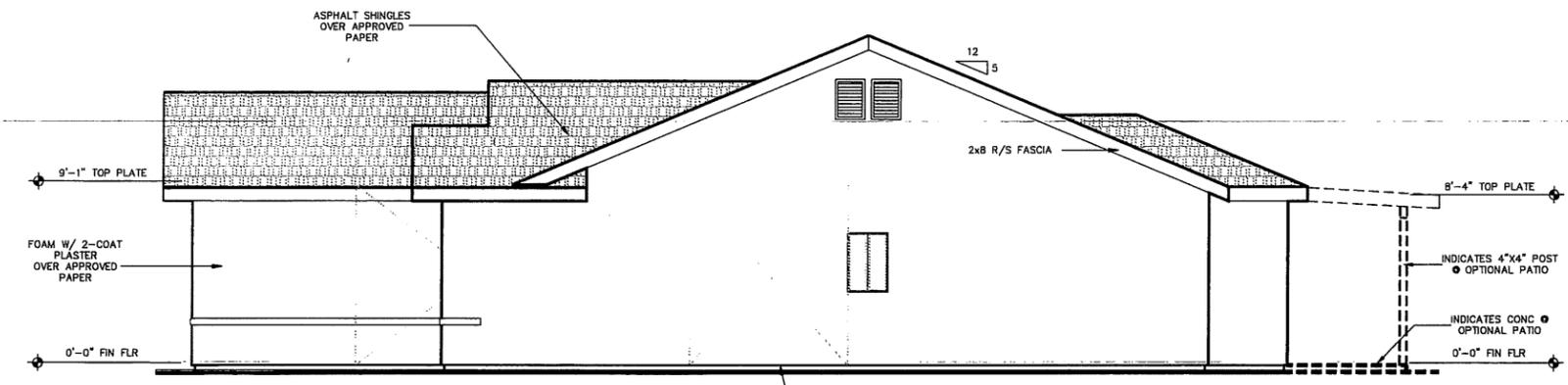
RESIDENCE	1,729 SQ. FT.
GARAGES & STORAGE	431 SQ. FT.
COV. PORCH	32 SQ. FT.

FLOOR PLAN 1729 SQ FT

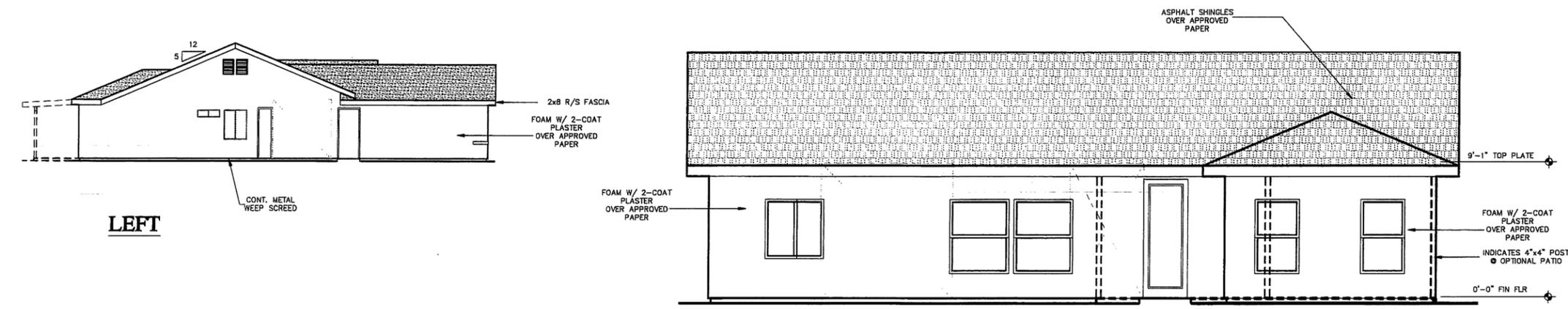
A B C D E F G H I J K



FRONT



RIGHT



BACK

EXTERIOR ELEVATION "A"

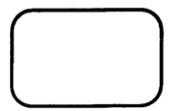
REVISIONS	DATE	BY
1		
2		
3		
4		

DRAWN BY: WTF
 DATE: AUGUST 1 2014
 SCALE: 1/4" = 1'-0"

SWIFT HOMES INC
 1969 HILLMAN
 TULARE, CALIFORNIA 93274
 (559) 686-4852



PLAN 1729
QUAIL CREEK - ROOSEVELT PLAN
 TULARE CALIFORNIA

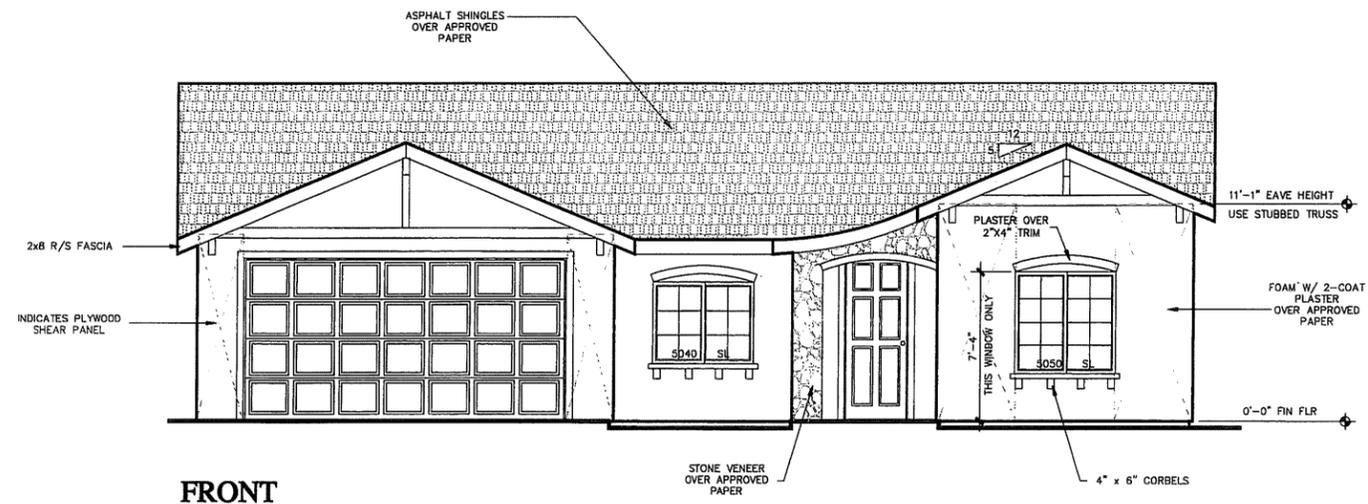


SHEET
4A

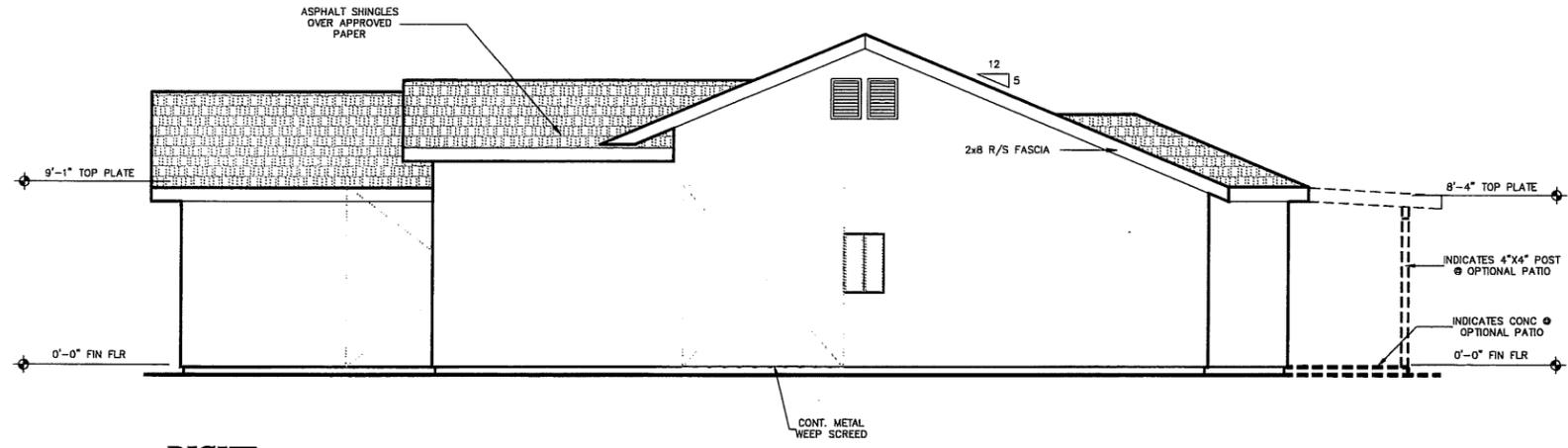
1
2
3
4
5
6
7

A B C D E F G H J K

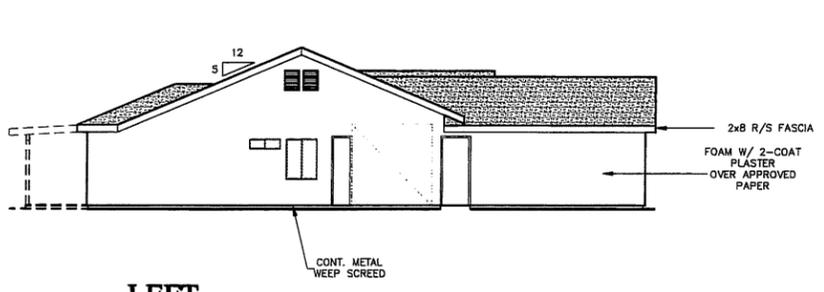
REVISIONS	DATE	BY
1		WTF
2	AUGUST 1 2014	
3		
4		



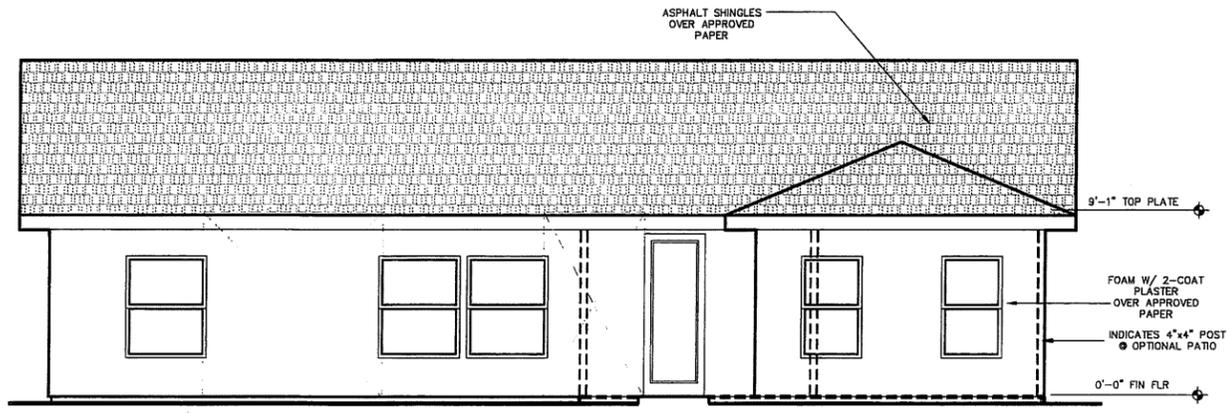
FRONT



RIGHT



LEFT



BACK

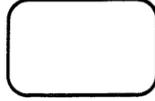
EXTERIOR ELEVATION "B"

SWIFT HOMES INC



PLAN 1729

QUAIL CREEK - ROOSEVELT PLAN
TULARE CALIFORNIA



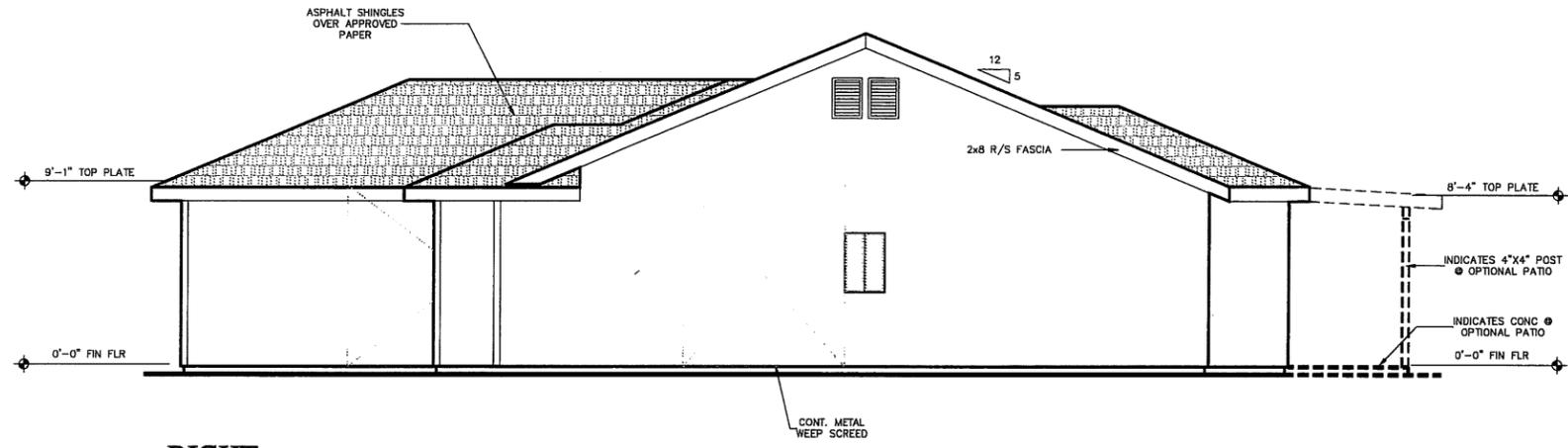
4B

1969 HILLMAN
TULARE, CALIFORNIA 93274
(559) 686-4852

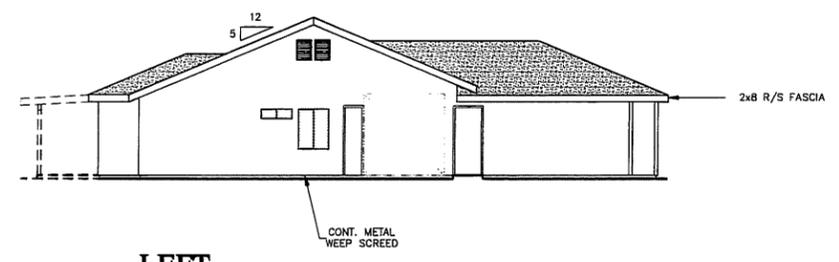
A B C D E F G H I J K



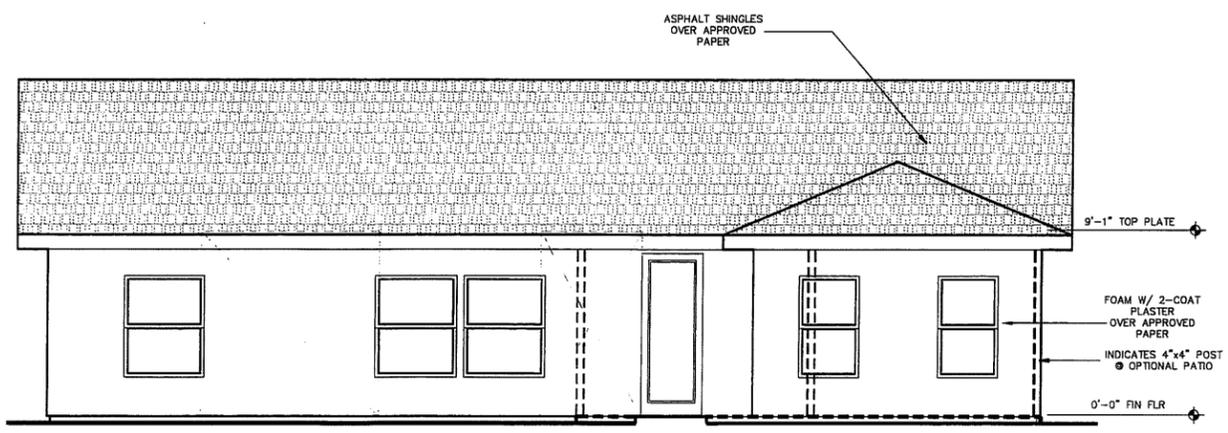
FRONT



RIGHT



LEFT



BACK

EXTERIOR ELEVATION "C"

REVISIONS	DATE	BY	WTF
1			
2			
3			
4			

DRAWN BY: WTF
 DATE: AUGUST 1, 2014
 SCALE: 1/4" = 1'-0"

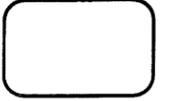
SWIFT HOMES INC

1989 HILLMAN
TULARE, CALIFORNIA 93274
(559) 686-4852



PLAN 1729

QUAIL CREEK - ROOSEVELT PLAN
TULARE CALIFORNIA



SHEET
4C
33 NUMBER

1
2
3
4
5
6
7

GENERAL FIREPLACE NOTES

- FACTORY BUILT FIREPLACES SHALL BE TESTED IN ACCORDANCE WITH UL 127 PER CRC R 1004.1
- TIGHT FITTING, CLOSEABLE METAL OR GLASS DOORS.
 - OUTSIDE AIR INTAKE WITH DAMPER AND CONTROL.
 - FLUE DAMPER AND CONTROL.
 - COMBUSTIBLE MATERIALS SHALL NOT BE PLACED WITHIN 2" OF FIREPLACE, SMOKE CHAMBER OR CHIMNEY WALLS. COMBUSTIBLE MATERIAL SHALL NOT BE PLACED WITHIN 6" OF THE FIREPLACE OPENING. NO SUCH COMBUSTIBLE MATERIAL WITHIN 12" OF THE FIREPLACE OPENING SHALL PROJECT MORE THAN 1/8" FOR EACH 1" CLEARANCE FROM SUCH OPENING. PER 2013 CRC SEC 211.13.4.
 - FACTORY BUILT CHIMNEYS AND FACTORY BUILT FIREPLACES SHALL BE LISTED SHALL BE INSTALLED IN ACCORDANCE WITH THE TERMS OF THEIR LISTINGS AND THE MANUFACTURERS WRITTEN INSTRUCTIONS AS SPECIFIED IN THE MECHANICAL CODE PER 20101 CRC SEC. 211.13.1.
 - CONTRACTOR TO PROVIDE INSPECTOR WITH A COPY OF THE FIREPLACE INSTALLATION INSTRUCTIONS AND LISTING I.D. PRIOR TO INSTALLATION OF THE FIREPLACE UNIT.

GENERAL FLOOR NOTES

- ALL WORK SHALL COMPLY WITH THE LATEST ADOPTED EDITION OF THE CRC,CMC,OPC,DEC, TILE 24 ENERGY AND LOCAL ORDINANCES. NOTHING IN THESE DRAWINGS SHALL BE INTERPRETED TO ALLOW NONCONFORMING WORK.
- EACH SUBCONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS OR RUBBISH CAUSED BY THE OPERATIONS. AT THE COMPLETION OF THE WORK, THE SUBCONTRACTOR SHALL REMOVE ALL HIS WASTE MATERIAL FROM AND ABOUT THE PROJECT AS WELL AS HIS TOOLS, CONSTRUCTION EQUIPMENT AND SURPLUS MATERIALS.
- ANY DAMAGE TO EXISTING WORK THAT MAY OCCUR DURING THE COURSE OF WORK SHALL BE REPAIRED OR REPLACED BY THE SUBCONTRACTOR TO THE APPROVAL OF THE CONTRACTOR.
- WHEN CLOTHES DRYER IS INSTALLED IN A CLOSET A MINIMUM OPENING OF 100 SQ. IN. FOR MAKEUP AIR SHALL BE PROVIDED.
- SHOWER DOORS SHALL OPEN AS TO MAINTAIN A MINIMUM 22 INCH UNOBSTRUCTED OPENING.
- DRYER VENT SHALL NOT EXCEED A COMBINED VERTICAL AND HORIZONTAL LENGTH OF 14'-0" INCLUDING TWO 90-DEGREE ELBOWS.
- WALLS AND SOFFITS OF ENCLOSED USABLE SPACES UNDER STAIRS SHALL BE PROTECTED WITH 1-HOUR FIRE RATED MATERIALS ON THE EXPOSED SIDE PER 2013 CRC SEC. 1009.5.3.
- MAXIMUM SILL HEIGHT OF 44 INCHES ABOVE THE FINISHED FLOOR FOR ALL OF THE WINDOWS USED FOR EMERGENCY EXITS. MINIMUM SIZE TO BE 5.7 SQ. FT., HEIGHT 24" MIN., WIDTH 20" PER 2013 CRC SECTION 1026.
- SECURITY CODE COMPLIANCE: PEEP HOLE TO BE LOCATED ON FRONT DOOR DEAD BOLT AT ALL EXTERIOR DOORS IN WOOD FRAME CONSTRUCTION ANY OPEN SPACE BETWEEN TRIMMERS AND WOOD DOOR JAMBS SHALL BE SOLID SHIMMED BY A SINGLE PIECE EXTENDING NOT LESS THAN SIX INCHES ABOVE AND BELOW THE STRIKE PLATE. STRIKE PLATES SHALL BE ATTACHED TO WOOD W/ (2) #8x2" SCREWS ALL WINDOWS TO MEET MIN. STANDARDS PER UBC (APPLIES IN ALL APPLICABLE CITIES.)
- SHOWER COMPARTMENTS AND WALLS ABOVE BATH TUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A NON ABSORBENT SURFACE TO A HEIGHT NO LESS THAN 72" ABOVE THE FLOOR.

FIRE BLOCKING & DRAFT STOP NOTES

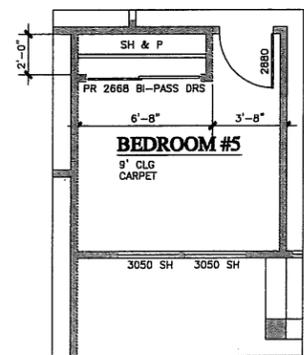
- WHERE REQUIRED, FIRE BLOCKING AND DRAFTSTOPS SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS PER 2010 CRC SEC 717 CONCEALED SPACES:
- IN CONCEALED SPACES OF STUD WALL AND PARTITIONS, INCLUDING FURRED SPACES, AT CEILING AND FLOOR LEVELS AND AT 10'-0" INTERVALS BOTH VERTICALLY AND HORIZONTALLY.
 - AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCURS AT SOFFITS, DROP CEILINGS AND DOME CEILINGS.
 - ON CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF THE STAIRS IN THE WALLS UNDER THE STAIRS ARE UNFINISHED.
 - IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES, AND SIMILAR OPENINGS THAT AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, WITH NONCOMBUSTIBLE MATERIALS.
 - AT OPENINGS BETWEEN ATTIC SPACES AND CHIMNEY CHASES FOR FACTORY-BUILT CHIMNEYS.
 - WHERE WOOD SLEEPERS ARE USED FOR LAYING WOOD FLOORING ON MASONRY OR CONCRETE FIRE-RESISTIVE FLOORS, THE SPACE BETWEEN THE FLOOR SLAB AND THE UNDERSIDE OF THE WOOD SHALL BE FILLED WITH NONCOMBUSTIBLE MATERIAL OR FIRE BLOCKED IN SUCH A MANNER THAT THERE WILL BE NO OPEN SPACES UNDER FLOORING THAT WILL EXCEED 100 SQ. FEET IN AREA AND SUCH SPACE SHALL BE FILLED SOLIDLY UNDER ALL PERMANENT PARTITIONS SO THAT THERE IS NO COMMUNICATION UNDER THE FLOORING BETWEEN ADJOINING ROOMS.
 - FOR EXCEPTIONS TO FIRE BLOCKING SEE SECTION 717.2.6 OF 2013 CRC.
 - SEE 2013 SEC. 717.2.1 FOR ACCEPTABLE FIRE BLOCKING MATERIALS.
 - SEE 2013 CRC SEC. 717.3.1 FOR ACCEPTABLE DRAFTSTOPPING MATERIALS.

WALL NO.	MATERIAL DESCRIPTION	ALLOWABLE SHEAR
1	1/2" UNBLOCKED GYP. BD. W/ 5d COOLER OR WALL BOARD NAILS @ 7" OC	100# /1
2	5/8" UNBLOCKED GYP. BD. W/ 6d COOLER OR WALL BOARD NAILS @ 7" OC	115# /1
3	5/8" BLOCKED GYP. BD. W/ 6d COOLER OR WALL BOARD NAILS @ 4" OC	175# /1
4	7/8" CEM. PLASTER (UNBLOCKED) W/ K-LATH, USE 11 GA.X1-1/2" NAILS W/ 7/16" HEADS, OR 16 GA. 7/8" STAPLES @ 6" O.C. ALL STUDS & PLATES.	180# /1
5	3/8" CDX BLOCKED PLYWOOD W/ 8d NAILS @ 6" O.C. ALL EDGES & 12" O.C. IN FIELD.	280# /1
6	3/8" CDX BLOCKED PLYWOOD W/ 8d NAILS @ 4" O.C. ALL EDGES & 12" O.C. IN FIELD.	430# /1
7	3/8" CDX BLOCKED PLYWOOD W/ 8d NAILS @ 3" O.C. ALL EDGES & 12" O.C. IN FIELD.	550# /1
8	15/32" OR 1/2" BLOCKED PLYWOOD W/ 10d NAILS @ 3" O.C. ALL EDGES & 12" O.C. IN FIELD.	665# /1

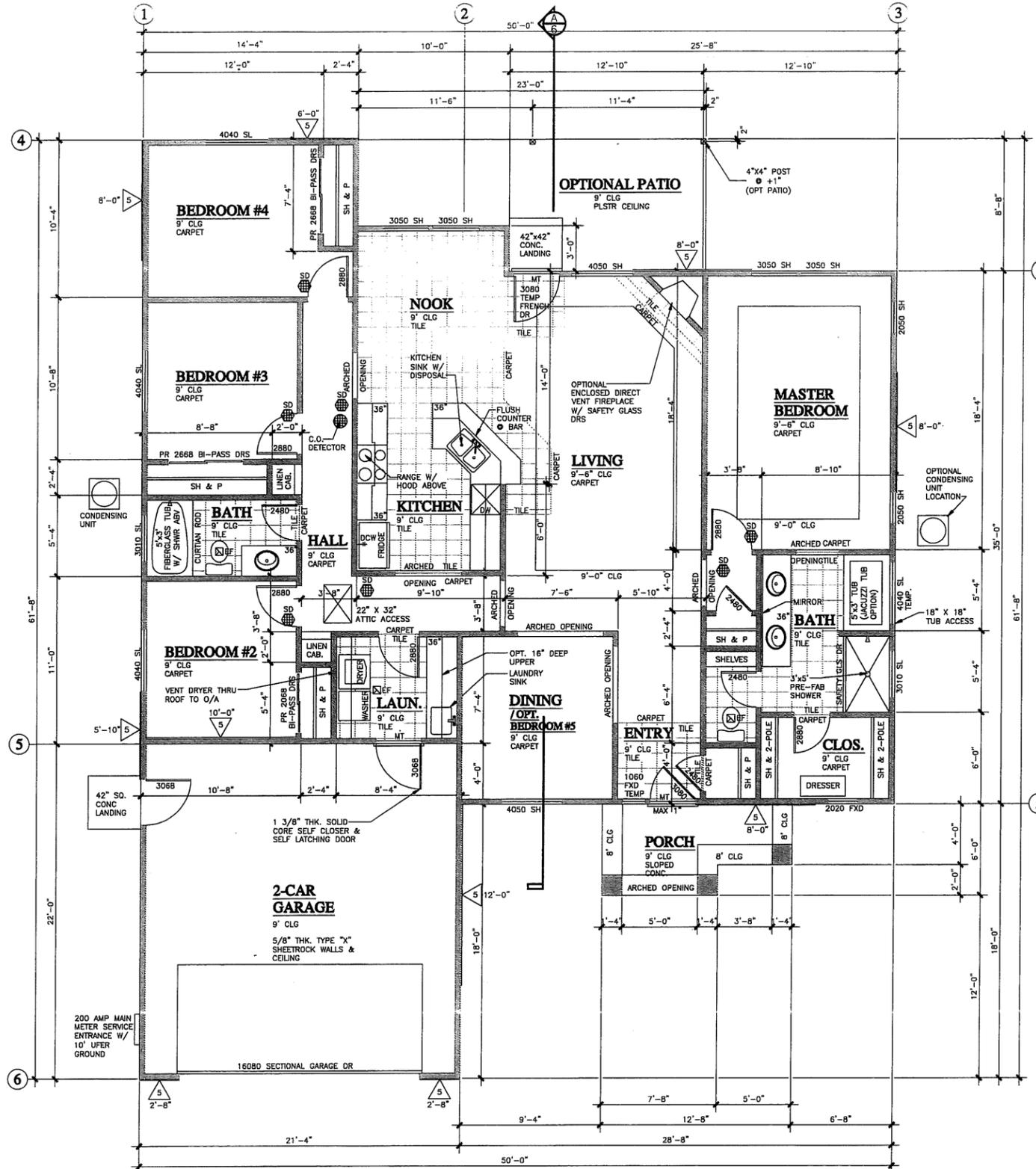
SYMB.	TOP PLATE SPLICES
1	DBL 2x TOP PLATE (DF#2) W/ 18-16d SINKERS @ EACH SIDE OF 4'-0" LAP SPLICE OR SIMPSON ST6236 W/ 10d CMN. OR MSTC28 W/ 16d SINKERS @ BUTT SPLICES. (.148 WIRE DIA. / 16d SINKERS & 10d CMN.)
2	DBL 2x TOP PLATE (DF#2) W/ 32-16d SINKERS @ EACH SIDE OF 4'-0" LAP SPLICE OR SIMPSON MST180 W/ 10d CMN. OR MSTC66 W/ 16d SINKERS @ BUTT SPLICES. (.148 WIRE DIA. / 16d SINKERS & 10d CMN.)

NOTE:
ALL HEADER SUPPORTS TO BE 2x TRIMMER STUD & 2x CONTINUOUS STUDS EACH END. (LNO) SEE NOTES ON ROOF FRAMING SHEET FOR CHANGES IN SPECIFIC LOCATIONS.

NOTE:
A. AT THE TIME OF FINAL INSPECTION, AN OPERATION AND MAINTENANCE MANUAL SHALL BE PLACED IN THE BUILDING AND SHALL INCLUDE THE TEN ITEMS SPECIFIED PER CAL GREEN 4.410.1 (DIRECTIONS, INSTRUCTIONS, LOCAL UTILITY INFORMATION, PUBLIC TRANSPORTATION ETC.).
B. FINISH MATERIALS (ADHESIVES, SEALANTS, CAULKS, PAINTS, CARPET, RESILIENT FLOORING, COMPOSITE WOOD PRODUCTS) SHALL COMPLY WITH CALGREEN 4.504.2.



OPTIONAL BDRM 5 @ DINING



SQUARE FOOTAGE	
RESIDENCE	1,820 SQ. FT.
GARAGES & STORAGE	468 SQ. FT.
COV. PORCH	68 SQ. FT.

FLOOR PLAN 1,820 SQ FT

REVISIONS	DATE	BY	DATE
1			
2			
3			
4			

DRAWN BY: WIT
DATE: AUGUST 1, 2014
SCALE: 1/4" = 1'-0"

SWIFT HOMES INC
1969 HILLMAN
TULARE, CALIFORNIA 93274
(559) 666-4852

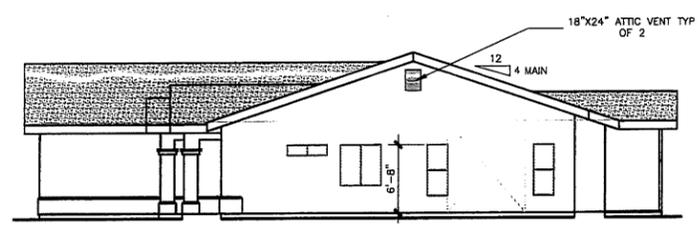


PLAN 1820
QUAIL CREEK - JEFFERSON PLAN
TULARE CALIFORNIA

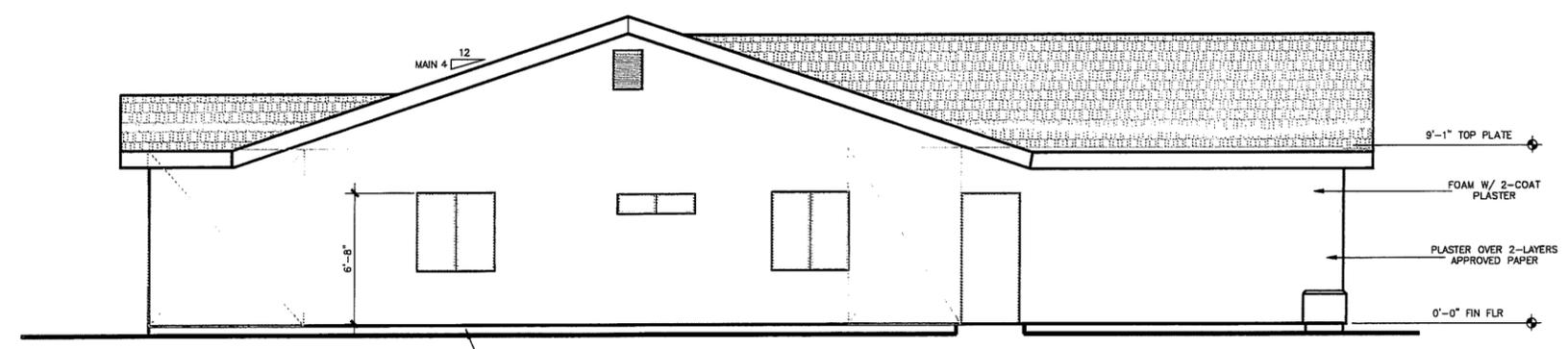
3

3/15/15 1/4" = 1'-0" SYS 18 6-6-97 1015 HRS

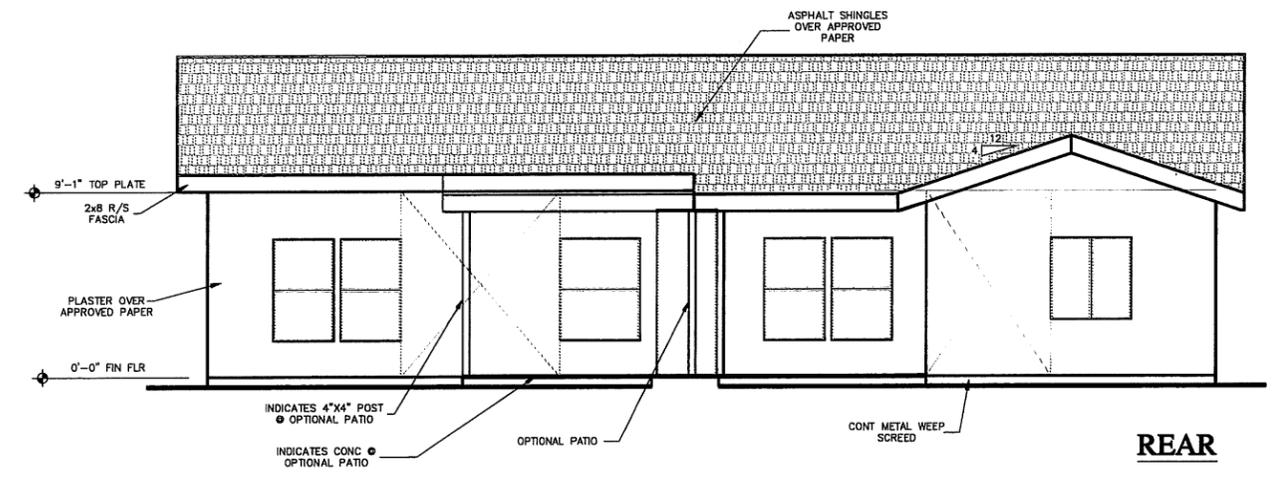
3/2/2012 1/4" = 1'-0" S15 18 0-D-0-97 1010 HRS



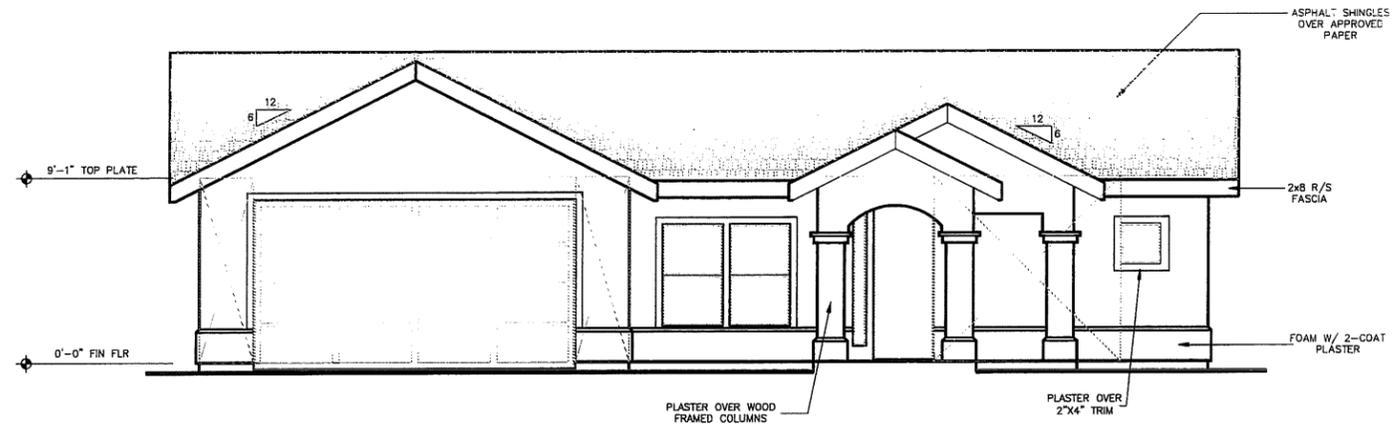
RIGHT



LEFT



REAR



FRONT

EXTERIOR ELEVATIONS

SCALE 1/4" = 1'-0"

REVISIONS		DATE	BY
1		AUGUST 1, 2012	WTT
2			
3			
4			

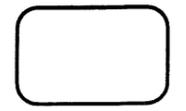
SWIFT HOMES INC



1969 HILLMAN
TULARE, CALIFORNIA 93274
(559) 686-4852

PLAN 1820

QUAIL CREEK - JEFFERSON PLAN
TULARE CALIFORNIA

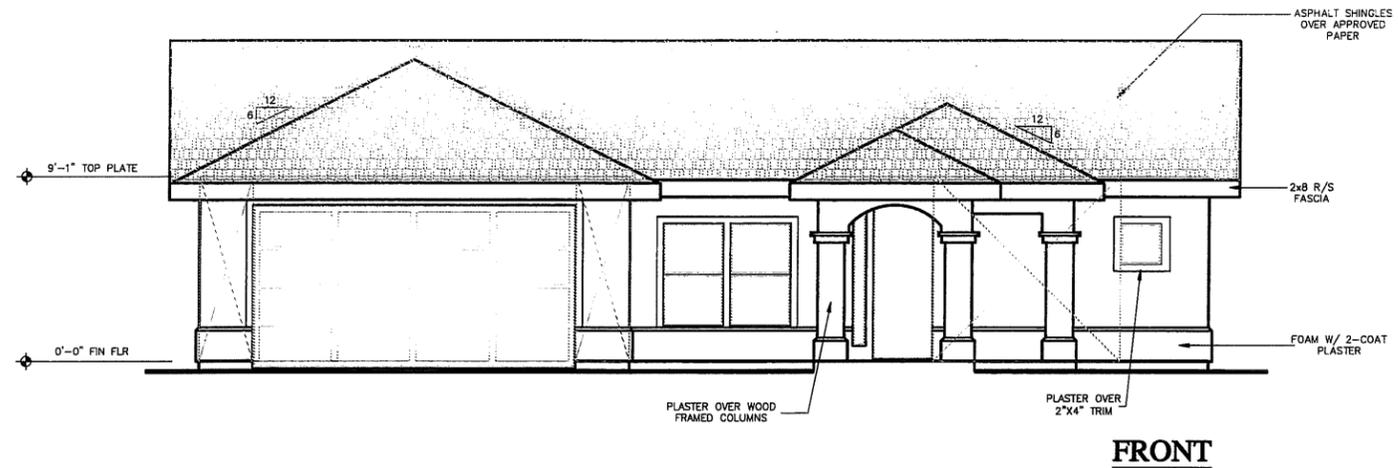


4A

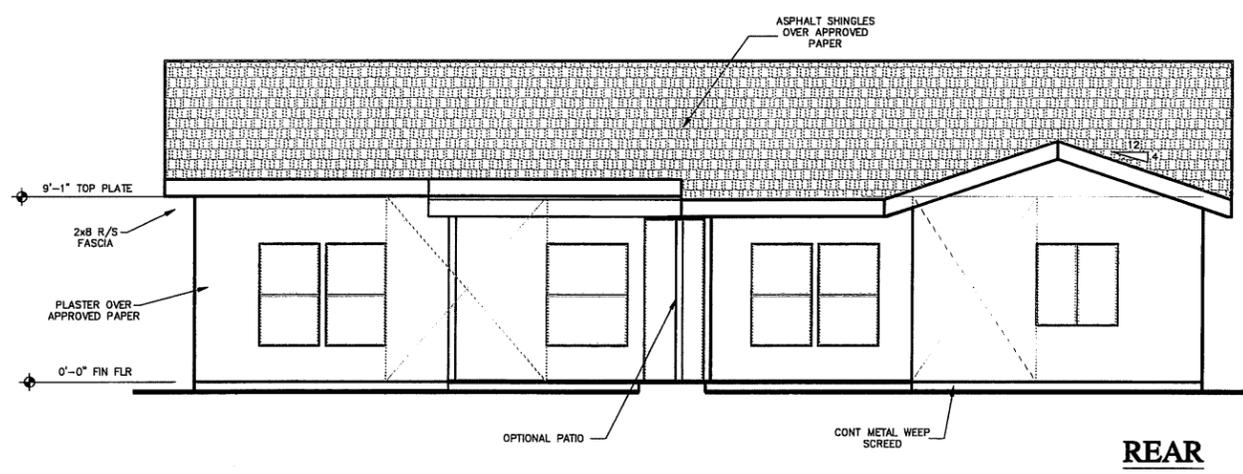
3/2/2005 1/4" = 1'-0" SYS TB 6-6-97 1075 HRS

REVISIONS	DATE	BY	DATE
1			
2			
3			
4			

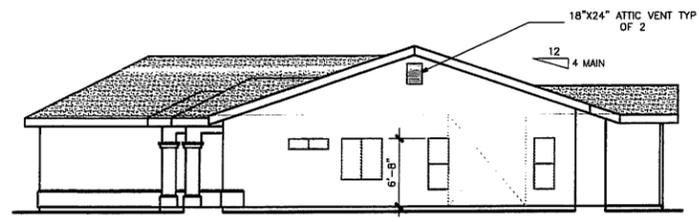
DRAWN BY: WIF
 DATE: AUGUST 1 2014
 SCALE: 1/4" = 1'-0"



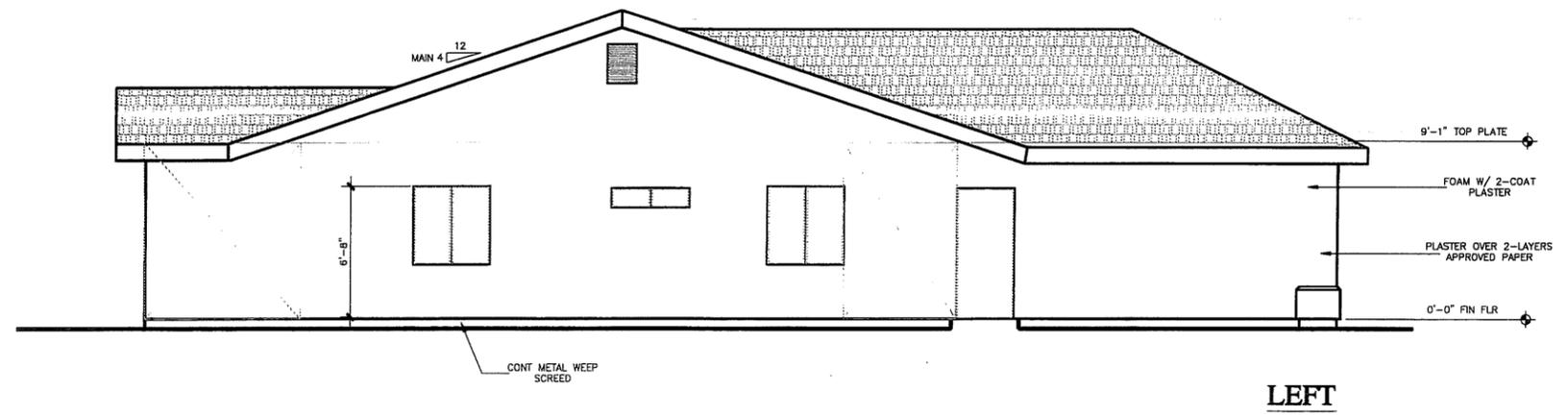
FRONT



REAR



RIGHT



LEFT

EXTERIOR ELEVATIONS

SCALE 1/4" = 1'-0"

SWIFT HOMES INC

1969 HILLMAN
TULARE, CALIFORNIA 93274
(559) 686-4852



PLAN 1820

QUAIL CREEK - JEFFERSON PLAN
TULARE CALIFORNIA

SHEET
4B
JOB NUMBER

GENERAL FIREPLACE NOTES

- FACTORY BUILT FIREPLACES SHALL BE TESTED IN ACCORDANCE WITH UL 127 PER CRC R 1004.1
- TIGHT FITTING, CLOSEABLE METAL OR GLASS DOORS.
 - OUTSIDE AIR INTAKE WITH DAMPER AND CONTROL.
 - FLUE DAMPER AND CONTROL.
 - COMBUSTIBLE MATERIALS SHALL NOT BE PLACED WITHIN 2" OF FIREPLACE, SMOKE CHAMBER OR CHIMNEY WALLS. COMBUSTIBLE MATERIAL SHALL NOT BE PLACED WITHIN 6" OF THE FIREPLACE OPENING. NO SUCH COMBUSTIBLE MATERIAL WITHIN 12" OF THE FIREPLACE OPENING SHALL PROJECT MORE THAN 1/8" FOR EACH 1" CLEARANCE FROM SUCH OPENING. PER 2010 CRC SEC 211.13.4.
 - FACTORY BUILT CHIMNEYS AND FACTORY BUILT FIREPLACES SHALL BE LISTED SHALL BE INSTALLED IN ACCORDANCE WITH THE TERMS OF THEIR LISTINGS AND THE MANUFACTURERS WRITTEN INSTRUCTIONS AS SPECIFIED IN THE MECHANICAL CODE PER 20101 CRC SEC. 211.13.1.
 - CONTRACTOR TO PROVIDE INSPECTOR WITH A COPY OF THE FIREPLACE INSTALLATION INSTRUCTIONS AND LISTING I.D. PRIOR TO INSTALLATION OF THE FIREPLACE UNIT.

GENERAL FLOOR NOTES

- ALL WORK SHALL COMPLY WITH THE LATEST ADOPTED EDITION OF THE CRC, C.I.C., P.C.C.C., TITLE 24 ENERGY AND LOCAL ORDINANCES. NOTHING IN THESE DRAWINGS SHALL BE INTERPRETED TO ALLOW NONCONFORMING WORK.
- EACH SUBCONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS OR RUBBISH CAUSED BY THE OPERATIONS. AT THE COMPLETION OF THE WORK, THE SUBCONTRACTOR SHALL REMOVE ALL HIS WASTE MATERIAL FROM AND ABOUT THE PROJECT AS WELL AS HIS TOOLS, CONSTRUCTION EQUIPMENT AND SURPLUS MATERIALS.
- ANY DAMAGE TO EXISTING WORK THAT MAY OCCUR DURING THE COURSE OF WORK SHALL BE REPAIRED OR REPLACED BY THE SUBCONTRACTOR TO THE APPROVAL OF THE CONTRACTOR.
- WHEN CLOTHES DRYER IS INSTALLED IN A CLOSET A MINIMUM OPENING OF 100 SQ. IN. FOR MAKEUP AIR SHALL BE PROVIDED.
- SHOWER DOORS SHALL OPEN AS TO MAINTAIN A MINIMUM 22 INCH UNOBSTRUCTED OPENING.
- DRYER VENT SHALL NOT EXCEED A COMBINED VERTICAL AND HORIZONTAL LENGTH OF 14'-0" INCLUDING TWO 90-DEGREE ELBOWS.
- WALLS AND SOFFITS OF ENCLOSED USABLE SPACES UNDER STAIRS SHALL BE PROTECTED WITH 1-HOUR FIRE RATED MATERIALS ON THE EXPOSED SIDE PER 2010 CRC SEC. 1009.5.3.
- MAXIMUM SILL HEIGHT OF 44 INCHES ABOVE THE FINISHED FLOOR FOR ALL OF THE WINDOWS USED FOR EMERGENCY EXITS. MINIMUM SIZE TO BE 5'7" SQ. FT., HEIGHT 24" MIN., WIDTH 20" PER 2010 CRC SECTION 1026.
- SECURITY CODE COMPLIANCE: PEEP HOLE TO BE LOCATED ON FRONT DOOR. DEAD BOLT AT ALL EXTERIOR DOORS IN WOOD FRAME CONSTRUCTION ANY OPEN SPACE BETWEEN TRIMMERS AND WOOD DOOR JAMBS SHALL BE SOLID SHIMMED BY A SINGLE PIECE EXTENDING NOT LESS THAN SIX INCHES ABOVE AND BELOW THE STRIKE PLATE. STRIKE PLATES SHALL BE ATTACHED TO WOOD W/ (2) #8x2" SCREWS ALL WINDOWS TO MEET MIN. STANDARDS PER UBC (APPLIES IN ALL APPLICABLE CITIES).
- SHOWER COMPARTMENTS AND WALLS ABOVE BATH TUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A NON ABSORBENT SURFACE TO A HEIGHT NO LESS THAN 72" ABOVE THE FLOOR.

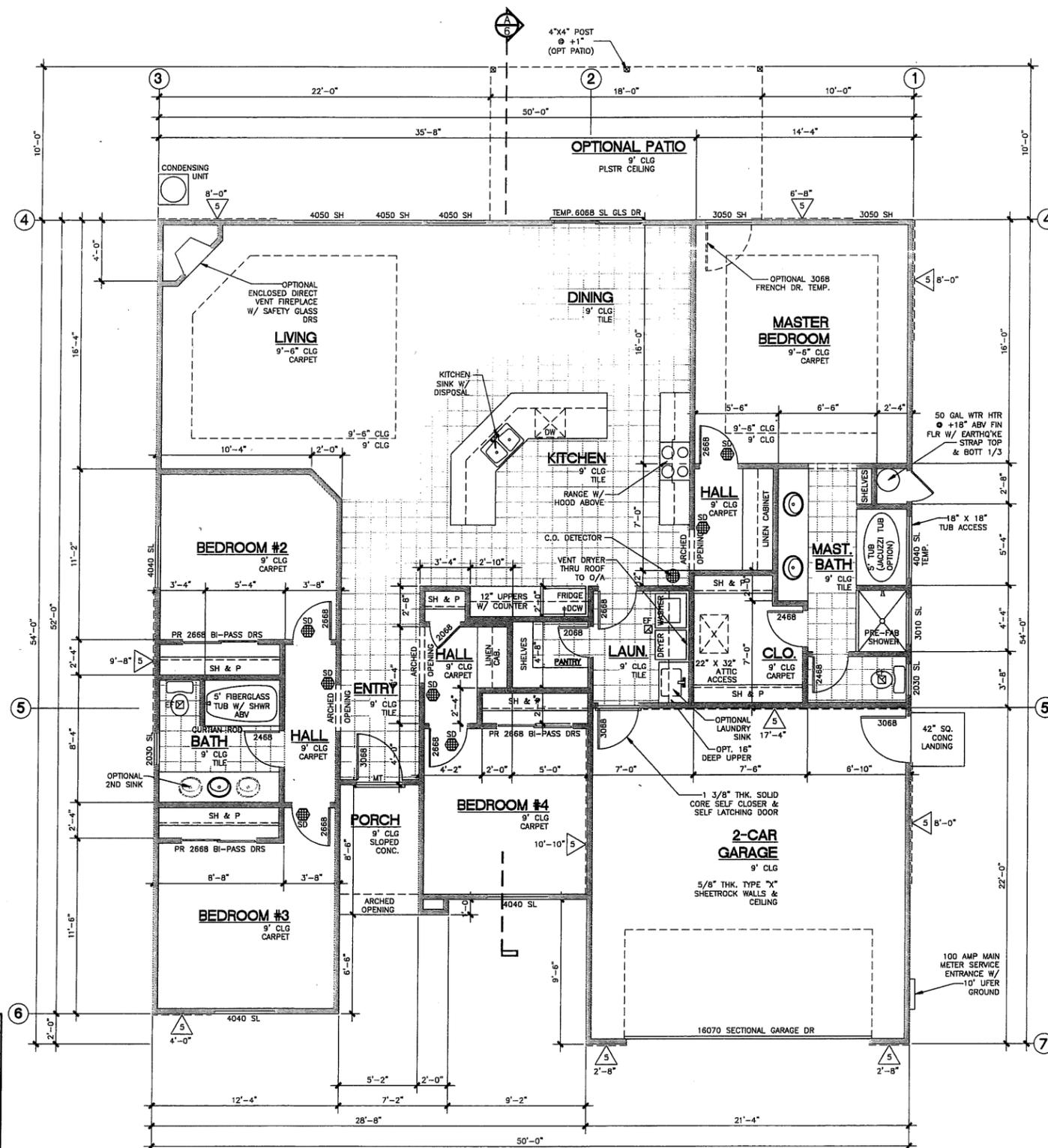
FIRE BLOCKING & DRAFT STOP NOTES

- WHERE REQUIRED, FIRE BLOCKING AND DRAFTSTOPS SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS PER 2010 CRC SEC 717 CONCEALED SPACES.
- IN CONCEALED SPACES OF STUD WALL AND PARTITIONS, INCLUDING FURRED SPACES, AT CEILING AND FLOOR LEVELS AND AT 10'-0" INTERVALS BOTH VERTICALLY AND HORIZONTALLY.
 - AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCURS AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.
 - ON CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF THE STAIRS IN THE WALLS UNDER THE STAIRS ARE UNFINISHED.
 - IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES, AND SIMILAR OPENINGS THAT AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, WITH NONCOMBUSTIBLE MATERIALS.
 - AT OPENINGS BETWEEN ATTIC SPACES AND CHIMNEY CHASES FOR FACTORY-BUILT CHIMNEYS.
 - WHERE WOOD SLEEPERS ARE USED FOR LAYING WOOD FLOORING ON MASONRY OR CONCRETE FIRE-RESISTIVE FLOORS, THE SPACE BETWEEN THE FLOOR SLAB AND THE UNDERSIDE OF THE WOOD SHALL BE FILLED WITH NONCOMBUSTIBLE MATERIAL OR FIRE BLOCKED IN SUCH A MANNER THAT THERE WILL BE NO OPEN SPACES UNDER FLOORING THAT WILL EXCEED 100 SQ. FEET IN AREA AND SUCH SPACE SHALL BE FILLED SOLIDLY UNDER ALL PERMANENT PARTITIONS SO THAT THERE IS NO COMMUNICATION UNDER THE FLOORING BETWEEN ADJOINING ROOMS.
 - FOR EXCEPTIONS TO FIRE BLOCKING SEE SECTION 717.2.6 OF 2010 CRC.
 - SEE 2010 SEC. 717.2.1 FOR ACCEPTABLE FIRE BLOCKING MATERIALS.
 - SEE 2010 CRC SEC. 717.3.1 FOR ACCEPTABLE DRAFTSTOPPING MATERIALS.

SHEAR WALL SCHEDULE

WALL NO.	MATERIAL DESCRIPTION	ALLOWABLE SHEAR
1	1/2" UNBLOCKED GYP. BD. W/ 5d COOLER OR WALL BOARD NAILS @ 7" OC	100# /1
2	5/8" UNBLOCKED GYP. BD. W/ 6d COOLER OR WALL BOARD NAILS @ 7" OC	115# /1
3	5/8" BLOCKED GYP. BD. W/ 6d COOLER OR WALL BOARD NAILS @ 4" OC	175# /1
4	7/8" CEM. PLASTER (UNBLOCKED) W/ K-LATH, USE 11 GA. x 1-1/2" NAILS W/ 7/16" HEADS, OR 16 GA. x 7/8" STAPLES @ 6" O.C. ALL STUDS & PLATES.	180# /1
5	3/8" CDX BLOCKED PLYWOOD W/ 8d NAILS @ 6" O.C. ALL EDGES & 12" O.C. IN FIELD.	280# /1
6	3/8" CDX BLOCKED PLYWOOD W/ 8d NAILS @ 4" O.C. ALL EDGES & 12" O.C. IN FIELD.	430# /1
7	3/8" CDX BLOCKED PLYWOOD W/ 8d NAILS @ 3" O.C. ALL EDGES & 12" O.C. IN FIELD.	550# /1
8	1 5/32" OR 1/2" BLOCKED PLYWOOD W/ 10d NAILS @ 3" O.C. ALL EDGES & 12" O.C. IN FIELD.	665# /1

NOTE:
 A. AT THE TIME OF FINAL INSPECTION, AN OPERATION AND MAINTENANCE MANUAL SHALL BE PLACED IN THE BUILDING AND SHALL INCLUDE THE TEN ITEMS SPECIFIED PER CAL GREEN 4.410.1 (DIRECTIONS, INSTRUCTIONS, LOCAL UTILITY INFORMATION, PUBLIC TRANSPORTATION ETC.).
 B. FINISH MATERIALS (ADHESIVES, SEALANTS, CAULKS, PAINTS, CARPET, RESILIENT FLOORING, COMPOSITE WOOD PRODUCTS) SHALL COMPLY WITH CALGREEN 4.504.2.



SQUARE FOOTAGE

RESIDENCE	1,970 SQ. FT.
GARAGES & STORAGE	465 SQ. FT.
COV. PORCH	44 SQ. FT.

FLOOR PLAN 1970 SQ. FT.

REVISIONS	DATE	BY
1		
2		
3		
4		

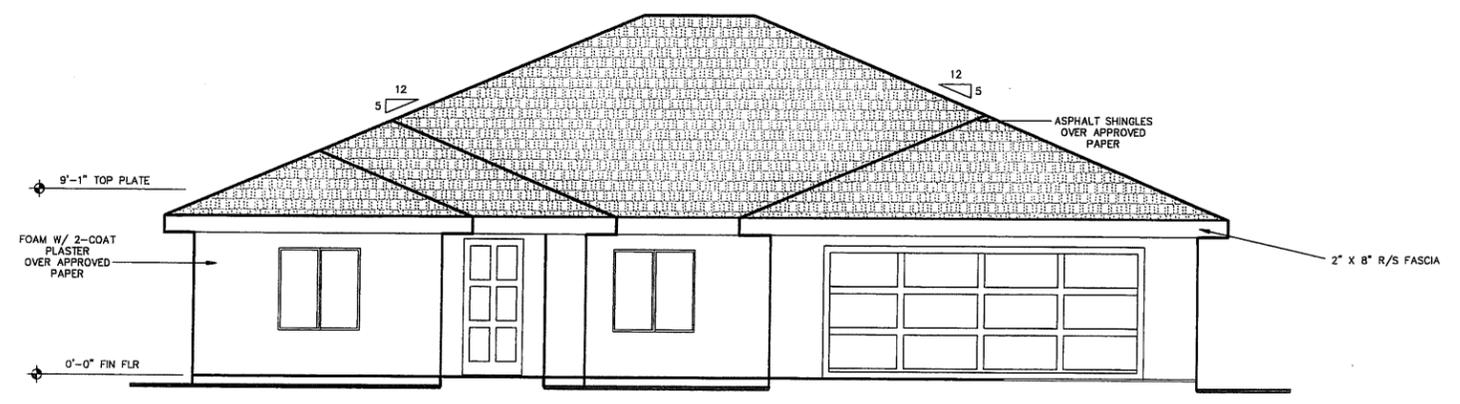
DATE: AUGUST 1 2014
 SCALE: 1/4" = 1'-0"

SWIFT HOMES INC
 1969 HILLMAN
 TULARE, CALIFORNIA 93274
 (559) 686-4852



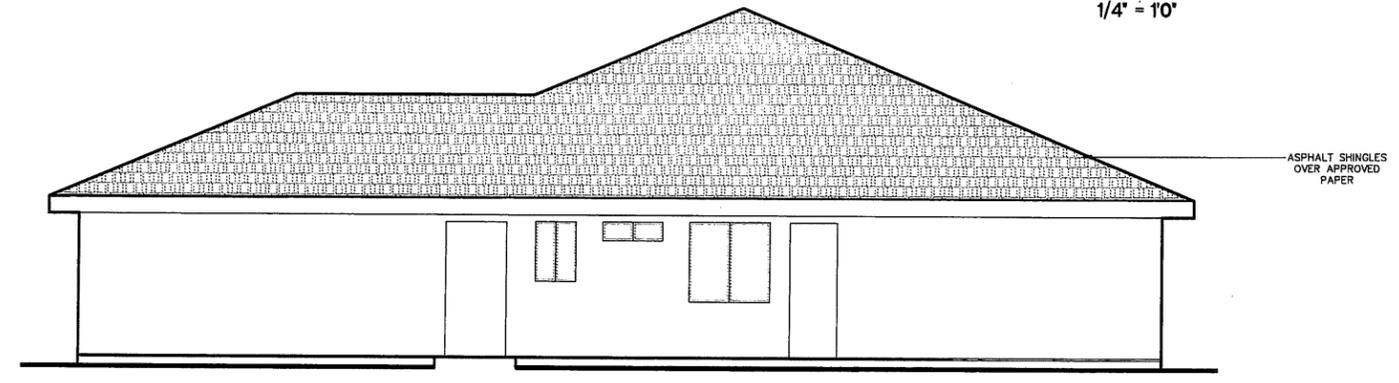
PLAN 1970
QUAIL CREEK - JACKSON PLAN
 TULARE CALIFORNIA

A B C D E F G H I J K



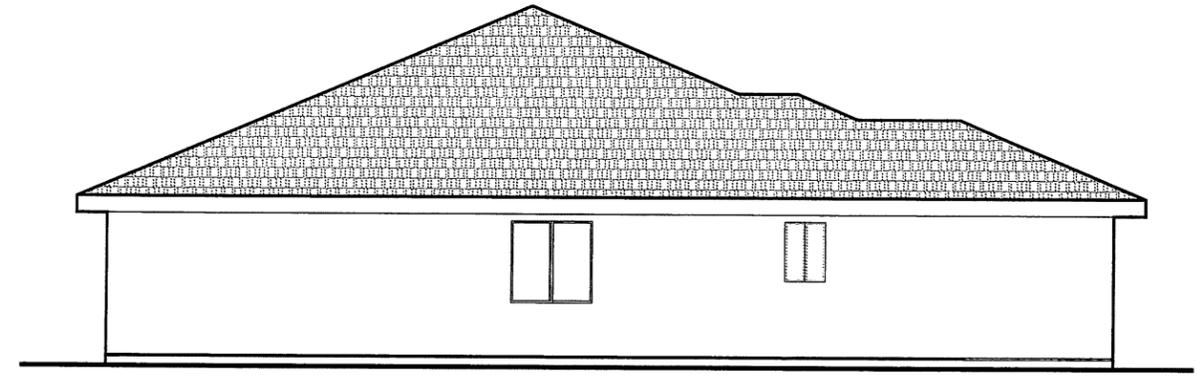
FRONT ELEVATION

1/4" = 10'



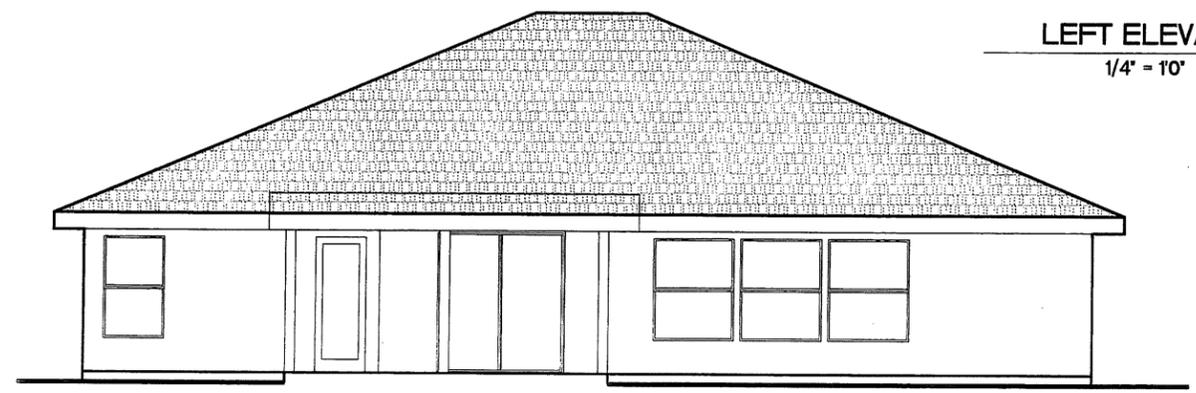
RIGHT ELEVATION

1/4" = 10'



LEFT ELEVATION

1/4" = 10'



REAR ELEVATION

1/4" = 10'

EXTERIOR ELEVATIONS

REVISIONS	DATE	BY
1		
2		
3		
4		

DRAWN BY: WTF
 DATE: AUGUST 1 2014
 SCALE: 1/4" = 1'-0"

SWIFT HOMES INC



1969 HILLMAN
TULARE, CALIFORNIA 93274
(559) 686-4852

PLAN 1970

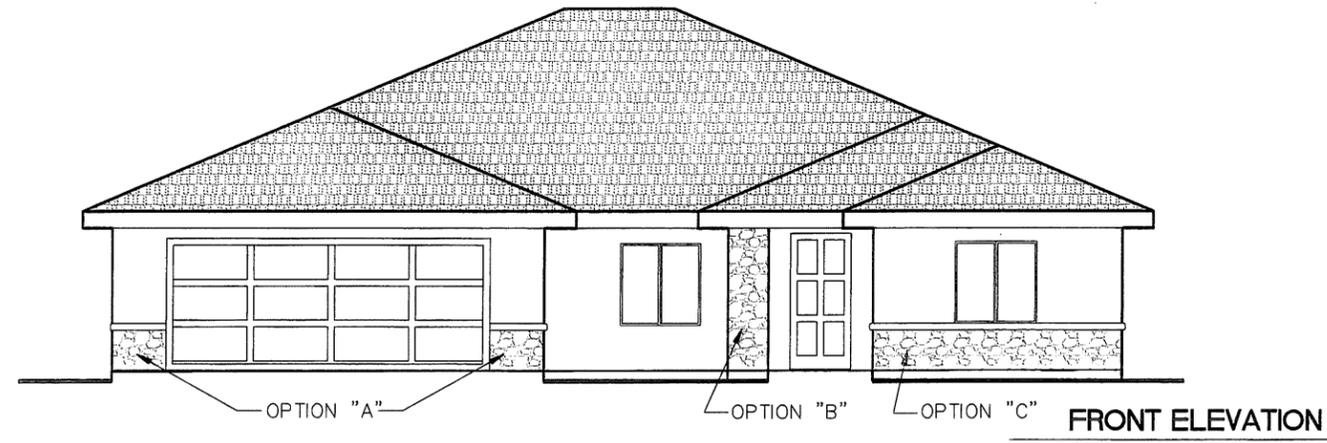
QUAIL CREEK - JACKSON PLAN
TULARE CALIFORNIA



SHEET
4A

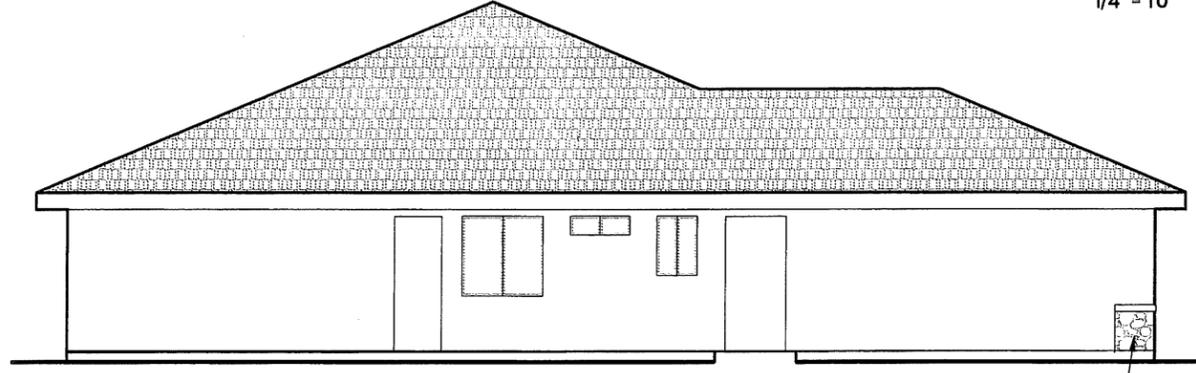
1/4" = 1'-0" SYS 18 6-6-97 1015 HRS

1/4" = 10' SYS 18 6-6-97 1015 MRS



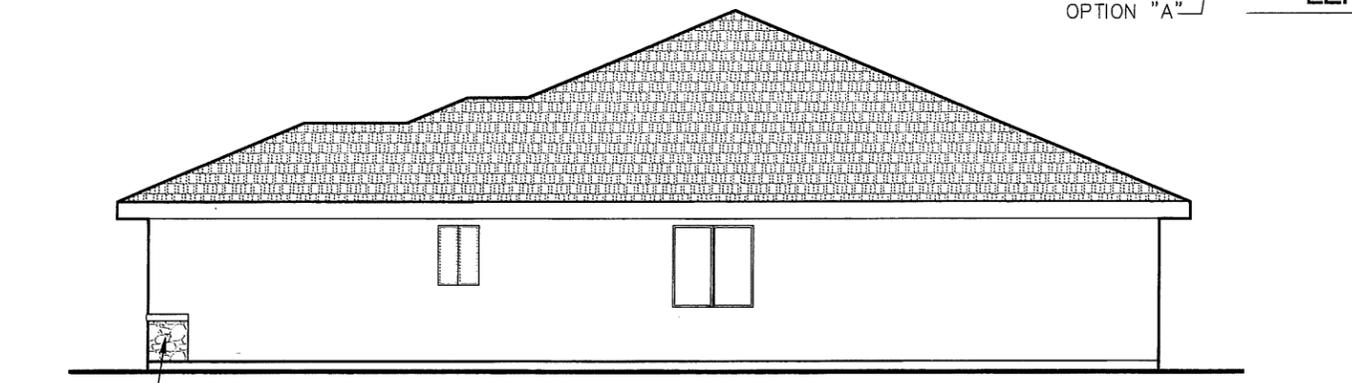
FRONT ELEVATION

1/4" = 10'



LEFT ELEVATION

1/4" = 10'



RIGHT ELEVATION

1/4" = 10'



REAR ELEVATION

1/4" = 10'

EXTERIOR ELEVATIONS

ROCK OPTIONS

REVISIONS	DATE	BY
1		
2		
3		
4		

DRAWN BY: WFF
 DATE: AUGUST 1 2014
 SCALE: 1/4" = 1'-0"

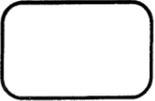
SWIFT HOMES INC



1969 HILLMAN
TULARE, CALIFORNIA 93274
(559) 686-4852

PLAN 1970

QUAIL CREEK - JACKSON PLAN
TULARE CALIFORNIA

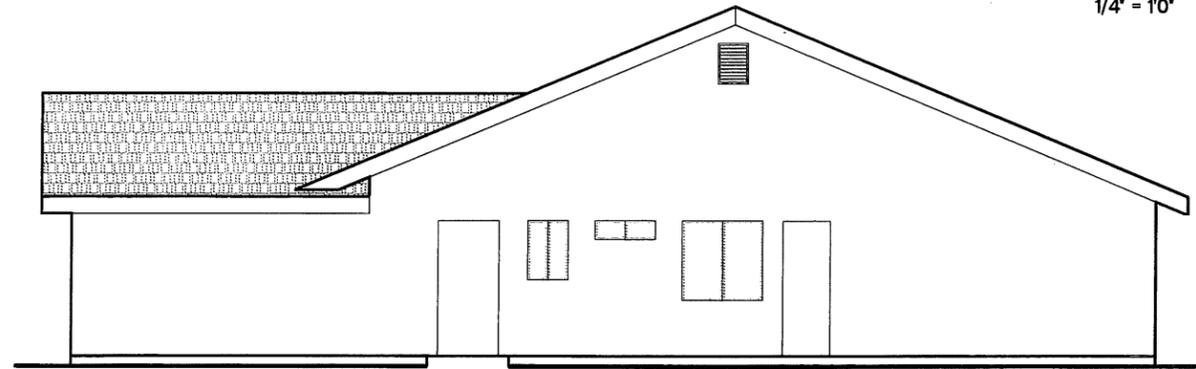


SHEET
4AR

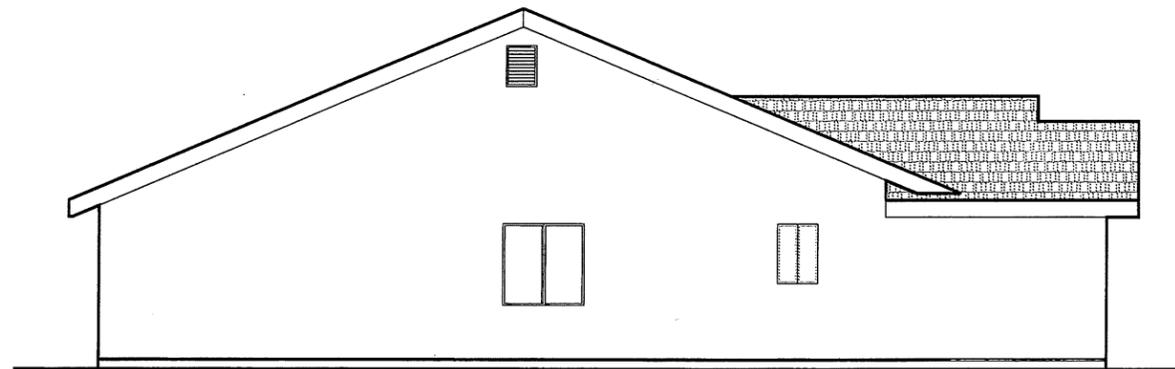
1/4" = 1'-0" SYS 1B 6-6-97 1015 HRS



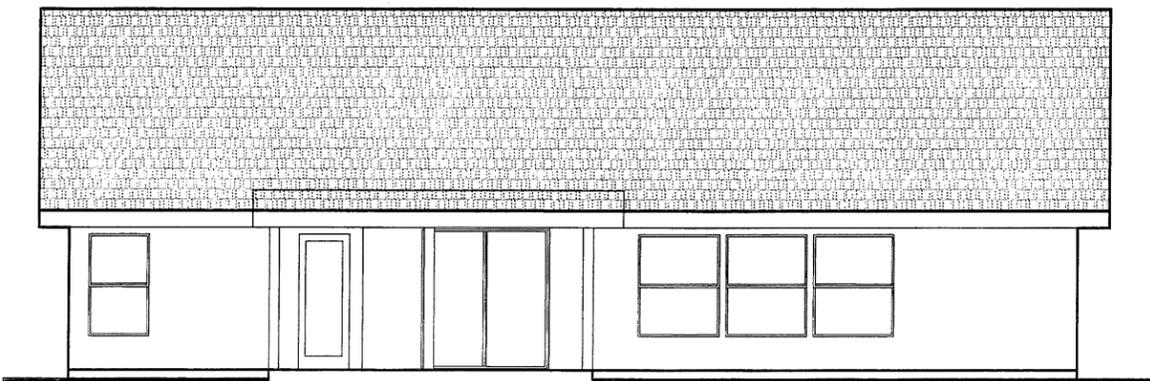
FRONT ELEVATION
1/4" = 1'0"



RIGHT ELEVATION
1/4" = 1'0"



LEFT ELEVATION
1/4" = 1'0"



REAR ELEVATION
1/4" = 1'0"

EXTERIOR ELEVATIONS

REVISIONS	DATE	BY
1		
2		
3		
4		

DRAWN BY: WTF
 DATE: AUGUST 1 2014
 SCALE: 1/4" = 1'-0"

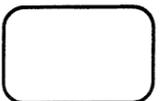
SWIFT HOMES INC



1969 HILLMAN
TULARE, CALIFORNIA 93274
(559) 686-4852

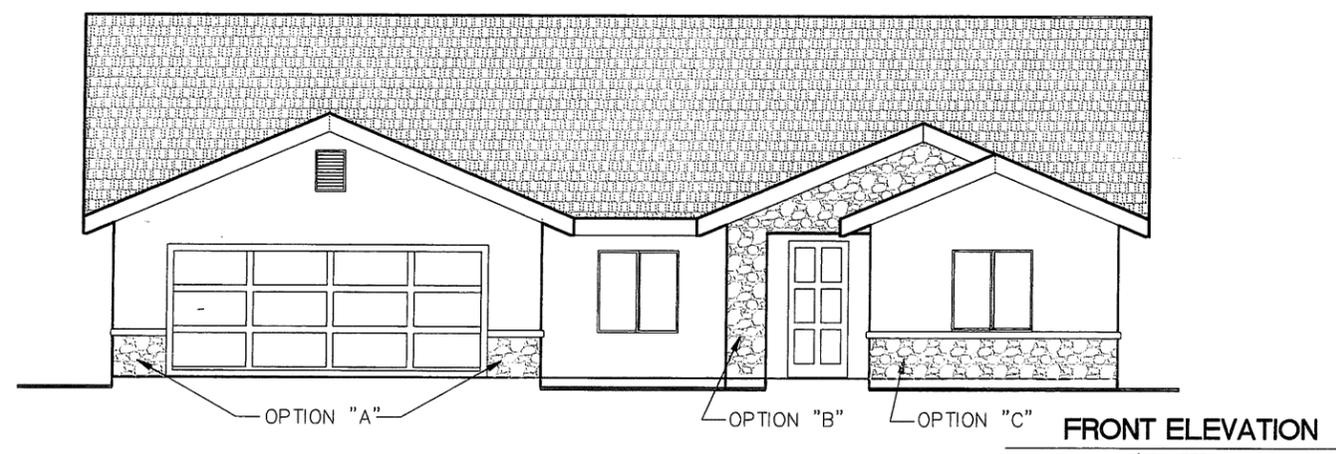
PLAN 1970

QUAIL CREEK - JACKSON PLAN
TULARE, CALIFORNIA

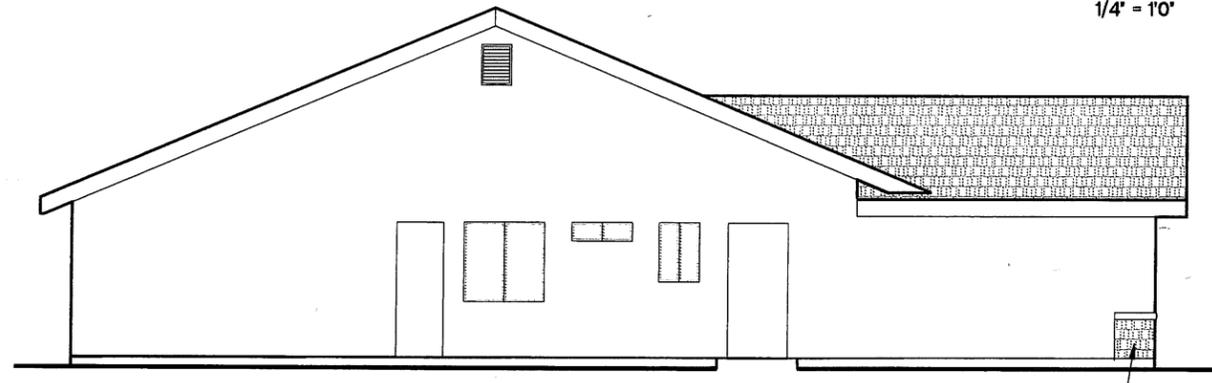


SHEET
4B

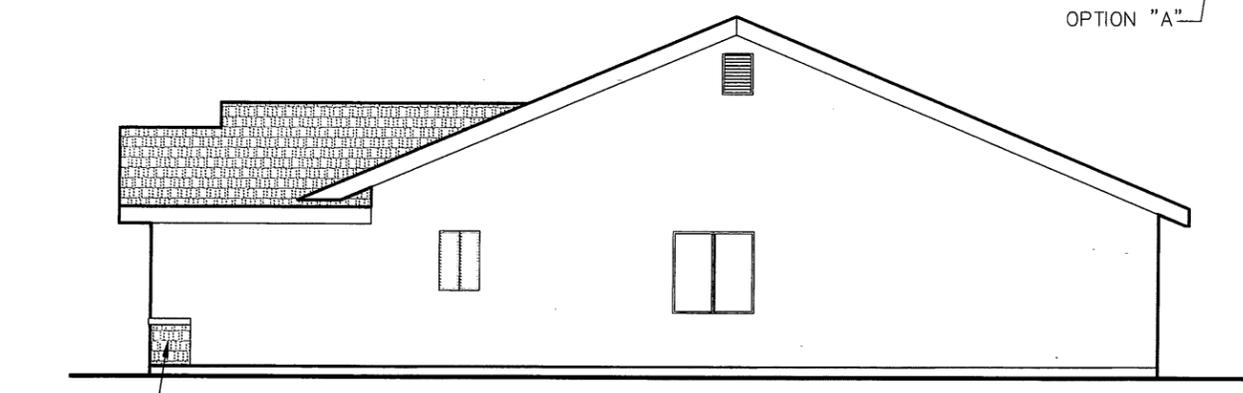
1/4" = 1'-0" SYS 18 6-6-97 1015 HRS



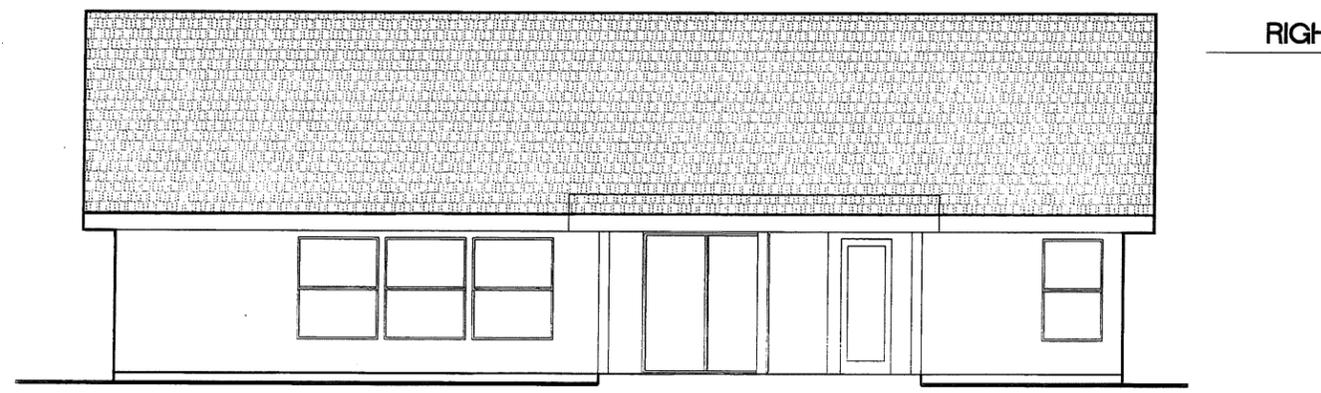
FRONT ELEVATION
1/4" = 1'0"



LEFT ELEVATION
1/4" = 1'0"



RIGHT ELEVATION
1/4" = 1'0"



REAR ELEVATION
1/4" = 1'0"

EXTERIOR ELEVATIONS

ROCK OPTIONS

REVISIONS	DATE	BY	DATE	BY
1				
2				
3				
4				

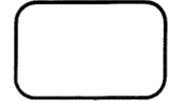
DRAWN BY: WFF
DATE: AUGUST 1 2014
SCALE: 1/4" = 1'-0"

SWIFT HOMES INC
1969 HILLMAN
TULARE, CALIFORNIA 93274
(559) 686-4852



PLAN 1970

QUAIL CREEK - JACKSON PLAN
TULARE CALIFORNIA



SHEET
4BR

NUMBER

WALL KEY

INDICATES LOW WALL
 2 x 4 STUD WALL
 2 x 6 STUD WALL
 2 x 6 PLUMBING WALL
 POT SHELF
 SOFFIT LIMITS

INTERIOR ELEVATION KEY

A 44.10 B
 C

GENERAL FIREPLACE NOTES

FACTORY BUILT FIREPLACES SHALL BE TESTED IN ACCORDANCE WITH UL 127 PER CFC R 1014.

1. TEST FITTING, CLEARANCE METAL OR GLASS DOORS.
2. OUTSIDE AIR INTAKE WITH DAMPER AND CONTROL.
3. FLUE DAMPER AND CONTROL.
4. COMBUSTIBLE MATERIALS SHALL NOT BE PLACED WITHIN 4" OF FIREPLACE. BRICK CHIMNEY OR CHIMNEY WALLS COMBUSTIBLE MATERIAL SHALL NOT BE PLACED WITHIN 8" OF THE FIREPLACE OPENING. NO SUCH COMBUSTIBLE MATERIAL WITHIN 12" OF THE FIREPLACE OPENING SHALL PROTRUDE MORE THAN 1/8" FOR EACH 1" CLEARANCE FROM OPENING. PER 2010 CFC SEC. 911.4.3.4.
5. FACTORY BUILT CHIMNEYS AND FACTORY BUILT FIREPLACES SHALL BE LISTED SHALL BE INSTALLED IN ACCORDANCE WITH THE TERMS OF THEIR LISTINGS AND THE MANUFACTURER'S WRITTEN INSTRUCTIONS AS SPECIFIED IN THE TECHNICAL DATA SHEET (CFC SEC. 211.4.3.1).
6. CONTRACTOR TO PROVIDE INSPECTOR WITH A COPY OF THE FIREPLACE INSTALLATION INSTRUCTIONS AND LISTING LOG, PRIOR TO INSTALLATION OF THE FIREPLACE UNIT.

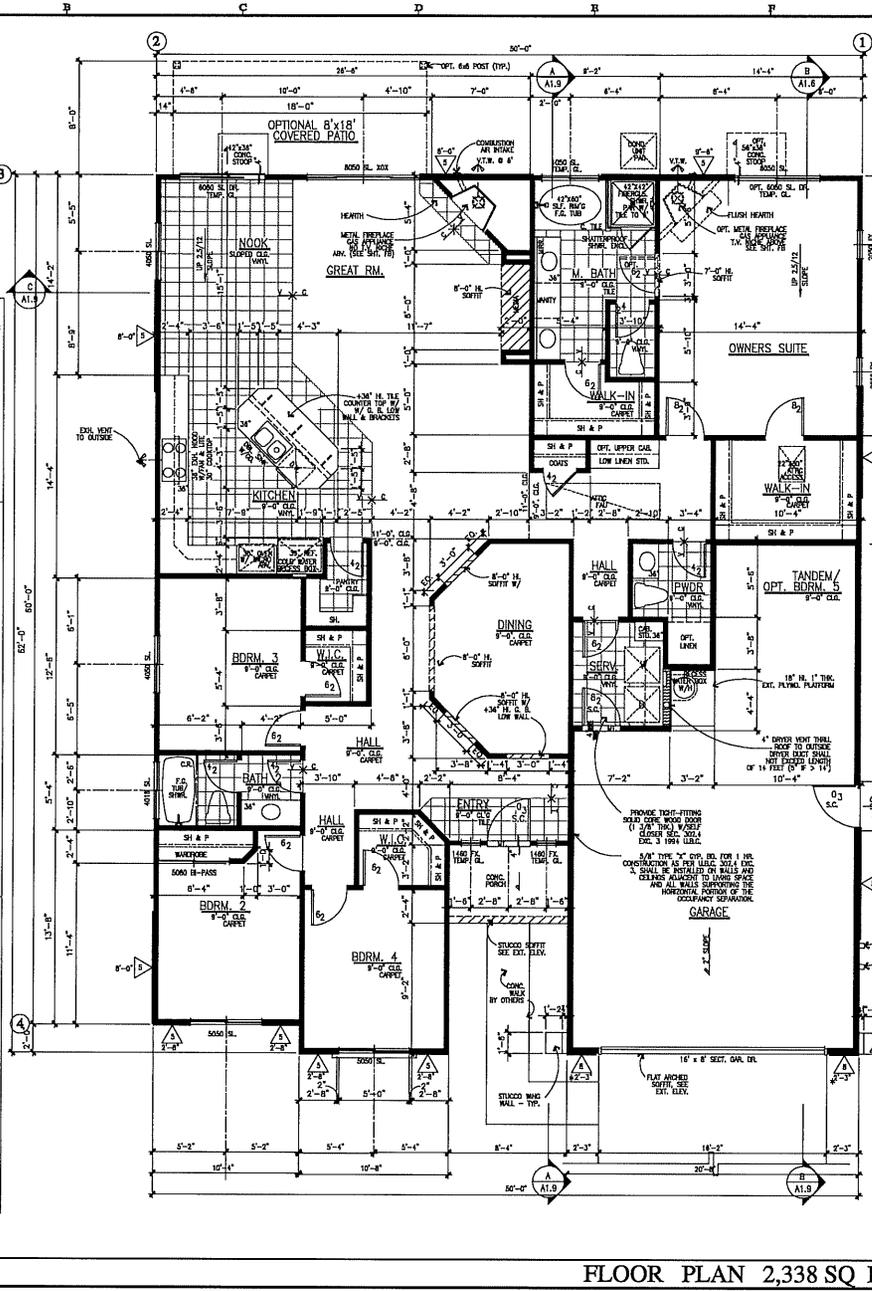
GENERAL FLOOR NOTES

1. ALL WORK SHALL COMPLY WITH THE LATEST ADOPTED EDITION OF THE CALIFORNIA BUILDING CODE AND LOCAL ORDINANCES. NOTHING IN THESE DRAWINGS SHALL BE INTERPRETED TO ALLOW NONCONFORMING WORK.
2. EXISTING SUBSTRATE SHALL BE ALL THAT KEEP THE FINISHED FLOOR FREE FROM ACCUMULATION OF WASTE MATERIALS OR RUBBISH. CHANGES TO THE SUBSTRATE AT THE DISCRETION OF THE WORK. THE SUBCONTRACTOR SHALL REMOVE ALL HIS WASTE MATERIAL FROM AND ABOUT THE PROJECT AS WELL AS HIS TOOLS, CONSTRUCTION EQUIPMENT AND SUPPLIES MATERIALS.
3. ANY DAMAGE TO EXISTING WORK THAT MAY OCCUR DURING THE COURSE OF WORK SHALL BE REPAIRED OR REPLACED BY THE SUBCONTRACTOR TO THE APPROVAL OF THE CONTRACTOR.
4. IRON CLOSET DOOR IS INSTALLED IN A CLOSET A MINIMUM EXPOSURE OF 100 SQ. FT. FOR MAKEUP AIR SHALL BE PROVIDED.
5. SHOWER DOORS SHALL OPEN AS TO MAINTAIN A MINIMUM 22 INCH UNRESTRICTED OPENING.
6. DOOR VENT SHALL NOT EXCEED A COMBINED VERTICAL AND HORIZONTAL LENGTH OF 14'-0" INCLUDING TWO 90-DEGREE ELBOWS.
7. WALLS AND SOFFITS OF ENCLOSED USABLE SPACES UNDER STAIRS SHALL BE PROTECTED WITH 1/2" THICK FIRE RATED MATERIALS ON THE EXPOSED SIDE PER 2010 CFC SEC. 1003.4.1.
8. MAXIMUM SILL HEIGHT OF 44 INCHES ABOVE THE FINISHED FLOOR FOR ALL OF THE WINDOWS USED FOR EMERGENCY EGRESS. WINDOWS SHALL BE AT LEAST 20" FT. HEIGHT 24" MIN. WIDTH PER 2010 CFC SECTION 1003.4.
9. SECURITY CODE COMPLIANCE: PEEP HOLE TO BE LOCATED ON FRONT DOOR. PEEP HOLE AT ALL EXTERIOR DOORS IF WOOD FRAME. CONSTRUCTION ANY OPEN SPACE BETWEEN INSULATED WOOD DOOR AND DAMPER SHALL BE SEAL SHOWN AT 4 INCHES FROM EXTERIOR NOT LESS THAN SIX INCHES ABOVE AND BELOW THE STRIKE PLATE. STRIKE PLATES SHALL BE ATTACHED TO WOOD W/ (1) 1/2" BOLT. SECURE ALL WINDOWS TO MEET MAX. STRENGTH PER USC (APPLIES IN ALL APPLICABLE CITIES).
10. SHOWER COMPARTMENTS AND WALLS ABOVE BATH TUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A NON-ABRASIVE SURFACE TO A HEIGHT NO LESS THAN 72" ABOVE THE FLOOR.

FIRE BLOCKING & DRAFT STOP NOTES

WHERE REQUIRED, THE BLOCKING AND DRAFTSTOP SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS PER 2010 CFC SEC. 717.1 CONCRETE SPACES.

1. IN CONCRETE SPACES OF FLOOR WALL AND PARTITION INCLUDING TURNED SPACES, AT CEILING AND FLOOR LEVELS AND AT 15'-0" INTERVALS WITH VERTICALS AND HORIZONTALS.
2. AT ALL INTERSECTIONS BETWEEN CONCRETE VERTICAL AND HORIZONTAL SPACES SUCH AS SOFFITS, DROP CEILING AND LOW CEILING.
3. ON CONCRETE SPACES BETWEEN STAIR STROPPERS AT THE TOP AND BOTTOM OF THE RISE AND BETWEEN STAIRS ALONG AND IN LINE WITH THE RUN OF THE STAIRS IN THE WALLS UNDER THE STAIRS ARE DEFINED.
4. IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES, AND SIMILAR OPENINGS THAT ATTEND A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, WITH NONCOMBUSTIBLE MATERIALS.
5. AT OPENINGS BETWEEN ATTIC SPACES AND CHIMNEY CHASES FOR FACTORY-BUILT CHIMNEYS.
6. WHERE WOOD SLEEPERS ARE USED FOR LAMIN WOOD FLOORING ON MASONRY OR CONCRETE-FINISHED FLOORING, THE SPACE BETWEEN THE FLOOR SLAB AND THE UNDERSIDE OF THE WOOD SHALL BE FILLED WITH NONCOMBUSTIBLE MATERIAL. IF THE BLOCKING IN SUCH A MANNER THAT THERE WILL BE NO OPEN SPACES UNDER FLOORING THAT WILL EXCEED 1/8" FEET IN AREA AND SUCH SPACE SHALL BE FILLED COMPLETELY UNDER ALL FINISHING PARTITIONS OF THE FLOOR. NO COMBUSTION UNDER THE FLOORING BETWEEN ADJOINING ROOMS.
7. FOR EXCEPTS TO FIRE BLOCKING SEE SECTION 717.2.6 OF 2010 CFC.
8. SEE 2010 SEC. 717.2.1 FOR ACCEPTABLE FIRE BLOCKING MATERIALS.
9. SEE 2010 CFC SEC. 717.3.1 FOR ACCEPTABLE CHIMNEYS MATERIALS.

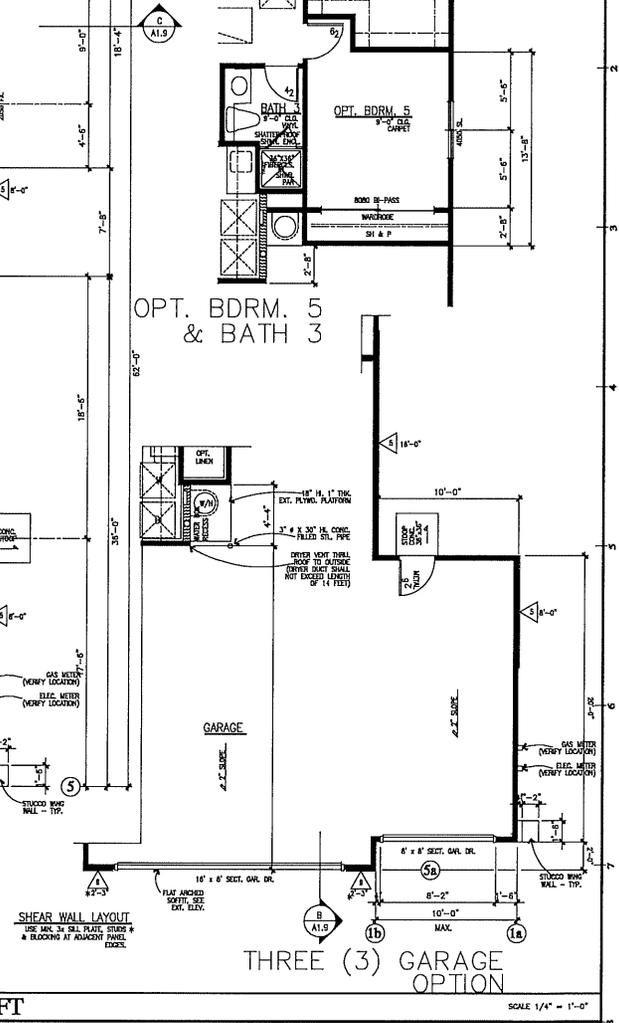


SQUARE FOOTAGE

RESIDENCE	2338 SQ. FT.
CHANGES & STORAGE	417 SQ. FT.
COV. PORCH	44 SQ. FT.

SHEAR WALL SCHEDULE

WALL NO.	MATERIAL DESCRIPTION	ALLOWABLE SHEAR
1	1/2" UNBLOCKED GYP. BD. W/ 5/8 COOLER OR WALL BOARD NAILS @ 7" OC	100# / 1
2	5/8" UNBLOCKED GYP. BD. W/ 6/8 COOLER OR WALL BOARD NAILS @ 7" OC	115# / 1
3	5/8" BLOCKED GYP. BD. W/ 6/8 COOLER OR WALL BOARD NAILS @ 4" OC	175# / 1
4	7/8" GIB. PLASTER (UNBLOCKED) W/ K-LATH, USE 13 GA-17" NAILS W/ 7/16" HEADS, OR 18 GA. 7/8" STAPLES @ 6" O.C. ALL STUDS & PLATES.	180# / 1
5	2 1/4" COX BLOCKED PLYWOOD W/ 6/8 NAILS @ 6" O.C. ALL EDGES & 12" O.C. IN FIELD.	280# / 1
6	2 1/4" COX BLOCKED PLYWOOD W/ 6/8 NAILS @ 4" O.C. ALL EDGES & 12" O.C. IN FIELD.	430# / 1
7	3 1/4" COX BLOCKED PLYWOOD W/ 6/8 NAILS @ 3" O.C. ALL EDGES & 12" O.C. IN FIELD.	550# / 1
8	1 1/2" OR 1 3/4" BLOCKED PLYWOOD W/ 10/4 NAILS @ 6" O.C. ALL EDGES & 12" O.C. IN FIELD.	665# / 1
9	1 1/2" OR 1 3/4" COX (STRUCTURAL) BLOCKED PLYW. W/ 10/4 @ 2" O.C. EDGE, 12" O.C. FIELD	870# / 1



3024S 1/4" = 1'-0" CFS 18. 8-8-97 1015. HRS

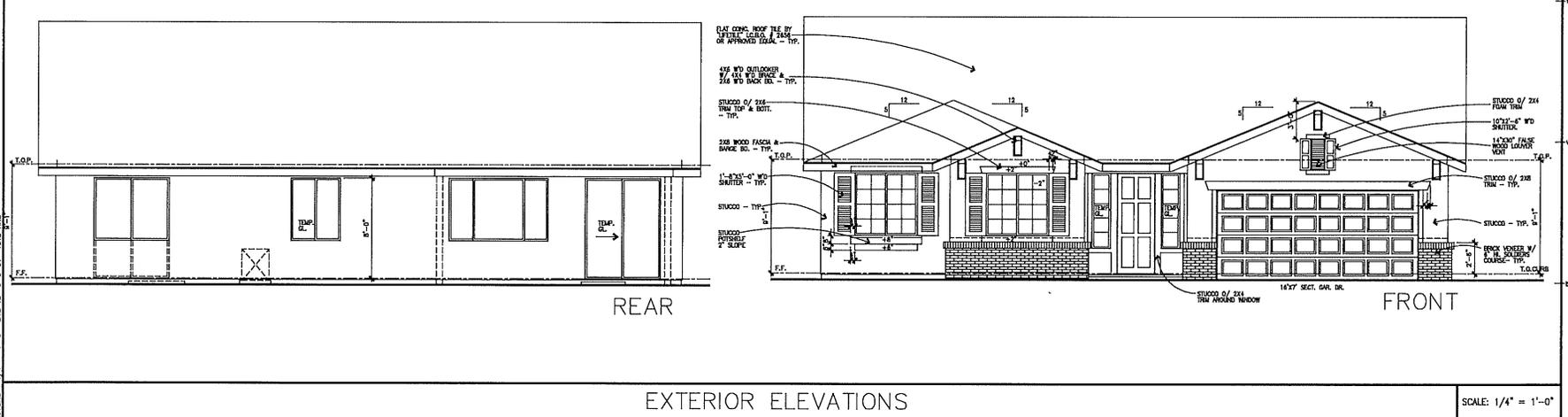
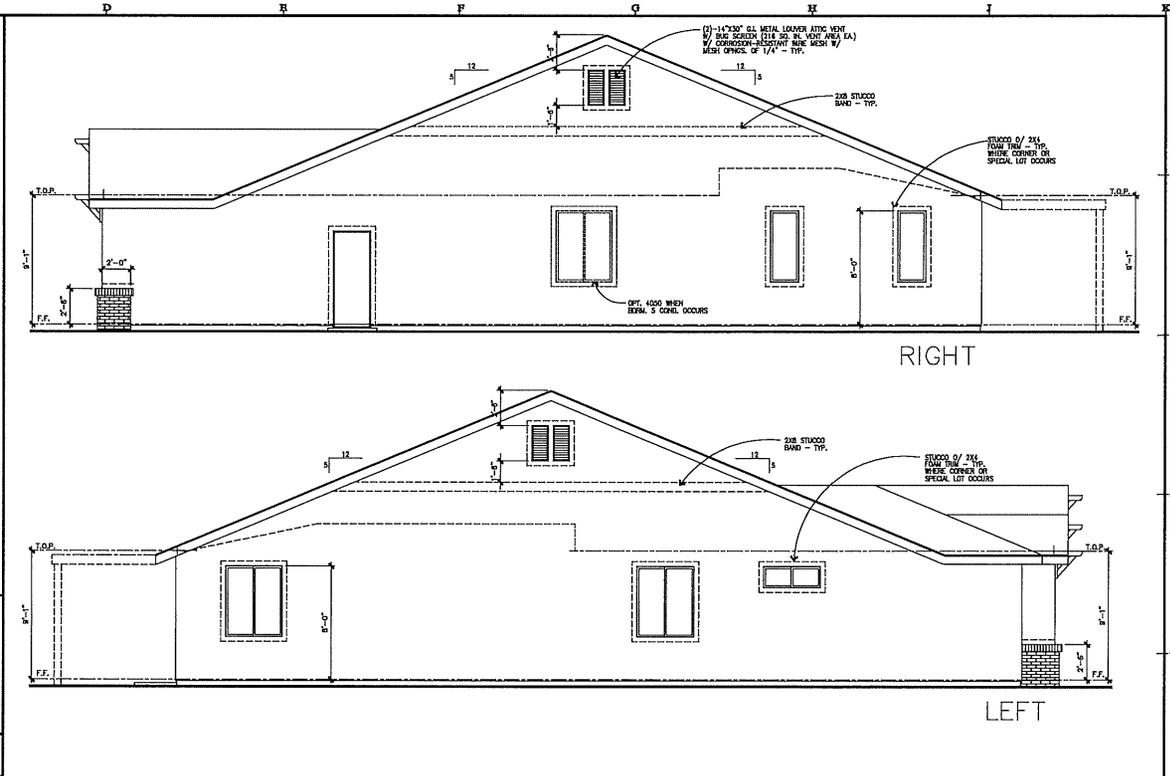
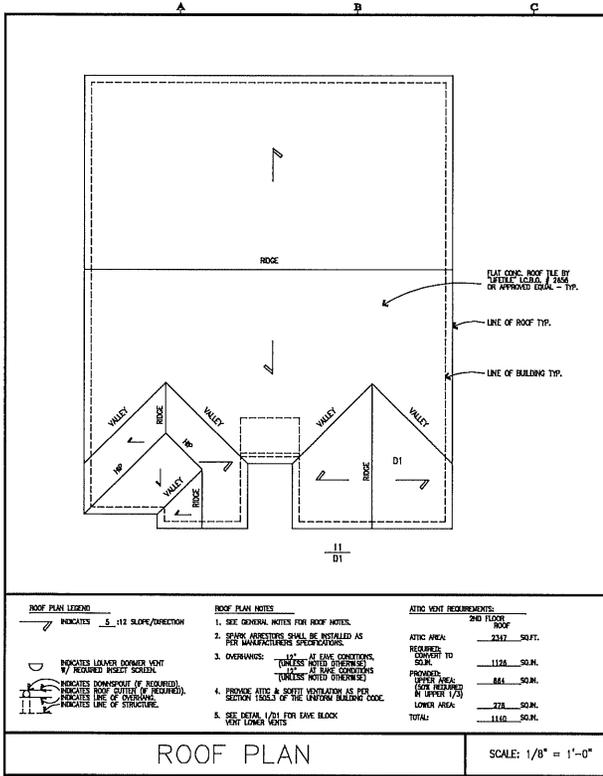
FLOOR PLAN 2,338 SQ FT

DATE	11/11/14
BY	SWIFT
DATE	AUGUST 1 2014
BY	SWIFT
DATE	
BY	

SWIFT HOMES INC
 1869 HILLMAN
 TULARE, CALIFORNIA 93274
 (559) 686-4652

PLAN 2338
 QUAIL CREEK - LINCOLN PLAN
 TULARE CALIFORNIA

A1.2



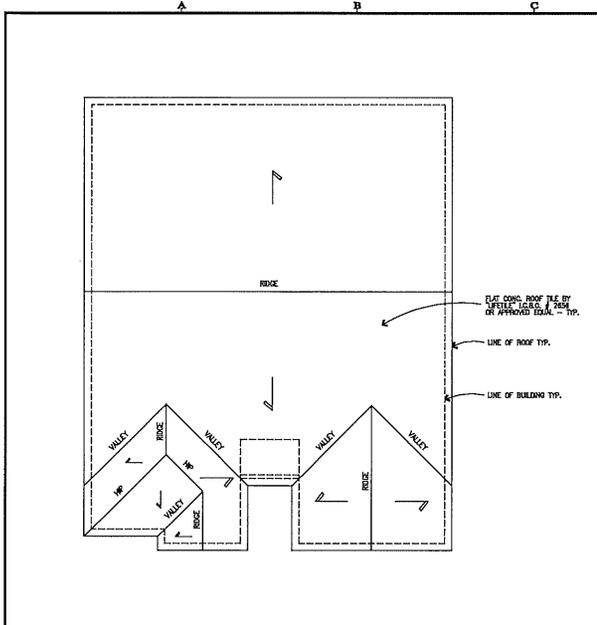
EXTERIOR ELEVATIONS

REVISIONS	DATE	BY	CHKD
1	AUGUST 1, 2014	SWIFT	SWIFT
2			
3			
4			

SWIFT HOMES INC
 1869 HILLMAN
 TULARE, CALIFORNIA 93274
 (559) 688-4652

PLAN 2338
QUAIL CREEK - LINCOLN PLAN
 TULARE CALIFORNIA

SHEET
A1.4
 JOB NUMBER



ROOF PLAN LEGEND

- INDICATES 3/12 SLOPE/DIRECTION
- INDICATES LOWER DORMER VENT BY REQUIRED PITCH SCREEN
- INDICATES DOWNSLOPE OF REQUIRED
- INDICATES ROOF OUTLINE OF REQUIRED
- INDICATES LINE OF OVERHANG
- INDICATES LINE OF STRUCTURE

ROOF PLAN NOTES

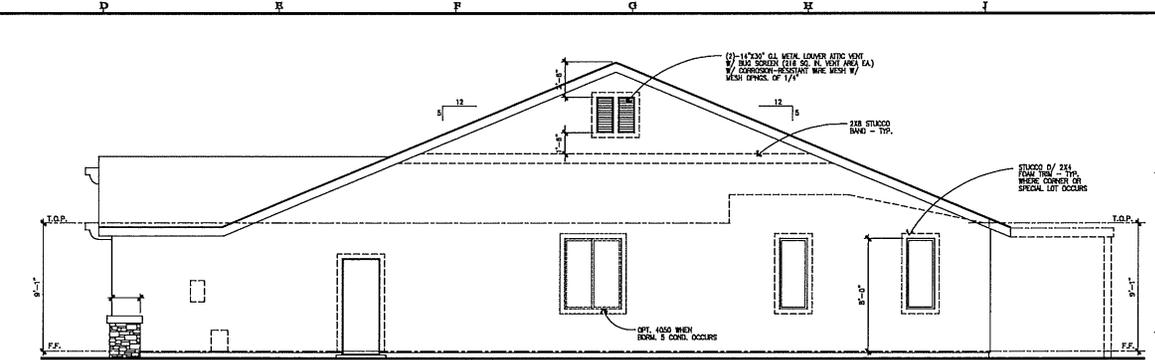
1. SEE GENERAL NOTES FOR ROOF NOTES.
2. SEAM AIRSTOPPERS SHALL BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS.
3. OVERHANGS: 12" AT EAVE OVERHANGS (UNLESS NOTED OTHERWISE) 12" AT GABLE OVERHANGS (UNLESS NOTED OTHERWISE)
4. PROVIDE ATIC & GUTTER INSTALLATION AS PER SECTION 1503.3 OF THE UNIFORM BUILDING CODE.
5. SEE DETAIL 1/01 FOR EAVE BLOCK VENT LUNGA VENTS

ATIC VENT REQUIREMENTS:

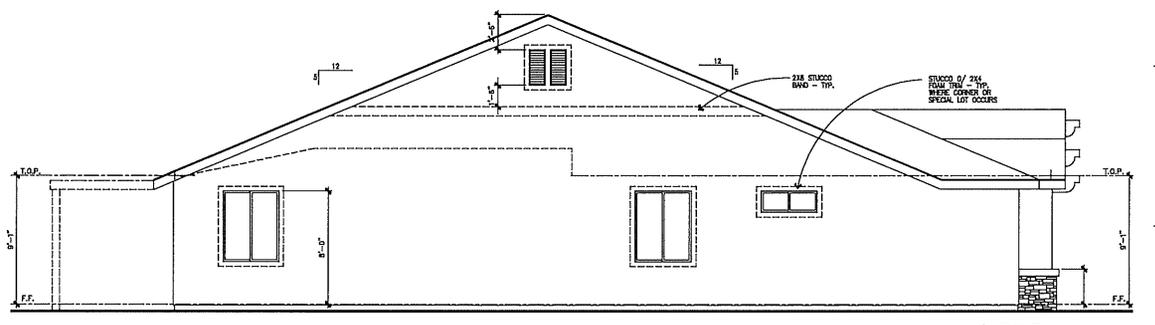
2ND FLOOR ROOF
ATIC AREA: 2312 SQ.FT.
REQUIRED COVER: 1124 SQ.F.
PROPOSED COVER AREA: 848 SQ.F.
(AS REQUIRED IN SECTION 1503.3)
LOWER AREA: 278 SQ.F.
TOTAL: 1140 SQ.F.

ROOF PLAN

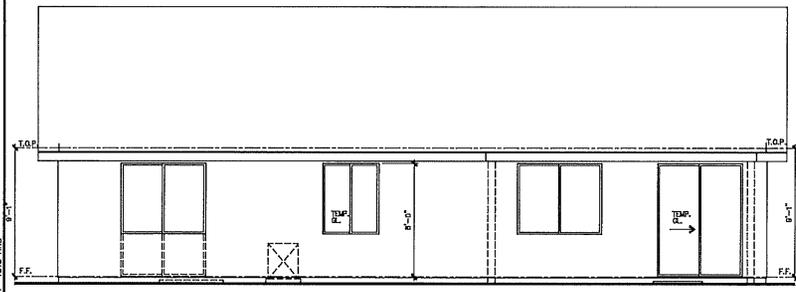
SCALE: 1/8" = 1'-0"



RIGHT



LEFT



REAR



FRONT

3/20/2015 1/4" = 1'-0" SWS 18 8-8-97 1015 HRS

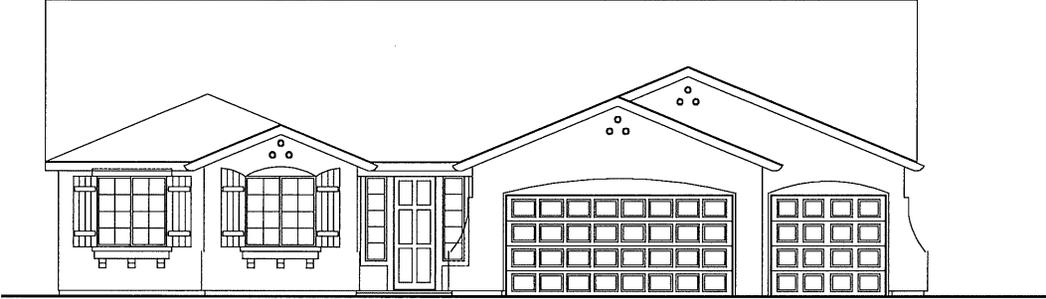
REVISIONS		DATE	BY	CHKD
1		AUGUST 1 2014		
2				
3				
4				

SWIFT HOMES INC
 1969 HILLMAN
 TULARE, CALIFORNIA 93274
 (559) 886-4852

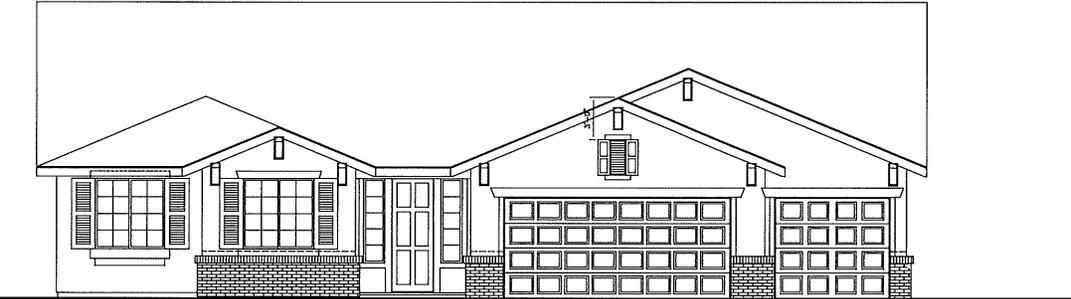
PLAN 2338
QUAIL CREEK - LINCOLN PLAN
 TULARE CALIFORNIA

REV
A1.5
 JOB NUMBER

A B C D E F G H I K



FRONT PLAN 1A



FRONT PLAN 1B



FRONT PLAN 1C

OPTIONAL (3) CAR GARAGE EXTERIOR ELEVATIONS

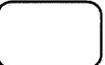
SCALE: 1/4" = 1'-0"

REVISIONS	DATE	BY
1		
2		
3		
4		

SWIFT HOMES INC
 1969 HILLMAN
 TULARE, CALIFORNIA 93274
 (559) 886-4852



PLAN 2338
QUAIL CREEK - LINCOLN PLAN
 TULARE CALIFORNIA



OF SET
A1.5A
 JOB NUMBER

3/27/24 1/4" = 1'-0" SCS 18 4-6-27 1015 IRS



3/27/15 1/4" = 1'-0" SWS 18 6-14-17 1015 HHS

REVISION	DATE	BY	CHKD
1			
2			
3			
4			

SWIFT HOMES INC
 1969 HILLMAN
 TULARE, CALIFORNIA 93274
 (559) 666-4852

PLAN 2338
QUAIL CREEK - LINCOLN PLAN
 TULARE CALIFORNIA



DATE
A1.5R
 JOB NUMBER

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

To: Brisbane East, C/O Greg Nunley

From: Steve Brandt, City Planner 

Date: April 29, 2016

Subject: Application for Major Site Plan Review 2015-06/Tentative Subdivision Map at Daphne Lane – Great Valley Land Company

Site Plan 2015-06 is being reviewed under the current Zoning Ordinance requirements for Major Site Plan Review. These are City staff's site plan comments. Final comments will be made to the Planning Commission in the staff report for the Major Site Plan Review and Tentative Subdivision Map.

SITE PLAN DESCRIPTION

The site, known as APN 023-020-010, is located on the east and west sides of the future extension of Daphne Lane, north of East D Street, south of the SJVRR right of way, and west of the Lemoore Canal. A city storm drain basin is directly west of the site. The tentative map proposes 66 single-family residential units on 66 single-family lots and expansion of a storm drainage pond.

USE

The site is zoned Low Density Residential (RLD) and Parks and Recreation/Ponding Basin (PR) west of the Daphne Lane alignment and Low-Medium Density Residential (RLMD) east of the Daphne Lane alignment. A portion of the site is zoned for a ponding basin. Results of a previously prepared storm drainage analysis show that the size proposed in the site plan is acceptable.

A general plan amendment and a zone change are required to change the land use designations and zoning to Low Density Residential (RLD) and Parks and Recreation/Ponding Basin (PR) that is consistent with the site plan. A tentative subdivision map application is also required.

After full review by all City staff, including the City Manager's office, Staff is requiring that at Lots 56 and 57 be made a pocket park. The pocket park site shall be labeled on the tentative map as Lot A. The easement between the pond and the Lemoore canal can be moved onto the pocket park. On the east side of Daphne Lane, the 20-foot wide easement shall be located all on one lot. The park land in lieu fee shall be calculate only on the difference between the required acreage and the acreage provided in the pocket park.

RIGHT OF WAY AND ACCESS

Daphne Lane is a collector status roadway in the City General Plan. Road rights of way for the streets shown are acceptable, with one exception. The stub street between Lots 20 and 21 shall be widened to 80 feet to accommodate possible future connection to 17th Avenue. The lot depth of Lot 21 shall be at least 100 feet from the RR right of way to the stub street right of way.

Single-family drive approaches on corner lots shall be placed on the interior side of the lot.

Label as Daphne Lane. Label A Street as “_____” Street. Label B Street as “_____” Way. Label C Street as “_____” Way. You may propose street names of one word and 15 characters or less that are not similar to an existing street in the City and are not a person’s first name.

AREA, SETBACK, HEIGHT AND COVERAGE STANDARDS

9-5A-4: GENERAL ZONING DISTRICT DEVELOPMENT STANDARDS

The project, as shown, meets all standards in Table 9-5A-4A.

For single-family residential subdivisions, the front yard setback of adjacent homes shall have a minimum two foot (2') stagger between adjacent lots.

DRAINAGE

Developer will be responsible for design and construction of the expanded basin. Due to historical high groundwater levels, the basin can only be five feet deep. The storm drain analysis must take this into account.

DESIGN STANDARDS

9-5B-2: NOISE, ODOR, VIBRATION, AND MAINTENANCE PERFORMANCE STANDARDS

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.

9-5B-3: PROPERTY AND UTILITY IMPROVEMENTS:

Installation of curbs, gutters, and sidewalks shall be required. All on site utilities shall be installed underground.

9-5B-4: OUTDOOR LIGHTING:

The project shall meet all the applicable requirements for outdoor lighting found in Section 9-5B-4 of the Zoning Ordinance.

9-5B-6: SCREENING:

All exterior roof and ground mounted mechanical equipment, including, but not limited to, heating, air conditioning, refrigeration equipment, plumbing lines, duct work, and transformers, shall be screened from public view from abutting public streets. Screening of mechanical equipment shall be compatible with other on site development in terms of colors, materials, and/or architectural styles.

9-5C-3: DESIGN STANDARDS FOR RESIDENTIAL PROJECTS

See section 9-5C-3 of the Zoning Ordinance for standards pertaining to the residential building design and architecture. Submittal of conceptual elevation and floor plans for each single-family master home plan will be required with the tentative map application.

9-5D1-2: LANDSCAPE STANDARDS

Show conceptual locations of trees, shrubs, and groundcover in public right of way. Identify species of street trees. Drought tolerant species must be used.

- C. Plant Type: Landscape planting shall emphasize drought tolerant and native species (especially along natural, open space areas), shall complement the architectural design of structures on the site, and shall be suitable for the soil and climatic conditions specific to the site. (Ord. 2013-05, 2-6-2014)
2. Street And Parking Lot Trees: Street and parking lot trees shall be selected from the city's adopted master list of street trees and parking lot trees.
 3. Tree Root Barriers: Trees planted within five feet (5') of a street, sidewalk, paved trail, curb, or walkway shall be separated from hardscapes by a root barrier to prevent physical damage to public improvements.
- D. Planting Size, Spacing, And Planter Widths: In order to achieve an immediate effect of a landscape installation and to allow sustained growth of planting materials, minimum plant material sizes, plant spacing, and minimum planter widths (inside measurements) are as follows:
1. Trees: The minimum planting size for trees shall be fifteen (15) gallon, with twenty five percent (25%) of all trees on a project site planted at a minimum twenty four inch (24") box size. For commercial, office, community/civic, and industrial development, tree spacing within perimeter planters along streets and abutting residential property shall be planted no farther apart on center than the mature diameter of the proposed species. Minimum planter widths shall be five feet (5').

Street Trees: Street trees shall be provided a minimum of every thirty feet (30') on center on street adjacent to a side yard, and a minimum one per lot when adjacent to a front yard. Tree species shall be approved by the city as part of the improvement plan review process and shall be selected from a city approved tree list. Trees shall be planted ten feet (10') away from alleys, driveways, fire hydrants, water lines, and sewer lines and five feet (5') from gas, electrical, telephone, cable television, and adjoining property lines. They shall also be planted a minimum of twenty feet (20') from city streetlights. Ultimate planting locations shall be subject to city review and approval based upon field conditions.

Front yards planted with new development shall meet all City adopted landscape codes and standards.

PARKING

9-5E-3: GENERAL PARKING REGULATIONS:

The individual lots shall meet the parking requirements for off-street parking.

ADDITIONAL ITEMS ON TENTATIVE MAP

The following additional items shall be placed on the tentative map:

1. Date of site survey, if any.
2. Proposed building setbacks. Or state that setbacks will be per the Zoning Ordinance.
3. Average lot size
4. Phase lines, if development will be phased.
5. Identify the project engineer's license number.
6. Show the existing utility pole easement on the map.
7. Note on map regarding in-lieu park fees as follows:
 - On-site park acreage required: $64 \text{ lots} * 0.016 = 1.024 \text{ acres}$
 - On-site park acreage provided: _____ acres
 - Park in lieu fee to be paid for _____ acres (required – provided)
8. The locations shown by hatched lines of existing utilities in and adjacent to the subdivision; the size and location of sanitary and storm sewers; the size of water mains; and, if sewers and water mains are not in or adjacent to the subdivision, the direction and distance to the nearest sewer and water main with size and invert elevation of sewer and size of main, and the proposed method of providing sewage disposal.
9. Show the footprint of existing Not a Part dwelling that is located south of the proposed pond.
10. Change Daphne Street to Daphne Lane on street cross section.
11. On Vicinity map, rotate 90 degrees to match vicinity map north arrow. Change Bush Street to Daphne Lane.
12. Show existing pond and Lemoore Canal on the Vicinity map.
13. Provide a Name for the subdivision.
14. Seven (7) fire hydrants will be required. They are to be wet barrel with 2 ½" and 4 1/2" outlets, acceptable to the Fire Department. Locations are to be between these lots: 27/28, 34/35, 46/47, 52/53, 56/57, 61/62, and the southeast corner of 22.

**INITIAL STUDY / NEGATIVE
DECLARATION**

FOR

**BRISBANE EAST TENTATIVE
SUBDIVISION**

Lead Agency:

City of Lemoore

711 W Cinnamon Drive

Lemoore, CA 93245

(559) 924-6740

SECTION ONE - INTRODUCTION

1.1 - CEQA Requirements

This document is the Initial Study/ Negative Declaration (IS/ND) on the potential environmental impacts of dividing 21 gross acres into 64 single family residential lots in the City of Lemoore, California. Currently, the project site, which consists of a single parcel, is vacant and currently resides within the Greenway/Detention Basin, Low Density Single Family Residential and Low Medium Density Residential General Plan designation and the RLD, RLMD and PR zone districts. The site is located approximately 2.1 miles east of State Route 41, 0.8 miles east of Downtown Lemoore and 8 miles east of Naval Air Station Lemoore.

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.

Brisbane East, property owner, is proposing to divide the 21 gross acres into 64 single family residential lots, averaging approximately 8,808 square feet in size. Traffic impacts would increase by approximately 613 additional daily trips within the existing residential area (61 lots X 9.57 average trips per household). The subdivision would connect to the existing system of local roads by extending the alignment of Daphne Lane from the existing terminus along the southern edge of the property and connecting into the existing road within the constructed subdivision to the north, crossing the existing railroad line. 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," 2015
- 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 located at the current terminus of Daphne Lane, approximately 2.1 miles east of State Route 41, 0.8 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 230 feet, it is part of the Hanford-Corcoran Metropolitan Statistical Area. (Figures 2-1, Regional Location and 2-2, Project Location). The project's purpose is to allow the applicant to divide the 21 gross acres into 64 lots within the RLD (Low Density Residential), RLMD (Low-Medium Density Residential) and PR (Parks and Recreation/Ponding Basin) zone districts.

2.2 - Project Description

Brisbane East, property owner, is proposing to divide the 21 gross acres into 64 single family residential lots, averaging approximately 8,808 square feet in size (minimum 6,000 square foot lot). Currently, the project site, which consists of a single parcel, is vacant and currently resides within the Greenway/Detention Basin, Low Density Single Family Residential and Low Medium Density Residential General Plan designation and the RLD, RLMD and PR zone districts. The General Plan designation allows for a density of 3 to 12 units per acre with lots sizes ranging from 3,000 to 15,000 sq. ft. in size.

The project area would require access to telephone, sewer, water, and electrical services to be installed during construction of the proposed project by the applicant.

Traffic impacts would increase by approximately 613 additional daily trips within the existing residential area (61 lots X 9.57 average trips per household). The subdivision would connect to the existing system of local roads by extending the alignment of Daphne Lane from the existing terminus along the southern edge of the property and connecting into the existing road within the constructed subdivision to the north, crossing the existing railroad line.

2.3 - Project Environmental Setting

The area surrounding the project site has a city drainage basin, a church and residential uses to the west with the San Joaquin Valley Railroad and residential uses to the north. Directly east of the site consists of rural residential homes and open space area. Finally, to the south, a residential home is present while a medical clinic and elementary school are located further along Daphne Lane. The areas around the project site contain no habitat as they have all been somewhat developed and disturbed.

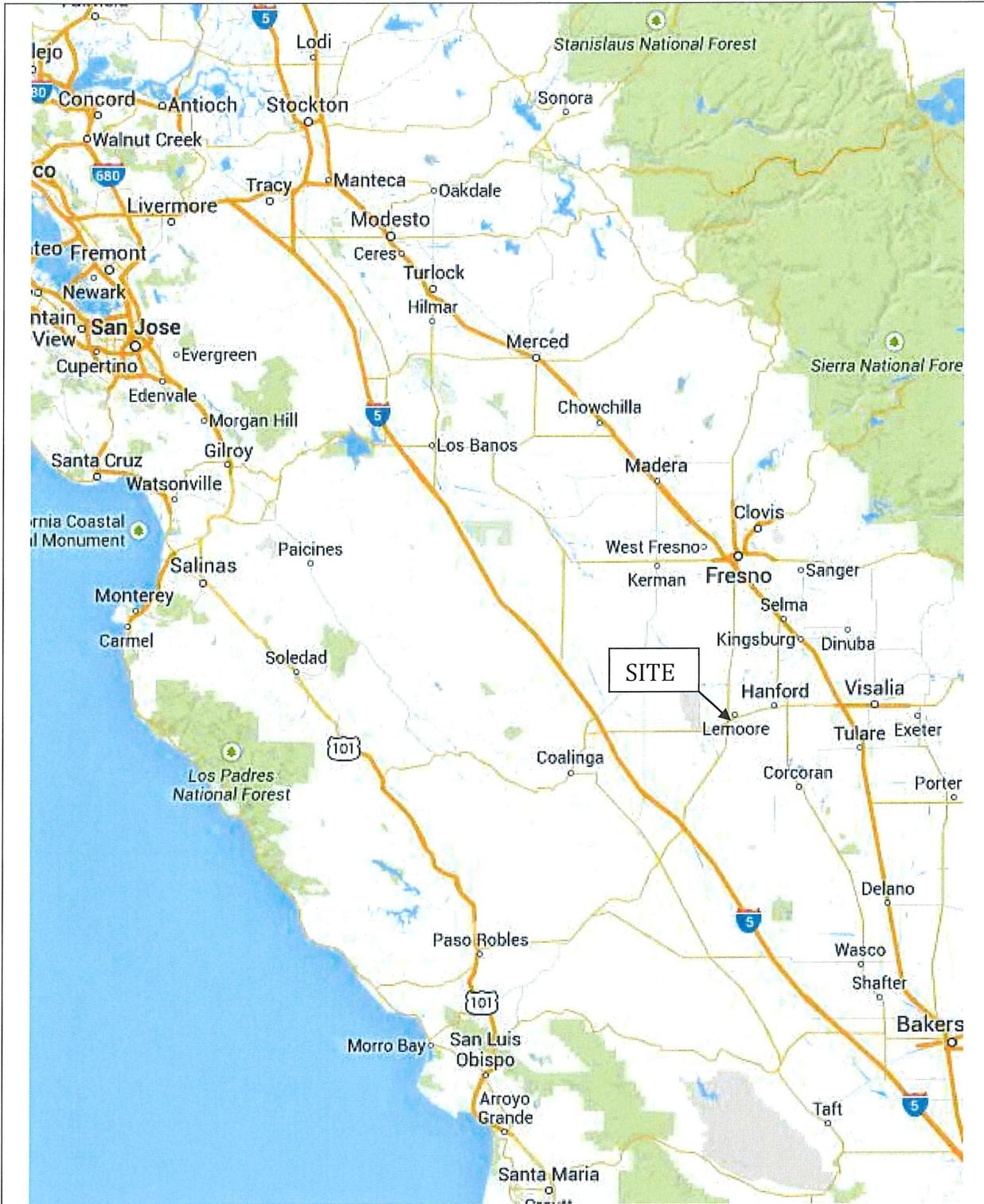
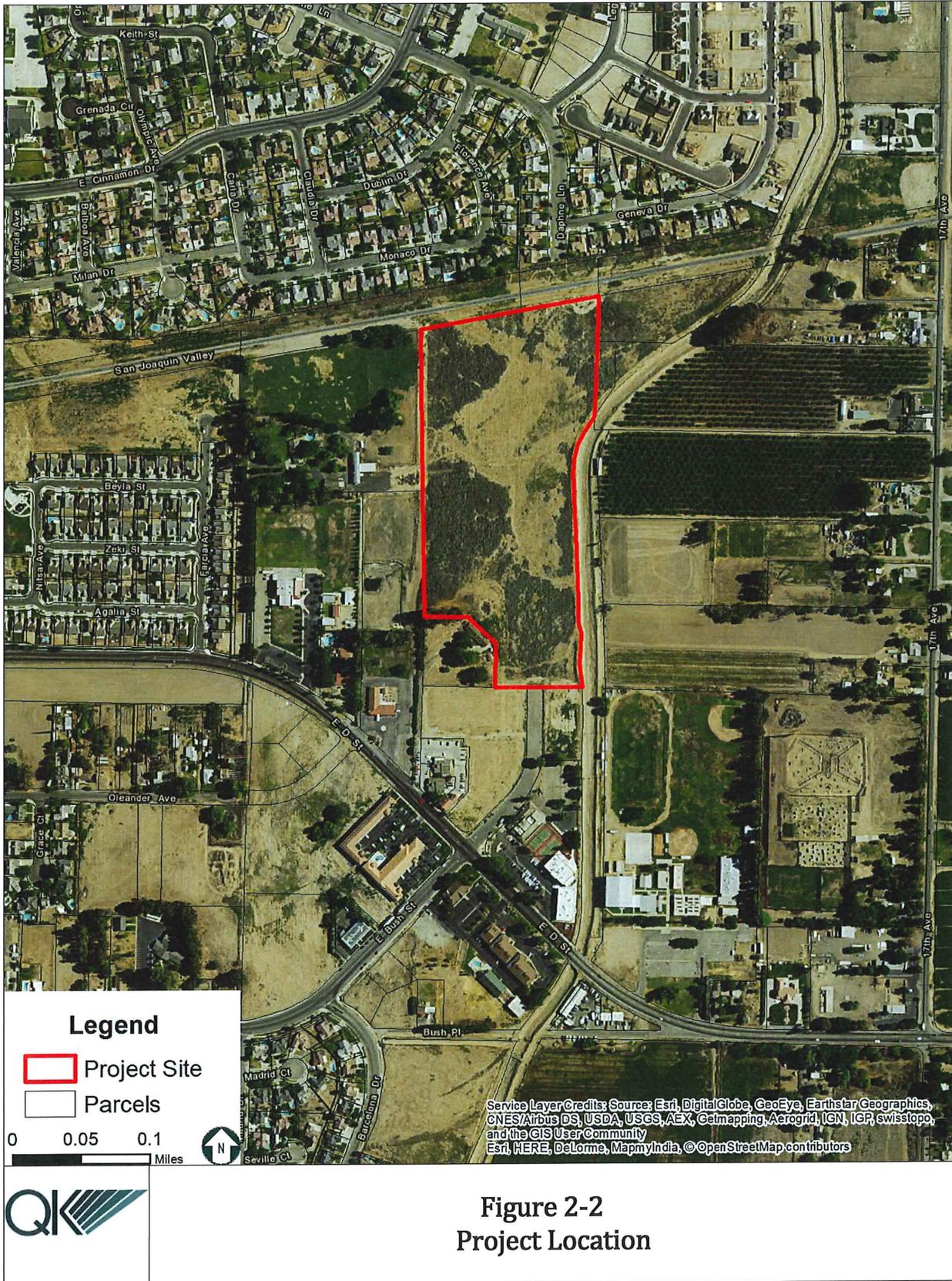


Figure 2-1
Regional Location Map



SECTION THREE - EVALUATION OF ENVIRONMENTAL IMPACTS

3.1 - Environmental Checklist and Discussion

1. Project title:

Brisbane East Tentative Subdivision

2. Lead agency name and address:

City of Lemoore
711 W. Cinnamon Drive
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 located at the current terminus of Daphne Lane, approximately 2.1 miles east of State Route 41, 0.8 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 230 feet. It is part of the Hanford-Corcoran Metropolitan Statistical Area.

5. Project sponsor's name and address:

Brisbane East
1969 Hillman
Tulare, CA 93274

6. General plan designation:

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

7. Zoning:

The project site currently consists of RLD, RLMD and PR zone districts.

8. Description of project:

Brisbane East, property owner, is proposing to divide the 21 gross acres into 64 single-family residential lots, averaging approximately 8,808 square feet in size (minimum 6,000 square foot lot). Currently, the project site, which consists of a single parcel, is vacant and currently resides within the Greenway/Detention Basin, Low Density Single Family Residential and Low Medium Density Residential General Plan designation and the RLD, RLMD and PR zone districts. The General Plan designation allows for a density of 3 to 12 units per acre with lots sizes ranging from 3,000 to 15,000 sq. ft. in size.

An accompanying General Plan Amendment and Rezoning to Low Density Single Family Residential and RLD, respectively, is proposed in order to make the underlying designations consistent with the proposed subdivision layout.

Traffic impacts would increase by approximately 613 additional daily trips within the existing residential area (61 lots X 9.57 average trips per household).

9. Surrounding land uses and setting:

The area surrounding the project site has a city drainage basin, a church and residential uses to the west with the San Joaquin Valley Railroad and residential uses to the north. Directly east of the site consists of rural residential homes and open space area. Finally, to the south, a residential home is present while a medical clinic and elementary school are located further along Daphne Lane.

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

3.2 - 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/Housing | <input type="checkbox"/> Public Service | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Transportation/Traffic | <input type="checkbox"/> Utilities / Service Systems | <input type="checkbox"/> 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.

Date

3.3 - Environmental Checklist and Discussion

	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
--	--------------------------------------	---	------------------------------------	--------------

.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 homes to an area that is predominantly developed with residential homes, and 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 aesthetic impacts.

Mitigation Measures: None are required.

Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
--------------------------------------	---	------------------------------------	--------------

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

Potentially Significant <u>Impact</u>	Less than Significant Impact with Mitigation <u>Incorporated</u>	Less than Significant <u>Impact</u>	No <u>Impact</u>
---	--	---	---------------------

conversion of farmland, to non-agricultural use or conversion of forest land to non-forest use?

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. The proposed project site is classified as “other land” by the Department of Conservation’s Farmland Mapping and Monitoring Program (FMMP).

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

Mitigation Measures: None are required.

Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
--------------------------------------	---	------------------------------------	--------------

.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:

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

Small Project Analysis Level (SPAL):

The District has established thresholds of significance for criteria pollutant emissions, which are based on District New Source Review (NSR) offset requirements for stationary sources. Using project type and size, the District has pre-quantified emissions and determined a size below which it is reasonable to conclude that a project would not exceed applicable thresholds of significance for criteria pollutants. In

Potentially Significant Impact Less than Significant Impact with Mitigation Incorporated Less than Significant Impact No Impact

the interest of streamlining CEQA requirements, projects that fit the descriptions and project sizes provided below are deemed to have a less than significant impact on air quality and as such are excluded from quantifying criteria pollutant emissions for CEQA purposes. The Table below shows the SPAL thresholds for single-family projects.

SPAL Thresholds – Single Family

Vehicle Trips	Project Type
Single Family – 1,453 trips/day	Single Family – 152 units

Conclusion: The project includes the division of 21 gross acres to create 64 residential lots. The ultimate build out of these lots would consist of up to 64 single family lots and is projected to generate approximately 613 additional daily trips within the existing residential area (61 lots X 9.57 average trips per household). Therefore, the project qualifies as a SPAL and is deemed to have a less than significant impact on air quality.

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. The project includes the division of 21 gross acres to create 64 residential lots. The ultimate build out of these lots would consist of up to 64 single family lots and is projected to generate approximately 613 additional daily trips within the existing residential area (61 lots X 9.57 average trips per household). Therefore, the project qualifies as a SPAL and is deemed to have a less than significant impact on air quality.

Conclusion: The Project was determined to have a *less than significant* impact on air quality, therefore, the project will not violate any air quality standard or contribute substantially to an existing or projected air quality violation.

Mitigation Measures: None are required.

Non-attainment Cumulatively Considerable Net Increase of Criteria Pollutants (c): The SJVAPCD does not have quantifiable thresholds for analyzing a project’s cumulative impacts on air quality. As previously determined, the project will have a less than significant impact on air quality since it qualified as a SPAL. Since a majority of the surrounding land is developed, there are not many opportunities for new development to occur in the future. Therefore, the project plus future projects combined, will not

Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
--------------------------------------	---	------------------------------------	--------------

create a cumulatively considerable increase in criteria pollutants.

Conclusion: The project would have a *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 pollutant concentrations. In addition, the project will be required to conform with all applicable rules and regulations of the SJVAPCD.

Localized PM₁₀: As previously discussed, the project would not generate a significant impact for construction-generated, criteria pollutants. Therefore, the project would not expose sensitive receptors to unhealthy levels of PM₁₀.

Carbon Monoxide Hotspot: As previously discussed, the project would only generate an additional 613 daily trips which is not enough to 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. Construction equipment used in the future construction of up to 64 single-family homes would have to conform with applicable SJVAPCD rules and regulations regarding construction equipment.

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 will be **less than significant**.

Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
--------------------------------------	---	------------------------------------	--------------

Mitigation Measures: None are required.

Odors (e): According to the 2015 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.

The proposed project does not meet any of these two criteria.

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

Mitigation Measures: None are required.

Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
--------------------------------------	---	------------------------------------	--------------

3.4 - BIOLOGICAL RESOURCES

Would the project:

- | | | | | | |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) | Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) | Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, 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 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

EVALUATION OF ENVIRONMENTAL IMPACTS

	<u>Potentially Significant Impact</u>	<u>Less than Significant Impact with Mitigation Incorporated</u>	<u>Less than Significant Impact</u>	<u>No Impact</u>
resources, such as a tree preservation policy or ordinance?				
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.

Potentially Significant <u>Impact</u>	Less than Significant Impact with Mitigation <u>Incorporated</u>	Less than Significant <u>Impact</u>	No <u>Impact</u>
---	--	---	---------------------

3.5 - CULTURAL RESOURCES

Would the project:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064? | <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. Additionally, areas in proximity to the site have been developed.

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

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>
---	--	---	---------------------

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?

EVALUATION OF ENVIRONMENTAL IMPACTS

	<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 and General Plan policies that would mitigate 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.

Potentially Significant Impact Less than Significant Impact with Mitigation Incorporated Less than Significant Impact No Impact

3.7 - GREENHOUSE GAS EMISSIONS

Would the project:

- a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?
- b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Response: a), b), Greenhouse gas (GHG) significance thresholds are based on the Regional Climate Action Plan (CAP). According to the CAP, the AB 32 Scoping Plan encourages local governments to establish a GHG reduction target that “parallels the State’s commitment to reduce GHG emissions by approximately 15 percent from current levels by 2020.” Therefore, this CAP establishes a reduction target to achieve emissions levels 15 percent below 2005 baseline levels by 2020 consistent with the AB 32 Scoping Plan. Proposed development projects that are consistent with the emission reduction and adaptation measures included in the CAP and the programs that are developed as a result of the CAP, would be considered to have a less than significant cumulative impact on climate change. Therefore, the 15 percent reduction will be used as the significance threshold for GHG emissions for this analysis.

The Project Emissions were calculated using CalEEMod, the SJVAPCD’s approved modeling system for quantifying emissions. The result are shown in the Table below.

	CO2e (tons/year)
Business as Usual (2005)	1,270
Project (2018)	1,080
% reduction	15%
15% reduction met?	YES

Conclusion: The project would generate greenhouse gases however not at a rate that would be considered to be significant. In addition, the project is in compliance with the applicable greenhouse gas reduction plan by reducing emissions by 15% from business-as-usual standards. These reductions take into account the project site design and location. The project would have a *less than significant* 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
--------------------------------------	---	------------------------------------	--------------

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

EVALUATION OF ENVIRONMENTAL IMPACTS

	<u>Potentially Significant Impact</u>	<u>Less than Significant Impact with Mitigation Incorporated</u>	<u>Less than Significant Impact</u>	<u>No Impact</u>
area?				
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.

Potentially Significant <u>Impact</u>	Less than Significant Impact with Mitigation <u>Incorporated</u>	Less than Significant <u>Impact</u>	No <u>Impact</u>
---	--	---	---------------------

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 checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) Otherwise substantially degrade water | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input 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>
quality?				
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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 and supplementing the system with an additional basin, which would extend from the initial phase of the subdivision.

Conclusion: The project would cause a less than significant 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
--------------------------------------	---	------------------------------------	--------------

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). If approved, the new general plan and zoning designations would be consistent with the project as proposed and therefore no impacts would be created.

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
--------------------------------------	---	------------------------------------	--------------

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.

Potentially Significant <u>Impact</u>	Less than Significant Impact with Mitigation <u>Incorporated</u>	Less than Significant <u>Impact</u>	No <u>Impact</u>
---	--	---	---------------------

3.12 - NOISE

Would the project result in:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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

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

Mitigation Measures: None are required.

Potentially Significant <u>Impact</u>	Less than Significant Impact with Mitigation <u>Incorporated</u>	Less than Significant <u>Impact</u>	No <u>Impact</u>
---	--	---	---------------------

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. Additionally, it is not proposing any housing, nor displacement of housing, but, instead, building additional housing to accommodate new residents consistent with anticipated growth identified within the General Plan.

Conclusion: The project would cause a less than significant impact in regards to population and housing.

Mitigation Measures: None are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
--------------------------------------	---	------------------------------------	--------------

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.

Potentially Significant <u>Impact</u>	Less than Significant Impact with Mitigation <u>Incorporated</u>	Less than Significant <u>Impact</u>	No <u>Impact</u>
---	--	---	---------------------

3.15 - RECREATION

Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | <input type="checkbox"/> | <input type="checkbox"/> | <input 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.

Potentially Significant <u>Impact</u>	Less than Significant Impact with Mitigation <u>Incorporated</u>	Less than Significant <u>Impact</u>	No <u>Impact</u>
---	--	---	---------------------

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?

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.

Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporation	Less than Significant Impact	No Impact
--------------------------------------	--	------------------------------------	--------------

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, & local statutes & 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 Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
--------------------------------------	---	------------------------------------	--------------

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.

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

Date

Principal Planner

Lemoore City Planner

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



**Development Services
Department**

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

Staff Report

Item No. 5

To: Planning Commission
From: Steve Brandt, City Planner

Date: July 7, 2016

Hearing Date: July 11, 2016

Subject: Public Hearing to consider Capistrano V Tentative Subdivision Map No. 2016-02 and Major Site Plan Review No. 2016-01: A request by Redus EI, LLC to divide 6.09 acres into 20 single-family lots and one Outlot for the Lemoore Canal. The site is located on the east side of Barcelona Drive, approximately 200 feet south of Bush Street, in the City of Lemoore (APN 023-040-057.)

Recommended Action

City staff recommends that the Planning Commission conduct a public hearing to take testimony regarding the Subdivision Map and Major Site Plan Review. 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, Redus EI, LLC requests approval of a tentative subdivision map and major site plan review to divide 6.09 acres into 20 single-family lots and one outlot for the Lemoore Canal. Only a subdivision map has been submitted at this time. Proposed home plans have not been submitted, as would be the normal procedure. The property owners are not home builders and are requesting this approval so that they can market the lots to a home builder.

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

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

Applicant	Redus EI, LLC
Location	East side of Barcelona Drive, approximately 200 feet south of Bush Street
Existing Land Use	Vacant
APN(s)	023-040-057
Total Building Size	Not proposed at this time
Lot Size	20 lots between 6,859 and 21,135 sq.ft.
Zoning	RLD (Low Density Residential)
General Plan	Low Density Residential

Adjacent Land Use, Zone and General Plan Designation

Direction	Current Use	Zone	General Plan
North	One single-family residence on large parcel	RMD & MU	Medium Density Residential & Mixed Use
South	Single-family homes	RLD	Low Density Residential
East	Agriculture	County	County
West	Single-family homes	RLD	Low Density Residential

Previous Relevant Actions

This same Capistrano Tentative Subdivision Map was approved by the Planning Commission along with master home plans and Major Site Plan Review on October 28, 2013. A final map was never submitted, and no time extensions were requested. Therefore, that tentative map approval expired on October 28, 2015. The new owner obtained the property through foreclosure and desires to have the tentative map reapproved in the same configuration.

Zoning/General Plan

The tentative map is consistent with the Low Density Residential land use designation and zoning. The project’s gross density is 3.28 units per acre (20 / 6.09 acres), which is within the planned density range of 3 to 7 units per acre.

Access and Right of Way

Lots 1 through 4 would access from Barcelona Street. Lots 5 through 20 would access from a new cul de sac street that would intersect with Barcelona Street.

Consistent with the previous approval, staff is recommending that the sewer lift station electrical meter and panel located on Lot 1 be relocated from the middle of the lot to the edge of the lot. This will be much less intrusive for the future resident. Staff is recommending the new wall be lower than the existing wall, preferably no higher than 4 feet, if that would be allowed by PG&E.

The lots on the north side of the site would have a 20-foot wide easement for the new irrigation pipeline in the back yards (side yard for Lot 1). The lots are still large enough for homes to be constructed outside of the easement. No structures would be allowed to be constructed in the easement area.

Residence Design Standards

The applicant has requested that approval of any home plans be deferred until after the lots are sold. Since the applicant is not a home builder, staff recommends a condition that master home plans be submitted for Planning Commission review and approval through a new Major Site Plan Review process prior to approval of the final map. Therefore, the proper way to handle the current Major Site Plan Review would be to deny it without prejudice, leaving the developer full rights to submit home plans when they are ready.

Landscaping and Parks

Staff recommends that a 6-foot to 7-foot wood fence or block wall shall be constructed along the north side of Lots 1, 9, and 10, and the east side of Lots 10 through 16. Staff also recommends that existing parkway along Barcelona Drive shall be relandscaped in accordance with City standards with the construction of homes on the adjacent lots (Lots 1, 2, 3, 4, and 20.)

City standards set a goal of 6 acres of parkland and open space per 1,000 residents. There is a formula for dedication of on-site park land in new subdivisions. This project is required to contribute 0.32 acres on park land. Since no park land is proposed for dedication, the developer will be responsible to contribute fees to park land acquisition prior to the recordation of the final map, in accordance with the City's procedures found in Section 8-7N-4 of the City Municipal Code.

The project will be required to annex into the existing Landscape and Lighting District 6, which covers the rest of the Capistrano neighborhood.

Utilities and Development Impact Fees

The project can hook up to the existing water line, sewer line, and storm drain line that are in Barcelona Avenue. All utilities will be installed by the developer. Development impact fees (eastside fees) will be paid when the homes are constructed.

Environmental Assessment

An initial study was prepared in conformance with the California Environmental Quality Act (CEQA) Guidelines. Based on the results of the initial study it was found that the proposed project could not have a significant effect on the environment. Therefore, a Negative Declaration has been prepared.

Recommended Approval Findings

A tentative subdivision map and major site plan review shall be granted only when the designated approving authority determines that the proposed use or activity complies with all of the following findings. 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.

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.
5. The proposed project is consistent with the objectives of the general plan and complies with applicable zoning regulations, specific plan provisions, and improvement standards adopted by the city.
6. The Commission cannot approve the Major Site Plan Review or make the findings for compatibility of architecture, character, and scale of the buildings because no master home plans have been submitted.

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 tentative subdivision map and applicable development standards found in the Zoning Ordinance and City Municipal Code.
2. A new application for Major Site Plan Review, consistent with this tentative map approval, shall be submitted by the future home builder along with master home plans. The Planning Commission shall review and approve the master home plans at a public hearing prior to approval of the final map.
3. 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.
4. The final subdivision map shall be submitted in accordance with City ordinances and standards.
5. Plans for all public and private improvements, including but not limited to, water, sewer, storm drainage, road pavement, curb and gutter, sidewalk, street lights, landscaping, 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.
6. Park land in-lieu fees shall be paid to the City for 0.32 acres in accordance with the procedures in Section 8-7N-4 of the City Municipal Code prior to approval of the final map.
7. The site shall be annexed in the existing Landscape and Lighting District 6, in accordance with existing City policy.
8. The project shall be subject to the applicable development impact fees adopted by resolution of the City Council.
9. 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.

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 existing concrete wall with electric meter and panel on Lot 1 shall be relocated to the north or south side of the lot and reduced in height either to four feet or to the lowest height that is acceptable to Pacific Gas and Electric Company, whichever is higher.
12. The existing irrigation canal located on Lots 1, 8, 9, and 10 shall be piped, with said pipe placed in a 20-foot wide easement in favor of Lemoore Canal and Irrigation Company.
13. The final map shall clearly identify that no structures shall be constructed within the easement area on Lots 1, 9, and 10. The developer shall provide written notification of the easement restrictions to the homebuyer.
14. The existing overhead electrical powerlines located on Lots 1, 8, 9, and 10 shall be undergrounded and placed into an easement or shall be relocated off of the site.
15. A 6-foot to 7-foot wood fence or block wall shall be constructed along the north side of Lots 1, 9, and 10, and the east side of Lots 10 through 16.
16. The name of the new street shall be modified and approved by the Public Works Department.
17. Fire hydrant types and locations shall be approved by the Lemoore Volunteer Fire Department.
18. Concrete pads for installation of mailboxes shall be provided in accordance with determinations made by the Lemoore Postmaster.
19. Street trees from the City approved street tree list shall be planted with root barriers as per Public Works Standards and Specifications.
20. The existing parkway along Barcelona Drive shall be relandscaped in accordance with City standards with the construction of homes on the adjacent lots (Lots 1, 2, 3, 4, and 20.)
21. Street lights shall be provided within the project as per City local street lighting standards.
22. All sidewalks shall be of "Parkway Type" as per City standard.
23. The front yard setback of adjacent homes shall have a minimum 2-foot stagger between adjacent lots.
24. 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.
25. All signs shall require a sign permit separate from the building permit.
26. 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.

27. This tentative subdivision map approval shall expire within two years, unless a final map is filed or an extension is granted via legislation or by the City, in accordance with the Subdivision Map Act.

Attachments

- Vicinity Map
- Draft Resolution No. 2016-06
- Tentative Subdivision Map
- Existing Zoning Map
- CEQA Initial Study



Vicinity Map

RESOLUTION #2016-06

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LEMOORE
APPROVING THE CAPISTRANO V TENTATIVE SUBDIVISION MAP TO DIVIDE 6.09 ACRES
INTO 20 LOTS, AND DENYING WITHOUT PREJUDICE MAJOR SITE PLAN REVIEW 2016-01,
LOCATED ON THE EAST SIDE OF BARCELONA DRIVE,
APPROXIMATELY 200 FEET SOUTH OF BUSH STREET**

At a Regular Meeting of the Planning Commission of the City of Lemoore duly called and held on July 11, 2016, at 7:00 p.m. on said day, it was moved by Commissioner _____, seconded by Commissioner _____ and carried that the following Resolution be adopted:

WHEREAS, Redus EI, LLC has requested approval of a tentative subdivision map and major site plan review to divide 6.09 acres into 20 lots, located on the east side of Barcelona Drive, approximately 200 feet south of Bush Street, in the City of Lemoore (APN 023-040-057); and

WHEREAS, the proposed site is 6.09 acres in size; and

WHEREAS, the zoning on the parcel is RLD (Low Density Residential); and

WHEREAS, a similar tentative subdivision map was previously approved on the site, but has since expired; and

WHEREAS, an initial study was prepared in conformance with the California Environmental Quality Act (CEQA) Guidelines, and it was found that the proposed project could not have a significant effect on the environment. Therefore, a Negative Declaration will be prepared; and

WHEREAS, the Lemoore Planning Commission held a duly noticed public hearing at its July 11, 2016, meeting.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Lemoore hereby makes the following findings regarding the proposed tentative subdivision map and final site plan review:

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.
5. The proposed project is consistent with the objectives of the general plan and complies with applicable zoning regulations, specific plan provisions, and improvement standards adopted by the city.

6. The Commission cannot make the findings for compatibility of architecture, character, and scale of the buildings because no master home plans have been submitted, and therefore cannot approve the Major Site Plan Review

BE IT FURTHER RESOLVED that the Planning Commission of the City of Lemoore hereby denies Major Site Plan Review 2016-01 without prejudice:

BE IT FURTHER RESOLVED that the Planning Commission of the City of Lemoore hereby approves the Capistrano V Tentative Subdivision Map, subject to the following conditions:

1. The site shall be developed consistent with the tentative subdivision map and applicable development standards found in the Zoning Ordinance and City Municipal Code.
2. A new application for Major Site Plan Review, consistent with this tentative map approval, shall be submitted by the future home builder along with master home plans. The Planning Commission shall review and approve the master home plans at a public hearing prior to approval of the final map.
3. 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.
4. The final subdivision map shall be submitted in accordance with City ordinances and standards.
5. Plans for all public and private improvements, including but not limited to, water, sewer, storm drainage, road pavement, curb and gutter, sidewalk, street lights, landscaping, 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.
6. Park land in-lieu fees shall be paid to the City for 0.32 acres in accordance with the procedures in Section 8-7N-4 of the City Municipal Code prior to approval of the final map.
7. The site shall be annexed in the existing Landscape and Lighting District 6, in accordance with existing City policy.
8. The project shall be subject to the applicable development impact fees adopted by resolution of the City Council.
9. 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.
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 existing concrete wall with electric meter and panel on Lot 1 shall be relocated to the north or south side of the lot and reduced in height either to four feet or to the lowest height that is acceptable to Pacific Gas and Electric Company, whichever is higher.

12. The existing irrigation canal located on Lots 1, 8, 9, and 10 shall be piped, with said pipe placed in a 20-foot wide easement in favor of Lemoore Canal and Irrigation Company.
13. The final map shall clearly identify that no structures shall be constructed within the easement area on Lots 1, 9, and 10. The developer shall provide written notification of the easement restrictions to the homebuyer.
14. The existing overhead electrical powerlines located on Lots 1, 8, 9, and 10 shall be undergrounded and placed into an easement or shall be relocated off of the site.
15. A 6-foot to 7-foot wood fence or block wall shall be constructed along the north side of Lots 1, 9, and 10, and the east side of Lots 10 through 16.
16. The name of the new street shall be modified and approved by the Public Works Department.
17. Fire hydrant types and locations shall be approved by the Lemoore Volunteer Fire Department.
18. Concrete pads for installation of mailboxes shall be provided in accordance with determinations made by the Lemoore Postmaster.
19. Street trees from the City approved street tree list shall be planted with root barriers as per Public Works Standards and Specifications.
20. The existing parkway along Barcelona Drive shall be relandscaped in accordance with City standards with the construction of homes on the adjacent lots (Lots 1, 2, 3, 4, and 20.)
21. Street lights shall be provided within the project as per City local street lighting standards.
22. All sidewalks shall be of "Parkway Type" as per City standard.
23. The front yard setback of adjacent homes shall have a minimum 2-foot stagger between adjacent lots.
24. 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.
25. All signs shall require a sign permit separate from the building permit.
26. 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.
27. This tentative subdivision map approval shall expire within two years, unless a final map is filed or an extension is granted via legislation or by the City, in accordance with the Subdivision Map Act.

Passed and adopted at a Regular Meeting of the Planning Commission of the City of Lemoore held on July 11, 2016, by the following votes:

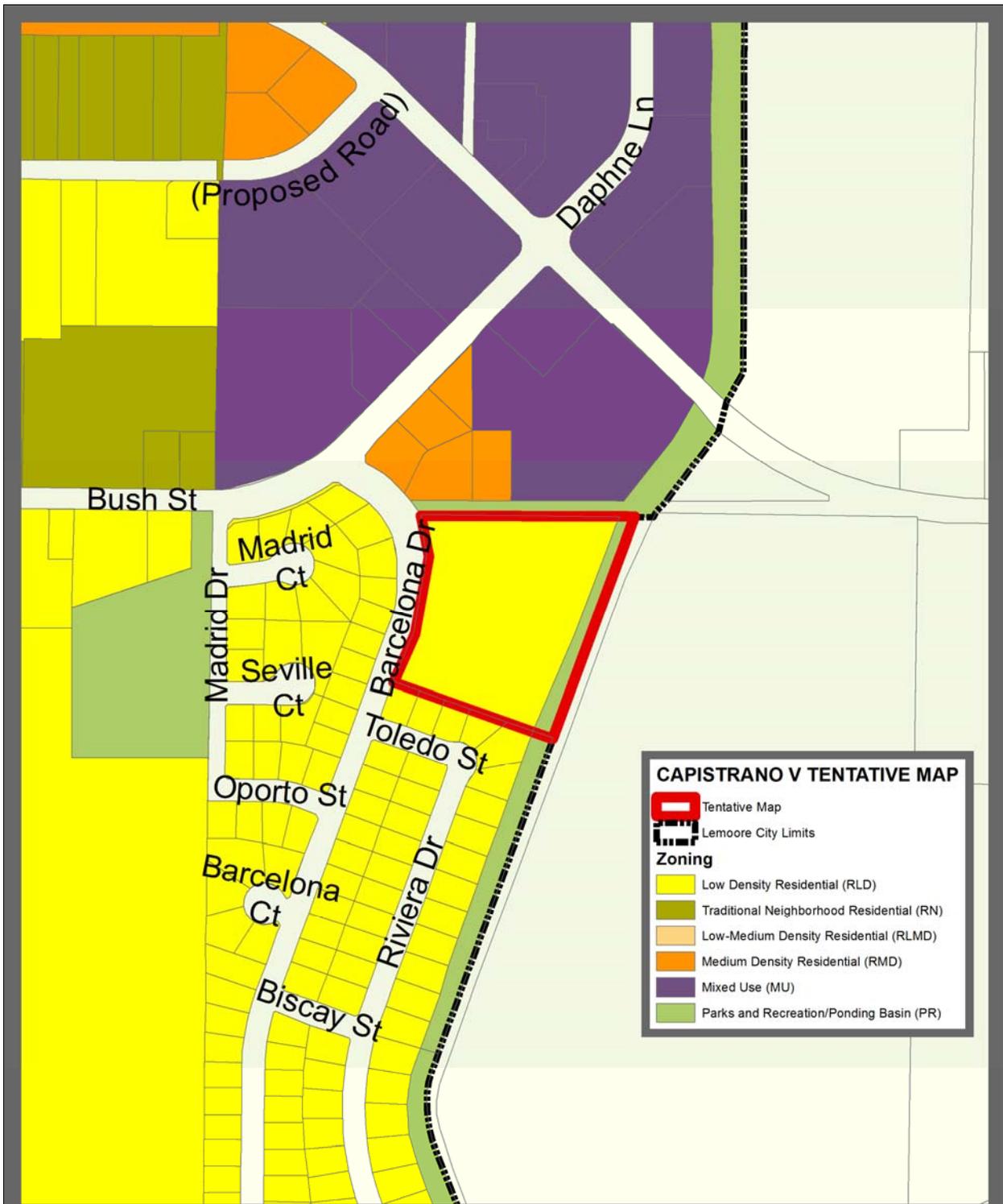
**AYES:
NOES:
ABSTAINING:
ABSENT:**

APPROVED:

Ron Meade, Chairperson

ATTEST:

Planning Commission Secretary



Existing Zoning Map

INITIAL STUDY / NEGATIVE DECLARATION

FOR

CAPISTRANO ADDITION TENTATIVE SUBDIVISION

Lead Agency:

City of Lemoore

711 W Cinnamon Drive

Lemoore, CA 93245

(559) 924-6740

SECTION ONE - INTRODUCTION

1.1 - CEQA Requirements

This document is the Initial Study/ Negative Declaration (IS/ND) on the potential environmental impacts of dividing 6.09 gross acres into 20 single family residential lots, averaging approximately 8,808 square feet in size (minimum 6,000 square foot lot), in the City of Lemoore, California. Currently, the project site, which consists of a single parcel, is vacant and currently resides within the Low Density Single Family Residential General Plan designation and the RLD zone district. The General Plan designation allows for a density of 3 to 7 units per acre with lots sizes ranging from 7,000 to 15,000 sq. ft. in size.

The site is located approximately on the east side of Barcelona Drive, approximately 0.1 miles south of the intersection of East Bush Street and Bush, approximately 2.1 miles east of State Route 41, 0.9 miles east of Downtown Lemoore and 8 miles east of Naval Air Station Lemoore.

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.

Covington Property Holdings, L.P., property owner, is proposing to divide the 6.09 gross acres into 20 single family residential lots, averaging approximately 8,808 square feet in size (minimum 6,000 square foot lot). The subdivision would connect to the existing system of local roads by creating a new cul-de-sac to service the proposed residential lots. The proposed cul-de-sac would extend approximately 275'-0" east and then approximately 261'-0" north to service 16 of the 20 parcels with appropriate access. 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," 2015
- 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 located on the east side of Barcelona Drive, approximately 0.1 miles south of the intersection of East Bush Street and Bush, approximately 2.1 miles east of State Route 41, 0.9 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 234 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 6.09 acres into 20 lots within the RLD (Low Density Residential) zone district.

2.2 - Project Description

Redus El, LLC, property owner, is proposing to divide the 6.09 gross acres into 20 single family residential lots, averaging approximately 9,748 square feet in size (minimum 7,000 square foot lot). Currently, the project site, which consists of a single parcel, is vacant and currently resides within the Low Density Single Family Residential General Plan designation and the RLD zone district. The General Plan designation allows for a density of 3 to 7 units permits acres with lots sizes ranging from 7,000 to 15,000 sq. ft. in size.

The project area would require access to telephone, sewer, water, and electrical services to be installed during construction of the proposed project by the applicant.

Traffic impacts will would increase by approximately 192 additional daily trips within the existing residential area (20 lots X 9.57 average trips per household). The subdivision would connect to the existing system of local roads by creating a new cul-de-sac to service the proposed residential lots. The proposed cul-de-sac would extend approximately 275'-0" east and then approximately 261'-0" north to service 16 of the 20 parcels with appropriate access. The other four parcels would be located along and would obtain access directly from Barcelona Drive.

2.3 - Project Environmental Setting

The area surrounding the project site consists of single family residential subdivisions to the south and west. Directly east of the site consists of an irrigation/drainage canal, agricultural uses and open space areas. Finally, to the north, vacant land, a residential home and two hotels are present while a medical clinic and elementary school are located further north. The areas around the project site contain no habitat as they have all been somewhat developed and disturbed.

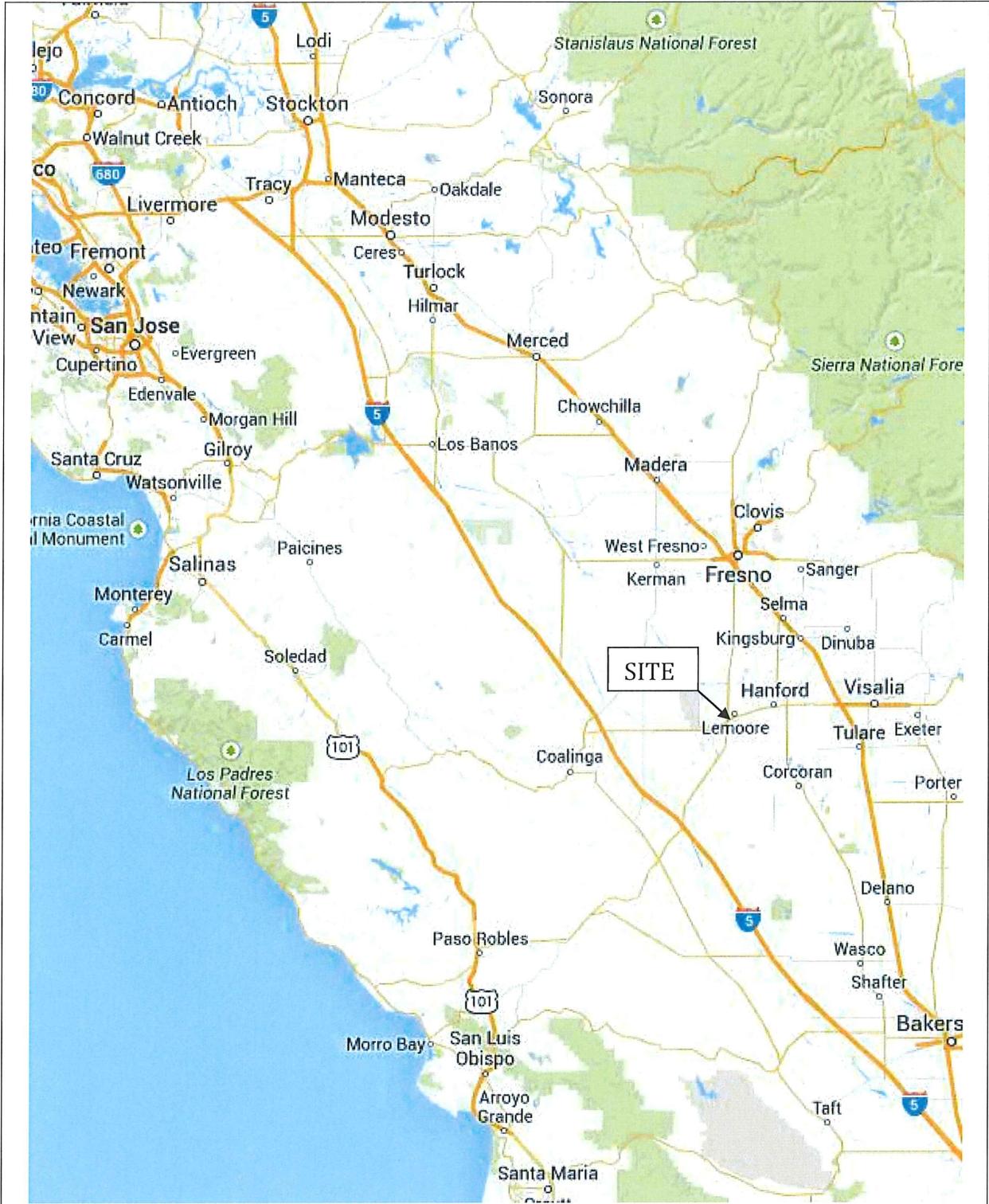
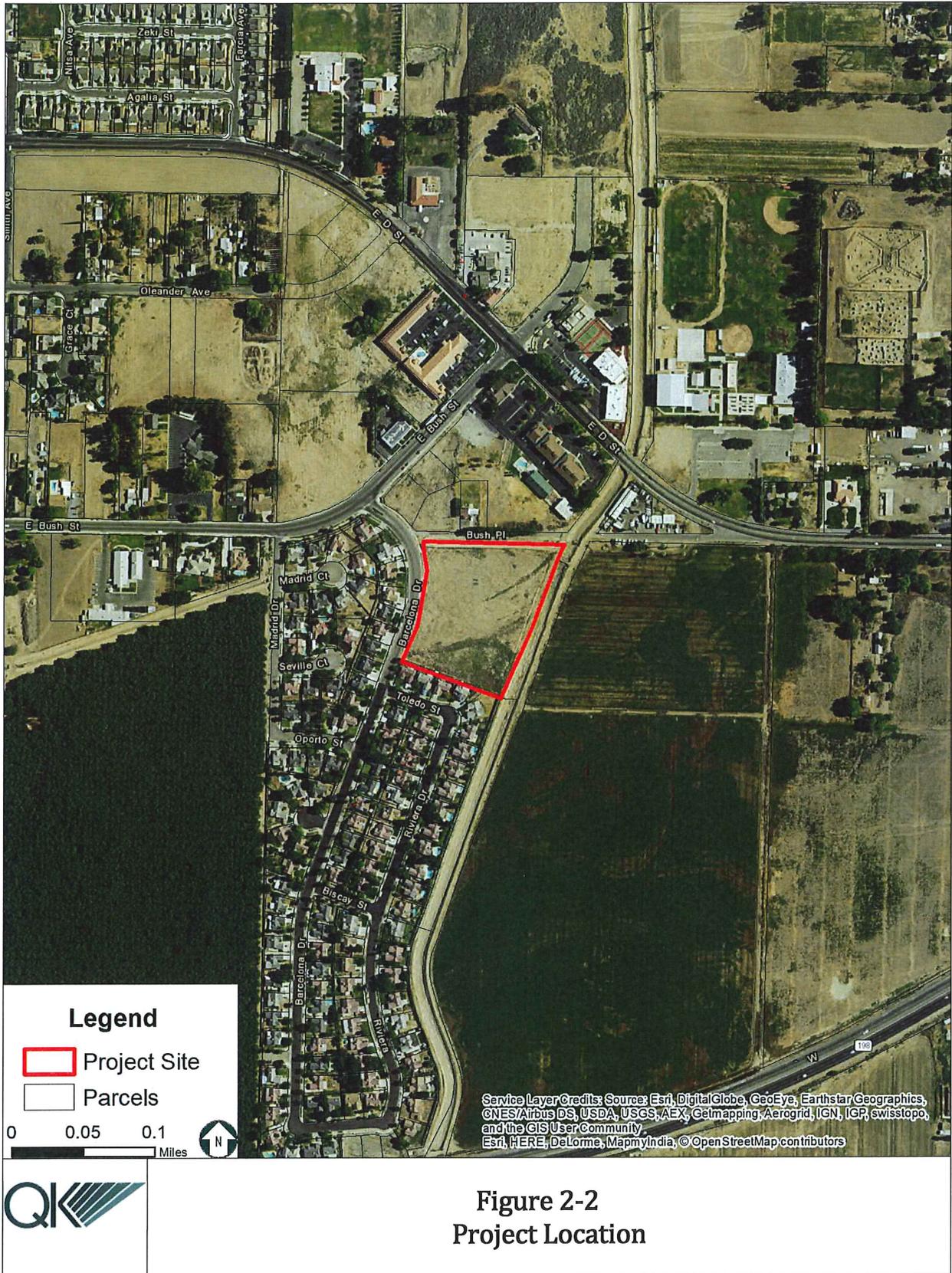


Figure 2-1
Regional Location Map



SECTION THREE - EVALUATION OF ENVIRONMENTAL IMPACTS

Environmental Checklist and Discussion

1. Project title:

Capistrano Addition Tentative Subdivision
2. Lead agency name and address:

City of Lemoore
711 W. Cinnamon Drive
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 located at the current terminus of Daphne Lane, approximately 2.1 miles east of State Route 41, 0.8 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 230 feet, it is part of the Hanford-Corcoran Metropolitan Statistical Area.
5. Project sponsor's name and address:

Redus El, LLC
333 Market Street, 3rd Floor
San Francisco, CA 94105
6. General plan designation:

The project's site General Plan land use designation is Low Density Single Family Residential.
7. Zoning:

The project site currently is RLD zone district.

8. Description of project:

Redus El, LLC, property owner, is proposing to divide the 6.09 gross acres into 20 single-family residential lots, averaging approximately 9,748 square feet in size (minimum 7,000 square foot lot). Currently, the project site, which consists of a single parcel, is vacant and currently resides within the Low Density Single Family Residential General Plan designation and the RLD zone district. The General Plan designation allows for a density of 3 to 7 units permits acres with lots sizes ranging from 7,000 to 15,000 sq. ft. in size.

Traffic impacts will would increase by approximately 192 additional daily trips within the existing residential area (20 lots X 9.57 average trips per household).

9. Surrounding land uses and setting:

The area surrounding the project site consists of single-family residential subdivisions to the south and west. Directly east of the site consists of an irrigation/drainage canal, agricultural uses and open space areas. Finally, to the north, vacant land, a residential home and two hotels are present while a medical clinic and elementary school are located further north. 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; 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/Housing | <input type="checkbox"/> Public Service | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Transportation/Traffic | <input type="checkbox"/> Utilities / Service Systems | <input type="checkbox"/> 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.

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 homes to an area that is predominantly developed with residential homes, and 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 aesthetic impacts.

Mitigation Measures: None are required.

Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
--------------------------------------	---	------------------------------------	--------------

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 | <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
--------------------------------------	---	------------------------------------	--------------

conversion of farmland, to non-agricultural use or conversion of forest land to non-forest use?

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. The proposed project site is classified as “urban or built-up land” by the Department of Conservation’s Farmland Mapping and Monitoring Program (FMMP).

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

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>
---	--	---	----------------------

.2.1 - 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:

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

Small Project Analysis Level (SPAL):

The District has established thresholds of significance for criteria pollutant emissions, which are based on District New Source Review (NSR) offset requirements for stationary sources. Using project type and size, the District has pre-quantified emissions and determined a size below which it is reasonable to conclude that a project would not exceed applicable thresholds of significance for criteria pollutants. In

Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
--------------------------------------	---	------------------------------------	--------------

the interest of streamlining CEQA requirements, projects that fit the descriptions and project sizes provided below are deemed to have a less than significant impact on air quality and as such are excluded from quantifying criteria pollutant emissions for CEQA purposes. The Table below shows the SPAL thresholds for single-family projects.

SPAL Thresholds – Single Family

Vehicle Trips threshold	Project Type threshold
Single Family – 1,453 trips/day	Single Family – 152 units

Conclusion: The project includes the division of 6.09 gross acres to create 20 residential lots. The ultimate build out of these lots would consist of up to 20 single family lots and is projected to generate approximately 192 additional daily trips within the existing residential area (20 lots X 9.57 average trips per household). Therefore, the project qualifies as a SPAL and is deemed to have a less than significant impact on air quality.

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. The project includes the division of 6.09 gross acres to create 20 residential lots. The ultimate build out of these lots would consist of up to 20 single family lots and is projected to generate approximately 613 additional daily trips within the existing residential area (20 lots X 9.57 average trips per household). Therefore, the project qualifies as a SPAL and is deemed to have a less than significant impact on air quality.

Conclusion: The Project was determined to have a *less than significant* impact on air quality, therefore, the project will not violate any air quality standard or contribute substantially to an existing or projected air quality violation.

Mitigation Measures: None are required.

Non-attainment Cumulatively Considerable Net Increase of Criteria Pollutants (c): The SJVAPCD does not have quantifiable thresholds for analyzing a project’s cumulative impacts on air quality. As previously determined, the project will have a less than significant impact on air quality since it qualified as a SPAL. Since a majority of the surrounding land is developed, there are not many opportunities for new development

	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
Potentially Significant Impact			

to occur in the future. Therefore, the project plus future projects combined, will not create a cumulatively considerable increase in criteria pollutants.

Conclusion: The project would have a *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 pollutant concentrations. In addition, the project will be required to conform with all applicable rules and regulations of the SJVAPCD.

Localized PM₁₀: As previously discussed, the project would not generate a significant impact for construction-generated, criteria pollutants. Therefore, the project would not expose sensitive receptors to unhealthy levels of PM₁₀.

Carbon Monoxide Hotspot: As previously discussed, the project would only generate an additional 613 daily trips which is not enough to 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. Construction equipment used in the future construction of up to 20 single-family homes would have to conform with applicable SJVAPCD rules and regulations regarding construction equipment.

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 will be **less than significant**.

Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
--------------------------------------	---	------------------------------------	--------------

Mitigation Measures: None are required.

Odors (e): According to the 2015 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.

The proposed project does not meet any of these two criteria.

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

Mitigation Measures: None are required.

	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
--	--------------------------------------	---	------------------------------------	--------------

3.3 - BIOLOGICAL RESOURCES

Would the project:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <p>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?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <p>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?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <p>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?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <p>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?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <p>e) Conflict with any local policies or ordinances protecting biological</p> | <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
resources, such as a tree preservation policy or ordinance?				
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.

	<u>Potentially Significant Impact</u>	<u>Less than Significant Impact with Mitigation Incorporated</u>	<u>Less than Significant Impact</u>	<u>No Impact</u>
--	---	--	---	----------------------

3.4 - CULTURAL RESOURCES

Would the project:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064? | <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. Additionally, areas in proximity to the site have been developed.

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

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>
--	---	--	---	----------------------

3.5 - GEOLOGY/SOILS

Would the project:

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

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| ii) Strong seismic ground shaking? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| iii) Seismic-related ground failure, including liquefaction? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| iv) Landslides? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Result in substantial soil erosion or the loss of topsoil? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building code (1994), creating substantial risks to life or property? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
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 and General Plan policies that would mitigate 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.

Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
--------------------------------------	---	------------------------------------	--------------

3.6 - GREENHOUSE GAS EMISSIONS

Would the project:

- a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Response: a), b), Greenhouse gas (GHG) significance thresholds are based on the Regional Climate Action Plan (CAP). According to the CAP, the AB 32 Scoping Plan encourages local governments to establish a GHG reduction target that “parallels the State’s commitment to reduce GHG emissions by approximately 15 percent from current levels by 2020.” Therefore, this CAP establishes a reduction target to achieve emissions levels 15 percent below 2005 baseline levels by 2020 consistent with the AB 32 Scoping Plan. Proposed development projects that are consistent with the emission reduction and adaptation measures included in the CAP and the programs that are developed as a result of the CAP, would be considered to have a less than significant cumulative impact on climate change. Therefore, the 15 percent reduction will be used as the significance threshold for GHG emissions for this analysis.

The Project Emissions were calculated using CalEEMod, the SJVAPCD’s approved modeling system for quantifying emissions. The result are shown in the Table below.

	CO2e (tons/year)
Business as Usual (2005)	450
Project (2018)	349
% reduction	22%
Minimum 15% reduction met?	YES

Conclusion: The project would generate greenhouse gases however not at a rate that would be considered to be significant. In addition, the project is in compliance with the applicable greenhouse gas reduction plan by reducing emissions by 22% from business-as-usual standards which meets the minimum 15% reduction threshold. These reductions take into

account the project site design and location. The project would have a *less than significant* 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>
--	---	--	---	----------------------

3.7 - 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 | <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>
area?				
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.

	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
--	--------------------------------------	---	------------------------------------	--------------

3.8 - HYDROLOGY/WATER QUALITY

Would the project:

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

Conclusion: The project would cause a less than significant 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>
--	---	--	---	----------------------

3.9 - 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 type="checkbox"/> | <input checked="" 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). No further action is required in order for the project to meet the current regulations and standards of the General Plan and Zoning Ordinance.

Conclusion: The project would cause a less than significant impact to the 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>
---	--	---	----------------------

3.10 - 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.

	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
--	--------------------------------------	---	------------------------------------	--------------

3.11 - NOISE

Would the project result in:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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>
---	--	---	----------------------

3.12 - POPULATION AND HOUSING

Would the project:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | <input type="checkbox"/> | <input type="checkbox"/> | <input 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. Additionally, it is not proposing any housing, nor displacement of housing, but, instead, building additional housing to accommodate new residents consistent with anticipated growth identified within the General Plan.

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>
---	---	---	----------------------

3.13 - PUBLIC SERVICES

Would the project:

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

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

Response: 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.

	<u>Potentially Significant Impact</u>	<u>Less than Significant Impact with Mitigation Incorporated</u>	<u>Less than Significant Impact</u>	<u>No Impact</u>
--	---	--	---	----------------------

3.14 - RECREATION

Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | <input type="checkbox"/> | <input type="checkbox"/> | <input 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>
---	--	---	----------------------

3.15 - TRANSPORTATION/TRAFFIC

Would the project:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <p>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?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <p>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?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <p>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?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <p>d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <p>e) Result in inadequate emergency access?)</p> | <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?

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.

Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporation	Less than Significant Impact	No Impact
--------------------------------------	--	------------------------------------	--------------

3.16 - UTILITIES/SERVICE SYSTEMS

Would the project:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? | <input type="checkbox"/> | <input type="checkbox"/> | <input 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, & local statutes & 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 Impact <u>Impact</u>	No <u>Impact</u>
---	--	---	---------------------

3.17 - MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <p>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?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <p>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)?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <p>c) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?</p> | <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.

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.



6-21-16

Steve Brandt, AICP

Date

Principal Planner

Lemoore City Planner

**BRISBANE EAST
TENTATIVE SUBDIVISION
TRACT NO. _____**

A DIVISION OF A PORTION OF THE EAST 1/2 OF SEC. 2, TOWNSHIP 19 SOUTH,
RANGE 20 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE CITY OF LEMOORE,
COUNTY OF KINGS, STATE OF CALIFORNIA
5/5/16

OWNER:

BRISBANE EAST
TULARE, CA 93274
559-623-4852
559-623-4852
A.P.N.: 023-020-010

ENGINEER:

A.W. ENGINEERING
724 N. BEN MADDOX WAY
VISALIA, CA 93292
PH: 731-780-7889

LEGEND/NOTES:

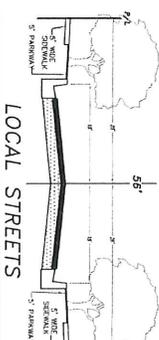
- (P) PROPOSED
- (E) EXISTING
- DIRECTION OF SURFACE FLOW
- PARKS AND RECREATION/PONDING BASIN (PR)
- LOW DENSITY RESIDENTIAL (RD)
- CONCRETE
- ASPHALTIC CONCRETE
- CREPE MARLE *Not Chinese Pistache trees*
- CHINESE PISTACHE (1 PER LOT)

EXIST. USE: VACANT/AGRICULTURAL
PROPOSED USE: RESIDENTIAL
SUBDIVISION OF LEMOORE
TOTAL LOTS: 64
PROPOSED ZONING: RD, RUD & PARK/PONDING BASIN
GROSS TOTAL AREA: 21 ACRES
LOT SIZE: 6,000 S.F. (MIN) / 11,616 S.F. (MAX) / 8,808 S.F. (AVG)
FLOOD ZONE: X COMMUNITY PANEL #0603100187C
1. ALL EXISTING ON-SITE IRRIGATION PIPES SHALL BE CRUSHED AND REMOVED.
2. LOTS 21-22 DRIVE APPROACH TO FACE
"A" STREET

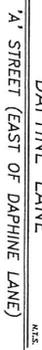
PARK REQUIREMENT CALCULATIONS

ON-SITE PARK ACREAGE REQUIRED: 64 LOTS X 0.016=1.024 ACRES
ON-SITE PARK ACREAGE PROVIDED: 0.284 ACRES
PARK IN LIEU FEE TO BE PAID FOR: 0.74 ACRES

LOCAL STREETS



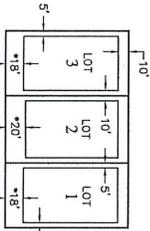
'A' STREET (WEST OF DAPHNE LANE) / 'B' & 'C' WAYS



'A' STREET (EAST OF DAPHNE LANE)

MIN. SETBACK LAYOUT

- 18'- FRONT YARD
- 5'- SIDE YARD
- 10'- REAR YARD
- 2'- STAGGER SETBACK ABOUT THE FRONT YARD SETBACKS
- ALL SETBACKS PER THE ZONING ORDINANCE

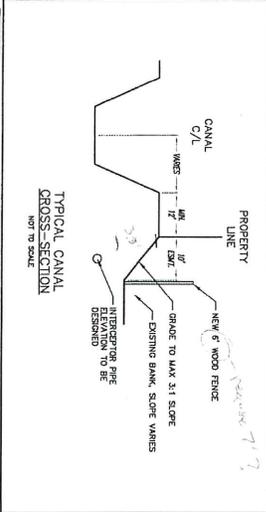


LANDSCAPE REQUIREMENTS
(ORDINANCE 2015-03, 2-6-2014)
PLANTING SIZE AND SPACE PER CITY REQUIREMENTS



VICINITY MAP

N.T.S.



TYPICAL CANAL CROSS-SECTION



SUBJECT PROPERTY

