

LEMOORE PLANNING COMMISSION
Special Meeting
AGENDA
Lemoore Council Chamber
429 'C' Street

June 22, 2020
7:00 p.m.

1. Pledge of Allegiance
2. Call to Order and Roll Call
3. Public Comment

This time is reserved for members of the audience to address the Planning Commission on items of interest that are not on the Agenda and are within the subject matter jurisdiction of the Commission. It is recommended that speakers limit their comments to 3 minutes each and it is requested that no comments be made during this period on items on the Agenda. The Commission is prohibited by law from taking any action on matters discussed that are not on the Agenda. Prior to addressing the Commission, any handouts for Commissioners will be provided to the Planning Commission Secretary for distribution to the Commissioners and appropriate staff.

4. Approval – Minutes – Regular Meeting, May 11, 2020
5. Report and Recommendation – A request by Lennar Homes of California, Inc. to Extend Approval of Vesting Tentative Subdivision Map No. 2017-01, Tract 920.
6. Public Hearing – **Major Site Plan Review 2020-03** – a request by Wellsona Partners (John Peterson) for major site plan review approval of a seed to sale cannabis campus that includes delivery service, manufacturing and processing facility, microbusiness, distribution hub, cultivation greenhouses, and food truck dining area. The site is located on Venture Place, west of Commerce Way, north of Enterprise Drive, east of SR 41, and south of SR 198 in the city of Lemoore (APNs 024-400-002 through 024-400-009). An Initial Study/Mitigated Negative Declaration was prepared in conformance with California Environmental Quality Act (CEQA) Guidelines.
7. Director's Report – Judy Holwell
8. Commission's Reports and Requests for Information
9. Adjournment

Upcoming Meetings

Regular Meeting of the Planning Commission, July 13, 2020

Agendas for all Planning Commission meetings are posted at least 72 hours prior to the meeting at the Council Chamber, 429 C Street and the Cinnamon Municipal Complex, 711 W. Cinnamon Drive. 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 Community Development Department, located at 711 W. Cinnamon Drive, during normal business hours. The City of Lemoore complies with the Americans with Disabilities Act (ADA of 1990). The Council Chamber is accessible to the physically disabled. Should you need special assistance, please call (559) 924-6744, at least four (4) business days prior to the meeting.

CERTIFICATION OF POSTING

I, Kristie Baley, Planning Commission Secretary for the City of Lemoore, do hereby declare that I posted the above Planning Commission Agenda for the Special Meeting of Monday, June 22, 2020 at 7:00 p.m. at the Cinnamon Municipal Complex, 711 W. Cinnamon Drive in accordance with applicable legal requirements.

Posted this 19th day of June 2020.

//s//

Kristie Baley, Planning Commission Secretary

**Minutes of the
LEMOORE PLANNING COMMISSION
Regular Meeting
May 11, 2020**

ITEM NO. 1 Pledge of Allegiance

ITEM NO. 2 Call to Order and Roll Call

The meeting was called to order at 7:23 PM.

Chair:	Etchegoin
Vice Chair:	Koelewyn
Commissioners:	Clement, Dey, Meade

City Staff and Contract Employees Present: Community Development Director Holwell, City Planner Brandt (QK, Inc.), City Attorney Carlson (Lozano Smith) *via conference call*, Commission Secretary Baley

ITEM NO. 3 Public Comment

There was no comment.

ITEM NO. 4 Approval – Minutes – Regular Meeting, April 13, 2020

Motion by Commissioner Clement, seconded by Commissioner Franklin, to approve the Minutes of the Planning Commission Regular Meeting of March 9, 2020.

Ayes: Clement, Franklin, Dey, Koelewyn, Meade, Etchegoin

ITEM NO. 5 Public Hearing – to accept public comment for General Plan Amendment No. 2020-02, Planned Unit Development No. 2020-01, Tentative Subdivision Map Tract 848, and Major Site Plan Review No. 2020-01: A request by Lennar Homes for five approvals to develop a 362-lot single-family residential subdivision in three phases with a 1.1-acre park on 54.1 acres along with general plan and zoning map changes only on 23.4 acres. The project is located south of Bush Street and east of College Avenue, in the city of Lemoore (APNs: 023-510-040 and 023-480-031). A mitigated negative declaration has been prepared in accordance with the California Environmental Quality Act.

City Planner Brandt presented the staff report and answered questions from Commissioners.

Chair Etchegoin opened the public hearing at 8:04 p.m.

Commissioner Meade recommended that pull outs for buses be added to the list of conditions.

Jeff Callaway, representative for Lennar Homes, stated that the developer is not in agreement with the condition to add a refuse container pad for each side yard. He stated that Lennar is also not in agreement with the condition requiring that the park be built during Phase I. Lennar is proposing to build the walking trail walking trail in Phase I and the park in Phase II.

Community Development Director Holwell provide information regarding the reason the conditions mentioned are being put into place and answered questions from Commissioners.

Jeff Callaway spoke about the rod iron fence and proposed a block wall instead.

Holwell provided an explanation for the condition.

Jeff Callaway stated that Lennar is projecting a 2 to 3 year timeline per phase to begin as soon as possible.

There was no other comment.

Chair Etchegoin closed the public hearing at 8:18 p.m.

Motion by Commissioner Clement, seconded by Commissioner Franklin to adopt Resolution No. 2020-05 recommending approval of the Mitigated Negative Declaration, General Plan Amendment No. 2020-02, Zoning Map Amendment No. 2020-02, Planned Unit Development No. 2020-01, Tentative Subdivision Map Tract 848, and Major Site Plan Review No. 2020-01 subject to the conditions in the resolution and additional condition to add pull out areas for buses (school and KART).

Ayes: Clement, Franklin, Dey, Meade, Koelewyn, Etchegoin

ITEM NO. 7 Director's Report

Community Development Director Holwell provided information regarding:

The second reading of the McCann request for general plan amendment and zone map amendment is expected to be on the April 21st City Council agenda for approval.

Assemi Group submitted an application for 156 acre housing project (Lacey Ranch) to be located at 18th and Glendale and it is being processed by staff.

An application was received for a cannabis cultivation, manufacturing and office/pavilion project to be located on the remaining lots at Venture Place.

CV Housing submitted a parcel map application for the commercial portion of the project previously approved for the SE corner of Hanford-Armona Rd and Hwy 41.

ITEM NO. 8 – Commission's Reports and Requests for Information

Commissioner Dey reported that he is excited to see a bridge between the college and city.

ITEM No. 9 – Adjournment

The meeting adjourned at 8:30 P.M.

Approved the 22nd day of June 2020.

APPROVED:

Ray Etchegoin, Chairperson

ATTEST:

Kristie Baley, Commission Secretary



711 West Cinnamon Drive • Lemoore, California 93245 • (559) 924-6744 Ext. 740

Staff Report

To: Lemoore Planning Commission **Item No. 5**
From: Steve Brandt, City Planner
Date: June 17, 2020 **Meeting Date:** June 22, 2020
Subject: Resolution No. 2020-06 for a request by Lennar Homes of California, Inc. to extend the approval of Vesting Tentative Subdivision Map No. 2017-01, Tract 920

Discussion:

On May 13, 2020, Zumwalt-Hansen and Associates (“applicant”), representing Lennar Homes of California (“owner”), submitted a written request to extend the approval of the Tract No. 920 Vesting Tentative Subdivision Map No. 2017-01. This tentative map was approved by the Planning Commission on August 14, 2017. The expiration for the vesting tentative map was therefore set as August 14, 2019. However, on February 28, 2018, the applicant submitted Phase 1 of the Tract No. 920 final map. Submittal of this final map extended the expiration date of the vesting tentative map to August 14, 2020. The applicant has applied for a one-year extension to August 14, 2021.

The vesting tentative map approved on August 14, 2017 consisted of 175 lots. The 87 lots of Phase 1 have been recorded, and Phase 2 is being prepared for submittal to the City for review. The applicant and owner would like to move forward with Phase 2, but the applicant does not believe that Phase 2 will be submitted prior to the August 14, 2020 expiration date. Therefore, the applicant has applied for a one-year extension.

Under the provisions of the Map Act, Lennar Homes may seek an extension to the life of the tentative map from the Planning Commission of up to a maximum five years. The Planning Commission’s normal past practice is to approve extensions of tentative maps one year at a time. The applicant and owner are applying for an extension in accordance with the Subdivision Map Act and the Planning Commission’s past practice.

Recommendation:

City staff recommends that the Planning Commission adopt Resolution No. 2020-06 approving a one-year extension, which would extend the expiration date of Vesting Tentative Subdivision Map No. 2017-01 to August 14, 2021. All previously approved conditions would remain intact.

Attachments: Resolution No. 2020-06
Vesting Tentative Subdivision Map No. 2017-01
Original Approval Resolution No. 2017-15

RESOLUTION NO. 2020-06

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LEMOORE
RECOMMENDING APPROVAL OF A ONE YEAR EXTENSION TO VESTING TENTATIVE
SUBDIVISION MAP NO. 2017-01 (TRACT 920) TO DIVIDE 40 ACRES INTO 175 SINGLE-FAMILY
LOTS AND A PARK/PONDING BASIN LOCATED AT THE NORTHEAST CORNER OF HANFORD-
ARMONA ROAD AND LIBERTY DRIVE (18¾ AVENUE) IN THE CITY OF LEMOORE**

At a Special Meeting of the Planning Commission of the City of Lemoore duly called and held on June 22, 2020, 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, Lennar Homes has requested to extend the approval of Vesting Tentative Subdivision Map No. 2017-01 (Tract 920) to divide 40 acres into 175 single-family lots and a park/ponding basin located at the northeast corner of Hanford-Armona Road and 18¾ Avenue, in the City of Lemoore (APN: 021-570-001 and 021-560-001); and

WHEREAS, the approval for the Vesting Tentative Subdivision Map expires August 14, 2020 and the applicant submitted the application for extension on May 13, 2020, prior to the expiration date; and

WHEREAS, the Lemoore Planning Commission held a meeting on June 22, 2020 and recommended that the City Council grant a one year extension to Vesting Tentative Subdivision Map No. 2017-01 (Tract 920) with previously approved conditions of approval as listed in Resolution No. 2017-15 to remain intact; and

WHEREAS, the Vesting Tentative Subdivision Map involves a Planned Unit Development, which requires the approval of the Lemoore City Council.

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

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 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.
7. The architecture, character, and scale of the building and the site are compatible with the character of buildings on adjoining and nearby properties.
8. The proposed project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Lemoore recommends approval of a one year extension to Vesting Tentative Subdivision Map No. 2017-01 (Tract 920) for one year to expire on August 14, 2021, subject to the following conditions:

1. The site shall be developed consistent with the approved tentative map and applicable development standards found in the Zoning Ordinance and City Municipal Code, including the overlay zone established for the Planned Unit Development by ordinance.
2. The site shall be developed consistent with the Site Plan Review comments dated June 30, 2017.
3. The project shall be developed and maintained in substantial compliance with the vesting 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 2.78 acres minus the acres provided for the park on the final map, in accordance with the procedures in Section 8-7N-4 of the City Municipal Code. Fees shall be paid prior to approval of the final map.
7. The park shall be constructed and opened to the public for use prior to the final inspection of the 5th new home constructed in Phase 2.
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 park, storm drain basin, common landscaping, and other improvements, 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. A 6-foot to 7-foot block wall shall be constructed adjacent Liberty Drive, Hanford-Armona Road, and the east side of the subdivision.
13. Fire hydrant types and locations shall be approved by the Lemoore Volunteer Fire Department.
14. Concrete pads for installation of mailboxes shall be provided in accordance with determinations made by the Lemoore Postmaster.
15. Street trees from the city approved street tree list shall be planted with root barriers as per Public Works Standards and Specifications.
16. Street lights shall be provided within the project as per City local street lighting standards.
17. All sidewalks shall be of "Parkway Type" as per City standard.
18. Lot sizes less than 7,000 square feet are approved, consistent with the sizes shown on the vesting tentative map.
19. The building setbacks shall be as follows: front yard – 18 to 22 feet, side yard 5 feet, street side yard 10 feet, rear yard 10 feet.
20. The front yard setback of adjacent homes shall have a minimum 2-foot stagger between adjacent lots.
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. Master home plans shall be substantially consistent to the floor plans and elevations submitted with the vesting tentative map, unless subsequently modified by the Planning Commission.
25. For homes placed on corner lots, the stone/brick veneer placed on the front of the homes shall be wrapped around the street side of the home up to the fence, and stucco/foam window treatments used on the front of the home shall also be used on the street side of the home where windows are visible from the street. Where stone/brick veneer on the front of the home, the veneer on the street side of the home need only be at the base of the home.

26. All homes shall be oriented to the street with garages deemphasized and living areas placed toward the front of homes.

27. This Vesting Tentative Subdivision Map approval shall expire August 14, 2021, unless a final map is filed or an extension is granted via legislation or by the City Council, in accordance with the Subdivision Map Act. Approvals and expiration dates for the Planned Unit Development and Major Site Plan Review shall run consistent with the Vesting Tentative Subdivision Map.

Passed and adopted at a Special Meeting of the Planning Commission of the City of Lemoore held on June 22, 2020, by the following votes:

AYES:

NOES:

ABSTAINING:

ABSENT:

APPROVED:

Ray Etchegoin, Chairperson

ATTEST:

Kristie Baley, Commission Secretary

VESTING TENTATIVE SUBDIVISION MAP **COUNTY TRACT NO. 920** CITY OF LEWIS, COUNTY OF KINGS, STATE OF CALIFORNIA

LENNAR HOMES OF CALIFORNIA, INC.
 6000 N. PALM AVE. SUITE 100
 FRESNO, CA 93721



VESTING TENTATIVE SUBDIVISION MAP
COUNTY TRACT NO. 920

CAL ENGINEERS
**ZUMWALT
 HANSEN**
 LAND SURVEYORS
 609 N. 1st St.
 Hanford, CA 93230
 Phone: (559) 831-1111
 Fax: (559) 831-1112

DATE: 3/1/2017
 CHECKED BY: JAH
 DRAWN BY: JAH

RESOLUTION # **2017-15**

AUG 14 2017

APPROVED
 BY PLANNING COMMISSION

LEGAL DESCRIPTION
 THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, T4S, R10E, S4E, IN THE COUNTY OF KINGS, STATE OF CALIFORNIA.

LOT INFORMATION
 TOTAL LOTS: 178 LOTS
 UNIMBUELED LOT AREA: 5,536 S.F. (LOT #6)
 UNIMBUELED LOT AREA: 11,847 S.F. (LOT #6)
 AVERAGE LOT AREA: 11,847 S.F.

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APPLICANT
 LENNAR HOMES OF CALIFORNIA, INC.
 6000 N. PALM AVE. SUITE 100
 FRESNO, CA 93721

OWNER
 LENNAR HOMES OF CALIFORNIA, INC.
 6000 N. PALM AVE. SUITE 100
 FRESNO, CA 93721

GENERAL INFORMATION
 EXISTING ZONE: (KING COUNTY) LOT 10
 EXISTING USE: (KING COUNTY) LOT 10
 EXISTING OWNER: (KING COUNTY) LOT 10
 EXISTING ADDRESS: (KING COUNTY) LOT 10
 EXISTING PHONE: (KING COUNTY) LOT 10
 EXISTING FAX: (KING COUNTY) LOT 10
 EXISTING E-MAIL: (KING COUNTY) LOT 10
 EXISTING WEBSITE: (KING COUNTY) LOT 10
 EXISTING BUSINESS: (KING COUNTY) LOT 10
 EXISTING EMPLOYMENT: (KING COUNTY) LOT 10
 EXISTING INCOME: (KING COUNTY) LOT 10
 EXISTING ASSETS: (KING COUNTY) LOT 10
 EXISTING LIABILITIES: (KING COUNTY) LOT 10
 EXISTING CREDIT: (KING COUNTY) LOT 10
 EXISTING RISK: (KING COUNTY) LOT 10
 EXISTING REPUTATION: (KING COUNTY) LOT 10
 EXISTING SOCIAL: (KING COUNTY) LOT 10
 EXISTING ENVIRONMENTAL: (KING COUNTY) LOT 10
 EXISTING CULTURAL: (KING COUNTY) LOT 10
 EXISTING HISTORICAL: (KING COUNTY) LOT 10
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 EXISTING ARTISTIC: (KING COUNTY) LOT 10
 EXISTING ARCHITECTURAL: (KING COUNTY) LOT 10
 EXISTING ENGINEERING: (KING COUNTY) LOT 10
 EXISTING CONSTRUCTION: (KING COUNTY) LOT 10
 EXISTING MANUFACTURING: (KING COUNTY) LOT 10
 EXISTING DISTRIBUTION: (KING COUNTY) LOT 10
 EXISTING RETAIL: (KING COUNTY) LOT 10
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 EXISTING HEALTHCARE: (KING COUNTY) LOT 10
 EXISTING EDUCATION: (KING COUNTY) LOT 10
 EXISTING RECREATION: (KING COUNTY) LOT 10
 EXISTING RELIGION: (KING COUNTY) LOT 10
 EXISTING GOVERNMENT: (KING COUNTY) LOT 10
 EXISTING NON-PROFIT: (KING COUNTY) LOT 10
 EXISTING OTHER: (KING COUNTY) LOT 10

NEIGHBORHOOD
 LENNAR HOMES OF CALIFORNIA, INC.
 6000 N. PALM AVE. SUITE 100
 FRESNO, CA 93721

STREET
 LENNAR HOMES OF CALIFORNIA, INC.
 6000 N. PALM AVE. SUITE 100
 FRESNO, CA 93721

LOT
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 6000 N. PALM AVE. SUITE 100
 FRESNO, CA 93721

AREA
 LENNAR HOMES OF CALIFORNIA, INC.
 6000 N. PALM AVE. SUITE 100
 FRESNO, CA 93721

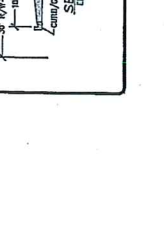
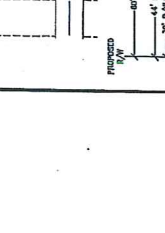
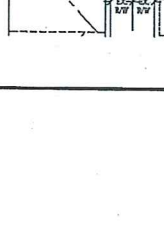
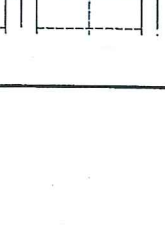
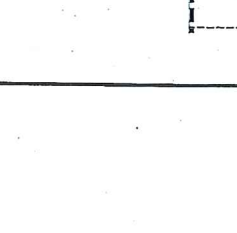
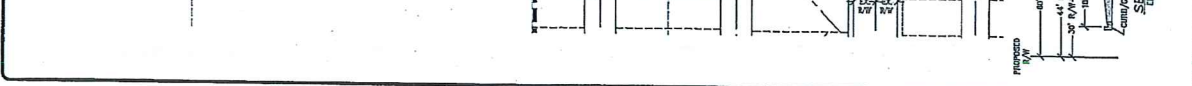
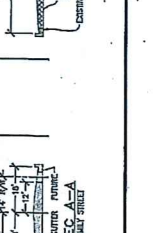
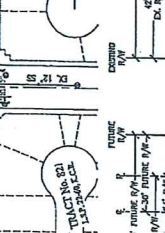
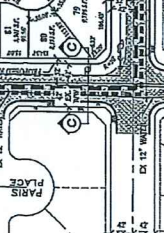
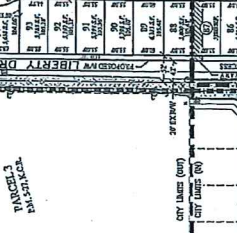
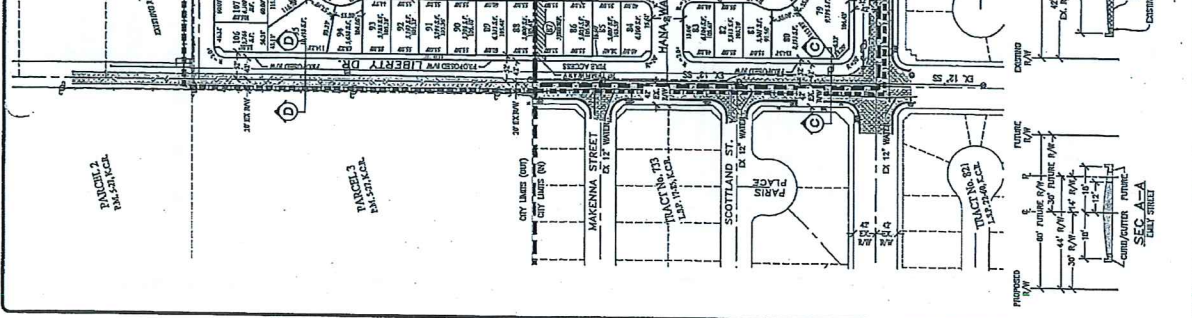
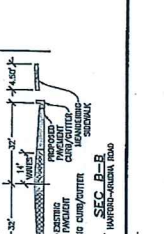
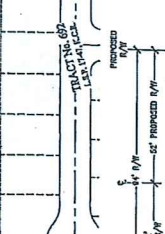
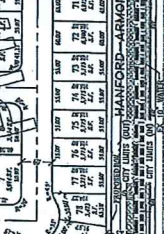
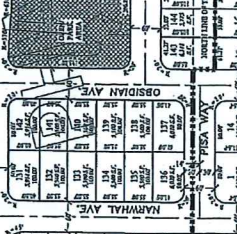
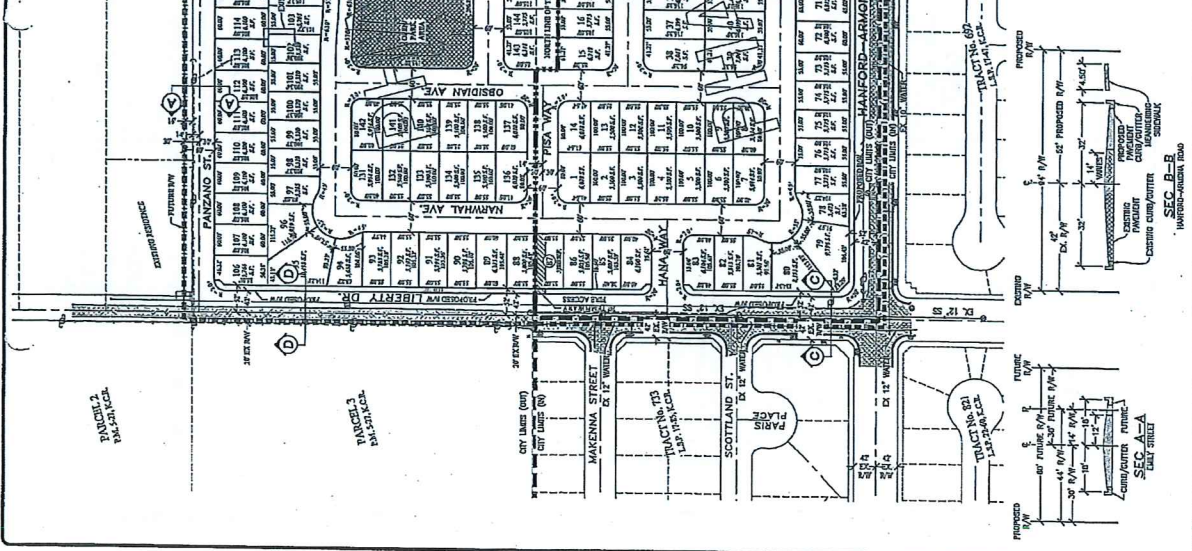
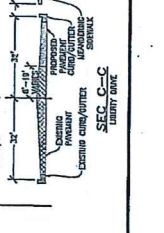
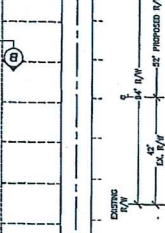
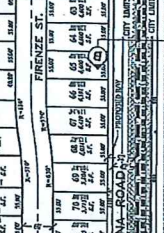
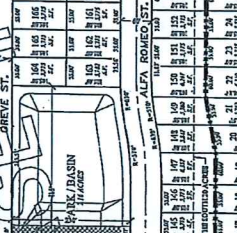
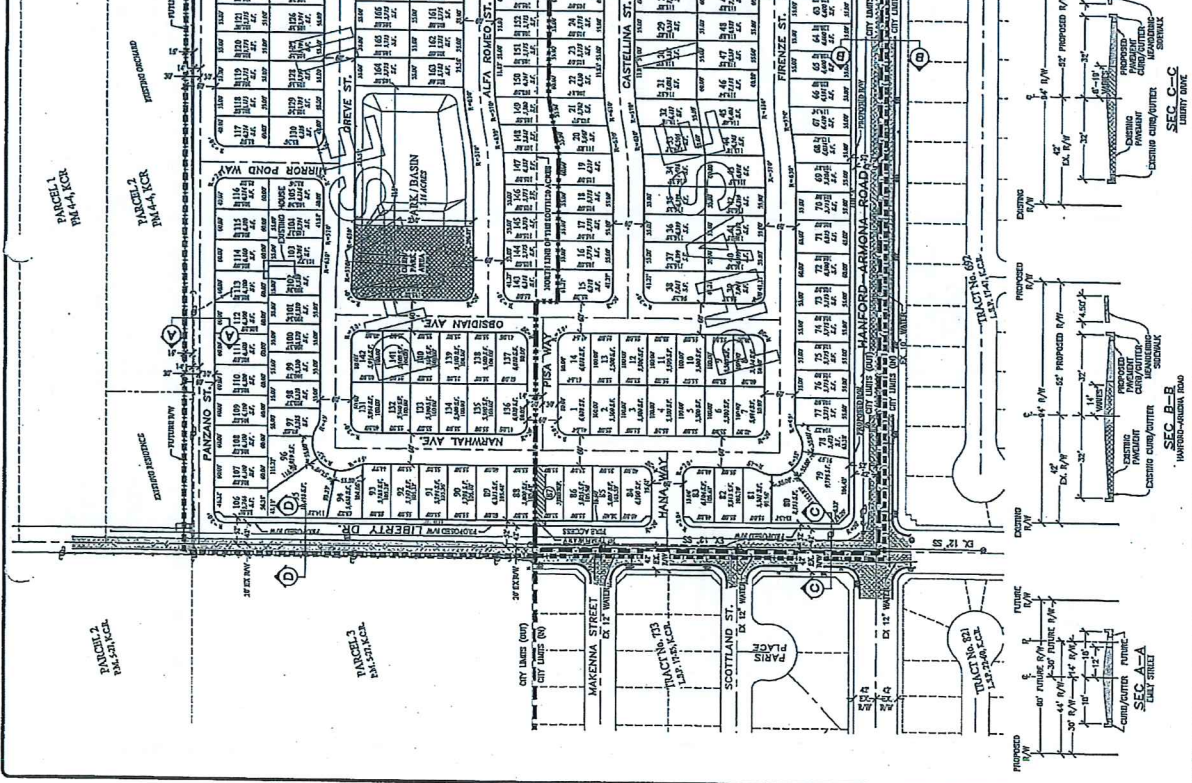
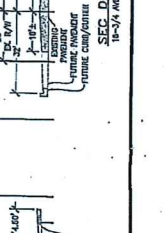
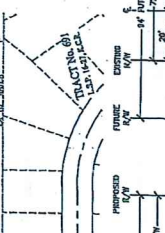
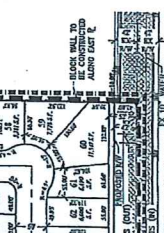
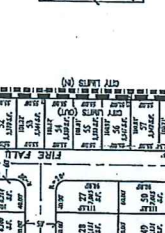
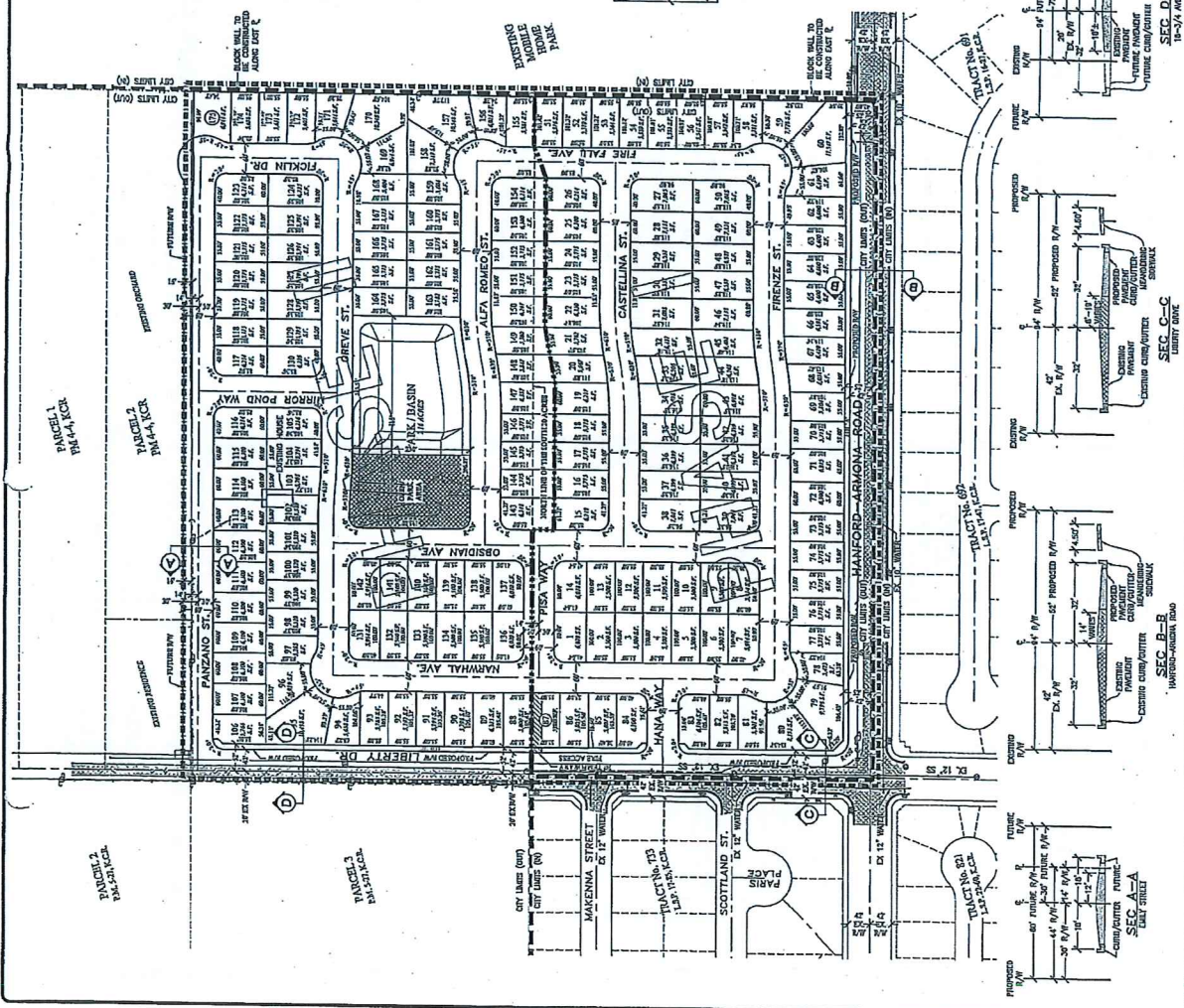
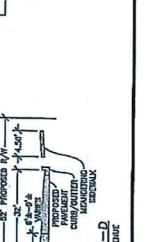
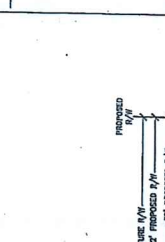
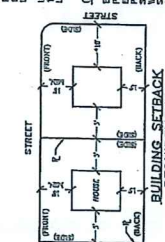
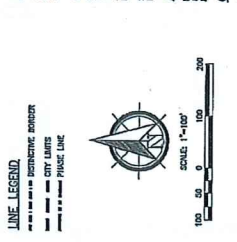
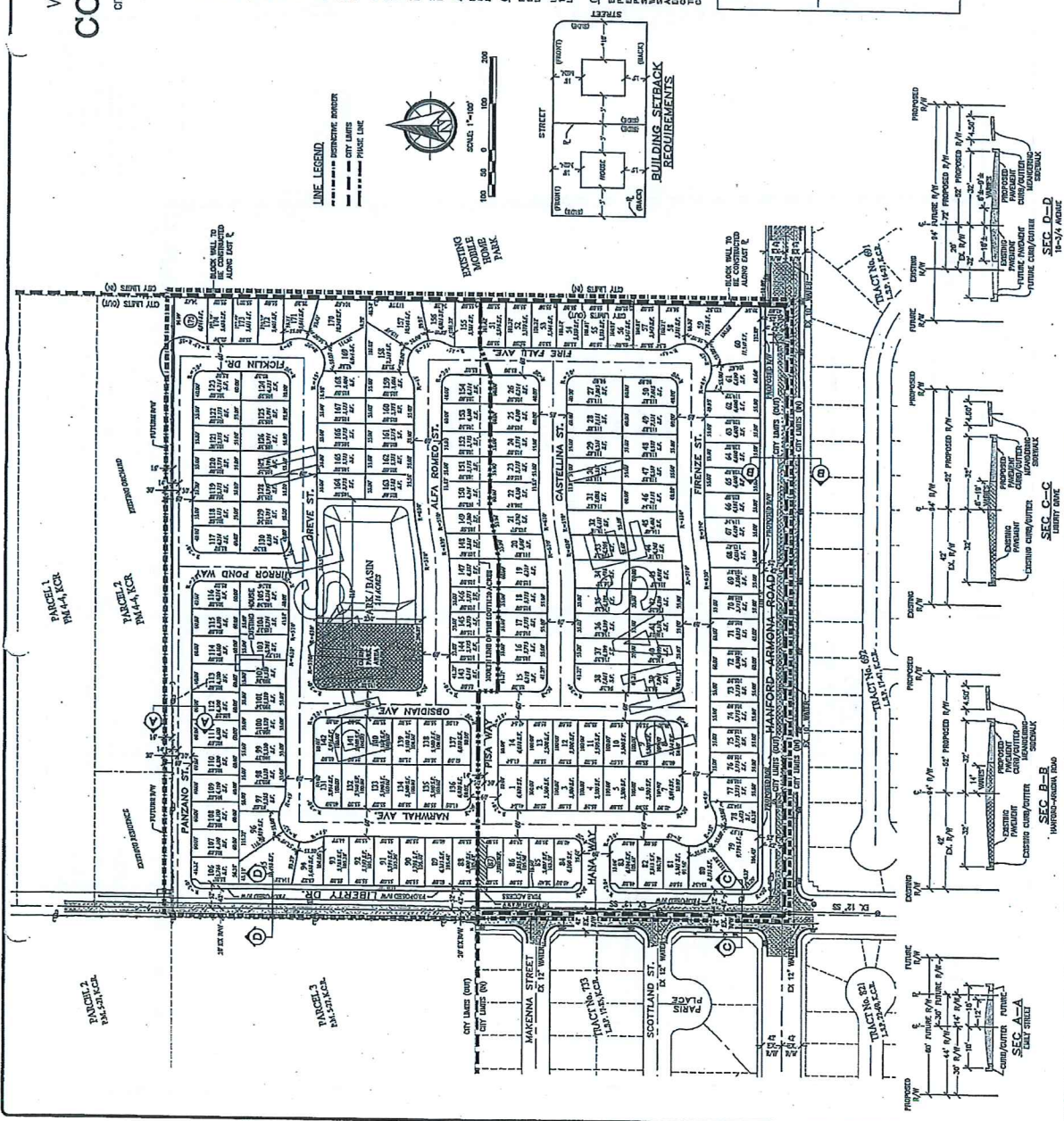
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MAP OF TERRITORY ANNEXED TO THE CITY OF LEMOORE

LEGAL DESCRIPTION
PART OF THE SOUTHWEST QUARTER OF SECTION 22,
T.18 S., R.2 E., M.E.B. & M., IN THE COUNTY OF KINGS, STATE OF CALIFORNIA.

SURVEYOR'S STATEMENT
THIS MAP WAS PREPARED BY ME ON
UPON RECORD DATA AND LAYED RESOLUTION NO. _____ AND IS DATED
DATED _____



JOHN A. ZUMWALT, L.C.S. 1489

CERTIFICATE OF COMPLETION

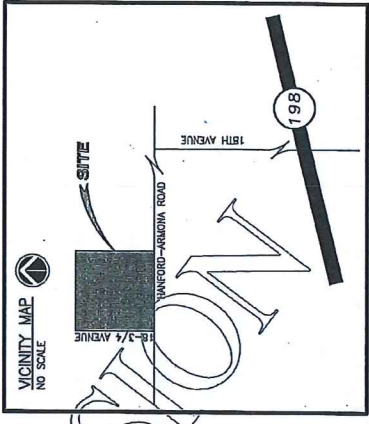
RECORDED AS DOCUMENT NO. _____
DOCUMENT NO. _____
RECORDED AT THE REQUEST OF THE LOCAL AGENCY FORMATION COMMISSION OF KINGS COUNTY,
AT _____ MINUTES PAST _____ O'CLOCK, _____ M., _____ 200, VOLUME _____ OF
LICENSED SURVEYOR'S PLAT PAGE _____, KINGS COUNTY, STATE OF CALIFORNIA.

EXISTING LEB
COUNTY RECORDER
BY: _____
DEPUTY

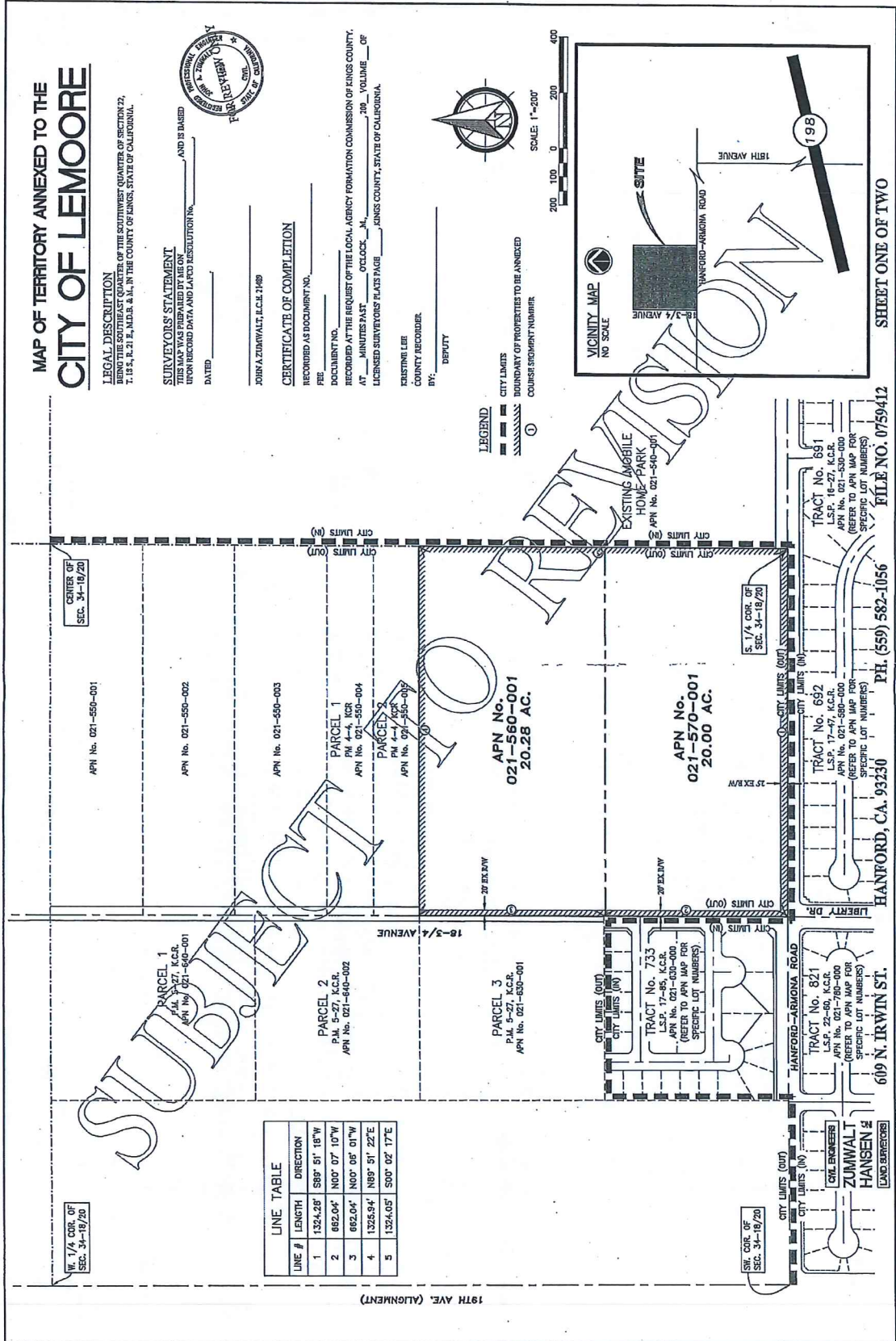


SCALE: 1"=200'
200 100 0 200 400

LEGEND
--- CITY LIMITS
--- BOUNDARY OF PROPERTIES TO BE ANNEXED
① COURSE/STATION NUMBER



SHEET ONE OF TWO



LINE TABLE		
LINE #	LENGTH	DIRECTION
1	1324.28'	S89° 51' 10" W
2	862.04'	N00° 07' 10" W
3	862.04'	N00° 05' 01" W
4	1325.54'	N89° 51' 22" E
5	1324.65'	S00° 02' 17" E

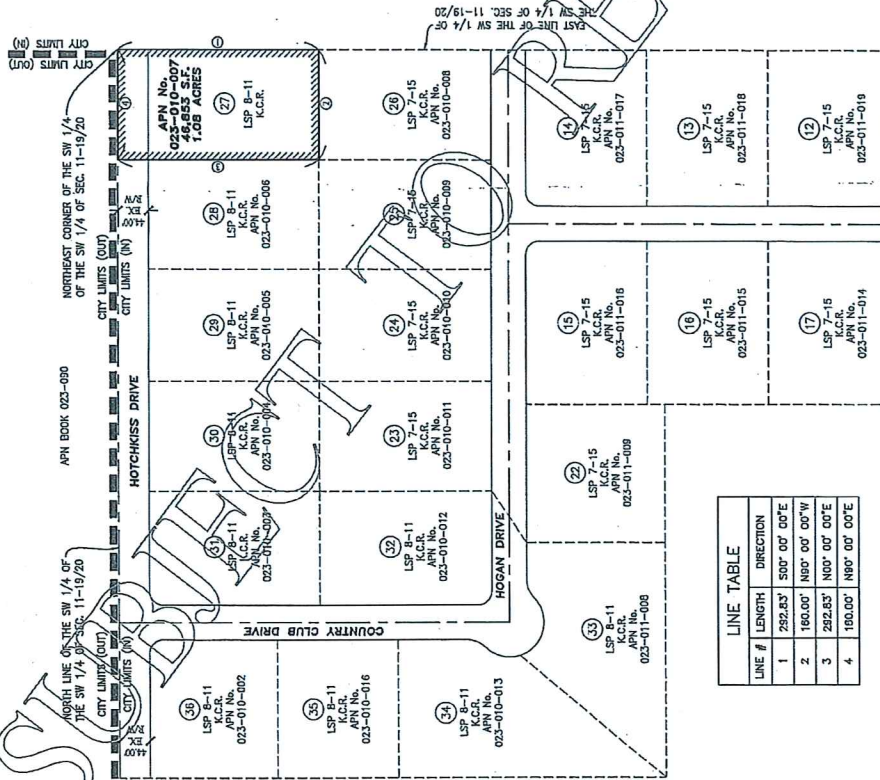
APPROVED
BY PLANNING COMMISSION
AUG 14 2017
RESOLUTION # 2017-15

MAP OF TERRITORY ANNEXED TO THE CITY OF LEMOORE

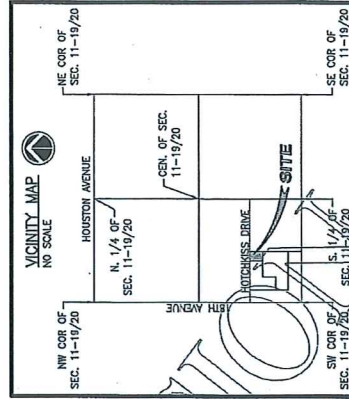
LEGAL DESCRIPTION

LOT 27 AS SHOWN ON A MAP RECORDED IN VOL. 1, AT PG. 11 OF LICENSED SURVEYORS PLATS KING COUNTY RECORDS, BEING A PORTION OF THE SURFACES TO THE CITY OF LEMOORE, COUNTY OF KINGS, STATE OF CALIFORNIA, 304, 304A, 304B, IN THE COUNTY OF LEMOORE, STATE OF CALIFORNIA.

APPROVED
BY PLANNING COMMISSION
AUG 14 2017
RESOLUTION # 2017-15



LINE TABLE		
LINE #	LENGTH	DIRECTION
1	292.83'	S00° 00' 00"E
2	160.00'	N80° 00' 00"W
3	292.83'	N00° 00' 00"E
4	160.00'	N80° 00' 00"E



CIVIL ENGINEERS
ZUMWALT
HANSEN &
LAND SURVEYORS

609 N. IRWIN ST. HANFORD, CA. 93230
PH (559) 582-1056
FILE NO. 0759412
SHEET TWO OF TWO

RESOLUTION NO. 2017-15

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LEMOORE
APPROVING VESTING TENTATIVE SUBDIVISION MAP NO. 2017-01 (TRACT 920), PLANNED UNIT
DEVELOPMENT NO. 2017-01, SUBJECT TO THE ADOPTION OF AN ORDINANCE ESTABLISHING
AN OVERLAY ZONE, AND MAJOR SITE PLAN REVIEW NO. 2017-01
TO DIVIDE 40 ACRES INTO 175 SINGLE-FAMILY LOTS AND A PARK/PONDING BASIN, AND FOR
APPROVAL OF NEW SINGLE-FAMILY HOME MASTER PLANS (FLOOR PLANS AND ELEVATION
PLANS) LOCATED AT THE NORTHEAST CORNER OF HANFORD-ARMONA ROAD AND LIBERTY
DRIVE (18³/₄ AVENUE) JUST OUTSIDE THE CITY OF LEMOORE**

At a Regular Meeting of the Planning Commission of the City of Lemoore duly called and held on August 14, 2017, at 7:00 p.m. on said day, it was moved by Commissioner Etchegoin, seconded by Commissioner Koelewyn, and carried that the following Resolution be adopted:

WHEREAS, Lennar Homes has requested approval of a vesting tentative subdivision map, planned unit development, and major site plan review to divide 40 acres into 175 single-family lots and a park/ponding basin, and for approval of new single-family home master plans (floor plans and elevation plans), located at the northeast corner of Hanford Armona Road and 18³/₄ Avenue, just outside the City of Lemoore (APN: 021-570-001 and 021-560-001); and

WHEREAS, the City Council of the City of Lemoore initiated annexation proceedings for the site on June 20, 2017, and;

WHEREAS, the proposed site is 40 acres in size and is rezoned Low Density Residential (RLD); 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, with mitigations. Therefore, a Mitigated Negative Declaration has been prepared, accepted, and will be utilized for this project; and

WHEREAS, the Lemoore Planning Commission held a duly noticed public hearing at its August 14, 2017, meeting.

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

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 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.
7. The architecture, character, and scale of the building and the site are compatible with the character of buildings on adjoining and nearby properties.
8. The proposed project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Lemoore approves Vesting Tentative Subdivision Map No. 2017-01 (Tract 920), Planned Unit Development No. 2017-01 subject to the future adoption of an ordinance by the City Council establishing an overlay zone for the Planned Unit Development, and Major Site Plan Review No. 2017-01, subject to the following conditions:

1. The site shall be developed consistent with the approved tentative map and applicable development standards found in the Zoning Ordinance and City Municipal Code, including the overlay zone established for the Planned Unit Development by ordinance.
2. The site shall be developed consistent with the Site Plan Review comments dated June 30, 2017.
3. The project shall be developed and maintained in substantial compliance with the vesting 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 2.78 acres minus the acres provides for the park on the final map, in accordance with the procedures in Section 8-7N-4 of the City Municipal Code. Fees shall be paid prior to approval of the final map.
7. The park shall be constructed and opened to the public for use prior to the final inspection of the 5th new home constructed in Phase 2.
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 park, storm drain basin, common landscaping, and other improvements, 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. A 6-foot to 7-foot block wall shall be constructed adjacent Liberty Drive, Hanford-Armona Road, and the east side of the subdivision.
13. Fire hydrant types and locations shall be approved by the Lemoore Volunteer Fire Department.
14. Concrete pads for installation of mailboxes shall be provided in accordance with determinations made by the Lemoore Postmaster.
15. Street trees from the city approved street tree list shall be planted with root barriers as per Public Works Standards and Specifications.
16. Street lights shall be provided within the project as per City local street lighting standards.
17. All sidewalks shall be of "Parkway Type" as per City standard.
18. Lot sizes less than 7,000 square feet are approved, consistent with the sizes shown on the vesting tentative map.
19. The building setbacks shall be as follows: front yard – 18 to 22 feet, side yard 5 feet, street side yard 10 feet, rear yard 10 feet.
20. The front yard setback of adjacent homes shall have a minimum 2-foot stagger between adjacent lots.
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. Master home plans shall be substantially consistent to the floor plans and elevations submitted with the vesting tentative map, unless subsequently modified by the Planning Commission.
25. For homes placed on corner lots, the stone/brick veneer placed on the front of the homes shall be wrapped around the street side of the home up to the fence, and stucco/foam window treatments used on the front of the home shall also be used on the street side of

the home where windows are visible from the street. Where stone/brick veneer on the front of the home, the veneer on the street side of the home need only be at the base of the home.

26. All homes shall be oriented to the street with garages deemphasized and living areas placed toward the front of homes.

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. Approvals and expiration dates for the Major Site Plan Review and Planned Unit Development shall run consisted with the vesting tentative map.

Passed and adopted at a Regular Meeting of the Planning Commission of the City of Lemoore held on August 14, 2017, by the following votes:

AYES: Etchegoin, Koelewyn, Badasci, Clement, Meade

NOES: Marvin

ABSTAINING:

ABSENT: Dow

APPROVED:


Ron Meade, Chairperson

ATTEST:


Kristie Baley, Commission Secretary



711 W. Cinnamon Drive • Lemoore, California 93245 • Planning (559) 924-6744 Ext. 740
Community Development Department

Major Site Plan Review No. 2020-03 and Staff Report

To: Lemoore Planning Commission **Item No. 6**
From: Steve Brandt, City Planner
Date: June 17, 2020 **Meeting Date:** June 22, 2020
Subject: **Major Site Plan Review No. 2020-03:** a request by Wellsona Partners (John Peterson) for major site plan review approval of a seed to sale cannabis campus that includes delivery service, manufacturing and processing facility, microbusiness, distribution hub, cultivation greenhouses, and food truck dining area. The site is located on Venture Place, west of Commerce Way, north of Enterprise Drive, east of SR 41, and south of SR 198 in the city of Lemoore (APNs 024-400-002 through 024-400-009). An Initial Study/Mitigated Negative Declaration was prepared in conformance with California Environmental Quality Act (CEQA) Guidelines.

Recommendation

Staff recommends that the Planning Commission approve the following items in the order presented.

1. Approve the Initial Study/Mitigated Negative Declaration for Venture Place Cannabis Campus and Food Court.
2. Adopt Resolution No. 2020-07 approving Major Site Plan Review (SPR) No. 2020-03 with the corrections/modifications identified in the attached Site Plan Review Comments (checklists) and the conditions listed in the resolution.

Project Description

Wellsona Partners is proposing an approximately 132,000 sq. ft. seed to sale cannabis campus including cultivation, manufacturing, processing, distribution, delivery, microbusiness, and food

truck dining area. The site plan also includes an office building that could be used for a dispensary if the City later allows it. The site plan proposes the following:

Processing Facility – 2-story structure 23,400 sq. ft.
Manufacturing Facility – 2-story structure 23,400 sq. ft.
Green Houses – 71,100 sq. ft.
Office – 6,150 sq. ft.
Food Court – 8,000 sq. ft.
Accessory Structure – 1,350 sq. ft.
Proposed Parking – 207 off-street spaces
Proposed Building Height – 2-story, 29', 33', and 37'
Landscaping – 67,171 sq. ft.
Lighting – wall pack, light pole, under solar canopies
Easements – 30' storm drain on west side and 10' PUE at roadside
Fencing – 6' masonry/iron/chain link perimeter and internal
Fire Radius – 28'

A project description, provided by the applicant, is attached. The project is proposed to be constructed in four phases.

Zoning/General Plan:

The proposed use of the site is allowed in the Light Industrial zone.

Environmental Review:

An Initial Study/Mitigated Negative Declaration titled Venture Place Cannabis Campus and Food Court, also known as Base Camp, 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, with mitigations. Therefore, a Mitigated Negative Declaration has been prepared for this project and was released for a 30-day public review period on May 22, 2020.

Time Limits:

Unless a condition of approval establishes a different time limit, this permit, if not exercised within two (2) years of approval, shall expire and become void, except where an extension of time is approved in compliance with Lemoore Municipal Code Section 9-2A-9 subsection C, "Permit Extensions". The exercise of a permit occurs when the applicant or property owner has performed substantial work and incurred substantial liabilities in good faith reliance upon such permit(s).

Attached Comments:

Comments from Fire
Comments from Planning
Comments from Public Safety
Comments from Public Works/Engineering

Comments from Building
Comments from Solid Waste
Comments from Refuse
Comments from Streets/Traffic

Other Attachments:

Resolution No. 2020-07
Applicant's Project Description Rcvd 3/31/2020
Site Plan and Elevations Dated 4/20/2020
Email Received 6/9/2020
Initial Study/Mitigated Negative Declaration
Initial Response Letters Received – 3 letters

City of Lemoore
Fire Department
Site Plan Review Comments

DATE: April 21, 2020
SITE PLAN NO: Major Site Plan Review No. 2020-03
PROJECT TITLE: Wellsona Cannabis Campus
DESCRIPTION: Commercial Development (Seed to Sale and Dining)
APPLICANT: Wellsona Partners c/o John Peterson, Peterson Assoc.
PROPERTY OWNER: Tom Vorhees
LOCATION: SE of SR 198 and Hwy 41 (Venture Place)
APN(S): 024-400-002 to 024-400-009

MAY 01 2020

The following comments are applicable when checked:

- ☐ Refer to previous comments dated _____.
- ☐ More information is needed before a Site Plan Review can be conducted. Please submit plans with more detail.
- ☐ No fire protection items required for parcel map or lot line adjustment; however, any future projects will be subject to fire protection requirements.
- ☐ Address numbers must be placed on the exterior of the building in such a position as to be clearly and plainly visible from the street. Numbers will be at least 6 inches high and shall be of a color to contrast with their background. If multiple addresses served by a common driveway, the range of numbers shall be posted at the roadway / driveway.
- ☐ No additional fire hydrants are required for this project; however, additional fire hydrants may be required for any future development.
- ☒ There is / are 1 hydrant every 300ft surrounding property fire hydrants required for this project (see marked plans for fire hydrant locations).
- ☒ The turning radius for emergency fire apparatus is 20 feet inside radius and 43 feet outside radius. Ensure that the turns identified to you during site plan comply with these requirements. An option is a hammer-head constructed to City of Lemoore standards.
- ☒ An access road is required and shall be a minimum of 20 feet wide. The road shall be an all-weather driving surface accessible prior to and during construction.
- ☐ Buildings or portions of buildings or facilities exceeding 30 feet in height above the lowest level of fire department vehicle access shall be provided with an approved fire apparatus access roads capable of accommodating fire department aerial apparatus. Access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders. Access routes shall be located within a minimum of 15 feet and maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building.
- ☐ A fire lane is required for this project. The location will be given to you during the site plan meeting.
- ☒ A Knox Box key lock system is required. Applications are available at the City of Lemoore Fire Department Administrative Office. NOTE: Knox boxes shall be ordered using an approved application from Lemoore Fire Department Administrative Office, 711 W. Cinnamon Drive. Please allow adequate time for shipping and installation.
- ☒ The security gates, if to be locked, shall be locked with a typical chain and lock that can be cut with a common bolt cutter, or the developer may opt to provide a Knox Box key lock system. Applications are available at the Lemoore Fire Department Administrative Office.
- ☐ That portion of the building that is built upon a property line shall be constructed as to comply with Section 503.4 and Table 5-A of the California Building Code.
- ☐ Commercial dumpsters with 1.5 cubic yards or more shall not be stored or placed within 5 feet of combustible walls, openings, or a combustible roof eave line except when protected by a fire sprinkler system.
- ☐ If you handle hazardous material in amounts that exceed the exempt amounts listed on Table 3-D of the California Building Code, you are required to submit an emergency response plan to the Kings County Health Department. Prior to the building final inspection, we will require a copy of the plan and any Material Safety Data Sheets.

City of Lemoore
Fire Department
Site Plan Review Comments

DATE: April 21, 2020
SITE PLAN NO: Major Site Plan Review No. 2020-03
PROJECT TITLE: Wellsona Cannabis Campus
DESCRIPTION: Commercial Development (Seed to Sale and Dining)
APPLICANT: Wellsona Partners c/o John Peterson, Peterson Assoc.
PROPERTY OWNER: Tom Vorhees
LOCATION: SE of SR 198 and Hwy 41 (Venture Place)
APN(S): 024-400-002 to 024-400-009

- ☒ An automatic fire sprinkler system is required for this building. A fire hydrant is required within 50 feet of the fire department connection. The fire hydrant, fire department connection and the PIV valve should be located together and minimum 25 feet from the building, if possible. The caps on the FDC shall be Knox locking caps.
- ☒ All hardware on exit doors shall comply with Chapter 10 of the California Fire Code. This includes all locks, latches, bolt locks, and panic and exit hardware.
- ☒ Provide illuminated exit signs and emergency lighting throughout the building.
- ☒ All Fire and Life Safety systems located within the building shall be maintained.
- ☐ An automatic fire extinguishing system for protection of the kitchen grease hood and ducts is required.
- ☐ City of Lemoore Fire Department Impact Fee. *For information call (559) 924-6730*
- ☐ City of Lemoore Fire Department Permit Fee – complete application during Building Department permit process.

Additional comments: Type of Material the Greenhouses will be constructed with,
Can we have ^{Vehicle} the entrance for the food court ~~area~~ identified.
area

☐ No comments. Acceptable as submitted.

Faith Fana / B.G.
Authorized Signature

4/30/2020
Date

Faith Fana / Bruce German
Printed name

PLANNING DEPARTMENT

Planning/Zoning - The following comments are applicable when checked. Comments in *italics* are specific to the project.

- ☒ General Plan Land Use Element land use designation(s): *Light Industrial*
- ☒ General Plan Circulation Element adjacent street(s): *Commerce Way is a local street.*
- ☒ Zoning designation: *Light Industrial (ML)*
- ☒ Proposed land use: *Cannabis campus, with greenhouses, manufacturing, distribution, dispensary, food truck court*
- ☒ Allowed use ☐ Not allowed use ☐ Requires a conditional use permit

☒ Setbacks and heights:

	Required	Proposed	
Front – <i>Commerce Way</i>	<i>25 feet</i>	<i>24' 9" feet</i>	<input type="checkbox"/> Acceptable <input checked="" type="checkbox"/> Revise
Interior Side – <i>south and north</i>	<i>0 feet</i>	<i>0 feet</i>	<input checked="" type="checkbox"/> Acceptable <input type="checkbox"/> Revise
Street Side –	<i>N/A</i>	<i>N/A</i>	<input type="checkbox"/> Acceptable <input type="checkbox"/> Revise
Rear – Hwy 41	<i>25 feet</i>	<i>0 feet</i>	<input checked="" type="checkbox"/> Acceptable <input type="checkbox"/> Revise
Height	<i>N/A</i>	<i>N/A</i>	<input type="checkbox"/> Acceptable <input type="checkbox"/> Revise

Revise food truck building to be set back 25 feet from Commerce Way right of way.

- ☒ Open Space Requirements: *None*
- ☒ Off-street Parking required: *2 spaces for every 1,000 square feet of manufacturing buildings (96). No parking required for greenhouses (0). 3.5 spaces for every 1,000 square feet of retail space (18). 8 spaces for every food truck court vehicle space (64). Total required = 178*
- ☒ Parking: ☒ Minimum Parking is met. ☐ Parking is needed. *207 spaces provided.*
- ☒ Outdoor lighting: *Required in parking area.*

General Lighting Requirements: The requirements listed below shall apply to all outdoor lighting:

- Nuisance Prevention: All outdoor lighting shall be designed, located, installed, and maintained in order to prevent glare, light trespass, and light pollution.
- Shielding: Except as otherwise exempt, all outdoor lighting shall be recessed and/or constructed with full downward shielding in order to reduce light and glare impacts on trespass to adjoining properties and public rights of way. Each fixture shall be directed downward and away from adjoining properties and public rights of way, so that no light fixture directly illuminates an area outside of the project site.
- Level Of Illumination: Outdoor lighting shall be designed to illuminate at the minimum level necessary for safety and security and to avoid harsh contrasts in lighting levels between the project site and adjacent properties.
- Maximum Height Of Freestanding Outdoor Light Fixtures: The maximum height of freestanding outdoor light fixtures less than ten feet (10') from a property line abutting residential development shall be eighteen feet (18').

DATE: June 4, 2020
SITE PLAN NO: Major Site Plan Review No. 2020-03
PROJECT TITLE: Wellsona Cannabis Campus
DESCRIPTION: Commercial Development (Seed to Sale and Dining)
APPLICANT: Wellsona Partners c/o John Peterson, Peterson Assoc.
PROPERTY OWNER: Tom Vorhees
LOCATION: SE of SR 198 and SR 41 (Venture Place)
APN(S): 024-400-002 to 024-400-009

Otherwise, the maximum height for freestanding outdoor light structures shall be twenty four feet (24'). Height shall be measured from the finish grade, inclusive of the pedestal, to the top of the fixture. The designated approving authority may allow greater heights upon finding that there are special circumstances that affect the feasibility of meeting this standard.

- Energy Efficient Fixtures Required: Outdoor lighting shall utilize energy efficient fixtures and lamps, such as high pressure sodium, metal halide, low pressure sodium, hard wired compact fluorescent, or other lighting technology that is of equal or greater efficiency. All new outdoor lighting fixtures shall be energy efficient with a rated average bulb life of not less than ten thousand (10,000) hours.
- Accent Lighting: Architectural features may be illuminated by uplighting, provided that the lamps are low intensity to produce a subtle lighting effect and no glare or light trespass is produced. Wherever feasible, solar powered fixtures should be used.

- ☒ Elevations: ☒ Approved ☐ Revise and resubmit
☐ Fences, walls, and hedges: ☐ Approved ☐ Revise and resubmit
☐ Screening: ☐ Acceptable ☐ Revise and resubmit

- ☒ Landscaping: ☒ Acceptable ☐ Revise and resubmit.

Landscape Plans are being checked for compliance with MWELO, including but not limited to the following conditions:

- Plan shall include square footages of landscaped area shown, water use calculations, and the material to be utilized.
- Water use classifications shall be based on WUCOLS IV.
- All other landscaped areas shown as landscaped shall be landscaped.
- Landscaping shall meet all other applicable requirements of Title 9, Article D1 of the Zoning Ordinance.

- ☒ Street trees are required. *Along Commerce Way*
☐ Existing address must be changed to be consistent with City address standards.

Entitlements

- ☒ Major Site Plan Review is required for this project.
☐ A Use Permit is required for this project.
☐ A Zone Variance is required for this project.
☐ A Tentative Subdivision Map is required for this project.
☐ A Tentative Parcel Map is required for this project.
☒ A Lot Line Adjustment is required for this project.
☐ A Zone Change is required for this project.
☐ A General Plan Amendment is required for this project.
☒ Other discretionary action required for this project: *Abandonment of Venture Place right of way must be approved by City Council. A temporary use permit is required before the food truck area may be used for special events.*

DATE:	June 4, 2020
SITE PLAN NO:	Major Site Plan Review No. 2020-03
PROJECT TITLE:	Wellsona Cannabis Campus
DESCRIPTION:	Commercial Development (Seed to Sale and Dining)
APPLICANT:	Wellsona Partners c/o John Peterson, Peterson Assoc.
PROPERTY OWNER:	Tom Vorhees
LOCATION:	SE of SR 198 and SR 41 (Venture Place)
APN(S):	024-400-002 to 024-400-009

Environmental Technical Documents

- ☐ Air Impact Analysis required.
- ☐ Acoustical Analysis required.
- ☐ Biologic survey required.
- ☐ Cultural Records Search required.
- ☐ Traffic Impact Assessment required.
- ☒ Vehicle Trip Generation Estimates required.
- ☐ Covenant required.

☒ Additional comments:

1. *See Mitigated Negative Declaration for required mitigation measures.*
2. *Odor control is a requirement of the Cannabis Ordinance.*
3. *Area around security gate shall be redesigned so that the exit gate does not block driveways when it is open.*

City of Lemoore
Public Safety
Site Plan Review Comments

DATE: April 21, 2020
SITE PLAN NO: Major Site Plan Review No. 2020-03
PROJECT TITLE: Wellsona Cannabis Campus
DESCRIPTION: Commercial Development (Seed to Sale and Dining)
APPLICANT: Wellsona Partners c/o John Peterson, Peterson Assoc.
PROPERTY OWNER: Tom Vorhees
LOCATION: SE of SR 198 and Hwy 41 (Venture Place)
APN(S): 024-400-002 to 024-400-009

The following comments are applicable when checked:

- ☐ Public Safety Impact Fee:
Ordinance No.
Effective Date:

Impact fees shall be imposed by the City of Lemoore pursuant to this Ordinance as a condition of, or in conjunction with, the approval of a development project. "New Development or Development Project" means any new building, structure or improvement of any parcels of land upon which no like building, structure or improvement previously existed. NOTE: Refer to Engineering Site Plan comments for fee estimation.

- ☒ Not enough information provided. Please provide additional information pertaining to:

1. Lighting information is not available.
2. Surveillance information is not available.

-
- ☒ Access controlled / restricted etc.:

1. Entrance and Exit Gate information is not available. Please provide information as it relates to the public access areas and employee only areas.

-
- ☒ Landscaping concerns:

1. Greenhouse on the south side of the compound is marked "Volatile Extraction". GV Burrows is located just south of this location. GV Burrows is located close to this green house and it is in the business of Fuel Delivery, Chemicals, and Lubricants. This appears to be a safety concern depending on the method of extraction.
2. The perimeter walls for the compound under area labeled item 10 state it is a 6ft wall. These walls would provide for better security if they were higher.

-
- ☒ Lighting concerns:

1. The west side of the complex is adjacent to the SR-41/198 on ramp. This area should be well lit in an effort to deter criminal activity or attempted trespassing onto the property.

-
- ☒ Line of sight issues:

1. The SR-41/198 on ramp is located to the west of the compound and it has an elevated position. This might create a line of sight issue into the greenhouse area if the walls are only going to be 6 ft tall.
-

City of Lemoore
Public Safety
Site Plan Review Comments

DATE: April 21, 2020
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DESCRIPTION: Commercial Development (Seed to Sale and Dining)
APPLICANT: Wellsona Partners c/o John Peterson, Peterson Assoc.
PROPERTY OWNER: Tom Vorhees
LOCATION: SE of SR 198 and Hwy 41 (Venture Place)
APN(S): 024-400-002 to 024-400-009

☐ Surveillance issues:

☐ Territorial reinforcement – define property lines (private / public space):

☐ Traffic concerns:

☐ Request opportunity to comment or make recommendations as to safety issues as plans are developed.

Additional comments: _____

☐ No comments. Acceptable as submitted.

//ss//

Authorized Signature

04282020

Date

Chief Kendall /Rcvd via email

Printed name

City of Lemoore
Public Works/City Engineering
Site Plan Review Comments

DATE:	April 21, 2020
SITE PLAN NO:	Major Site Plan Review No. 2020-03
PROJECT TITLE:	Wellsona Cannabis Campus
DESCRIPTION:	Commercial Development (Seed to Sale and Dining)
APPLICANT:	Wellsona Partners c/o John Peterson, Peterson Assoc.
PROPERTY OWNER:	Tom Vorhees
LOCATION:	SE of SR 198 and Hwy 41 (Venture Place)
APN(S):	024-400-002 to 024-400-009

The following comments are applicable when checked:

- ☒ Submit improvement plans detailing all proposed work
- ☒ Bonds, certificate of insurance, cash payment of fees/inspection, and approved map and plan required prior to approval of Final Map.
- ☒ The Final Map and Improvements shall conform to the Subdivision Map Act, the City of Lemoore's Subdivision Ordinance and Standard Improvements.
- ☒ A preconstruction conference is required prior to the start of any construction.
- ☐ Right-of-way dedication required. A title report is required for verification of ownership ☐ by map ☐ by deed.
- ☒ City encroachment permit required which shall include an approved traffic control plan.
- ☐ Caltrans encroachment permit required.
- ☐ Caltrans comments required prior to tentative parcel map approval.
- ☐ Landscape and Lighting District / Home Owners Association required prior to approval of Final Map. Landscape and Lighting District will maintain common area landscaping, street lights, street trees and local streets as applicable. Submit completed Landscape and Lighting District application and filing fee a minimum of 75 days before approval of Final Map.
- ☒ Landscape and irrigation improvement plans to be submitted for each phase. Landscape plans will need to comply with the City of Lemoore's street tree ordinance. A street tree and landscape master plan for all phases of the subdivision will need to be submitted with the initial phase to assist City staff in the formation of the landscape and lighting district.
- ☐ Dedicate landscape lots to the City that are to be maintained by the landscape and lighting district.
- ☐ Written comments required from ditch company.
- ☐ Sanitary Sewer master plan for the entire development shall be submitted for approval prior to approval of any portion of the system. The sewer system will need to be extended to the boundaries of the development where future connection and extension is anticipated. The sewer system will need to be sized to serve any future developments that are anticipated to connect to the system.
- ☒ Grading and drainage plan required. If the project is phased, then a master plan is required for the entire project area that shall include pipe network sizing and grades and street grades.
 - ☒ Prepared by a registered civil engineer or project architect.
 - ☒ All elevations shall be based on the City's benchmark network.Storm run-off from the project shall be handled as follows:
 - ☒ Directed to the City's existing storm drainage system
 - ☐ Directed to a permanent on-site basin
 - ☐ Directed to a temporary on-site basin which is required until a connection with adequate capacity is available to the City's storm drainage system. On-site basin: _____; _____ maximum side slopes, perimeter fencing required, and provide access ramp to bottom for maintenance.
- ☐ Protect Oak trees during construction.
- ☒ Show adjacent property grade elevations on improvement plans. A retaining wall will be required for grade differences greater than 0.5 feet at the property line.
- ☐ Relocate existing utility poles and/or facilities.

City of Lemoore
Public Works/City Engineering
Site Plan Review Comments

DATE: April 21, 2020
SITE PLAN NO: Major Site Plan Review No. 2020-03
PROJECT TITLE: Wellsona Cannabis Campus
DESCRIPTION: Commercial Development (Seed to Sale and Dining)
APPLICANT: Wellsona Partners c/o John Peterson, Peterson Assoc.
PROPERTY OWNER: Tom Vorhees
LOCATION: SE of SR 198 and Hwy 41 (Venture Place)
APN(S): 024-400-002 to 024-400-009

- ☒ Underground all existing overhead utilities within the project limits. Existing overhead electrical lines over 50kV shall be exempt from undergrounding.
- ☒ Provide R-value tests; _____ eat at _____
- ☒ Traffic indexes per City standards: _____
- ☒ All public streets within project limits and across project frontage shall be improved to their full width, subject to available right-of-way, in accordance with City policies, standards and specifications.
- ☒ All lots shall have separate drive approaches constructed to City Standards.
- ☒ Install street striping as required by the City Engineer.
- ☒ Install sidewalk: Min. 5 ft. wide, with _____ ft. wide parkway on _____
- ☒ Cluster mailbox supports required at 1 per 2 lots, or use postal unit
- ☐ Subject to existing reimbursement agreement to reimburse prior developer.
- ☐ Abandon existing wells per Code; a building permit is required.
- ☐ Remove existing irrigation lines and dispose off-site.
- ☐ Remove existing leach fields and septic tanks.
- ☒ Fugitive dust will be controlled in accordance with the applicable rules of San Joaquin Valley Air Pollution Control District's Regulation VIII. Copies of any required permits will be provided to the City of Lemoore.
- ☒ The project it may be subject to the San Joaquin Valley Air Pollution Control District's Rule 9510 Indirect Source Review per the rule's applicability criteria. A copy of the approved AIA application will be provided to the City of Lemoore.
- ☒ If the project meets the one acre of disturbance criteria of the State's Storm Water Program, then coverage under General Permit Order 2009-0009-DWQ is required and a Storm Water Pollution Prevention Plan (SWPPP) is needed. A copy of the approved permit will be provided to the City of Lemoore.
- ☐ Comply with prior comments dated _____.
- ☒ Resubmit with additional information.
- ☒ Redesign required.

Additional comments: 1) All onsite storm water must be treated prior to entering city storm drain system. 2) Show location of all fire hydrants. 3) City standard parking stall dimensions are 9' x 20', 9 x 19' are shown. 4) Plan indicates 6' high cmu wall. Is this adequate?

☐ No comments. Acceptable as submitted.



Authorized Signature

05/31/2020

Date

Frank Rivera

Printed name

City of Lemoore
Building
Site Plan Review Comments

DATE: April 21, 2020
SITE PLAN NO: Major Site Plan Review No. 2020-03
PROJECT TITLE: Wellsona Cannabis Campus
DESCRIPTION: Commercial Development (Seed to Sale and Dining)
APPLICANT: Wellsona Partners c/o John Peterson, Peterson Assoc.
PROPERTY OWNER: Tom Vorhees
LOCATION: SE of SR 198 and Hwy 41 (Venture Place)
APN(S): 024-400-002 to 024-400-009

The following comments are applicable when checked:

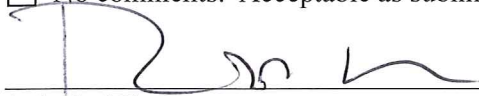
- ☒ These are general comments and DO NOT constitute a complete plan check for your specific project. Please refer to the applicable California Code and local ordinances for additional requirements.
- ☐ Business Tax certification is required. *For information call (559) 924-6744 ext. 712*
- ☒ A building permit will be required. *For information call (559) 924-6744 ext. 730*
- ☒ Submit 1 set of professionally prepared plans and 1 set of calculations (Small Tenant Improvements).
- ☒ Submit 5 sets of plans signed by an architect or engineer. Must comply with 2019 California Building Code.
- ☐ Indicate abandoned wells, septic systems and excavations on construction plans.

You are responsible to ensure compliance with the following checked items:

- ☒ Meet State and Federal Americans with Disabilities Act (ADA) requirements.
- ☒ A path of travel, parking and common area must comply with ADA Requirements.
- ☒ All accessible units must meet ADA Requirements.
- ☒ Maintain sound transmission control between units minimum of 50 STC.
- ☒ Maintain fire-resistive requirements at property lines.
- ☐ Demolition permit and deposit is required. *For information call (559) 924-6744 ext. 730*
- ☐ Obtain required permits from San Joaquin Valley Air Pollution Control District. *For information call (559) 230-6000*
- ☒ Location of cashier must provide clear view of gas pump island.
- ☒ Treatment connection charge to be assessed based on use.
- ☒ Plans must be approved by the Kings County Health Department. *For information call (559) 584-1411*
- ☐ Project is located in flood zone _____. ☐ Hazardous materials report.
- ☒ Arrange for an onsite inspection. *For information call (559) 924-6744 ext. 730 (Inspection fees may apply.)*
- ☒ School Development fees: *For information call (559) 924-6744 ext. 730*
- ☒ Park Development fee \$_____ per unit collected with building permits.
- ☐ Existing address must be changed to be consistent with City address. *Call (559) 924-6744 ext. 740*

Additional comments: _____

- ☐ No comments. Acceptable as submitted.


Authorized Signature

5/31/2020
Date

Frank Rivera
Printed name

City of Lemoore
Refuse
Site Plan Review Comments

DATE: April 21, 2020
SITE PLAN NO: Major Site Plan Review No. 2020-03
PROJECT TITLE: Wellsona Cannabis Campus
DESCRIPTION: Commercial Development (Seed to Sale and Dining)
APPLICANT: Wellsona Partners c/o John Peterson, Peterson Assoc.
PROPERTY OWNER: Tom Vorhees
LOCATION: SE of SR 198 and Hwy 41 (Venture Place)
APN(S): 024-400-002 to 024-400-009

The following comments are applicable when checked:

- ☒ Type of refuse service not indicated.
- ☒ You are responsible for all cardboard and other bulky recyclables to be broken down before depositing in recycle containers.
- ☒ Refuse enclosure not to City of Lemoore Standards.
- ☒ Refuse enclosure(s) must be M-6 single dumpster enclosure(s).
- ☒ Refuse enclosure(s) must be M-6 double dumpster enclosure(s). *Room for minimum 4 dumpsters.*
- ☒ Refuse enclosure gates required.
- ☒ You must provide combination or keys for access to locked gates / bins.
- ☒ Location of bin enclosure not acceptable. Relocate to: Add enclosure close to food court.
- ☒ Inadequate number of bins to provide sufficient service.
- ☐ Drive approach too narrow for refuse truck access. *Provide vehicle turning movement layout.*
- ☐ Area not adequate to allowing refuse truck turning radius: *Based on vehicle turning movement layout.*
 - ☐ Commercial ____ ft. outside ____ ft. inside; ☐ Residential ____ ft. outside ____ ft. inside.
- ☒ Paved areas should be engineered to withstand a 55,000 lb. refuse truck.
- ☐ Hammerhead turnaround required at: _____.
- ☒ Cul-de-sac must be built per City of Lemoore Standards.
- ☒ Refuse enclosures are for City refuse containers only. Storage of grease drums or any other items is not allowed. (Unless allowed.)
- ☒ Refuse enclosure gates must open 180 degrees and hinges mounted in front of post.
- ☒ Concrete slab required in front of enclosure per Lemoore City Standards.
- ☒ Area in front of refuse enclosures must be striped with NO PARKING.
- ☒ Refuse enclosure to be designed and located for STAB service (DIRECT ACCESS).
- ☒ You will be required to roll container out to curb for service. (If applicable.)
- ☒ Roll off compactors must have a clearance of 3 feet from any wall on both sides and there must be a minimum of 53 feet clearance in front of the compactor to allow truck service.

Additional comments: _____

☐ No comments. Acceptable as submitted.



Authorized Signature

5/31/2020

Date

Frank Rivera

Printed name

City of Lemoore
Solid Waste
Site Plan Review Comments

DATE: April 21, 2020
SITE PLAN NO: Major Site Plan Review No. 2020-03
PROJECT TITLE: Wellsona Cannabis Campus
DESCRIPTION: Commercial Development (Seed to Sale and Dining)
APPLICANT: Wellsona Partners c/o John Peterson, Peterson Assoc.
PROPERTY OWNER: Tom Vorhees
LOCATION: SE of SR 198 and Hwy 41 (Venture Place)
APN(S): 024-400-002 to 024-400-009

The following comments are applicable when checked:

- ☒ Wastewater discharge permit application required.
- ☒ Sand and grease interceptor – 3 compartment required. If applicable.
- ☒ Grease interceptor required. Only if frying food.
- ☒ Garbage grinder required – _____ hp. Maximize. If applicable.
- ☐ Submission of dry process declaration required. _____
- ☒ No single pass cooling water is permitted. _____

Additional comments: If onsite storm drain inlets are used a properly sized sand and grease interceptor must be provided.

☐ No comments. Acceptable as submitted.



Authorized Signature

5/31/2020

Date

Frank Rivera

Printed name

City of Lemoore
Streets/Traffic
Site Plan Review Comments

DATE: April 21, 2020
SITE PLAN NO: Major Site Plan Review No. 2020-03
PROJECT TITLE: Wellsona Cannabis Campus
DESCRIPTION: Commercial Development (Seed to Sale and Dining)
APPLICANT: Wellsona Partners c/o John Peterson, Peterson Assoc.
PROPERTY OWNER: Tom Vorhees
LOCATION: SE of SR 198 and Hwy 41 (Venture Place)
APN(S): 024-400-002 to 024-400-009


The following comments are applicable when checked:

- ☐ The City will prohibit on-street parking as deemed necessary.
- ☐ Install street light(s) per City of Lemoore Standards.
- ☒ Install street name blades at each intersection. Street names to be modified to the alignment of existing streets and without duplicating names.
- ☒ Install Stop Signs at interior roadways intersecting with: _____

- ☒ Construct parking per City of Lemoore Standards.
- ☒ Construct drive approach(s) per City of Lemoore Standards. (C-8A, C-9 and C-9A)
- ☒ Traffic Impact Study required.

Additional comments: _____

- ☐ No comments. Acceptable as submitted.



Authorized Signature

Date 5/31/2020

Printed name Frank Rivera

RESOLUTION NO. 2020-07

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LEMOORE
APPROVING MAJOR SITE PLAN REVIEW NO. 2020-03, A REQUEST BY WELLSONA PARTNERS
(JOHN PETERSON) FOR MAJOR SITE PLAN REVIEW APPROVAL OF A SEED TO SALE
CANNABIS CAMPUS THAT INCLUDES DELIVERY SERVICE, MANUFACTURING AND
PROCESSING FACILITY, MICROBUSINESS, DISTRIBUTION HUB, CULTIVATION GREENHOUSES,
AND FOOD TRUCK DINING AREA, LOCATED ON VENTURE PLACE, WEST OF COMMERCE WAY,
NORTH OF ENTERPRISE DRIVE, EAST OF SR 41, AND SOUTH OF SR 198
IN THE CITY OF LEMOORE**

At a Special Meeting of the Planning Commission of the City of Lemoore (City) duly called and held on June 22, 2020, at 7:00 p.m. on said day, it was moved by Commissioner _____, seconded by Commissioner _____, and carried that the following Resolution be adopted; and

WHEREAS, Wellsona Partners (John Peterson) has requested approval of a major site plan review to construct seed to sale cannabis campus that includes delivery service, manufacturing and processing facility, microbusiness, distribution hub, cultivation greenhouses, and food truck dining area; and

WHEREAS, the site is located on Venture Place, west of Commerce Way, north of Enterprise Drive, east of SR 41, and south of SR 198 in the city of Lemoore (APNs 024-400-002 through 024-400-009); and

WHEREAS, the proposed site is approximately 7.63 acres in size, and is zoned Light Industrial (ML); 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, with mitigations; and

WHEREAS, a Mitigated Negative Declaration titled Venture Place Cannabis Campus and Food Court, also known as Base Camp, has been prepared for this project and was published for 30 days beginning on May 22, 2020; and

WHEREAS, after consultation with the Native American Heritage Commission and the Santa Rosa Rancheria Tachi Yokut Tribe, there is an expressed concern that there may be tribal resources on the site; and

WHEREAS, the City Planning Commission held a duly noticed public hearing at its June 22, 2020, meeting.

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

1. 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. The proposed use is allowed in the Light Industrial zone and the site plan meets the City's improvement standards.

2. 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. The use is compatible with other existing businesses near the site.
3. The architecture, character, and scale of the building and the site are compatible with the character of buildings on adjoining and nearby properties.
4. The proposed project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation. The western portion of Venture Place is planned for abandonment back to the adjacent property owner.
5. Previous activities have disturbed the immediate ground surface in the site; however, intact historical or tribal resources may be discovered below the layer in land during ground-disturbing activities. Because of the expressed concern for possible tribal resources at the site, conditions must be applied to protect such resources from possible destruction.
6. Based on the Initial Study which was prepared in conformance with the California Environmental Quality Act (CEQA) Guidelines, the proposed project will not have a significant effect on the environment, with mitigations.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Lemoore adopts the mitigated negative declaration and approves Major Site Plan Review No. 2019-01 with the following conditions:

1. The site shall be developed in conformance with the approved site plan, the Major Site Plan Review No. 2020-03 comments, the mitigation measures listed in the Mitigated Negative Declaration, the Lemoore Municipal Code, and applicable City standards.
2. Prior to any ground disturbance, an archaeological survey must be completed. If resources are found, the Tribal Cultural Staff shall monitor the site during grading activities. The Tribal Cultural Staff shall provide pre-construction briefings to supervisory personnel and any excavation contractor, which will include information on potential cultural material finds and on the procedures to be enacted if resources are found. Prior to any ground disturbance, the applicant shall offer the Santa Rosa Rancheria Tachi Yokut Tribe the opportunity to provide a Native American Monitor during ground disturbing activities during both construction and decommissioning. Tribal participation would be dependent upon the availability and interest of the Tribe.
3. The applicant shall request that the City Council abandon the right of way of the western portion of Venture Place prior to obtaining a building permit. If abandonment is denied this major site plan review shall be null and void, but may be resubmitted without prejudice with Venture Place remaining as a public street.
4. The time limits and potential extensions and expiration of this Major Site Plan Review are established per Section 9-2A-9 of the City of Lemoore Zoning Ordinance.

Passed and adopted at a Special Meeting of the Planning Commission of the City of Lemoore held on June 22, 2020, by the following votes:

AYES:

NOES:
ABSTAINING:
ABSENT:

APPROVED:

Ray Etchegoin, Chairperson

ATTEST:

Kristie Baley, Planning Commission Secretary

Venture Place

Project Description

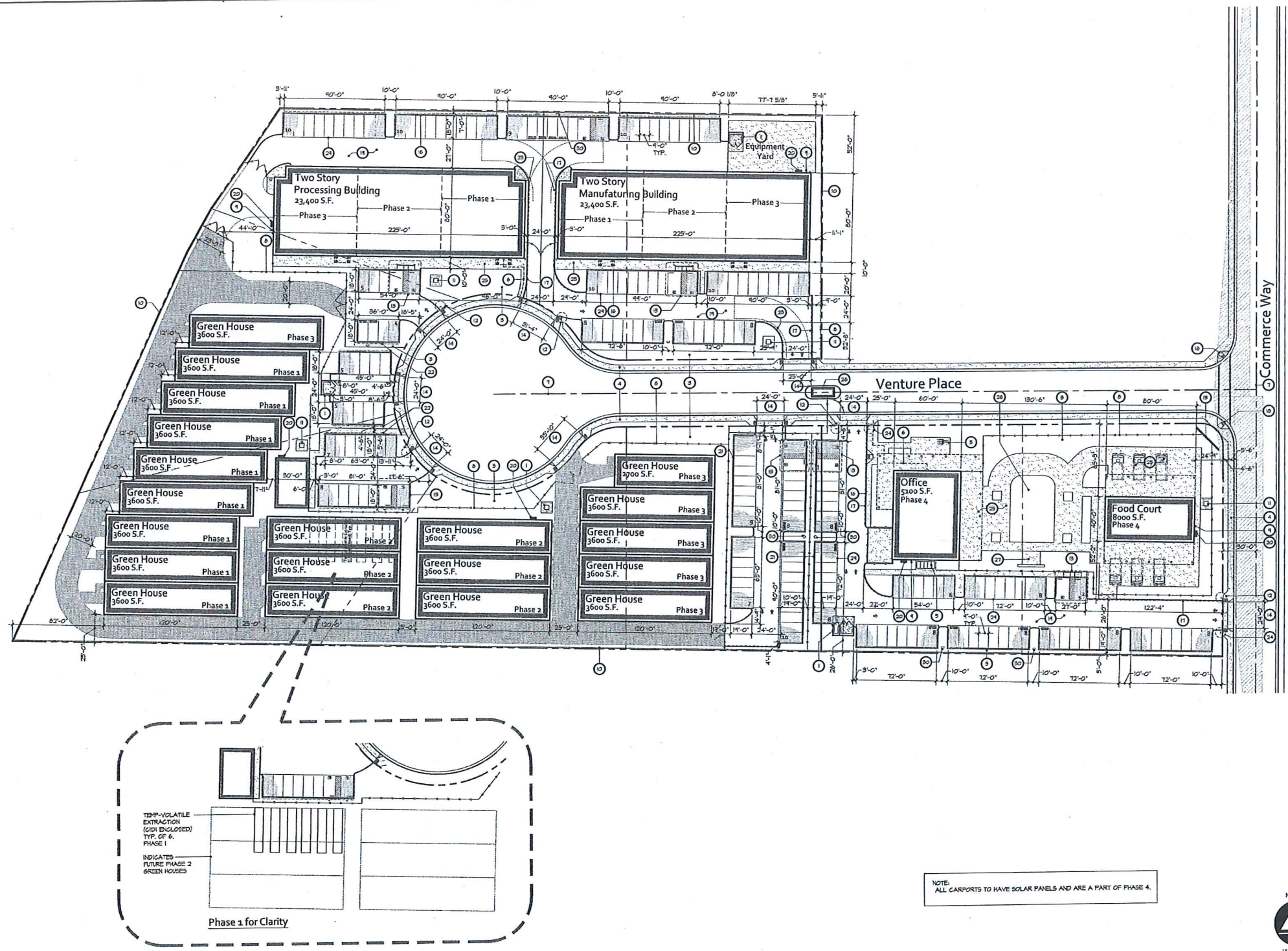
The Venture Place project consists of a comprehensive seed to sale Cannabis Campus and a Food Court dining area to be serviced by a permanent structure and food trucks. The Cannabis Campus is part of a Project Development Agreement and City Cannabis Regulatory Permit which allows for delivery service, manufacturing facility, microbusiness, distribution hub, cultivation facility, and holding private events. The site plan also includes an office building that could be used for dispensary if later allowed by the City. The food court will serve the local area and employees food services and be closed to the public for private events.

The Cannabis Campus includes 20 greenhouses with gross area ranging from 2,700 square feet to 3,600 square feet for a total gross greenhouse area of 71,100 square feet. And a 1,350 square foot accessory building that maybe used as a temporary non-store front delivery and support for the temporary extraction containers during the first few phases. The phase two area of the greenhouse has the provision for up to six temporary extractor containers to be utilized until the first phase of the processing building in complete. In addition, there are two buildings roughly 80' by 225' each plus additional thirty percent maximum mezzanine to be built in three phases with one being used for product processing from drying through finish product that does not include extraction. The second building be used for extraction through finish product, distribution and delivery. The mezzanines in both buildings to be used for offices and or storage as needed. There is a third building roughly 4,800 square feet plus a porch to be used for offices and non-store front delivery with the possibility if an additional store front permit is allowed in the City it could be considered for a permit.

The Food Truck / Court to be used to provide an eating option for the local area and the employees of the Cannabis Campus. And can be closed to the public for private events which will include a mezzanine area for viewing the stage area. The area has provisions for shuttle service stop to be used between local preferred hotels. And shared self-parking lot and valet parking area with the Campus that will be use during private events that will be held evening and weekends.

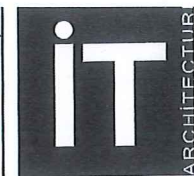
It is proposed that the Venture Place right of way could be vacated in part or all by the City of Lemoore to allow the area to be gated for better security as shown on the site plan.

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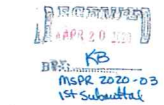


Keyed Site Plan Notes

- NEW CMU TRASH / RECYCLING ENCLOSURE. INSTALL PER CITY STANDARDS.
- EXISTING PROPERTY LINE.
- NEW LANDSCAPE AREA.
- NEW CONCRETE FLATWORK. CONSTRUCT SIDEWALK PER FPA STD. SIDE WALK TO HAVE 5% MAX. SLOPE IN DIRECTION OF TRAVEL AND 2% MAX. CROSS SLOPE.
- NEW BICYCLE RACK. PROVIDE "MADRAX" HEAVY DUTY KINDER (POWDER COATED) W/ 5 SPACES AND 3 SPACE "MADRAX" MADLOCKER. REFER TO DETAIL (11A-01) FOR ADDITIONAL INFORMATION. PROVIDE ARCHITECT WITH SHOP DRAWINGS AND COLOR SAMPLE FOR APPROVAL.
- ACCESSIBLE PATH OF TRAVEL FROM A PUBLIC WAY. WALKS TO HAVE A MAXIMUM OF 5% SLOPE AND 2% CROSS SLOPE - LANDINGS AT RAMP TO BE 2% MAXIMUM FOR 48" MINIMUM BEYOND EDGES OF RAMP, 6'-0" AT OUTDOOR SEATING.
- CENTERLINE OF STREET.
- NEW 6'-0" H.S.H. WROUGHT IRON FENCE.
- NEW GAS METER LOCATION.
- NEW 6'-0" HIGH CMU WALL.
- NEW F61E PAD AND MOUNTED TRANSFORMER.
- LOCATION OF NEW TOW-AWAY SIGNAGE.
- LOCATION OF NEW ACCESSIBLE PARKING STALLS.
- NEW DRIVE APPROACH. INSTALL PER FPA STD.
- NEW MONUMENT SIGN.
- LOCATION OF NEW 6" HIGH CONCRETE CURB.
- DASHED LINE INDICATES LOCATION OF FIRE LANE. CURBS ADJACENT TO OPEN DRIVES OVER 20'-0" LONG SHALL BE PAINTED RED W/ "NO PARKING - FIRE LANE" TEXT. TEXT TO BE PAINTED WHITE, 4" HIGH. OCCURRING APPROX. EVERY 50'-0".
- NEW CURB CUT RAMP TO MEET CURRENT PUBLIC WORKS STANDARDS, AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER PRIOR TO OCCUPANCY. "DETECTABLE MARKING DEVICES" ARE REQUIRED.
- NEW A.G. PAVING. INSTALL PER PUBLIC WORKS STANDARD.
- NEW ELECTRICAL SWITCHGEAR.
- NOT USED.
- NOT USED.
- 25'-0" INSIDE RADIUS FOR FIRE DEPARTMENT VEHICLES.
- INSTALL 30" STATE STANDARD "STOP" SIGN(S) AT LOCATION(S) SHOWN. SIGN SHALL BE MOUNTED ON A 2" GALVANIZED POST WITH THE BOTTOM OF THE SIGN 7' ABOVE GROUND, LOCATED BEHIND CURB AND IMMEDIATELY BEHIND MAJOR STREET SIDEWALK.
- NEW CONCRETE FLATWORK. SIDE WALK TO HAVE 5% MAX. SLOPE IN DIRECTION OF TRAVEL AND 2% MAX. CROSS SLOPE.
- INDICATES LOCATION OF LANDSCAPED AMPHITHEATER AREA. REFER TO LANDSCAPING DRAWINGS FOR ADDITIONAL INFORMATION.
- INDICATES LOCATION OF TEMPORARY STAGE.
- INDICATES LOCATION OF GUARD SHACK.
- INDICATES LOCATION OF CARPORTS WITH SOLAR PANELS.
- INDICATES LOCATION OF FUTURE EV CHARGING STATIONS.



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Architect

Project
New Agriculture Processing Facility
Ventura Place (West of Commerce Way)
Lemoore CA

Owner
Base Camp Cannabis Company, LLC
470 E. Herndon, Suite 200
Fresno CA 93720

Publishing Status

Schematic	
Design Developm't.	
Site Plan Review	
Bidding	
Plan Check	

Revisions

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Scale

Project Manager	IAN ROBERTSON
Project Number	20-014
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Overall Site Data

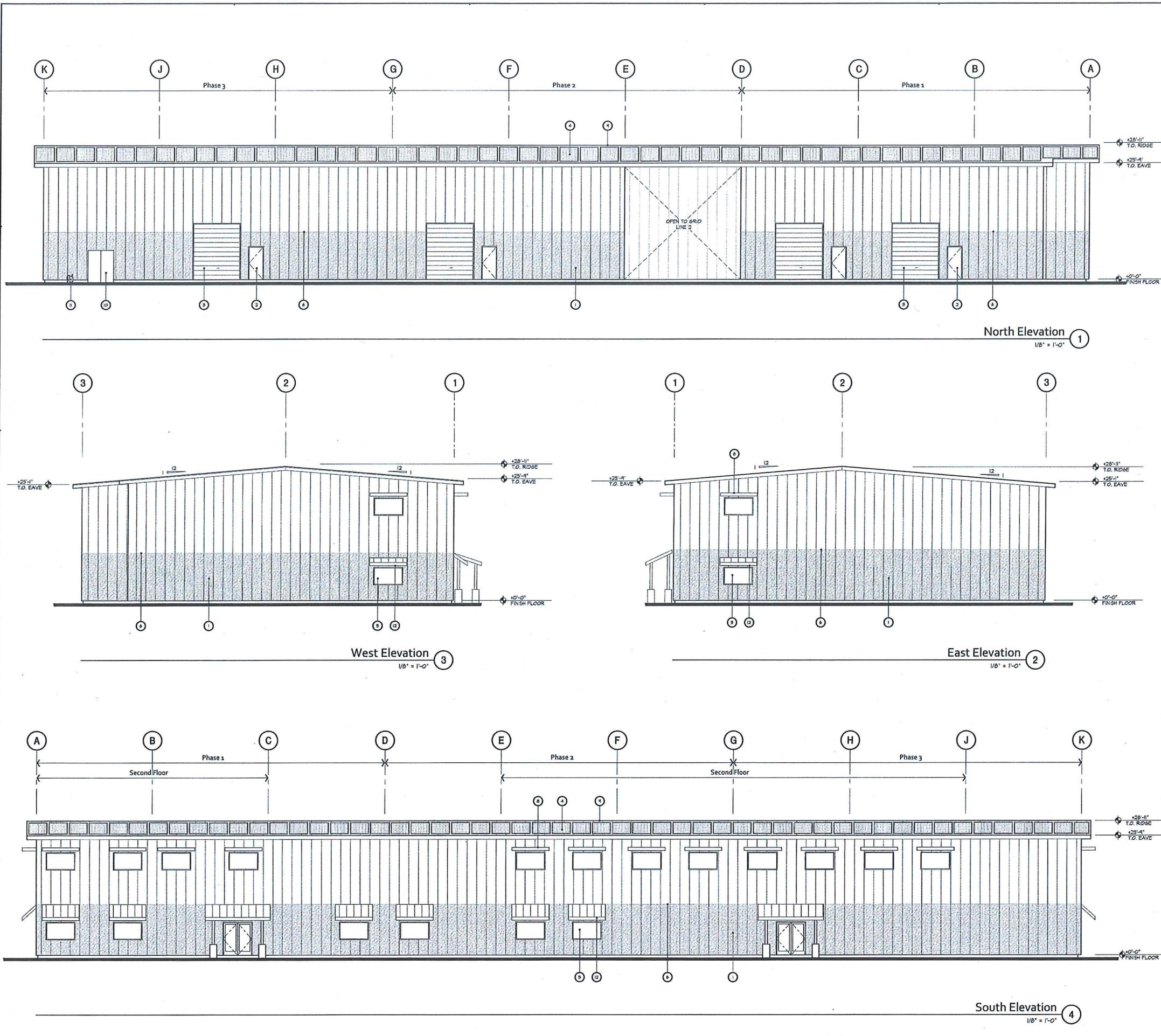
PROJECT DATA
SITE ADDRESS: VENTURE PLACE WEST OF COMMERCE WAY
LEMOORE, CALIFORNIA
NO.: 024-400-002, 003, 004, 005,
006, 007, 008, AND 009
ZONING: ML (LIGHT INDUSTRIAL)
CONSTRUCTION TYPE: V-B (SPRINKLERED)
PROCESSING BUILDING: V-B (SPRINKLERED)
MANUFACTURING BUILDING: V-B (SPRINKLERED)
OFFICE: V-B (SPRINKLERED)
FOOD COURT: V-B (SPRINKLERED)
GREEN HOUSES: V-B (NON-SPRINKLERED)
OCCUPANCY TYPE: F-1
PROCESSING BUILDING: F-1
MANUFACTURING BUILDING: B
OFFICE: B
FOOD COURT: B
GREEN HOUSES: U

PARCEL DESCRIPTION	ACRES	SQ. FT.
024-400-002	84	36,551
024-400-003	124	54,131
024-400-004	109	47,615
024-400-005	111	48,574
024-400-006	80	34,925
024-400-007	81	35,181
024-400-008	84	36,783
024-400-009	86	37,510
TOTAL	763	332,555
BUILDING AREA		23,400 S.F.
PROCESSING BUILDING		23,400 S.F.
MANUFACTURING BUILDING		23,400 S.F.
OFFICE		5,300 S.F.
FOOD COURT		8,000 S.F.
GREEN HOUSES (TOTAL OF 20)		72,000 S.F.
TOTAL		332,555
FAR		332

TOTAL STANDARD STALLS PROVIDED: LOW ENTREE/EL-EFFICIENT CAR POOL/ VANPOOL STALLS: (PER 2014 C.G.B.G. 5106.5.2.1, TABLE 5106.5.2.1) ELECTRIC VEHICLE CHARGING SPACES REQUIRED: (PER 2014 C.G.B.G. TABLE 5106.5.3.3) TOTAL ACCESSIBLE STALLS PROVIDED: (PER 2014 C.G.B.G. TABLE 11B-202.2) (5 VAN STALL PER 2014 C.G.B.G. 11B-202.2.4) TOTAL STALLS PROVIDED:	164 STALLS 16 STALLS 13 STALLS 14 STALLS 207 STALLS
BICYCLE STALLS REQUIRED FOR OFFICE, FOOD COURT, AND EVENT AREA - 40 PARKING STALLS X 2% = SHORT TERM BICYCLE STALLS PROVIDED: LONG TERM BICYCLE STALLS PROVIDED:	4.00 STALLS 5 STALLS 5 STALLS

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- ### Exterior Elevation Keyed Notes
- 1 FACTORY FINISHED METAL WALL PANEL. REFER TO FINISH SCHEDULE FOR COLOR.
 - 2 PAINTED HOLLOW METAL DOOR. REFER TO DOOR SCHEDULE FOR ADDITIONAL INFORMATION.
 - 3 PAINTED ROLL-UP DOOR. REFER TO DOOR SCHEDULE FOR ADDITIONAL INFORMATION.
 - 4 SOLAR PANELS. REFER TO SOLAR DRAWINGS FOR ADDITIONAL INFORMATION.
 - 5 STOREFRONT GLAZING SYSTEM. REFER TO FINISH SCHEDULE FOR ADDITIONAL INFORMATION.
 - 6 INDICATES COLOR BREAK. REFER TO FINISH SCHEDULE.
 - 7 NOT USED.
 - 8 INDICATES METAL ANVING.
 - 9 FACTORY FINISHED METAL ROOF PANEL. REFER TO FINISH SCHEDULE FOR COLOR.
 - 10 INDICATES LOCATION OF ELECTRICAL SWITCH GEAR. REFER TO ELECTRICAL PLANS FOR ADDITIONAL INFORMATION.
 - 11 INDICATES LOCATION OF GAS METER. REFER TO ELECTRICAL PLANS FOR ADDITIONAL INFORMATION.
 - 12 INDICATES METAL SHED ANVING.

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BY: *KB*
11/15/2020-03
1st Submittal

Architect

Project

New Agriculture Processing Facility
Ventura Place (West of Commerce Way)
Lemore CA

Owner

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470 E. Herndon, Suite 200
Fresno CA 93720

Publishing Status

Schematic	
Design Development	
Site Plan Review	
Bidding	
Plan Check	

Revisions

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Scale

1/8" = 1'-0"

Project Manager

IAN ROBERTSON

Project Number

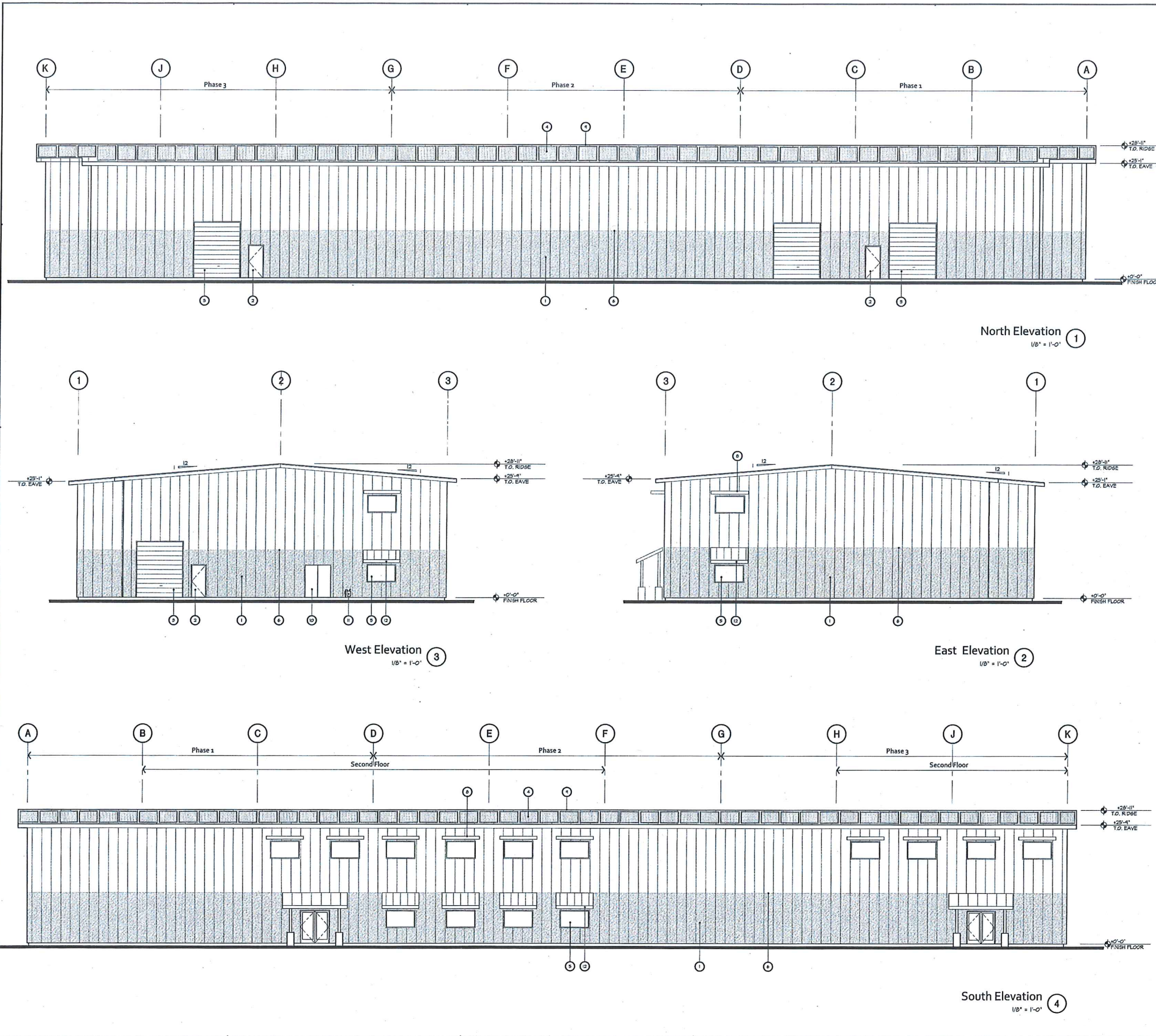
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Sheet

A-3.0

Manufacturing Building - Exterior Elevations

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 - 12 INDICATES METAL SHED ANNING.

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Architect

Project

New Agriculture Processing Facility
Ventura Place (West of Commerce Way)
Lemore CA

Owner

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Scale

1/8" = 1'-0"

Project Manager

IAN ROBERTSON

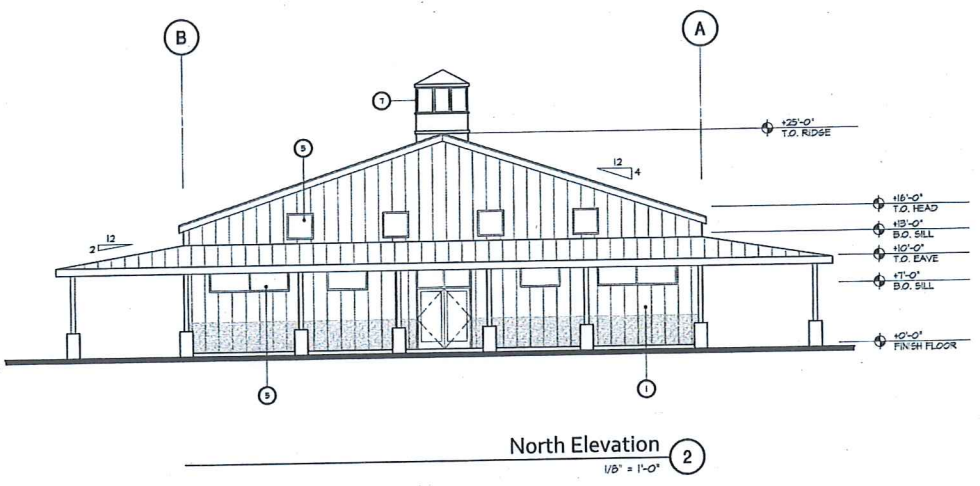
Project Number

20-014

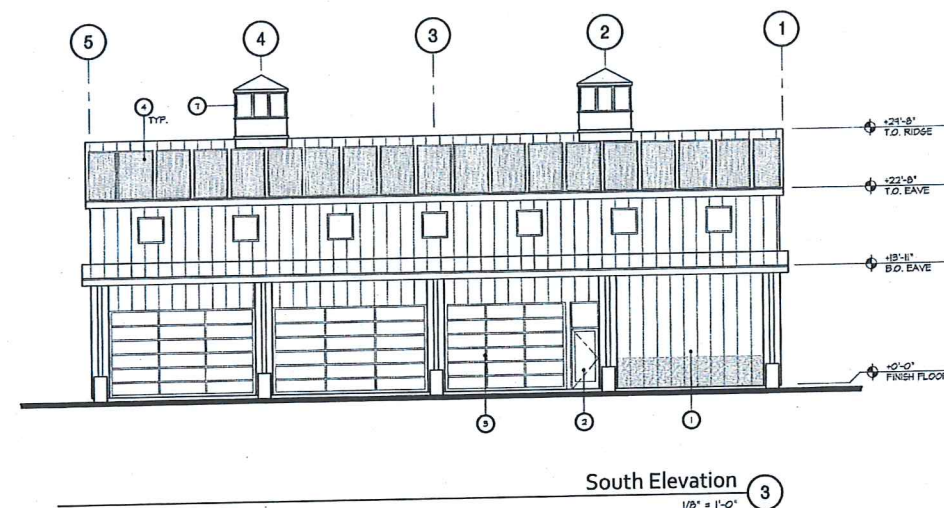
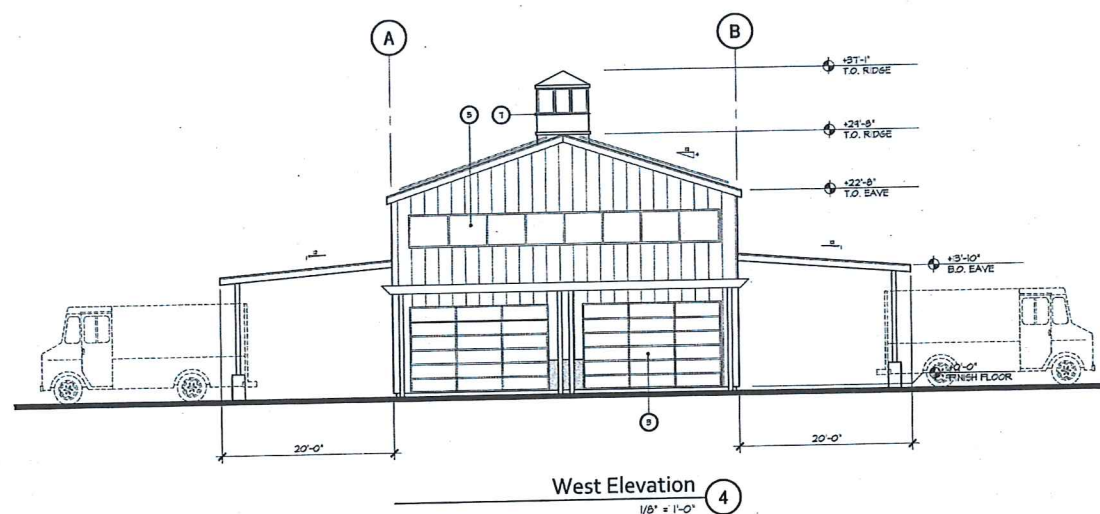
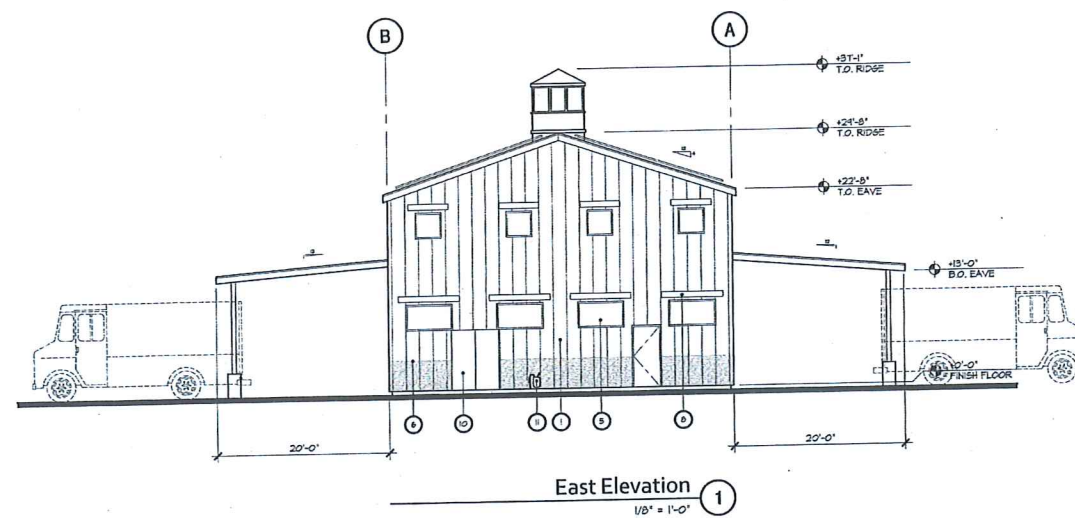
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Architectural drawing of the North Elevation of a building. The drawing shows a two-story structure with a gabled roof and two cupolas. The roof is labeled with a height of 23'-8" T.O. RIDGE. The eaves are labeled with a height of 22'-8" T.O. EAVE. The ground level is labeled with a height of 13'-0" B.O. EAVE. The building has a series of windows and doors on the ground floor, and a series of windows on the upper floor. The drawing is labeled "North Elevation" and includes a scale of 1/8" = 1'-0". The drawing is numbered 2.



- ① FACTORY FINISHED METAL WALL PANEL. REFER TO FINISH SCHEDULE FOR COLOR.
- ② STOREFRONT DOOR. REFER TO DOOR SCHEDULE FOR ADDITIONAL INFORMATION.
- ③ INDICATES GLASS ROLL UP DOORS.
- ④ SOLAR PANELS. REFER TO SOLAR DRAWINGS FOR ADDITIONAL INFORMATION.
- ⑤ STOREFRONT GLAZING SYSTEM. REFER TO FINISH SCHEDULE FOR ADDITIONAL INFORMATION.
- ⑥ INDICATES COLOR BREAK. REFER TO FINISH SCHEDULE.
- ⑦ INDICATES PRE-FAB GUPOLA.
- ⑧ INDICATES METAL AWNING.
- ⑨ FACTORY FINISHED METAL ROOF PANEL. REFER TO FINISH SCHEDULE FOR COLOR.
- ⑩

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Food Court - Exterior Elevations

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Project **New Agriculture Processing Facility**
Ventura Place (West of Commerce Way)
Lemore CA

Owner
Base Camp Cannabis Company, LLC
470 E. Herndon, Suite 200
Fresno CA 93720

<input type="checkbox"/>	Publishing Status	
<input type="checkbox"/>	Schematic	
<input type="checkbox"/>	Design Developm't.	
<input type="checkbox"/>	Site Plan Review	
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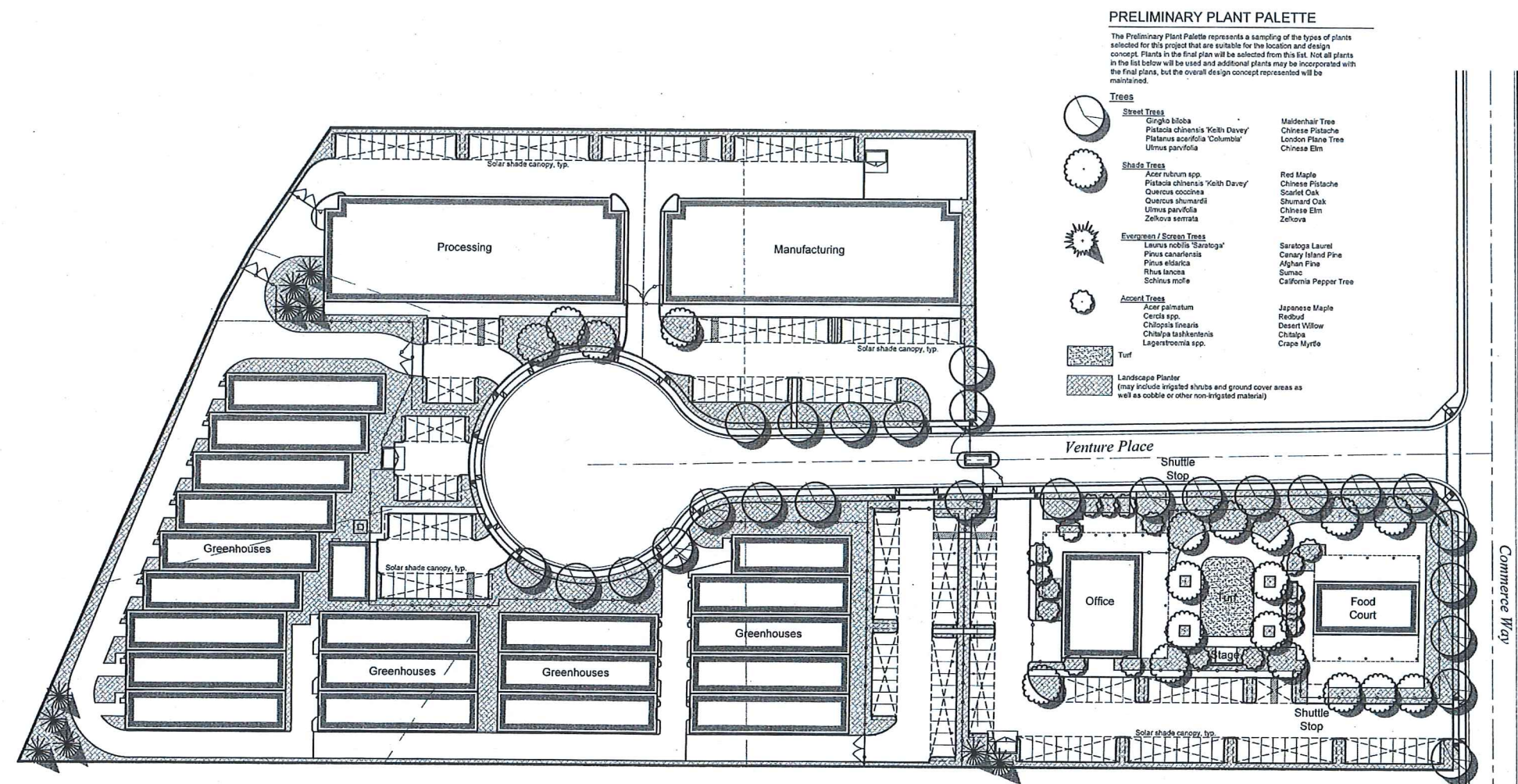
Revisions

Scale
 $1/8" = 1'-0"$

Project Manager
IAN ROBERTSON

Project Number
20-019

BY: KB
MSPR 2020-03
1st Submittal



PRELIMINARY PLANT PALETTE

The Preliminary Plant Palette represents a sampling of the types of plants selected for this project that are suitable for the location and design concept. Plants in the final plan will be selected from this list. Not all plants in the list below will be used and additional plants may be incorporated with the final plans, but the overall design concept represented will be maintained.

- Trees**
- Street Trees**
 - Ginkgo biloba
 - Platanus chinensis 'Keith Davey'
 - Platanus acerifolia 'Columbia'
 - Ulmus parvifolia
 - Shade Trees**
 - Acer rubrum spp.
 - Platanus chinensis 'Keith Davey'
 - Quercus coccinea
 - Quercus shumardii
 - Ulmus parvifolia
 - Zelkova serrata
 - Evergreen / Screen Trees**
 - Laurel nobilis 'Saratoga'
 - Pinus canariensis
 - Pinus elastica
 - Rhus lancea
 - Schinus molle
 - Accent Trees**
 - Acer palmatum
 - Cercis spp.
 - Chilopsis linearis
 - Chitalpa tashkentensis
 - Lagerstroemia spp.
- Other Plants**
- Maidenhair Tree
 - Chinese Pistache
 - London Plane Tree
 - Chinese Elm
 - Red Maple
 - Chinese Pistache
 - Scarlet Oak
 - Shumard Oak
 - Chinese Elm
 - Zelkova
 - Saratoga Laurel
 - Canary Island Pine
 - Alghun Pine
 - Sumac
 - California Pepper Tree
 - Japanese Maple
 - Redbud
 - Desert Willow
 - Chitalpa
 - Crape Myrtle
- Legend**
- Turf
 - Landscape Planter (may include irrigated shrubs and ground cover areas as well as cobble or other non-irrigated material)

SITE CONCEPT NARRATIVE

This site landscape for this project has been designed to provide an aesthetic landscape design that meets the project goals and conforms with the City's landscape guidelines. The planting design provides a clean and open landscape to complement the building architecture, align with the needs of facility operations, provide clear views through the parking lot, and enhance the street edge.

Plant species will be selected to perform well in this region and to align with the facility's operational needs. Plants selected for this project will have a low or medium water use classification, will be durable, and will require low maintenance. The planting design will conform to the City's WELO ordinance.

IRRIGATION DESIGN

The landscape on this site will use drip irrigation, will meet the City's requirements, and will comply with the requirements of the State's Water Efficient Landscape Ordinance (WELO). Equipment includes dedicated irrigation meter, smart controller, weather sensor, and efficient irrigation emitters, nozzles, and other equipment.

LANDSCAPE AREA CALCULATIONS

Total Site Area:	332,224 sf.
Total Landscape Area:	67,171 sf.
Percentage of Total Site as Landscape:	20 %



Conceptual Landscape Plan

10 April 2020 | Lemoore Production Facility - Lemoore, CA

Kristie Baley

From: John Galhandro <jg.maacolemoore@gmail.com>
Sent: Tuesday, June 9, 2020 2:40 PM
To: Kristie Baley
Subject: Cannibas Campus

Follow Up Flag: Follow up
Flag Status: Flagged

I am writing today to ask that the city excercise extreme caution in approving this type of facility in our local industrial park. I feel it may at times impact our business in a negative manner. Im assuming the park along with private events that there will be consumption/ use of Cannibas. As i am sure you are all aware most consumption is through smoking. This does have a strong odor that does travel very easily. It maybe very offending to my customers and negatively affect my business.

If this type of facility is strictly indoor growing then that may suffice better in this area. When you are talking greenhouses (which is not a sealed building) you are inviting another element (thieves) into our area.

This park should be limited to industrial businesses not entertainment venues.

Thank You for your time.

John Galhandro
Maaco Collision and Paint

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

CITY OF LEMOORE VENTURE PLACE CANNABIS CAMPUS AND FOOD COURT



Comments must be received by: June 22, 2020 (30 days after notice)

MAY 2020

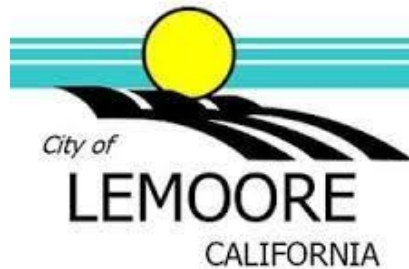


INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

VENTURE PLACE CANNABIS CAMPUS AND FOOD COURT

Prepared for:

City of Lemoore
711 West Cinnamon Drive
Lemoore, CA 93245
Contact Person: Judy Holwell, Community Development Director
Phone: (559) 924-6744



Consultant:



901 East Main Street
Visalia, CA 93292
Contact: Steve Brandt, City Planner
Phone: (559) 733-0440

May 2020

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MITIGATED NEGATIVE DECLARATION

As Lead Agency under the California Environmental Quality Act (CEQA), the City of Lemoore reviewed the project described below to determine whether it could have a significant effect on the environment because of its development. In accordance with CEQA Guidelines Section 15382, “[s]ignificant effect on the environment” means a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project, including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance.

Project Name

Venture Place Cannabis Campus and Food Court

Project Location

The project site is located on Venture Place, west of Commerce Way, north of Enterprise Drive, east of SR 41, and south of SR 198 in the City of Lemoore, Kings County, CA. The project site is within Assessor’s Parcel Numbers 024-400-002 through 024-400-009, totaling approximately 7.63 acres.

Project Description

The project consists of a seed to sale cannabis campus, which includes delivery service, manufacturing and processing facility, microbusiness, distribution hub, cultivation facility and a food truck dining area. The Cannabis Campus includes 20 greenhouses with gross area ranging from 2,700 square feet to 3,600 square feet for a total gross greenhouse area of 71,100 square feet. A 1,350-square-foot accessory building will support greenhouse operations and may be used for temporary non-storefront delivery and support for the temporary extraction containers during the first few phases. The phase two area of the greenhouse has the provision for up to six temporary extractor containers to be utilized until the first phase of the processing building is complete. In addition, there are two buildings roughly 80 feet by 225 feet each, plus additional 30 percent maximum mezzanine to be built in three phases with one being used for product processing from drying through finished product that does not include extraction. The second building is to be used for extraction through finished product packaging, distribution and delivery. The mezzanines in both buildings are to be used for offices and/or storage as needed. A third building of roughly 4,800 square feet plus a porch will initially be used for offices and non-storefront delivery, with the possibility that if an additional storefront permit is allowed in the City, it could be considered for a permit.

The Food Truck/Court is to be used to provide an eating option for the local area and the employees of the Cannabis Campus. It can be closed to the public for private events, which will include a mezzanine area for viewing a small temporary stage area. The area has provisions for a shuttle service stop to be used between local preferred hotels. A shared self-

parking lot and valet parking will be used during private events that will be held on occasional evenings and weekends.

Implementation of the project requires approval by the Lemoore City Council of a roadway abandonment of the Venture Place cul-de-sac; approval by the Lemoore Planning Commission of a Major Site Plan Review (Major SPR); and administrative approval of a Lot Line Adjustment (LLA) to combine the existing parcels. The project also requires all the necessary permits issued by the State of California.

Mailing Address and Phone Number of Contact Person

John Peterson
Wellsona Partners
470 East Herndon Ave, Suite 200
Fresno, CA 93270
(925) 324-0800

Findings

As Lead Agency, the City finds that the project will not have a significant effect on the environment. The Initial Study (IS) (see *Section 3 - Environmental Checklist*) identified one or more potentially significant effects on the environment, but revisions to the project have been made before the release of this Mitigated Negative Declaration (MND) or mitigation measures would be implemented that reduce all potentially significant impacts to less-than-significant levels. The City further finds that there is no substantial evidence that this project would have a significant effect on the environment.

Mitigation Measures Included in the Project to Avoid Potentially Significant Effects

MM CUL-1: Tribal Monitoring. Prior to any ground disturbance, a surface inspection of the site shall be conducted by a Tribal Monitor. The Tribal Cultural Staff shall monitor the site during grading activities. The Tribal Cultural Staff shall provide preconstruction briefings to supervisory personnel and any excavation contractor, which will include information on potential cultural material finds and, on the procedures, to be enacted if resources are found. Prior to any ground disturbance, the applicant shall offer the Santa Rosa Rancheria Tachi Yokut Tribe the opportunity to provide a Native American Monitor during ground-disturbing activities during both construction and decommissioning. Tribal participation would be dependent upon the availability and interest of the tribe.

MM CUL-2: Stop Work in the Event of Unanticipated Discoveries. In the event that cultural resources, paleontological resources, or unique geological features are discovered during construction or decommissioning, operations shall stop within 100 feet of the find, and a qualified archeologist shall determine whether the resource requires further study. The qualified archaeologist shall determine the measures that shall be implemented to protect the discovered resources, including but not limited to excavation of the finds and evaluation

of the finds in accordance with §15064.5 of the CEQA Guidelines. Mitigation measures may include avoidance, preservation in-place, recordation, additional archaeological testing, and data recovery, among other options. Any previously undiscovered resources found during construction within the project area shall be recorded on appropriate Department of Parks and Recreation forms and evaluated for significance. No further ground disturbance shall occur in the immediate vicinity of the discovery until approved by the qualified archaeologist.

The Lead/Permitting Agency along with other relevant or tribal officials, shall be contacted upon the discovery of cultural resources to begin coordination on the disposition of the find(s). Treatment of any significant cultural resources shall be undertaken with the approval of the Lead/Permitting Agency.

MM CUL-3: Disposition of Cultural Resources. Upon coordination with the Lead/Permitting Agency, any archaeological artifacts recovered shall be donated to an appropriate tribal custodian or a qualified scientific institution where they would be afforded applicable cultural resources laws and guidelines.

MM CUL-4: Treatment of Human Remains. The applicant shall follow current legal requirements at the time of discovery for the treatment of human remains. Currently, pursuant to Section 5097.98 of the California Public Resources Code (PRC) and Section 7050.5 of the California State Health and Safety Code (HSC) Section and PRC Section 5097.98, if human remains or bone remains of unknown origin are found at any time during on or offsite construction, all work shall stop in the vicinity of the find, and the Kings County Coroner shall be contacted immediately. If the remains are determined to be Native American, the coroner shall notify the Native American Heritage Commission (NAHC), who shall identify the person believed to be the Most Likely Descendant (MLD), who shall have at least 48 hours from notification of the find to comment.

The landowner and MLD, shall make all reasonable efforts to develop an agreement for the treatment of human remains and associated or unassociated funerary objects with appropriate dignity (CEQA Guidelines Sec. 15064.5(d)). The agreed upon treatment shall include appropriate excavation, removal, recordation, analysis, custodianship, curation, and final disposition of the human remains and associated or unassociated funerary objects. If the MLD and the other parties do not agree on the reburial method, the project shall follow PRC Section 5097.98(e) which states that "... the landowner or his or her authorized representative shall reinter the human remains and items associated with Native American burials with appropriate dignity on the property in a location not subject to further subsurface disturbance."

Any findings shall be submitted by the archaeologist in a professional report submitted to the project applicant, the MLD, the Lead/Permitting Agency and the California Historical Resources Information System, Southern San Joaquin Valley Information Center.

The archaeologist may assist the Santa Rosa Rancheria Tachi Yokut Tribe, if requested, but the archaeologist has no jurisdiction over human remains, and is subject to the same fines as anyone else.

MM CUL-5: If human remains are discovered during construction or operational activities, further excavation or disturbance shall be prohibited pursuant to Section 7050.5 of the California Health and Safety Code. The specific protocol, guidelines, and channels of communication outlined by the Native American Heritage Commission, in accordance with Section 7050.5 of the Health and Safety Code, Section 5097.98 of the Public Resources Code (Chapter 1492, Statutes of 1982, Senate Bill 297), and Senate Bill 447 (Chapter 44, Statutes of 1987), shall be followed. Section 7050.5(c) shall guide the potential Native American involvement, in the event of discovery of human remains, at the direction of the County Coroner.

MM GEO-1: If any paleontological resources are encountered during ground-disturbance activities, all work within 25 feet of the find shall halt until a qualified paleontologist as defined by the Society of Vertebrate Paleontology Standard Procedures for the Assessment and Mitigation of Adverse Impacts to Paleontological Resources (2010), can evaluate the find and make recommendations regarding treatment. Paleontological resource materials may include resources such as fossils, plant impressions, or animal tracks preserved in rock. The qualified paleontologist shall contact the Natural History Museum of Los Angeles County or other appropriate facility regarding any discoveries of paleontological resources.

If the qualified paleontologist determines that the discovery represents a potentially significant paleontological resource, additional investigations and fossil recovery may be required to mitigate adverse impacts from project implementation. If avoidance is not feasible, the paleontological resources shall be evaluated for their significance. If the resources are not significant, avoidance is not necessary. If the resources are significant, they shall be avoided to ensure no adverse effects, or such effects must be mitigated. Construction in that area shall not resume until the resource appropriate measures are recommended or the materials are determined to be less than significant. If the resource is significant and fossil recovery is the identified form of treatment, then the fossil shall be deposited in an accredited and permanent scientific institution. Copies of all correspondence and reports shall be submitted to the Lead Agency.

MM HYD-1: Prior to issuing of grading or building permits, the project applicant shall submit to the City: (1) the approved Stormwater Pollution Prevention Plan (SWPPP) and (2) the Notice of Intent (NOI) to comply with the General National Pollutant Discharge Elimination System (NPDES) from the Central Valley Regional Water Quality Control Board. The requirements of the SWPPP and NPDES shall be incorporated into design specifications and construction contracts. Recommended Best Management Practices for the construction phase may include the following:

- Stockpiling and disposing of demolition debris, concrete, and soil properly;
- Protecting existing storm drain inlets and stabilizing disturbed areas;
- Implementing erosion controls;

- Properly managing construction materials; and
- Managing waste, aggressively controlling litter, and implementing sediment controls.
- Evidence of the approved SWPPP shall be submitted to the Lead Agency.

SECTION 1 - INTRODUCTION

1.1 - Overview

John Peterson/Wellsona Partners has requested approval to construct and operate a seed to sale Cannabis Campus (project), which includes delivery service, manufacturing and processing facility, microbusiness, distribution hub, cultivation facility and a food truck dining area. Implementation of the project requires approval by the Lemoore City Council of a roadway abandonment of the Venture Place cul-de-sac; approval by the Lemoore Planning Commission of a Major Site Plan Review (Major SPR); and administrative approval of a Lot Line Adjustment (LLA) to combine the existing parcels. The project also requires all the necessary permits issued by the State of California.

1.2 - CEQA Requirements

The City of Lemoore is the Lead Agency for this project pursuant to the CEQA Guidelines (Public Resources Code Section 15000 et seq.). The Environmental Checklist (CEQA Guidelines Appendix G) or Initial Study (IS) (see *Section 3 – Initial Study*) provides analysis that examines the potential environmental effects of the construction and operation of the project. 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. A Mitigated Negative Declaration (MND) is appropriate when an IS has been prepared and a determination can be made that no significant environmental effects will occur because revisions to the project have been made or mitigation measures will be implemented that reduce all potentially significant impacts to less-than-significant levels.

Based on the IS, the Lead Agency has determined that the environmental review for the proposed application can be completed with an MND.

1.3 - Impact Terminology

The following terminology is used to describe the level of significance of project environmental impacts.

- A finding of “no impact” is appropriate if the analysis concludes that the project would not affect a topic area in any way.
- An impact is considered “less than significant” if the analysis concludes that it would cause no substantial adverse change to the environment and requires no mitigation.
- An impact is considered “less than significant with mitigation incorporated” if the analysis concludes that it would cause no substantial adverse change to the environment with the inclusion of environmental commitments that have been agreed to by the proponent.
- An impact is considered “potentially significant” if the analysis concludes that it could have a substantial adverse effect on the environment.

1.4 - Document Organization and Contents

The content and format of this IS/MND is designed to meet the requirements of CEQA. The report contains the following sections:

- *Section 1 – Introduction:* This section provides an overview of CEQA requirements, intended uses of the IS/MND, document organization, and a list of regulations that have been incorporated by reference.
- *Section 2– Project Description:* This section describes the project and provides data on the site's location.
- *Section 3 – Environmental Checklist:* This section contains the evaluation of 21 different environmental resource factors contained in Appendix G of the CEQA Guidelines. Each environmental resource factor is analyzed to determine whether the proposed project would have an impact. One of four findings is made which include: no impact, less-than-significant impact, less than significant with mitigation, or significant and unavoidable. If the evaluation results in a finding of significant and unavoidable for any of the 21 environmental resource factors, then an Environmental Impact Report will be required.
- *Section 4 – References:* This section contains a full list of references that were used in the preparation of this IS/MND.

1.5 - Incorporated by Reference

The following documents and/or regulations are incorporated into this IS/MND by reference:

- City of Lemoore General Plan
- City of Lemoore Zoning Ordinance
- City of Lemoore Municipal Code
- City of Lemoore 2015 Urban Water Management Plan
- City of Lemoore Master Storm Drain Plan
- 2015 Kings County Emergency Operations Plan
- California Title 24 Code of Regulations (2019)

SECTION 2 - PROJECT DESCRIPTION

2.1 - Introduction

John Peterson/Wellsona Partners has requested approval to construct and operate a seed to sale Cannabis Campus (project), which includes delivery service, manufacturing and processing facility, microbusiness, distribution hub, cultivation facility and a food truck dining area. Implementation of the project requires approval by the Lemoore City Council of a roadway abandonment of the Venture Place cul-de-sac; approval by the Lemoore Planning Commission of a Major Site Plan Review (Major SPR); and administrative approval of a Lot Line Adjustment (LLA) to combine the existing parcels. The project also requires all the necessary permits issued by the State of California.

2.2 - Project Location

The proposed site is in Section 16, Township 19 South, Range 20 East, Mount Diablo Base and Meridian, within the incorporated City of Lemoore, County of Kings, California. The project site is located on Venture Place, west of Commerce Way, north of Enterprise Drive, east of SR 41, and south of SR 198 within Assessor's Parcel Numbers (APNs: 024-400-002; 003; 004; 005; 006; 007; 008; 009), which totals approximately 7.63 acres in area. The regional location is depicted on Figure 2-1 and the project site location is depicted on Figure 2-2.

2.3 - Surrounding Land Uses

The area surrounding the project site consists of agricultural services to the north, self-storage facility and vacant land to the east, an industrial business park and agricultural services to the south, and SR 41 to the west. Planned land uses and development surrounding the site are depicted on Figure 2-3.

2.4 - Proposed Project

The project is a seed to sale cannabis campus, which includes delivery service, manufacturing and processing facility, microbusiness, distribution hub, cultivation facility and a food truck dining area, and requires a roadway abandonment of the Venture Place cul-de-sac, Major Site Plan Review (Major SPR), and Lot Line Adjustment (LLA). The project site plan is 7.63 acres in area, is zoned ML (Light Industrial), and includes processing, manufacturing, and office buildings, greenhouses, and a food truck court with a total 131,000 sq. ft. of improvements and a 0.353 Floor Area Ratio (FAR). The project also requires all the necessary cannabis-related permits issued by the State of California.

The project includes 20 greenhouses ranging from 2,700 to 3,600 square feet, and a 1,350-square-foot accessory building that will support the greenhouse operations and may be used as for temporary delivery and extraction purposes during the first project phase. During phase two, the greenhouses will utilize up to six temporary extractor containers, until phase one of the processing building is complete.

Two additional 80-foot by 225-foot buildings with mezzanines will be built in three phases. The first buildings will be used for product processing, and the second building will be used for extraction through finished product packaging, distribution and delivery. The mezzanines in both buildings are to be used for offices and/or storage as needed. A third 4,800-square-foot building will be used for offices and non-storefront delivery.

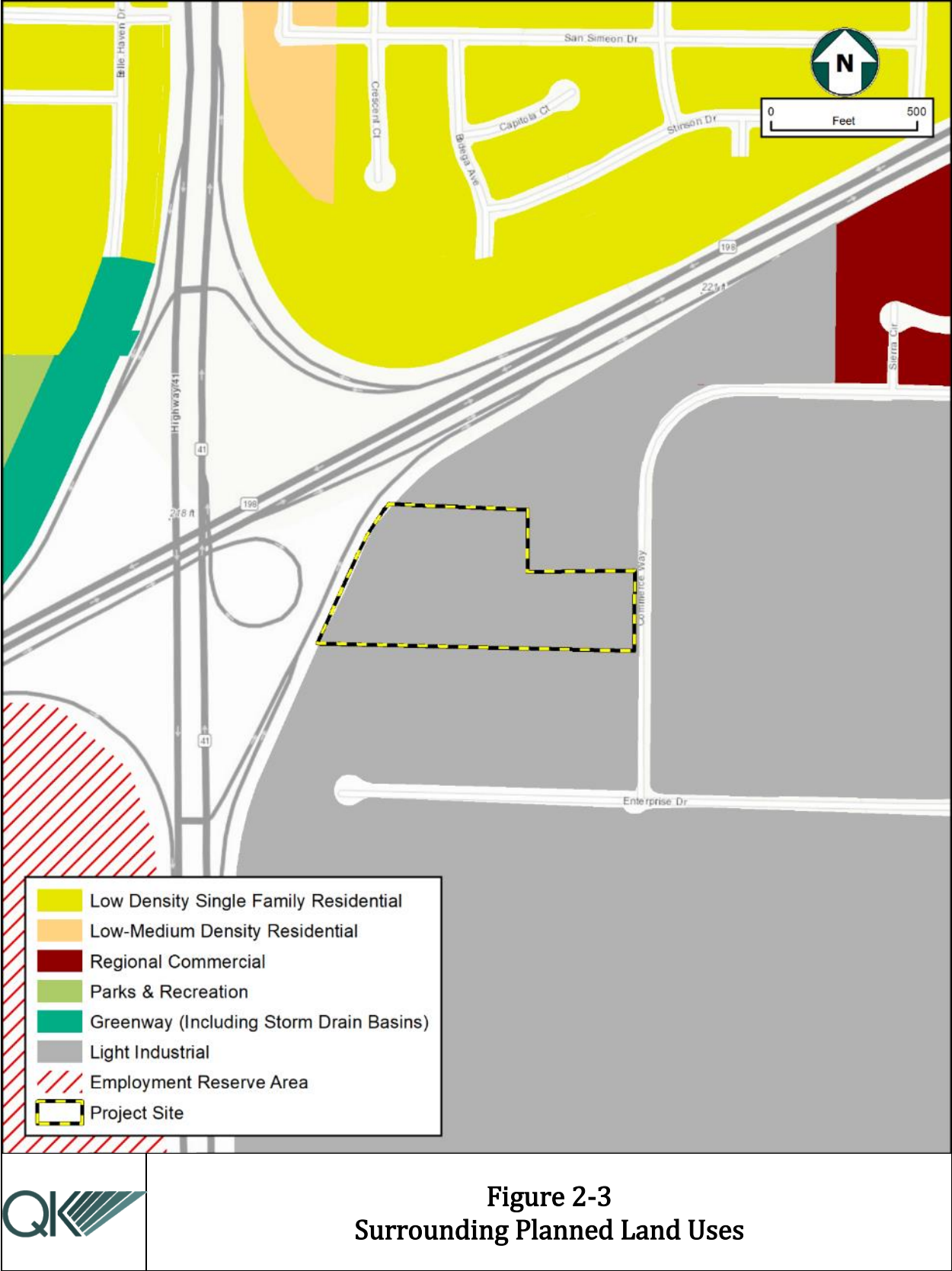
The food truck court will provide a variety of food services for the local residents and employees at the project site. The food truck court may be closed to the public for private events, and there will be a small temporary stage in the mezzanine area.

The project includes a shuttle service stop to shuttle patrons from local hotels, and a shared self-parking lot and valet parking to be used during private events that will be held on occasional evenings and weekends. The project includes a roadway abandonment to vacate the Venture Place right of way and allow the area to be gated for better security as shown on the site plan.



Figure 2-1
Regional Location





SECTION 3 - EVALUATION OF ENVIRONMENTAL IMPACTS

3.1 - Environmental Checklist and Discussion

1. Project Title:

Venture Place Cannabis Campus and Food Court

2. Lead Agency Name and Address:

City of Lemoore
711 W. Cinnamon Drive
Lemoore, CA 93245

3. Contact Person and Phone Number:

Judy Holwell, Community Development Director
(559) 924-6744

4. Project Location:

The project site is located on Venture Place, west of Commerce Way, north of Enterprise Drive, east of SR 41, and south of SR 198 in the City of Lemoore, Kings County, CA. The project site is within Assessor's Parcel Numbers 024-400-002 through 024-400-009, which totals approximately 7.63 acres in area.

5. Project Sponsor's Name and Address:

John Peterson, Applicant
Wellsona Partners
470 East Herndon Ave, Suite 200
Fresno, CA 93270
(925) 324-0800

6. General Plan Designation:

Light Industrial

7. Zoning:

ML (Light Industrial)

8. Description of Project:

See Section 2.4 – Proposed Project.

9. Surrounding Land Uses and Setting:

See *Section 2.3 – Surrounding Land Uses* and Figure 2-3.

10. Other Public Agencies Whose Approval May be Required:

- San Joaquin Valley Air Pollution Control District (SJVAPCD)
- Regional Water Quality Control Board - Lahontan (RWQCB)
- State Water Resource Control Board (SWRCB)
- State Bureau of Cannabis Control
- CalCannabis Cultivation Licensing, a division of the California Department of Food and Agriculture
- Manufactured Cannabis Safety Branch, a division of the California Department of Public Health

11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code Section 21080.3.1? If so, has consultation begun?

On March 16, 2020, the City of Lemoore Planning Department, acting as the CEQA Lead Agency informed the Santa Rosa Rancheria Tachi Yokut Tribe in writing of the project and its location. The tribe responded. Their requests have been incorporated as mitigation measures.

NOTE: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code Section 21083.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code Section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code Section 21082.3(c) contains provisions specific to confidentiality.

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 Services | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Transportation/Traffic | <input type="checkbox"/> Utilities/Service Systems | <input type="checkbox"/> Findings of Significance |

3.3 - 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 (a) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (b) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENT 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.

< Judy Holwell >

Judy Holwell, Community Development Director

Date

3.4 - Evaluation of Environmental Impacts

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including offsite as well as onsite, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. "Negative Declaration: "Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less-Than-Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less-than-significant level (mitigation measures from "Earlier Analyses," as described in (5) below, may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a. Earlier Analysis Used. Identify and state where they are available for review;
 - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis; and
 - c. Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a

previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7. Supporting Information Sources: A source list should be attached, and other sources used, or individuals contacted should be cited in the discussion.
8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
9. The explanation of each issue should identify:
 - a. The significance criteria or threshold, if any, used to evaluate each question; and
 - b. The mitigation measure identified, if any, to reduce the impact to less than significant.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than- Significant Impact	No Impact
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3.4.1 - 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.	In nonurbanized area, substantially degrade the existing visual character or quality of public views of the site and its surroundings? If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d.	Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

Impact #3.4.1a – Would the project have a substantial adverse effect on a scenic vista?

As seen in Figure 2-1, the project site consists of undeveloped land and is surrounded by agricultural services to the north, self-storage facility and vacant land to the east, an industrial business park and agricultural services to the south, and SR 41 to the west.

The City of Lemoore 2030 General Plan Community Design Element includes an implementing action specific to scenic vistas:

- CD-I-4: Maintain scenic vistas to the Coalinga Mountains, other natural features, and landmark buildings.

The City of Lemoore 2030 General Plan states that there are no buildings or structures listed in the National Register of Historic Places or as California Historic Landmarks. However, there are 37 sites listed as having local historic significance located within the downtown district (City of Lemoore , 2008). There are no natural features or landmark buildings within the vicinity of the project site. The project is not located in an area that would result in substantial adverse effects on any scenic vistas, therefore, causing no negative impacts.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

There would be *no impact*.

Impact #3.4.1b – Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?

There are no listed State scenic highways within or near the City of Lemoore, nor are there scenic highways in Kings County, therefore, the site would not damage scenic resources within a State scenic highway (California Department of Transportation, 2020). The closest eligible scenic highway is SR 198, west of I-5, which is approximately 49.5 miles west of the project site.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

There would be *no impact*.

Impact #3.4.1c – In nonurbanized area, substantially degrade the existing visual character or quality of public views of the site and its surroundings? If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

The overall visual character of the site itself would change, as the currently undeveloped land would be improved with light industrial uses. However, the proposed project would be similar in visual appearance to the existing light industrial uses that surround the project site and throughout the City.

The project does not require a General Plan Amendment or Zone Change, as the project is consistent with the zoning and land use designations. The visual character of the site would change, as the existing vacant land is improved with residential uses, however, the project has been designed to be consistent with local development standards and would include landscaping and other infrastructure that would reduce the visual impact of the project. The project includes onsite improvements that will be approved in compliance with the City's General Plan and Municipal Code. Therefore, impacts would be less than significant.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant*.

Impact #3.4.1d – Would the project create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?

Construction of the proposed project would be temporary and generally occur during daytime hours, typically from 7:00 a.m. to 6:00 p.m. All lighting would be directed downward and shielded to focus illumination on the desired work areas only and prevent light spillage onto adjacent properties. Because lighting used to illuminate work areas would be shielded and focused downward, the potential for lighting to affect any adjacent properties adversely is minimal. Increased truck traffic and the transport of construction materials to the project site would temporarily increase glare conditions during construction. However, this increase in glare would be minimal. Construction activity would focus on specific areas on the sites, and any sources of glare would not be stationary for a prolonged period. Therefore, construction of the proposed project would not create a new source of substantial glare that would affect daytime views in the area.

The proposed development would also comply with all lighting standards established in the City's 2030 General Plan Community Design Element, and Zoning Ordinance (Title 9, Chapter 5, Article B, Section 4), therefore, impacts would be less than significant.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant*.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than- Significant Impact	No Impact
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3.4.2 - AGRICULTURE AND FORESTRY 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. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the State's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. 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 nonagricultural 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 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to nonagricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

Impact #3.4.2a – Would the project 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 nonagricultural use?

The proposed project will not convert any Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. According to the Department of Conservation's Farmland Mapping

and Monitoring Program (FMMP), the project site is classified as “Vacant or Disturbed Land” and is surrounded by “Urban and Built-Up Land” (Figure 3.4.2-1), which are defined as:

- Vacant or Disturbed Land - Open field areas that do not qualify as an agricultural category, mineral and oil extraction areas, off-road vehicle areas, electrical substations, channelized canals, and rural freeway interchanges.
- Urban and Built-up Land is used for residential, industrial, commercial, construction, institutional, public administrative purposes, railroad yards, cemeteries, airports, golf courses, sanitary landfills, sewage treatment plants, water control structures, and other development purposes (CA Department of Conservation, 2016).

The site also is not currently used for farming and is not zoned for agricultural use. Considering these factors, the proposed project will have no impact on conversion of agricultural resources.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

There would be *no impact*.

Impact #3.4.2b – Would the project conflict with existing zoning for agricultural use or a Williamson Act contract?

See Impact #3.4.2a response.

According to the City of Lemoore’s Zoning Ordinance, the project site has a Light Industrial land use designation and is currently zoned ML (Light Industrial). The project site is not subject to a Williamson Act contract and would not conflict with any current Williamson Act contracted land in the vicinity (see Figure 3.4.2-2). Therefore, the project will not conflict with existing zoning for agricultural use or a Williamson Act contract.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

There would be *no impact*.

Impact #3.4.2c – Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?

The project site is zoned ML (Light Industrial) and will not require a Zone Change. According to the City of Lemoore Zoning Map, the project site and the surrounding areas are not zoned for forest land or timberland. The site will be improved with light industrial uses in compliance with existing zoning. The project will have no impact on land designated for forest land or timberland use.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

There would be *no impact*.

Impact #3.4.2d – Would the project result in the loss of forest land or conversion of forest land to non-forest use?

See discussion of Impact #3.4.2c, above.

The proposed project will have no impact.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

There would be *no impact*.

Impact #3.4.2e – Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to nonagricultural use or conversion of forest land to non-forest use?

See discussion of Impact #3.4.2c, above.

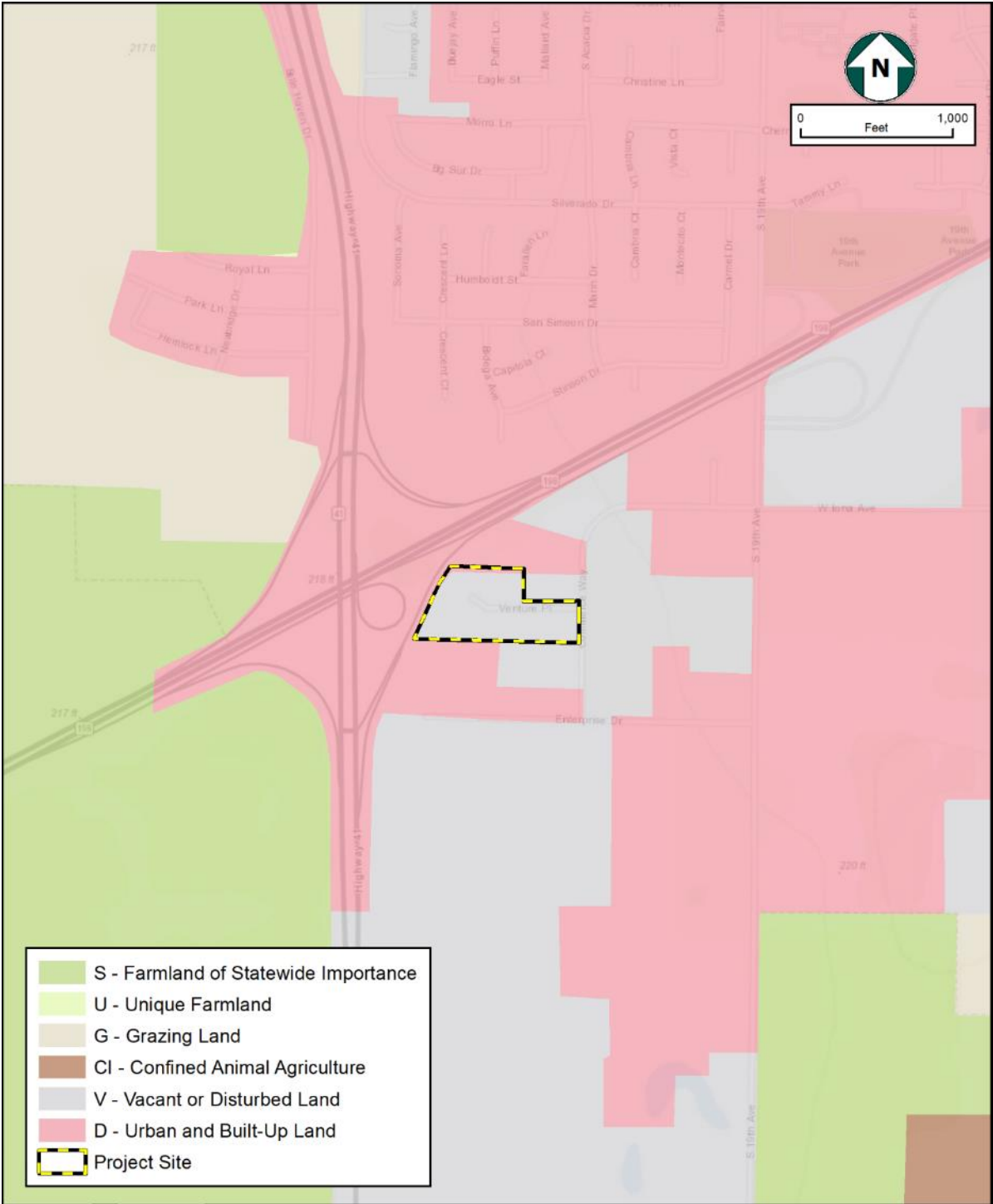
The proposed project will have no impact.


MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

There would be *no impact*.



 **Figure 3.4.2-1**
Farmland Mapping and Monitoring Program (FMMP)

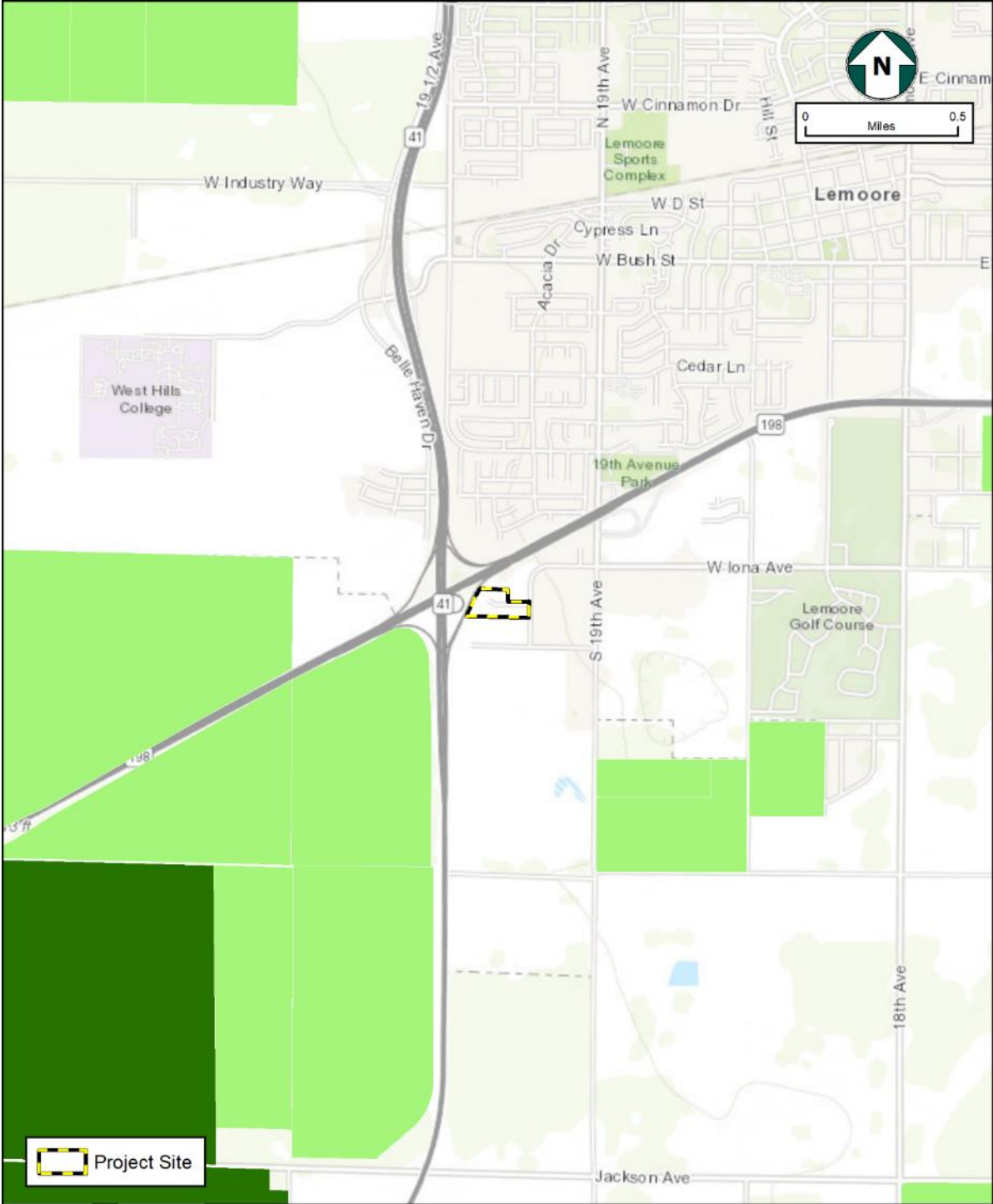


Figure 3.4.2-2
Williamson Act Contracts

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than- Significant Impact	No Impact
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3.4.3 - AIR QUALITY

Where available, the significance criteria established by the applicable air quality management or 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 checked="" type="checkbox"/>	<input type="checkbox"/>
b.	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or State ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c.	Expose sensitive receptors to substantial pollutant concentration?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d.	Result in other emissions (such as those leading to odor) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

Impact #3.4.3a – Would the project conflict with or obstruct implementation of the applicable air quality plan?

The project is located within the San Joaquin Valley Air Basin (SJVAB), which is under the jurisdiction of the San Joaquin Valley Air Pollution Control District (SJVAPCD). The SJVAB is designated nonattainment of State and federal health-based air quality standards for ozone and PM_{2.5}. The SJVAB is designated nonattainment of State PM₁₀. To meet Federal Clean Air Act (CAA) requirements, the SJVAPCD has multiple Air Quality Attainment Plan (AQAP) documents, including:

- 2016 Ozone Plan;
- 2007 PM₁₀ Maintenance Plan and Request for Redesignation; and
- 2016 PM_{2.5} Plan.

The SJVAPCD's Guidance for Assessing and Mitigating Air Quality Impacts (GAMAQI) thresholds are designed to implement the general criteria for air quality emissions as required in the CEQA Guidelines, Appendix G, Paragraph III (Title 14 of the California Code of Regulations §15064.7) and CEQA (California Public Resources Code Sections 21000 et. al). SJVAPCD's specific CEQA air quality thresholds are presented in Table 3.4.3-1.

**Table 3.4.3-1
GAMAQI Thresholds of Significance for Criteria Pollutants**

Criteria Pollutant	Threshold (tons/year)
CO	100
ROG	10
NO _x	10
SO _x	27
PM ₁₀	15
PM _{2.5}	15

(San Joaquin Air Pollution Control District, 2015)

The project is a seed to sale cannabis campus, which includes delivery service, manufacturing and processing facility, microbusiness, distribution hub, cultivation facility and a food truck dining area. and requires a Master Site Plan Review (MSPR), Lot Line Adjustment (LLA), and Roadway Abandonment (RAB). The project site plan is 7.63 acres in area, is zoned ML (Light Industrial), and includes processing, manufacturing, and office buildings, greenhouses, and a food truck court with a total 131,000 sq. ft. of improvements and a 0.353 FAR.

The project will be constructed in four phases. The anticipated construction duration for the proposed project is not entirely set but will be over several years. Stationary sources that comply or that would comply with Air District rules and regulations are generally not considered to have a significant air quality impact.

During construction, the proposed project would be subject to Regulation VIII (Fugitive PM₁₀ Prohibition) of the SJVAPCD. The purpose of Regulation VIII is to reduce ambient concentrations of fine particulate matter (PM₁₀) by requiring actions to prevent, reduce or mitigate anthropogenic fugitive dust emissions. Regulation VIII would require fugitive dust emission controls at the construction site such as water application, dust suppressants, reduced vehicle speeds on unpaved roads (SJVAPCD, 2017).

The SJVAPCD Small Project Analysis Level (SPAL) process established review parameters to determine whether a project qualifies as a “small project.” A project that is found to be “less than” the established SPAL review parameters, has “no possibility of exceeding criteria pollutant emissions thresholds.”

As shown in Table 3.4.3-2, the proposed project would not exceed the established SPAL limits for an industrial park project. The project site plan is 7.63 acres in area, is zoned ML (Light Industrial), and includes processing, manufacturing, and office buildings, greenhouses, and a food truck court with a total 131,000 sq. ft. of improvements and a 0.353 FAR. Based on the above information, this project qualifies for a limited air quality analysis applying the SPAL guidance to determine air quality impacts.

Table 3.4.3-2
Small Project Analysis Level – Industrial Land Use Category

Land Use Category - Industrial	Project Size
General Light Industry	510,000 sq.ft.
Heavy Industry	920,000 sq.ft.
Industrial Park	370,000 sq.ft.
Manufacturing	400,000 sq.ft.

Source: (SJVAPCD, 2017)

Construction and operation of the proposed project would not exceed any established SJVAPCD thresholds, therefore, implementation of the proposed project would not obstruct implementation of an air quality plan. Therefore, impacts would be less than significant.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant*.

Impact #3.4.3b – Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or State ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

The nonattainment pollutants for the SJVAPCD are ozone, PM₁₀ and PM_{2.5}. Therefore, the pollutants of concern for this impact are ozone precursors, and regional PM₁₀, and PM_{2.5}. As discussed above, the thresholds of significance used for determination of emission significance are shown in Table 3.4.3-1 above. The proposed project would create NO_x and PM₁₀ emissions during construction, which would contribute to the current nonattainment status of these pollutants within the SJVAB. As noted in Impact #3.4.3a, the project's emissions during temporary construction activities would not exceed thresholds.

Operation of the project would also create additional criteria pollutants, particularly as a result of increased mobile emissions in the project area. However, these impacts also would not exceed thresholds. Although the emissions from the proposed project may be under the SJVAPCD CEQA thresholds of 10 tons per year for NO_x and 15 tons per year for PM₁₀, CEQA and SJVAPCD's Rule 9510 require that all feasible and reasonable mitigation be applied to the proposed project to reduce air quality impacts from construction and operations.

The General Plan analyzed activities that disturb the soil, such as grading and excavation, infrastructure construction, building demolition, and a variety of construction activities. The General Plan also analyzed operational air quality impacts that would likely occur based on

the various land use designations and possible resultant land uses that could occur during buildout of the City.

The General Plan EIR requires that all new development, such as the proposed project, be subject to Best Management Practices to reduce dust and other air pollutant emissions, as well as mandatory compliance with all applicable SJVAPCDs rules and regulations. These rules and regulations include, but are not limited to:

- Rule 2201 (New and Modified Station Source Review), Rule 4002 (National Emission Standards for Hazardous Air Pollutants),
- Regulation VIII (Fugitive PM₁₀ Prohibitions), and
- Rule 9510 (Indirect Source Review (ISR)).

The construction and operation of the proposed project would also be subject to SJVAPCD's Regulation VIII (Fugitive PM₁₀ Prohibitions). Because project construction at the project site would not result in significant emissions for which the SJVAPCD and surrounding air districts are in nonattainment, construction emissions would not result in a cumulatively considerable net increase. Further, as the proposed project would not result in significant operational emissions of criteria pollutants, the proposed project would not contribute to a long-term cumulative increase in criteria pollutants.

With implementation of this mitigation, the project would not violate any air quality standard or contribute substantially to an existing or projected air quality violation. Impacts would be less than significant.

In addition, as shown in Table 3.4.3-2, the proposed project would not exceed the established SPAL limits for an industrial park project. The project site plan is 7.63 acres in area, is zoned ML (Light Industrial), and includes processing, manufacturing, and office buildings, greenhouses, and a food truck court with a total 131,000 sq. ft. of improvements and a 0.353 FAR. Based on the above information, this project qualifies for a limited air quality analysis applying the SPAL guidance to determine air quality impacts.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant*.

Impact #3.4.3c – Would the project expose sensitive receptors to substantial pollutant concentrations?

The CARB provides guidance for siting sensitive receptors near sources of Toxic Air Contaminants (TAC) emissions (California Air Resources Board, 2005). Sensitive receptors are defined as areas where young children, chronically ill individuals, the elderly, or people who are more sensitive than the general population reside. The following locations are

where several sensitive receptors are likely to reside and be affected by substantial pollutant concentrations: schools, hospitals, nursing homes, and daycare centers. It is recommended that sources of air pollution be kept away from sensitive receptors, including recommendations for distances from certain land uses.

The project site is zoned for Light Industrial uses, and the area surrounding the project site consists of agricultural services to the north, self-storage facility and vacant land to the east, an industrial business park and agricultural services to the south, and SR 41 to the west. The PW Engvall Elementary School is the closest sensitive receptor and is located 0.67 miles northeast of the project site. The school is separated from the site by State Route 198.

During construction of the project, construction activities and equipment may generate emission from construction equipment exhaust. These impacts are localized and temporary in nature and therefore are considered less than significant. The project would not expose sensitive receptors to substantial concentrations of localized PM₁₀, carbon monoxide, diesel particulate matter, hazardous air pollutants, or naturally occurring asbestos, as discussed below.

Hazardous Pollutants or Odors

The GAMAQI guidelines introduce two types of projects that should be assessed when considering hazardous air pollutants (HAPs) which includes: (1) placing a toxic land use in an area where it may have an adverse health impact on an existing sensitive land use and (2) placing a sensitive land use in an area where an adverse health impact may occur from an existing toxic land use. Some examples of projects that may include HAPs are:

- Agricultural products processing;
- Bulk material handling;
- Chemical blending, mixing, manufacturing, storage, etc.;
- Combustion equipment (boilers, engines, heaters, incinerators, etc.);
- Metals etching, melting, plating, refining, etc.;
- Plastics & fiberglass forming and manufacturing;
- Petroleum production, manufacturing, storage, and distribution; and
- Rock & mineral mining and processing.

The proposed project is located on a site that is currently undeveloped land. The project site plan is 7.63 acres in area, is zoned ML (Light Industrial), and includes processing, manufacturing, and office buildings, greenhouses, and a food truck court with a total 131,000 sq. ft. of improvements and a 0.353 FAR. During the construction period, some odors could result from vehicles and equipment using diesel fuels. However, vehicles and equipment using diesel fuels at the proposed project would have to comply with the California Air Resources Board (CARB) guidelines, which limit idling time to five minutes with the Airborne Toxic Control Measure (ATCM). All construction would be temporary.

Cannabis flowers can emit a particularly powerful smell. The floral scent is composed of volatile organic compounds (VOCs) called terpenes. Terpene odor can be a nuisance for

sensitive receptors and residential areas. The nearest residentially zoned area is 500 feet north of the project site. The nearest sensitive receptor is an elementary school located 0.67 miles northeast of the project site.

The City of Lemoore Municipal Code includes an ordinance regulating cannabis activities (Municipal Code Chapter 8 of Title 4). Section 4-8-4 C lists the minimum operational requirements and restrictions for all commercial cannabis operations in the city. The requirement for regulating odor states:

4-8-4 C 15. Odor Control: The business owner shall provide an odor-absorbing ventilation and exhaust system, so that odor generated inside the facility that is distinctive to its commercial cannabis operations is not detected outside the premises, outside the building housing the commercial cannabis operations, or anywhere on adjacent property or public rights-of-way. Accordingly, the business owner must install and maintain the following equipment or any other equipment which the City's building official determines has the same or better effectiveness:

- a. An exhaust air filtration system with odor control that prevents internal odors and pollen from being emitted externally; or
- b. An air system that creates negative air pressure between the cannabis facility's interior and exterior so that the odors generated inside the cannabis facility are not detectable outside the cannabis facility.

Therefore, the proposed project would not create or expose sensitive receptors to substantial pollutant concentrations or emissions.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant*.

Impact #3.4.3d – Would the project result in emissions (such as those leading to odors) adversely affecting a substantial number of people?

Sensitive receptors include locations where young children, chronically ill individuals, the elderly, or people who are more sensitive than the general population reside, such as schools, hospitals, nursing homes, and daycare centers. The PW Engvall Elementary School is the closest sensitive receptor and is located 0.67 miles northeast of the project site. Although emissions from construction-related vehicles are anticipated during temporary construction activities, the proposed project is not expected to affect these sensitive receptors, as discussed in Impact #3.4.3c above. The project site is zoned for Light Industrial uses, and the area surrounding the project site consists of agricultural services to the north, self-storage

facility and vacant land to the east, an industrial business park and agricultural services to the south, and SR 41 to the west. Therefore, the proposed project is not expected to result in the generation of odors or hazardous air pollutants that would affect a substantial number of people. The emissions associated with the construction of the project would be temporary in nature and are not anticipated to result in the generation of a substantial amount of hazardous air pollutants. Therefore, the project will have a less-than-significant impact.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant*.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than- Significant Impact	No Impact
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3.4.4 - 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 Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife 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 State or federally protected wetlands (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 checked="" type="checkbox"/>	<input type="checkbox"/>
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or State habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

Impacts #3.4.4a – Would the project 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 Wildlife or U.S. Fish and Wildlife Service?

Special-status species are those plants and animals that, because of their acknowledged rarity or vulnerability to various causes of habitat loss or population decline, are recognized in some fashion by federal, State, or other agencies as deserving special consideration. According to historical records maintained by the California Natural Diversity Database (CNDDB), no sensitive status plant species occur within the City (City of Lemoore , 2008). There are historical occurrences of Tipton kangaroo rat, a State and federally endangered species along the southern boundary of the City. The project site is not located within proximity of the potential wildlife habitat areas identified in the City General Plan.

The area surrounding the project site consists of urbanized development including roadways, businesses to the north and south, self-storage facility and undeveloped land to the east, and SR 41 to the west. The project site and surrounding area are zoned for industrial uses and is predominantly developed. The project site has been graded and improved with the Venture Place cul-de-sac and associated infrastructure. The site has been repeatedly disked for weed control. There is not suitable habitat for special status species. Therefore, it is unlikely that listed or special status species would inhabit the site. The project will have a less-than-significant impact.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant*.

Impact #3.4.4b – Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

Riparian habitat is defined as lands that are influenced by a river, specifically the land area that encompasses the river channel and its current or potential floodplain. Designated critical habitat is absent from the project area itself, and the site does not contain wetland or riparian habitat.

The project is not located within a river or an area that encompasses a river or potential floodplain. The proposed project would not have any adverse effect to a riparian habitat.

The project site is highly disturbed and does not provide habitat to maintain these communities. There are no anticipated impacts to sensitive natural communities as a result of the proposed project.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

There would be *no impact*.

Impact #3.4.4c – Would the project have a substantial adverse effect on State or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

The United States Army Corps of Engineers (USACE) has regulatory authority over the Clean Water Act (CWA), as provided for by the EPA. The USACE has established specific criteria for the determination of wetlands based upon the presence of wetland hydrology, hydric soils, and hydrophilic vegetation.

Wetlands, streams, reservoirs, sloughs, and ponds typically meet the criteria for federal jurisdiction under Section 404 of the CWA and State regulatory authority under the Porter-Cologne Water Quality Control Act. Streams and ponds typically meet the criteria for State regulatory authority under Section 1602 of the California Fish and Game Code.

There are no federally protected wetlands or vernal pools that occur within the project site, and there are no features on the project site that would meet the criteria for either federal jurisdiction or State regulatory authority. There would be no impact to federally protected wetlands or waterways or State wetlands or waters.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

There would be *no impact*.

Impact #3.4.4d – Would the project 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?

Open spaces in the city limits provides movement corridors for regional wildlife, and include the Kings River, Lemoore Canal, and other smaller watercourses. Larger agricultural and grassland areas may also serve as areas for regional wildlife movement, foraging, and dispersal corridors. Riparian vegetation associated with local watercourses and the freshwater marsh may also provide cover for migrating or nonmigrating birds and mammals (City of Lemoore , 2008).

The area surrounding the project site consists of urbanized development and the project site and surrounding area are zoned for industrial uses. The project site has been graded and improved with associated infrastructure.

No core areas or Essential Habitat Connectivity areas occur on or near the project site. The project will not restrict, eliminate, or significantly alter wildlife movement corridors, core areas, or Essential Habitat Connectivity areas either during construction or after the project has been constructed. Project construction will not substantially interfere with wildlife movements or reduce breeding opportunities or affect migrating birds or other wildlife.

The project area does not contain features likely to function as a wildlife movement corridor. Future buildout of the site will have no effect on the Pacific flyway; birds using the flyway will continue to do so during and following construction. The project will have no effect on wildlife movement corridors. Therefore, the project will have a less-than-significant impact.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant*.

Impacts #3.4.4e – Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

In compliance with CEQA, the Lead Agency must consider conformance with applicable goals, objectives, and policies of the Lemoore General Plan. The project appears to be in compliance with all provisions of General Plan policies. No known habitat conservation plans are in effect for the area.

Besides requiring compliance with State policies, the City of Lemoore does not have any local policies or ordinances protecting biological resources nor an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or State habitat conservation plan. Therefore, there would be no impact.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

There would be *no impact*.

Impact #3.4.4f – Would the project conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or State habitat conservation plan?

See discussion in Impact #3.4.4-e, above. The project site is not located within any natural community conservation plan area or any other local, regional, or State habitat conservation plan.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

There would be *no impact*.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than- Significant Impact	No Impact
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3.4.5 - CULTURAL RESOURCES

Would the project:

a. Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines Section 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines Section 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

Impact #3.4.5a – Would the project cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines Section 15064.5?

Historic resources are standing structures of historic or aesthetic significance. Architectural sites dating from the Spanish Period (1529–1822) through the post-World War II period (1945–1955) are generally considered for protection if they are determined to be historically or architecturally significant. Sites dating after the post-World War II period may also be considered for protection if they could gain significance in the future. Historic resources are often associated with archaeological deposits of the same age.

According to the Southern San Joaquin Valley Archeological Information Center (SSJVAIC) at California State University Bakersfield (CSUB), there are currently no buildings or structures listed in the National Register of Historic Places or as California Historic Landmarks. However, there are 37 sites listed as having local historic significance. Many of these local historic sites are located within the downtown district, bounded by the railroad to the north, Lemoore Avenue to the east, “C” Street on the south and Hill Street to the west. (City of Lemoore, 2008).

The City of Lemoore 2030 General Plan states there are no buildings or structures listed in the National Register of Historic Places or as California Historic Landmarks, and that there are 37 sites listed as having local historic significance located within the downtown district. The closest site listed as having local historic significance is the Judge Henley Home and is located 1.5 miles north of the project site. Therefore, the project will have a less-than-significant impact.

Agricultural activities have disturbed the immediate ground surface in the project area, however, intact historical resources may be discovered below the agricultural layer in land subject to ground-disturbing activities. In order to account for unanticipated discoveries and the potential to impact previously undocumented or unknown resources, the following mitigations measures shall be implemented:

MITIGATION MEASURE(S)

MM CUL-1: Tribal Monitoring. Prior to any ground disturbance, a surface inspection of the site shall be conducted by a Tribal Monitor. The Tribal Cultural Staff shall monitor the site during grading activities. The Tribal Cultural Staff shall provide preconstruction briefings to supervisory personnel and any excavation contractor, which will include information on potential cultural material finds and, on the procedures, to be enacted if resources are found. Prior to any ground disturbance, the applicant shall offer the Santa Rosa Rancheria Tachi Yokut Tribe the opportunity to provide a Native American Monitor during ground-disturbing activities during both construction and decommissioning. Tribal participation would be dependent upon the availability and interest of the tribe.

MM CUL-2: Stop Work in the Event of Unanticipated Discoveries. In the event that cultural resources, paleontological resources, or unique geological features are discovered during construction or decommissioning, operations shall stop within 100 feet of the find, and a qualified archeologist shall determine whether the resource requires further study. The qualified archaeologist shall determine the measures that shall be implemented to protect the discovered resources, including but not limited to excavation of the finds and evaluation of the finds in accordance with §15064.5 of the CEQA Guidelines. Mitigation measures may include avoidance, preservation in-place, recordation, additional archaeological testing, and data recovery, among other options. Any previously undiscovered resources found during construction within the project area shall be recorded on appropriate Department of Parks and Recreation forms and evaluated for significance. No further ground disturbance shall occur in the immediate vicinity of the discovery until approved by the qualified archaeologist.

The Lead/Permitting Agency along with other relevant or tribal officials, shall be contacted upon the discovery of cultural resources to begin coordination on the disposition of the find(s). Treatment of any significant cultural resources shall be undertaken with the approval of the Lead/Permitting Agency.

MM CUL-3: Disposition of Cultural Resources. Upon coordination with the Lead/Permitting Agency, any archaeological artifacts recovered shall be donated to an appropriate tribal custodian or a qualified scientific institution where they would be afforded applicable cultural resources laws and guidelines.

With the implementation of MM CUL-1 through MM CUL-3, impacts under this criterion would be less than significant with mitigation.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant with mitigation incorporated*.

Impact #3.4.5b – Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines Section 15064.5?

Archaeological resources are places where human activity has measurably altered the earth or left deposits of physical remains. Archaeological resources may be either prehistoric (before the introduction of writing in a particular area) or historic (after the introduction of writing). The majority of such places in this region are associated with either Native American or Euroamerican occupation of the area.

According to CSUB, there are 10 recorded archeological resource sites within the Planning Area. Of those, there are five habitation sites with human burials, two of which are completely destroyed, one is being systematically destroyed, and the other is destroyed on the surface only.

Furthermore, the project site has been improved with a graded roadway, with drainage and utilities. Therefore, the project is not anticipated to have a significant impact with implementation of mitigation measures MM CUL-1 through MM CUL-3.

In the event of an accidental discovery or recognition of any human remains, including those interred outside of formal cemeteries, California State Health and Safety Code § 7050.5 dictates that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to CEQA regulations and Public Resources Code § 5097.98. If human remains are found on the project site, the applicant shall adhere to those legal requirements, per MM CUL-4 below. Mandatory compliance with the legal requirements set forth in MM CUL-4 and implementation of MM CUL-1 to MM CUL-3 would ensure that potential impacts associated with human remains during the construction phase would be less than significant.

MITIGATION MEASURE(S)

MM CUL-4: Treatment of Human Remains. The applicant shall follow current legal requirements at the time of discovery for the treatment of human remains. Currently, pursuant to Section 5097.98 of the California Public Resources Code (PRC) and Section 7050.5 of the California State Health and Safety Code (HSC) and PRC Section 5097.98, if human remains or bone remains of unknown origin are found at any time during on or offsite construction, all work shall stop in the vicinity of the find, and the Kings County Coroner shall be contacted immediately. If the remains are determined to be Native American, the coroner shall notify the Native American Heritage Commission (NAHC), who shall identify the person believed to be the Most Likely Descendant (MLD), who shall have at least 48 hours from notification of the find to comment.

The landowner and MLD, shall make all reasonable efforts to develop an agreement for the treatment of human remains and associated or unassociated funerary objects with appropriate dignity (CEQA Guidelines Sec. 15064.5(d)). The agreed upon treatment shall include appropriate excavation, removal, recordation, analysis, custodianship, curation, and final disposition of the human remains and associated or unassociated funerary objects. If the MLD and the other parties do not agree on the reburial method, the project shall follow PRC Section 5097.98(e) which states that "... the landowner or his or her authorized representative shall reinter the human remains and items associated with Native American burials with appropriate dignity on the property in a location not subject to further subsurface disturbance."

Any findings shall be submitted by the archaeologist in a professional report submitted to the project applicant, the MLD, the Lead/Permitting Agency and the California Historical Resources Information System, Southern San Joaquin Valley Information Center.

The archaeologist may assist the Santa Rosa Rancheria Tachi Yokut Tribe, if requested, but the archaeologist has no jurisdiction over human remains, and is subject to the same fines as anyone else.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant with mitigation incorporated.*

Impact #3.4.5c – Would the project disturb any human remains, including those interred outside of formal cemeteries?

Human remains are not known to exist within the project area. However, construction would involve earth-disturbing activities, and it is still possible that human remains may be discovered, possibly in association with archaeological sites. MM CUL-5 has been included in the unlikely event that human remains are found during ground-disturbing activities. Impacts would be less than significant with implementation of mitigation.

MITIGATION MEASURE(S)

MM CUL-5: If human remains are discovered during construction or operational activities, further excavation or disturbance shall be prohibited pursuant to Section 7050.5 of the California Health and Safety Code. The specific protocol, guidelines, and channels of communication outlined by the Native American Heritage Commission, in accordance with Section 7050.5 of the Health and Safety Code, Section 5097.98 of the Public Resources Code (Chapter 1492, Statutes of 1982, Senate Bill 297), and Senate Bill 447 (Chapter 44, Statutes of 1987), shall be followed. Section 7050.5(c) shall guide the potential Native American involvement, in the event of discovery of human remains, at the direction of the County Coroner.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant with mitigation incorporated.*

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

Would the project:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a. Result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Conflict with or obstruct a State or local plan for renewable energy or energy efficiency? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Discussion

The following analysis is based on project data provided by the applicant, the Small Project Analysis Level Assessment (SPAL) and available energy resource consumption data.

Impact #3.4.6a – Would the project result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

Construction

Energy demand during the construction phase would result from the transportation of materials, construction equipment, and construction worker vehicle trips. Construction equipment includes scrapers, motor graders (blades), vibrators and static compactors, 3,500-gallon water trucks, track excavators, graders, off-highway trucks, rubber-tired loaders and backhoes, concrete trucks tractors, concrete extrusion machine, cranes, forklifts, generator sets, pavers, air compressors and rollers.

The project would comply with the SJVAPCD requirements regarding the limitation of vehicle idling, and the use of fuel-efficient vehicles and equipment, to the extent feasible. Using a typical fuel efficiency of 5.85 miles per gallon, the delivery of building materials is expected to require approximately 49,000 gallons of diesel per construction phase. The project will not use natural gas during the construction phase. Compliance with standard regional and local regulations, the project would minimize fuel consumption during construction. By complying with standard regional and local regulations, the project would minimize fuel consumption during construction. Construction-related fuel consumption is not expected to result in inefficient, wasteful, or unnecessary energy use. Thus, construction-related fuel consumption at the project would not result in inefficient, wasteful, or unnecessary energy use.

Post-Construction

The project includes 20 greenhouses ranging from 2,700 to 3,600 sq. ft. in area, and a 1,350 sq. ft. accessory building that will support the greenhouse operations. During project phase two, the greenhouses will utilize up to six temporary extractor containers, until phase one of the processing building is complete. There are two additional 80-foot by 225-foot buildings with mezzanines that will be built in three phases. The first buildings will be used for product processing, and the second building will be used for extraction through finished product packaging, distribution and delivery. The mezzanines in both buildings are to be used for offices and/or storage as needed. A third 4,800-square-foot building will be used for offices and non-storefront delivery.

In order to determine the project's estimated electrical energy demands, calculations were made based on the total proposed new indoor cultivation facilities. To calculate the electricity demand estimates, the published Mills report (Mills, E., 2018) was used. The majority of electrical energy demands would result from indoor cultivation facilities, and the project will include 71,100 square feet of greenhouses for cannabis cultivation.

The Mills model estimated electrical usage of a 10,000 sq. ft. windowless warehouse cultivation operation to be approximately 2,903,474 kWh/year (Mills, E., 2018). Using this estimate, the total electrical use for the proposed 71,100 sq. ft. of indoor cultivation would be approximately 20.6 GWh/year. In the Mills model, lights are spaced on a four-foot grid and run 18 hours per day during the vegetation phase and 12 hours per day in the flowering phase of cannabis cultivation.

According to the Pacific Gas and Electric Company (PG&E), the electrical energy demand of the top 10 Zip Codes in the Fresno area is 2,336.7 GWh/year, with 1,406.8 GWh from commercial and industrial uses. (Data from the Lemoore/Kings County area was not able to be obtained in a timely fashion. Using the Mills model as a range of estimated electrical demand, the proposed project would require approximately 20.6 GWh/year. Using the PG&E baseline, the electrical energy demand from 71,100 square feet of greenhouse cultivation would represent 0.009 percent of the PG&E baseline, which is de minimis.

The project will use a variety of energy-saving components to reduce energy consumption. These include, but are not limited to dual-pane glass, low-flow toilets, tankless water heaters, and Energy Star rated insulation and appliances. In addition, solar panels, while not standard, are available for installation on the rooftops to offset electrical costs and reduce the impact to the Lemoore PG&E electrical grid.

The project will comply with all applicable standards and building codes included in the 2019 California Green Building Standards Code. Therefore, the project would have a less-than-significant impact.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant*.

Impact #3.4.6b – Would the project conflict with or obstruct a State or local plan for renewable energy or energy efficiency?

The project must comply with Title 24, Chapter 4 of the California Green Building Standards Code for nonresidential development and Part 6, of the California Energy Code (CEC) the California Code of Regulations (CCR), Title 20 with adoptions of the California Energy Commission (California Building Standards Commission, 2019).

The project includes 20 greenhouses ranging from 2,700 to 3,600 square feet in area, and a 1,350-square-foot accessory building that will support the greenhouse operations. During project phase two, the greenhouses will utilize up to six temporary extractor containers, until phase one of the processing building is complete. There are two additional 80-foot by 225-foot buildings with mezzanines that will be built in three phases. The first buildings will be used for product processing, and the second building will be used for extraction through finished product packaging, distribution and delivery. The mezzanines in both buildings are to be used for offices and/or storage as needed. A third 4,800-square-foot building will be used for offices and non-storefront delivery.

Energy saving strategies will be implemented where feasible to reduce the project's energy consumption during the construction and post-construction phases. Strategies being implemented include those recommended by the California Air Resources Board (CARB) that may reduce both the project's construction energy consumption, including diesel anti-idling measures, light-duty vehicle technology, usage of alternative fuels such as biodiesel blends and ethanol, and heavy-duty vehicle design measures to reduce energy consumption. Additionally, as outlined in the SJVAPCD's GAMAQI, the project includes recommendations to reduce energy consumption by shutting down equipment when not in use for extended periods, limiting the usage of construction equipment to eight cumulative hours per day, usage of electric equipment for construction whenever possible in lieu of diesel or gasoline powered equipment, and encouragement of employees to carpool to retail establishments or to remain onsite during lunch breaks.

The project will also incorporate energy saving design features as outlined in the 2019 California Green Building Standards Code and the City of Lemoore Building Codes - Chapter 8-1-J-1 Green Code in order to reduce energy consumption and costs. As noted above, energy efficiency design features include, skylights, dual-pane glass windows with window treatments and by the use of renewable energy. Energy efficient lighting and low-flow plumbing infrastructure will also be installed in each home. Based on this analysis, the project would be consistent and not conflict with or obstruct a State or local plan related to renewable energy or energy consumption. Impacts would be less than significant.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant*.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than- Significant Impact	No Impact
3.4.7 - GEOLOGY AND SOILS				
Would the project:				
a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii. Seismic-related ground failure, including Liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or offsite landslide, lateral spreading, subsidence, liquefaction, or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems in areas where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

The responses in this section were based on the 2030 Lemoore General Plan, and the California Department of Conservation, 2020.

Impact #3.4.7a(i) – Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving 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?

According to the City of Lemoore 2030 General Plan, there are no known major fault systems within Lemoore (City of Lemoore, 2008). The greatest potential for geologic disaster in the City is posed by the San Andres Fault, which is located approximately 60 miles west of the Kings County boundary line with Monterey County.

The project site is not located within an Alquist-Priolo Earthquake Fault Zone. There are no active fault traces in the project vicinity. Accordingly, the project area is not within an Earthquake Fault Zone (Special Studies Zone) and will not require a special site investigation by an Engineering Geologist. By adhering to the most recent California Building Standard Codes, the project will have a less-than-significant impact of endangering people and structures associated with this project. Therefore, the project would have a less-than-significant impact (California Department of Conservation, 2020).

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant*.

Impact #3.4.7a(ii) – Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking?

See response to Impact #3.4.6a.

Secondary hazards from earthquakes include ground shaking/rupture, seiche, landslides, liquefaction, and subsidence. Since there are no known faults within the immediate area, ground shaking/rupture from surface faulting should not be a potential problem. Seiche and landslides are not potential hazards in the area. Lastly, deep subsidence problems may be low to moderate according to the conclusions of the Five County Seismic Safety Element. However, there are no known occurrences of structural or architectural damage due to deep subsidence in the Lemoore area.

According to the Seismic Safety Map contained within the Health and Safety Element of the 2035 Kings County General Plan (Figure HS-2, page HS-10), the project site is located within an area designated as Zone V1 or Valley Zone 1, which is identified as the area of least expected seismic shaking by the Kings County Seismic Zone Description in the 2035 General Plan (Kings County, 2010). The potential for ground shaking is discussed in terms of the percent probability of exceeding peak ground acceleration (% g) in the next 50 years (Kings County, 2010).

The project is required to design buildings and associated infrastructure to withstand substantial ground shaking in accordance with all applicable State law and applicable codes included in the California Building Code (CBC) Title 24 for earthquake construction standards and building standards code including those relating to soil characteristics (California Building Standards Commission, 2019). The project shall adhere to all applicable local and State regulations to reduce any potentially significant impacts to structures resulting from strong seismic ground shaking at the project site. Therefore, project impacts would be less than significant.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant*

Impact #3.4.7a(iii) - Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving seismic-related ground failure, including liquefaction?

See discussion of Impact #3.4.7a(i) above.

The potential magnitude/geographic extent of expansive liquefaction erosion was deemed 'negligible' and its significance 'low' throughout the City (City of Lemoore, 2012). Liquefaction is possible in local areas during a strong earthquake or other seismic ground shaking, where unconsolidated sediments coincide with a high-water table.

Structures constructed as part of the project would be required by State law to be constructed in accordance with all applicable IBC and CBC earthquake construction standards, including those relating to soil characteristics. Adherence to all applicable regulations would avoid any potential impacts to structures resulting from liquefaction at the project site.

The project site plan is 7.63 acres in area, is zoned ML (Light Industrial), and includes processing, manufacturing, and office buildings, greenhouses, and a food court with a total 131,000 sq. ft. of improvements and a 0.353 FAR, therefore, impacts from liquefaction is considered potentially significant. Structures constructed as part of the project would be required by State law to be constructed in accordance with all applicable IBC CBC, Title 24

construction standards. Adherence to all applicable regulations would reduce or avoid any potential impacts to structures resulting from liquefaction at the project site and impacts would be less than significant.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant*.

Impact #3.4.6a(iv) – Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving landslides?

The land is relatively flat with no significant topological features. As such, there is no potential for rock fall and landslides to impact the project in the event of a major earthquake, as the area has no dramatic elevation changes. Secondary hazards from earthquakes include ground shaking/rupture, seiche, landslides, liquefaction, and subsidence. Since there are no known faults within the immediate area, ground shaking/rupture from surface faulting should not be a potential problem. Seiche and landslide hazards are also not likely to occur. Lastly, deep subsidence problems may be low to moderate according to the conclusions of the Five County Seismic Safety Element. However, there are no known occurrences of structural or architectural damage due to deep subsidence in the Lemoore area.

The project site currently consists of undeveloped land and the surrounding area is essentially flat. The site's topography would not change substantially as a result of project development since the site is essentially flat in nature from previous activities with no surrounding slopes and it is not considered to be prone to landslides. The project would not expose people or structures to potential substantial adverse effects from landslides. Therefore, there would be no impact.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant*.

Impact #3.4.7b – Would the project result in substantial soil erosion or the loss of topsoil?

There are two types of soil found within the project site, which are Lakeside loam and Lemoore sandy loam. The project site plan is 7.63 acres in area, is zoned ML (Light Industrial), and includes processing, manufacturing, and office buildings, greenhouses, and a food court with a total 131,000 sq. ft. of improvements. The project is not expected to subject the site to any extreme erosion problems.

Construction activities associated with the proposed project will disturb surface vegetation and soils during construction and would expose these disturbed areas to erosion by wind and water. To reduce the potential for soil erosion and loss of topsoil, the project would comply with the State Water Resources Control Board's (SWRCB) National Pollutant Discharge Elimination System (NPDES) General Permit (No. 2012-0006-DWQ) during construction. Under the NPDES, the preparation and implementation of a Stormwater Pollution Prevention Plan (SWPPP) are required for construction activities that would disturb an area of one acre or more. A SWPPP must identify potential sources of erosion or sedimentation as well as identify and implement Best Management Practices (BMPs) that reduce erosion. Typical BMPs intended to control erosion include sandbags, retention basins, silt fencing, street sweeping, etc.

Mitigation Measure MM HYD-1 requires the approval of a SWPPP to comply with the NPDES General Construction Permit. The project will comply with all the grading requirements as outlined in Title 24 and Appendix J of the California Building Code (UpCodes, 2016). The project is not expected to result in substantial soil erosion or the loss of topsoil with the incorporation of Mitigation Measure MM HYD-1.

Once constructed, the project will have both impermeable surfaces as well as permeable surfaces. Impermeable surfaces would include roadways, driveways and building sites. Permeable surfaces would include mezzanines, landscaped areas, and open space. Overall, development of the project would not result in conditions where substantial surface soils would be exposed to wind and water erosion.

MITIGATION MEASURE(S)

MM HYD-1: Prior to issuing of grading or building permits, the project applicant shall submit to the City: (1) the approved Stormwater Pollution Prevention Plan (SWPPP) and (2) the Notice of Intent (NOI) to comply with the General National Pollutant Discharge Elimination System (NPDES) from the Central Valley Regional Water Quality Control Board. The requirements of the SWPPP and NPDES shall be incorporated into design specifications and construction contracts. Recommended Best Management Practices for the construction phase may include the following:

- Stockpiling and disposing of demolition debris, concrete, and soil properly;
- Protecting existing storm drain inlets and stabilizing disturbed areas;
- Implementing erosion controls;
- Properly managing construction materials; and
- Managing waste, aggressively controlling litter, and implementing sediment controls.

Evidence of the approved SWPPP shall be submitted to the Lead Agency.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant with mitigation incorporated*.

Impact #3.4.7c – Would the project 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 offsite landslide, lateral spreading, subsidence, liquefaction, or collapse?

As previously discussed, the site soils are considered stable in that there is not a potential of on or offsite landslides, lateral spreading, subsidence or collapse. However, as discussed in Impact #3.4.7a(iii), the project site is potentially located on a geologic unit or soil that could potentially result in liquefaction.

All structures would be subject to all applicable City of Lemoore Building Ordinances, as well as all applicable IBC and CBC earthquake construction standards, including those relating to soil characteristics. Adherence to all applicable regulations would reduce or avoid any potential impacts to structures at the project site, and impacts would be less than significant.

MITIGATION MEASURES

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant*.

Impact #3.4.7d – Would the project 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?

Expansive clay soils are subject to shrinking and swelling due to changes in moisture content over the seasons. These changes can cause damage or failure of foundations, utilities, and pavements. During periods of high moisture content, expansive soils under foundations can heave and result in structures lifting. In dry periods, the same soils can collapse and result in settlement of structures.

There are two types of soil found within the project site, which are Lakeside loam and Lemoore sandy loam. The subject site and soil conditions, with the exception of the loose surface soils, expansive nature of the clayey soils, would be conducive to the development of the project. The surface soils have a loose consistency. These soils are disturbed, have low strength characteristics, and are highly compressible when saturated.

Compliance with the policies of the City of Lemoore Municipal Code would reduce potential site-specific impacts to less-than-significant levels.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant*.

Impact #3.4.7e – Would the project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems in areas where sewers are not available for the disposal of wastewater?

Refer to *Section 3.4.19 - Utilities and Service Systems*.

The proposed project does not include the development or use of septic tanks or alternative wastewater disposal systems as the project would connect to the City's existing sewer system.

MITIGATION MEASURES

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant*.

Impact #3.4.7f – Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Geological records of the region and those prepared for the General Plan found no evidence of paleontological resources or unique geological features in Lemoore. Additionally, the Lemoore area has sedimentary rocks of tertiary and quaternary age, which are younger rocks of continental origin. The project is in an area identified as having geologic features that are less than 150 years before present age, which is considered to have low potential for paleontological resources (Meyer, Jack et al, 2010).

However, there is a possibility that future ground-disturbing activities could cause damage to, or destruction of, previously undiscovered paleontological resources or unique geologic features. Implementation of MM GEO-1 would reduce potential impacts to a less-than-significant level. In addition, the Lemoore General Plan policies and guidelines direct the City to require construction to stop immediately if paleontological resources are uncovered during grading or other onsite excavation activities, until appropriate mitigation is implemented. Therefore, with MM GEO-1, the project will have a less-than-significant impact.

MITIGATION MEASURE(S)

MM GEO-1: If any paleontological resources are encountered during ground-disturbance activities, all work within 25 feet of the find shall halt until a qualified paleontologist as defined by the Society of Vertebrate Paleontology Standard Procedures for the Assessment and Mitigation of Adverse Impacts to Paleontological Resources (2010), can evaluate the find and make recommendations regarding treatment. Paleontological resource materials may include resources such as fossils, plant impressions, or animal tracks preserved in rock. The qualified paleontologist shall contact the Natural History Museum of Los Angeles County or other appropriate facility regarding any discoveries of paleontological resources.

If the qualified paleontologist determines that the discovery represents a potentially significant paleontological resource, additional investigations and fossil recovery may be required to mitigate adverse impacts from project implementation. If avoidance is not feasible, the paleontological resources shall be evaluated for their significance. If the resources are not significant, avoidance is not necessary. If the resources are significant, they shall be avoided to ensure no adverse effects, or such effects must be mitigated. Construction in that area shall not resume until the resource appropriate measures are recommended or the materials are determined to be less than significant. If the resource is significant and fossil recovery is the identified form of treatment, then the fossil shall be deposited in an accredited and permanent scientific institution. Copies of all correspondence and reports shall be submitted to the Lead Agency.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant with mitigation incorporated*.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than- Significant Impact	No Impact
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3.4.8 - GREENHOUSE GAS EMISSIONS

Would the project:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Discussion

There have been significant legislative and regulatory activities that directly and indirectly affect climate change and GHGs in California. The primary climate change legislation in California is AB 32, the California Global Warming Solutions Act of 2006. AB 32 focuses on reducing GHG emissions in California. GHGs, as defined under AB 32, include carbon dioxide, methane, nitrous oxide, hydrofluorocarbons, perfluorocarbons, sulfur hexafluoride, and nitrogen trifluoride. AB 32 requires that GHGs emitted in California be reduced to 1990 levels by the year 2020. The California Air Resources Board is the State agency charged with monitoring and regulating sources of emissions of GHGs that cause global warming in order to reduce emissions of GHGs. SB 32 was signed by the Governor in 2016, which would require the State Board to ensure that statewide greenhouse gas emissions are reduced to 40 percent below the 1990 level by 2030.

Although construction of the proposed project would result in temporary emissions of GHGs, the project as a whole is not expected to generate greenhouse gas emissions, either directly or indirectly that may have a significant impact on the environment. The project GHG emissions are primarily from mobile source activities.

The SJVAPCD Small Project Analysis Level (SPAL) process established review parameters to determine whether a project qualifies as a “small project.” A project that is found to be “less than” the established parameters, according to the SPAL review parameters, has “no possibility of exceeding criteria pollutant emissions thresholds.”

As shown in Table 3.4.3-2, the proposed project would not exceed the established SPAL limits for an industrial park project. The project site plan is 7.63 acres in area, is zoned ML (Light Industrial), and includes processing, manufacturing, and office buildings, greenhouses, and a food court with a total 131,000 sq. ft. of improvements, which is well below the maximum SPAL threshold of 370,000 sq. ft. Based on the above information, this

project qualifies for a limited GHG analysis applying the SPAL guidance to determine air quality impacts.

Impact #3.4.8a – Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

The SJVAPCD has adopted the Final Draft Staff Report, addressing Greenhouse Gas Emissions Impacts under the California Environmental Quality Act (November 5, 2009), that included a recommended methodology for determining significance for stationary source projects and traditional development projects (such as residential, commercial, or industrial projects).

The proposed project would emit greenhouse gases such as carbon dioxide (CO₂), methane, and nitrous oxide from the exhaust of equipment and the exhaust of vehicles for residents, customers, and delivery trips. The increased rate of greenhouse gas emissions would not be considered cumulatively significant per the California Global Warming Solutions Act of 2006. As stated in the SJVAPCD's GAMAQI, projects whose emissions have been reduced or mitigated, consistent with Assembly Bill 32 – California Global Warming Solutions Act of 2006, should be considered to have a less-than-significant impact on global climate change.

The City of Lemoore 2030 General Plan has analyzed greenhouse gas emissions for the City based on land use designations, including emissions for areas designated as Industrial and Neighborhood Commercial. Construction and operational greenhouse gas emissions as a result have already been analyzed in the General Plan EIR. The project will comply with GHG emission reduction policies, such as incorporating green building design principles, sustainable site design, landscaping and maintenance, the use of energy efficient appliances and lighting, etc. The use of renewable energy such as PV solar is encouraged in the City. With implementation of these and other applicable City policies, as well as mandatory compliance with the applicable SJVAPCD rules and regulations, project GHG emissions will be reduced to less-than-significant levels.

MITIGATION MEASURES

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant*

Impact #3.4.8b – Would the project conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

See response to Impact #3.4.8a.

The proposed project falls within the jurisdiction of the SJVAPCD and the City of Lemoore 2030 General Plan. Both agencies consider baseline emissions inventory for light industrial uses for the City of Lemoore. Because the proposed project will be consistent with the

applicable General Plan land use designations of ML (Light Industrial), it can be concluded that the proposed project would not conflict with the approved General Plan.

Because the proposed project is consistent with the General Plan, the project construction and operational GHG emissions as a result have already been analyzed in the General Plan EIR. With implementation of applicable General Plan policies, as well as mandatory compliance with all applicable SJVAPCD rules and regulations, the project GHG emissions will be reduced to less-than-significant levels. Therefore, the project will not conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

MITIGATION MEASURES

No mitigation required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant*.

3.4.9 - HAZARDS AND HAZARDOUS MATERIALS

Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than- Significant Impact	No Impact
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Emit hazardous emissions or involve handling hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Be located on a site that 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. 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"/>
g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires??	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

Impacts #3.4.9a, #3.4.9b, and #3.4.9c – Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials; 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 or emit hazardous emissions or involve handling hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

A material is considered hazardous if it appears on a list of hazardous materials prepared by a federal, State, or local agency, or if it has characteristics defined as hazardous by such an agency. The California Code of Regulation (CCR) defines a hazardous material as a substance that, because of physical or chemical properties, quantity, concentration, or other characteristics, may either (1) cause an increase in mortality or an increase in serious, irreversible, or incapacitating, illness or (2) pose a substantial present or potential hazard to human health or environment when improperly treated, stored, transported or disposed of, or otherwise managed (CCR, Title 22, Division 4.5, Chapter 10, Article 2, Section 66260.10). Hazardous materials have been and are commonly used in commercial, agricultural, and industrial applications and, to a limited extent, in residential areas. Hazardous wastes are defined in the same manner.

Hazardous wastes are hazardous materials that no longer have practical use, such as substances that have been discarded, discharged, spilled, contaminated, or are being stored prior to proper disposal. Hazardous materials and hazardous wastes are classified according to four properties: toxic (causes human health effects), ignitable (has the ability to burn), corrosive (causes severe burns or damage to materials), and reactive (causes explosions or generates toxic gases) (CCR, Title 22, Chapter 11, Article 3) (City of Lemoore, 2008).

The project site is zoned for Light Industrial uses, and the area surrounding the project site consists of agricultural services to the north, self-storage facility and vacant land to the east, an industrial business park and agricultural services to the south, and SR 41 to the west. The PW Engvall Elementary School is the closest sensitive receptor and is located 0.67 miles northeast of the project site. The use of hazardous materials will be limited in quantities and duration, and if spilled, would be very localized. The proposed project would not emit hazardous emissions or involve handling hazardous or acutely hazardous materials substances. The transport use and storage of hazardous materials would be required to comply with all applicable State and federal regulations, such as requirements that spills would be cleaned immediately, and all wastes and spills control materials would be properly disposed of at approved disposal facilities.

Potential Short-Term Construction Impacts

The proposed project could include the transport and use of small amounts of liquid waste, including cleaning fluids, dust palliative, herbicides, and solvents. Some solid hazardous waste, such as welding materials and dried paint, may also be generated during construction.

These materials would be transported to the project site during construction, and any hazardous materials that are produced as a result of the construction of the project would be collected and transported away from the site. During construction of the project, material safety data sheets for all applicable materials present at the site would be made readily available to onsite personnel. During construction activities, nonhazardous construction debris would be generated and disposed of in local landfills. Sanitary waste would be managed using portable toilets located at a reasonably accessible onsite location.

Mitigation Measure MM HYD-1 requires the preparation of a Stormwater Pollution Prevention Plan (SWPPP) which includes a list of BMPs to be implemented on the site both during construction to minimize potential impacts from accidental spills. Compliance with the SWPPP and all local, State, and federal regulations regarding hazardous materials, impacts associated with the use or accidental spill of hazardous materials would be less than significant.

Potential Long-Term Operational Impacts

Cannabis cultivation, similar to other agricultural crops, would require the use of pesticides and fertilizers. Potting soil and fertilizers contain nutrients, particularly nitrogen and phosphorous, which when excess water is applied and untreated runoff occurs, these nutrients could contribute to toxic algae blooms, and deplete the dissolved oxygen that fish and other aquatic species need to survive. In addition, pesticides can lead to many unintended effects, and often are easily mobilized by stormwater runoff.

New development associated with the proposed project includes 71,100 square feet of greenhouse cultivation, which may utilize hazardous materials, and expose business employees to future hazardous materials releases. Additionally, new development that involves routine transport, use, or disposal of hazardous materials will be required to conform to City of Lemoore General Plan policies and Municipal Code regulations regarding the transport, use and disposal of hazardous materials.

- **Policy SN-I-20** - Coordinate enforcement of the Hazardous Material Disclosure Program with the Kings County Health Department to identify facilities producing, utilizing, or storing hazardous wastes. State and federal legislation requires every business that handles hazardous materials report their inventories to the local fire department. The program's primary function is to identify, monitor, and assist businesses using or storing hazardous materials and allow the City to handle emergency incidents more effectively. The City will maintain and share this information with police, fire, and emergency services.
- **Section 103.1 General: Establishment and Duties of Bureau of Fire Prevention** - The California Fire Code as adopted and amended herein shall be enforced by the Bureau of Fire Prevention (or other designated agency) in the Fire Department of the City of Lemoore, which is hereby established and which shall be operated under the supervision of the Chief of the Fire Department. Under the Chief's direction, the Fire Department is

authorized to enforce all ordinances of the jurisdiction pertaining to the storage, use, and handling of hazardous materials.

The project requires a Major Site Plan Review, Lot Line Adjustment, and Roadway Abandonment, and will require review comments by various City departments including, planning, public works, police, and fire. Therefore, project conditions of approval will ensure compliance with all applicable City policies and regulations. Therefore, impacts will be less than significant with mitigation.

MITIGATION MEASURE(S)

Implementation of MM HYD-1.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant with mitigation incorporated*.

Impact #3.4.9d – Would the project be located on a site that 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?

An online search was conducted of Cortese List to identify locations on or near the project site. The search indicated that there are no hazardous or toxic sites in the vicinity (within one mile) of the project site (Cal EPA, 2019). Currently, there are no hazardous wastes landfill sites within Lemoore (City of Lemoore, 2008).

According to EnviroStor, there are no hazardous waste and substances sites in the vicinity of the project site. The closest site is the Self Help Enterprises Tract No. 656 (ID No. 16150001), which is a “voluntary cleanup” site and is approximately 1.5 miles northeast of the project site (CA Dept of Toxic Substances, 2020). The proposed project site is not located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and would therefore not create a significant hazard to the public or the environment.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

There would be *no impact*.

Impact #3.4.9e – 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 or excessive noise for people residing or working in the project area?

There are no public airports within two miles of the project site. The Naval Air Station Lemoore runways are located 7.6 miles to the west of the project site. The closest public airport is the Hanford Municipal Airport, located approximately 10 miles east of the project. The project is not within an airport land use compatibility plan area. There is no adopted airport land use plan that includes the City of Lemoore.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

There would be *no impact*.

Impact #3.4.9f – Would the project impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?

The 2015 Kings County Emergency Operations Plan (EOP) establishes emergency procedures and policies and identifies responsible parties for emergency response in the County, and includes the incorporated City of Lemoore (Kings County, 2015). The EOP includes policies that would prevent new development from interfering with emergency response of evacuation plans. The project will comply with all local regulations related to the construction of new development that is consistent with the EOP.

The General Plan also provides guidance to City staff in the event of extraordinary emergency situation associated with natural disaster and technological incidents (City of Lemoore , 2008). The project would also comply with the appropriate local and State requirements regarding emergency response plans and access. The proposed project would not inhibit the ability of local roadways to continue to accommodate emergency response and evacuation activities. The proposed project would not interfere with the City's adopted emergency response plan, therefore, there would be no impact.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

There would be *no impact*.

Impact #3.4.9g – Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?

The majority of the City is considered to have either little or no threat or a moderate threat of wildfire. Only one percent of the area within Lemoore city boundaries currently has a high threat of wildfire. Wildfire hazard present in the Planning Area should decrease as vacant parcels become developed (City of Lemoore , 2008).

Applicable General Plan policies:

- SN-I-13. Ensure Fire Department personnel are trained in wildfire prevention, response and evacuation procedures.
- SN-I-14. Continue the City's Weed Abatement Program administered by the Volunteer Fire Department to reduce fire hazards before the fire season.
- SN-I-15. Enforce the Uniform Fire Code through the approval of construction plans and final occupancy permits.

The project site is in an unzoned area of the Kings County Fire Hazard Severity Zone Map Local Responsibility Area (LRA) (Cal Fire, 2006). However, Cal Fire has determined that portions of the City of Lemoore are categorized as a Moderate Fire Hazard Severity Zone in LRA. The closest Moderate Fire Hazard Severity Zone is vacant land on the east side of SR 41 located 0.9 miles southwest of the project site. The closest High Fire Hazard Severity Zone is located in Three Rivers, 51 miles east of the project site. The project site is not located within proximity of a wildland area.

Construction and operation activities at the project site are not expected to increase the risk of wildfires. The General Plan includes policies that would protect the project and the community from fire dangers. These include the enforcement of fire codes during building construction and occupancy. In addition, developers are required to pay impact fees that offset the impact of residential development on public services such as fire protection.

The Lemoore City Fire Department, located approximately 1.4 miles away, would provide fire protection services to the project. The project will comply with all applicable State and local building standards as required by local fire codes, as well as impact fees to support additional fire protection services. The project would not expose people or structures to a significant risk of loss, injury, or death involving wildland fires. Therefore, there would be no impact.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant*.

3.4.10 - HYDROLOGY AND WATER QUALITY

Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than- Significant Impact	No Impact
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface water quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<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 or through the addition of impervious surfaces, in a manner which would:				
i. Result in substantial erosion or siltation on or offsite?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii. Substantially increase the rate of amount of surface runoff in a manner which would result flooding on or offsite?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii. 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv. Impede or redirect flood flows?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

Impact #3.4.10a – Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?

Project construction would cause ground disturbance that could result in soil erosion or siltation and subsequent water quality degradation offsite, which is a potentially significant impact. Construction-related activities would also involve the use of materials such as vehicle fuels, lubricating fluids, solvents, and other materials that could result in polluted runoff, which is also a potentially significant impact. Construction activities involving soil disturbance, excavation, cutting/filling, stockpiling and grading activities could result in increased erosion and sedimentation to surface waters. However, the potential consequences of any spill or release of these types of materials are generally minimal due to the localized, short-term nature of such releases. The volume of any spills would likely be relatively small because the volume in any single vehicle or container would generally be anticipated to be less than 50 gallons.

Accidental spills or disposal of potentially harmful materials used during construction could possibly wash into and pollute surface water runoff. Mitigation Measure MM HYD-1 requires the preparation and implementation of a SWPPP to comply with the Construction General Permit requirements.

With implementation of Mitigation Measure MM HYD-1, the project would not violate any water quality standards or degrade groundwater quality, and impacts would be less than significant.

MITIGATION MEASURE(S)

MM HYD-1: Prior to issuing of grading or building permits, the project applicant shall submit to the City: (1) the approved Stormwater Pollution Prevention Plan (SWPPP) and (2) the Notice of Intent (NOI) to comply with the General National Pollutant Discharge Elimination System (NPDES) from the Central Valley Regional Water Quality Control Board. The requirements of the SWPPP and NPDES shall be incorporated into design specifications and construction contracts. Recommended Best Management Practices for the construction phase may include the following:

- Stockpiling and disposing of demolition debris, concrete, and soil properly;
- Protecting existing storm drain inlets and stabilizing disturbed areas;
- Implementing erosion controls;
- Properly managing construction materials; and
- Managing waste, aggressively controlling litter, and implementing sediment controls.

Evidence of the approved SWPPP shall be submitted to the Lead Agency.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant with mitigation incorporated*.

Impact #3.4.10b – Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

The project site is located within the South Fork Kings Groundwater Sustainability Agency (GSA), Basin ID No. 5-022.12 “exclusive local agency” per Water Code §10723(c). In compliance with the Sustainable Groundwater Management Act (SGMA), a Groundwater Sustainability Plan (GSP) was submitted by the GSA to the Department of Water Resources (DWR), but it is not yet certified.

The project site plan is 7.63 acres in area, is zoned ML (Light Industrial), and includes processing, manufacturing, and office buildings, greenhouses, and a food court with a total 131,000 sq. ft. of improvements, which is well below the 650,000 sq. ft. of floor area threshold requiring a Water Supply Assessment pursuant to State Bill 610. The City also adopted an Urban Water Management Plan (UWMP) in 2017 (City of Lemoore, 2017). This document is a planning tool that was created to help generally guide the actions of urban water suppliers in successfully preparing for potential water supply disruptions and issues. It provides a framework for long-term water planning and informs the public of a supplier’s plans for long-term resource planning that ensures adequate water supplies for existing and future demands.

The City currently utilizes local groundwater as its sole source of municipal water supply. The City’s municipal water system extracts its water supply from underground aquifers via six active groundwater wells within the city limits. The City maintains four ground-level storage reservoirs within the distribution system, with a total capacity of 4.4 million gallons (City of Lemoore, 2017). The groundwater basin underlying the City is the Tulare Lake Basin as defined in the Department of Water Resources Bulletin 118 for construction and operation would come from the City of Lemoore’s existing water system.

Based on available data on water usage by land use type, light industrial warehousing and distribution uses are estimated to have an annual water usage 0.07 acre-feet per year per one thousand sq. ft. (City of Santa Barbara, 2009). The project will include 71,100 square feet of greenhouses for cannabis cultivation, with an estimated water usage of 4.98 acre-feet per year (71,100 square x 0.07 acre-feet per year/one thousand sq. ft.).

Per the City’s 2015 UWMP, the City’s existing system has a total supply capacity of 21,674,000 gallons per day with an average day demand of 8,769,000 gallons (City of Lemoore, 2017). As the project site is currently zoned for Light Industrial development, the General Plan has adequately analyzed the water needed to meet the increased water demand. The proposed project will not substantially deplete aquifer supplies or interfere substantially with groundwater recharge or significantly alter local groundwater supplies.

Based on the calculated amount of water used, the proposed project is not expected to result in a substantial decrease of groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin. Therefore, the project will have a less-than-significant impact.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant*.

Impact #3.4.10c(i) – Would the project 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 that would result in substantial erosion or siltation onsite or offsite?

The rate and amount of surface runoff is determined by multiple factors, including the following: topography, the amount and intensity of precipitation, the amount of evaporation that occurs in the watershed and the amount of precipitation and water that infiltrates to the groundwater. The proposed project would alter the existing drainage pattern of the site, which would have the potential to result in erosion, siltation, or flooding on or offsite. However, there are no streams or rivers located on the project site. The disturbance of soils onsite during construction could cause erosion, resulting in temporary construction impacts. In addition, the placement of permanent structures onsite could affect drainage in the long-term. Impacts from construction and operation are discussed below.

As discussed in Impact #3.4.10a. above, potential impacts on water quality arising from erosion and sedimentation are expected to be localized and temporary during construction. Construction-related erosion and sedimentation impacts as a result of soil disturbance would be less than significant after implementation of an SWPPP (see Mitigation Measure MM HYD-1) and BMPs required by the NPDES. No drainages or other water bodies are present on the project site, and therefore, the proposed project would not change the course of any such drainages.

Existing drainage pattern of the site and area would be affected by project development because of the increase in impervious surfaces at the site. The project design includes natural features such as landscaping and vegetation that would allow for the percolation of stormwater. However, there will be an addition in impervious surfaces (building pads, driveways, etc.), which could increase the potential for stormwater runoff and soil erosion.

The project would also connect to existing City stormwater sewer infrastructure. The project will comply with all applicable local building codes and regulations in order to minimize impacts during construction and post-construction of the project. With implementation of MM HYD-1, impacts that would result in substantial erosion or siltation on or offsite is less than significant.

MITIGATION MEASURE(S)

Implementation of MM HYD-1.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant with mitigation incorporated*.

Impact #3.4.10c(ii) – Would the project 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 that would result in flooding onsite or offsite?

See also Impact #3.4.10c(i), above. The project site is flat, and grading would be minimal. The topography of the site would not change because of grading activities, and it does not contain any water features, streams or rivers. The project would develop significant areas of impervious surfaces that could significantly reduce the rate of percolation at the site or concentrate and accelerate surface runoff in comparison to the baseline condition.

The BMPs associated with the SWPPP would prevent flooding onsite or offsite. Therefore, the project would not substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on or offsite. With implementation of Mitigation Measure MM HYD-1, impacts would be less than significant

MITIGATION MEASURE(S)

Implementation of MM HYD-1.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant with mitigation incorporated*.

Impact #3.4.10c(iii) – Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would 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?

Please see Impact #3.4.10c(i)-c(ii), above. The BMPs associated with the SWPPP would prevent sources of polluted runoff. Therefore, the project would not otherwise alter existing drainage patterns that cause runoff water to exceed the capacity of existing stormwater drainage systems or create polluted runoff. With implementation of Mitigation Measure MM HYD-1, impacts would be less than significant.

MITIGATION MEASURE(S)

Implementation of MM HYD-1.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant with mitigation incorporated*.

Impact #3.4.10c(iv) – Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would impede or redirect flood flows?

As discussed above in Impact #3.4.10a through c(iii), construction activities could potentially degrade water quality through the occurrence of erosion or siltation at the project site.

Construction of the project would include soil-disturbing activities that could result in erosion and siltation, as well as the use of harmful and potentially hazardous materials required to operate vehicles and equipment. The transport of disturbed soils or the accidental release of potentially hazardous materials could result in water quality degradation. The project would be required to comply with the NPDES Construction General Permit. A SWPPP would be prepared to specify BMPs to prevent construction pollutants as required by MM HYD-1. The proposed project would not otherwise substantially degrade water quality. Therefore, the project will have a less-than-significant impact.

MITIGATION MEASURE(S)

Implementation of MM HYD-1.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant with mitigation incorporated*.

Impact #3.4.10d – Would the project, in flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

The project site is not located near the ocean or a steep topographic feature (i.e., mountain, hill, bluff, etc.). Additionally, there is no body of water within the vicinity of the project site. The proposed project's inland location makes the risk of a tsunami highly unlikely. The probability of a seiche occurring in the City of Lemoore is considered negligible. Furthermore, given the geologic context at the proposed project site and the absence of pollutants, if such an event were to occur, the likelihood of it exposing project structures or people to a significant risk is considered low.

As shown in Figure 3.4.10-1, the project is not located within a FEMA 100-year floodplain. According to FEMA, the site is located in an area of minimal flood hazard and has a less than

0.2 percent chance of an annual flooding. As such, the project would not 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.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant*.

Impact #3.4.10e – Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

See response to Impact #3.4.10b above. Based on this estimate, the project is anticipated to use approximately 4.98 acre-feet (AF) of water annually.

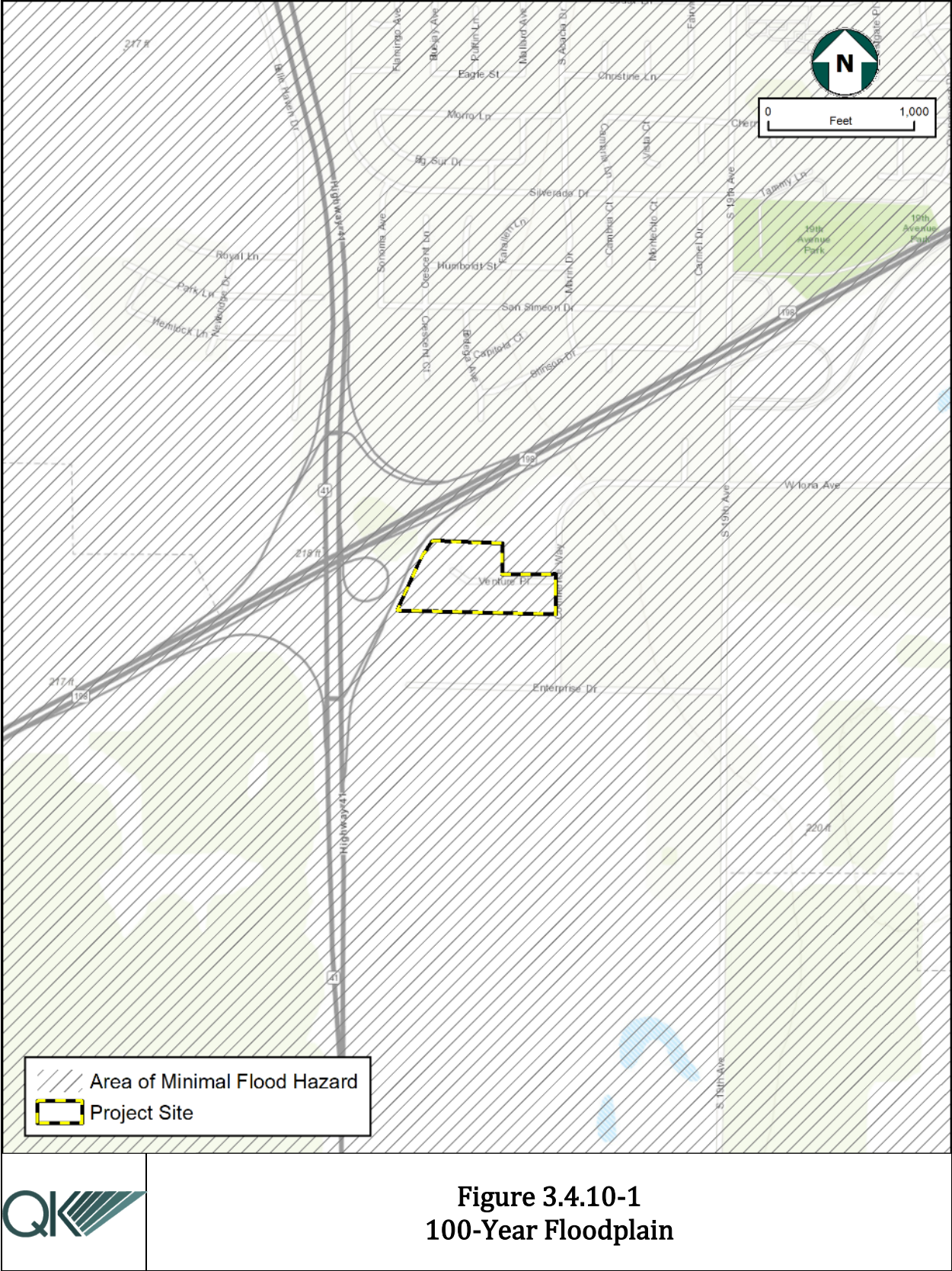
Per the City's 2015 UWMP, the City's existing system has a total supply capacity of 21,674,000 gallons per day with an average day demand of 8,769,000 gallons (City of Lemoore, 2017). As the project site is currently zoned for Light Industrial development, the General Plan has adequately analyzed the water needed to meet the increased water demand. The proposed project will not substantially deplete aquifer supplies or interfere substantially with groundwater recharge or significantly alter local groundwater supplies. Therefore, the project will have a less-than-significant impact.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant*.



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than- Significant Impact	No Impact
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3.4.11 - LAND USE AND PLANNING

Would the project:

- | | | | | | |
|----|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a. | Physically divide an established community? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. | Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Discussion

Impact #3.4.11a – Would the project physically divide an established community?

The project site plan is 7.63 acres in area, is zoned ML (Light Industrial), and includes processing, manufacturing, and office buildings, greenhouses, and a food truck court with a total 131,000 sq. ft. of improvements and a 0.353 FAR.

The area surrounding the project site consists of businesses and urban development to the north, east and south, and SR 41 to the west. Planned land uses and development surrounding the site are depicted on Figure 2-3.

Therefore, the project will not physically divide an established community.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

There would be *no impact*.

Impact #3.4.11b – Would the project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

The project is a seed to sale cannabis campus, which includes delivery service, manufacturing and processing facility, microbusiness, distribution hub, cultivation facility and a food truck dining area, and requires approval by the Lemoore City Council of a roadway abandonment of the Venture Place cul-de-sac; approval by the Lemoore Planning

Commission of a Major Site Plan Review (Major SPR); and administrative approval of a Lot Line Adjustment (LLA).

Neither a General Plan Amendment or a Zone Change are required for the project, as it complies with the existing land use and zoning. The discretionary approvals required for the project will include reviews and comments from responsible agencies, and from several City departments to ensure compliance with all applicable, plans, policies, regulations, standards, and conditions of approval. With approval of the discretionary actions, the project will be consistent with the City's General Plan and Zoning Ordinance and comply with local and State building codes and requirements.

Therefore, the project will not conflict with any land use plan, policy, or regulation.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant*.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than- Significant Impact	No Impact
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3.4.12 - 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"/> |

Discussion

Impact #3.4.12a – Would the project 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?

The City of Lemoore and the surrounding area have no mapped mineral resources, and no regulated mine facilities (City of Lemoore, 2008). Additionally, per the California Department of Conservation - Geologic Energy Management Division (CalGEM, formerly the Division of Oil, Gas, and Geothermal Resources (DOGGR)), there are no active, inactive, or capped oil wells located within the project site, and it is not within a CalGEM-recognized oilfield (see Figure 3.4.12-1). Therefore, there would be no impact.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

There would be *no impact*.

Impact #3.4.12b – Would the project 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?

The project site is not designated for mineral and petroleum resources activities by the City of Lemoore General Plan. The project site and surrounding lands are zoned for Light Industrial uses. No mining occurs in the project area or in the nearby vicinity. The closest active oil well is located in the unincorporated community of Westhaven, approximately 23 miles southwest of the project site. There are no mineral extraction activities that will be conducted in the future as a result of the project. The project would not result in the loss of

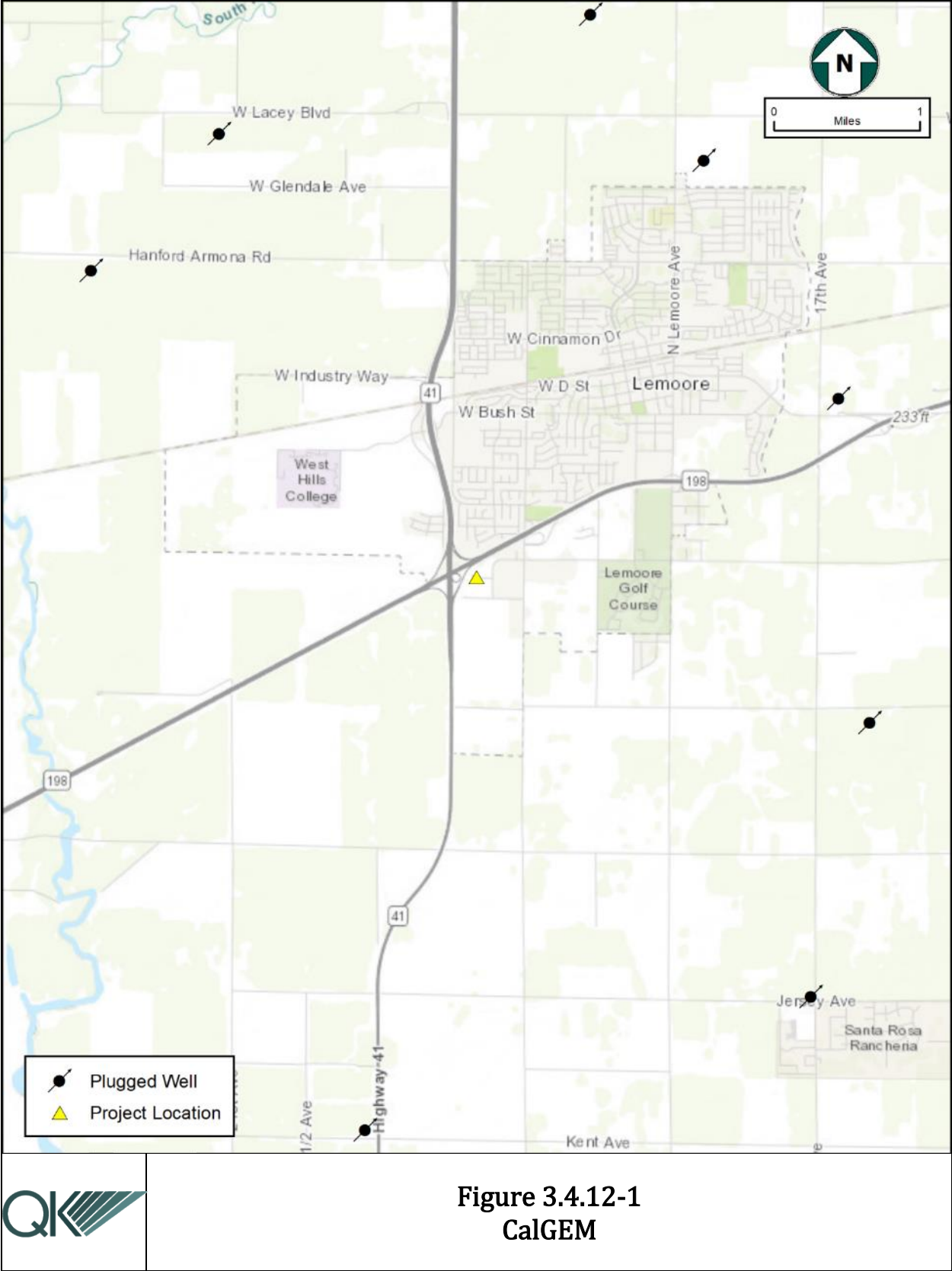
availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan and would therefore have no impact.

MITIGATION MEASURES

No mitigation is required.

LEVEL OF SIGNIFICANCE

There would be *no impact*.



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than- Significant Impact	No Impact
3.4.13 - NOISE				
Would the project result in:				
a. Exposure of persons to, or generate, noise levels in excess of standards established in a local general plan or noise ordinance or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Exposure of persons to or generate excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. For a project located 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

Impact #3.4.13a – Would the project result in exposure of persons to, or generate, noise levels in excess of standards established in a local general plan or noise ordinance or applicable standards of other agencies?

There are two industrial zones in Lemoore with the potential to cause noise hazards. The first is located south of Iona Avenue along both sides of 19th Avenue, and the second is located northwest between the San Joaquin Railroad tracks and SR 41. Activities carried out in both areas are primarily related to food processing and light manufacturing. At full buildout of the General Plan, more industries are expected to locate in both areas, adding to the number of noise sources.

To minimize noise impacts to surrounding residents, industrial uses are usually separated from residential areas by a road or other physical element. The amount of noise present will depend on the type of industrial activity carried out and is not expected to be as severe as noise from vehicular traffic or airplanes (City of Lemoore, 2008).

The City of Lemoore Municipal Code, Chapter 6-Noise, provides the following:

- Sec 5.6.1.B - This chapter shall be applicable to all uses and activities conducted within the City except for industrial uses and activities conducted in industrial zones.

The closest residential neighborhood is located 0.4 miles north of the project site, on the other side of SR 41. As stated in the General Plan – “The amount of noise present will depend on the type of industrial activity carried out and is not expected to be as severe as noise from vehicular traffic or airplanes.”

Construction-related noise levels and activities will be temporary and intermittent. The proposed project will generate noise from the following construction equipment: graders, bulldozers, tractors, loaders and loaded trucks, excavators, graders, scrapers, forklifts, generators, cranes, pavers, rollers, compactors and air compressors. Additionally, traffic and the various other noises generally associated with construction activities will be temporary and only take place during daylight hours. In addition, the construction-related noise will be intermittent and cease once the proposed project is completed.

Project construction would generate temporary increases in noise levels. Title 5, Chapter 6 of the City’s Municipal Code establishes regulations and enforcement procedures for noise generated in the City. The regulations do not apply to the operation on days other than Sunday of construction equipment or of a construction vehicle, or the performance on days other than Sunday of construction work, between the hours of 7:00 a.m. and 8:00 p.m., provided that all required permits for the operation of such construction equipment or construction vehicle or the performance of such construction work have been obtained from the appropriate City department (Lemoore Municipal Code 5-6-1-C.4).

Therefore, the project would not result in the exposure of persons to or generate noise levels more than standards established in a local general plan or noise ordinance or applicable standards of other agencies. Impacts would be less than significant.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant*.

Impact #3.4.13b – Would the project result in exposure of persons to or generate excessive groundborne vibration or groundborne noise levels?

The proposed project is expected to create temporary groundborne vibration as a result of the construction activities (during site preparation and grading). According to the U.S. Department of Transportation, Federal Railroad Administration, vibration is sound radiated through the ground. The rumbling sound caused by the vibration is called groundborne noise. The ground motion caused by vibration is measured as particle velocity in inches per second and is referenced as vibration decibels (VdB). The background vibration velocity level in residential areas is usually around 50 VdB. A list of typical vibration-generating equipment is shown in Table 3.4.13-1.

**Table 3.4.13-1
Different Levels of Groundborne Vibration**

Vibration Velocity Level	Equipment Type
94 VdB	Vibratory roller
87 VdB	Large bulldozer
87 VdB	Caisson drilling
86 VdB	Loaded trucks
79 VdB	Jackhammer
58 VdB	Small bulldozer

Source: (Federal Transit Administration , 2006)

Note: 25 feet from the corresponding equipment

The vibration velocity level threshold of perception for humans is approximately 65 VdB. A vibration velocity level of 75 VdB is the approximate dividing line between barely perceptible and distinctly perceptible levels for many people.

Typical outdoor sources of perceptible groundborne vibration are construction equipment and traffic on rough roads. For example, if a roadway is smooth, the groundborne vibration from traffic is rarely perceptible.

Typically, groundborne vibration generated by construction activity attenuates rapidly with distance from the source of the vibration. Therefore, vibration issues are generally confined to distances of less than 500 feet (U.S. Department of Transportation, 2005). There are schools located within the surrounding area of the proposed project site. Potential sources of temporary vibration during construction of the proposed project would be minimal and would include transportation and use of equipment to the site.

Construction activity would include various site preparation, grading, in fabrication, and site cleanup work. Construction would not involve the use of equipment that would cause high groundborne vibration levels such as pile-driving or blasting.

Once constructed, the proposed project would not have any components that would generate high vibration levels. Thus, construction and operation of the proposed project would not result in any vibration and impacts would be less than significant.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant*.

Impact #3.4.13c – For a project located within the vicinity of a private airstrip or 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?

There are no public airports within two miles of the project site. The Naval Air Station Lemoore (NASL) runways are located 7.6 miles to the west of the project site. The closest public airport is the Hanford Municipal Airport, located approximately 10 miles east of the project. The project is not within an airport land use compatibility plan area. There is no adopted airport land use plan that includes the City of Lemoore.

The City Zoning Ordinance established an NASL overlay zone as provided in this article shall apply to those properties as designated on the zoning map, generally west of State Route 41 and south of the city limits, which fall in the military influence area (MIA) (Ord. 2013-05, 2-6-2014) (City of Lemoore, 2019). The project is adjacent to, but not within the Overlay III area, which experiences aircraft noise less than 65 decibels (<65 dB CNEL).

Therefore, there will be a less-than-significant impact.

MITIGATION MEASURES

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant*.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less- than Significant Impact	No Impact
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3.4.14 - 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"/> |

Discussion

Impact #3.4.14a – Would the project 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)?

The project site is zoned ML (Light Industrial), and includes processing, manufacturing, and office buildings, greenhouses, and a food court with a total 131,000 sq. ft. of improvements. The project does not include new dwelling units and would not induce population growth in the area. Any potential for population growth, due to the employment opportunities associated with the project, is not substantial relative to the total population of the City of Lemoore. The project is planned to be constructed in four phases. According the California Department of Finance estimate, the City's population was 26,257 in 2019. The City anticipates a 3.1 percent annual increase in population, with an estimated population of 34,719 in 2025 and 47,115 by 2035 (City of Lemoore, 2017).

Therefore, any population growth resulting from new employment opportunities will be minimal and will be absorbed over the four-phase construction period, which will result in less-than-significant impacts.

All onsite improvements will be completed in compliance with applicable General Plan and Municipal Code requirements. The Lemoore General Plan includes policies to limit development only to areas inside an urban boundary around the city. Any growth inducement could only occur on lands that are designated and have been evaluated for urban development. Therefore, the impact would be less than significant.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant*.

Impact #3.4.14b – Would the project displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

The proposed project would not require demolition of any housing, as the project site is currently undeveloped land zoned for Light Industrial uses. Therefore, there would be no need to construct replacement housing elsewhere. There would be no impact.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

There would be *no impact*.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than- Significant Impact	No Impact
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3.4.15 - 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 impacts, in order to maintain acceptable service ratios, response times, or to other performance objectives for any of the public services:

i. Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv. Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
v. Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

Impact #3.4.15a(i) – Would the project 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 impacts, in order to maintain acceptable service ratios, response times, or to other performance objectives for any of the public services – fire protection?

The Lemoore Volunteer Fire Department (LVFD) has operated as an all-volunteer department since 1921. The LVFD includes one Chief, two Assistant Chiefs, four Crew Captains, seven Engineers, 11 Emergency Medical Technicians, one paid part-time Secretary, and one paid full-time maintenance worker. The department covers an area of approximately nine square miles, with Mutual Aid Agreements with Kings County Fire, Hanford City Fire, and Naval Air Station Lemoore.

**Table 3.4.15-1
Fire Service Existing and Future Demand**

	Existing (2006)	Demand Buildout (2030)
Staffing	35 volunteers	72 volunteers
Facilities	2	3

(City of Lemoore, 2008)

Construction and operation of the proposed project would not be expected to result in an increase in demand of fire protection services leading to the construction of new or physically altered facilities. Fire suppression support is provided by the City of Lemoore Volunteer Fire Department (LVFD), which has two fire stations and the closest station to the project site is located at 210 Fox Street, approximately 1.6 miles northeast of the project site.

The project site plan is 7.63 acres in area and includes processing, manufacturing, and office buildings, greenhouses, and a food court with a total 131,000 sq. ft. of improvements. The project does not include new dwelling units and would not induce population growth in the area. Therefore, the project will not result in significant environmental impacts related to acceptable service ratios, response times, or to other performance objectives fire protection services.

The City of Lemoore will ensure that construction activities would be in accordance with local and State fire codes. Fire protection services are adequately planned for within the City's General Plan through policies to ensure the City maintains Fire Department performance and response standards by allocating the appropriate resources. The project applicant is responsible for constructing any infrastructure needed to serve the project and pay the appropriate impact fees, which would reduce impacts to fire protection to less-than-significant levels.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant*.

Impact #3.4.15a(ii) – Would the project 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 impacts, in order to maintain acceptable service ratios, response times, or to other performance objectives for any of the public services – police protection?

The Police Department has a staff of 31 sworn peace officers and seven civilian staff members. There are 30 vehicles assigned to the department.

The Police Department currently operates at a ratio of 1.33 officers per thousand residents, which is lower than the Western U.S. average of 1.5 officers per one thousand residents reported by the Federal Bureau of Investigation. Average response times in 2006 averaged between 2.1 to 6.1 minutes depending on the priority type. Response times and the ability of the Police Department to provide acceptable levels of service are contingent on increasing staffing levels, sworn and civilian, consistent with resident population increase and the population of visitors, merchants, schools, and shoppers with the department's service area.

Table 3.4.15-2
Police Service Existing and Future Demand

	Existing (2006)	Demand Buildout (2030)
Sworn Officers	31	64
Population	23,390	48,250

(City of Lemoore, 2008)

The City's police station is located at 657 Fox Street, approximately 1.8 miles northeast of the project site. The project will not increase the local population or add additional streets into the police patrol network and will not result in significant environmental impacts related to acceptable service ratios, response times, or to other performance objectives police protection services. To ensure that there will be no impacts to public protection services, the project developer is required to pay appropriate impact fees related to police protection and is responsible for constructing any infrastructure needed to serve the project. Therefore, impacts on police protection services would therefore be considered less than significant.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant*.

Impact #3.4.15a(iii) – Would the project 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 impacts, in order to maintain acceptable service ratios, response times, or to other performance objectives for any of the public services – schools?

Buildout of the General Plan will result in the addition of 8,020 households (single-family and multi-family), with an additional population of approximately 24,860. Student generation factors by household type shown in Table 3.4.15-3 are used to calculate future enrollment. School size assumptions for households in the Planning Area are as follows:

- K- 6: 750 students per school

- 6- 8: 800 students per school
- 9- 12: 1800 students per school

Table 3.4.15-3
Student Generation Factors

Type	Household Type	
	Single Family	Multi-family
Elementary School (K-6)	0.354	0.320
Middle School (7-8)	0.088	0.070
High School (9-12)	0.183	0.117
Total	0.625	0.507

Source: Lemoore Union Elementary School District and Lemoore Union High School District, 2006.

Government Code Section 65996 requires statutory developer fees as the exclusive means of considering and mitigating impacts on school facilities. The developer will pay appropriate impact fees at the time building permits are issued. Therefore, the impact would be less than significant.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant*.

Impact #3.4.15a(iv) – Would the project 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 impacts, in order to maintain acceptable service ratios, response times, or to other performance objectives for any of the public services – parks?

Future parkland in Lemoore will come primarily from two sources:

- Neighborhood and community parks provided as a result of dedication by developers in new development areas; and
- Other parkland provided through City acquisitions or contributions by public and private sources.

The number of parks and open spaces allocated under the General Plan, as shown is larger than is required under current City Park Standards and the Quimby Act. This is in response to the wish of Lemoore residents to have greater access to recreation facilities and a higher quality of life.

The parkland goal will be achieved through parkland dedications in new subdivisions, at a ratio of five acres per one thousand residents, and additional parkland at one acre per one

thousand residents, to be acquired by the City through private and public funding sources and through impact fees. The system of parks and recreational facilities will be geographically distributed throughout the City. With full buildout of the General Plan, 96 percent of Lemoore residents will live within one-quarter mile of a neighborhood park or one-half mile of a community park (City of Lemoore , 2008).

See Impacts #3.4.14a-b. The project does not include new dwelling units and would not induce population growth in the area. The project will be reviewed and approved in compliance with the goals, policies, and implementation measures of the General Plan and Lemoore City Municipal Code Title 9, Chapter 7, Article N. Therefore, the project would have a less-than-significant impact to the City park system.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant*.

Impact #3.4.15a(v) – Would the project 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 impacts, in order to maintain acceptable service ratios, response times, or to other performance objectives for any of the public services – other public facilities?

Community facilities are the network of public and private institutions that support the civic and social needs of the population. They offer a variety of recreational, artistic, and educational programs and special events. New community facilities are not specifically sited on the General Plan Land Use Diagram. Small-scale facilities are appropriately sited as integral parts of neighborhoods and communities, while existing larger-scale facilities are generally depicted as public/semi-public land use, as appropriate (City of Lemoore , 2008).

The proposed project does not include any impacts to other public facilities such as libraries, hospitals or emergency medical facilities. The proposed project would comply with the goals, policies, and implementation measures of the General Plan.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant*.

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

Would the project:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a. Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Discussion

Impact #3.4.16a – Would the project 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?

Currently, the Parks and Recreation Department of the City of Lemoore maintains approximately 88 acres of parkland, which excludes the City-owned municipal golf course. The City's ponding basins, including the one adjacent to West Hills College, provide an additional 38 acres of open space. The City's current park standard for public parkland is five acres of parkland per one thousand residents. With a population of 25,585 residents in 2015, the City currently provides approximately five acres of parkland per one thousand residents.

Currently, there is a joint use agreement between the Lemoore Union Elementary and High School Districts and the City to share facilities after school hours. School fields and facilities, however, are not included as part of park land calculations.

See Impact #3.4.14a-b. and #3.4.15a(iv)-(v). The project will be reviewed and approved in compliance with the goals, policies, and implementation measures of the General Plan and Lemoore City Municipal Code Title 9, Chapter 7, Article N. Therefore, the project would not increase the use of existing parks or the need to construct or expand existing recreational facilities.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant*.

Impact #3.4.16b – Would the project include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?

See Impact #3.4.15a(iv)-(v). The project does not require the construction of any new recreational facilities. Therefore, it would not generate an adverse physical effect on the environment.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant*.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than- Significant Impact	No Impact
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3.4.17 - TRANSPORTATION AND TRAFFIC

Would the project:

a.	Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b.	Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c.	Substantially increase hazards due to a geometric 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"/>
d.	Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

A Trip General Analysis was prepared for this project (Peters Engineering Group, 2020), and is included in Appendix A. The Trip Generation Analysis was prepared using trip generation and design hour volumes calculated using the Institute of Transportation Engineers (ITE) Trip Generation, 10th Edition, Volume 2, 2017.

Impact #3.4.17a – Would the project conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

The trip analysis focuses on estimating the anticipated number of vehicle trips resulting from the project and the associated number of parking spaces required.

The number of employees for the greenhouses, manufacturing, processing, and office buildings and will be as follows: Phase 1–10 staff; Phase 1 and 2–20 staff; Phase 1 through 3–30 staff; Phase 1 through 4–35 staff.

Transit

The project site and surrounding area is zoned for Light Industrial uses. The General Plan does not include transit stops in the project area. The closest bus stop is the KART FLEX stop No. 46 located on 19th Avenue in front of the Montgomery Crossing Apartments.

Bike

The project site and surrounding area is zoned for Light Industrial uses. The General Plan does not include bike lanes in the project area. The closest bike lane is located along Bodega Avenue, which is north of SR 198.

Roadways

The City of Lemoore General Plan states that most traffic studies are to use a LOS “D” as their standard for traffic impact analysis purposes. Caltrans endeavors are to maintain a target LOS at the transition between LOS “C” and LOS “D” on State highway facilities.

The Circulation Element of the General Plan contains design objectives for street standards are as follows:

- To provide guidance for a system of public streets that will meet the City’s needs.
- To ensure that streets will fulfill their intended functions, consistent with the General Plan, and support multiple modes of travel.
- To provide adequate traffic-carrying capacity, while minimizing width, to create strong neighborhood character.
- To create a system of sidewalks and bikeways which promote safe walking and bicycle riding for transportation and recreation.

The traffic analysis states that the proposed facility is unique and very little empirical data exists for trip generation related to cannabis facilities. In general, the project trips were estimated based on manufacturing and industrial uses for the western portion of the site and based on office and restaurant uses for the eastern portion of the site. The trip generation calculations were first performed for the complete project (Phases 1 through 4), and the calculations are summarized in Tables 3.4.17-1 through 3.4.14-5 below. The greenhouses were considered to be similar to agricultural land and were not included in the building areas used in the calculations.

The trip generation estimates for the complete project are summarized in Table 3.4.17-1.

Table 3.4.17-1
Phases 1 through 4 Trip Generation Summary – Complete Project

Weekday			A.M. Peak Hour (Between 7:00 and 9:00 a.m.)			P.M. Peak Hour (Between 4:00 and 6:00 p.m.)		
Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total
625	625	1,250	84	42	126	81	80	161

Table 3.4.17-2 presents the trip generation estimates for Phase 1 of the project, which represents approximately 40 percent completion of the western portion of the site.

Table 3.4.17-2
Phase 1 Trip Generation Summary

Weekday			A.M. Peak Hour (Between 7:00 and 9:00 a.m.)			P.M. Peak Hour (Between 4:00 and 6:00 p.m.)		
Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total
54	54	108	13	3	15	6	8	14

Table 3.4.17-3 presents the trip generation estimates for Phases 1 and 2 of the project, which represents approximately 70 percent completion of the western portion of the site.

Table 3.4.17-3
Phases 1 and 2 Trip Generation Summary

Weekday			A.M. Peak Hour (Between 7:00 and 9:00 a.m.)			P.M. Peak Hour (Between 4:00 and 6:00 p.m.)		
Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total
94	94	188	23	3	26	9	14	25

Table 3.4.17-4 presents the trip generation estimates for Phases 1 through 3 of the project, which represents 100 percent completion of the western portion of the site.

Table 3.4.17-4
Phases 1 through 3 Trip Generation Summary

Weekday			A.M. Peak Hour (Between 7:00 and 9:00 a.m.)			P.M. Peak Hour (Between 4:00 and 6:00 p.m.)		
Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total
134	134	268	32	4	36	15	20	35

Typical Weekday Parking Generation

Data provided in the ITE *Parking Generation Manual, 5th Edition* dated January 2019 were used to estimate the number of parked vehicles anticipated to be generated by each phase of the project. It is noted that proposed facility is unique and very little empirical data exists for parking generation related to cannabis facilities. In general, the parking demand was estimated based on manufacturing and industrial uses for the western portion of the site and based on office and restaurant uses for the eastern portion of the site. The parking demand calculations were performed for the complete project (Phases 1 through 4). The calculations were performed for various independent variables. The greenhouses were considered to be similar to agricultural land and were not included in the building areas used in the calculations. The parking demand estimates for the project are summarized in Table 3.4.17-5.

Table 3.4.17-5
Projected Parking Demand

Phase	Projected Parking Demand
1	18
1 and 2	31
1 through 3	43
1 through 4	139

The project consists of a seed to sale cannabis campus, which includes delivery service, manufacturing and processing facility, microbusiness, distribution hub, cultivation facility and a food truck dining area. All street designs are subject to review and approval by the Planning Commission, City Council, Planning Department and Public Works Department. Therefore, the project will not conflict with a program, plan, ordinance or policy addressing the circulation system.

MITIGATION MEASURE(S)

Mitigation is not required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant*.

Impact #3.4.17b – Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?

Please see Impact #3.4.17a, above. Impacts will be less than significant.

MITIGATION MEASURE(S)

Mitigation is not required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant*.

Impact #3.4.17c – Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

It is proposed that the Venture Place right of way could be vacated in part or all by the City to allow the area to be gated for better security as shown on the site plan. The project will be designed to current standards and safety regulations, and will be constructed as to comply with the City and Caltrans regulations, and design and safety standards of Chapter 33 of the California Building Codes (CBC) and the guidelines of Title 24 in order to create safe and accessible roadways.

Vehicles exiting the site will be provided with a clear view of the roadway without obstructions. Specific design features will incorporate all applicable safety measures to ensure that inadequate emergency access to the site or other areas surrounding the project area would not occur.

Therefore, with the incorporated design features and all applicable rules and regulations, the project will have a less-than-significant impact.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant*.

Impact #3.4.17d – Would the project result in inadequate emergency access?

See the discussion in Impact #3.4.9f.

State and City fire codes establish standards by which emergency access may be determined. The proposed project would have to provide adequate unobstructed space for fire trucks to turn around. The proposed project site would have adequate internal circulation capacity including entrance and exit routes to provide adequate unobstructed space for fire trucks and other emergency vehicles to gain access and to turn around.

The proposed project would not inhibit the ability of local roadways to continue to accommodate emergency response and evacuation activities. The proposed project would not interfere with the City's adopted emergency response plan.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant*.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than- Significant Impact	No Impact
3.4.18 - TRIBAL CULTURAL RESOURCES				
Would the project:				
a. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k), or	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

Impact #3.4.18a(i) – Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k)?

Please see Impacts #3.4.5a, #3.4.5b, and #3.4.5d, above.

On March 16, 2020, an outreach letter was mailed to the Santa Rosa Rancheria Tachi Yokut Tribe (Appendix B). The outreach letter and follow-up calls are considered best practices within cultural resource management. The Santa Rosa Rancheria Tachi Yokut Tribe responded via email and provided mitigation language that has been incorporated into Mitigation Measures MM CUL-1 through MM CUL-5.

NOTE: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code Section 21083.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code Section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code Section 21082.3(c) contains provisions specific to confidentiality.

With implementation of Mitigation Measures MM CUL-1 through MM CUL-5, the project would not cause a substantial adverse change in the significance of a tribal cultural resource that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources.

MITIGATION MEASURE(S)

Implement MM CUL-1 through MM CUL-5.

LEVEL OF SIGNIFICANCE

Impact would be *less than significant with mitigation incorporated*.

Impact #3.15.17a(ii) - Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?

Please see Impacts #3.4.5a, #3.4.5b, and #3.4.5d, above.

With implementation of Mitigation Measures MM CUL-1 through MM CUL-5, the project would not cause a substantial adverse change in the significance of a tribal cultural resource that is a resource determined by the Lead Agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1.

MITIGATION MEASURE(S)

Implement MM CUL-1 through MM CUL-5.

LEVEL OF SIGNIFICANCE

Impact would be *less than significant with mitigation incorporated.*

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than- Significant Impact	No Impact
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3.4.19 - UTILITIES AND SERVICE SYSTEMS

Would the project:

a. Require or result in the relocation or construction of new or expanded water, wastewater treatment, or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Result in a determination by the wastewater treatment provider that 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"/>
d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Comply with federal, State, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion:

Impact #3.4.19a – Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment, or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

The project would be constructed on land that has already been designated for industrial development in the General Plan. The City has indicated that the infrastructure necessary to serve the project is available and sufficient, and that the project will connect to the City's existing water and sewer systems. The project is located within the planned service area for the City services.

Therefore, no additional sewer capacity would be required for the proposed project. Impacts are considered less than significant.

The City of Lemoore belongs to the San Joaquin Valley Power Authority, which was formed in November 2006, to develop and conduct electricity-related programs for the region. The San Joaquin Valley Power Authority is the governing body authorized by Community Choice, created by the California legislature in 2002, to provide an opportunity for local government (cities, counties or combinations of cities and counties) to purchase electricity on behalf of their residents and businesses. Community Choice is only for the purchase of electricity. The delivery, metering, billing, operation and maintenance of wires and poles remains the responsibility of PG&E within Lemoore (City of Lemoore , 2008).

There is existing trunk and transmission facilities adequate to meet present and projected demand in the community. The project will connect to the existing transmission lines for electrical power. Telecommunication requirements for the project are typical of this type of land use and would not require any expansion or construction of new telecommunication facilities.

The proposed project would not require or result in the construction or expansion of existing or new water, wastewater treatment, electrical or telecommunications facilities. Therefore, the project would have a less-than-significant impact.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant*.

Impact #3.4.19b – Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

As noted in Impact #3.4.10b, the Tulare Lake Subbasin total storage capacity is estimated to be 17,100,000 acre-feet to a depth of 300 feet, and 82,500,000 acre-feet to the base of fresh groundwater. According to the 2015 Urban Water Management Plan, the City's 2015 maximum day demand is approximately 12.8 mgd. It is anticipated that the City has sufficient water available to supply the project.

The project will connect to the existing water supply system. The usage of water would be consistent with the City's current demands. As noted previously, the project will comply with City Municipal Codes related to water conservation, such as xeriscape landscaping, drip irrigation, low flow toilets, water efficient appliances, etc. The proposed increase in water usage at the project site is not anticipated to require the construction of new water facilities or the expansion of existing facilities. Impacts would be less than significant.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant*.

Impact #3.4.19c – Would the project result in a determination by the wastewater treatment provider that 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?

Municipal Code Chapter 4, Section 8-4-1 notes that the development of land for urban uses substantially accelerates the concentration of surface and stormwaters. The City has established drainage fees to defray all or a part of the actual or the estimated cost of constructing planned drainage facilities for the removal of surface and stormwaters from drainage areas. The project will be reviewed by the Department of Public Works and any applicable drainage fees will be determined. The payment of the fees would help reduce impacts of the project related to wastewater treatment.

Thus, average influent flow to serve development in accord with the General Plan is projected to drop to 3.1 mgd in 2015, and then rise to 6.3 mgd in 2030. The existing headworks will need to be upgraded between year 2015 and 2030 and treatment facilities must be expanded or replaced with discharge requirement-compliant facilities which can handle increased influent volumes.

The project will connect to the existing City sewer system. The generation of wastewater and water would be consistent with the City requirements. The proposed increase in water and wastewater usage at the project site is not anticipated to require the construction of new water or wastewater treatment facilities or the expansion of existing facilities. Impacts would be less than significant.

The project will connect to the existing storm drain lines. The site engineering and design plans for the proposed project would be required to implement BMPs, comply with requirements of the City Building and Development Standards.

Therefore, the project would not require or result in the construction of new stormwater drainage facilities or expansion of existing facilities.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant*.

Impact #3.4.19d – Would the project generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

Implementation of the proposed project would result in the generation of solid waste on the site, which would increase the demand for solid waste disposal. During construction these materials, which are not anticipated to contain hazardous materials, would be collected and transported away from the site to an appropriate disposal facility.

Solid waste disposal for Lemoore is managed by Kings Waste and Recycling Authority (KWRA). The City's Refuse Division is responsible for solid waste collection services. The majority of the City's solid waste is taken to the Kettleman Hills nonhazardous landfill facility, owned by Chemical Waste Management (CWMI). The facility is located south of Lemoore and has an available capacity of 15.6 million cubic yards as of 2020 (Cal Recycle , 2020). KWRA is currently studying the future needs of solid waste services including building a new landfill to be operated by CWMI near the existing site. The County has a 25-year contract with CWMI to handle its solid waste until 2023 (City of Lemoore , 2008).

Cannabis waste is considered a type of organic waste. There are three State licensing agencies that provide regulations for cannabis waste. These agencies include: Bureau of Cannabis Control, CalCannabis Cultivation Licensing, and Manufactured Cannabis Safety Branch. Based on these agency regulations, a cannabis cultivator is required to dispose of cannabis waste in one of the following methods:

1. On-premises composting of cannabis waste;
2. Collection and processing of cannabis waste by a local agency, a waste hauler franchised or contracted by a local agency, or a private waste hauler permitted by a local agency;
3. Self-haul cannabis waste to one or more of the following:
 - a. A manned, fully permitted solid waste landfill or transformation facility;
 - b. A manned, fully permitted composting facility or manned composting operation;
 - c. A manned, fully permitted in-vessel digestion facility or manned in-vessel digestion operation;
 - d. A manned, fully permitted transfer/processing facility or manned transfer/processing operation; or
 - e. A manned, fully permitted chip and grind operation or facility.
 - f. A recycling center as defined in Title 14, Section 17402.5(d) of the California Code of Regulations and that meets the following:
 - The cannabis waste received shall contain at least ninety (90) percent inorganic material;
 - The inorganic portion of the cannabis waste is recycled into new, reused, or reconstituted products which meet the quality standards necessary to be used in the marketplace; and

- The organic portion of the cannabis waste shall be sent to a facility or operation identified in subsection (c)(1) through (5).
4. Reintroduction of cannabis waste back into agricultural operation through on premises organic waste recycling methods, including but not limited to tilling directly into agricultural land and no-till farming.

As a cannabis-related business, the project will comply with all applicable local, State and federal regulations regarding the appropriate disposal of cannabis-related waste products. There is sufficient capacity at the local landfill to accommodate project-related waste. Therefore, project impacts would be less than significant.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant*.

Impact #3.4.19e – Would the project comply with federal, State, and local management and reduction statutes and regulations related to solid waste?

The 1989 California Integrated Waste Management Act (AB 939) requires Kings County to attain specific waste diversion goals. In addition, the California Solid Waste Reuse and Recycling Access Act of 1991, as amended, requires expanded or new development projects to incorporate storage areas for recycling bins into the proposed project design. Reuse and recycling of construction debris would reduce operating expenses and save valuable landfill space.

The project is subject to the solid disposal ordinance of the City of Lemoore as well as the rules of the contracted waste franchise. The project is also subject to Title 4–Chapter 1 of the Lemoore Municipal Code that regulates all solid waste activities from disposal, sorting, and recycling of materials. The Lemoore Public Works–Refuse Department would provide refuse, recycling and green waste collection services. Refuse service fees have been established and would be charged by the City when services are requested.

The proposed project would not be expected to significantly impact Lemoore or Kings County landfills. The proposed project would be required to comply with all federal, State, and local statutes and regulations related to solid waste. As stated in Impact #3.4.19d Cannabis waste is considered a type of organic waste. There are three State licensing agencies that provide regulations for cannabis waste. These agencies include: Bureau of Cannabis Control, CalCannabis Cultivation Licensing, and Manufactured Cannabis Safety Branch.

Therefore, implementation of the proposed project would result in a less-than-significant impact with Mitigation Measure MM 4.19-1.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant with mitigation*.

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

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

Impact #3.4.20a – Would the project substantially impair an adopted emergency response plan or emergency evacuation plan?

The 2015 Kings County Emergency Operations Plan (EOP) establishes emergency procedures and policies and identifies responsible parties for emergency response in the County, and includes the incorporated City of Lemoore (Kings County, 2015). The EOP includes policies that would prevent new development from interfering with emergency response of evacuation plans. The project will comply with all local regulations related to the construction of new development that is consistent with the EOP.

The General Plan also provides guidance to City staff in the event of extraordinary emergency situation associated with natural disaster and technological incidents (City of Lemoore , 2008). The project would also comply with the appropriate local and State requirements

regarding emergency response plans and access. The proposed project would not inhibit the ability of local roadways to continue to accommodate emergency response and evacuation activities. The proposed project would not interfere with the City's adopted emergency response plan, therefore, there would be no impact.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant*.

Impact #3.4.20b – Would the project, due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire?

Wildfire hazard data for the Lemoore Planning Area is provided by the California Department of Forestry and Fire Protection, as summarized in Table 3.4.20-1. The majority of the City is considered to have either little or no threat or a moderate threat of wildfire. Only one percent of the Planning Area currently has a high threat of wildfire. Wildfire hazard present in the Planning Area should decrease as vacant parcels become developed.

**Table 3.4.20-1
Existing Wildfire Hazards**

Fire Hazards	Acreage	Percent of City Area
Little or No Threat	5,648	46
Moderate	6,494	53
High	85	1
Very High	0	0
Total	12,227	100

There are no other factors of the project or the surrounding area that would exacerbate wildfire risks, and thereby expose project occupants to pollutant concentration from a wildfire or the uncontrolled spread of a wildfire. Therefore, impacts would be less than significant.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant*.

Impact #3.4.20c – Would the project, require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines?)

See Impacts #3.4.20a and b, above.

The project would require the installation or maintenance of additional distribution lines to connect the buildings to the existing utility grid. However, the project would be constructed in accordance with all local and State regulations regarding power lines and other related infrastructure, as well as fire suppression requirements.

Therefore, the project would not exacerbate fire risk or result in temporary or ongoing impacts to the environment and impacts would be less than significant.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant*.

Impact #3.4.20d – Would the project, expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

The project site is not located near the ocean or a steep topographic feature (i.e., mountain, hill, bluff, etc.). Additionally, there is no body of water within the vicinity of the project site. As shown in Figure 3.4.9-1, the project is not located within a FEMA 100-year floodplain. According to FEMA, the site is located in an area of minimal flood hazard and has a less than 0.2 percent chance of an annual flooding. As such, the project would not 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.

Therefore, the project will not expose people or structures to risks of flooding, landslides, runoff, slope instability, or drainage changes.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant*.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than- Significant Impact	No Impact
3.4.21 - MANDATORY FINDINGS OF SIGNIFICANCE				
a. Does the project have the potential to 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 a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 significant 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Does the project have environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion:

Impact #3.4.21a – Does the project have the potential to 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 a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

As evaluated in this IS/MND, the proposed project would not 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; 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. Mitigation measures have been included to lessen the significance of

potential impacts. Similar mitigation measures would be expected of other projects in the surrounding area, most of which share a similar cultural paleontological and biological resources. Consequently, the incremental effects of the proposed project, after mitigation, would not contribute to an adverse cumulative impact on these resources. Therefore, the project would have a less-than-significant impact with mitigation incorporated.

MITIGATION MEASURE(S)

Implement MM CUL-1 through MM CUL-5, GEO-1, HYD-1.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant with mitigation incorporated*.

Impact #3.4.21b - Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are significant when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

As described in the impact analyses in Sections 3.4.1 through 3.4.20 of this IS/MND, any potentially significant impacts of the proposed project would be reduced to a less-than-significant level following incorporation of the mitigation measures. All planned projects in the vicinity of the proposed project would be subject to review in separate environmental documents and required to conform to the City of Lemoore General Plan, zoning, mitigate for project-specific impacts, and provide appropriate engineering to ensure the development meets applicable federal, State and local regulations and codes. As currently designed, and with compliance of the recommended mitigation measures, the proposed project would not contribute to a cumulative impact. Thus, the cumulative impacts of past, present, and reasonably foreseeable future projects would be less than cumulatively considerable.

MITIGATION MEASURE(S)

Implement MM CUL-1 through MM CUL-5, GEO-1, HYD-1.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant with mitigation incorporated*.

Impact #3.4.21c - Does the project have environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly?

All the project’s impacts, both direct and indirect, that are attributable to the project were identified and mitigated to a less-than-significant level. All planned projects in the vicinity of the proposed project would be subject to review in separate environmental documents and required to conform to State regulations, the City of Lemoore General Plan, Zoning Ordinance, and Municipal Codes to mitigate for project-specific impacts. The project will have the appropriate engineering to ensure the development meets applicable federal,

State and local regulations and codes. Thus, the cumulative impacts of past, present, and reasonably foreseeable future projects would be less than cumulatively considerable. Therefore, the proposed project would not either directly or indirectly cause substantial adverse effects on human beings because all potentially adverse direct impacts of the proposed project are identified as having no impact, less-than-significant impact, or less-than-significant impact with mitigation incorporated.

MITIGATION MEASURE(S)

Implement MM CUL-1 through MM CUL-5, GEO-1, HYD-1.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant with mitigation incorporated*.

SECTION 4 - REFERENCES

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APPENDIX A

TRIP GENERATION ANALYSIS



PETERS ENGINEERING GROUP
A CALIFORNIA CORPORATION

Base Camp Cannabis Company, LLC
c/o Mr. John R. Peterson
2115 San Miguel Drive
Walnut Creek, California 94596

May 1, 2020

Subject: Limited Traffic Analyses - Trip and Parking Generation Estimates
Proposed Venture Place Project
West Side of Commerce Way
Lemoore, California

Dear Mr. Peterson:

This report presents the results of limited traffic analyses for the subject project. The analysis focuses on estimating the anticipated number of vehicle trips resulting from the project and the associated number of parking spaces required.

Project Description

The Venture Place project consists of a comprehensive seed-to-sale Cannabis Campus and a Food Court dining area to be serviced by a permanent structure and food trucks. The Cannabis Campus is part of a Project Development Agreement and City Cannabis Regulatory Permit which allows for delivery service, a manufacturing facility, microbusiness, distribution hub, cultivation facility, and holding private events. The site plan also includes an office building that could be used for a dispensary if later allowed by the City. The food court/trucks will serve the local area and employee food services, and will occasionally be closed to the public for private events. A site plan is attached.

The Cannabis Campus includes 20 greenhouses with gross areas ranging from 2,700 square feet to 3,600 square feet for a total gross greenhouse area of 71,100 square feet. A 1,350-square-foot accessory building will support greenhouse operations and may be used as a temporary non-storefront delivery and support for the temporary extraction containers during the first few phases. The second phase greenhouse area has the provision for up to six temporary extractor containers to be utilized until the first phase of the processing building is complete. In addition, there are two buildings, approximately 18,000 square feet each, plus an additional 30-percent-maximum mezzanine to be built in three phases, with one building being used for product processing from drying through finished product that does not include extraction. The second building is to be used for extraction through finished product packaging, distribution, and delivery. The mezzanines in both buildings are to be used for offices and/or storage as needed. A third building of 5,100 square feet will initially be used for offices and non-storefront delivery, with the possibility that, if an additional storefront permit is allowed in the City, it could be considered for a permit.

The Food Truck/Court is to be used to provide an eating option for the local area and the employees of the Cannabis Campus. It can be closed to the public for private events, which

will include a mezzanine area for viewing a small temporary stage area. The area has provisions for a shuttle service stop for local hotels. A shared self-parking lot and valet parking will be used during private events that will be held on occasional evenings and weekends.

The number of employees for the greenhouses, manufacturing, processing, and office buildings and will be as follows:

- Phase 1: 10
- Phase 1 and 2: 20
- Phase 1 through 3: 30
- Phase 1 through 4: 35

It is proposed that the Venture Place right of way could be vacated in part or all by the City to allow the area to be gated for better security as shown on the site plan.

Typical Weekday Trip Generation

Data provided in the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 10th Edition*, were used to estimate the number of trips that could be generated by each phase of the project. It is noted that proposed facility is unique and very little empirical data exists for trip generation related to cannabis facilities. In general, the project trips were estimated based on manufacturing and industrial uses for the western portion of the site, and based on office and restaurant uses for the eastern portion of the site. The trip generation calculations were first performed for the complete project (Phases 1 through 4), and the calculations are attached. The calculations were performed for various independent variables, and the results used in the final projection are highlighted in green with bold, underlined font. The greenhouses were considered to be similar to agricultural land and were not included in the building areas used in the calculations.

The trip generation estimates for the complete project are summarized in Table 1.

Table 1
Phases 1 through 4 Trip Generation Summary – Complete Project

Weekday			A.M. Peak Hour (Between 7:00 and 9:00 a.m.)			P.M. Peak Hour (Between 4:00 and 6:00 p.m.)		
Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total
625	625	1,250	84	42	126	81	80	161

Table 2 presents the trip generation estimates for Phase 1 of the Project, which represents approximately 40 percent completion of the western portion of the site.

Table 2
Phase 1 Trip Generation Summary

Weekday			A.M. Peak Hour (Between 7:00 and 9:00 a.m.)			P.M. Peak Hour (Between 4:00 and 6:00 p.m.)		
Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total
54	54	108	13	3	15	6	8	14

Table 3 presents the trip generation estimates for Phases 1 and 2 of the Project, which represents approximately 70 percent completion of the western portion of the site.

Table 3
Phases 1 and 2 Trip Generation Summary

Weekday			A.M. Peak Hour (Between 7:00 and 9:00 a.m.)			P.M. Peak Hour (Between 4:00 and 6:00 p.m.)		
Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total
94	94	188	23	3	26	9	14	25

Table 4 presents the trip generation estimates for Phases 1 through 3 of the Project, which represents 100 percent completion of the western portion of the site.

Table 4
Phases 1 through 3 Trip Generation Summary

Weekday			A.M. Peak Hour (Between 7:00 and 9:00 a.m.)			P.M. Peak Hour (Between 4:00 and 6:00 p.m.)		
Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total
134	134	268	32	4	36	15	20	35

Typical Weekday Parking Generation

Data provided in the ITE *Parking Generation Manual*, 5th Edition dated January 2019 were used to estimate the number of parked vehicles anticipated to be generated by each phase of the project. It is noted that proposed facility is unique and very little empirical data exists for parking generation related to cannabis facilities. In general, the parking demand was estimated based on manufacturing and industrial uses for the western portion of the site, and based on office and restaurant uses for the eastern portion of the site. The parking demand calculations were first performed for the complete project (Phases 1 through 4), and the calculations are attached. The calculations were performed for various independent variables, and the results used in the final projection are highlighted in green with bold, underlined font. The greenhouses were considered to be similar to agricultural land and were not included in the building areas used in the calculations. The parking demand estimates for the Project are summarized in Table 5.

Table 5
Projected Parking Demand

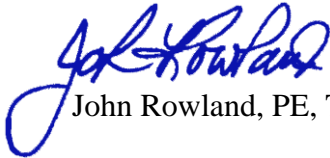
Phase	Projected Parking Demand
1	18
1 and 2	31
1 through 3	43
1 through 4	139

Special Events

The trip generation and parking demand for special events will depend upon the type of event and the anticipated attendance. In general, it is recommended that the number of vehicles be estimated based on the expected attendance and an occupancy of 2.5 persons per vehicle.

Thank you for the opportunity to perform these traffic analyses. Please feel free to contact our office if you have any questions.

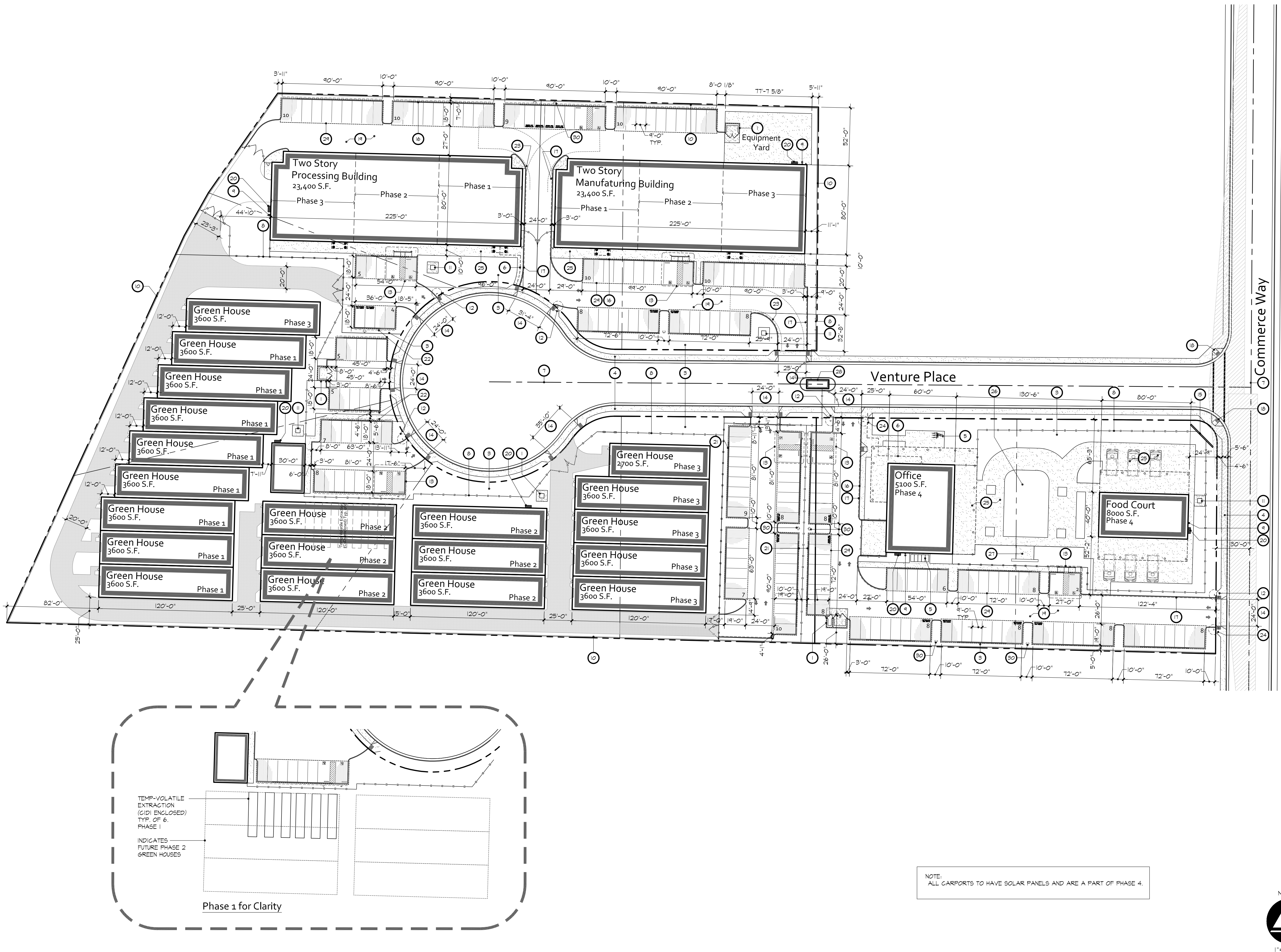
PETERS ENGINEERING GROUP


John Rowland, PE, TE

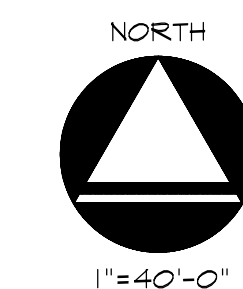


Attachment: Site Plan
Trip Generation Calculations
Parking Deman Calculations

ALL RIGHTS RESERVED. ANY REUSE OR REPRODUCTION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT IS PROHIBITED. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY DAMAGE OR INJURY TO PERSONS OR PROPERTY ARISING FROM THE USE OF THIS DRAWING. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS. THE ARCHITECT'S DESIGN IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS. THE ARCHITECT'S DESIGN IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT.



NOTE:
ALL CARPORTS TO HAVE SOLAR PANELS AND ARE A PART OF PHASE 4.



Keyed Site Plan Notes

- NEW CMU TRASH / RECYCLING ENCLOSURE. INSTALL PER CITY STANDARDS.
- EXISTING PROPERTY LINE.
- NEW LANDSCAPE AREA.
- NEW CONCRETE FLATWORK. CONSTRUCT SIDEWALK PER PIA STD. SIDE WALK TO HAVE 5% MAX. SLOPE IN DIRECTION OF TRAVEL AND 2% MAX. CROSS SLOPE.
- NEW BICYCLE RACK. PROVIDE "MADRAK" HEAVY DUTY RACKER (POWDER COATED) W/ 5 SPACES AND 3 SPACE "MADRAK" RACKLOCKER. REFER TO DETAIL 11(A)-01 FOR ADDITIONAL INFORMATION. PROVIDE ARCHITECT WITH SHOP DRAWINGS AND COLOR SAMPLE FOR APPROVAL.
- ACCESSIBLE PATH OF TRAVEL FROM A PUBLIC WAY. WALKS TO HAVE A MAXIMUM OF 5% SLOPE AND 2% CROSS SLOPE - LANDINGS AT RAMPS TO BE 2% MAXIMUM FOR 48" MINIMUM BEYOND EDGE OF RAMP, 6'-0" AT OUTDOOR SEATING.
- CENTERLINE OF STREET.
- NEW 6'-0" HIGH WROUGHT IRON FENCE.
- NEW GAS METER LOCATION.
- NEW 6'-0" HIGH CMU WALL.
- NEW P&T PAD AND MOUNTED TRANSFORMER.
- LOCATION OF NEW TOW-AWAY SIGNAGE.
- LOCATION OF NEW ACCESSIBLE PARKING STALLS.
- NEW DRIVE APPROACH. INSTALL PER PIA STD.
- NEW MONUMENT SIGN.
- LOCATION OF NEW 6" HIGH CONCRETE CURB.
- DASHED LINE INDICATES LOCATION OF FIRE LANES. CURBS ADJACENT TO OPEN DRIVES OVER 20'-0" LONG SHALL BE PAINTED RED W/ "NO PARKING - FIRE LANE" TEXT. TEXT TO BE PAINTED WHITE, 4" HIGH, OCCURRING APPROX. EVERY 50'-0".
- NEW CURB CUT RAMP TO MEET CURRENT PUBLIC WORKS STANDARDS, AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER PRIOR TO OCCUPANCY. "DETECTABLE WARNING DEVICES" ARE REQUIRED.
- NEW A.C. PAVING. INSTALL PER PUBLIC WORKS STANDARD.
- NEW ELECTRICAL SWITCHGEAR.
- NOT USED.
- NOT USED.
- 28'-0" INSIDE RADIUS FOR FIRE DEPARTMENT VEHICLES.
- INSTALL 30" STATE STANDARD "STOP" SIGN(S) AT LOCATION(S) SHOWN. SIGN SHALL BE MOUNTED ON A 2" GALVANIZED POST WITH THE BOTTOM OF THE SIGN 1" ABOVE GROUND, LOCATED BEHIND CURB AND IMMEDIATELY BEHIND MAJOR STREET SIDEWALK.
- NEW CONCRETE FLATWORK. SIDE WALK TO HAVE 5% MAX. SLOPE IN DIRECTION OF TRAVEL AND 2% MAX. CROSS SLOPE.
- INDICATES LOCATION OF LANDSCAPED AMPHITHEATER AREA. REFER TO LANDSCAPING DRAWINGS FOR ADDITIONAL INFORMATION.
- INDICATES LOCATION OF TEMPORARY STAGE.
- INDICATES LOCATION OF GUARD SHACK.
- INDICATES LOCATION OF CARPORTS WITH SOLAR PANELS.
- INDICATES LOCATION OF FUTURE EV CHARGING STATIONS.

Overall Site Data

PROJECT DATA		PARCEL DESCRIPTION		TOTAL STANDARD STALLS PROVIDED:	
SITE ADDRESS:		GROSS LAND AREA:		LOW EMISSIONS/FUEL-EFFICIENT/CAR POOL/VANPOOL STALLS:	
NO.:		TOTAL:		(PER 2014 C.G.B.S.G. 5.106.5.2.4 TABLE 5.106.5.2.1)	
ZONING:		TOTAL:		ELECTRIC VEHICLE CHARGING SPACES REQUIRED:	
CONSTRUCTION TYPE:		TOTAL:		(PER 2014 C.G.B.S.G. TABLE 5.106.5.3.3)	
PROCESSING BUILDING:		TOTAL:		TOTAL ACCESSIBLE STALLS PROVIDED:	
MANUFACTURING BUILDING:		TOTAL:		(PER 2014 C.G.B. TABLE 1B-208.2)	
OFFICE:		TOTAL:		(3 VAN STALL PER 2014 C.G.B.G. 1B-208.2.4)	
FOOD COURT:		TOTAL:		TOTAL STALLS PROVIDED:	
GREEN HOUSES:		TOTAL:		BICYCLE STALLS REQUIRED FOR OFFICE, FOOD COURT, AND EVENT AREA -	
OCCUPANCY TYPE:		TOTAL:		98 PARKING STALLS X 5% =	
PROCESSING BUILDING:		TOTAL:		SHORT TERM BICYCLE STALLS PROVIDED:	
MANUFACTURING BUILDING:		TOTAL:		LONG TERM BICYCLE STALLS PROVIDED:	
OFFICE:		TOTAL:			
FOOD COURT:		TOTAL:			
GREEN HOUSES:		TOTAL:			

City Use Only

it

ARCHITECTURE

1465 North Van Ness Avenue
Fresno, California 93728
559.442.4942 voice
559.485.9081 fax

Project

Owner

Publishing Status

Schematic

Design Developm't.

Site Plan Review

Bidding

Plan Check

Revisions

Scale

Project Manager

Project Number

Sheet

Architect

Base Camp Cannabis Company, LLC
470 E. Herndon, Suite 200
Fresno CA 93720

IAN ROBERTSON

20-014

PHASE 4 TRIP GENERATION CALCULATIONS

Table TG-1.1

Trip Generation Calculations – General Light Industrial (Building Area)

Land Use	Units	Daily (Enter Plus Exit)		A.M. Peak Hour (Between 7:00 and 9:00 a.m.)					P.M. Peak Hour (Between 4:00 and 6:00 p.m.)				
		Rate	Total	Rate	In:Out	Enter	Exit	Total	Rate	In:Out	Enter	Exit	Total
110	46,800 sf	4.96	234	0.70	88:12	29	4	33	0.63	13:87	4	26	30

Reference: *Trip Generation Manual, 10th Edition*, Institute of Transportation Engineers 2017

Rates are reported in trips per 1,000 square feet of building area.

Table TG-1.2

Trip Generation Calculations – General Light Industrial (Employees)

Land Use	Units	Daily (Enter Plus Exit)		A.M. Peak Hour (Between 7:00 and 9:00 a.m.)					P.M. Peak Hour (Between 4:00 and 6:00 p.m.)				
		Rate	Total	Rate	In:Out	Enter	Exit	Total	Rate	In:Out	Enter	Exit	Total
110	35 employees	3.05	108	0.52	83:17	16	3	19	0.49	22:78	4	14	18

Reference: *Trip Generation Manual, 10th Edition*, Institute of Transportation Engineers 2017

Rates are reported in trips per employee.

Table TG-2.1

Trip Generation Calculations – Manufacturing (Building Area)

Land Use	Units	Daily (Enter Plus Exit)		A.M. Peak Hour (Between 7:00 and 9:00 a.m.)					P.M. Peak Hour (Between 4:00 and 6:00 p.m.)				
		Rate	Total	Rate	In:Out	Enter	Exit	Total	Rate	In:Out	Enter	Exit	Total
140	46,800 sf	3.93	184	0.62	77:23	23	7	30	0.67	31:69	10	22	32

Reference: *Trip Generation Manual, 10th Edition*, Institute of Transportation Engineers 2017

Rates are reported in trips per 1,000 square feet of building area.

Table TG-2.2

Trip Generation Calculations – Manufacturing (Acres)

Land Use	Units	Daily (Enter Plus Exit)		A.M. Peak Hour (Between 7:00 and 9:00 a.m.)					P.M. Peak Hour (Between 4:00 and 6:00 p.m.)				
		Rate	Total	Rate	In:Out	Enter	Exit	Total	Rate	In:Out	Enter	Exit	Total
140	7.63 acres	35.02	268	4.62	90:10	32	4	36	4.54	43:57	15	20	35

Reference: *Trip Generation Manual, 10th Edition*, Institute of Transportation Engineers 2017

Rates are reported in trips per acre.

Table TG-2.3

Trip Generation Calculations – Manufacturing (Employees)

Land Use	Units	Daily (Enter Plus Exit)		A.M. Peak Hour (Between 7:00 and 9:00 a.m.)					P.M. Peak Hour (Between 4:00 and 6:00 p.m.)				
		Rate	Total	Rate	In:Out	Enter	Exit	Total	Rate	In:Out	Enter	Exit	Total
140	35 employees	2.47	88	0.37	74:26	10	3	13	0.33	39:61	5	7	12

Reference: *Trip Generation Manual, 10th Edition*, Institute of Transportation Engineers 2017

Rates are reported in trips per employee.

PHASE 4 TRIP GENERATION CALCULATIONS (Continued)

Table TG-3.1

Trip Generation Calculations – Small Office Building

Land Use	Units	Daily (Enter Plus Exit)		A.M. Peak Hour (Between 7:00 and 9:00 a.m.)					P.M. Peak Hour (Between 4:00 and 6:00 p.m.)				
		Rate	Total	Rate	In:Out	Enter	Exit	Total	Rate	In:Out	Enter	Exit	Total
712	5,100 sf	16.19	84	1.92	83:18	8	2	10	2.45	32:68	4	9	13

Reference: *Trip Generation Manual, 10th Edition*, Institute of Transportation Engineers 2017

Rates are reported in trips per 1,000 square feet of building area.

Table TG-3.2

Trip Generation Calculations – Single-Tenant Office Building

Land Use	Units	Daily (Enter Plus Exit)		A.M. Peak Hour (Between 7:00 and 9:00 a.m.)					P.M. Peak Hour (Between 4:00 and 6:00 p.m.)				
		Rate	Total	Rate	In:Out	Enter	Exit	Total	Rate	In:Out	Enter	Exit	Total
715	5,100 sf	11.25	58	1.78	89:11	9	1	10	1.71	15:85	1	8	9

Reference: *Trip Generation Manual, 10th Edition*, Institute of Transportation Engineers 2017

Rates are reported in trips per 1,000 square feet of building area.

Table TG-3.3

Trip Generation Calculations – General Office Building

Land Use	Units	Daily (Enter Plus Exit)		A.M. Peak Hour (Between 7:00 and 9:00 a.m.)					P.M. Peak Hour (Between 4:00 and 6:00 p.m.)				
		Rate	Total	Rate	In:Out	Enter	Exit	Total	Rate	In:Out	Enter	Exit	Total
710	5,100 sf	9.74	50	1.16	86:14	5	1	6	1.15	16:84	1	5	6

Reference: *Trip Generation Manual, 10th Edition*, Institute of Transportation Engineers 2017

Rates are reported in trips per 1,000 square feet of building area.

Table TG-3.4

Trip Generation Calculations – Marijuana Dispensary

(For informational purposes only – not part of current proposal)

Land Use	Units	Daily (Enter Plus Exit)		A.M. Peak Hour (Between 7:00 and 9:00 a.m.)					P.M. Peak Hour (Between 4:00 and 6:00 p.m.)				
		Rate	Total	Rate	In:Out	Enter	Exit	Total	Rate	In:Out	Enter	Exit	Total
882	5,100 sf	252.70	1,290	10.44	56:44	30	24	54	21.83	50:50	56	56	112

Reference: *Trip Generation Manual, 10th Edition*, Institute of Transportation Engineers 2017

Rates are reported in trips per 1,000 square feet of building area.

PHASE 4 TRIP GENERATION CALCULATIONS (Continued)

Table TG-4.1

Trip Generation Calculations – Fast Casual Restaurant

Land Use	Units	Daily (Enter Plus Exit)		A.M. Peak Hour (Between 7:00 and 9:00 a.m.)					P.M. Peak Hour (Between 4:00 and 6:00 p.m.)				
		Rate	Total	Rate	In:Out	Enter	Exit	Total	Rate	In:Out	Enter	Exit	Total
930	8,000 sf	315.17 *	2,522	2.07*	67:33	11	6	17	14.13	55:45	<u>62</u>	<u>51</u>	<u>113</u>

Reference: *Trip Generation Manual, 10th Edition*, Institute of Transportation Engineers 2017

Rates are reported in trips per 1,000 square feet of building area.

* Small sample size

Table TG-4.2

Trip Generation Calculations – High-Turnover (Sit-Down) Restaurant

Land Use	Units	Daily (Enter Plus Exit)		A.M. Peak Hour (Between 7:00 and 9:00 a.m.)					P.M. Peak Hour (Between 4:00 and 6:00 p.m.)				
		Rate	Total	Rate	In:Out	Enter	Exit	Total	Rate	In:Out	Enter	Exit	Total
932	8,000 sf	112.18	<u>898</u>	9.94	55:45	<u>44</u>	<u>36</u>	<u>80</u>	9.77	62:38	49	30	79

Reference: *Trip Generation Manual, 10th Edition*, Institute of Transportation Engineers 2017

Rates are reported in trips per 1,000 square feet of building area.

Table TG-4.3

Trip Generation Calculations – Food Cart Pod

Land Use	Units	Daily (Enter Plus Exit)		A.M. Peak Hour (Between 7:00 and 9:00 a.m.)					P.M. Peak Hour (Between 4:00 and 6:00 p.m.)				
		Rate	Total	Rate	In:Out	Enter	Exit	Total	Rate	In:Out	Enter	Exit	Total
926	6 trucks	n/a	n/a	n/a	n/a	n/a	n/a	n/a	3.08*	n/a	n/a	n/a	19

Reference: *Trip Generation Manual, 10th Edition*, Institute of Transportation Engineers 2017

Rates are reported in trips per food truck.

n/a : Data not available

* Small sample size

PHASE 4 PARKING GENERATION CALCULATIONS

Table P-1.1

Parking Generation Calculations – General Light Industrial (Building Area)

Land Use	Units	Peak Parking Demand	
		Rate	Demand
110	46,800 sf	0.65	31

Reference: *Parking Generation Manual, 5th Edition*, Institute of Transportation Engineers 2019
Rates are reported in vehicles per 1,000 square feet of building area

Table P-1.2

Parking Generation Calculations – General Light Industrial (Employees)

Land Use	Units	Peak Parking Demand	
		Rate	Demand
110	35 employees	0.55	20

Reference: *Parking Generation Manual, 5th Edition*, Institute of Transportation Engineers 2019
Rates are reported in vehicles per employee

Table P-2.1

Parking Generation Calculations – Manufacturing (Building Area)

Land Use	Units	Peak Parking Demand	
		Rate	Demand
140	46,800 sf	0.92	43

Reference: *Parking Generation Manual, 5th Edition*, Institute of Transportation Engineers 2019
Rates are reported in vehicles per 1,000 square feet of building area

Table P-2.2

Parking Generation Calculations – Manufacturing (Employees)

Land Use	Units	Peak Parking Demand	
		Rate	Demand
140	35 employees	0.81	29

Reference: *Parking Generation Manual, 5th Edition*, Institute of Transportation Engineers 2019
Rates are reported in vehicles per employee

Table P-3.1

Parking Generation Calculations – Small Office Building (Building Area)

Land Use	Units	Peak Parking Demand	
		Rate	Demand
712	5,100 sf	2.56	6

Reference: *Parking Generation Manual, 5th Edition*, Institute of Transportation Engineers 2019
Rates are reported in vehicles per 1,000 square feet of building area

Table P-3.2

Parking Generation Calculations – Single-Tenant Office Building (Building Area)

Land Use	Units	Peak Parking Demand	
		Rate	Demand
715	5,100 sf	3.10	16

Reference: *Parking Generation Manual, 5th Edition*, Institute of Transportation Engineers 2019
Rates are reported in vehicles per 1,000 square feet of building area

PHASE 4 PARKING GENERATION CALCULATIONS (Continued)

Table P-3.3

Parking Generation Calculations – General Office Building

Land Use	Units	Peak Parking Demand	
		Rate	Demand
710	5,100 sf	2.39	13

Reference: *Parking Generation Manual, 5th Edition*, Institute of Transportation Engineers 2019
Rates are reported in vehicles per 1,000 square feet of building area

Table P-4.1

Parking Generation Calculations – Fast Casual Restaurant

Land Use	Units	Peak Parking Demand	
		Rate	Demand
930	8,000 sf	9.93	80

Reference: *Parking Generation Manual, 5th Edition*, Institute of Transportation Engineers 2019
Rates are reported in vehicles per 1,000 square feet of building area

Table P-4.2

Parking Generation Calculations – High-Turnover (Sit-Down) Restaurant

Land Use	Units	Peak Parking Demand	
		Rate	Demand
932	8,000 sf	9.44	76

Reference: *Parking Generation Manual, 5th Edition*, Institute of Transportation Engineers 2019
Rates are reported in vehicles per 1,000 square feet of building area

APPENDIX B

LETTER TO SANTA ROSA RANCHERIA TACHI YOKUT TRIBE



711 W. Cinnamon Drive • Lemoore, CA 93245 • (559) 924-6744

March 16, 2020

The Honorable Leo Sisco
Chairman, Santa Rosa Rancheria Tachi Yokut Tribe
16835 Alkali Drive/P.O Box 8
Lemoore, CA 93245
Attn: Shana Powers
Director, SRR Cultural Department

lmcgee@tachi-yokut-nsn.gov

RE: Tribal Cultural Resources under the California Environmental Quality Act, AB 52 (Gatto, 2014). A Formal Notification for Consultation Opportunity of Proposed Project within the Geographic Area of Traditional and Cultural Affiliation, pursuant to Public Resources Code § 21080.3.1 (hereafter PRC).

Dear Mr. Sisco,

The City of Lemoore (City) is proposing to undertake the following project:

Venture Place – Application for Proposed Industrial Development: A request by Thomas Vorhees to construct a roughly 14-acre industrial project. The site is located southeast of SR 41 and SR 198 on the east and west side of Commerce Way (APNs 024-051-018, 024-051-019, 024-400-002, 024-400-003, 024-400-004, 024-400-005, 024-400-006, 024-400-007, 024-400-008, and 024-400-009).

Pursuant to PRC § 21080.3.1 (b), you have 30 days from the receipt of this letter to request consultation, in writing, with the City. We recommend that your request be sent via certified U.S. Mail, with return receipt. Please address your request to the City as follows:

City of Lemoore
ATTN: Judy Holwell
Community Development Director
711 W. Cinnamon Drive
Lemoore, CA 93230

Should you have any questions, please contact our designated representative, Judy Holwell, at (559) 924-6744, ext. 704 or jholwell@lemoore.com. When sending email, please list Tribal Consultation in the Subject Line. Thank you.

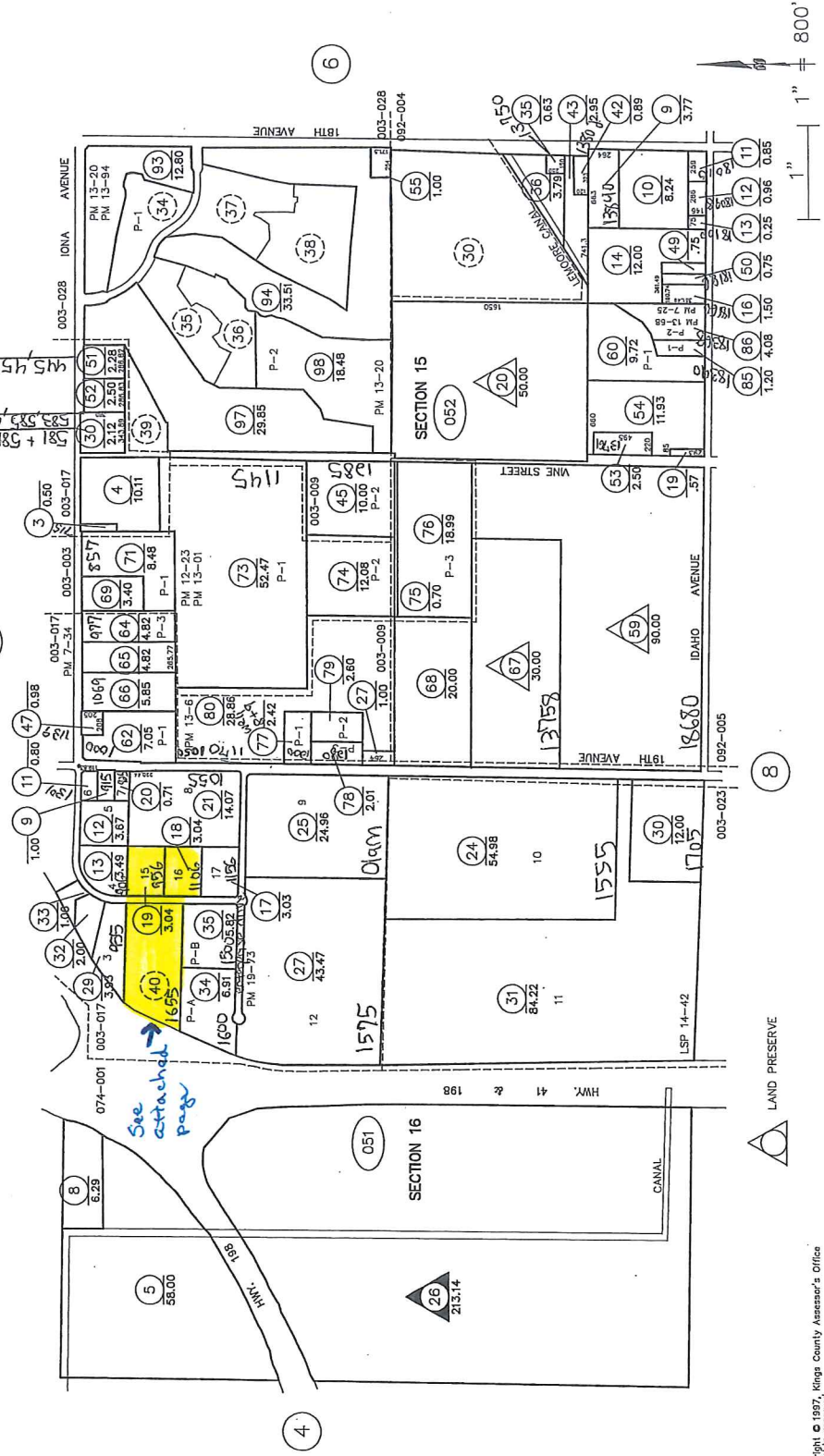
Sincerely,

Judy Holwell
Community Development Director

KINGS COUNTY ASSESSOR'S MAP
SEC'S. 15 & 16-19-20

THIS MAP IS FOR ASSESSMENT PURPOSES ONLY
IT IS NOT TO BE CONSTRUED AS PORTRAYING
WARRANTY OF TITLE OR LIABILITY FOR
PURPOSES OF ZONING OR SUBDIVISION LAW
SEPTEMBER 2014

BK
23

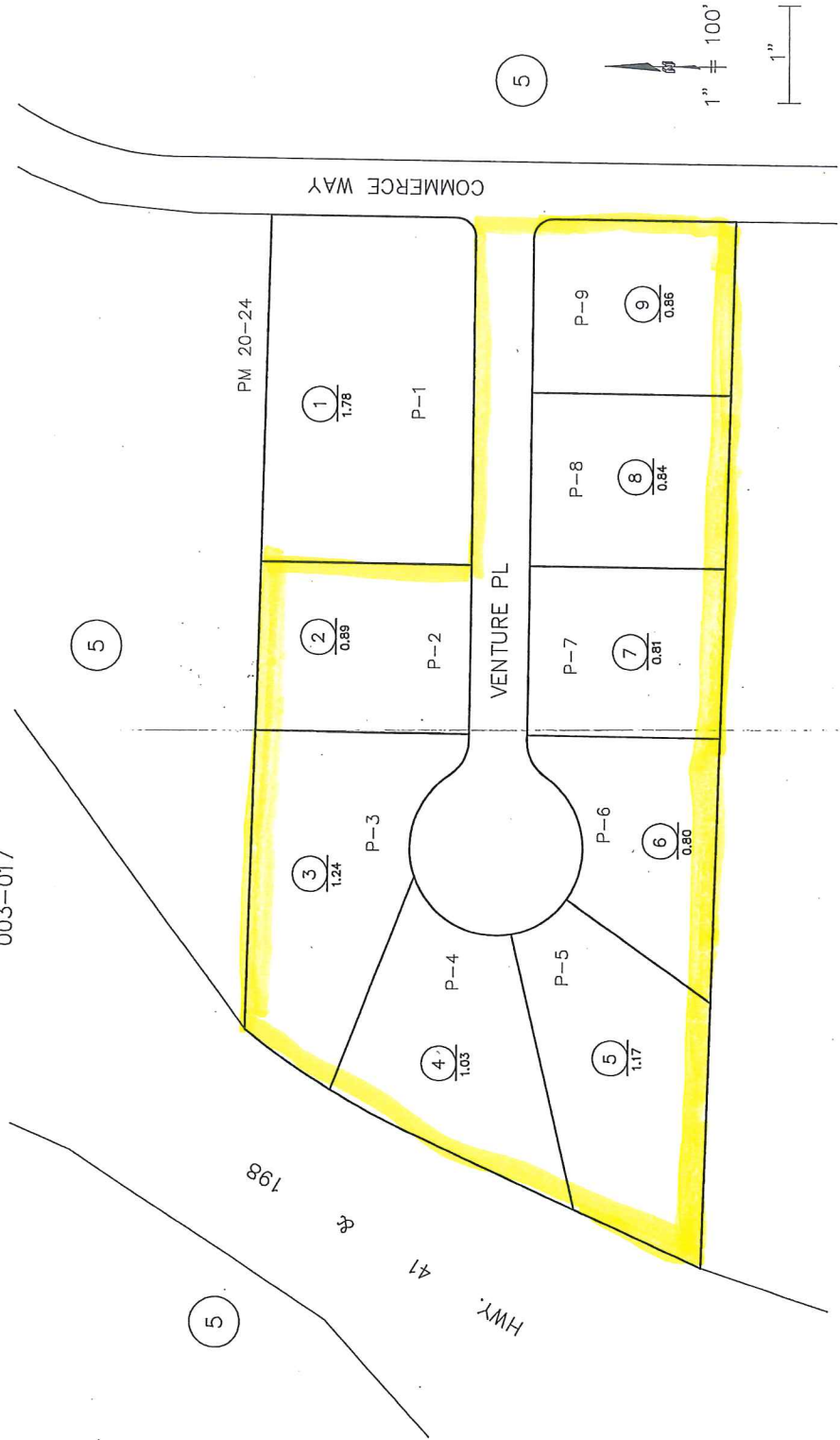


KINGS COUNTY ASSESSOR'S MAP PORTION NE 1/4 SEC 16-19-20

24-40

003-017

THIS MAP IS FOR ASSESSMENT PURPOSES ONLY
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SEPTEMBER 2014



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May 27, 2020

Kristie Baley
City of Lemoore
711 W Cinnamon Dr
Lemoore, CA 93245

Ref: Gas and Electric Transmission and Distribution

Dear Kristie Baley,

Thank you for submitting the Venture Place Cannabis Campus plans for our review. PG&E will review the submitted plans in relationship to any existing Gas and Electric facilities within the project area. If the proposed project is adjacent/or within PG&E owned property and/or easements, we will be working with you to ensure compatible uses and activities near our facilities.

Attached you will find information and requirements as it relates to Gas facilities (Attachment 1) and Electric facilities (Attachment 2). Please review these in detail, as it is critical to ensure your safety and to protect PG&E's facilities and its existing rights.

Below is additional information for your review:

1. This plan review process does not replace the application process for PG&E gas or electric service your project may require. For these requests, please continue to work with PG&E Service Planning: https://www.pge.com/en_US/business/services/building-and-renovation/overview/overview.page.
2. If the project being submitted is part of a larger project, please include the entire scope of your project, and not just a portion of it. PG&E's facilities are to be incorporated within any CEQA document. PG&E needs to verify that the CEQA document will identify any required future PG&E services.
3. An engineering deposit may be required to review plans for a project depending on the size, scope, and location of the project and as it relates to any rearrangement or new installation of PG&E facilities.

Any proposed uses within the PG&E fee strip and/or easement, may include a California Public Utility Commission (CPUC) Section 851 filing. This requires the CPUC to render approval for a conveyance of rights for specific uses on PG&E's fee strip or easement. PG&E will advise if the necessity to incorporate a CPUC Section 851 filing is required.

This letter does not constitute PG&E's consent to use any portion of its easement for any purpose not previously conveyed. PG&E will provide a project specific response as required.

Sincerely,

Plan Review Team
Land Management



Attachment 1 – Gas Facilities

There could be gas transmission pipelines in this area which would be considered critical facilities for PG&E and a high priority subsurface installation under California law. Care must be taken to ensure safety and accessibility. So, please ensure that if PG&E approves work near gas transmission pipelines it is done in adherence with the below stipulations. Additionally, the following link provides additional information regarding legal requirements under California excavation laws: <https://www.usanorth811.org/images/pdfs/CA-LAW-2018.pdf>

1. Standby Inspection: A PG&E Gas Transmission Standby Inspector must be present during any demolition or construction activity that comes within 10 feet of the gas pipeline. This includes all grading, trenching, substructure depth verifications (potholes), asphalt or concrete demolition/removal, removal of trees, signs, light poles, etc. This inspection can be coordinated through the Underground Service Alert (USA) service at 811. A minimum notice of 48 hours is required. Ensure the USA markings and notifications are maintained throughout the duration of your work.
2. Access: At any time, PG&E may need to access, excavate, and perform work on the gas pipeline. Any construction equipment, materials, or spoils may need to be removed upon notice. Any temporary construction fencing installed within PG&E's easement would also need to be capable of being removed at any time upon notice. Any plans to cut temporary slopes exceeding a 1:4 grade within 10 feet of a gas transmission pipeline need to be approved by PG&E Pipeline Services in writing PRIOR to performing the work.
3. Wheel Loads: To prevent damage to the buried gas pipeline, there are weight limits that must be enforced whenever any equipment gets within 10 feet of traversing the pipe.

Ensure a list of the axle weights of all equipment being used is available for PG&E's Standby Inspector. To confirm the depth of cover, the pipeline may need to be potholed by hand in a few areas.

Due to the complex variability of tracked equipment, vibratory compaction equipment, and cranes, PG&E must evaluate those items on a case-by-case basis prior to use over the gas pipeline (provide a list of any proposed equipment of this type noting model numbers and specific attachments).

No equipment may be set up over the gas pipeline while operating. Ensure crane outriggers are at least 10 feet from the centerline of the gas pipeline. Transport trucks must not be parked over the gas pipeline while being loaded or unloaded.

4. Grading: PG&E requires a minimum of 36 inches of cover over gas pipelines (or existing grade if less) and a maximum of 7 feet of cover at all locations. The graded surface cannot exceed a cross slope of 1:4.
5. Excavating: Any digging within 2 feet of a gas pipeline must be dug by hand. Note that while the minimum clearance is only 12 inches, any excavation work within 24 inches of the edge of a pipeline must be done with hand tools. So to avoid having to dig a trench entirely with hand tools, the edge of the trench must be over 24 inches away. (Doing the math for a 24 inch



wide trench being dug along a 36 inch pipeline, the centerline of the trench would need to be at least 54 inches [$24/2 + 24 + 36/2 = 54$] away, or be entirely dug by hand.)

Water jetting to assist vacuum excavating must be limited to 1000 psig and directed at a 40° angle to the pipe. All pile driving must be kept a minimum of 3 feet away.

Any plans to expose and support a PG&E gas transmission pipeline across an open excavation need to be approved by PG&E Pipeline Services in writing PRIOR to performing the work.

6. Boring/Trenchless Installations: PG&E Pipeline Services must review and approve all plans to bore across or parallel to (within 10 feet) a gas transmission pipeline. There are stringent criteria to pothole the gas transmission facility at regular intervals for all parallel bore installations.

For bore paths that cross gas transmission pipelines perpendicularly, the pipeline must be potholed a minimum of 2 feet in the horizontal direction of the bore path and a minimum of 12 inches in the vertical direction from the bottom of the pipe with minimum clearances measured from the edge of the pipe in both directions. Standby personnel must watch the locator trace (and every ream pass) the path of the bore as it approaches the pipeline and visually monitor the pothole (with the exposed transmission pipe) as the bore traverses the pipeline to ensure adequate clearance with the pipeline. The pothole width must account for the inaccuracy of the locating equipment.

7. Substructures: All utility crossings of a gas pipeline should be made as close to perpendicular as feasible ($90^\circ \pm 15^\circ$). All utility lines crossing the gas pipeline must have a minimum of 12 inches of separation from the gas pipeline. Parallel utilities, pole bases, water line 'kicker blocks', storm drain inlets, water meters, valves, back pressure devices or other utility substructures are not allowed in the PG&E gas pipeline easement.

If previously retired PG&E facilities are in conflict with proposed substructures, PG&E must verify they are safe prior to removal. This includes verification testing of the contents of the facilities, as well as environmental testing of the coating and internal surfaces. Timelines for PG&E completion of this verification will vary depending on the type and location of facilities in conflict.

8. Structures: No structures are to be built within the PG&E gas pipeline easement. This includes buildings, retaining walls, fences, decks, patios, carports, septic tanks, storage sheds, tanks, loading ramps, or any structure that could limit PG&E's ability to access its facilities.

9. Fencing: Permanent fencing is not allowed within PG&E easements except for perpendicular crossings which must include a 16 foot wide gate for vehicular access. Gates will be secured with PG&E corporation locks.

10. Landscaping: Landscaping must be designed to allow PG&E to access the pipeline for maintenance and not interfere with pipeline coatings or other cathodic protection systems. No trees, shrubs, brush, vines, and other vegetation may be planted within the easement area. Only those plants, ground covers, grasses, flowers, and low-growing plants that grow unsupported to a maximum of four feet (4') in height at maturity may be planted within the easement area.



11. Cathodic Protection: PG&E pipelines are protected from corrosion with an “Impressed Current” cathodic protection system. Any proposed facilities, such as metal conduit, pipes, service lines, ground rods, anodes, wires, etc. that might affect the pipeline cathodic protection system must be reviewed and approved by PG&E Corrosion Engineering.

12. Pipeline Marker Signs: PG&E needs to maintain pipeline marker signs for gas transmission pipelines in order to ensure public awareness of the presence of the pipelines. With prior written approval from PG&E Pipeline Services, an existing PG&E pipeline marker sign that is in direct conflict with proposed developments may be temporarily relocated to accommodate construction work. The pipeline marker must be moved back once construction is complete.

13. PG&E is also the provider of distribution facilities throughout many of the areas within the state of California. Therefore, any plans that impact PG&E’s facilities must be reviewed and approved by PG&E to ensure that no impact occurs which may endanger the safe operation of its facilities.



Attachment 2 – Electric Facilities

It is PG&E's policy to permit certain uses on a case by case basis within its electric transmission fee strip(s) and/or easement(s) provided such uses and manner in which they are exercised, will not interfere with PG&E's rights or endanger its facilities. Some examples/restrictions are as follows:

1. Buildings and Other Structures: No buildings or other structures including the foot print and eave of any buildings, swimming pools, wells or similar structures will be permitted within fee strip(s) and/or easement(s) areas. PG&E's transmission easement shall be designated on subdivision/parcel maps as **"RESTRICTED USE AREA – NO BUILDING."**

2. Grading: Cuts, trenches or excavations may not be made within 25 feet of our towers. Developers must submit grading plans and site development plans (including geotechnical reports if applicable), signed and dated, for PG&E's review. PG&E engineers must review grade changes in the vicinity of our towers. No fills will be allowed which would impair ground-to-conductor clearances. Towers shall not be left on mounds without adequate road access to base of tower or structure.

3. Fences: Walls, fences, and other structures must be installed at locations that do not affect the safe operation of PG&E's facilities. Heavy equipment access to our facilities must be maintained at all times. Metal fences are to be grounded to PG&E specifications. No wall, fence or other like structure is to be installed within 10 feet of tower footings and unrestricted access must be maintained from a tower structure to the nearest street. Walls, fences and other structures proposed along or within the fee strip(s) and/or easement(s) will require PG&E review; submit plans to PG&E Centralized Review Team for review and comment.

4. Landscaping: Vegetation may be allowed; subject to review of plans. On overhead electric transmission fee strip(s) and/or easement(s), trees and shrubs are limited to those varieties that do not exceed 15 feet in height at maturity. PG&E must have access to its facilities at all times, including access by heavy equipment. No planting is to occur within the footprint of the tower legs. Greenbelts are encouraged.

5. Reservoirs, Sumps, Drainage Basins, and Ponds: Prohibited within PG&E's fee strip(s) and/or easement(s) for electric transmission lines.

6. Automobile Parking: Short term parking of movable passenger vehicles and light trucks (pickups, vans, etc.) is allowed. The lighting within these parking areas will need to be reviewed by PG&E; approval will be on a case by case basis. Heavy equipment access to PG&E facilities is to be maintained at all times. Parking is to clear PG&E structures by at least 10 feet. Protection of PG&E facilities from vehicular traffic is to be provided at developer's expense AND to PG&E specifications. Blocked-up vehicles are not allowed. Carports, canopies, or awnings are not allowed.

7. Storage of Flammable, Explosive or Corrosive Materials: There shall be no storage of fuel or combustibles and no fueling of vehicles within PG&E's easement. No trash bins or incinerators are allowed.



8. Streets and Roads: Access to facilities must be maintained at all times. Street lights may be allowed in the fee strip(s) and/or easement(s) but in all cases must be reviewed by PG&E for proper clearance. Roads and utilities should cross the transmission easement as nearly at right angles as possible. Road intersections will not be allowed within the transmission easement.

9. Pipelines: Pipelines may be allowed provided crossings are held to a minimum and to be as nearly perpendicular as possible. Pipelines within 25 feet of PG&E structures require review by PG&E. Sprinklers systems may be allowed; subject to review. Leach fields and septic tanks are not allowed. Construction plans must be submitted to PG&E for review and approval prior to the commencement of any construction.

10. Signs: Signs are not allowed except in rare cases subject to individual review by PG&E.

11. Recreation Areas: Playgrounds, parks, tennis courts, basketball courts, barbecue and light trucks (pickups, vans, etc.) may be allowed; subject to review of plans. Heavy equipment access to PG&E facilities is to be maintained at all times. Parking is to clear PG&E structures by at least 10 feet. Protection of PG&E facilities from vehicular traffic is to be provided at developer's expense AND to PG&E specifications.

12. Construction Activity: Since construction activity will take place near PG&E's overhead electric lines, please be advised it is the contractor's responsibility to be aware of, and observe the minimum clearances for both workers and equipment operating near high voltage electric lines set out in the High-Voltage Electrical Safety Orders of the California Division of Industrial Safety (<https://www.dir.ca.gov/Title8/sb5g2.html>), as well as any other safety regulations. Contractors shall comply with California Public Utilities Commission General Order 95 (http://www.cpuc.ca.gov/gos/GO95/go_95_startup_page.html) and all other safety rules. No construction may occur within 25 feet of PG&E's towers. All excavation activities may only commence after 811 protocols has been followed.

Contractor shall ensure the protection of PG&E's towers and poles from vehicular damage by (installing protective barriers) Plans for protection barriers must be approved by PG&E prior to construction.

13. PG&E is also the owner of distribution facilities throughout many of the areas within the state of California. Therefore, any plans that impact PG&E's facilities must be reviewed and approved by PG&E to ensure that no impact occurs that may endanger the safe and reliable operation of its facilities.



NATIVE AMERICAN HERITAGE COMMISSION

June 1, 2020

Judy Holwell
City of Lemoore
711 West Cinnamon Drive
Lemoore, CA 93245

CHAIRPERSON
Laura Miranda
Luiseño

VICE CHAIRPERSON
Reginald Pagaling
Chumash

SECRETARY
Merri Lopez-Keifer
Luiseño

PARLIAMENTARIAN
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Apache

COMMISSIONER
Julie Tumamail-Stenslie
Chumash

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EXECUTIVE SECRETARY
Christina Snider
Pomo

NAHC HEADQUARTERS
1550 Harbor Boulevard
Suite 100
West Sacramento,
California 95691
(916) 373-3710
nahc@nahc.ca.gov
NAHC.ca.gov

Re: SCH# 2020059036 Venture Place Cannabis Campus and Food Court, Kings County

Dear Ms. Holwell:

The Native American Heritage Commission (NAHC) has reviewed the Draft Environmental Impact Report (DEIR)/Mitigated Negative Declaration (MND) or Negative Declaration prepared for the project referenced above. The review may have included the Cultural Resources Section, Archaeological Report, Appendices for Cultural Resources Compliance, as well as other informational materials. We have the following concerns:

- There is no information in the documents of any contact or consultation with all traditionally, culturally affiliated California Native American Tribes from the NAHC's contact list.
- The Archaeological Report shows potential for impact to Native American cultural sites or known archaeological sites near the boundaries of the project.
- On page 3-30 of the Initial Study/Mitigated Negative Declaration document, it states that, "The archaeologist may assist the Santa Rosa Rancheria Tachi Yokut Tribe, if requested, but the archaeologist has no jurisdiction over human remains, and is subject to the same fines as anyone else." This seems to implicate that the Santa Rosa Rancheria Tachi Yokut Tribe has jurisdiction of Native American human remains found on site, however this would be incorrect. Only the Most Likely Descendant (MLD) designated by the Native American Heritage Commission, would have jurisdiction on the Native American human remains.

The California Environmental Quality Act (CEQA)¹, specifically Public Resources Code section 21084.1, states that a project that may cause a substantial adverse change in the significance of a historical resource is a project that may have a significant effect on the environment.² If there is substantial evidence, in light of the whole record before a lead agency, that a project may have a significant effect on the environment, an environmental impact report (EIR) shall be prepared.³ In order to determine whether a project will cause a substantial adverse change in the significance of a historical resource, a lead agency will need to determine whether there are historical resources with the area of project effect (APE).

CEQA was amended in 2014 by Assembly Bill 52 (AB 52).⁴ **AB 52 applies to any project for which a notice of preparation or a notice of negative declaration or mitigated negative declaration is filed on or after July 1, 2015.** AB 52 created a separate category for "tribal cultural resources"⁵, that now includes "a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on

¹ Pub. Resources Code § 21000 et seq.

² Pub. Resources Code § 21084.1; Cal. Code Regs., tit. 14, § 15064.5 (b); CEQA Guidelines Section 15064.5 (b)

³ Pub. Resources Code § 21080 (d); Cal. Code Regs., tit. 14, § 15064 subd.(a)(1); CEQA Guidelines § 15064 (a)(1)

the environment.⁶ Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource.⁷ Your project may also be subject to **Senate Bill 18 (SB 18)** (Burton, Chapter 905, Statutes of 2004), Government Code 65352.3, if it also involves the adoption of or amendment to a general plan or a specific plan, or the designation or proposed designation of open space. **Both SB 18 and AB 52 have tribal consultation requirements.** Additionally, if your project is also subject to the federal National Environmental Policy Act (42 U.S.C. § 4321 et seq.) (NEPA), the tribal consultation requirements of Section 106 of the National Historic Preservation Act of 1966⁸ may also apply.

Consult your legal counsel about compliance with AB 52 and SB 18 as well as compliance with any other applicable laws.

Agencies should be aware that AB 52 does not preclude agencies from initiating tribal consultation with tribes that are traditionally and culturally affiliated with their jurisdictions before the timeframes provided in AB 52. For that reason, we urge you to continue to request Native American Tribal Contact Lists and Sacred Lands File searches from the NAHC. The request forms can be found online at: <http://nahc.ca.gov/resources/forms/>. Additional information regarding AB 52 can be found online at http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation_CalEPAPDF.pdf, entitled "Tribal Consultation Under AB 52: Requirements and Best Practices".

The NAHC recommends lead agencies consult with all California Native American tribes that are traditionally and culturally affiliated with the geographic area of your proposed project as early as possible in order to avoid inadvertent discoveries of Native American human remains and best protect tribal cultural resources.

A brief summary of portions of AB 52 and SB 18 as well as the NAHC's recommendations for conducting cultural resources assessments is also attached.

If you have any questions or need additional information, please contact me at my email address:
Nancy.Gonzalez-Lopez@nahc.ca.gov.

Sincerely,



Nancy Gonzalez-Lopez
Cultural Resources Analyst

Attachment

cc: State Clearinghouse

Pertinent Statutory Information:

Under AB 52:

AB 52 has added to CEQA the additional requirements listed below, along with many other requirements: Within fourteen (14) days of determining that an application for a project is complete or of a decision by a public agency to undertake a project, a **lead agency** shall provide formal notification to a designated contact of, or tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice. A **lead agency** shall begin the consultation process within 30 days of receiving a request for consultation from a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project.⁴ and **prior to the release of a negative declaration, mitigated negative declaration or environmental impact report.** For purposes of AB 52, "consultation shall have the same meaning as provided in Gov. Code § 65352.4 (SB 18).⁵

The following topics of consultation, if a tribe requests to discuss them, are mandatory topics of consultation:

- a. Alternatives to the project.
- b. Recommended mitigation measures.
- c. Significant effects.⁶

1. The following topics are discretionary topics of consultation:

- a. Type of environmental review necessary.
- b. Significance of the tribal cultural resources.
- c. Significance of the project's impacts on tribal cultural resources.

If necessary, project alternatives or appropriate measures for preservation or mitigation that the tribe may recommend to the lead agency.⁷

With some exceptions, any information, including but not limited to, the location, description, and use of tribal cultural resources submitted by a California Native American tribe during the environmental review process **shall not be included in the environmental document or otherwise disclosed by the lead agency or any other public agency to the public, consistent with Government Code sections 6254 (r) and 6254.10.** Any information submitted by a California Native American tribe during the consultation or environmental review process shall be published in a confidential appendix to the environmental document unless the tribe that provided the information consents, in writing, to the disclosure of some or all of the information to the public.⁸

If a project may have a significant impact on a tribal cultural resource, **the lead agency's environmental document shall discuss** both of the following:

- a. Whether the proposed project has a significant impact on an identified tribal cultural resource.
- b. Whether feasible alternatives or mitigation measures, including those measures that may be agreed to pursuant to Public Resources Code section 21082.3, subdivision (a), avoid or substantially lessen the impact on the identified tribal cultural resource.⁹

Consultation with a tribe shall be considered concluded when either of the following occurs:

- a. The parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource; or
- b. A party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached.¹⁰

Any mitigation measures agreed upon in the consultation conducted pursuant to Public Resources Code section 21080.3.2 **shall be recommended for inclusion in the environmental document and in an adopted mitigation monitoring and reporting program**, if determined to avoid or lessen the impact pursuant to Public Resources Code section 21082.3, subdivision (b), paragraph 2, and shall be fully enforceable.¹¹

If mitigation measures recommended by the staff of the lead agency as a result of the consultation process are not included in the environmental document or if there are no agreed upon mitigation measures at the conclusion of consultation, or if consultation does not occur, and if substantial evidence demonstrates that a project will cause a significant effect to a tribal cultural resource, **the lead agency shall consider feasible mitigation** pursuant to Public Resources Code section 21084.3 (b).¹²

An environmental impact report **may not be certified**, nor may a mitigated negative declaration or a negative declaration be adopted unless one of the following occurs:

⁴ Pub. Resources Code § 21080.3.1, subds. (d) and (e)

⁵ Pub. Resources Code § 21080.3.1 (b)

⁶ Pub. Resources Code § 21080.3.2 (a)

⁷ Pub. Resources Code § 21080.3.2 (a)

⁸ Pub. Resources Code § 21082.3 (c)(1)

⁹ Pub. Resources Code § 21082.3 (b)

¹⁰ Pub. Resources Code § 21080.3.2 (b)

¹¹ Pub. Resources Code § 21082.3 (a)

¹² Pub. Resources Code § 21082.3 (e)

- a. The consultation process between the tribes and the lead agency has occurred as provided in Public Resources Code sections 21080.3.1 and 21080.3.2 and concluded pursuant to Public Resources Code section 21080.3.2.
- b. The tribe that requested consultation failed to provide comments to the lead agency or otherwise failed to engage in the consultation process.
- c. The lead agency provided notice of the project to the tribe in compliance with Public Resources Code section 21080.3.1 (d) and the tribe failed to request consultation within 30 days.¹³

This process should be documented in the Tribal Cultural Resources section of your environmental document.

Under SB 18:

Government Code § 65352.3 (a) (1) requires consultation with Native Americans on general plan proposals for the purposes of "preserving or mitigating impacts to places, features, and objects described § 5097.9 and § 5097.993 of the Public Resources Code that are located within the city or county's jurisdiction. Government Code § 65560 (a), (b), and (c) provides for consultation with Native American tribes on the open-space element of a county or city general plan for the purposes of protecting places, features, and objects described in Sections 5097.9 and 5097.993 of the Public Resources Code.

- SB 18 applies to **local governments** and requires them to contact, provide notice to, refer plans to, and consult with tribes prior to the adoption or amendment of a general plan or a specific plan, or the designation of open space. Local governments should consult the Governor's Office of Planning and Research's "Tribal Consultation Guidelines," which can be found online at: https://www.opr.ca.gov/docs/09_14_05_Updated_Guidelines_922.pdf
- **Tribal Consultation:** If a local government considers a proposal to adopt or amend a general plan or a specific plan, or to designate open space it is required to contact the appropriate tribes identified by the NAHC by requesting a "Tribal Consultation List." If a tribe, once contacted, requests consultation the local government must consult with the tribe on the plan proposal. **A tribe has 90 days from the date of receipt of notification to request consultation unless a shorter timeframe has been agreed to by the tribe.**¹⁴
- There is no Statutory Time Limit on Tribal Consultation under the law.
- Confidentiality: Consistent with the guidelines developed and adopted by the Office of Planning and Research,¹⁵ the city or county shall protect the confidentiality of the information concerning the specific identity, location, character, and use of places, features and objects described in Public Resources Code sections 5097.9 and 5097.993 that are within the city's or county's jurisdiction.¹⁶
- Conclusion Tribal Consultation: Consultation should be concluded at the point in which:
 - The parties to the consultation come to a mutual agreement concerning the appropriate measures for preservation or mitigation; or
 - Either the local government or the tribe, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached concerning the appropriate measures of preservation or mitigation.¹⁷

NAHC Recommendations for Cultural Resources Assessments:

- Contact the NAHC for:
 - A Sacred Lands File search. Remember that tribes do not always record their sacred sites in the Sacred Lands File, nor are they required to do so. A Sacred Lands File search is not a substitute for consultation with tribes that are traditionally and culturally affiliated with the geographic area of the project's APE.
 - A Native American Tribal Contact List of appropriate tribes for consultation concerning the project site and to assist in planning for avoidance, preservation in place, or, failing both, mitigation measures.
 - The request form can be found at <http://nahc.ca.gov/resources/forms/>.
- Contact the appropriate regional California Historical Research Information System (CHRIS) Center (http://ohp.parks.ca.gov/?page_id=1068) for an archaeological records search. The records search will determine:
 - If part or the entire APE has been previously surveyed for cultural resources.
 - If any known cultural resources have been already been recorded on or adjacent to the APE.
 - If the probability is low, moderate, or high that cultural resources are located in the APE.
 - If a survey is required to determine whether previously unrecorded cultural resources are present.

¹³ Pub. Resources Code § 21082.3 (d)

¹⁴ (Gov. Code § 65352.3 (a)(2)).

¹⁵ pursuant to Gov. Code section 65040.2,

¹⁶ (Gov. Code § 65352.3 (b)).

¹⁷ (Tribal Consultation Guidelines, Governor's Office of Planning and Research (2005) at p. 18).

- If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
 - The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum and not be made available for public disclosure.
 - The final written report should be submitted within 3 months after work has been completed to the appropriate regional CHRIS center.

Examples of Mitigation Measures That May Be Considered to Avoid or Minimize Significant Adverse Impacts to Tribal Cultural Resources:

- Avoidance and preservation of the resources in place, including, but not limited to:
 - Planning and construction to avoid the resources and protect the cultural and natural context.
 - Planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria.
- Treating the resource with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following:
 - Protecting the cultural character and integrity of the resource.
 - Protecting the traditional use of the resource.
 - Protecting the confidentiality of the resource.
- Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places.
- Please note that a federally recognized California Native American tribe or a non-federally recognized California Native American tribe that is on the contact list maintained by the NAHC to protect a California prehistoric, archaeological, cultural, spiritual, or ceremonial place may acquire and hold conservation easements if the conservation easement is voluntarily conveyed.¹⁸
- Please note that it is the policy of the state that Native American remains and associated grave artifacts shall be repatriated.¹⁹

The lack of surface evidence of archaeological resources (including tribal cultural resources) does not preclude their subsurface existence.

- Lead agencies should include in their mitigation and monitoring reporting program plan provisions for the identification and evaluation of inadvertently discovered archaeological resources.²⁰ In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American with knowledge of cultural resources should monitor all ground-disturbing activities.
- Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the disposition of recovered cultural items that are not burial associated in consultation with culturally affiliated Native Americans.
- Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the treatment and disposition of inadvertently discovered Native American human remains. Health and Safety Code section 7050.5, Public Resources Code section 5097.98, and Cal. Code Regs., tit. 14, section 15064.5, subdivisions (d) and (e) (CEQA Guidelines section 15064.5, subds. (d) and (e)) address the processes to be followed in the event of an inadvertent discovery of any Native American human remains and associated grave goods in a location other than a dedicated cemetery.

¹⁸ (Civ. Code § 815.3 (c)).

¹⁹ (Pub. Resources Code § 5097.991).

²⁰ per Cal. Code Regs., tit. 14, section 15064.5(f) (CEQA Guidelines section 15064.5(f)).



Jared Blumenfeld
Secretary for
Environmental Protection



Department of Toxic Substances Control

Meredith Williams, Ph.D.
Director
8800 Cal Center Drive
Sacramento, California 95826-3200



Gavin Newsom
Governor

June 5, 2020

Ms. Judy Holwell
City of Lemoore
711 West Cinnamon Drive
Lemoore, California 93245
planning@lemoore.com

MITIGATED NEGATIVE DECLARATION FOR VENTURE PLACE CANNABIS
CAMPUS AND FOOD COURT – DATED MAY 2020 (STATE CLEARINGHOUSE
NUMBER: 2020059036)

Dear Ms. Holwell:

The Department of Toxic Substances Control (DTSC) received a Mitigated Negative Declaration (MND) for Venture Place Cannabis Campus and Food Court. The Venture Place project consists of a comprehensive seed to sale Cannabis Campus and a Food Court dining area to be serviced by a permanent structure and food trucks. The Cannabis Campus includes 20 greenhouses with gross area ranging from 2,700 square feet to 3,600 square feet for a total gross greenhouse area of 71,100 square feet. A 1,350 square foot accessory building will support greenhouse operations and may be used as a temporary non-store front delivery and support for the temporary extraction containers during the first few phases. The phase two area of the greenhouse has the provision for up to six temporary extractor containers to be utilized until the first phase of the processing building is complete. In addition, there are two buildings roughly 80 feet by 225 feet each, plus mezzanine areas to be built in three phases. One building will be used for product processing, drying through finished product, not including extraction. The second building is to be used for extraction through finished product packaging, distribution, and delivery. The mezzanines in both buildings are to be used for offices and/or storage as needed. A third building of roughly 4,800 square feet plus a porch will initially be used for offices and non-storefront delivery. If an additional storefront permit is allowed in the City, it could be considered for a permit.

DTSC recommends that the following issues be evaluated in the MND Hazards and Hazardous Materials section:

1. The MND should acknowledge the potential for historic or future activities on or near the project site to result in the release of hazardous wastes/substances on

the project site. In instances in which releases have occurred or may occur, further studies should be carried out to delineate the nature and extent of the contamination, and the potential threat to public health and/or the environment should be evaluated. The MND should also identify the mechanism(s) to initiate any required investigation and/or remediation and the government agency who will be responsible for providing appropriate regulatory oversight.

2. Refiners in the United States started adding lead compounds to gasoline in the 1920s in order to boost octane levels and improve engine performance. This practice did not officially end until 1992 when lead was banned as a fuel additive in California. Tailpipe emissions from automobiles using leaded gasoline contained lead and resulted in aerially deposited lead (ADL) being deposited in and along roadways throughout the state. ADL-contaminated soils still exist along roadsides and medians and can also be found underneath some existing road surfaces due to past construction activities. Due to the potential for ADL-contaminated soil DTSC, recommends collecting soil samples for lead analysis prior to performing any intrusive activities for the project described in the MND.
3. If any sites within the project area or sites located within the vicinity of the project have been used or are suspected of having been used for mining activities, proper investigation for mine waste should be discussed in the MND. DTSC recommends that any project sites with current and/or former mining operations onsite or in the project site area should be evaluated for mine waste according to DTSC's 1998 Abandoned Mine Land Mines Preliminary Assessment Handbook (https://dtsc.ca.gov/wp-content/uploads/sites/31/2018/11/aml_handbook.pdf).
4. If buildings or other structures are to be demolished on any project sites included in the proposed project, surveys should be conducted for the presence of lead-based paints or products, mercury, asbestos containing materials, and polychlorinated biphenyl caulk. Removal, demolition and disposal of any of the above-mentioned chemicals should be conducted in compliance with California environmental regulations and policies. In addition, sampling near current and/or former buildings should be conducted in accordance with DTSC's 2006 *Interim Guidance Evaluation of School Sites with Potential Contamination from Lead Based Paint, Termiticides, and Electrical Transformers* (https://dtsc.ca.gov/wpcontent/uploads/sites/31/2018/09/Guidance_Lead Contamination_050118.pdf).
5. If any projects initiated as part of the proposed project require the importation of soil to backfill any excavated areas, proper sampling should be conducted to ensure that the imported soil is free of contamination. DTSC recommends the imported materials be characterized according to DTSC's 2001 *Information Advisory Clean Imported Fill Material* (https://dtsc.ca.gov/wp-content/uploads/sites/31/2018/09/SMP_FS_Cleanfill-Schools.pdf).

6. If any sites included as part of the proposed project have been used for agricultural, weed abatement or related activities, proper investigation for organochlorinated pesticides should be discussed in the MND. DTSC recommends the current and former agricultural lands be evaluated in accordance with DTSC's 2008 *Interim Guidance for Sampling Agricultural Properties (Third Revision)* (<https://dtsc.ca.gov/wp-content/uploads/sites/31/2018/09/Ag-Guidance-Rev-3-August-7-2008-2.pdf>).

DTSC appreciates the opportunity to comment on the MND. Should you need any assistance with an environmental investigation, please submit a request for Lead Agency Oversight Application, which can be found at: https://dtsc.ca.gov/wp-content/uploads/sites/31/2018/09/VCP_App-1460.doc. Additional information regarding voluntary agreements with DTSC can be found at: <https://dtsc.ca.gov/brownfields/>.

If you have any questions, please contact me at (916) 255-3710 or via email at Gavin.McCreary@dtsc.ca.gov.

Sincerely,



Gavin McCreary
Project Manager
Site Evaluation and Remediation Unit
Site Mitigation and Restoration Program
Department of Toxic Substances Control

cc: (via email)

Governor's Office of Planning and Research
State Clearinghouse
State.Clearinghouse@opr.ca.gov

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