

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

May 8, 2023
5:30 p.m.

1. PLEDGE OF ALLEGIANCE
2. CALL TO ORDER AND ROLL CALL
3. ELECTION OF OFFICERS – Fill Vacant Seat(s)
4. PUBLIC COMMENT – **Public comment will be in accordance with the attached policy.** 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 three (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 Commission will be provided to the Commission Secretary for distribution to the Commission and appropriate staff. The public will have an opportunity to comment on items on the agenda once the item has been called and the Chair opens the item to the public.
5. APPROVAL OF MINUTES – Regular Meeting, March 13, 2023
6. APPROVAL OF MINUTES – Special Meeting, April 24, 2023
7. REPORT AND RECOMMENDATION – A request by Helena Agri Enterprises (Gareth Davis, Agent) to extend approval of Major Site Plan Review No. 2020-06 and accompanying Planning entitlements for one year. The project proposes to construct a new facility for the storage, blending, and sale of bulk and prepackaged dry and liquid fertilizer along with the storage of agricultural protection products on the site located at the southeast corner of Industry Way and Production Avenue in the City of Lemoore. (APNs 023-520-008, 023-510-044)
8. PUBLIC HEARING – Tentative Subdivision Map Tract 793 and Major Site Plan Review No. 2022-04: a request by Daley Homes to divide 17.87 acres into 30 single-family lots, 12 multi-family lots with a remainder located at the northeast corner of SR 198 and Hwy 41 in the City of Lemoore (APN 023-320-005). The Mitigated Negative Declaration previously prepared and approved for General Plan Amendment No. 2016-02 and Zone Change No. 2016-02 is appropriate to be utilized for evaluation of environmental impacts of this project, in accordance with CEQA, as the Mitigated Negative Declaration considered environmental impacts that could result from a project of approximately 134 residential units, which is larger than the number of units in the project being considered.
9. DIRECTOR'S REPORT
10. COMMISSION REPORTS / REQUESTS
11. ADJOURNMENT

Upcoming Meetings

Regular Meeting of the Planning Commission, June 12, 2023

Agendas for all City Council 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. Written communications from the public for the agenda must be received by the City Clerk's Office no less than seven (7) days prior to the meeting date. 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 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 Regular Meeting of Monday, May 8, 2023 at Council Chamber, 429 C Street and Cinnamon Municipal Complex, 711 W. Cinnamon Drive, Lemoore CA on May 5, 2023.

//s//

Kristie Baley, Commission Secretary



PLANNING COMMISSION REGULAR MEETING MAY 8, 2023 @ 5:30 p.m.

The Planning Commission will hold its public meetings in person, with a virtual option for public participation based on availability. The City of Lemoore utilizes Zoom teleconferencing technology for virtual public participation; however, the City makes no representation or warranty of any kind, regarding the adequacy, reliability, or availability of the use of this platform in this manner. Participation by members of the public through this means is at their own risk. (Zoom teleconferencing/attendance may not be available at all meetings.)

The meeting may be viewed through the following Zoom Meeting:

- Please click the link below to join the webinar:
- <https://us06web.zoom.us/j/83767750889?pwd=aHdHV3pobnZ1b3EvZ085Zkc4WVovUT09>
- Meeting ID: 837 6775 0889
- Passcode: 277598
- Phone: +1 669 900 6833

If you wish to make a general public comment or public comment on a particular item on the agenda, **participants may do so via Zoom during the meeting** or by **submitting public comments by e-mail to: planning@lemoore.com**. In the subject line of the e-mail, please state your name and the item you are commenting on. If you wish to submit a public comment on more than one agenda item, please send a separate e-mail for each item you are commenting on. Please be aware that written public comments, including your name, may become public information. Additional requirements for submitting public comments by e-mail are provided below.

General Public Comments & Comments on City Council Business Items

For general public comments and comments regarding specific Planning Commission Business Items, public comments can be made via Zoom during the meeting or all public comments must be received by e-mail no later than 5:00 p.m. the day of the meeting. Comments received by this time will be read aloud by a staff member during the applicable agenda item, provided that such comments may be read within the normal three (3) minutes allotted to each speaker. Any portion of your comment extending past three (3) minutes may not be read aloud due to time restrictions. If a general public comment or comment on a business item is received after 5:00 p.m., efforts will be made to read your comment into the record. However, staff cannot guarantee that written comments received after 5:00 p.m. will be read. All written comments that are not read into the record will be made part of the meeting minutes, provided that such comments are received prior to the end of the Planning Commission meeting.

Public Hearings

For public comment on a public hearing, all public comments must be received by the close of the public hearing period. All comments received by the close of the public hearing period will be read aloud by a staff member during the applicable agenda item, provided that such comments may be read within the normal three (3) minutes allotted to each speaker. Any portion of your comment extending past three (3) minutes may not be read aloud due to time restrictions. If a comment on a public hearing item is received after the close of the public hearing, such comment will be made part of the meeting minutes, provided that such comment is received prior to the end of the meeting.

PLEASE BE AWARE THAT ANY PUBLIC COMMENTS RECEIVED THAT DO NOT SPECIFY A PARTICULAR AGENDA ITEM WILL BE READ ALOUD DURING THE GENERAL PUBLIC COMMENT PORTION OF THE AGENDA.

**Minutes of the
LEMOORE PLANNING COMMISSION
Regular Meeting
March 13, 2023**

ITEM NO. 1 Pledge of Allegiance

ITEM NO. 2 Call to Order and Roll Call

The meeting was called to order at 5:30 PM.

Chair: Greg Franklin

Commissioners: Joseph Brewer, Bob Clement, Mitchell Couch, Ray Etchegoin,
Ron Meade

City Staff and Contract Employees Present: City Manager Nathan Olson, City Planner Steve Brandt (QK), City Attorney Michael Linden (Lozano Smith), Commission Secretary Kristie Baley

ITEM NO. 3 Public Comment

Amanda Loll, resident of Phase II Lennar subdivision Tract 920, expressed concern regarding the delay in development of Phase II which was proposed to trigger installation of a traffic signal at Liberty and Hanford-Armona Road and a park for the entire subdivision. She stated that this is the only District in the City without a park.

There was no other comment.

ITEM NO. 4 Approval - Minutes – Regular Meeting, December 12, 2022

Motion by Commissioner Etchegoin, seconded by Commissioner Clement, to approve the Minutes of the Planning Commission Regular Meeting of December 12, 2022.

Ayes: Etchegoin, Clement, Brewer, Couch, Meade, Franklin

ITEM NO. 5 Approval - Minutes – Special Meeting, January 23, 2023

Motion by Commissioner Couch, seconded by Commissioner Etchegoin, to approve the Minutes of the Planning Commission Special Meeting of January 23, 2023.

Ayes: Couch, Etchegoin, Brewer, Clement, Franklin

Abstain: Meade

ITEM NO. 6 Public Hearing – Tentative Parcel Map No. 2022-03: A request by John Giovannetti to divide an existing 2.91-acre parcel into three parcels located at the northeast corner of 19th Avenue and Cinnamon Drive in the City of Lemoore (APN 021-620-008). The project is Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA) California Code of Regulations Title 14 § 15315 (Class 15 – Minor Land Divisions).

City Planner Brandt presented the staff report and answered questions.

Commissioner Franklin opened the Public Hearing at 5:45 p.m.

John Giovannetti, applicant and representative for the property owner, provided project information questioned staff's recommendation to abandon the driveway on 19th Avenue.

Ben Mullins (Lane Engineers), surveyor for the applicant, disputed staff's recommendation requiring the applicant to install the main sewer line to the north side of parcel 1 prior to recording the final parcel map..

Commissioner Franklin closed the Public Hearing at 5:55 p.m.

Brandt provided clarification.

Commissioner Etchegoin recommended deferment of the sewer line until parcel 2 or 3 develop and to allow the existing circle driveway to remain.

Commissioner Couch recommended that the driveway on 19th Avenue meet current City Standards.

Motion by Commissioner Couch, seconded by Commissioner Meade, to adopt Resolution No. 2023-02, approving Tentative Parcel Map No. 2022-03 and accompanying Planning entitlements in accordance with the findings and conditions in the resolution as revised to require the existing drive approaches on 19th Avenue to meet current residential City Standards and to add an exception for the deferment of the sewer line until construction on Parcels 2 and 3 occur.

Ayes: Couch, Meade, Brewer, Clement, Etchegoin, Franklin

ITEM NO. 6 Report – General Plan Annual Progress Report

Brandt presented the report and answered questions.

ITEM NO. 7 Discussion –Potential Ordinance Changes to Encourage Housing Development

Brandt presented proposed changes for discussion.

ITEM NO. 8 Director's Report

Olson provided the following information:

Helena Agri-Enterprises, to be located on Industry Way and Production Avenue, is in the final stages of the Building plan check phase.

The CEQA review is being conducted for the Mavericks project to be located on the NEC of Iona Avenue and 19th Avenue.

Ramirez Planning submitted site plan modifications to the previously approved 19th Avenue and Bush Street carwash and convenience store project. A tentative parcel map was also submitted. Both will be brought to the Planning Commission for approval.

The Olympic training center proposed to be located near the college is on permanent hold as the project was contingent on receiving FEMA grant funds.

ITEM NO. 7 Commissioner's Reports and Requests for Information

There were no reports or requests for information.

ITEM NO. 8 Adjournment

The meeting adjourned at 6:56 P.M.

Approved the 8th day of May 2023.

APPROVED:

, Chairperson

ATTEST:

Kristie Baley, Commission Secretary

**Minutes of the
LEMOORE PLANNING COMMISSION
Special Meeting
April 24, 2023**

ITEM NO. 1 Pledge of Allegiance

ITEM NO. 2 Call to Order and Roll Call

The meeting was called to order at 5:32 PM.

Chair: Greg Franklin

Commissioners: Bob Clement, Mitchell Couch, Ray Etchegoin, Ron Meade

Absent: Joseph Brewer

City Staff and Contract Employees Present: City Manager Olson, City Planner Steve Brandt (QK), City Attorney Michael Linden (Lozano Smith), Commission Secretary Kristie Baley

ITEM NO. 3 Public Comment

There was no comment.

ITEM NO. 4 Public Hearing – General Plan Amendment No. 2023-01, Zone Map Amendment 2023-01, Conditional Use Permit No. 2023-01, and Major Site Plan Review No. 2023-01: a request by Maverik (AWA Engineering) to change the General Plan land use designation and zoning from Mixed Use (MU) to Regional Commercial (RC) and Light Industrial (ML) and to approve a conditional use permit and major site plan for the construction of a fueling station/convenience store with RV disposal and drive through restaurant. The project site is located on the northeast corner of 19th Avenue and Iona Avenue in the City of Lemoore (APNs 023-310-012 and 023-310-011). An Initial Study/Mitigated Negative Declaration (MND) has been prepared in conformance with the California Environmental Quality Act (CEQA) for the project identified herein. As mandated by State law, the minimum public review period for this document is 30 days.

City Planner Brandt presented the staff report and answered questions.

Commissioner Franklin opened the Public Hearing at 5:54 p.m.

Thomas Nix, 930 W. Iona Avenue, stated that the Maverik's project sounds great, but is concerned about the type of industrial development that may be approved next to his property and reminded that secondary access from the subdivision to the north of his property (Tr 839) is required.

Rachel Nix, 930 W. Iona Avenue, expressed concern about the type of industrial development that may be approved so close to her residence.

Commissioner Franklin closed the Public Hearing at 6:00 p.m.

Motion by Commissioner Franklin, seconded by Commissioner Etchegoin, to adopt Resolution No. 2023-03 recommending approval of General Plan Amendment No. 2023-01, Zoning Map Amendment No. 2023-01, Conditional Use Permit No. 2023-01, and Major Site Plan Review No. 2023-03 and accompanying Planning entitlements in accordance with the findings and conditions in the resolution.

*Ayes: Franklin, Etchegoin, Clement, Couch Meade
Absent: Brewer*

ITEM NO. 5 Information – VMT CEQA Guidelines

Brand presented the guidelines prepared by LSA.

ITEM NO. 6 Discussion – Potential Ordinance Changes to Encourage Housing Development

Brandt presented potential changes for discussion.

ITEM NO. 7 Director's Report

Olson provided an update regarding the status of water and flood conditions in the surrounding area as well as precautions that are being taken by local agencies and answered questions.

Olson reported that Lemoore has dammed the wells and critical infrastructure located near West Hills College and Kings River, KRCD and City staff are monitoring levees along the river, and a D5 is being kept on stand-by at West Hills College in case of emergency.

Olson reiterated support for the Maverik project.

Olson reported that Greg Franklin will be stepping down from the Commission because he is relocating and thanked him for his service over the past 5+ years.

Olson reported that donations are expected to be received from the Downtown Merchants, a couple of local business owners, and several local service clubs to assist the City in replacing the outdated music system downtown. The system is expected to cost approximately \$20,000.

Olson reported that Mayor Mathews and Council Member Orth have been meeting with Downtown merchants to build a positive working relationship.

ITEM NO. 8 Commissioner's Reports and Requests for Information

Chair Franklin thanked staff and said goodbye to Commissioners.

There were no reports or requests.

ITEM NO. 9 Adjournment

The meeting adjourned at 7:09 P.M.

Approved the 8th day of May 2023.

APPROVED:

, Chairperson

ATTEST:

Kristie Baley, Commission Secretary



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

Staff Report

To: Lemoore Planning Commission

Item No. 7

From: Steve Brandt, City Planner

Date: May 1, 2023

Meeting Date: May 8, 2023

Subject: A request by Helena Agri-Enterprises LLC (Gareth Davis, agent) to extend the approval of Major Site Plan Review No. 2020-06 and accompanying Planning entitlements for one year. The project is located on the southeast corner of Industry Way and Production Avenue (APNs 023-520-008, 023-510-044).

Proposed Motion:

Move to Adopt Resolution No. 2023-04, approving a one-year extension of time for Major Site Plan Review No. 2020-06 and accompanying planning entitlements to April 12, 2024, in accordance with the findings and conditions in the resolution.

Discussion:

On April 11, 2023, Helena Agri-Enterprises LLC submitted a written request to extend the approval of Major Site Plan Review No. 2020-06 for one year. The original request of the site plan review was to construct a new facility for the storage, blending, and sale of bulk and prepackaged dry and liquid fertilizer along with the storage of agricultural protection products.

Soon after receiving Planning approval, the developer purchased the property and submitted civil and building plans for review. The process has been lengthy due to some modifications made to the proposed facility, but the applicant has continued to work through the plan check process and is expected to receive authorization to pull building permits very soon.

In accordance with the Lemoore Municipal Code, the expiration date of the planning entitlements is April 12, 2023, two years after the major site plan review approval. Pursuant to Municipal Code Section 9-2A-7, the applicant or property owner may file a request for extension prior to the expiration of the permit, along with appropriate fees and application submittal materials. Staff supports the one-year extension to give the developer more time to complete the plan check process. If approved, the expiration date would be extended to April 12, 2024.

Environmental:

A Mitigated Negative Declaration (MND) was previously prepared for Major Site Plan Review No. 2020-06 and adopted on April 12, 2021.

Attachments:

- Vicinity Map
- Draft Resolution for Approval
- Resolution No. 2021-04 – Approving Major Site Plan Review No. 2020-06
- Site Plan



Vicinity Map

RESOLUTION NO. 2023-04

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LEMOORE
APPROVING A ONE YEAR TIME EXTENSION OF MAJOR SITE PLAN REVIEW NO. 2020-06
LOCATED AT THE SOUTHEAST CORNER OF INDUSTRY WAY
AND PRODUCTION AVENUE IN THE CITY OF LEMOORE
(APNS 023-520-008, 023-510-044)**

At a Regular Meeting of the Planning Commission of the City of Lemoore (City) duly called and held on May 8, 2023, at 5:30 p.m. on said day, it was moved by Commissioner _____, seconded by Commissioner _____, and carried that the following Resolution be adopted:

WHEREAS, Gareth Davis, on behalf of Helena Agri-Enterprises LLC, has requested a one year time extension for Major Site Plan Review No. 2020-06 and accompanying Planning entitlements, located on the southeast corner of Industry Way and Production Avenue (APNs 023-520-008, 023-510-044); and

WHEREAS, the Planning Commission of the City of Lemoore approved Major Site Plan Review No. 2020-06 and accompanying Planning entitlements after holding a public hearing on April 12, 2021; and

WHEREAS, the applicant has demonstrated reasonable efforts to pursue the project and the need for extension of Major Site Plan Review No. 2020-06 and accompanying Planning entitlements; and

WHEREAS, the Planning Commission has determined that granting an extension will not create a negative impact to the public health, safety, or welfare.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Lemoore hereby grants a one year extension to Major Site Plan Review No. 2020-06 and accompanying Planning entitlements, which shall expire on April 12, 2024, unless a permit for construction has been issued. This extension is granted subject to compliance with the conditions of the original approvals.

Passed and adopted at a Regular Meeting of the Planning Commission of the City of Lemoore held on May 8, 2023, by the following votes:

AYES:

NOES:

ABSTAINING:

ABSENT:

APPROVED:

, Chairperson

ATTEST:

Kristie Baley, Commission Secretary

RESOLUTION NO. 2021-04

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LEMOORE
APPROVING MAJOR SITE PLAN REVIEW NO. 2020-06 FOR A WHOLESALE AG FERTILIZER INPUT
AND STORAGE FACILITY LOCATED ON THE SOUTHEAST CORNER OF INDUSTRY WAY AND
PRODUCTION PLACE IN THE CITY OF LEMOORE**

At a Regular Meeting of the Planning Commission of the City of Lemoore (City) duly called and held on April 12, 2021, at 7:00 p.m. on said day, it was moved by Commissioner Franklin, seconded by Commissioner Etchegoïn, and carried that the following Resolution be adopted:

WHEREAS, Helena Agri-Enterprises LLC, has requested approval of a major site plan review to construct a retail and wholesale ag fertilizer input and storage facility on 32.54 acres; and

WHEREAS, the site is located at the southeast corner of Industry Way and Production Avenue (APN 023-520-008 and 023-510-044); and

WHEREAS, the proposed site is zoned Light Industrial (ML); and

WHEREAS, an Initial Study was prepared in conformance with the California Environmental Quality Act (CEQA) Guidelines, which determines that the proposed project would not have a significant effect on the environment, with mitigations, and a Mitigated Negative Declaration has been prepared for this project; and

WHEREAS, the City of Lemoore Planning Commission held a duly noticed public hearing at its April 12, 2021, meeting.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Lemoore hereby makes the following findings regarding the proposed projects, based on facts detailed in the April 12, 2021, staff report, which is hereby incorporated by reference, as well as the evidence and testimony presented during the Public Hearing:

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. The use is compatible with other existing uses near the site.
3. The architecture, character, and scale of the buildings and the site are compatible with the character of buildings on adjoining and nearby properties. The site is providing landscaping along its frontage and is upgrading the adjacent portion of Industry Way.
4. The proposed project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation. Adjacent roads are built to industrial standards.
5. There are no potentially significant project-specific impacts peculiar to the site, nor are there potentially significant off-site impacts or cumulative impacts which were not

discussed in the prior environmental impact report (EIR) prepared for the Lemoore General Plan. Mitigation measures and policies in the General Plan and General Plan EIR to protect environmental resources, such as cultural and tribal resources, shall apply to the project.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Lemoore hereby approves the Mitigated Negative Declaration and approves Major Site Plan Review No. 2020-06 with the following conditions:

1. The site shall be developed in conformance with the approved site plan, the Major Site Plan Review No. 2020-06 comments dated April 12, 2021, with attached checklists, applicable City standards and policies, and the Lemoore Municipal Code.
2. Mitigation Measure HAZ-1 of the Mitigated Negative Declaration shall be revised to require preparation of a Hazardous Materials Business Plan (HMBP) prior to occupancy instead of prior to issuance of building permits.
3. The Major Site Plan Review No. 2020-06 shall expire two years from the date of Planning Commission approval unless the developer obtains a building permit or files an extension per Section 9-2A-9 of the City of Lemoore Municipal Code and is granted approval by the Planning Commission.

Passed and adopted at a Regular Meeting of the Planning Commission of the City of Lemoore held on April 12, 2021, by the following votes:

AYES: Franklin, Etchegoïn, Brewer, Clement, Dey, Meade

NOES:

ABSTAINING:

ABSENT: Nix

APPROVED:



Ron Meade, Chairperson

ATTEST:



Kristie Baley, Planning Commission Secretary



General Notes

1	Initial Drawing	-/-/-
No.	Revision/Issue	Date

LEMOORE

Project Address

SITE PLAN
PROPOSAL

A-001

1" = 60'	Date 12/28/20
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1/15/2004



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

Staff Report

To: Lemoore Planning Commission **Item No. 8**
From: Steve Brandt, City Planner
Date: April 20, 2023 **Meeting Date:** May 8, 2023
Subject: **Tentative Subdivision Map Tract 793 and Major Site Plan Review No. 2022-04:** A request by Daley Homes for approval of Tentative Subdivision Map Tract 793 and Major Site Plan Review No. 2022-04 to divide 17.87 acres into 31 single family lots, 12 multi-family lots, and a remainder parcel located near the northeast corner of State Route 198 and State Route 41, south of San Simeon Drive in the City of Lemoore (APN 023-320-005).

Proposed Motion:

I move to adopt Resolution No. 2023-05 recommending approval of Tentative Subdivision Map Tract 793 and Major Site Plan Review No. 2022-04 with the findings and conditions in the resolution.

Project Proposal:

Daley Homes is requesting approval of Tract No. 793. The project would be constructed in two phases. Phase 1 would include the development of 31 single family residential lots on approximately 7.4 acres. Lot sizes would range from 7,007 square feet to 12,400 square feet. The 3.7 acres of Phase 2 would consist of 12 medium density residential lots, with as many as three dwelling units per lot. Most of the multi-family lots would contain one or two duplex units and a separate single unit (see attached plans). The lot sizes would range from 9,772 square feet to 12,154 square feet.

Applicant	Daley Homes
Location	Northeast corner of State Route 198 and State Route 41, south of San Simeon Drive
Existing Land Use	Vacant
APN(s)	023-320-005
Total Building Size	N/A

Lot Size	17.87 acres
Zoning	Low Density Residential (RLD) and Low-Medium Density Residential (RLMD)
General Plan	Low Density Residential and Low-Medium Density Residential

Adjacent Land Use, Zone, and General Plan Designation

<u>Direction</u>	<u>Current Use</u>	<u>Zone</u>	<u>General Plan</u>
North	Single-family and multi-family homes	RLD (Low Density Residential) and RLMD (Low-Medium Density Residential)	Low Density Residential and Low-Medium Density Residential
South	Highway 198	N/A	N/A
East	Single-family homes	RLD (Low Density Residential)	Low Density Residential
West	Highway 41	N/A	N/A

Previous Relevant Actions:

This map is one of the final phases in the Silva Estates neighborhood that Daley Enterprises (the applicant) has been building for a number of years.

Tract 793 was previously submitted and approved but expired without a final map or an application for extension being filed; therefore, the process must be restarted per State law. The same environmental document used to approve the map previously is being used for this application.

Zoning/General Plan:

The area of the site planned for single-family residential is designated Low Density Residential in the General Plan, and zoned RLD (Low Density Residential). The portion of the site planned for multi-family residential is designated Low-Medium Density Residential in the General Plan, and zoned RLMD (Low-Medium Density Residential). The portion of the map shown as a remainder parcel is zoned RLD. The proposal tentative map is therefore consistent with the City's land use designation and zoning.

No Planned Unit Development (PUD) is required as all lots shown meet the current minimum lot size requirements.

Access and Right of Way:

Primary access is from Sonoma Avenue via Silverado Drive and 19th Avenue. The single-family lots front a proposed extension of Arcata Avenue. The multi-family lots will front a proposed extension of Sonoma Avenue. Staff has reviewed the estimated trips generated by the project and concluded that the increase in trips would not trigger the need for additional traffic signals. The proposed stub streets require that a temporary turnaround be installed with an easement over the turnaround area in favor of the City. This is recommended as a condition of approval.

Remainder Parcel:

The proposed 6.77-acre designated Remainder parcel would not be developed with this map. Remainder parcels can be designated on a tentative map to indicate that the remainder parcel is not part of the current development and will not be sold at this time. Improvements are not required for remainder parcels. The remainder parcel is zoned RLD.

Parks and Open Space:

There is no new dedicated open space proposed with this tentative map. The Municipal Code requires 0.016 acres per single-family lot be dedicated with a new subdivision. The proposed 31 lots would require 0.50 acres of park space. The ordinance also requires 0.0127 acres per multi-family unit. The proposed 36 multi-family units would require 0.46 acres of park acreage. The final acreage shall be determined based on the acreage shown on final map. The acreage required shall be provided through an in-lieu fee with the amount based upon an appraisal made by a certified general real estate appraiser in accordance with Municipal Code Section 8-7N-4 or other method acceptable to the Community Development Director.

Single-family Homes:

Daley Homes' single-family homes are technically not tract or master plan homes because they allow the homebuyer to make substantial changes to the home plan, making them custom homes. The architecture of the single-family home plans will therefore be reviewed individually at the building permit stage. This is a similar process to what has been happening with the previous phases of neighborhood that have been built north of the site. The floor plans and elevations will be reviewed for conformance with the City's Zoning Code Section 9-5C-3 (Design Standards for Residential Projects). Examples of the developer's home plans are attached.

Multi-family Homes:

Most of the multi-family lots will hold one duplex and one single unit on each lot. There are two possible duplex floor plans and two possible single unit floor plans. This will meet the standards for variation in building architecture. These plans are attached.

Utilities and Development Impact Fees:

All utilities will be installed by the developer. Development impact fees will be paid when the homes are constructed, in accordance with City policy and State law.

Block Wall:

There is a condition for a block sound wall to be constructed along the south and west perimeter of the site, to match the adjacent, existing walls from previous phases of the project.

Environmental Assessment:

As Lead Agency under the California Environmental Quality Act (CEQA), the City staff reviewed the project to determine whether it could have a significant effect on the environment because of its development. A Mitigated Negative Declaration (MND) was previously prepared and approved for General Plan Amendment No. 2016-02 and Zone Change No. 2016-02. This document is being utilized for evaluation of environmental impacts of this project, in accordance with CEQA, as the previously approved MND considered environmental impacts that could result from a project of approximately 134 residential units, which is larger than the number of units in the project being considered.

Recommended Approval Findings:

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

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, and improvement standards adopted by the City.
6. The proposed project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation.
7. The project's lot sizes are consistent with densities in the General Plan and are appropriate for this site.
8. The mitigated negative declaration previously prepared for General Plan Amendment No. 2016-02 and Zone Change No. 2016-02 is adequate to be utilized for evaluation of environmental impacts of the project, in accordance with CEQA.

Recommended Conditions:

Staff recommends the following conditions be applied to the approval of the Tentative Subdivision Map No. 2022-04:

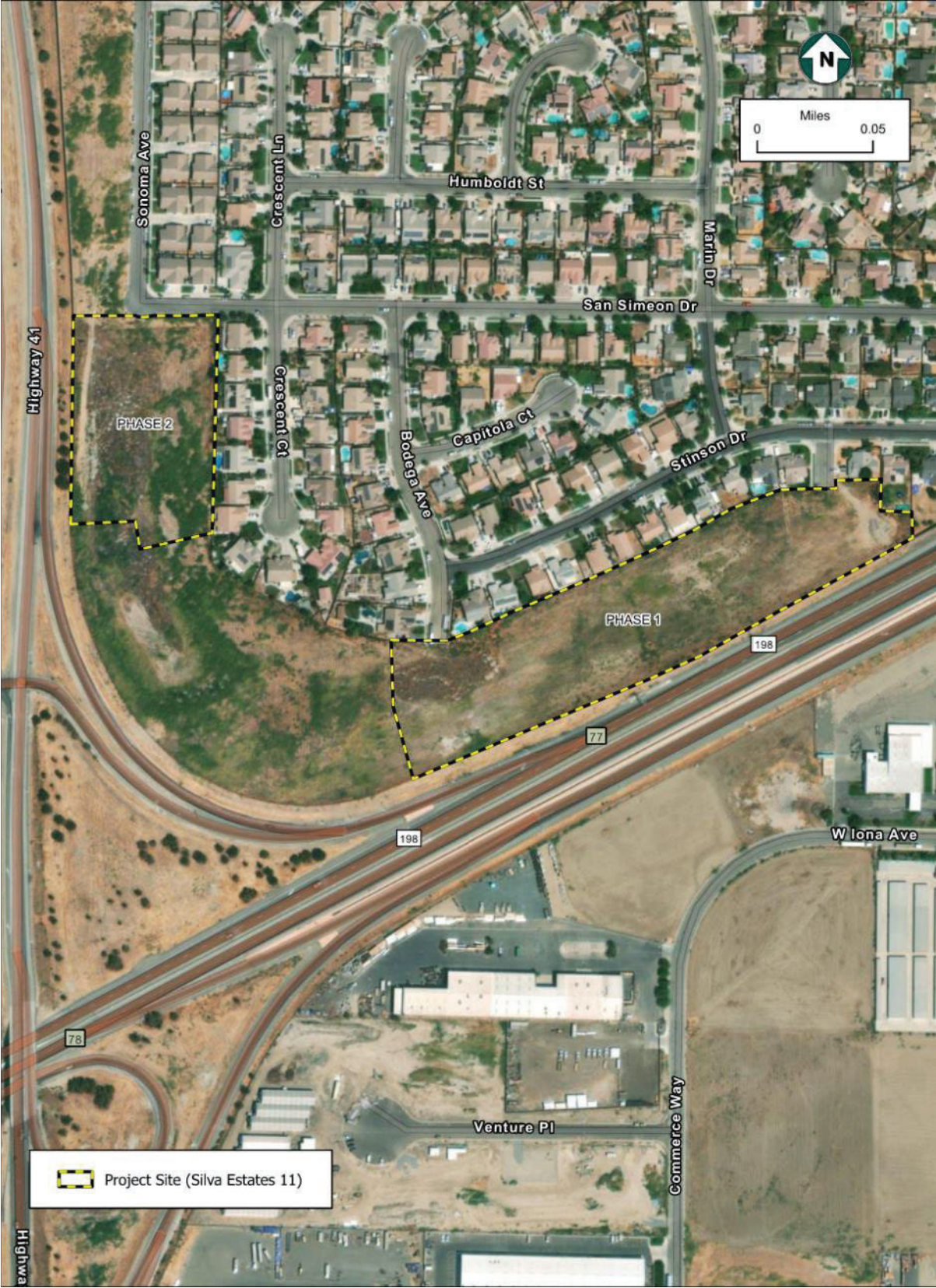
1. The site shall be developed consistent with the approved tentative map and its conditions, the Site Plan No. 2022-04 comments, and applicable development standards found in the Zoning Ordinance and City Municipal Code.
2. All mitigation measures in the Mitigated Negative Declaration approved with General Plan Amendment 2016-02 and Zone Change 2016-02 shall be complied with.
3. The minimum lot size of 70x100 feet shall be achieved prior to recordation of the final map or an application for a minor deviation shall be made.
4. The project shall be developed and maintained in substantial compliance with the tentative map, except for any modifications that may be needed to meet these conditions of approval.
5. The final subdivision map shall be submitted in accordance with City ordinances and standards.
6. Plans for all public and private improvements, including but not limited to, water, sewer, storm drainage, road pavement, curb and gutter, sidewalk, street lights, landscaping, and fire hydrants shall be approved by the City Engineer, and these improvements shall be completed in accordance with the approved plans to the satisfaction of the Public Works Department.
7. Park land in-lieu fees shall be paid to the City for 0.93 acres (or as adjusted based 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.
8. A community facilities district (CFD) shall be formed in conjunction with the final map acceptance to provide the maintenance costs for 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 block wall shall be constructed along the rear lot line of Lots 1 through 6 in the multi-family section and Lots 27 through 43 in the single-family section. The block wall will separate the single-family lots from Highway 198 and the multi-family lots from Highway 41.
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. 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.
18. All signs shall require a sign permit separate from the building permit.
19. 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.
20. A temporary easement shall be dedicated on the final map for each of the proposed 'turn around' areas in each phase at the ends of Sonoma and Arcata Avenues.
21. This tentative subdivision map approval shall expire within two years, unless a final map is filed or an extension is granted via legislation or by the City, in accordance with the Subdivision Map Act.

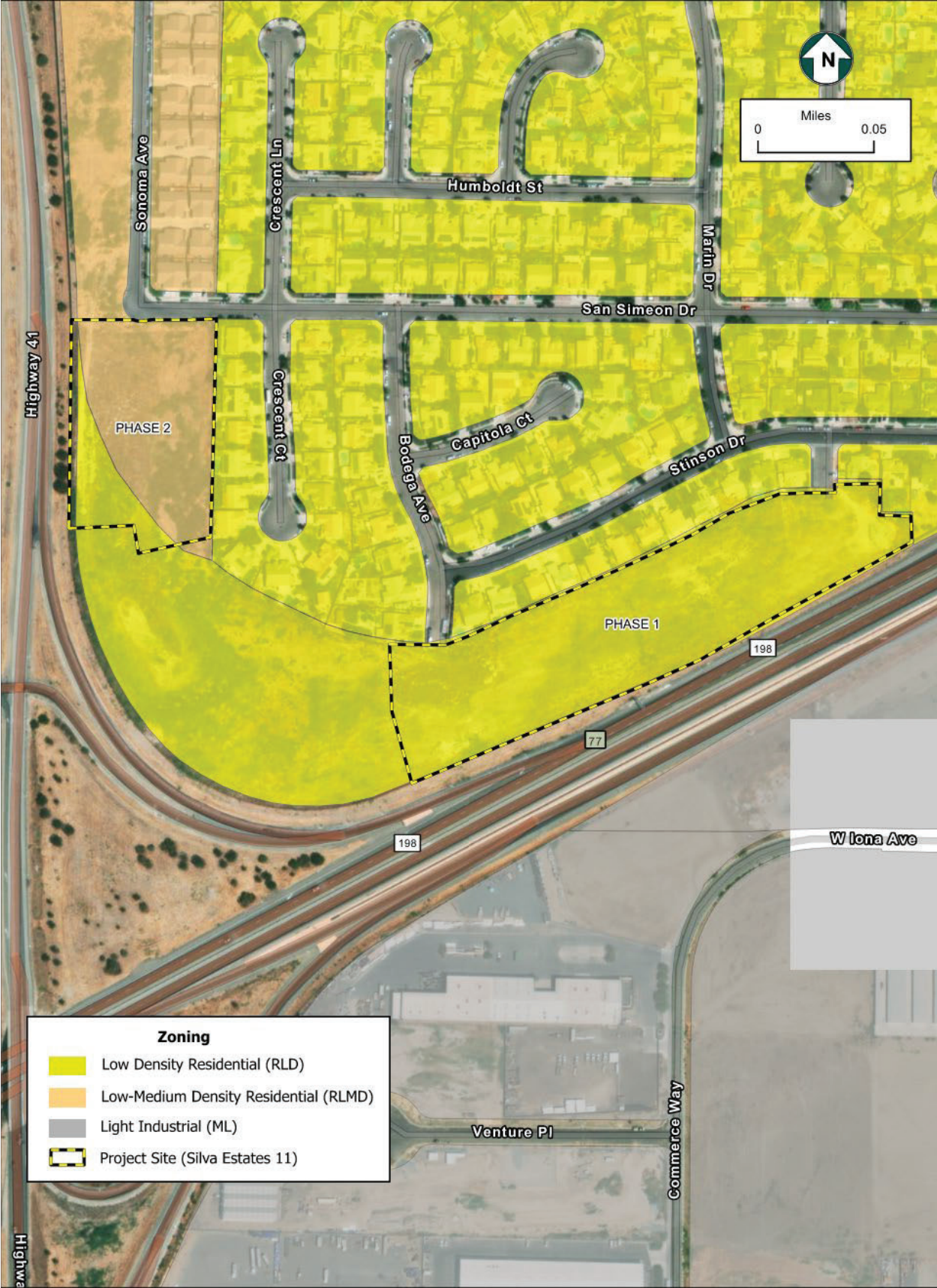
Attachments:

Project Site
Zoning Map
General Plan Map
Draft Resolution
Tentative Subdivision Map
Site Plan
Multi-family floor and elevation plans
Example of single-family floor plans and elevation plans
Site Plan Review No. 2022-04 Comments
Previously adopted Mitigated Negative Declaration

Project Site



Zoning Map



General Plan Map



RESOLUTION NO. 2023-05

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LEMOORE
APPROVING TENTATIVE SUBDIVISION MAP TRACT 793 AND MAJOR SITE PLAN REVIEW NO.
2022-04 TO DIVIDE 17.87 ACRES INTO 31 SINGLE-FAMILY LOTS, 12 MULTI-FAMILY LOTS, AND A
REMAINDER PARCEL LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF SR
198 AND SR 41, SOUTH OF SAN SIMEON DRIVE IN THE CITY OF LEMOORE (APN 023-320-005)**

At a Regular Meeting of the Planning Commission of the City of Lemoore duly called and held on May 8, 2023, at 5:30 p.m. on said day, it was moved by Commissioner _____, seconded by Commissioner _____ and carried that the following Resolution be adopted:

WHEREAS, Daley Homes has requested approval of a Tentative Subdivision Map Tract 793 and Major Site Plan Review No. 2022-04 to divide a 17.87 acre parcel located at the northeast corner of State Route 198 and State Route 41, south of San Simeon Drive in the City of Lemoore, into 31 single family lots, 12 multi-family lots, and a remainder parcel (APN 023-320-005) and;

WHEREAS, the proposed development site is currently designated and zoned Low Density Residential and Low Medium Density Residential; and

WHEREAS, Tract 793 had previously been approved, but the tentative map expired prior to the filing of a final map; and

WHEREAS, a Mitigated Negative Declaration (MND) was previously prepared and approved for General Plan Amendment No. 2016-02 and Zone Change No. 2016-02. This document is being utilized for evaluation of environmental impacts of this project, in accordance with CEQA, as the previously approved MND considered environmental impacts that could result from a project of approximately 134 residential units, which is larger than the number of units in the project being considered; and

WHEREAS, the Lemoore Planning Commission held a duly noticed public hearing at its May 8, 2023, meeting.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Lemoore hereby makes the following findings regarding the proposed tentative parcel map and site plan based on facts detailed in the May 8, 2023, staff report, which is hereby incorporated by reference, as well as the evidence and testimony presented during the Public Hearing:

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, and improvement standards adopted by the City.

6. The proposed project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation.
7. The project's lot sizes are consistent with densities in the General Plan and are appropriate for this site.
8. The mitigated negative declaration previously prepared for General Plan Amendment No. 2016-02 and Zone Change No. 2016-02 is adequate to be utilized for evaluation of environmental impacts of the project, in accordance with CEQA.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Lemoore recommends approval of Tentative Subdivision Map Tract 793 and Major Site Plan Review No. 2022-04 with the following conditions:

1. The site shall be developed consistent with the approved tentative map and its conditions, the Site Plan No. 2022-04 comments, and applicable development standards found in the Zoning Ordinance and City Municipal Code.
2. All mitigation measures in the Mitigated Negative Declaration approved with General Plan Amendment 2016-02 and Zone Change 2016-02 shall be complied with.
3. The minimum lot size of 70x100 feet shall be achieved prior to recordation of the final map or an application for a minor deviation shall be made.
4. The project shall be developed and maintained in substantial compliance with the tentative map, except for any modifications that may be needed to meet these conditions of approval.
5. The final subdivision map shall be submitted in accordance with City ordinances and standards.
6. Plans for all public and private improvements, including but not limited to, water, sewer, storm drainage, road pavement, curb and gutter, sidewalk, street lights, landscaping, and fire hydrants shall be approved by the City Engineer, and these improvements shall be completed in accordance with the approved plans to the satisfaction of the Public Works Department.
7. Park land in-lieu fees shall be paid to the City for 0.93 acres (or as adjusted based 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.
8. A community facilities district (CFD) shall be formed in conjunction with the final map acceptance to provide the maintenance costs for 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 block wall shall be constructed along the rear lot line of Lots 1 through 6 in the multi-family section and Lots 27 through 43 in the single-family section. The block wall will separate the single-family lots from Highway 198 and the multi-family lots from Highway 41.
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. 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.
18. All signs shall require a sign permit separate from the building permit.
19. 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.
20. A temporary easement shall be dedicated on the final map for each of the proposed 'turn around' areas in each phase at the ends of Sonoma and Arcata Avenues.
21. This tentative subdivision map approval shall expire within two years, unless a final map is filed or an extension is granted via legislation or by the City, in accordance with the Subdivision Map Act.

Passed and adopted at a Regular Meeting of the Planning Commission of the City of Lemoore held on May 8, 2023, by the following votes:

AYES:
NOES:
ABSTAINING:
ABSENT:

APPROVED:

Greg Franklin, Chairperson

ATTEST:

Kristie Baley, Planning Commission Secretary

RESOLUTION NO. 2021-04

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LEMOORE
APPROVING MAJOR SITE PLAN REVIEW NO. 2020-06 FOR A WHOLESALE AG FERTILIZER INPUT
AND STORAGE FACILITY LOCATED ON THE SOUTHEAST CORNER OF INDUSTRY WAY AND
PRODUCTION PLACE IN THE CITY OF LEMOORE**

At a Regular Meeting of the Planning Commission of the City of Lemoore (City) duly called and held on April 12, 2021, at 7:00 p.m. on said day, it was moved by Commissioner Franklin, seconded by Commissioner Etchegoïn, and carried that the following Resolution be adopted:

WHEREAS, Helena Agri-Enterprises LLC, has requested approval of a major site plan review to construct a retail and wholesale ag fertilizer input and storage facility on 32.54 acres; and

WHEREAS, the site is located at the southeast corner of Industry Way and Production Avenue (APN 023-520-008 and 023-510-044); and

WHEREAS, the proposed site is zoned Light Industrial (ML); and

WHEREAS, an Initial Study was prepared in conformance with the California Environmental Quality Act (CEQA) Guidelines, which determines that the proposed project would not have a significant effect on the environment, with mitigations, and a Mitigated Negative Declaration has been prepared for this project; and

WHEREAS, the City of Lemoore Planning Commission held a duly noticed public hearing at its April 12, 2021, meeting.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Lemoore hereby makes the following findings regarding the proposed projects, based on facts detailed in the April 12, 2021, staff report, which is hereby incorporated by reference, as well as the evidence and testimony presented during the Public Hearing:

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. The use is compatible with other existing uses near the site.
3. The architecture, character, and scale of the buildings and the site are compatible with the character of buildings on adjoining and nearby properties. The site is providing landscaping along its frontage and is upgrading the adjacent portion of Industry Way.
4. The proposed project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation. Adjacent roads are built to industrial standards.
5. There are no potentially significant project-specific impacts peculiar to the site, nor are there potentially significant off-site impacts or cumulative impacts which were not

discussed in the prior environmental impact report (EIR) prepared for the Lemoore General Plan. Mitigation measures and policies in the General Plan and General Plan EIR to protect environmental resources, such as cultural and tribal resources, shall apply to the project.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Lemoore hereby approves the Mitigated Negative Declaration and approves Major Site Plan Review No. 2020-06 with the following conditions:

1. The site shall be developed in conformance with the approved site plan, the Major Site Plan Review No. 2020-06 comments dated April 12, 2021, with attached checklists, applicable City standards and policies, and the Lemoore Municipal Code.
2. Mitigation Measure HAZ-1 of the Mitigated Negative Declaration shall be revised to require preparation of a Hazardous Materials Business Plan (HMBP) prior to occupancy instead of prior to issuance of building permits.
3. The Major Site Plan Review No. 2020-06 shall expire two years from the date of Planning Commission approval unless the developer obtains a building permit or files an extension per Section 9-2A-9 of the City of Lemoore Municipal Code and is granted approval by the Planning Commission.

Passed and adopted at a Regular Meeting of the Planning Commission of the City of Lemoore held on April 12, 2021, by the following votes:

AYES: Franklin, Etchegoïn, Brewer, Clement, Dey, Meade

NOES:

ABSTAINING:

ABSENT: Nix

APPROVED:



Ron Meade, Chairperson

ATTEST:



Kristie Baley, Planning Commission Secretary

DATE OF BIRTH	20
TOTAL No. OF LOTS	42

45



BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 9, T. 19 S., R. 20 E., M.D.B. & M., IN THE CITY OF LEMOORE, COUNTY OF KINGS, STATE OF CALIFORNIA.



TOTAL UNITS	42 UNITS
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3/6/18

SILVA 11

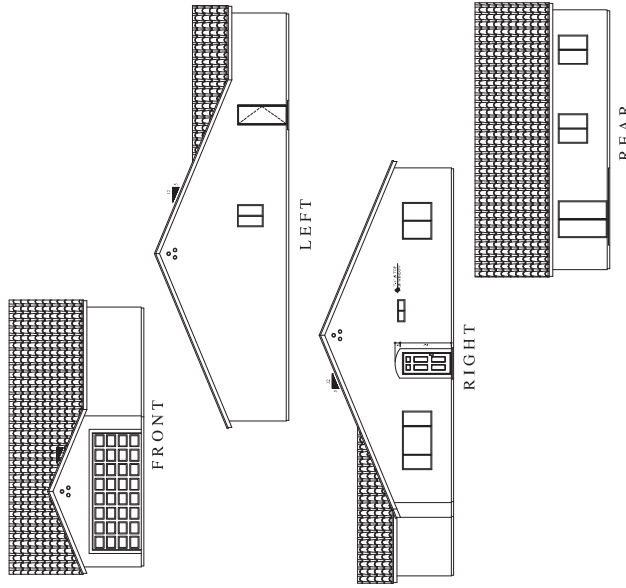
REVISIONS



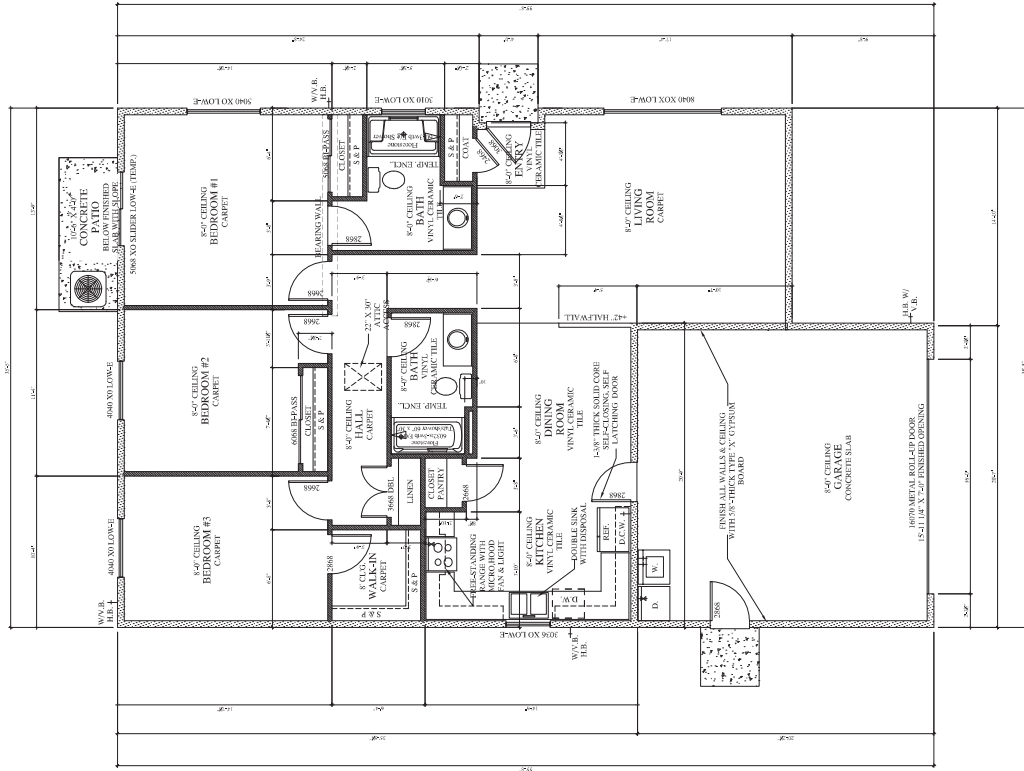
D A L E Y • H O W E S
1356 EAST TULARE AVENUE • TULARE • CALIFORNIA • 93274
TULARE (559) 686-1761 • HAMMOND (559) 582-9248 • FAX:(559) 686-0135

STYLE:	3 BED SINGLE
START DATE:	NO. BED DATE: 4/17/18
LIVING SPACE:	1,405 SQ. FT.
SCALE:	1/4" = 1'-0"
DRAWN:	GARY ANDERSON
FILE:	SILVA 11
SHEET	

A1



ELEVATION 1



3 BED SINGLE UNIT
1,405 SQ. FT.

FLOOR PLAN

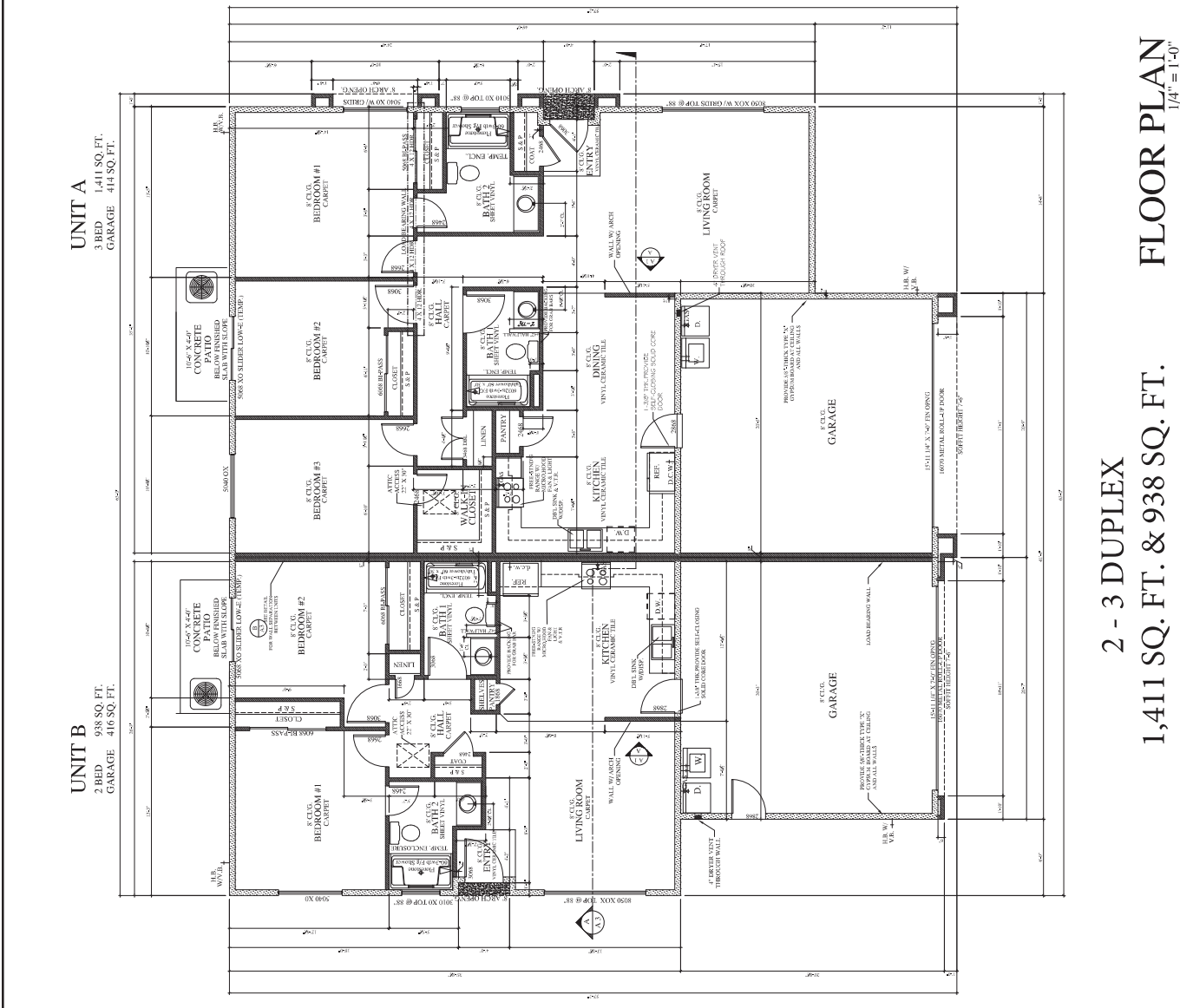
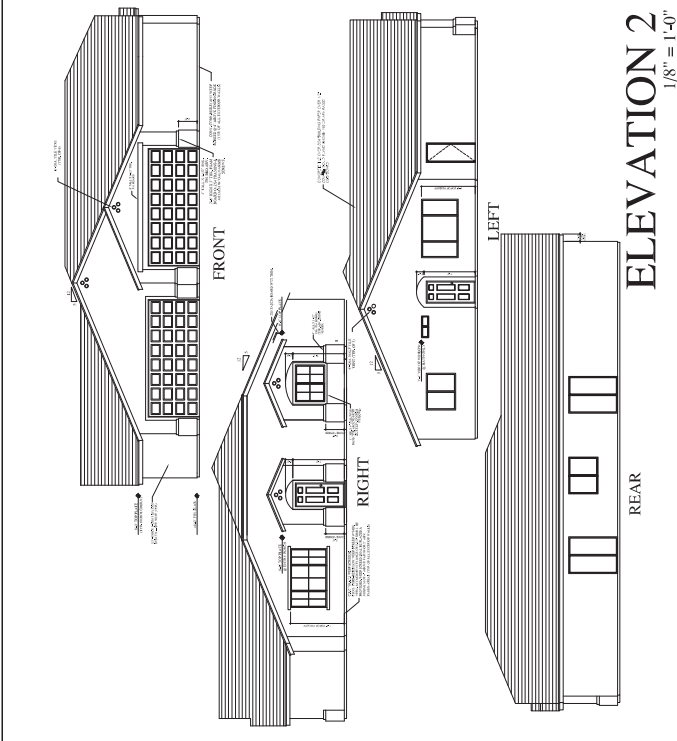
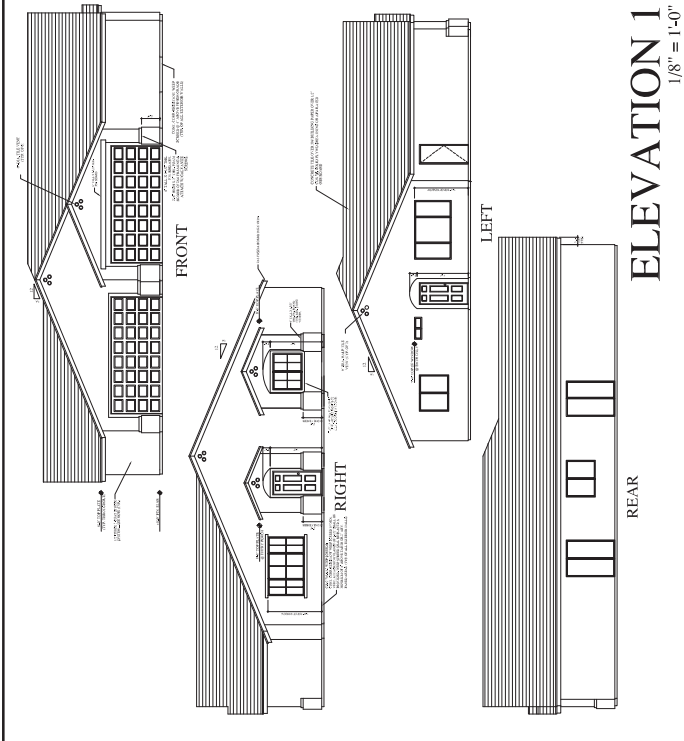
REVISIONS		



DALEY HOMES
 1356 EAST TULARE AVENUE • TULARE • CALIFORNIA • 93274
 TULARE (559) 686-1761 • HAMFORD (559) 852-9248 • FAX (559) 686-1035

STYLE	2-3 DUPLEX
START DATE	NOV. 2018
END DATE	4/1/19
UNITS PER LOT	2
LOT SIZE	4,411 & 938 SQ. FT.
SCALE	1/4" = 1'-0"
DRAWN	GARY ANDERSON
FILE	SILVA 11
SHEET	A1

A1



REVISIONS		



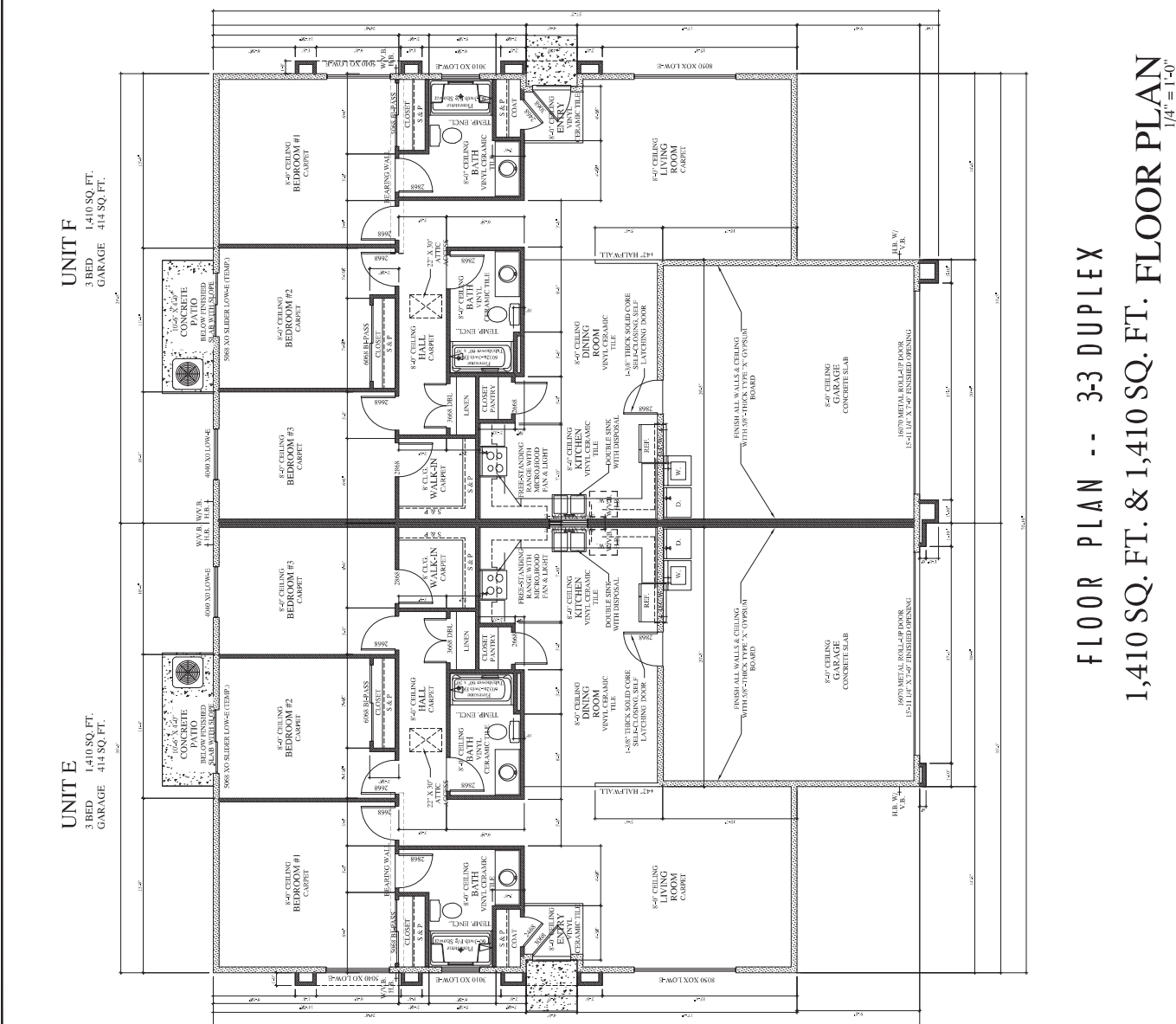
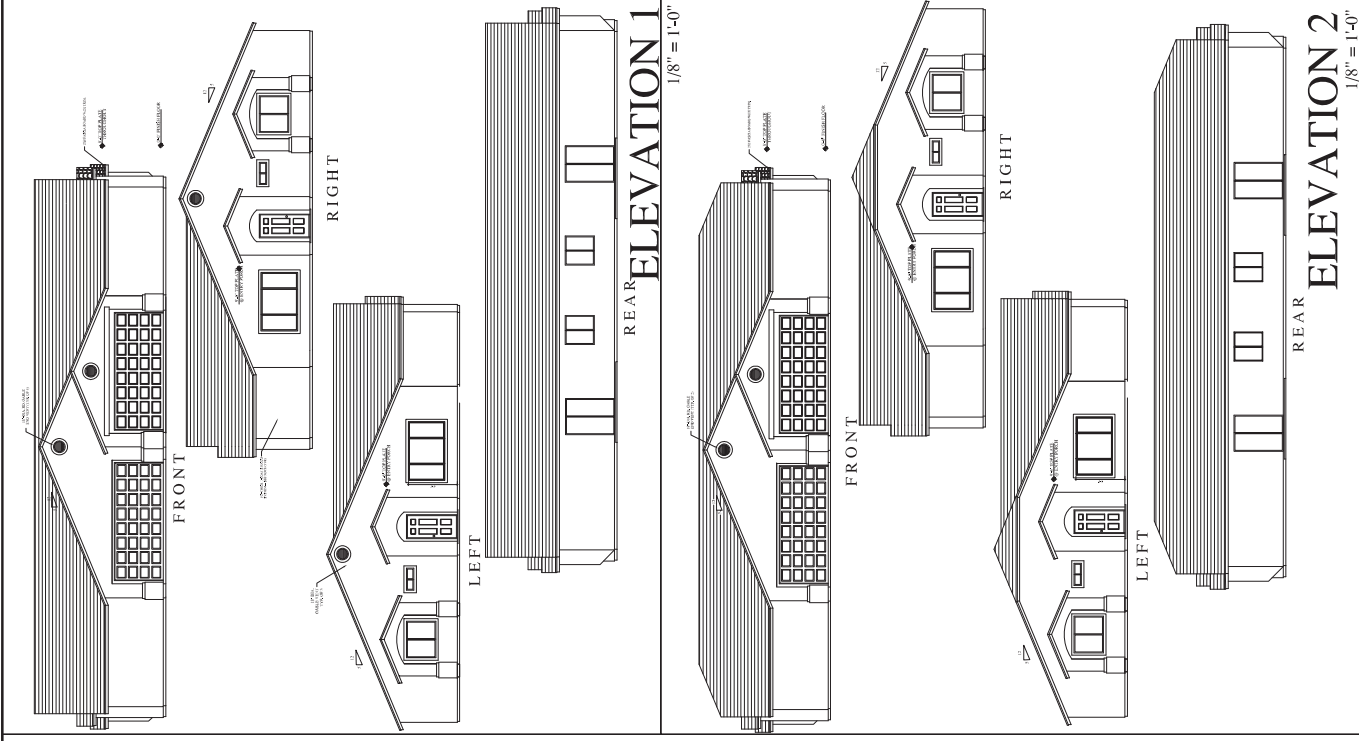
DALEY HOMES

1356 EAST TULARE AVENUE • TULARE • CALIFORNIA • 93274

TULARE (559) 686-1761 • HAMFORD (559) 852-9748 • FAX (559) 686-1035

STYLE	3-3 DUPLEX
START DATE	NOV 02 2016
END DATE	4/1/18
UNIT SPACE	1,410 & 1,410 SQ. FT.
SCALE	1/4" = 1'-0"
DRAWN	CARY ANDERSON
CHECKED	SILVA 11
SHEET	A1

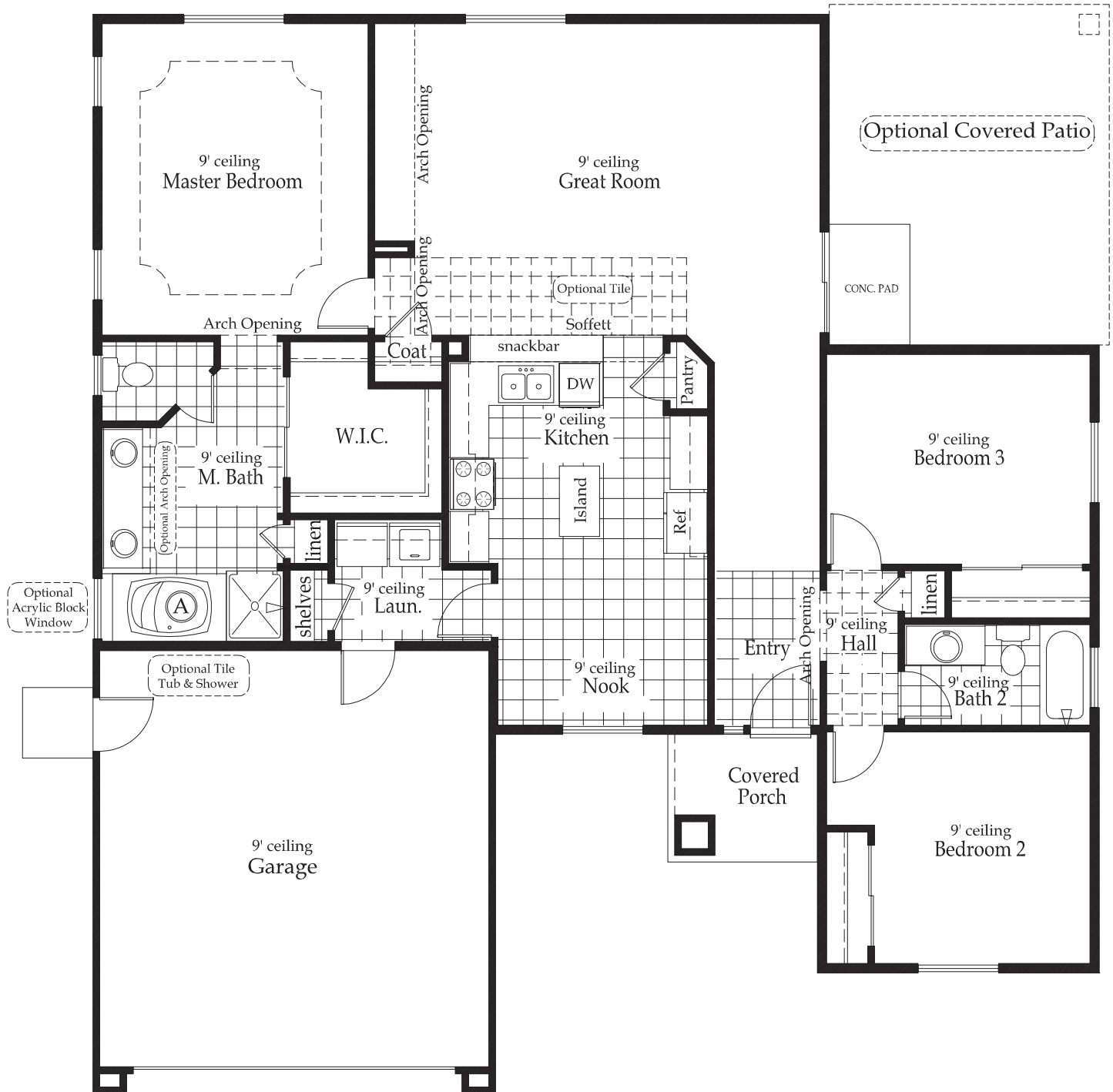
A1



MAJESTIC



3 Bedroom 2 Bath 1,650 sq. ft.



Daley Homes reserves the right to modify floor plans, exteriors, home prices, incentives, material and specifications at anytime without notice in the interest of continuing our policy of research and product improvements. Exterior designs, window locations and rooflines may vary depending upon the plan and options selected. Not all homes will fit on all lots with added third car garage. Renderings are an artist's conception. 01.17.13

MAJESTIC



ELEVATION A



ELEVATION B



Daley Homes reserves the right to modify floor plans, exteriors, home prices, incentives, material and specifications at anytime without notice in the interest of continuing our policy of research and product improvements. Exterior designs, window locations and rooflines may vary depending upon the plan and options selected. Not all homes will fit on all lots with added third car garage. Renderings are an artist's conception.

Daley Homes

PHOENIX



ELEVATION A

Daley Homes reserves the right to modify floor plans, exteriors, home prices, incentives, material and specifications at anytime without notice in the interest of continuing our policy of research and product improvements. Exterior designs, window locations and rooflines may vary depending upon the plan and options selected. Not all homes will fit on all lots with added third car garage. Renderings are an artist's conception.

Daley Homes

The logo for Silva Estates is an oval emblem. Inside the oval, the word "SILVA" is written in a large, bold, black serif font. Below it, the word "Estates" is written in a smaller, elegant, black script font. The background of the oval features a subtle, stylized landscape with rolling hills and a winding path.

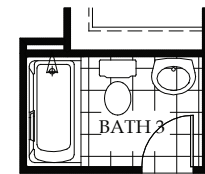
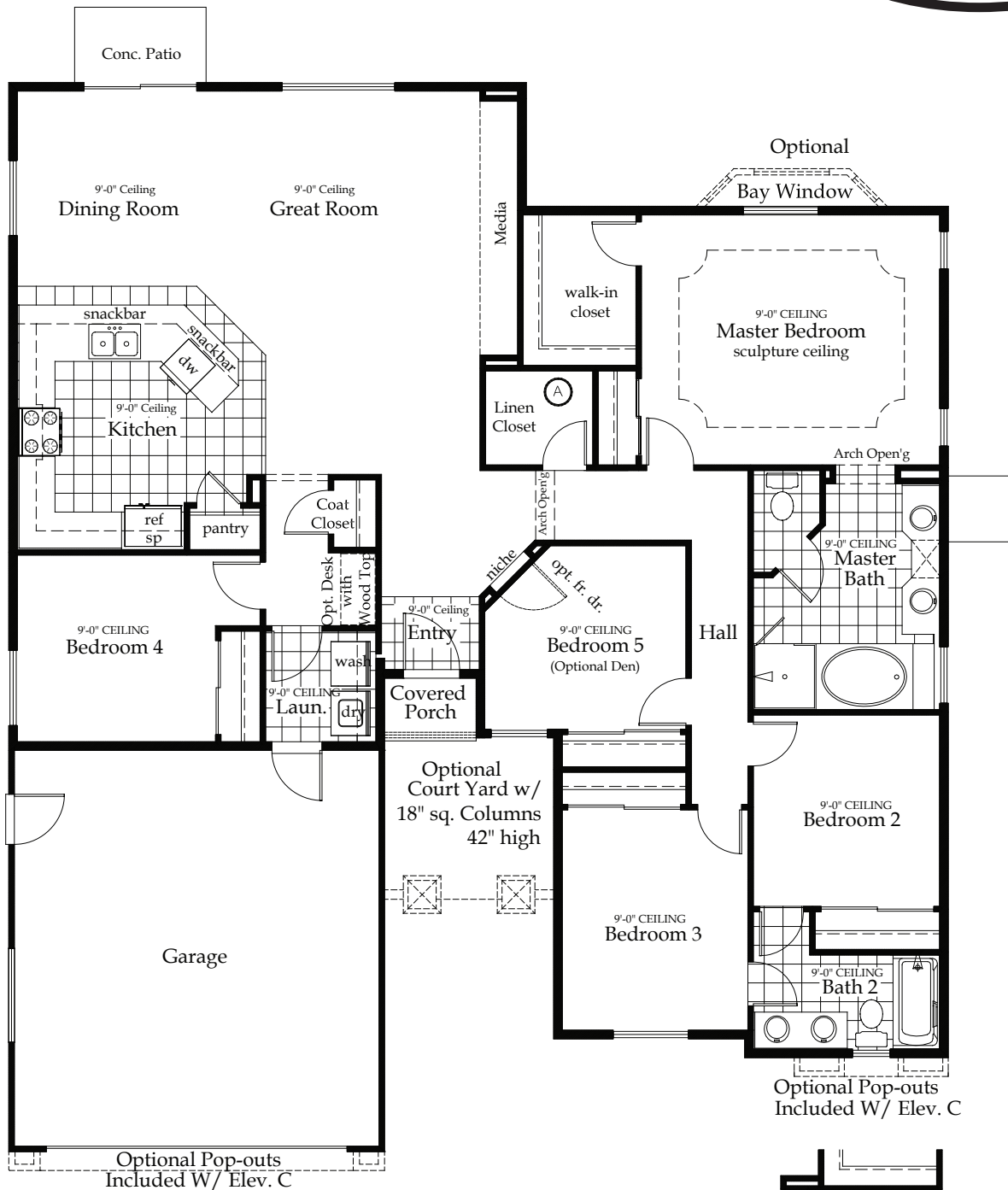
This is a detailed floor plan for a 3-car garage house. The layout includes the following rooms and features:

- Master Bed:** 9'-0" ceiling, carpet.
- Master Bath (M.BATH):** 9'-0" ceiling, tile, includes a bathtub and two walk-in closets (W.I.C.).
- Bedroom 2:** 9'-0" ceiling, carpet.
- Bedroom 3:** 9'-0" ceiling, carpet.
- Bedroom 4:** 9'-0" ceiling, carpet.
- Bath 2:** 9'-0" ceiling, tile, includes a bathtub.
- Bath 3:** 9'-0" ceiling, tile, includes a bathtub.
- Living Room:** 9'-0" ceiling, carpet.
- Kitchen:** 9'-0" ceiling, tile, includes a sink, stove, refrigerator (REF), and a kitchen island.
- Pantry:** Adjacent to the kitchen.
- Entry:** 9'-0" ceiling, tile, includes a coat closet (COAT) and a linen closet (LINEN).
- Laundry:** 9'-0" ceiling, tile, includes a washer (WASH) and a dryer (DRY).
- Hall:** 9'-0" ceiling, carpet, connecting the bedrooms and bathrooms.
- Covered Patio:** 9'-0" ceiling.
- 3 Car Garage:** 9'-0" ceiling.
- Architectural Details:** The plan shows various doors, windows, and arches. A note at the bottom right states "WINDOWS CHANGE WITH ELEVATIONS".

Daley Homes

AUBURN 5B

5 Bedroom 2 Bath 1,939 sq. ft.



(A) OPTIONAL THIRD BATH

Daley Homes reserves the right to modify floor plans, exteriors, home prices, incentives, material and specifications at anytime without notice in the interest of continuing our policy of research and product improvements. Exterior designs, window locations and rooflines may vary depending upon the plan and options selected. Not all homes will fit on all lots with added third car garage. Renderings are an artist's conception. 01.18.13

AUBURN 5B



ELEVATION A



ELEVATION B



ELEVATION C

Daley Homes reserves the right to modify floor plans, exteriors, home prices, incentives, material and specifications at anytime without notice in the interest of continuing our policy of research and product improvements. Exterior designs, window locations and rooflines may vary depending upon the plan and options selected. Not all homes will fit on all lots with added third car garage. Renderings are an artist's conception. 06.04.12



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

Site Plan Review

To: Daley Enterprises, Inc.

From: Steve Brandt, City Planner

Date: April 20, 2023

Subject: **Major Site Plan Review No. 2022-04:** Daley Homes has requested approval of a Tentative Subdivision Map No. 2022-04 (Tract 793) and Major Site Plan Review No. 2022-04 to divide a 17.87 acre parcel located near the northeast corner of State Route 198 and State Route 41, south of San Simeon Drive in the City of Lemoore, into 31 single family lots and 12 multi-family lots. (APN 023-320-005) This is a reapproval of a previously approved, but expired, tentative map.

☒ Site Plan is acceptable as proposed. All applicable comments are marked with an ☒.
Proceed to submittal for : Planning Commission

☐ Site Plan requires minor changes that are described in the attached Department comments, mark-ups, and/or checklists. All applicable comments are marked with an ☒. The Site Plan does not need to be reviewed again. Make described changes and proceed to submittal for: Choose an item.

☐ Site Plan requires changes that are described in the attached Department checklists. All applicable comments are marked with an ☒.

Zoning/General Plan: The site is designated Low Density Residential and Medium Density Residential in the General Plan.
The site is zoned RLD and RMD in the Zoning Ordinance.

Environmental Review: Utilize the previously adopted CEQA document.

Attached Comments: Planning Comments
Engineering Comments



SITE PLAN NO.: Major Site Plan Review No. 2022-04
SUBMITTAL NO: 2
SUBMITTAL DATE: April 20, 2023
PROJECT TITLE: Tract 793 – Silva Estates No. 11
DESCRIPTION: Single and Multi-Family Residential Development
LOCATION: NE Corner Hwy 198 and Hwy 41, Lemoore, CA
APPLICANT: Daley Enterprises Inc.
PROPERTY OWNER: Daley Enterprises Inc.
APN(S): 023-320-005

PLANNING SITE PLAN REVIEW COMMENTS DATED: April 20, 2023

The following comments are applicable to your site plan when checked. Comments in *italics* are specific to the project.

Project Information

- ☒ General Plan Land Use Element land use designation(s): Low Density Residential and Low-Medium Density Residential
- ☐ General Plan Circulation Element adjacent street(s): None
- ☒ Zoning designation: (RLD) Low Density Residential and (RLMD) Low-Medium Density Residential
- ☒ Proposed land use: Single-family homes, duplexes, and triplexes
- ☒ Allowed use ☐ Not allowed use ☐ Requires a conditional use permit

Site Plan Comments

Site Area Standards (Chapter 9-5A)		Required	Proposed	Notes
<input type="checkbox"/> Acceptable <input type="checkbox"/> Revise <input checked="" type="checkbox"/> N/A	Site area per dwelling units (minimum)	<i>.16 ac (single family)</i> .06 ac (multi-family)	<i>.24 ac (single family)</i> .10 ac (multi-family)	<i>7.4 ac / 31 units (SF) = .238</i> <i>3.7 ac / 35 units (MF) = .106</i>
<input checked="" type="checkbox"/> Acceptable <input type="checkbox"/> Revise <input type="checkbox"/> N/A	Lot size (minimum)	<i>7000 sf (single family)</i> 3000 sf (multi-family)	<i>7,007 sf (single family)</i> 9,772 sf (multi-family)	
<input checked="" type="checkbox"/> Acceptable <input type="checkbox"/> Revise <input type="checkbox"/> N/A	Lot size (maximum)	<i>15000 sf (single family)</i> 7000 sf (multi-family)	<i>12,400 sf (single family)</i> 12,154 sf (multi-family)	
<input checked="" type="checkbox"/> Acceptable <input type="checkbox"/> Revise <input type="checkbox"/> N/A	Lot width (minimum)	<i>60 lf (single family)</i> 60 lf (multi-family)	<i>63 lf (single family)</i> 79 lf (multi-family)	
<input checked="" type="checkbox"/> Acceptable <input type="checkbox"/> Revise <input type="checkbox"/> N/A	Lot depth (minimum)	<i>100 lf (single family)</i> 90 lf (multi-family)	<i>89 lf (single family)</i> 107 lf (multi-family)	



SITE PLAN NO.: Major Site Plan Review No. 2022-04

SUBMITTAL NO: 2

SUBMITTAL DATE: April 20, 2023

PROJECT TITLE: Tract 793 – Silva Estates No. 11

DESCRIPTION: Single and Multi-Family Residential Development

LOCATION: NE Corner Hwy 198 and Hwy 41, Lemoore, CA

APPLICANT: Daley Enterprises Inc.

PROPERTY OWNER: Daley Enterprises Inc.

APN(S): 023-320-005

Building Setback, Height, and Coverage Standards (Chapter 9-5A)		Required	Proposed	Notes
<input checked="" type="checkbox"/> Acceptable <input type="checkbox"/> Revise <input type="checkbox"/> N/A	Front Building Setback (minimum)	18 lf <i>(single family)</i> 20 lf <i>(multi-family)</i>	<i>Meet Standards of Table 9-5A-4</i>	
<input checked="" type="checkbox"/> Acceptable <input type="checkbox"/> Revise <input type="checkbox"/> N/A	Interior Side Building Setback (minimum)	5 lf <i>(single family)</i> 5 lf <i>(multi-family)</i>	<i>Meet Standards of Table 9-5A-4</i>	
<input checked="" type="checkbox"/> Acceptable <input type="checkbox"/> Revise <input type="checkbox"/> N/A	Street Side Building Setback (minimum)	15 lf <i>(single family)</i> 15 lf <i>(multi-family)</i>	<i>Meet Standards of Table 9-5A-4</i>	
<input checked="" type="checkbox"/> Acceptable <input type="checkbox"/> Revise <input type="checkbox"/> N/A	Rear Building Setback (minimum)	10 lf <i>(single family)</i> 10 lf <i>(multi-family)</i>	<i>Meet Standards of Table 9-5A-4</i>	
<input checked="" type="checkbox"/> Acceptable <input type="checkbox"/> Revise <input type="checkbox"/> N/A	Separation Between Buildings (minimum)	10 lf <i>(single family)</i> 10 lf <i>(multi-family)</i>	<i>Meet Standards of Table 9-5A-4</i>	
<input checked="" type="checkbox"/> Acceptable <input type="checkbox"/> Revise <input type="checkbox"/> N/A	Height (maximum)	35 lf <i>(single family)</i> 35 lf <i>(multi-family)</i>	<i>Meet Standards of Table 9-5A-4</i>	
<input type="checkbox"/> Acceptable <input type="checkbox"/> Revise <input checked="" type="checkbox"/> N/A	Floor Area Ratio (minimum)			
<input type="checkbox"/> Acceptable <input type="checkbox"/> Revise <input checked="" type="checkbox"/> N/A	Floor Area Ratio (maximum)			

SITE PLAN STATISTICS:

TOTAL LOTS: 43 (31 SINGLE FAMILY AND 12 MULTI FAMILY)

TOTAL UNITS: 66 (31 SINGLE FAMILY AND 35 MULTI FAMILY)

TOTAL SITE AREA: 779,724 S.F. (17.9 GROSS AC)

TOTAL REMAINDER PARCEL AREA: 294,901 S.F. (6.77 AC)

TOTAL DEVELOPMENT AREA PROPOSED: 483,516 S.F. (11.1 GROSS AC)

TOTAL SITE AREA SINGLE FAMILY: 322,344 S.F. (7.4 AC)



SITE PLAN NO.: Major Site Plan Review No. 2022-04

SUBMITTAL NO: 2

SUBMITTAL DATE: April 20, 2023

PROJECT TITLE: Tract 793 – Silva Estates No. 11

DESCRIPTION: Single and Multi-Family Residential Development

LOCATION: NE Corner Hwy 198 and Hwy 41, Lemoore, CA

APPLICANT: Daley Enterprises Inc.

PROPERTY OWNER: Daley Enterprises Inc.

APN(S): 023-320-005

TOTAL SITE AREA MULTI FAMILY: 161,172 S.F. (3.7 AC)

AVERAGE LOT SIZE PROPOSED SINGLE FAMILY: 10,398 S.F. (322,344 / 31)

AVERAGE LOT SIZE PROPOSED MULTI FAMILY: 13,431 S.F. (161,172 / 12)

Architectural and Site Design Standards (Chapter 9-5C)		Required	Notes
<input checked="" type="checkbox"/> Acceptable <input type="checkbox"/> Revise <input type="checkbox"/> N/A	Design Concepts	<i>Meet standards of section 9-5C-2</i>	
<input checked="" type="checkbox"/> Acceptable <input type="checkbox"/> Revise <input type="checkbox"/> N/A	Design Standards for Residential Projects	<i>Meet standards of section 9-5C-3</i>	
<input type="checkbox"/> Acceptable <input type="checkbox"/> Revise <input checked="" type="checkbox"/> N/A	Design Standards for Commercial and Industrial Projects		
<input type="checkbox"/> Acceptable <input type="checkbox"/> Revise <input checked="" type="checkbox"/> N/A	Design Standards for Big Box Stores		

Parking and Loading Standards (Chapter 9-5E)		Required	Proposed	Notes
<input checked="" type="checkbox"/> Acceptable <input type="checkbox"/> Revise <input type="checkbox"/> N/A	Number of off-street Parking Spaces	<i>2 spaces / unit (single family)</i> <i>2 spaces / unit (multi-family)</i>	<i>Meet Standards of Table 9-5E-4-A1</i>	
<input checked="" type="checkbox"/> Acceptable <input type="checkbox"/> Revise <input type="checkbox"/> N/A	Parking Design Standards	<i>2 spaces per each unit. One space covered.</i>	<i>Meet Standards of Table 9-5E-5-C1</i>	
<input type="checkbox"/> Acceptable <input type="checkbox"/> Revise <input checked="" type="checkbox"/> N/A	Loading Design Standards			

<input type="checkbox"/> Downtown Standards (Chapter 9-6)	Required	Notes
<input type="checkbox"/> Mixed Use Standards (Chapter 9-7)		
<input type="checkbox"/> Overlay Zones (Chapter 9-9)		



SITE PLAN NO.: Major Site Plan Review No. 2022-04
SUBMITTAL NO: 2
SUBMITTAL DATE: April 20, 2023
PROJECT TITLE: Tract 793 – Silva Estates No. 11
DESCRIPTION: Single and Multi-Family Residential Development
LOCATION: NE Corner Hwy 198 and Hwy 41, Lemoore, CA
APPLICANT: Daley Enterprises Inc.
PROPERTY OWNER: Daley Enterprises Inc.
APN(S): 023-320-005

<input type="checkbox"/> Acceptable <input type="checkbox"/> Revise <input checked="" type="checkbox"/> N/A			
-------------------------------------------------------------------------------------------------------------------	--	--	--

Entitlements Required

- ☒ Major Site Plan Review is required for this project.
- ☐ Conditional Use Permit is required for this project.
- ☐ Zone Variance is required for this project.
- ☒ Tentative Subdivision Map is required for this project.
- ☐ Tentative Parcel Map is required for this project.
- ☐ Lot Line Adjustment is required for this project.
- ☐ Zone Change is required for this project.
- ☐ General Plan Amendment is required for this project.
- ☐ Other discretionary action required for this project:

CEQA Document Required (This is a preliminary determination that will be finalized when the project application is fully submitted and deemed complete.)

- ☐ Exempt from CEQA - Ministerial Exemption: Section 21080(b)(1); 15268.
- ☐ Exempt from CEQA - Categorical Exemption Section 15332 (Infill Development Exemption).
- ☐ Exempt from CEQA - Statutory Exemption Section _____.
- ☒ Negative Declaration or Mitigated Negative Declaration. *Will use previously adopted CEQA document.*
- ☐ Environmental Impact Report.

Environmental Technical Documents required to back up CEQA document (This is a preliminary determination that will be finalized when the project application is fully submitted and deemed complete.)

- ☐ Air Impact Analysis.
- ☐ Acoustical Analysis.
- ☐ Biological Report.
- ☐ Cultural Records Search.
- ☐ Traffic Impact Assessment.
- ☐ Vehicle Trip Generation Estimates.
- ☐ Covenant.
- ☐ Other:



SITE PLAN NO.: Major Site Plan Review No. 2022-04

SUBMITTAL NO: 2

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PROJECT TITLE: Tract 793 – Silva Estates No. 11

DESCRIPTION: Single and Multi-Family Residential Development

LOCATION: NE Corner Hwy 198 and Hwy 41, Lemoore, CA

APPLICANT: Daley Enterprises Inc.

PROPERTY OWNER: Daley Enterprises Inc.

APN(S): 023-320-005

General Requirements from Zoning Ordinance that apply to the project when checked.

- ☒ Meet all Noise, Odor, and Vibration Performance Standards described in Zoning Ordinance Section 9-5B-2.
- ☒ Make all required Property and Utility Improvements described in Zoning Ordinance Section 9-5B-3.
- ☒ Meet all Outdoor Lighting Standards described in Zoning Ordinance Section 9-5B-4.
- ☒ Meet all applicable Fence and Wall Standards described in Zoning Ordinance 9-5B-5.
- ☒ Meet all MWELo requirements for landscape and irrigation plans.
- ☒ Street Trees shall be selected from the approved Street Tree list in Table 9-5D-5-A1.
- ☒ Landscape and Irrigation Plans required at Building Permit submittal. Landscape Plans will be 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 required landscape areas shall be included in the Plan.
 - Landscaping shall meet all other applicable requirements of Title 9, Article D1 of the Zoning Ordinance.

Other Requirements

- ☒ Additional comments:
 - *For single family residential subdivisions, front yard setbacks of adjacent homes shall have a two-foot (2') stagger between adjacent lots.*
 - *Calculate in-lieu park fee acreage in accordance with City Ordinance Section 8-7N-4 or other method acceptable to Community Development Director.*
 - *All Parkway strips are required per Section 9-5D1-2, Article D.1 to be a minimum of 5' wide.*
 - *Proposed temporary 'turn-around' structures located at the ends of Sonoma and Arcata Avenues to be constructed per City Standards with an easement in favor of the City of Lemoore included on the final map.*

Steve Brandt

Authorized signature

Date

Steve Brandt, AICP, City Planner
Printed name

SITE PLAN REVIEW COMMENTS



SITE PLAN NO: Major Site Plan Review No. 2022-04 (TSM Tr 793)
DESCRIPTION: Single and multi family Residential Subdivision with 43 Lots and 6+ Acre Remainder
LOCATION: Northeast corner of Highway 198 and SR 41
APN(S): 023-320-005
APPLICANT: Daley Enterprises
PROPERTY OWNER: Daley Enterprises

ENGINEERING – Subdivisions/Parcel Maps

Recommended action:

- ☒ Acceptable as submitted. See applicable comments below for permit application.
- ☐ Revise per comments below. Resubmittal not required. See applicable comments below for permit application.
- ☐ Resubmit with additional information. See comments below.
- ☐ Redesign required. See comments below.

The following items are required to be shown on the Tentative Subdivision Map/Parcel Map or provided with the Tentative Subdivision Map/Parcel Map application:

- ☒ Tentative Subdivision Maps and Parcel Maps shall comply with Title 8, Chapter 7 of the City of Lemoore Municipal Code. Tentative maps shall be prepared in accordance with Section 8-7F-Tentative Maps, Section 8-7H-Vesting Tentative Maps, and Section 8-7J-Subdivision Design Standards.
- ☐ Tentative maps shall be prepared by a licensed land surveyor or registered civil engineer qualified to practice land survey. ☒ Provide property/boundary information:
- ☒ Show all adjacent existing and proposed streets including proposed new street improvements, including curb, gutter, drive approaches, sidewalk, transit/bus stops, etc.: ☒ Show sidewalk: 5 ft. wide, with 5 ft. wide parkway on local streets;
- ☒ 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.
- ☒ Show existing on-site structures and improvements on the site, such as buildings, wells, septic tanks, fences, driveways, etc., and note if they are to remain, removed, relocated, or demolished. ☒ Show existing structures and improvements adjacent to the site.
- ☒ Show all proposed public improvements including street improvements, water, sanitary sewer, storm drain and landscape improvements per City Standards including lot grading and cluster mailbox locations.
 - ☒ Show existing and proposed location of ditch; show sections to be proposed underground pipeline
- ☒ Show proposed fire hydrants locations per Fire Department requirements, and streetlights per City Standards.
- ☐ Show any temporary fire and emergency access. ☐ Provide all-weather fire and emergency access road.
- ☒ Show proposed disposal of storm runoff: ☒ On-site basin required per City Standards – ***to be connected to existing City basin***, ☐ Surface drain to street, ☐ Connection to storm drain trunkline available - _____” in _____.
- ☐ Caltrans comments required prior to approval of the tentative map.
- ☐ Written comments required from ditch company.
- ☐ Additional comments:

The following are required with the Final Map application:

- ☒ Submit on-site grading, and on-site and off-site improvement plans detailing all proposed work. On-site and off-site improvement plans, and grading plans shall be prepared and signed by registered civil engineer.

SITE PLAN REVIEW COMMENTS



SITE PLAN NO: Major Site Plan Review No. 2022-04 (TSM Tr 793)
DESCRIPTION: Single and multi family Residential Subdivision with 43 Lots and 6+ Acre Remainder
LOCATION: Northeast corner of Highway 198 and SR 41
APN(S): 023-320-005
APPLICANT: Daley Enterprises
PROPERTY OWNER: Daley Enterprises

- ☒ Final subdivision map shall be prepared by a licensed land surveyor or qualified civil engineer allowed to practice land survey.
- ☒ 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.
- ☒ City encroachment permit required which shall include an approved traffic control plan.
- ☐ Caltrans encroachment permit required.
- ☒ Comply with all Caltrans comments and conditions for the tentative map.
- ☐ Comply with written comments from ditch company.
- ☒ 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.
- ☐ Dedicate _____ ft. additional right-of-way along _____. Right-of-way dedication required by grant deed. A title report is required for verification of ownership ☐ by map ☐ by deed.
- ☒ Install street striping as required by the City Engineer.
- ☒ Install sidewalk: 5 ft. wide, with 5 ft. wide parkway on all local streets; match existing pattern on Bush St.
- ☒ Show locations of all drive approaches and construct to City Standards. All lots to have separate drive approaches.
- ☒ Cluster mailbox supports required (1 for 2 residential units) or use postal unit.
- ☒ Landscape and irrigation improvement plans to be submitted for the entire project. Landscape plans will need to comply with the City of Lemoore's street tree ordinance and the State MWEL requirements. ☐ Landscape plans shall be prepared by a licensed landscape architect.
- ☒ Public Facilities Maintenance District (PFMD) / Homeowners Association (HOA) required prior to approval of Final Map. PFMD will maintain common area landscaping, streetlights, street trees and local streets as applicable. Submit completed PFMD application and filing fee a minimum of 75 days before approval of Final Map.
- ☒ Dedicate landscape lots to the City that are to be maintained by the PFMD.
- ☒ Potable water and fire protection water master plan for the entire development shall be submitted for approval prior to approval of any phase of the development. The water system will need to be extended to the boundaries of the development where future connection and extension is anticipated. The water system will need to be sized to serve any future developments that are anticipated to connect to the system.
- ☒ Sanitary Sewer master plan for the entire development shall be submitted for approval prior to approval of any phase of the development. 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.
 - ☒ 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; _____

SITE PLAN REVIEW COMMENTS



SITE PLAN NO: Major Site Plan Review No. 2022-04 (TSM Tr 793)
DESCRIPTION: Single and multi family Residential Subdivision with 43 Lots and 6+ Acre Remainder
LOCATION: Northeast corner of Highway 198 and SR 41
APN(S): 023-320-005
APPLICANT: Daley Enterprises
PROPERTY OWNER: Daley Enterprises

- ☐ Directed to a permanent on-site basin per City Standards
- ☐ 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 shall be constructed in accordance with City Standards.
- ☐ 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.
- ☒ Underground all existing overhead utilities within the project limits. Existing overhead electrical lines over 50kV shall be exempt from undergrounding.
- ☒ Geotechnical /Soils Report is required. _____
- ☒ Provide R-value tests; 1 test at approximately 500' spacing along proposed streets.
- ☒ Traffic indexes per City standards:
- ☐ 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 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.

Additional comments:

1. Provide complete sewer, water and storm drain design package with master plan submittal or 1st improvement plan submittal.
2. Temporary turnaround shall be built to City Standards including drainage away from paved surface.
3. Street Lighting is required based upon spacing approved by the City Engineer.

Authorized signature

Date

Jeff Cowart, PE City Engineer

Printed name



April 19, 2023

Kristie Baley - Planning
City of Lemoore
711 W. Cinnamon Drive
Lemoore, CA 93245

Subject: Tentative Subdivision Map for County Tract No. 793 (APN: 023-320-005) – 2nd Review

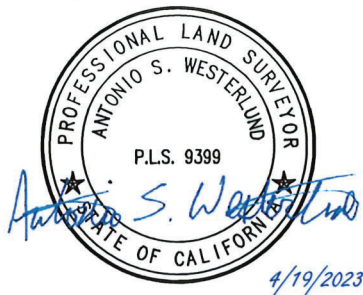
Dear Kristie:

I have completed the 2nd Review of Tentative Subdivision Map, County Tract No. 793 for technical correctness. Please see attached redlines, the described missing items from Article F. Tentative Maps (7-7-4) ordinances have not been met: Item C.5, C.6, C.9 C.10 as well as the existing easements of record that appear in the Preliminary Title Report provided need to be shown, specifically, Items 9, 11, 13, 14 & 15.

A condition of approval should be added requiring the dedication of a temporary easement for the proposed turnaround areas for each phase.

Please let me know if you have any questions or if clarification is needed.

Sincerely,



Antonio Westerlund, PLS, CFedS
Enclosures: 2nd Check Redlines

cc: Jeff Cowart, QK

220313
tkf/AW

SITE PLAN REVIEW COMMENTS



SITE PLAN NO: Major Site Plan Review No. 2022-04
APPLICANT: 4 Creeks, Inc., Matt Ainley
PROPERTY OWNER: Daley Enterprises, Inc., Scott Daley
DESCRIPTION: Residential Subdivision with 12 Medium Density Lots and 30 Single Family Lots with 6.77 Acre Remainder
APN(S): 023-320-005
LOCATION: NEC of SR 41 and SR 198

FIRE DEPARTMENT

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 3 fire hydrants required for this project. One hydrant shall be installed every ³⁰⁰~~150~~ ft. (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.

SITE PLAN REVIEW COMMENTS



SITE PLAN NO:
APPLICANT:
PROPERTY OWNER:
DESCRIPTION:

Major Site Plan Review No. 2022-04
4 Creeks, Inc., Matt Ainley
Daley Enterprises, Inc., Scott Daley
Residential Subdivision with 12 Medium Density Lots
and 30 Single Family Lots with 6.77 Acre Remainder
023-320-005
NEC of SR 41 and SR 198

APN(S):
LOCATION:

- ☐ 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: _____

- ☐ No comments. Acceptable as submitted.

Bruce German

Authorized signature

12/08/2022

Date

Bruce German and Faith Faria

Printed Name and Title

[illegible]

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6 EAST TULARE AVENUE • TULARE • CALIFORNIA • 93274
TULARE: (559) 686-1761 • HANFORD: (559) 582-9248 • FAX: (559) 686-1035

103

111

POWER	SOUTHERN CALIFORNIA EDISON CO.
MULTI FAMILY LOTS	12
SINGLE FAMILY LOTS	30
TOTAL No. OF LOTS	42

PORTION OF THE SOUTHEAST Q

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SITE PLAN REVIEW COMMENTS



SITE PLAN NO:

APPLICANT:

PROPERTY OWNER:

DESCRIPTION:

APN(S):

LOCATION:

Major Site Plan Review No. 2022-04

4 Creeks, Inc., Matt Ainley

Daley Enterprises, Inc., Scott Daley

Residential Subdivision with 12 Medium Density Lots
and 30 Single Family Lots with 6.77 Acre Remainder
023-320-005

NEC of SR 41 and SR 198


REFUSE

The following comments are applicable when checked:

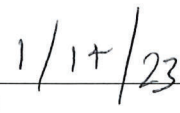
- ☐ Type of refuse service not indicated.
- ☐ You are responsible for all cardboard and other bulky recyclables to be broken down before depositing in recycle containers.
- ☐ Refuse enclosure not to City of Lemoore Standards.
- ☐ Refuse enclosure(s) must be M-6 single dumpster enclosure(s).
- ☐ Refuse 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: _____.
- ☐ 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.
- ☐ 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.
- ☐ 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: Suggest posting ordinance along the street in duplex area that says "No Parking" on trash days or holidays. The City is currently experiencing an issue with cars parking on the street and placing cans to close to each other on the developed section of Sonoma.

☐ No comments. Acceptable as submitted.



Authorized signature



Date

Frank Rivera, Public Works Director
Printed Name and Title



December 2, 2022

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 Major Site Plan Review No. 2022-04 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 24 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 24 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 24 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 10 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.



December 22, 2022

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

Re: Major Site Plan Review No. 2022-04
TSM Tract 793 Silva Estates 11

Dear Kristie Baley,

Thank you for providing PG&E the opportunity to review the proposed plans for Major Site Plan Review No. 2022-04 dated 12/1/2022. Our review indicates the proposed improvements do not appear to directly interfere with existing PG&E facilities or impact our easement rights.

Please note this is our preliminary review and PG&E reserves the right for additional future review as needed. This letter shall not in any way alter, modify, or terminate any provision of any existing easement rights. If there are subsequent modifications made to the design, we ask that you resubmit the plans to the email address listed below.

If the project requires PG&E gas or electrical service in the future, please continue to work with PG&E's Service Planning department: <https://www.pge.com/cco/>.

As a reminder, before any digging or excavation occurs, please contact Underground Service Alert (USA) by dialing 811 a minimum of 2 working days prior to commencing any work. This free and independent service will ensure that all existing underground utilities are identified and marked on-site.

If you have any questions regarding our response, please contact the PG&E Plan Review Team at pgeplanreview@pge.com.

Sincerely,

PG&E Plan Review Team
Land Management

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

CITY OF LEMOORE

Daley Homes General Plan Amendment and Zone Change

May 2017

Contact:

**Judy Holwell
(559) 924-6740
jholwell@lemoore.com
711 W. Cinnamon Drive
Lemoore, CA 93245**

Comments must be received by: June 12, 2017 (20 days after notice)



**ADMINISTRATIVE DRAFT
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION**

City of Lemoore

Prepared for:



City of Lemoore
711 W Cinnamon Drive
Lemoore, CA 93245
Contact Person: Judy Holwell, Development Services Director
Phone: (559) 924-6740

Consultant:



901 East Main Street
Visalia, CA 93292
Contact: Steve Brandt, City Planner
Phone: (559) 733-0440
Fax: (559) 733-7821

June 2017

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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

Daley Homes General Plan Amendment and Zone Change

Project Location

The Project site is located at the northeast corner of State Route 198 and State Route 41, south of San Simeon Drive and west of Arcata Avenue (APN 023-320-005).

Project Description

A request by Daley Homes to reestablish the Low Density Residential and Low Medium Density Residential land use designation on the proposed undesignated site, and reestablish the Low-Medium Density Residential (RLMD) and the Low Density Residential (RLD) zones on the proposed unzone site. The reestablishment of the general plan designation and zoning would accommodate up to approximately 134 residential units.

Mailing Address and Phone Number of Contact Person

Scott Daley
Vice President
Daley Homes
1356 E. Tulare Ave.
Tulare, CA 93274
(559) 686-1761

Findings

As Lead Agency, the City of Lemoore finds that the Project will not have a significant effect on the environment. The Environmental Checklist (CEQA Guidelines Appendix G) or 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 less-than-significant levels. The Lead Agency 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 3.8.1: A qualified biologist shall conduct a pre-construction survey on the Project site and within 500 feet of its perimeter within 14 days of and no more than 30 days prior to the start of construction activities.

If any evidence of occupation of the Project site by listed or other special-status species is subsequently observed, a buffer shall be established by a qualified biologist that results in sufficient avoidance to comply with applicable regulations. If sufficient avoidance cannot be established, the United States Fish and Wildlife Service and California Department of Fish and Game shall be contacted for further guidance and consultation on additional measures. The Project proponent shall obtain any required permits from the appropriate wildlife agency. Copies of all permits and evidence of compliance with applicable regulations shall be submitted to the lead agency.

The following buffer distances shall be established prior to construction activities:

- San Joaquin kit fox or American badger potential den: 50 feet;
- San Joaquin kit fox known den: 100 feet;
- San Joaquin kit fox or American badger pupping den: contact the California Department of Fish and Game and United States Fish and Wildlife Service;
- Burrowing owl burrow outside of breeding season: 160 feet;
- Burrowing owl burrow during breeding season: 250 feet;
- Swainson's hawk nest during breeding season: ½ mile;
- Other protected raptor nests during the breeding season: 300 feet;
- Other protected nesting migratory bird nests during the breeding season: 50 feet; and
- Other special-status wildlife species: as recommended by qualified biologist.

MM 3.8.2: If initial grading activities are planned during the potential nesting season for migratory birds/raptors that may nest on or near the Project site, the preconstruction survey shall evaluate the sites and accessible lands within an adequate buffer for active nests of migratory birds/raptors. If any nesting birds/raptors are observed, a qualified biologist shall determine buffer distances and/or the timing of Project activities so that the proposed Project does not cause nest abandonment or destruction of eggs or young. This measure shall be implemented so that the proposed Project remains in compliance with the Migratory Bird Treaty Act and applicable state regulations.

If nesting raptors are identified during the surveys, active raptor nests should be avoided by 500 feet and all other migratory bird nests should be avoided by 250 feet. Avoidance buffers may be reduced if a qualified and approved on-site monitor determines that encroachment into the buffer area is not affecting nest building, the rearing of young, or otherwise affect the breeding behaviors of the resident birds. Avoidance buffers can also be reduced through consultation with the CDFW and USFWS. If Swainson's hawks are found to nest within the survey area, active Swainson's hawk nests shall be avoided by 0.5 mile unless this avoidance buffer is reduced through consultation with the CDFW and/or USFWS.

No construction or earth-moving activity shall occur within a non-disturbance buffer until it is determined by a qualified biologist that the young have fledged (that is, left the nest) and have attained sufficient flight skills to avoid Project construction areas. This typically occurs by early July, but September 1st is considered the end of the nesting period unless otherwise determined by a qualified biologist. Once raptors have completed nesting and young have fledged, disturbance buffers will no longer be needed and can be removed, and monitoring can be terminated.

MM 3.8.3: If any burrowing owl burrows are observed during the preconstruction survey, avoidance measures shall be consistent and in accordance with protocols outlined in the Burrowing Owl Survey Protocol and Mitigation Guidelines (Burrowing Owl Consortium 1993) and the Staff Report on Burrowing Owl Mitigation (CDFW 2012). Active burrows shall be avoided, but if avoidance is not possible then compensation shall be provided for the active or passive displacement of western burrowing owls, and habitat acquisition and the creation of artificial dens for any western burrowing owls shall be provided for any owls relocated from construction areas. These measures are outlined as follows:

1. A pre-construction survey of construction area, including a 150-meter buffer (500 feet), shall be conducted no less than 14 days and no more than 30 days prior to ground disturbing activities. If more than 30 days lapse between the time of the pre-construction survey and the start of ground-disturbing activities, another pre-construction survey shall be completed. The second survey (or other subsequent surveys if necessary) shall be conducted and timed to occur sometime between 30 days and 24 hours prior to ground disturbance.
2. If western burrowing owls are present on the construction site (or within 500 feet of the construction site), exclusion fencing shall be installed between the nest site or active burrow and any earth-moving activity or other disturbance. Exclusion areas shall extend 160 feet around occupied burrows during the non-breeding season (September 1 through January 31) and extend 250 feet around occupied burrows during the breeding season (February 1 through August 31) as described in The California Burrowing Owl Consortium's Survey Protocol and Mitigation Guidelines (California Burrowing Owl Consortium 1993).
3. If western burrowing owls are present in the non-breeding season and must be passively relocated from the Project site, passive relocation shall not commence until October 1st and must be completed by February 1st. Passive relocation must only be conducted by a

qualified biologist or ornithologist and with approval by CDFW. After passive relocation, the area where owls occurred and its immediate vicinity shall be monitored by a qualified biologist daily for one week and once per week for an additional two weeks to document that owls are not reoccupying the site.

4. If permanent impacts to nesting, occupied and satellite burrows, or burrowing owl habitat occur, compensation shall be based upon the number of owls or pairs of owls relocated from the construction area. Compensation acreage shall be determined as described in the CDFW's Staff Report on Burrowing Owl Mitigation (CDFW 2012).

MM 3.8.4: The measures listed below shall be implemented during construction:

1. Pre-construction surveys shall be conducted no fewer than 14 days and no more than 30 days prior to the beginning of ground disturbance and/or construction activities. If any San Joaquin kit fox dens are found during preconstruction surveys, exclusion zones shall be placed in accordance with USFWS Recommendations using the following:

San Joaquin kit fox USFWS Exclusion Zone Recommendations

Den Type	Recommendation
Potential Den	50-foot radius
Known Den	100-foot radius
Natal/Pupping Den (Occupied and Unoccupied)	Contact U.S. Fish and Wildlife Service for guidance
Atypical Den	50-foot radius

2. If any den must be removed, it must be appropriately monitored and excavated by a trained wildlife biologist. Destruction of natal dens and other "known" kit fox dens must not occur until authorized by USFWS. Replacement dens will be required if such dens are removed. Potential dens that are removed do not need to be replaced if they are determined to be inactive by using standard monitoring techniques (e.g., applying tracking medium around the den opening and monitoring for San Joaquin kit fox tracks for three consecutive nights).
3. Project-related vehicles shall observe a daytime speed limit of 20-mph throughout the site in all Project areas, except on County roads and State and federal highways; this is particularly important at night when kit foxes and badgers are most active. Night-time construction shall be minimized to the extent possible. However, if construction at night does occur, then the speed limit shall be reduced to 10-mph. Off-road traffic outside of designated Project areas shall be prohibited.
4. To prevent inadvertent entrapment of kit foxes or other animals during the construction phase of a Project, all excavated, steep-walled holes or trenches more than 2-feet deep should be covered at the close of each working day by plywood or similar materials. If the trenches cannot be closed, one or more escape ramps constructed of earthen-fill or

wooden planks shall be installed. Before such holes or trenches are filled, they shall be thoroughly inspected for trapped animals. If at any time a trapped or injured kit fox is discovered, the USFWS and the CDFW shall be contacted at the addresses provided below.

5. Kit foxes are attracted to den-like structures such as pipes and may enter stored pipes and become trapped or injured. All construction pipes, culverts, or similar structures with a diameter of 4-inches or greater that are stored at a construction site for one or more overnight periods shall be thoroughly inspected for kit foxes before the pipe is subsequently buried, capped, or otherwise used or moved in any way. If a kit fox is discovered inside a pipe, that section of pipe shall not be moved until the USFWS has been consulted. If necessary, and under the direct supervision of the biologist, the pipe may be moved only once to remove it from the path of construction activity, until the fox has escaped.
6. All food-related trash items such as wrappers, cans, bottles, and food scraps shall be disposed of in securely closed containers and removed at least once a week from a construction or Project sites.
7. No pets, such as dogs or cats, shall be permitted on the Project sites to prevent harassment, mortality of kit foxes, or destruction of dens.
8. Use of rodenticides and herbicides in Project areas shall be restricted. This is necessary to prevent primary or secondary poisoning of kit foxes and the depletion of prey populations on which they depend. All uses of such compounds shall observe label and other restrictions mandated by the U.S. Environmental Protection Agency, California Department of Food and Agriculture, and other State and Federal legislation, as well as additional Project-related restrictions deemed necessary by the USFWS. If rodent control must be conducted, zinc phosphide shall be used because of a proven lower risk to kit fox.
9. A representative shall be appointed by the Project proponent who will be the contact source for any employee or contractor who might inadvertently kill or injure a kit fox or who finds a dead, injured or entrapped kit fox. The representative will be identified during the employee education program and their name and telephone number shall be provided to the USFWS.
10. An employee education program shall be conducted. The program shall consist of a brief presentation by persons knowledgeable in San Joaquin kit fox biology and legislative protection to explain endangered species concerns to contractors, their employees, and military and/or agency personnel involved in the Project. The program shall include: a description of the San Joaquin kit fox and its habitat needs; a report of the occurrence of kit fox in the Project area; an explanation of the status of the species and its protection under the Endangered Species Act; and a list of measures being taken to reduce impacts to the species during Project construction and implementation. A fact sheet conveying

this information shall be prepared for distribution to the previously referenced people and anyone else who may enter the Project sites.

11. Upon completion of the Project, all areas subject to temporary ground disturbances, including storage and staging areas, temporary roads, pipeline corridors, etc. shall be re-contoured if necessary, and revegetated to promote restoration of the area to pre-Project conditions. An area subject to "temporary" disturbance means any area that is disturbed during the Project, but after Project completion will not be subject to further disturbance and has the potential to be revegetated. Appropriate methods and plant species used to revegetate such areas should be determined on a site-specific basis in consultation with the USFWS, CDFW, and revegetation experts.
12. In the case of trapped animals, escape ramps or structures should be installed immediately to allow the animal(s) to escape, or the USFWS shall be contacted for guidance.
13. Any contractor, employee, or military or agency personnel who are responsible for inadvertently killing or injuring a San Joaquin kit fox shall immediately report the incident to their representative. This representative shall contact the CDFW immediately in the case of a dead, injured or entrapped kit fox. The CDFW contact for immediate assistance is State Dispatch at (916)445-0045. They will contact the local warden or CDFW representative, the wildlife biologist, at (530)934-9309. The USFWS shall be contacted at the numbers below.
14. The Sacramento Fish and Wildlife Office of USFWS and CDFW shall be notified in writing within three working days of the accidental death or injury to a San Joaquin kit fox during Project-related activities. Notification must include the date, time, and location of the incident or of the finding of a dead or injured animal and any other pertinent information. The USFWS contact is the Chief of the Division of Endangered Species, at the addresses and telephone numbers below. The CDFW contact can be reached at 1701 Nimbus Road, Suite A, Rancho Cordova, California 95670, (530) 934-9309.
15. All sightings of the San Joaquin kit fox shall be reported to the California Natural Diversity Database (CNDDB). A copy of the reporting form and a topographic map clearly marked with the location of where the kit fox was observed shall also be provided to the Service at the address below.

Any Project-related information required by the USFWS or questions concerning the above conditions or their implementation may be directed in writing to the U.S. Fish and Wildlife Service at: Endangered Species Division, 2800 Cottage Way, Suite W 2605, Sacramento, California 95825-1846, phone (916) 414-6620 or (916) 414-6600.

MM 3.9.1: If prehistoric or historic-era cultural or archaeological materials are encountered during construction activities, all work within 25 feet of the find shall halt until a qualified professional archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards for prehistoric and historic archaeologist, can evaluate the significance of the find

and make recommendations. Cultural resource materials may include prehistoric resources such as flaked and ground stone tools and debris, shell, bone, ceramics, and fire-affected rock as well as historic resources such as glass, metal, wood, brick, or structural remnants. If the qualified professional archaeologist determines that the discovery represents a potentially significant cultural resource, additional investigations may be required to mitigate adverse impacts from Project implementation. These additional studies may include avoidance, testing, and evaluation or data recovery excavation.

If a potentially-eligible resource is encountered, then the qualified professional archaeologist, the Lead Agency, and the Project proponent shall arrange for either 1) total avoidance of the resource or 2) test excavations to evaluate eligibility and, if eligible, total data recovery. The determination shall be formally documented in writing and submitted to the Lead Agency as verification that the provisions for managing unanticipated discoveries have been met.

MM 3.9.2: During any ground disturbance activities, if paleontological resources are encountered, 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 University of California Museum of Paleontology, 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.

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 3.9.3: 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 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 any potential Native American involvement, in the event of discovery of human remains, at the direction of the county coroner.

MM 3.12.1: Prior to ground-disturbing activities, the City shall prepare and implement a Stormwater Pollution Prevention Plan (SWPPP) that specifies best management practices (BMP), with the intent of keeping all products of erosion from moving offsite. The SWPPP shall include contain a site map that shows the construction site perimeter, existing and proposed man-made facilities, stormwater collection and discharge points, general topography both before and after construction, and drainage patterns across the Project site. Additionally, the SWPPP shall contain a visual monitoring program and a chemical monitoring program for non-visible pollutants to be implemented (if there is a failure of best management practices). The requirements of the SWPPP and BMPs 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 any existing storm drain inlets and stabilizing disturbed areas.
- Implementing erosion controls.
- Properly managing construction materials.
- Managing waste, aggressively controlling litter, and implementing sediment controls.

SECTION 1 - INTRODUCTION

1.1 - Overview

The Project is the General Plan Amendment/Zone Change of a 20-acre parcel in southern Lemoore to accommodate the development of 134 residential lots.

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. The content of a MND is the same as a Negative Declaration, with the addition of identified mitigation measures and a Mitigation Monitoring and Reporting Program (MMRP) (see *Appendix A – Mitigation Monitoring and Reporting Program*).

Based on the IS, the Lead Agency has determined that the environmental review for the proposed application can be completed with a 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 chapter contains the evaluation of 18 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 for each factor, 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 18 environmental resource factors, then an Environmental Impact Report will be required.
- *Section 4 – References:* This chapter contains a full list of references that were used in the preparation of this IS/MND.
- *Appendix A – Mitigation Monitoring and Reporting Program:* This appendix contains the Mitigation Monitoring and Reporting Program.
- *Appendix B – CalEEMod Results:* This appendix contains the 2005 (base) and 2019 (estimated opening day) readouts from the California Emissions Estimator Model.

SECTION 2 - PROJECT DESCRIPTION

2.1 - Introduction

The Project is the General Plan Amendment/Zone Change (GPA/ZC) of a 20-acre parcel in southern Lemoore to accommodate the development of 134 residential lots.

2.2 - Project Location

The site consists of a 20-acre parcel (APN 023-320-005) located at the northeast corner of State Route 198 and State Route 41, south of San Simeon Drive and west of Arcata Avenue in south-central Lemoore. The site is in Section 9, Township 19 South, Range 20 East, Mount Diablo Base and Meridian (MDB&M) within the Lemoore United States Geological Survey (USGS) 7.5-minute topographic quadrangle. Figure 2-2 and Figure 2-3 provide a regional vicinity and location map of the Project site, respectively.

2.3 - Surrounding Land Uses

The area surrounding the proposed site consists of a single-family residential to the north, Highway 41 to the west, Highway 198 to the east and the Highway 41 Interchange to the south. Beyond Highway 41 to the west are more single-family residences and beyond Highway 198 to the southeast are a variety of uses including Bennett Farm Supply, Motel 6, Valero gas station, McCann and Sons Truck and Tractor Service and Master Storage. Land uses and development surrounding the subdivision site are depicted on Figure 2-4.

2.4 - Proposed Project

The proposed Project is the development of up to 134 residential lots on a 20-acre parcel in southern Lemoore (Figure 2-1). The City actions required to permit the Project include a GPA/ZC, major site plan review, and a tentative subdivision map. Currently, the site, is a vacant undeveloped lot. The request by Daley Homes is to reestablish the Low Density Residential and Low Medium Density Residential land use designation on the proposed undesignated site, and reestablish the Low-Medium Density Residential (RLMD) and the Low Density Residential (RLD) zones on the proposed unzoned site.

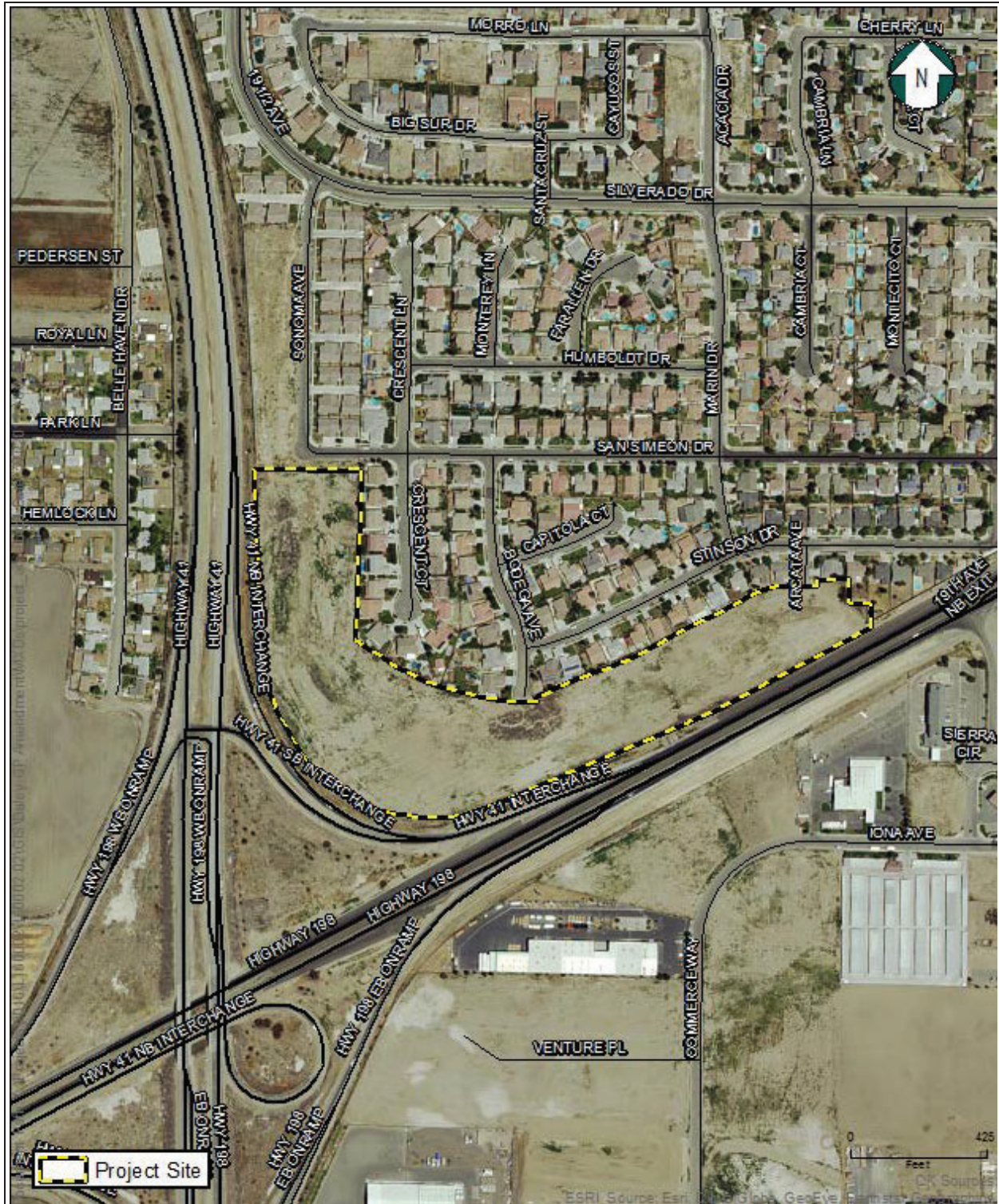
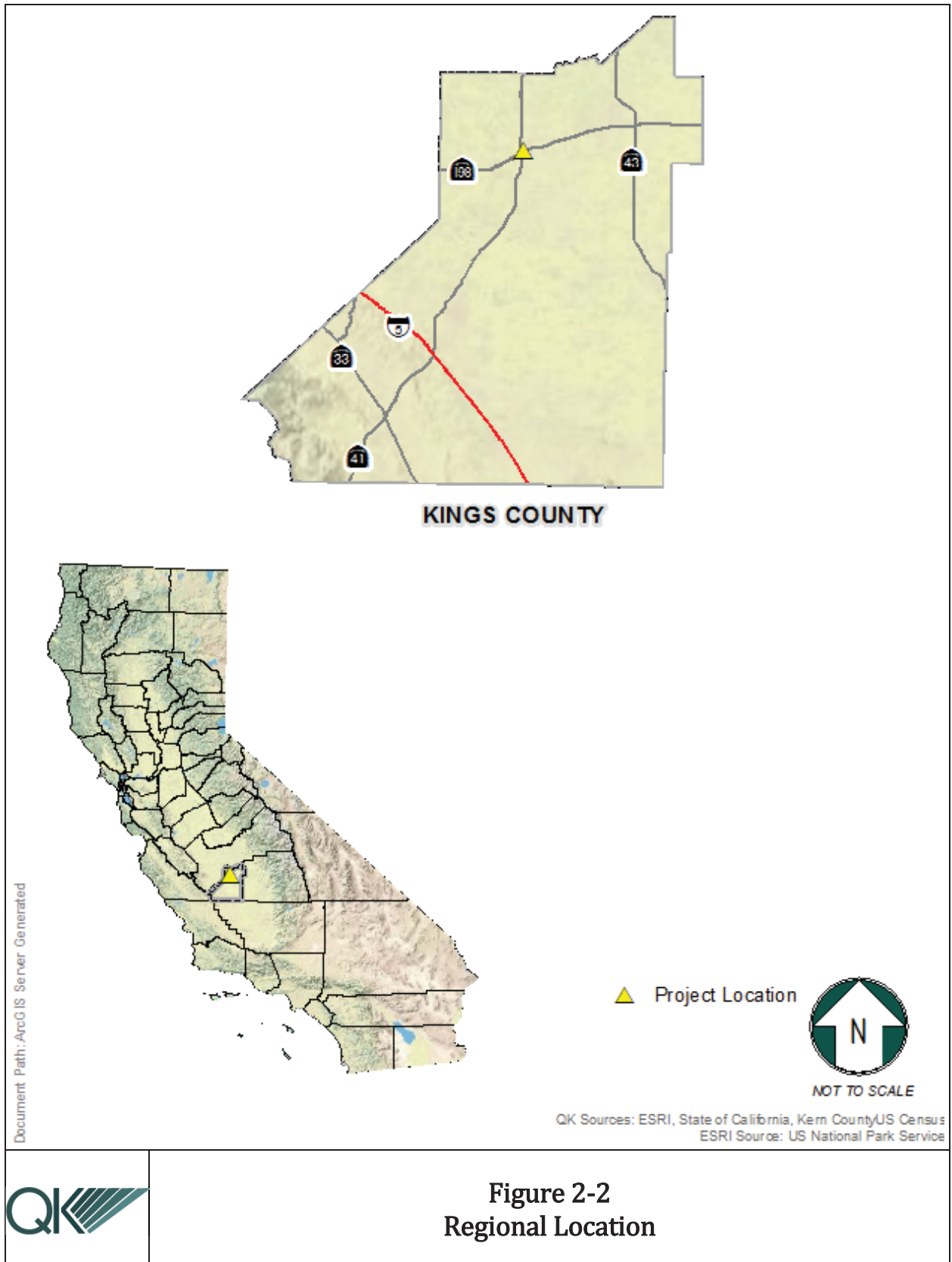


Figure 2-1
Project Site



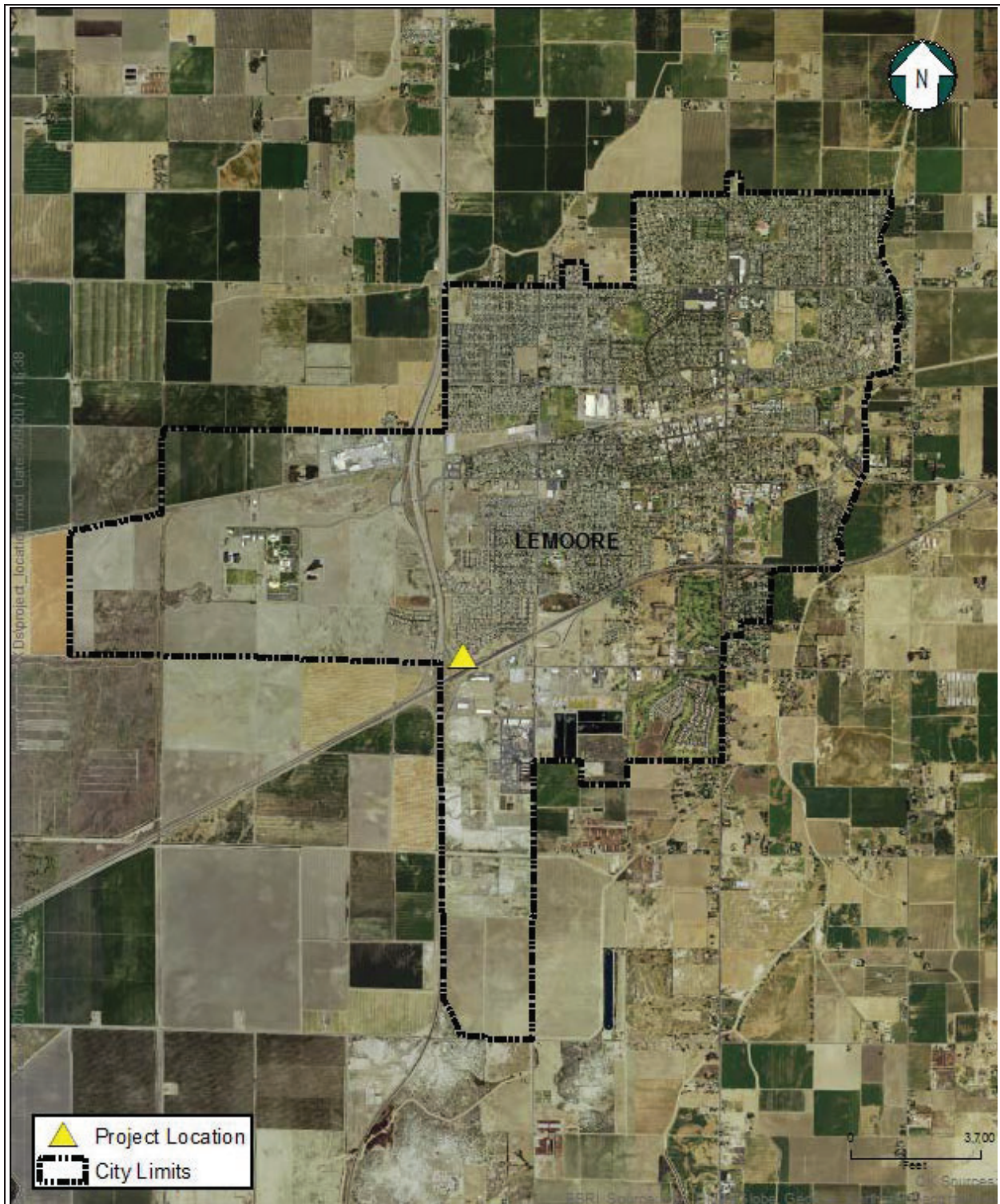


Figure 2-3
Project Location in City

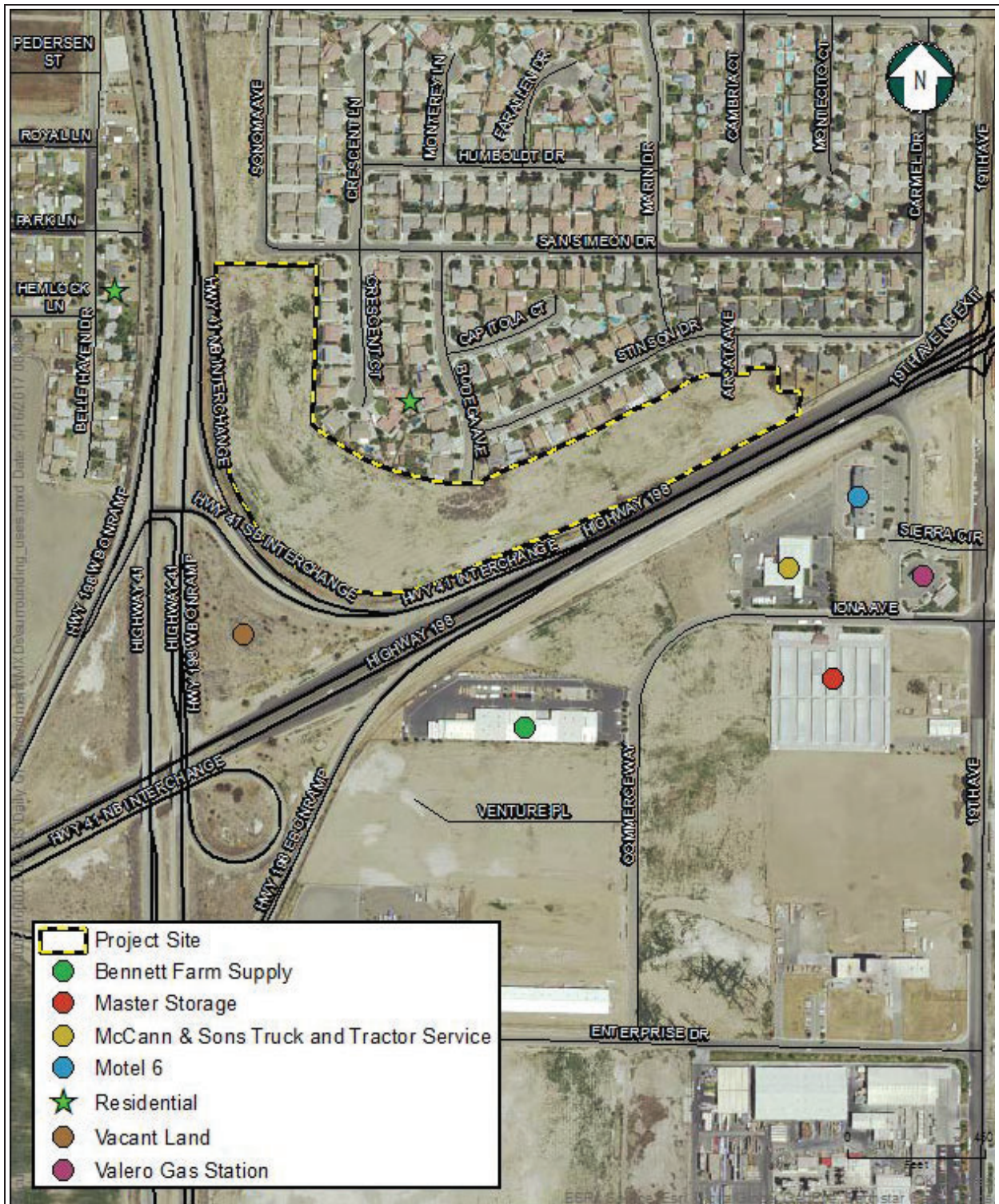


Figure 2-4
Surrounding Land Uses



SECTION 3 - EVALUATION OF ENVIRONMENTAL IMPACTS

3.1 - Environmental Checklist and Discussion

1. Project Title:

Daley Homes General Plan Amendment and Zone Change

2. Lead Agency Name and Address:

City of Lemoore
119 Fox Street
Lemoore, CA 93245

3. Contact Person and Phone Number:

Judy Holwell, Development Services Director
(559) 924-6740

4. Project Location:

The site consists of a 20-acre parcel (APN 023-320-005) located at the northeast corner of State Route 198 and State Route 41, south of San Simeon Drive and west of Arcata Avenue in south-central Lemoore.

5. Project Sponsor's Name and Address:

Scott Daley, Vice President
Daley Homes
1356 E. Tulare Ave.
Tulare, CA 93274
(559) 686-1761

6. General Plan Designation:

Low Density Residential and Low Medium Density Residential

7. Zoning:

Low-Medium Density Residential (RLMD) and Low Density Residential (RLD)

8. Description of Project:

See Section 2.4 – Proposed Project.

9. Surrounding Land Uses and Setting:

See Section 2.3 – Surrounding Land Uses and Figures 2-4.

10. Other Public Agencies Approval Required:

None.

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?

Yes, the Santa Rosa Rancheria Tachi Tribe has requested consultation with the City of Lemoore. Letters were sent to the tribe on May 9, 2017, informing them of the Project.

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.

/ss

Judy Holwell, Development Services Director

May 22, 2017

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 off-site as well as on-site, 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.
 - 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 significance.

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

Would the project:

- | | | | | | |
|----|-------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. | Have a substantial adverse effect on a scenic vista? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. | Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. | Substantially degrade the existing visual character or quality of the site and its surroundings? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. | Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Response: a) The Project site is located adjacent to the Highway 41 and 198 interchange to the south and single-family residential developments to the north. The City of Lemoore 2030 General Plan states 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 located within the downtown district (City of Lemoore, 2008). There are no local historic resources 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 and no impact would occur.

Mitigation Measures: No mitigation is required.

Conclusion: There would be *no impact*.

Response: b), c) There are no listed State scenic highways within Kings County; therefore, the site would not damage scenic resources within a state scenic highway (Caltrans, 2017). As discussed, the proposed development is consistent with the existing character and uses of the surrounding area. There would be no substantial degrade to the existing visual character or quality of the site and its surroundings.

Mitigation Measures: No mitigation is required.

Conclusion: There would be *no impact*.

Response: d) The proposed development would comply with all lighting standards established in the City's Zoning Ordinance (Title 9, Chapter 5, Article B, Section 4). There would be no impact.

Mitigation Measures: No mitigation is required.

Conclusion: There would be *no impact*.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than- Significant Impact	No Impact
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3.6 - 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 non-agricultural use or conversion of forest land to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Response: a), b), c), d), e) There will not be any conversion of farmland, nor conflict with any existing zoning for agricultural use or forest land, or Williamson Act contracts. The proposed Project site is classified as "urban and built-up land" by the Department of Conservation's Farmland Mapping and Monitoring Program (FMMP). The site is an undeveloped-vacant urban parcel.

Mitigation Measures: None are required.

Conclusion: There would be *no impact*.

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

The proposed Project is located within the San Joaquin Valley Air Basin (SJVAB). The proposed Project consists of the development and operation of 134 residential lot subdivision.

Small Project Analysis Level (SPAL)

The District has established thresholds of significance for criteria pollutant emissions, which are based on District New Source Review (NSR) offset requirements for stationary sources. Using project type and size, the District has pre-qualified emissions and determined a size below which it is reasonable to conclude that a project would not exceed applicable thresholds of significance for criteria pollutants. In the interest of streamlining CEQA requirements, projects that fit the descriptions and project sizes provided below are deemed to have a less than significant impact on air quality and as such are excluded from quantifying criteria pollutant emissions for CEQA purposes. Table 3-1 below shows the SPAL thresholds for single-family projects.

Table 3-1
SPAL Thresholds – Single Family

Vehicle Trip Thresholds	Project Type Thresholds
Single Family – 1,453 trips/day	Single Family – 134 units

Response: a) The project includes the division of 20 gross acres to create 134 residential lots. The ultimate build out of these lots would consist of up to 134 residential lots and is projected to generate approximately 1,282 additional daily trips (at a worst-case scenario) within the existing residential area (134 lots X 9.57 average trips per household). Therefore, the project qualifies as a SPAL and is deemed to have a less than significant impact on air quality.

Mitigation Measures: None are required.

Conclusion: Impacts would be *less than significant*.

Response: b) There are two pollutants of concern for this impact: CO and localized PM10. The proposed Project would not result in localized CO hotspots or PM 10 impacts as discussed below. Therefore, the proposed Project would not violate an air quality standard or contribute to a violation of an air quality standard in the Project area.

Localized PM10

Localized PM10 would be generated by Project construction activities, which would include earth-disturbing activities. The proposed Project would comply with the SJVAPCD's Regulation VIII dust control requirements during construction. Compliance with this regulation would reduce the potential for significant localized PM10 impacts to less than significant levels.

CO Hotspot

Localized high levels of CO are associated with traffic congestion and idling or slow-moving vehicles. The SJVAPCD provides screening criteria to determine when to quantify local CO concentrations based on impacts to the level of service (LOS) of roadways in the Project vicinity.

This proposed Project would result in the division of 20 gross acres to create 134 residential lots. Construction of the proposed Project would result in minor-temporary increases in traffic for the surrounding road network during the construction period and an estimated 1,282 daily trips (134 lots x 9.57 average trips per household) during the operation, which is the worst-case scenario. The minor increase in trips would not substantially lower the LOS. Therefore, the Project would not generate, or substantially contribute to, additional traffic that would exceed State or federal CO standards.

Mitigation Measures: None are required.

Conclusion: There would be *no impact*.

Response: c) The SJVAPCD does not have quantifiable thresholds for analyzing a project's cumulative impacts on air quality. As previously determined, the project will have a less than significant impact on air quality since it qualified as a SPAL. Since a majority of the surrounding land is developed, there are not many opportunities for new development to occur in the future. Therefore, the project plus future projects combined, will not create a cumulatively considerable increase in criteria pollutants.

Mitigation Measures: None are required.

Conclusion: Impacts would be *less than significant*.

Response: d) The proposed Project is consistent with the surrounding land uses and would not create or expose sensitive receptors to substantial pollutant concentrations or emissions (Figure 2-4).

Mitigation Measures: None are required.

Conclusion: There would be *no impact*.

Response: e) According to the 2015 SJVAPCD's GAMAQI, analysis of potential odor impacts should be conducted for the following two situations:

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

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

Mitigation Measures: None are required.

Conclusion: There would be *no impact*.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than- Significant Impact	No Impact
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3.8 - 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 checked="" type="checkbox"/>	<input type="checkbox"/>
c.	Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d.	Interfere substantially with the movement of any native resident or migratory fish or wildlife species, or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e.	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f.	Conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Methodology: Database searches were conducted to determine which sensitive biological resources historically occurred on and within 10 miles of the Project site. The California Natural Diversity Database (CNDDB) (CNDDB 2017), California Native Plants Society (CNPS)

database (CNPS 2017), U.S. Fish and Wildlife Service (USFWS) Threatened and Endangered Species List (USFWS 2017a), and USFWS Critical Habitat database (USFWS 2017b) were reviewed to identify State and federal special-status species were searched. The CNDDDB provides element-specific spatial information on individual documented occurrences of special-status species and sensitive natural vegetation communities. The CNPS database provides similar information specific to plant species, but at a much lower spatial resolution. The USFWS query generates a list of federally-protected species known to potentially occur within individual USGS quadrangles. Wildlife species designated as “Fully Protected” by California Fish and Game Code Sections 5050 (Fully Protected reptiles and amphibians), 3511 (Fully Protected birds), 5515 (Full Protected Fish), and 4700 (Fully Protected mammals) are added to the list.

Additional databases that were accessed included the USFWS National Wetlands Inventory (NWI) Map (NWI 2017), the USGS topographical maps, National Hydrography Dataset (NHD) (NHD 2017), Federal Emergency Management Agency (FEMA) 100-year floodplain database (FEMA 2017), and the Recovery Plan for Upland Species of the San Joaquin Valley and Essential Connectivity Habitat Areas for wildlife corridors (Spencer 2010).

Response: a), b) The CNDDDB searches listed historical occurrences of five special-status bird species, three special-status plant species, nine special-status wildlife species and one sensitive natural community within a 10-mile buffer around the Project site (Figure 3-1 through Figure 3-4). However, none of these records occurred on or within the immediate vicinity of the Project site.

No USFWS-designated Critical Habitat units occur on the Project site. Critical Habitat for the Buena Vista Lake ornate Shrew (*Sorex ornatus relictus*) is over five miles southwest of the site (Figure 3-5). Riparian habitats are defined as vegetative communities that are influenced by a river or stream, specifically the land area that encompasses the water channel and its current or potential floodplain. No riparian habitat occurs on or near the Project site. No sensitive natural communities or critical habitats occur on or near the Project site.

The proposed Project site is frequently disked and surrounded by residential urban uses to the north and bordered by Highway 41 and 198 to the west, east and south. The potential for special-status species to occur on the site is low; however, a pre-construction survey would need to be completed to ensure there is no evidence of occupation by special-status species on the Project site. General mitigation measures are included to prevent any potential impacts during construction. Therefore, there would be a less-than-significant impact with mitigation incorporated.

Mitigation Measures:

MM 3.8.1: A qualified biologist shall conduct a pre-construction survey on the Project site and within 500 feet of its perimeter within 14 days and no more than 30 days prior to the start of construction activities.

If any evidence of occupation of the Project site by listed or other special-status species is subsequently observed, a buffer shall be established by a qualified biologist that results in sufficient avoidance to comply with applicable regulations. If sufficient avoidance cannot be established, the United States Fish and Wildlife Service and California Department of Fish and Game shall be contacted for further guidance and consultation on additional measures. The Project proponent shall obtain any required permits from the appropriate wildlife agency. Copies of all permits and evidence of compliance with applicable regulations shall be submitted to the lead agency.

The following buffer distances shall be established prior to construction activities:

- San Joaquin kit fox or American badger potential den: 50 feet;
- San Joaquin kit fox known den: 100 feet;
- San Joaquin kit fox or American badger pupping den: contact the California Department of Fish and Game and United States Fish and Wildlife Service;
- Burrowing owl burrow outside of breeding season: 160 feet;
- Burrowing owl burrow during breeding season: 250 feet;
- Swainson's hawk nest during breeding season: ½ mile;
- Other protected raptor nests during the breeding season: 300 feet;
- Other protected nesting migratory bird nests during the breeding season: 50 feet; and
- Other special-status wildlife species: as recommended by qualified biologist.

MM 3.8.2: If initial grading activities are planned during the potential nesting season for migratory birds/raptors that may nest on or near the Project site, the preconstruction survey shall evaluate the sites and accessible lands within an adequate buffer for active nests of migratory birds/raptors. If any nesting birds/raptors are observed, a qualified biologist shall determine buffer distances and/or the timing of Project activities so that the proposed Project does not cause nest abandonment or destruction of eggs or young. This measure shall be implemented so that the proposed Project remains in compliance with the Migratory Bird Treaty Act and applicable state regulations.

If nesting raptors are identified during the surveys, active raptor nests should be avoided by 500 feet and all other migratory bird nests should be avoided by 250 feet. Avoidance buffers may be reduced if a qualified and approved on-site monitor determines that encroachment into the buffer area is not affecting nest building, the rearing of young, or otherwise affect the breeding behaviors of the resident birds. Avoidance buffers can also be reduced through consultation with the CDFW and USFWS. If Swainson's hawks are found to nest within the survey area, active Swainson's hawk nests shall be avoided by 0.5 mile unless this avoidance buffer is reduced through consultation with the CDFW and/or USFWS.

No construction or earth-moving activity shall occur within a non-disturbance buffer until it is determined by a qualified biologist that the young have fledged (that is, left the nest) and have attained sufficient flight skills to avoid Project construction areas. This typically occurs by early July, but September 1st is considered the end of the nesting period unless otherwise determined by a qualified biologist. Once raptors have completed nesting and young have fledged, disturbance buffers will no longer be needed and can be removed, and monitoring can be terminated.

MM 3.8.3: If any burrowing owl burrows are observed during the preconstruction survey, avoidance measures shall be consistent and in accordance with protocols outlined in the Burrowing Owl Survey Protocol and Mitigation Guidelines (Burrowing Owl Consortium 1993) and the Staff Report on Burrowing Owl Mitigation (CDFW 2012). Active burrows shall be avoided, but if avoidance is not possible then compensation shall be provided for the active or passive displacement of western burrowing owls, and habitat acquisition and the creation of artificial dens for any western burrowing owls shall be provided for any owls relocated from construction areas. These measures are outlined as follows:

1. A pre-construction survey of construction area, including a 150-meter buffer (500 feet), shall be conducted no less than 14 days and no more than 30 days prior to ground disturbing activities. If more than 30 days lapse between the time of the pre-construction survey and the start of ground-disturbing activities, another pre-construction survey shall be completed. The second survey (or other subsequent surveys if necessary) shall be conducted and timed to occur sometime between 30 days and 24 hours prior to ground disturbance.
2. If western burrowing owls are present on the construction site (or within 500 feet of the construction site), exclusion fencing shall be installed between the nest site or active burrow and any earth-moving activity or other disturbance. Exclusion areas shall extend 160 feet around occupied burrows during the non-breeding season (September 1 through January 31) and extend 250 feet around occupied burrows during the breeding season (February 1 through August 31) as described in The California Burrowing Owl Consortium's Survey Protocol and Mitigation Guidelines (California Burrowing Owl Consortium 1993).
3. If western burrowing owls are present in the non-breeding season and must be passively relocated from the Project site, passive relocation shall not commence until October 1st and must be completed by February 1st. Passive relocation must only be conducted by a qualified biologist or ornithologist and with approval by CDFW. After passive relocation, the area where owls occurred and its immediate vicinity shall be monitored by a qualified biologist daily for one week and once per week for an additional two weeks to document that owls are not reoccupying the site.
4. If permanent impacts to nesting, occupied and satellite burrows, or burrowing owl habitat occur, compensation shall be based upon the number of owls or pairs of owls relocated from the construction area. Compensation acreage shall be determined as described in the CDFW's Staff Report on Burrowing Owl Mitigation (CDFW 2012).

MM 3.8.4: The measures listed below shall be implemented during construction:

1. Pre-construction surveys shall be conducted no fewer than 14 days and no more than 30 days prior to the beginning of ground disturbance and/or construction activities. If any San Joaquin kit fox dens are found during preconstruction surveys, exclusion zones shall be placed in accordance with USFWS Recommendations using the following:

San Joaquin kit fox USFWS Exclusion Zone Recommendations

Den Type	Recommendation
Potential Den	50-foot radius
Known Den	100-foot radius
Natal/Pupping Den (Occupied and Unoccupied)	Contact U.S. Fish and Wildlife Service for guidance
Atypical Den	50-foot radius

2. If any den must be removed, it must be appropriately monitored and excavated by a trained wildlife biologist. Destruction of natal dens and other “known” kit fox dens must not occur until authorized by USFWS. Replacement dens will be required if such dens are removed. Potential dens that are removed do not need to be replaced if they are determined to be inactive by using standard monitoring techniques (e.g., applying tracking medium around the den opening and monitoring for San Joaquin kit fox tracks for three consecutive nights).
3. Project-related vehicles shall observe a daytime speed limit of 20-mph throughout the site in all Project areas, except on County roads and State and federal highways; this is particularly important at night when kit foxes and badgers are most active. Night-time construction shall be minimized to the extent possible. However, if construction at night does occur, then the speed limit shall be reduced to 10-mph. Off-road traffic outside of designated Project areas shall be prohibited.
4. To prevent inadvertent entrapment of kit foxes or other animals during the construction phase of a Project, all excavated, steep-walled holes or trenches more than 2-feet deep should be covered at the close of each working day by plywood or similar materials. If the trenches cannot be closed, one or more escape ramps constructed of earthen-fill or wooden planks shall be installed. Before such holes or trenches are filled, they shall be thoroughly inspected for trapped animals. If at any time a trapped or injured kit fox is discovered, the USFWS and the CDFW shall be contacted at the addresses provided below.
5. Kit foxes are attracted to den-like structures such as pipes and may enter stored pipes and become trapped or injured. All construction pipes, culverts, or similar structures with a diameter of 4-inches or greater that are stored at a construction site for one or more overnight periods shall be thoroughly inspected for kit foxes before the pipe is subsequently buried, capped, or otherwise used or moved in any way. If a kit fox is

discovered inside a pipe, that section of pipe shall not be moved until the USFWS has been consulted. If necessary, and under the direct supervision of the biologist, the pipe may be moved only once to remove it from the path of construction activity, until the fox has escaped.

6. All food-related trash items such as wrappers, cans, bottles, and food scraps shall be disposed of in securely closed containers and removed at least once a week from a construction or Project sites.
7. No pets, such as dogs or cats, shall be permitted on the Project sites to prevent harassment, mortality of kit foxes, or destruction of dens.
8. Use of rodenticides and herbicides in Project areas shall be restricted. This is necessary to prevent primary or secondary poisoning of kit foxes and the depletion of prey populations on which they depend. All uses of such compounds shall observe label and other restrictions mandated by the U.S. Environmental Protection Agency, California Department of Food and Agriculture, and other State and Federal legislation, as well as additional Project-related restrictions deemed necessary by the USFWS. If rodent control must be conducted, zinc phosphide shall be used because of a proven lower risk to kit fox.
9. A representative shall be appointed by the Project proponent who will be the contact source for any employee or contractor who might inadvertently kill or injure a kit fox or who finds a dead, injured or entrapped kit fox. The representative will be identified during the employee education program and their name and telephone number shall be provided to the USFWS.
10. An employee education program shall be conducted. The program shall consist of a brief presentation by persons knowledgeable in San Joaquin kit fox biology and legislative protection to explain endangered species concerns to contractors, their employees, and military and/or agency personnel involved in the Project. The program shall include: a description of the San Joaquin kit fox and its habitat needs; a report of the occurrence of kit fox in the Project area; an explanation of the status of the species and its protection under the Endangered Species Act; and a list of measures being taken to reduce impacts to the species during Project construction and implementation. A fact sheet conveying this information shall be prepared for distribution to the previously referenced people and anyone else who may enter the Project sites.
11. Upon completion of the Project, all areas subject to temporary ground disturbances, including storage and staging areas, temporary roads, pipeline corridors, etc. shall be re-contoured if necessary, and revegetated to promote restoration of the area to pre-Project conditions. An area subject to "temporary" disturbance means any area that is disturbed during the Project, but after Project completion will not be subject to further disturbance and has the potential to be revegetated. Appropriate methods and plant species used to revegetate such areas should be determined on a site-specific basis in consultation with the USFWS, CDFW, and revegetation experts.

12. In the case of trapped animals, escape ramps or structures should be installed immediately to allow the animal(s) to escape, or the USFWS shall be contacted for guidance.
13. Any contractor, employee, or military or agency personnel who are responsible for inadvertently killing or injuring a San Joaquin kit fox shall immediately report the incident to their representative. This representative shall contact the CDFW immediately in the case of a dead, injured or entrapped kit fox. The CDFW contact for immediate assistance is State Dispatch at (916)445-0045. They will contact the local warden or CDFW representative, the wildlife biologist, at (530)934-9309. The USFWS shall be contacted at the numbers below.
14. The Sacramento Fish and Wildlife Office of USFWS and CDFW shall be notified in writing within three working days of the accidental death or injury to a San Joaquin kit fox during Project-related activities. Notification must include the date, time, and location of the incident or of the finding of a dead or injured animal and any other pertinent information. The USFWS contact is the Chief of the Division of Endangered Species, at the addresses and telephone numbers below. The CDFW contact can be reached at 1701 Nimbus Road, Suite A, Rancho Cordova, California 95670, (530) 934-9309.
15. All sightings of the San Joaquin kit fox shall be reported to the California Natural Diversity Database (CNDDDB). A copy of the reporting form and a topographic map clearly marked with the location of where the kit fox was observed shall also be provided to the Service at the address below.

Any Project-related information required by the USFWS or questions concerning the above conditions or their implementation may be directed in writing to the U.S. Fish and Wildlife Service at: Endangered Species Division, 2800 Cottage Way, Suite W 2605, Sacramento, California 95825-1846, phone (916) 414-6620 or (916) 414-6600.

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

Response: c) No National Wetlands Inventory (NWI) features or blue-line drainages (as found on USGS topographic maps and in the National Hydrography Dataset) occurred on the Project site (Figure 3-6).

Mitigation Measures: None are required.

Conclusion: There would be *no impact*.

Response: d) The proposed Project site does not occur within a known migration route, significant wildlife corridor, or linkage area as identified in the Recovery Plan for Upland Species in the San Joaquin Valley (USFWS 1998). The site is located within areas of residential development and highways. Wildlife movement corridors are routes that provide shelter and sufficient food supplies to support regular movements of wildlife species. A movement corridor is a continuous geographic extent of habitat that either spatially or functionally links ecosystems across fragmented, or otherwise inhospitable, landscapes.

Faunal movement may include seasonal or migration movement, life cycle links, species dispersal, re-colonization of an area, and movement in response to external pressures. Movement corridors typically include riparian habitats, ridgelines, and ravines, as well as other contiguous expanses of natural habitats. Movement corridors may be functional on regional, sub-regional, or local scales.

No significant wildlife movement corridors, core areas, or Essential Habitat Connectivity areas occur on or near the Project site. The Project would not substantially affect migrating birds or other wildlife. 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.

Mitigation Measures: None are required.

Conclusion: There would be *no impact*.

Response: e), f) 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 Measures: None are required.

Conclusion: There would be *no impact*.

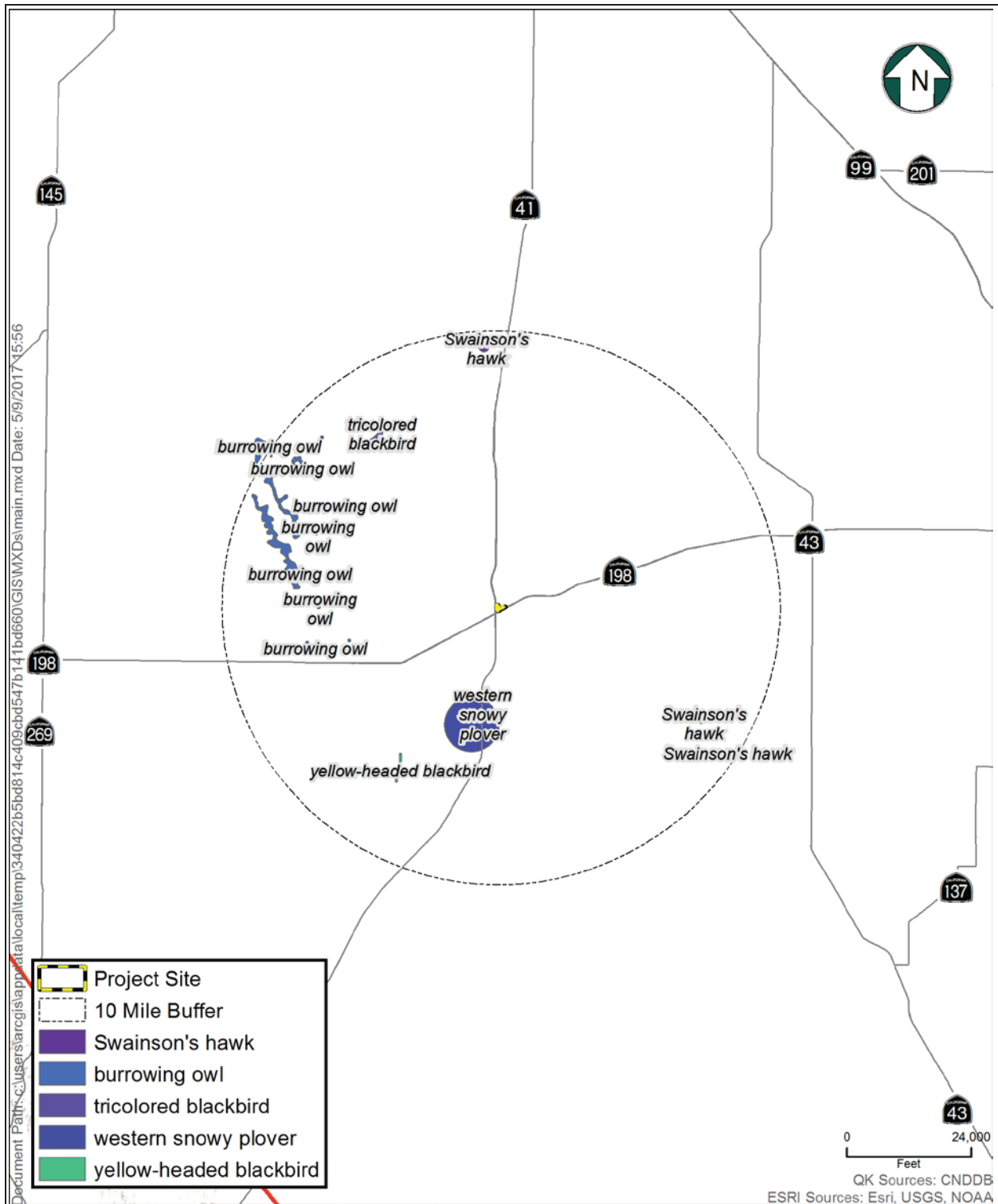


Figure 3-1
CNDDDB Special-Status Birds

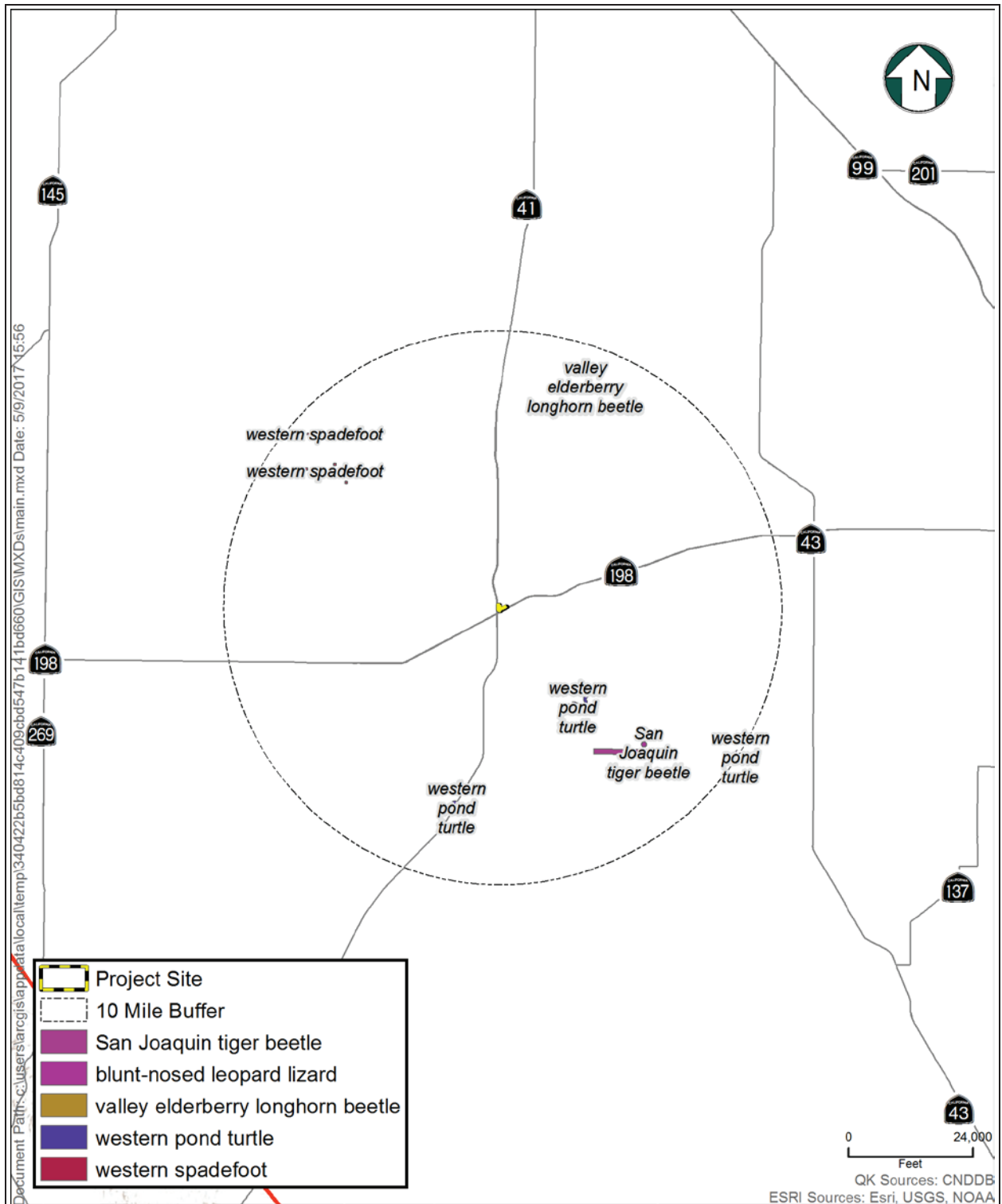


Figure 3-2
CNDDDB Special-Status Invertebrates, Fish, Amphibians and Reptiles

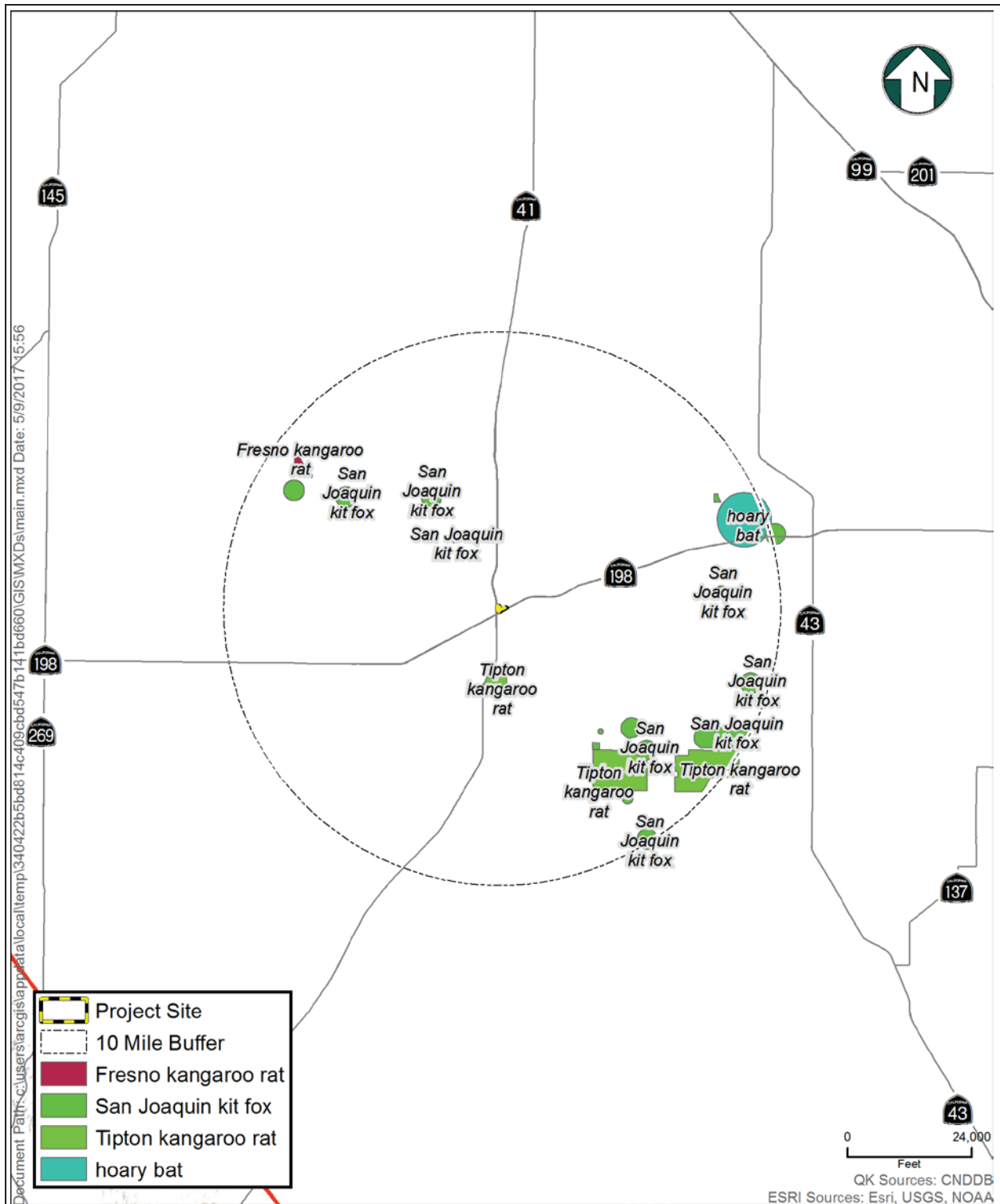


Figure 3-3
CNDDDB Special-Status Mammals

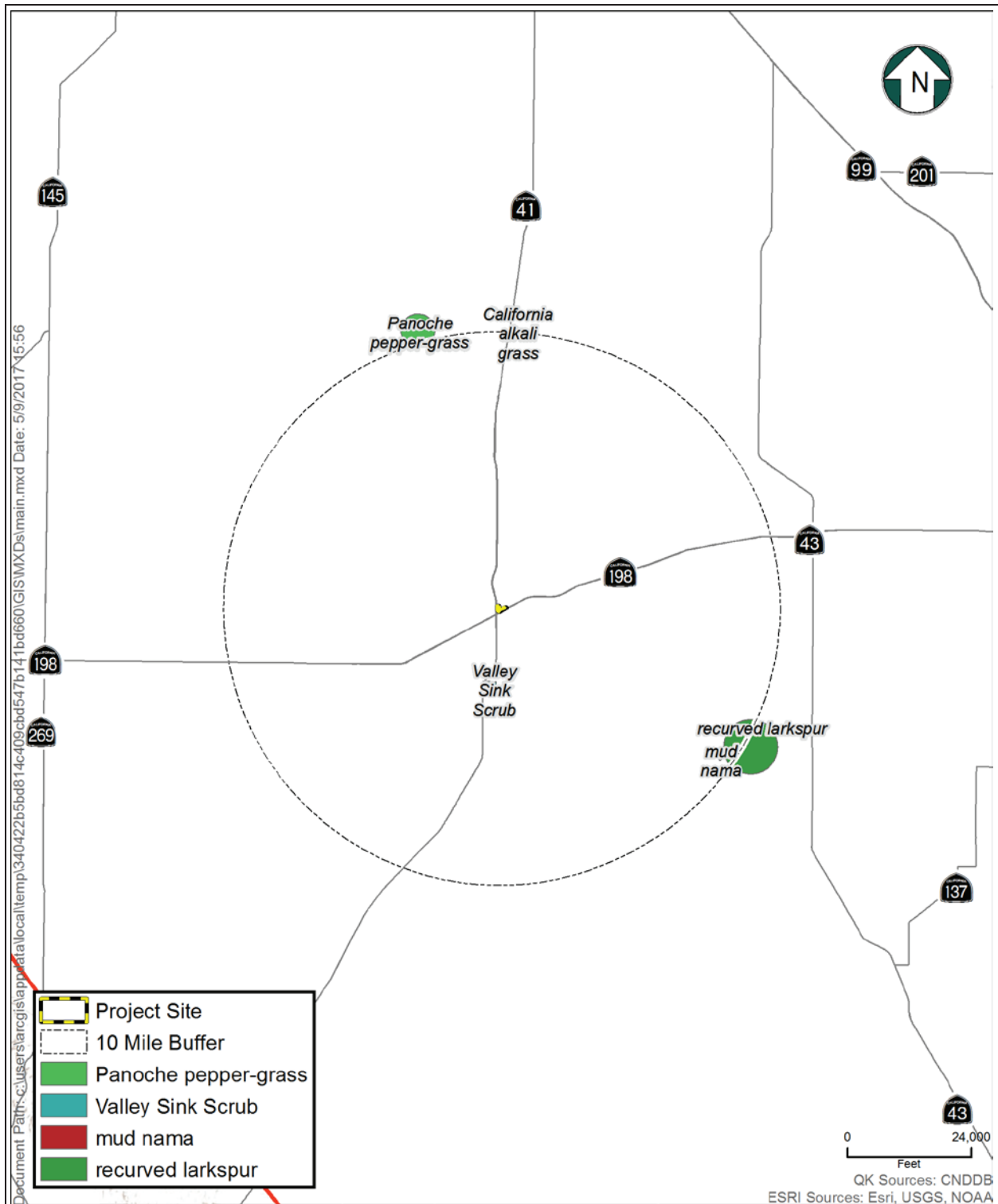


Figure 3-4
CNDDDB Sensitive Natural Communities and Special-Status Plant Species

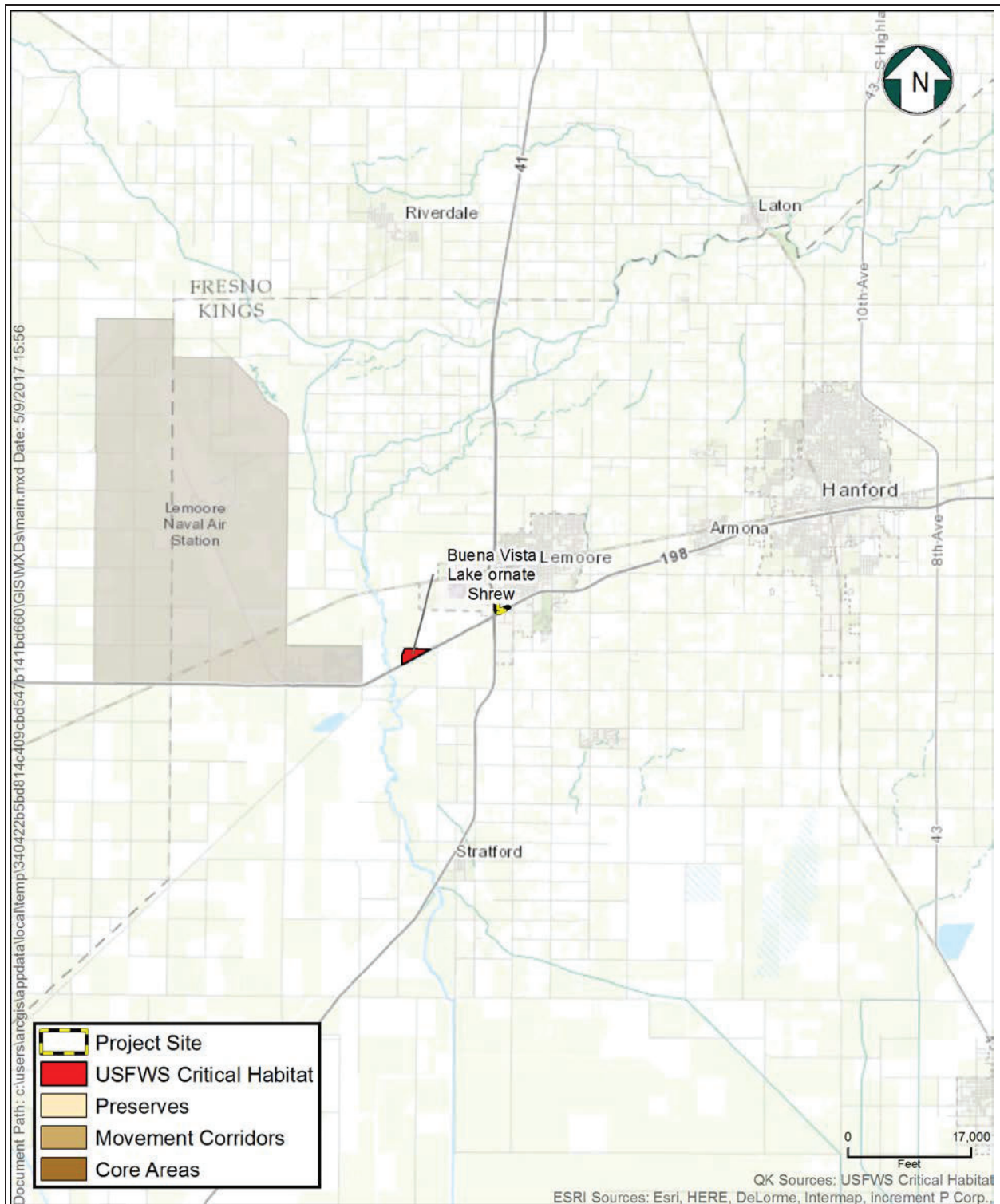


Figure 3-5
USFWS Critical Habitat

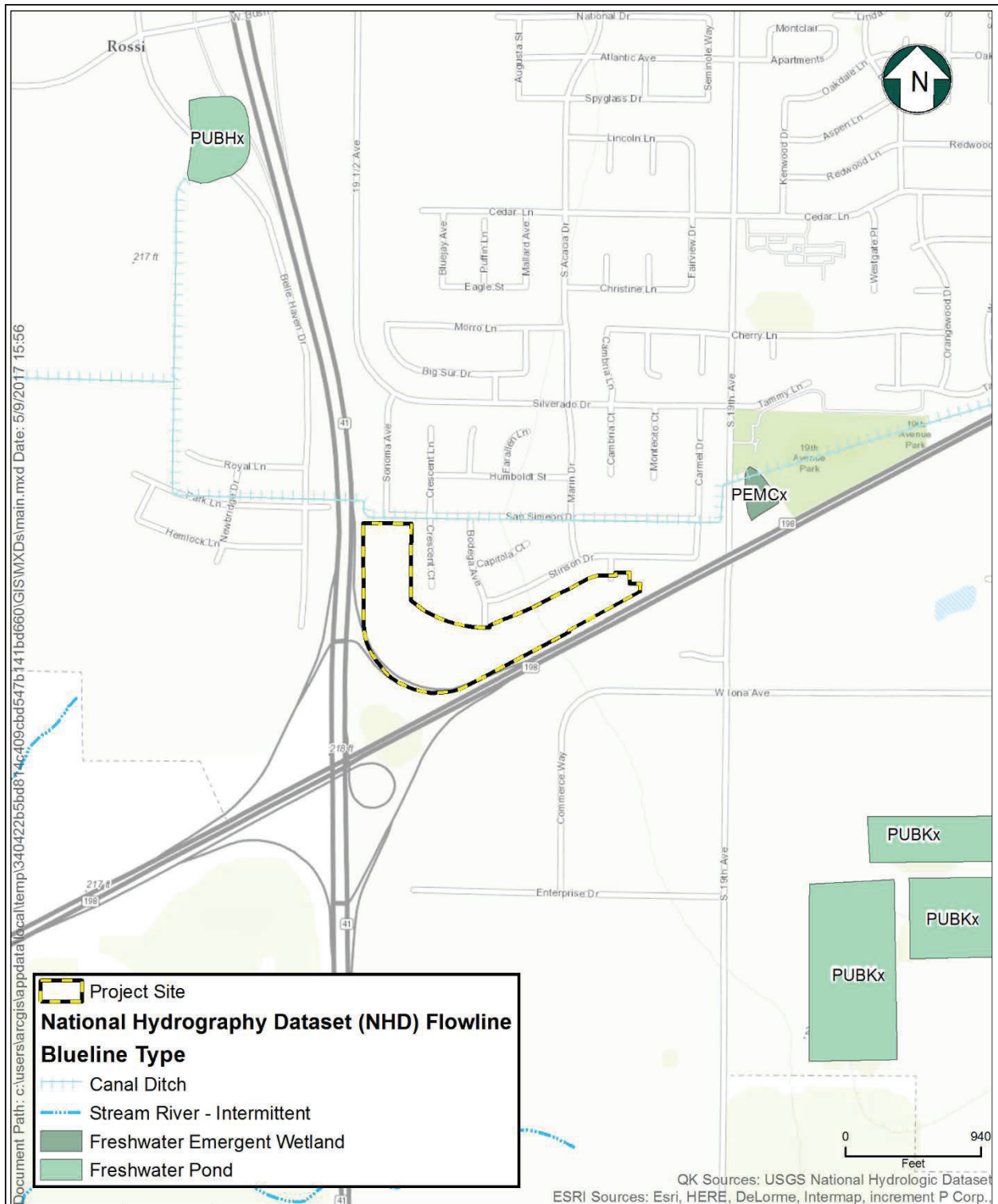


Figure 3-6
National Wetland Inventory and Hydrologic Information

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than- Significant Impact	No Impact
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3.9 - 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. 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"/>
d. Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Response: a), b) As discussed in *Section 3.5 – Aesthetics*, there are no identified historical resources within the vicinity of the Project site. There is a low potential for ground-disturbing activities to expose and affect previously unknown significant cultural resources, including historical or prehistorical resources at the Project site. However, there is still a possibility that historical materials may be exposed during construction. Grading and trenching, as well as other ground-disturbing actions, have the potential to damage or destroy these previously unidentified and potentially significant cultural resources within the Project area, including historical resources. Disturbance of any deposits that have the potential to provide significant cultural data would be considered a significant impact under CEQA.

Although considered unlikely since there is no indication of any archaeological resources on or in the vicinity of the Project site, subsurface construction activities associated with the proposed Project could potentially damage or destroy previously undiscovered archaeological resources.

Mitigation Measures:

MM 3.9.1: If prehistoric or historic-era cultural or archaeological materials are encountered during construction activities, all work within 25 feet of the find shall halt until a qualified professional archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards for prehistoric and historic archaeologist, can evaluate the significance of the find and make recommendations. Cultural resource

materials may include prehistoric resources such as flaked and ground stone tools and debris, shell, bone, ceramics, and fire-affected rock as well as historic resources such as glass, metal, wood, brick, or structural remnants. If the qualified professional archaeologist determines that the discovery represents a potentially significant cultural resource, additional investigations may be required to mitigate adverse impacts from Project implementation. These additional studies may include avoidance, testing, and evaluation or data recovery excavation.

If a potentially-eligible resource is encountered, then the qualified professional archaeologist, the Lead Agency, and the Project proponent shall arrange for either 1) total avoidance of the resource or 2) test excavations to evaluate eligibility and, if eligible, total data recovery. The determination shall be formally documented in writing and submitted to the Lead Agency as verification that the provisions for managing unanticipated discoveries have been met.

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

Response: c) There are no unique geological features or known fossil-bearing sediments in the vicinity of the Project site. However, there remains the possibility for previously unknown, buried paleontological resources or unique geological sites to be uncovered during subsurface construction activities.

Mitigation Measures:

MM 3.9.2: During any ground disturbance activities, if paleontological resources are encountered, 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 University of California Museum of Paleontology, 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.

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.

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

Response: d) Human remains including known cemeteries 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.

Mitigation Measures:

MM 3.9.3: 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 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 any potential Native American involvement, in the event of discovery of human remains, at the direction of the county coroner.

Conclusion: 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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3.10 - Geology and Soils

Would the project:

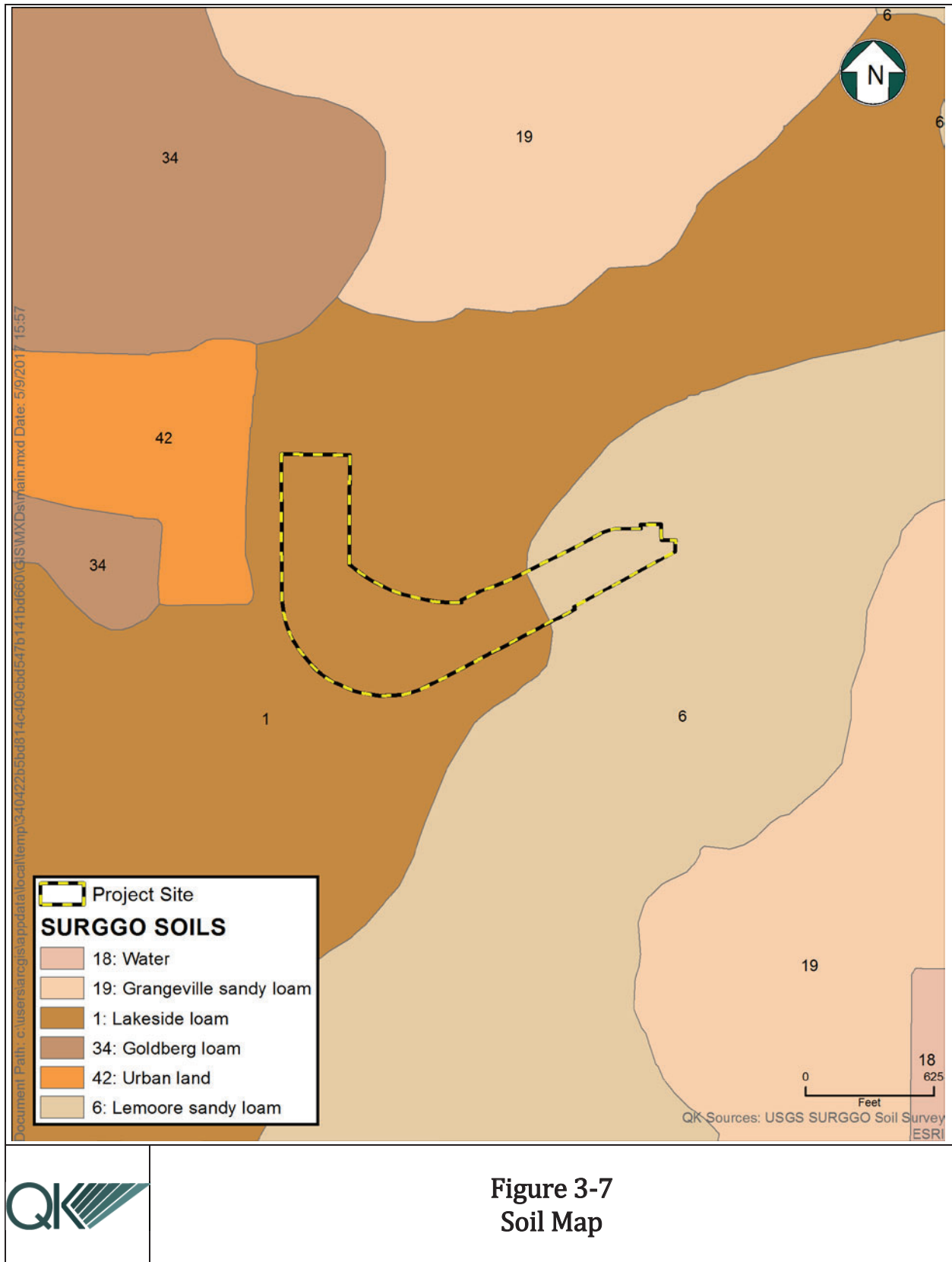
a.	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i.	Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based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

Response: a), b), c), d), e) There are no known active seismic faults in Kings County or within its immediate vicinity. The principle earthquake hazard affecting the area is ground shaking as opposed to surface rupture or ground failure (City of Lemoore, 2008). Per the Department of Conservation Landslide Map, the City of Lemoore does not contain any areas that are prone to landslides (Department of Conservation, 2017). As shown in Figure 3-1, the site contains Lakeside loam, partially drained and Lemoore sandy loam, partially drained soil. Both soils are very deep, somewhat poorly drained, saline-alkali soils that are mainly used for irrigated crops and urban development (United States Department of Agriculture, 1986). Impacts from soil erosion would be minimal as it most likely occurs on sloped areas and the project site is relatively flat and the site soils contain zero to one percent slopes. Per Table 15 of the Kings County Soil Survey, the site soils have a low shrink-swell potential; therefore, the site does not contain expansive soils (United States Department of Agriculture, 1986). The proposed residential developments would be required to comply with City building code requirements and Lemoore's General Plan policies, and their cited regulations, that mitigate seismic hazards and soils-related structural concerns for permitted development.

The Project site is not located on an unstable geologic unit or soil nor on expansive soil. The proposed Project does not include the development of septic tanks or alternative wastewater disposal systems as the Project would hook up to the City's existing sewer system.

Mitigation Measures: None are required.

Conclusion: There would be *no impacts and less than significant impacts*.



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

Response: a), b) Greenhouse gas (GHG) significance thresholds are based on the 2014 Kings County Regional Climate Action Plan (CAP). According to the CAP, the AB 32 Scoping Plan encourages local governments to establish a GHG reduction target that “parallels the State’s commitment to reduce GHG emissions by approximately 15 percent from current levels by 2020.” Therefore, this CAP establishes a reduction target to achieve emissions levels 15 percent below 2005 baseline levels by 2020 consistent with the AB 32 Scoping Plan. Proposed development projects that are consistent with the emission reduction and adaptation measures included in the CAP and the programs that are developed as a result of the CAP, would be considered to have a less than significant cumulative impact on climate change. Therefore, the 15 percent reduction will be used as the significance threshold for GHG emissions for this analysis.

The Project Emissions were calculated using CalEEMod, the SJVAPCD’s approved modeling system for quantifying emissions. The results are shown in the Table 3-5 below*

Table 3-5
Project GHG Emissions

	CO2e (tons/year)
Business as Usual (2005)	3,326
Project (2019)	1,958
% reduction	15%
15% reduction met?	YES

*See Appendix B for calculations

Mitigation Measures: None are required.

Conclusion: Impacts would be *less than significant*.

3.12 - 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h. Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than- Significant Impact	No Impact
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adjacent to urbanized areas or where residences are intermixed with wildlands?

Response: a), b), c) There will not be any hazardous material transported to and from the project site, nor utilized thereon after construction. Project construction activities may involve the use of hazardous materials. These materials might include fuels, oils, mechanical fluids, and other chemicals used during construction. The use of such materials would be considered minimal and would not require these materials to be stored in large quantities. There will not be any hazardous material stored in unapproved quantities at the site. Adherence to regulations and standard protocols during storage, transport, and use of hazardous materials would minimize or avoid potential upset and accident conditions involving the release of such materials into the environment.

P.W. Engvall Elementary School is located approximately a half mile northeast of the proposed Project site. The proposed Project would not emit hazardous emissions or involve handling hazardous or acutely hazardous materials, substances, or waste within ¼-mile of an existing school.

Mitigation Measures: None are required.

Conclusion: Impacts would be *less than significant*.

d) Per the Cortese List, there are no hazardous waste and substances sites in the vicinity of the Project site (Cal EPA, 2017). Additionally, the State Water Resources Control Board GeoTracker compiles a list of Leaking Underground Storage Tank (LUST) Sites. There are no LUST Cleanup Sites within the vicinity of the Project site (California Water Resources Board, 2017). 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 Measures: None are required.

Conclusion: There would be *no impact*.

e), f) There are two private airstrips and no public airports within the Lemoore area including Reeves Field at the Naval Air Station and Stone Airstrip. There is no adopted airport land use plan for the City of Lemoore. Both are located outside of the City's limits and would not impact the proposed Project.

Mitigation Measures: None are required.

Conclusion: There would be *no impact*.

g) The City of Lemoore published an Emergency Operations Plan in 2005, which provides guidance to City staff in the event of extraordinary emergency situation associated with natural disaster and technological incidents (City of Lemoore , 2008). The proposed Project would not interfere with the City's adopted emergency response plan; therefore, there would be no impact.

Mitigation Measures: None are required.

Conclusion: There would be *no impact*.

h) The proposed Project site is in an unzoned area of the Kings County Fire Hazard Severity Zone Map Local Responsibility Area (LRA). However, Cal Fire has determined that portions of the City of Lemoore are categorized as a Moderate Fire Hazard Severity Zone in LRA. The Project site is not within a wildland area nor is there within the vicinity of the Project site. 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 Measures: None are required.

Conclusion: There would be *no impact*.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than- Significant Impact	No Impact
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3.13 - Hydrology and Water Quality

Would the project:

a.	Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b.	Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level that would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c.	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on site or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d.	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on site or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e.	Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f.	Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g.	Place housing within a 100-year flood hazard area as mapped on a federal flood hazard boundary or flood insurance rate map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

h.	Place within a 100-year flood hazard area structures that would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i.	Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j.	Contribute to inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Response: a), f) 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. However, the potential consequences of any spill or release of these types of materials are generally small due to the localized, short-term nature of such releases because of construction. 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.

As required by the State Water Resources Control Board's (SWRCB) National Pollutant Discharge Elimination System (NPDES) General Permit (No. 2012-0006-DWQ) for stormwater discharges associated with construction and land disturbance activities, the City must develop and implement a SWPPP that specifies BMPs to prevent construction pollutants from contacting stormwater, with the intent of keeping all products of erosion from moving offsite. The City is required to comply with the Construction General Permit because Project-related construction activities result in soil disturbances of at least 1 one acre of total land area. Mitigation Measure MM HYD-1 below requires the preparation and implementation of a SWPPP to comply with the Construction General Permit requirements.

With implementation of Mitigation Measures MM HYD-1, the Project would not violate any water quality standards or waste discharge requirements (WDRs) during the construction period, and impacts would be less than significant.

Project operation would not violate any water quality standards or WDRs because it: 1) does not result in point-source pollution (e.g., outfall pipe) discharges into surface waters that require WDRs and 2) would be developed in compliance with the General Permit for the Discharge of Stormwater from Small MS4s (No. 2013-0001-DWQ) in which the City is one of the permittees. Operators of MS4s¹, like the City, serve urbanized areas with populations fewer than 100,000. To comply with the MS4 General Permit, the Project would have to comply with City design standards to maximize the reduction of pollutant loading in runoff to the maximum extent practicable. The City Building Department would review grading and

¹ MS4s are defined as a conveyance or system of conveyances (including roads with drainage systems, municipal streets, catch basins, curbs, gutters, ditches, man-made channels or storm drains): 1) designed or used for collecting and/or conveying storm water; 2) which is not a combined sewer; and 3) which is not part or a Publicly Owned Treatment Works.

site plans to ensure compliance before approving such plans. The site plan review process ensures that operations of the Project would not violate water quality standards outlined in the MS4 General Permit, and operational impacts would be less than significant.

Mitigation Measures:

MM 3.12.1: Prior to ground-disturbing activities, the City shall prepare and implement a Stormwater Pollution Prevention Plan (SWPPP) that specifies best management practices (BMP), with the intent of keeping all products of erosion from moving offsite. The SWPPP shall include contain a site map that shows the construction site perimeter, existing and proposed man-made facilities, stormwater collection and discharge points, general topography both before and after construction, and drainage patterns across the Project site. Additionally, the SWPPP shall contain a visual monitoring program and a chemical monitoring program for non-visible pollutants to be implemented (if there is a failure of best management practices). The requirements of the SWPPP and BMPs 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 any existing storm drain inlets and stabilizing disturbed areas.
- Implementing erosion controls.
- Properly managing construction materials.
- Managing waste, aggressively controlling litter, and implementing sediment controls.

Conclusion:

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

Response: b) The City of Lemoore currently utilizes local groundwater as its sole source of supply from underground aquifers via ten active groundwater wells. The groundwater basin underlying the City is the Tulare Lake Basin and the City of Lemoore is immediately adjacent to the south boundary of the Kings subbasin. Water for construction and operation would come from the City of Lemoore's existing water system. Per the City's Urban Water Management Plan, 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, 2013). The proposed Project would have temporary construction water usage and operation is estimated to demand approximately 40,870 gallons per day requiring 0.19% of the total supply capacity. Since the proposed Project would have minimal impacts on the City's water supply, impacts would be less than significant.

Mitigation Measures: None are required.

Conclusion: Impacts would be *less than significant*.

Response: c), d), e) The Project site is relatively flat and Project grading would be minimal and consist of mostly grubbing the site to remove vegetation. The topography of the site would not appreciably change because of grading activities. The site does not contain any blue-line water features, including streams or rivers. Construction-related erosion and sedimentation impacts as a result of soil disturbance would be less than significant after implementation of a SWPPP (MM 3.12.1). The Project would not 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 on- or offsite. Impacts would be less than significant.

Mitigation Measures: None are required.

Conclusion: Impacts would be *less than significant*.

Response: g), h) As shown in Figure 3-8, the Project is not located within a FEMA 100-year floodplain. 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. The Project would not place, within a 100-year flood hazard areas, structures that would impede or redirect flood flows. There would be no impact.

Mitigation Measures: None are required.

Conclusion: There would be *no impact*.

Response: i) The City of Lemoore is located within the Pine Flat Dam inundation area. Pine Flat Dam is located east of the valley floor in the Sierra Nevada Mountains. If Pine Flat Dam failed while at full capacity, its floodwaters would arrive in Kings County within approximately five hours (Kings County, 2010). Dam failure has been adequately planned for through the Kings County Multi-Hazard Mitigation Plan, which identifies a dam failure hazard to be of medium significance and unlikely to occur in the City of Lemoore (Kings County, 2007). With the implementation of the Kings County Multi-Hazard Mitigation Plan, impacts related to dam failure would be less than significant.

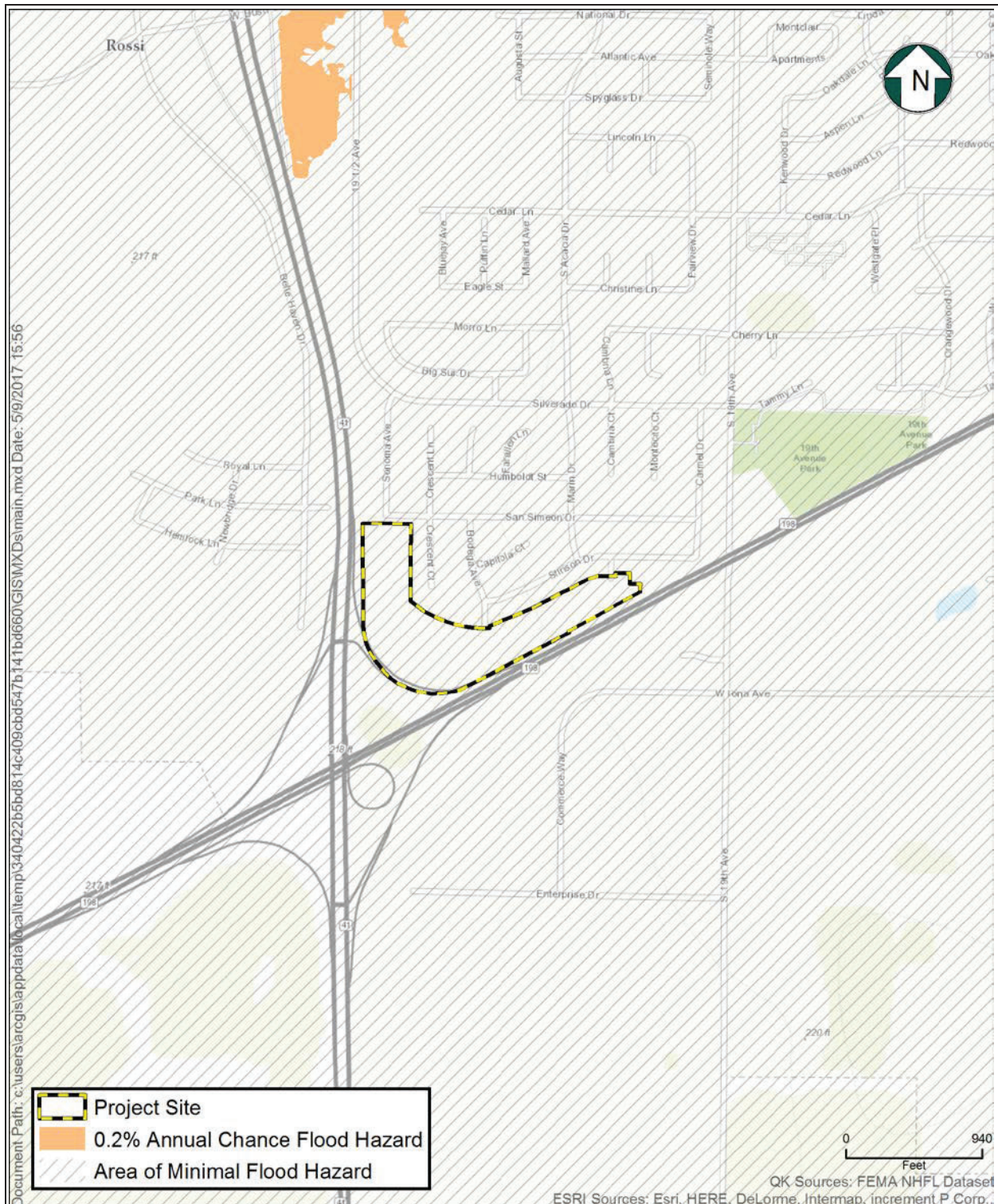
Mitigation Measures: None are required.

Conclusion: Impacts would be *less than significant*.

Response: j) The Project site is not located near the ocean, body of water or a steep topographic feature (i.e., mountain, hill, bluff, etc.). Therefore, there is no potential for the site to be inundated by seiche, tsunami or mudflow. There would be no impact.

Mitigation Measures: None are required.

Conclusion: There would be *no impact*.



**Figure 3-8
FEMA Map**

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than- Significant Impact	No Impact
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3.14 - 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. | Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal Program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. | Conflict with any applicable habitat conservation plan or natural community conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Response: a) The Project would not physically divide an established community (see Figure 2-1). The proposed residential development would connect to the surrounding uses and City road network.

Mitigation Measures: None are required.

Conclusion: There would be *no impact*.

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

Mitigation Measures: None are required.

Conclusion: There would be *no impact*.

c) The Project site is not within the boundaries of an adopted habitat or natural community conservation plan. Therefore, there would be no impact.

Mitigation Measures: None are required.

Conclusion: There would be *no impact*.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than- Significant Impact	No Impact
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3.15 - Mineral Resources

Would the project:

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

Response: a), b) The City of Lemoore and the surrounding area are designated as Mineral Resources Zone 1 (MRZ-1) by the State Mining and Geology Board (SMGB). MRZ-1 areas are described as those for which adequate information indicates that no significant mineral deposits are present or where it is judged that little likelihood exists for their presence. Additionally, per the California 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 DOGGR-recognized oilfield. Therefore, there would be no impact.

Mitigation Measures: None are required.

Conclusion: There would be *no impact*.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than- Significant Impact	No Impact
3.16 - 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. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. For a project 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Response: a) 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). The City of Lemoore 2030 General Plan (City of Lemoore , 2008) has objectives to minimize residential development noise levels. The proposed Project would comply with all regulations, standards and policies within the City's General Plan and Municipal Code.

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 Measures: None are required.

Conclusion: Impacts would be *less than significant*.

Response: b), c), d) The Project involves the construction and operation of 134-residential units. As shown in Figure 2-4, the Project would be consistent with the surrounding land uses and would not cause out of the ordinary noise levels than what is currently established in the area. Construction of the Project would generate temporary ground borne vibrations. However, like construction noise, such vibrations would be attenuated over distance to the point where they would not be felt by the nearest receptors. Additionally, construction would be done during the daylight hours and would be temporary so the surrounding land uses would not be affected by construction of the new development. The Project would not expose persons to or generate excessive groundborne vibration or noise levels and would not result in substantial permanent, temporary or periodic increase in ambient noise levels above the existing environment.

Mitigation Measures: None are required.

Conclusion: Impacts would be *less than significant*.

Response: e), f) There are no airports within two miles of the Project site, nor is it in the vicinity of a private airstrip. The Lemoore Zoning Ordinance has adopted a military influence area that identifies areas that may be subject to noise impacts from the Naval Air Station Lemoore, which is approximately seven miles west of the project site. The project site is outside of the established Naval Air Station Lemoore Overlay Zone. Therefore, there would be no impact.

Mitigation Measures: None are required.

Conclusion: 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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3.17 - Population and Housing

Would the project:

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

Response: a) The proposed Project would accommodate, but not induce, population growth. Table 2-34 of the Kings County and Cities of Avenal, Corcoran, Hanford and Lemoore 2016-2024 Housing Element (2016-2024 Housing Element) shows the City of Lemoore's housing needs allocations for the 2014-2024 period. The Regional Housing Needs Allocation (RHNA) Plan determines the number and affordability of housing units that jurisdictions need to plan for through land use policies, regulations, infrastructure plans, and other housing assistance programs (Kings County, 2016). Construction and development of the proposed 134 single-family units would assist in meeting the RHNA Plan, which allocates for 2,773 units of different income category. Therefore, there would be no impact.

Mitigation Measures: None are required.

Conclusion: There would be *no impact*.

Response: b), c) The Project site is currently undeveloped. Therefore, the Project would not displace substantial numbers of existing housing or people. There would be no impact.

Mitigation Measures: None are required.

Conclusion: There would be *no impact*.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than- Significant Impact	No Impact
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3.18 - 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 type="checkbox"/>	<input checked="" type="checkbox"/>
v. Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Response: a) In general, impacts to public services from implementation of a Project are due to its ability to induce population growth and, in turn, result in a greater need for fire and police protection, etc. to serve the increased population. The proposed Project includes the construction and operation of 134 single-family residential units, which would accommodate the City's future population growth and require amenities provided by public services. Additionally, the Project would not physically affect any existing government facilities as the proposed site is currently undeveloped. As part of the City's project approval processes, the applicant will be required to construct the infrastructure needed to serve the Project site and pay the appropriate impact fees to cover the subdivision's impacts to public services.

- i. Fire suppression support is provided by the City of Lemoore Volunteer Fire Department (LVFD). The LVFD has three stations and the closest station to the Project site is located near the intersection of Fox Street and C Street approximately a mile northeast of the Project site. The proposed Project would result in the construction and operation of 134 residential units in south-central Lemoore. Construction activities would be in accordance with local and State fire codes. Fire 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. As stated, the Daley Homes Project applicant is responsible for constructing any infrastructure needed to serve the subdivision and pay the appropriate impact fees, which would reduce impacts to less than significant.

Mitigation Measures: None are required.

Conclusion: Impacts would be *less than significant*.

- ii. Law enforcement and public protection are provided by the City of Lemoore Police Department. The City's police station is located at 657 Fox Street on the northwest corner of Fox Street and Cinnamon Drive. The station is approximately a mile northeast of the Project site. As discussed, the proposed Project would not induce but accommodate population growth, and therefore would not increase demands for public safety protection. As stated, the Daley Homes Project applicant is responsible for constructing any infrastructure needed to serve the subdivision and pay the appropriate impact fees. Impacts on police protection services related to population growth would therefore be considered less than significant.

Mitigation Measures: None are required.

Conclusion: Impacts would be *less than significant*.

- iii. The schools that would be accommodating the proposed subdivision are P.W. Engvall Elementary School, Liberty Middle School, and Lemoore Union High School. Per the Parks, Schools, and Community Facilities Element of the 2030 General Plan, both the elementary and middle schools are running under capacity. Additionally, the City has identified several sites for a future high school to accommodate population growth as the current high school is running 17% over capacity. Since the proposed Project would be accommodating population growth, the impact to schools would be considered less than significant. The developer will be required to pay established school impact fees upon construction of the homes.

Mitigation Measures: None are required.

Conclusion: Impacts would be *less than significant*.

- iv. The proposed Project includes the development of 134 residential lots. The City is currently maintaining a 5-acre to 1,000 residents park ratio, which exceeds current City Park Standards and Quimby Act requirements (City of Lemoore , 2008). The Project would have no impact to the City park system.

Mitigation Measures: None are required.

Conclusion: There would be *no impact*.

- v. The proposed Project does not include any other impacts to public facilities.

Mitigation Measures: None are required.

Conclusion: There would be *no impact*.

3.19 - Recreation

Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than- Significant Impact	No Impact
a. Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Response: a), b) As discussed, the population growth accommodated by the Project (134 homes x 3.05 persons per home) is approximately 409 people. The City's General Plan indicates that the City is continuing to maintain its parkland dedication standard of 5 acres of park land per 1,000 residents. There would be no impact.

Mitigation Measures: None are required.

Conclusion: There would be *no impact*.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than- Significant Impact	No Impact
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3.20 - Transportation and Traffic

Would the project:

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

Response: a) The City's transportation policies and requirements are incorporated in its General Plan. The only such policy which is affected by this Project is that requiring that no Level of Service violations be engendered by a Project. Per the City's Circulation Element of

the City of Lemoore 2030 General Plan Update (City of Lemoore , 2008), the “City of Lemoore does not currently have any adopted level of service (LOS) standard. However, recent traffic studies have used level of service D as the standard for evaluating project impacts at intersections.” A LOS of D is characterized by congestion with average vehicle speeds decreasing below the user’s desired level for two and four land roads. The Level of Service for 19th Avenue is C; the daily traffic of the Project site is, 1,282 cars per day (9.57 trips per day per residence; see *Section 3.3 - Air Quality*). As discussed in the Population and Housing Section, the Project will be accommodating future population growth. The calculated trips per day is considered the worst-case scenario. It is assumed that the LOS of the surrounding streets would remain the same. Additionally, trips to bring materials for construction to the site would be temporary. Therefore, the Project would not conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system. Impacts would be less than significant.

Mitigation Measures: None are required.

Conclusion: Impacts would be *less than significant*.

Response: b) Neither the City of Lemoore or Kings County has an adopted congestion management program. Therefore, there would be no impact.

Mitigation Measures: None are required.

Conclusion: There would be *no impact*.

Response: c) As discussed, there are no public airports or private airstrips within the vicinity of the Project site and the Project does not include the construction of any structures that would interfere with air traffic patterns. Therefore, there would be no impact.

Mitigation Measures: None are required.

Conclusion: There would be *no impact*.

Response: d), e) The Project would not involve design features that would increase hazards or involve the development of incompatible uses. It would also not result in inadequate emergency access. Therefore, there would be no impact.

Mitigation Measures: None are required.

Conclusion: There would be *no impact*.

Response: f) The Project would not affect existing pedestrian and bicycle facilities within the surrounding area. There is no conflict with the Kings County’s 2005 Regional Bicycle Plan; therefore, there would be no impact.

Mitigation Measures: None are required.

Conclusion: There would be *no impact*.

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

Response: a) The Project is not located within an area with known tribal cultural resources. As discussed in the *Section 3.9 - Cultural Resources*, there are no historical resources located on or within the vicinity of the Project site. Additionally, consultation has been requested from the local tribes; however, no responses have been received. Therefore, the proposed Project would have no impact to tribal cultural resources.

Mitigation Measures: None are required.

Conclusion: There would be *no impact*.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than- Significant Impact	No Impact
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3.22 - Utilities and Service Systems

Would the project:

a.	Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b.	Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c.	Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d.	Have sufficient water supplies available to serve the project from existing entitlements and resources, or would new or expanded entitlements be needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e.	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"/>
f.	Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g.	Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Response: a), b), c), d), e), f), g) Like public services, the Project applicant is required to either extend the needed utility infrastructure or pay impact fees to accommodate the subdivision's impact to local utility and infrastructure systems. The City's wastewater facilities, water system, storm drainage system, and solid waste disposal programs have capacity for, or are planned to maintain capacity for, community growth in accord with the adopted General Plan.

Mitigation Measures: None are required.

Conclusion: Impacts would be *less than significant*.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
3.23 - 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"/>

Response: a) 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 Measures:

Implement Mitigation Measures MM 3.8.1 through MM 3.8.4, MM CUL 3.9.1 through MM 3.9.3 and MM 3.12.1.

Conclusion:

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

Response: b) As described in the impact analyses in Sections 3.5 through 3.22 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 listed in *Appendix A – Mitigation Monitoring and Reporting Program*. 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 Measures:

Implement Mitigation Measures MM 3.8.1 through MM 3.8.4, MM CUL 3.9.1 through MM 3.9.3 and MM 3.12.1.

Conclusion:

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

Response: c) All of the Project's impacts, both direct and indirect, that are attributable to the Project were identified and mitigated to a less than significant level. As shown in *Appendix A - Mitigation Monitoring and Reporting Program*, the Project proponent has agreed to implement mitigation substantially reducing or eliminating impacts of the Project. 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. 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 Measures:

Implement Mitigation Measures MM 3.8.1 through MM 3.8.4, MM CUL 3.9.1 through MM 3.9.3 and MM 3.12.1.

Conclusion:

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

SECTION 4 - REFERENCES

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