INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

CITY OF LEMOORE

TENTATIVE SUBDIVISION MAP 948

JANUARY 2026

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

TENTATIVE SUBDIVISION MAP 948 PROJECT

Prepared for:

City of Lemoore
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February 2026

Project #250238.11

NOTICE OF PUBLIC HEARING AND INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

This is to advise that the City of Lemoore has prepared a Mitigated Negative Declaration for the project identified below, which is scheduled to be considered at the Lemoore Planning Commission's regular meeting on **Monday, March 9, 2026.**

PLEASE BE ADVISED that the City Council will consider adopting the Mitigated Negative Declaration at a future meeting held after the Planning Commission meeting. That date is uncertain at this time and will be noticed in the future.

All upcoming regular and special Planning Commission and City Council meetings will also be accessible online at www.youtube.com/c/cityoflemoore.

Persons having comments or concerns about the proposed project are encouraged to attend or submit 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. Persons unable to email comments may send them via USPS mail or other courier to City of Lemoore, Attn: City Clerk, 711 W. Cinnamon Drive, Lemoore, CA 93245. Mailed comments must be received by 4:30 p.m. the day of the hearing to be entered into the record.

Project Name

Tentative Subdivision Map Tract 948 Project

Project Location

Proposed Tentative Subdivision Map (TSM) 948 is located south of State Route (SR) 198 between Champion Street and Vine Street (project). The project is an approximately 17.31-acre site encompassing four parcels identified as Assessor's Parcel Number (APN) 023-150-003, 002, 041, and 042. The site is located in the city limits of Lemoore within Section 10, Township 19S, Range 20E, Mount Diablo Base and Meridian (MDB&M).

Project Description

The project proposes to subdivide an approximately 17.31-acre site into 80 single-family residential lots, a drainage basin, and a City park. The proposed subdivision would result in an average lot area of 6,000 square feet and a unit density of 0.65 dwelling units per acre.

The project site has a General Plan designation of Very Low Density Residential and is within the RVLD (Very Low Density Residential) zone district. Under the Very Low Density Residential and RVLD zone district, the development standards require a minimum lot size of 10,000 square feet and a residential density of 15,000 square feet of site area per dwelling unit. Therefore, the project will require a General Plan Amendment (GPA) from the Very Low Density Residential designation to the Low Density Residential designation to allow for 6,000-square-foot single-family lots, a Greenway designation for the storm drainage basin,

and a Recreation designation for the proposed City park. Additionally, a Zone Change (ZC) from the RVLD to the RLD (Low Density Residential) zone district for the single-family lots, Parks and Recreation/Ponding Basin (PR) zone district.

Proposed Entitlements:

- General Plan Amendment – amend the existing map code designation from Very Low Density Residential to Low Density Residential, Greenway, and Recreation.
- Zone Change – from the existing RVLD zone district to the RLD and PR zone districts.
- Approval of TSM No. 948.

Construction is anticipated to occur over roughly three years and would utilize the following pieces of equipment would be used during construction activities:

- Roller
- Large bulldozer
- Loaded trucks
- Excavator
- Generator
- Service truck
- Air compressor

As mandated by the California Environmental Quality Act (CEQA), the public review period for this document was 30 days (CEQA Section 15073[a]). The public review period began on February 4, 2026, and ended on March 5, 2026. For further information, please contact Marissa Trejo, City Manager, at (559) 924-6744 or via email at mtrejo@lemoore.com.

Table of Contents

List of Figures

List of Tables

LIST OF ABBREVIATIONS AND ACRONYMS

ADT	average daily trips
APN	Assessor's Parcel Number
AQAP	Air Quality Attainment Plan
BMPs	Best Management Practices
CAA	Clean Air Act
CalGEM	California Geologic Energy Management Division
CAPCOA	California Air Pollution Control Officers Association
CARB	California Air Resources Board
CBC	California Building Codes
CDFG	California Department of Fish and Game
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
CNDDB	California Natural Diversity Database
CWA	Clean Water Act
CWMI	Chemical Waste Management
dB	decibel
dBA CNEL	A-weighted decibel Community Noise Equivalent Level
DTSC	Department of Toxic Substances Control
EOP	Emergency Operations Plan
FHWA	Federal Highway Administration
FMMP	Farmland Mapping and Monitoring Program
FTA	Federal Transit Administration
GHG	Greenhouse Gas
GP	General Plan
GPA	General Plan Amendment
gpcd	gallons per capita per day
HAPs	hazardous air pollutants
HRA	Health Risk Assessment
IS	Initial Study
ITE	Institute of Transportation Engineers
KART	Kings Area Rural Transit
KWRA	Kings Waste and Recycling Authority
LOS	Level of Service
LRA	Local Responsibility Area
MDB&M	Mount Diablo Base and Meridian
MG	million gallons
MMRP	Mitigation Monitoring and Reporting Program
MND	Mitigated Negative Declaration
mph	miles per hour
MRZs	Mineral Resource Zones
$MTCO_2e$	metric tons of carbon dioxide equivalent
NAHC	Native American Heritage Commission

NAS Lemoore	Naval Air Station Lemoore
NOI	Notice of Intent
NPDES	National Pollutant Discharge Elimination System
NPL	National Priorities List
NWI	National Wetland Inventory
PG&E	Pacific Gas and Electric Company
PPV	peak particle velocity
PR	Parks and Recreation
PRC	Public Resources Code
RLD	Low Density Residential
RVLD	Very Low Density Residential
SJKF	San Joaquin kit fox
SJVAB	San Joaquin Valley Air Basin
SJVAPCD	San Joaquin Valley Air Pollution Control District
SPAL	Small Project Analysis Level
SR	State Route
SWPPP	Stormwater Pollution Prevention Plan
SWRCB	State Water Resources Control Board
TSM	Tentative Subdivision Map
UGB	Urban Growth Boundary
USACE	United States Army Corps of Engineers
USFWS	United States Fish and Wildlife Service
UWMP	Urban Water Management Plan
VdB	vibration decibels
VMT	Vehicle Miles Traveled
WHC	West Hills College
ZC	Zone Change

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

Tentative Subdivision Map Tract 948 Project

Project Location

Proposed TSM Tract No. 948 is located south of State Route 198 between Champion Street and Vine Street. The project is an approximately 17.31-acre site encompassing four parcels identified as APN 023-150-003, 002, 041, and 042. The site is located in the city limits of Lemoore within Section 10, Township 19S, Range 20E MDB&M.

Project Description

The project proposes to subdivide an approximately 17.31-acre site into 80 single-family residential lots, a drainage basin, and a City park (see Figure 2-3). The proposed subdivision would result in an average lot area of 6,000 square feet and a unit density of 0.65 dwelling units per acre.

The project site has a General Plan designation of Very Low Density Residential and is within the RVLD (Very Low Density Residential) zone district. Under the Very Low Density Residential and RVLD zone district, the development standards require a minimum lot size of 10,000 square feet and a residential density of 15,000 square feet of site area per dwelling unit. Therefore, the project will require a General Plan Amendment (GPA) from the Very Low Density Residential designation to the Low Density Residential designation to allow for 6,000-square-foot single-family lots, a Greenway designation for the storm drainage basin, and a Recreation designation for the proposed City park. Additionally, a Zone Change (ZC) from the RVLD to the RLD (Low Density Residential) zone district for the single-family lots, Parks and Recreation/Ponding Basin (PR) zone district for the storm drainage basin, and City park.

Construction is anticipated to occur over roughly three years and would utilize the following pieces of equipment would be used during construction activities:

- Roller
- Large bulldozer
- Loaded trucks

- Excavator
- Generator
- Service truck
- Air compressor

Entitlements

In order for the project to be constructed, approval of the following actions is required:

- General Plan Amendment – Amend the existing map code designation Very Low Density Residential to Low Density Residential, Greenway, and Recreation.
- Zone Change - RVLD zone district to the RLD and PR zone districts.
- Tentative Subdivision Map No. 948.

Mailing Address and Phone Number of Contact Person

City of Lemoore
711 W. Cinnamon Drive
Lemoore, CA 93245
Marissa Trejo, City Manager
Phone: (559) 924-6744 ext. 700
mtrejo@lemoore.com

Findings

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

Mitigation Measures Included in the Project to Avoid Potentially Significant Effects

MITIGATION MEASURE(S)

MM BIO-1: Prior to ground disturbing activities, a qualified wildlife biologist shall conduct a biological preconstruction clearance survey between 14 and 30 days prior to the onset of construction.

The clearance survey shall include walking transects to identify the presence of San Joaquin kit fox, Swainson's hawk, and burrowing owl, and any other special-status species and their sign. The pre-construction survey shall be walked by no greater than 30-foot transects for 100 percent coverage of the project and a 250-foot buffer, where feasible. If no evidence of

special-status species is detected, no further action is required; except that Mitigation Measures BIO-4 through BIO-6 and BIO-8 shall be implemented. A preconstruction clearance survey report shall be submitted to the City as evidence of compliance prior to the issuance of permits.

If dens/burrows that could support any of these species are discovered during the pre-construction survey, the avoidance buffers outlined below shall be established. No work would occur within these buffers unless the biologist approves and monitors the activity.

Western Burrowing Owl (active burrows)

- April 1-August 15
  - Low disturbance – 200 m
  - Medium disturbance– 500 m
  - High disturbance – 500 m
- August 16-October 15
  - Low disturbance – 200 m
  - Medium disturbance – 200 m
  - High disturbance – 500 m
- October 16-March 31
  - Low disturbance – 50 m
  - Medium disturbance – 100 m
  - High disturbance – 500m

American Badger/San Joaquin kit fox

- Potential or Atypical den – 50 feet
- Known den – 100-feet
- Natal or pupping den – 500 feet, unless otherwise specified by CDFW

If any of these species are found within these recommended buffers and avoidance is not possible, consultation with CDFW shall be initiated. CDFW may allow burrow exclusion by a qualified biologist and only during the non-breeding season before breeding behavior is exhibited and after the burrow is confirmed empty through non-invasive methods, such as surveillance. An Incidental Take Permit may be required by CDFW prior to any exclusion activity being completed.

MM BIO-2: The following avoidance and minimization measures shall be implemented during all phases of the project to reduce the potential for impact from the project. They are modified from the *U.S. Fish and Wildlife Service Standardized Recommendations for Protection of the Endangered SJKF Prior to or During Ground Disturbance* (USFWS 2011,).

a. 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 the construction or project site.

b. Construction-related vehicle traffic shall be restricted to established roads and predetermined ingress and egress corridors, staging, and parking areas. Vehicle speeds shall not exceed 20 miles per hour (mph) within the project site.
c. To prevent inadvertent entrapment of kit fox or other animals during construction, the contractor shall cover all excavated, steep-walled holes or trenches more than two feet deep at the close of each workday with plywood or similar materials. If holes or trenches cannot be covered, one or more escape ramps constructed of earthen fill or wooden planks shall be installed in the trench. Before such holes or trenches are filled, the contractor shall thoroughly inspect them for entrapped animals. All construction-related pipes, culverts, or similar structures with a diameter of four inches or greater that are stored on the project site shall be thoroughly inspected for wildlife before the pipe is subsequently buried, capped, or otherwise used or moved in any way. If at any time an entrapped or injured kit fox is discovered, work in the immediate area shall be temporarily halted, and USFWS and CDFW shall be consulted.
d. 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 four 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 and CDFW have 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.
e. 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.
f. Use of anti-coagulant rodenticides and herbicides in project sites 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 and CDFW. If rodent control must be conducted, zinc phosphide shall be used because of the proven lower risk to kit foxes.
g. 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 shall be identified during the employee education program, and their name and telephone number shall be provided to the USFWS.
h. 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 SJKF 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 (559) 243-4014 and R4CESA@wildlifeca.gov.

i. All sightings of the SJKF 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.
j. 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.
k. New sightings of SJKF should be reported to the CNDDB.

MM BIO-3: Within 14 days prior to the start of project ground-disturbing activities, a pre-construction clearance survey to confirm the presence or absence of San Joaquin kit fox with a 500-foot buffer shall be conducted by a qualified biologist knowledgeable in the identification of these species. If dens/burrows that could support any of these species are discovered during the pre-construction survey conducted under MM BIO-1, the avoidance buffers outlined above shall be established. No work would occur within these buffers unless the biologist approves and monitors the activity.

MM BIO-4: If all project activities are completed outside of the Swainson's hawk nesting season (February 15 through August 31), this mitigation measure does not apply.

Nesting surveys for the Swainson's hawks shall be conducted in accordance with the protocol outlined in the *Recommended Timing and Methodology for Swainson's Hawk Nesting Surveys in California's Central Valley* (CDFG, 2000). If potential Swainson's hawk nests or nesting substrates are located within 0.5 miles of the project site, then those nests or substrates must be monitored for activity on a routine and repeating basis throughout the breeding season, or until Swainson's hawks or other raptor species are verified to be using them. The protocol recommends that the following visits be made to each nest or nesting site: one visit during January 1–March 20 to identify potential nest sites, three visits during March 20–April 5, three visits during April 5–April 20, and three visits during June 10–July 30. Fewer visits may be permissible if deemed adequate by the City after consultation with a qualified biologist. To meet the minimum level of protection for the species, surveys shall be completed for at least the two survey periods immediately prior to project-related ground disturbance activities. If Swainson's hawks are not found to nest within the BSA, then no further action is warranted.

MM BIO-5: If an active Swainson's hawk nest is discovered at any time within 0.5 miles of active construction, a qualified biologist shall complete an assessment of the potential for current construction activities to impact the nest. The assessment will consider the type of construction activities, the location of construction relative to the nest, the visibility of construction activities from the nest location, and other existing disturbances in the area that are not related to construction activities of this project. Based on this assessment, the biologist shall determine if construction activities can proceed and the level of nest monitoring required. Construction activities shall not occur within 500 feet of an active nest, but depending upon conditions at the site, this distance may be reduced. Full-time

monitoring to evaluate the effects of construction activities on nesting Swainson's hawks may be required. The qualified biologist shall have the authority to stop work if it is determined that project construction is disturbing the nest. These buffers may need to be increased depending on the sensitivity of the nest location, the sensitivity of the nesting Swainson's hawk to disturbances, and at the discretion of the qualified biologist.

MM BIO-6: If construction is planned outside the nesting period for raptors (other than burrowing owl) and migratory birds (February 15 to August 31), no mitigation shall be required. If construction is planned during the nesting season for migratory birds and raptors, a preconstruction survey to identify active bird nests shall be conducted by a qualified biologist to evaluate the site and a 250-foot buffer for migratory birds and a 500-foot buffer for raptors. If nesting birds are identified during the survey, active raptor nests shall be avoided by 500 feet, and all other migratory bird nests shall be avoided by 250 feet. Avoidance buffers may be reduced if a qualified on-site monitor determines that encroachment into the buffer area is not affecting nest building, the rearing of young, or otherwise affecting the breeding behaviors of the resident birds. Because nesting birds can establish new nests or produce a second or even third clutch at any time during the nesting season, nesting bird surveys shall be repeated every 30 days as construction activities are occurring throughout the nesting season.

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 (left the nest) and have attained sufficient flight skills to avoid project construction areas. Once the migratory birds or raptors have completed nesting and young have fledged, disturbance buffers will no longer be needed and may be removed, and monitoring may cease.

MM BIO-7: A qualified biologist shall conduct a pre-construction survey on the project site and within 500 feet of its perimeter, where feasible, to identify the presence or absence of the western burrowing owl. The survey shall be conducted between 14 and 30 days prior to the start of construction activities. If any burrowing owl burrows are observed during the preconstruction survey, avoidance measures shall be consistent with those included in the CDFW *Staff Report on Burrowing Owl Mitigation* (CDFG, 2012). If no special-status species or their sign (tracks, scat, etc.) are observed during the survey, no further action is required. A copy of the pre-construction survey report shall be submitted to the lead agency prior to the start of construction.

Location	Time of Year	Level of Disturbance		
		Low	Med	High
Nesting sites	April 1-Aug 15	200 m	500 m	500 m
Nesting sites	Aug 16-Oct 15	200 m	200 m	500 m
Nesting sites	Oct 16-Mar 31	50 m	100 m	500 m

MM BIO-8: Prior to ground disturbance activities, or within one week of being deployed at the project site for newly hired workers, all construction workers at the project site shall

attend a Construction Worker Environmental Awareness Training and Education Program, developed and presented by a qualified biologist.

The Construction Worker Environmental Awareness Training and Education Program shall be presented by the biologist and shall include information on the life histories of special-status wildlife and plant species that may be encountered during construction activities, their legal protections, the definition of "take" under the Endangered Species Act, measures the project operator is implementing to protect the species, reporting requirements, specific measures that each worker must employ to avoid take of the species, and penalties for violation of the Act. Identification and information regarding special-status or other sensitive species with the potential to occur on the project site shall also be provided to construction personnel. The program shall include:

- An acknowledgement form signed by each worker indicating that environmental training has been completed.
- A copy of the training transcript and/or training video/CD, as well as a list of the names of all personnel who attended the training and copies of the signed acknowledgement forms, shall be maintained on site for the duration of construction activities.

A copy of the sign-in sheet and training transcript shall be submitted to the City as evidence of compliance.

MM CUL-1: If prehistoric or historic-era cultural materials are encountered during construction activities, all work in the immediate vicinity of the find shall halt until a qualified archaeologist can evaluate 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 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. Implementation of the mitigation measure below would ensure that the proposed project would not cause a substantial adverse change in the significance of a historical resource.

CUL-2: Prior to the issuance of grading permits, the developer shall enter into an agreement with the Santa Rosa Rancheria Tachi Yokut Tribe. If requested, the developer shall:

a. Retain a qualified Native American monitor to be on site during initial ground disturbance activities.
b. Have a Burial Treatment Plan developed for the project.
c. Retain a qualified tribal member to conduct a Cultural Resources Sensitivity training session with the construction crew prior to ground disturbance activities.

Evidence of the agreement with the Santa Rosa Rancheria Tachi Yokut Tribe shall be submitted to the lead agency as evidence of compliance.

MM CUL-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 specific protocol, guidelines, and channels of communication outlined by the Native American Heritage Commission, in accordance with Section 7050.5 of the Health and Safety Code, Section 5097.98 of the Public Resources Code (Chapter 1492, Statutes of 1982, Senate Bill 297), and Senate Bill 447 (Chapter 44, Statutes of 1987), shall be followed. Section 7050.5(c) shall guide the potential Native American involvement, in the event of discovery of human remains, at the direction of the county coroner.

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

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

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

MM GEO-2: If any paleontological resources are encountered during ground disturbance activities, all work within 25 feet of the find shall halt until a qualified paleontologist, as defined by the Society of Vertebrate Paleontology Standard Procedures for the Assessment and Mitigation of Adverse Impacts to Paleontological Resources (2010), can evaluate the find and make recommendations regarding treatment. Paleontological resource materials may include resources such as fossils, plant impressions, or animal tracks preserved in rock. The qualified paleontologist shall contact the Natural History Museum of Los Angeles County or other appropriate facility regarding any discoveries of paleontological resources.

If the qualified paleontologist determines that the discovery represents a potentially significant paleontological resource, additional investigations and fossil recovery may be required to mitigate adverse impacts from project implementation. If avoidance is not feasible, the paleontological resources shall be evaluated for their significance. If the resources are not significant, avoidance is not necessary. If the resources are significant, they shall be avoided to ensure no adverse effects, or such effects must be mitigated. Construction in that area shall not resume until the appropriate resource 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.

SECTION 1 - INTRODUCTION

1.1 - Overview

The project proposes to develop a single-family residential subdivision, along with associated road and utility improvements, on an approximately 17.31-acre site that is currently vacant. This will include 80 single-family residences, associated internal improvements, a drainage basin, and a City park. The actions required for the project are a General Plan Amendment, a Zone Change, and a tentative subdivision map.

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 an MND is the same as a Negative Declaration, with the addition of identified mitigation measures and a Mitigation Monitoring and Reporting Program (MMRP) (see Section 6 – *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 an MND.

1.3 - Impact Terminology

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

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

1.4 - Document Organization and Contents

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

- *Section 1 – Introduction:* This section provides an overview of CEQA requirements, intended uses of the IS/MND, document organization, and a list of regulations that have been incorporated by reference.
- *Section 2– Project Description:* This section describes the project and provides data on the site's location.
- *Section 3 – Environmental Checklist:* This section contains the evaluation of 21 different environmental resource factors contained in Appendix G of the CEQA Guidelines. Each environmental resource factor is analyzed to determine whether the proposed project would have an impact. One of four findings is made, which includes: 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 impacts for any of the 21 environmental resource factors, then an Environmental Impact Report will be required.
- *Section 4 – References:* This section contains a full list of references that were used in the preparation of this IS/MND.
- *Section 5- List of Preparers*
- *Section 6- Mitigation Monitoring and Reporting Program* (RESERVED)

1.5 - Incorporated by Reference

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

- City of Lemoore General Plan
- City of Lemoore Municipal Code
- City of Lemoore Development Standards
- City of Lemoore 2015 Urban Water Management Plan
- City of Lemoore Master Storm Drain Plan
- 2015 Kings County Emergency Operations Plan
- Kings County General Plan
- Title 24 Building Code

SECTION 2 - PROJECT DESCRIPTION

2.1 - Project Location

Proposed TSM Tract No. 948 is located south of SR 198 between Champion Street and Vine Street. The project is an approximately 17.31-acre site encompassing four parcels identified as APN 023-150-003, 002, 041, and 042. The site is located in the city limits of Lemoore within Section 10, Township 19S, Range 20E, MDB&M.

The regional location is depicted in Figure 2-1, and the project site location is depicted in Figure 2-2.

2.2 - Surrounding Land Uses

The project is currently within City limits designated and zoned for very low density residential. Surrounding properties include similar uses, including residential uses to the north, south, and west. The Lemoore Golf Course is located to the west of the project site.

2.3 - Project Environment

The project site is currently undeveloped and vacant. Fire service would be served by the Lemoore Fire Department located at 210 Fox Street in Lemoore. Police service would be provided by the City of Lemoore Police Department, located at 657 Fox Street in Lemoore. Sanitation/garbage collection will be provided by a local waste hauler. Water and sewer service will be provided by the City of Lemoore.

2.4 - Proposed Project

The project proposes to subdivide an approximately 17.31-acre site into 80 single-family residential lots, a drainage basin, and a City park (see Figure 2-3). The proposed subdivision would result in an average lot area of 6,000 square feet and a unit density of 0.65 dwelling units per acre.

The project site has a General Plan designation of Very Low Density Residential and is within the RVLD (Very Low Density Residential) zone district. Under the Very Low Density Residential and RVLD zone district, the development standards require a minimum lot size of 10,000 square feet and a residential density of 15,000 square feet of site area per dwelling unit. Therefore, the project will require a General Plan Amendment (GPA) from the Very Low Density Residential designation to the Low Density Residential designation to allow for 6,000-square-foot single-family lots, a Greenway designation for the storm drainage basin, and a Recreation designation for the proposed City park (see Figure 2-4 and 2-5). Additionally, a Zone Change (ZC) from the RVLD to the RLD (Low Density Residential) zone district for the single-family lots, Parks and Recreation/Ponding Basin (PR) zone district for the storm drainage basin, and City park (see Figure 2-6 through 2-7).

Proposed Entitlements:

- General Plan Amendment – amend the existing map code designation Very Low Density Residential to Low Density Residential, Greenway, and Recreation.
- Zone Change – from the existing RVLD zone district to the RLD and PR zone districts.
- Approval of TSM No. 948.

Construction is anticipated to occur over roughly three years and would utilize the following pieces of equipment would be used during construction activities:

- Roller
- Large bulldozer
- Loaded trucks
- Excavator
- Generator
- Service truck
- Air compressor

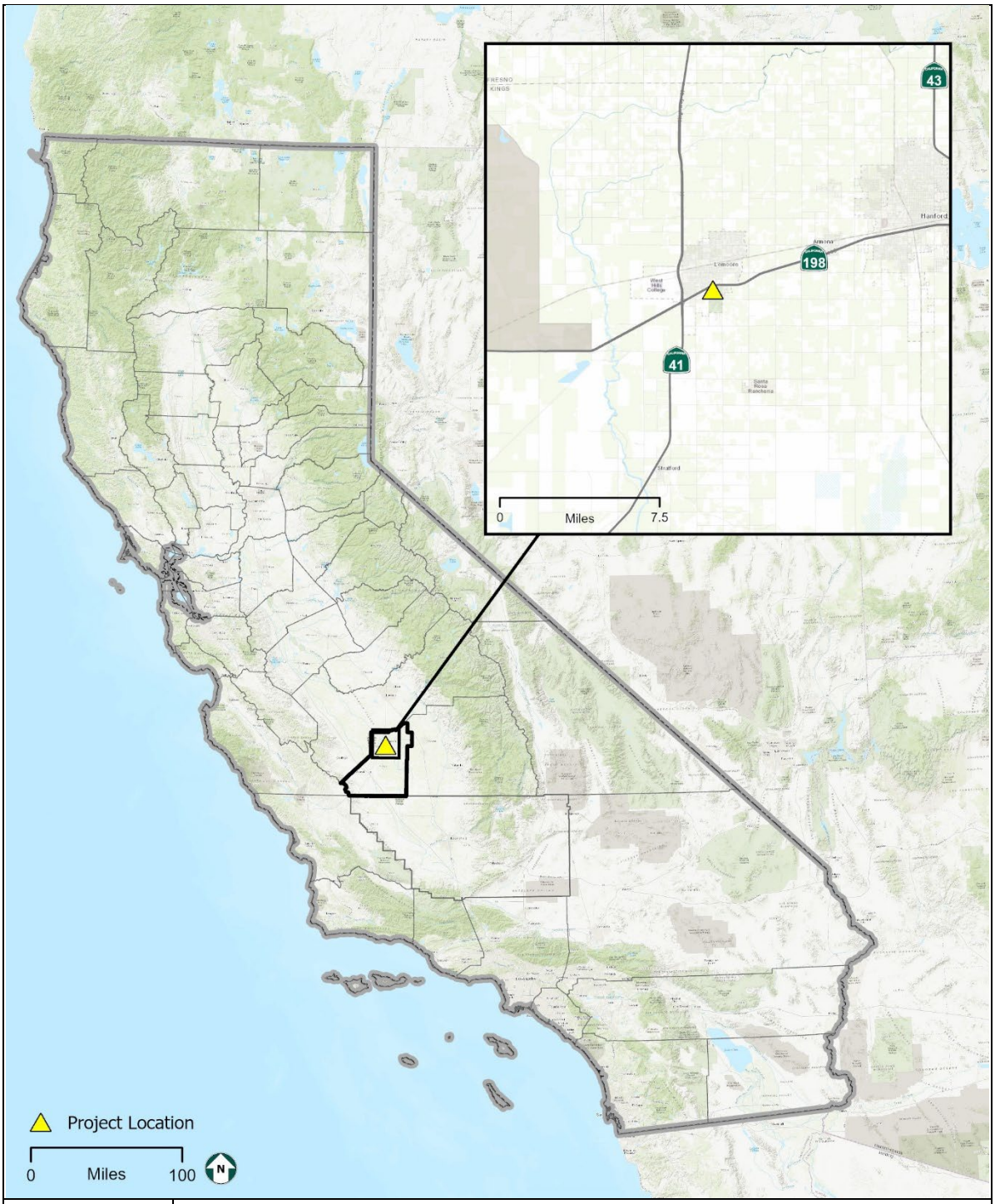

Figure 2-1
Regional Location

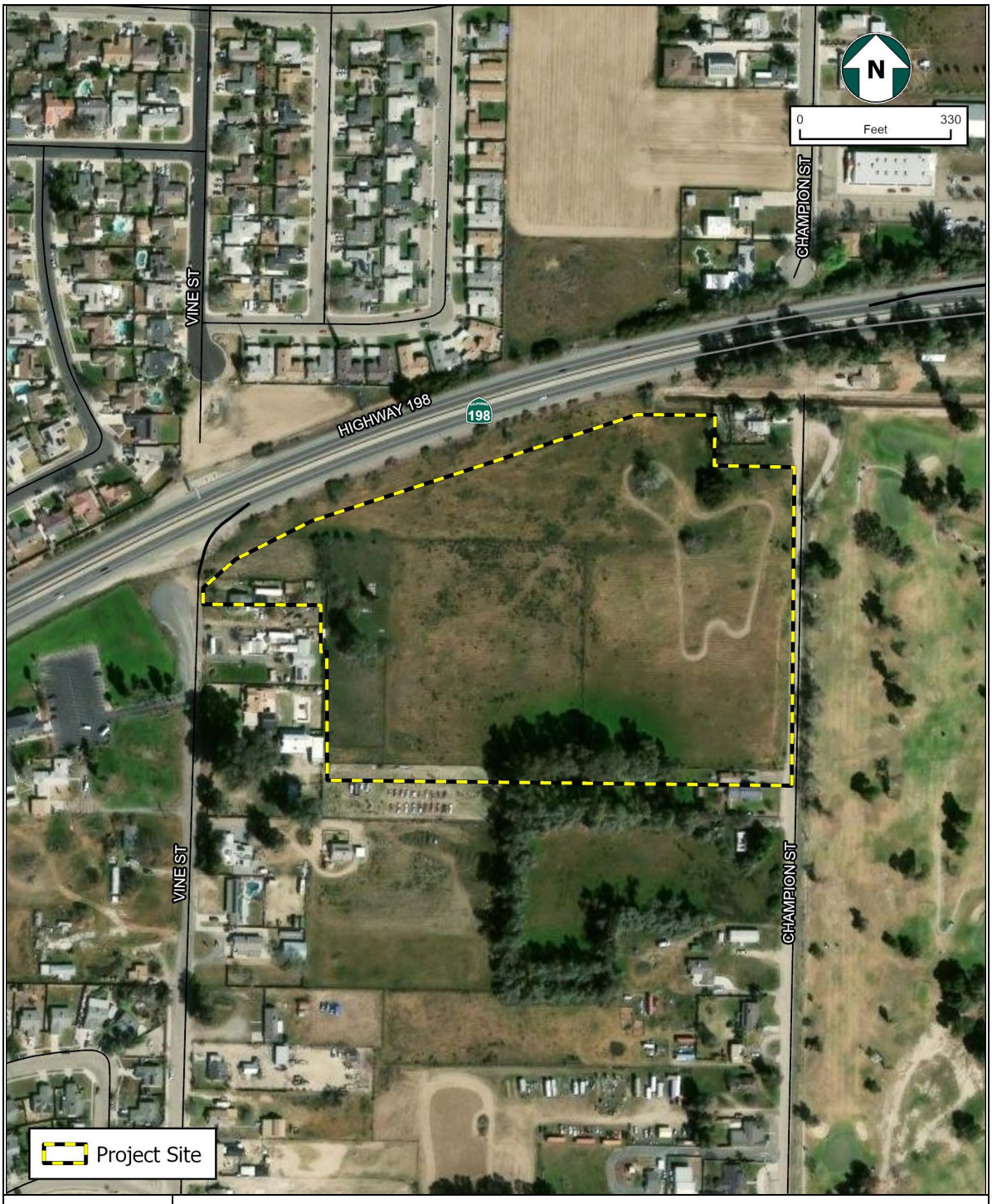

Figure 2-2
Project Site

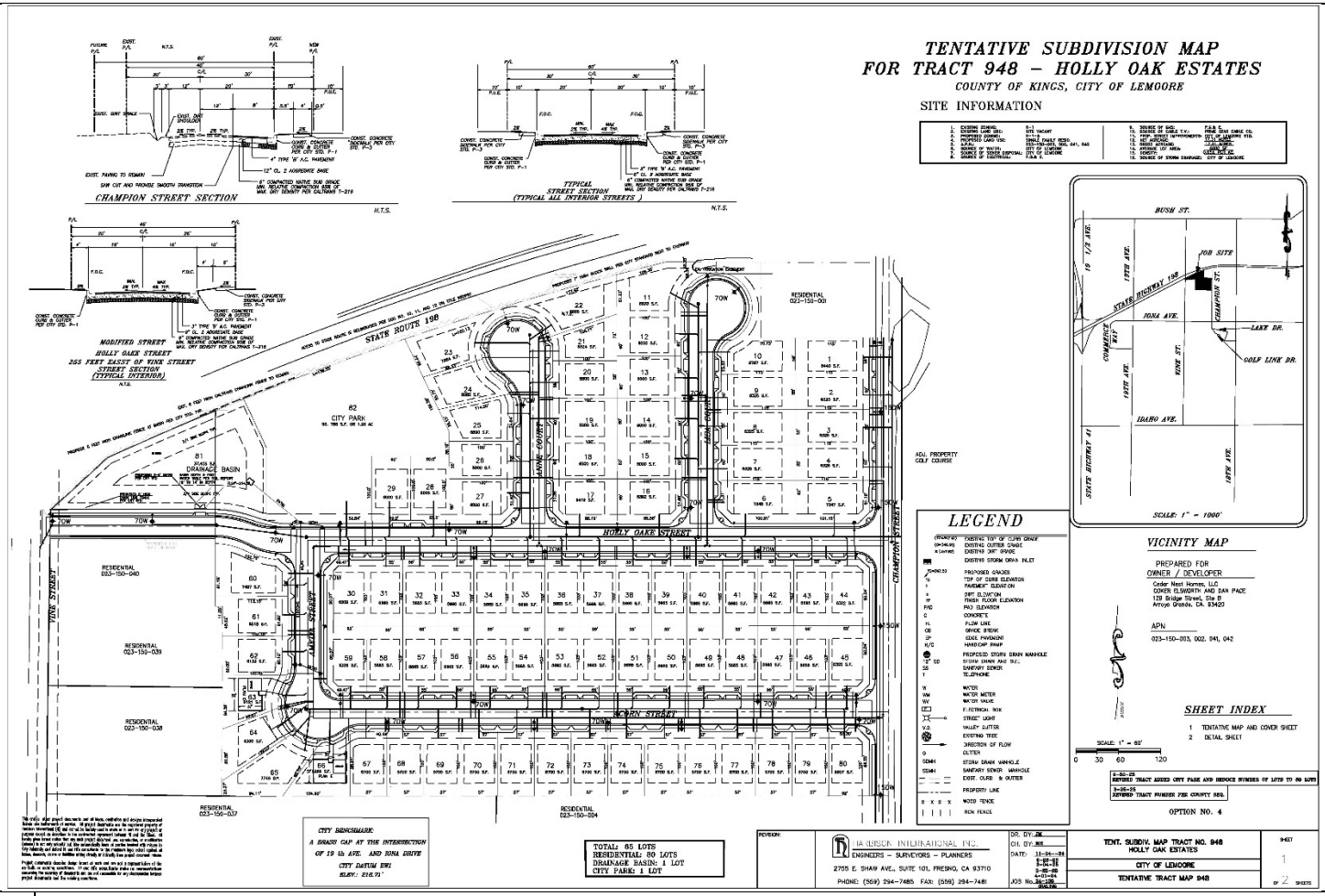

Figure 2-3
Site Plan

Figure 2-4
Existing General Plan Designation

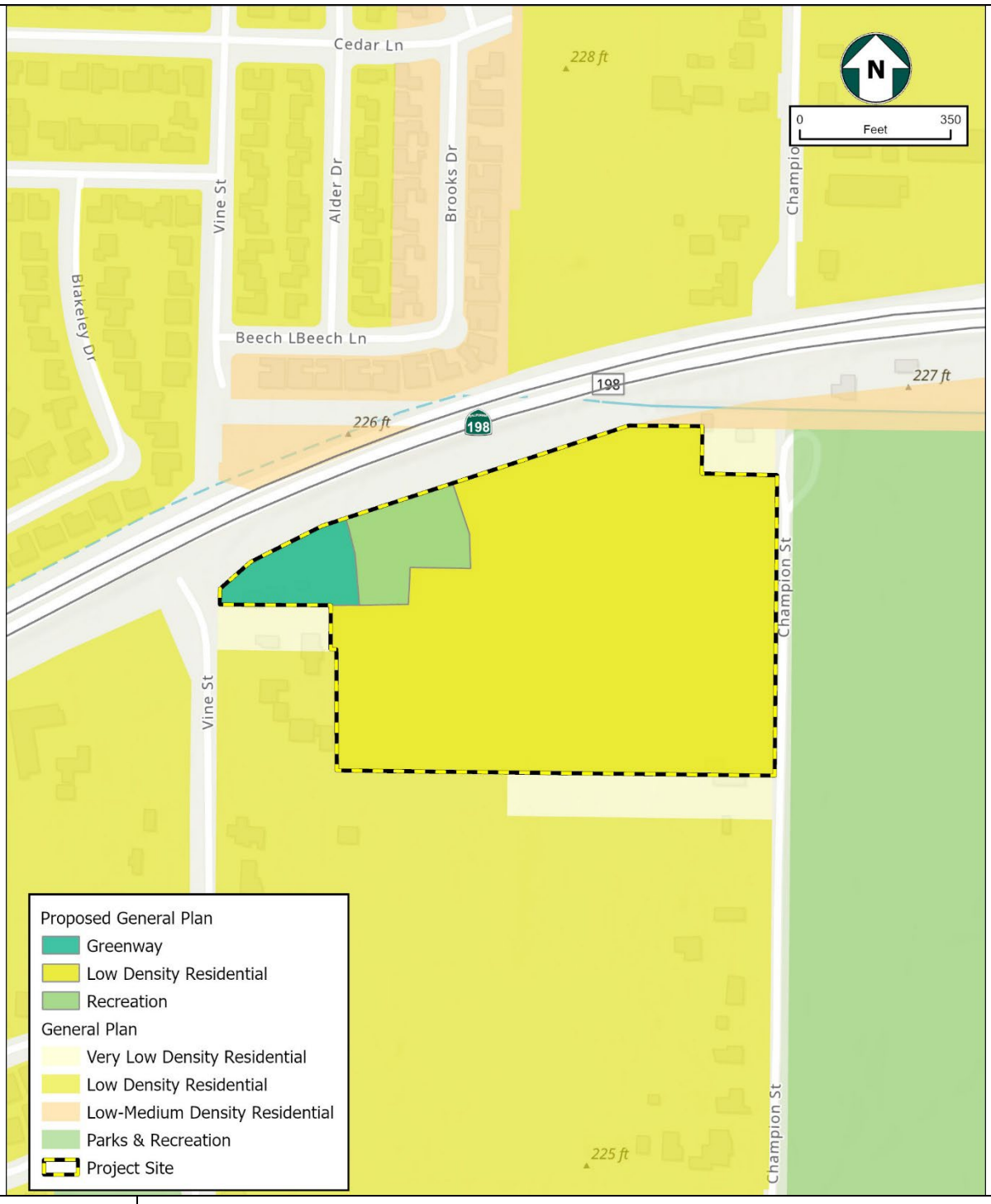

Figure 2-5
Proposed General Plan Designation

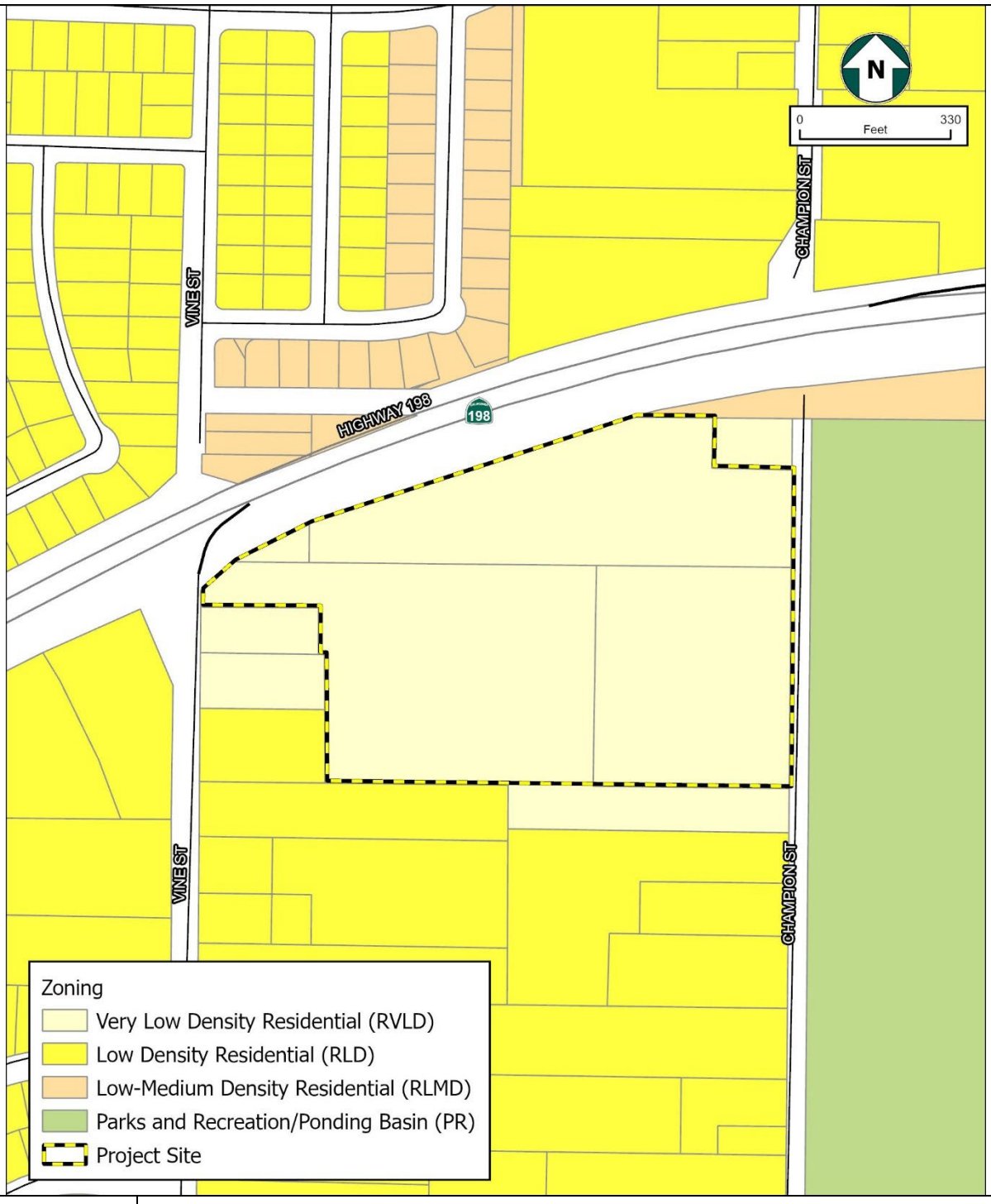

Figure 2-6
Existing Zoning

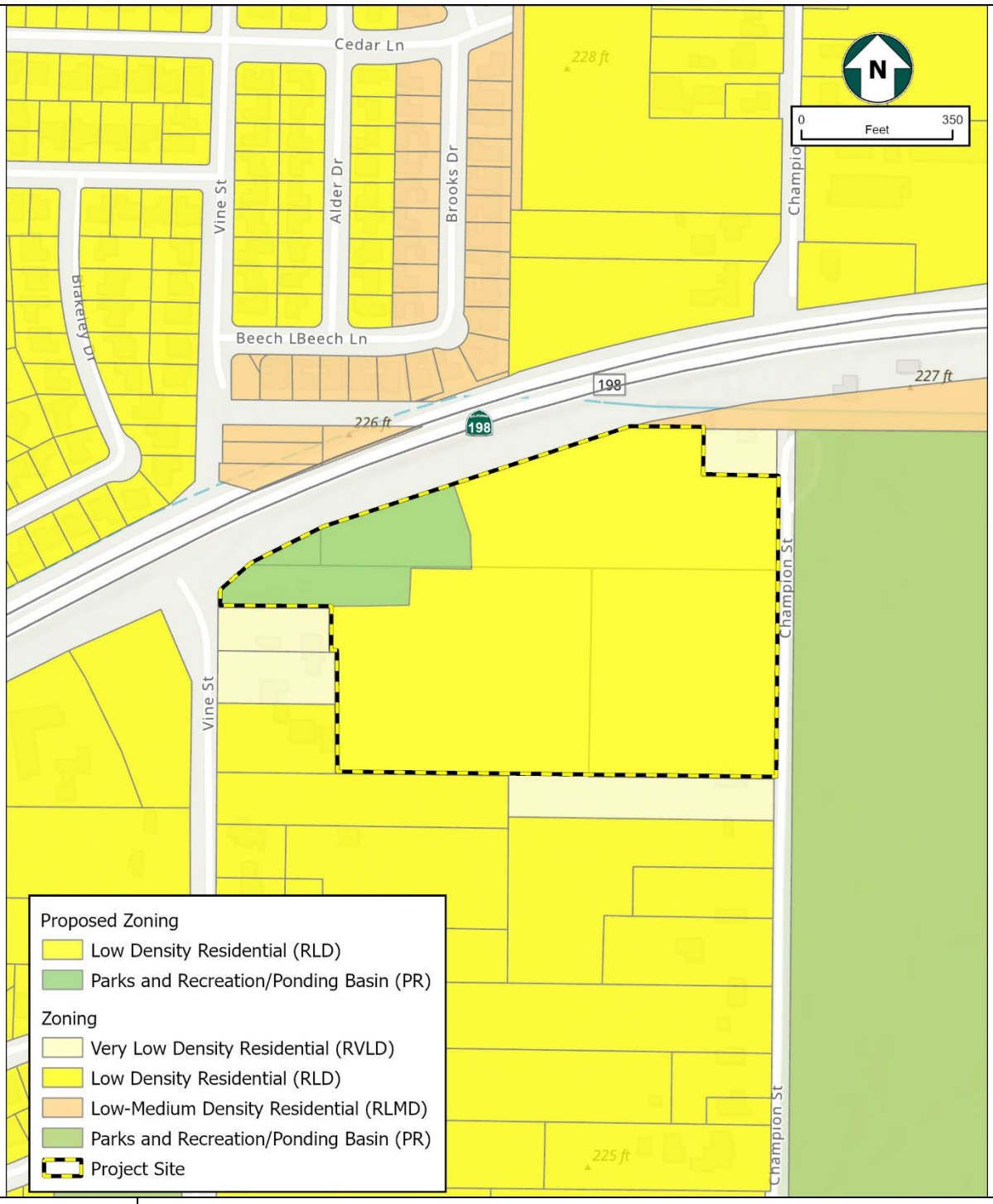

Figure 2-7
Proposed Zoning

SECTION 3 - EVALUATION OF ENVIRONMENTAL IMPACTS

3.1 - Environmental Checklist and Discussion

1. **Project Title:**

   Tentative Subdivision Map 948 Project

2. **Lead Agency Name and Address:**

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

3. **Contact Person and Phone Number:**

   Marissa Trejo, City Manager
   Phone: (559) 924-6744 ext. 700

4. **Project Location:**

   Proposed Tentative Subdivision Map (TSM) No. 948 is located south of State Route 198 between Champion Street and Vine Street. The project is an approximately 17.31-acre site encompassing four parcels identified as Assessor's Parcel Number (APN) 023-150-003, 002, 041, and 042. The site is located in the city limits of Lemoore within Section 10, Township 19S, Range 20E, Mount Diablo Base and Meridian (MDB&M) (Figures 2-1 and 2-2).

5. **Existing/Proposed General Plan Designation:**

   Existing: Very Low Density Residential

   Proposed: Low Density Residential, Greenway, and Parks and Recreation

6. **Existing/Proposed Zoning:**

   Existing: RVLD

   Proposed: RLD and PR

7. **Description of Project:**

   See *Section 2.4 – Proposed Project*.

8. **Surrounding Land Uses and Setting:**

   See *Section 2.2 – Surrounding Land Uses*.

9. **Other Public Agencies Whose Approval May be Required:**

   - San Joaquin Valley Air Pollution Control District (SJVAPCD)
   - State Water Resource Control Board (SWRCB)

10. **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?**

    The Native American Heritage Commission (NAHC) conducted a search of its Sacred Lands File to identify previously recorded sacred sites or cultural resources of special importance to tribes and provide contact information for local Native American representatives who may have information about the project area. A Sacred Lands File Request was also completed by the NAHC on December 2, 2021. Outreach letters were sent to the tribal organizations on the NAHC-provided contact list, with follow-up emails sent. The Santa Rosa Rancheria responded by phone call and email and expressed concerns that the project may adversely affect cultural resources. No other tribal groups expressed concerns.

    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.

☐ Aesthetics	☐ Agriculture and Forest Resources	☐ Air Quality
☐ Biological Resources	☐ Cultural Resources	☐ Geology/Soils
☐ Greenhouse Gas Emissions	☐ Hazards & Hazardous Materials	☐ Hydrology/Water Quality
☐ Land Use/Planning	☐ Mineral Resources	☐ Noise
☐ Population/Housing	☐ Public Services	☐ Recreation
☐ Transportation/Traffic	☐ Utilities/Service Systems	☐ 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.

Marissa Trejo, City Manager

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 is 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 that were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a

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

7. Supporting Information Sources: A source list should be attached, and other sources used, or individuals contacted should be cited in the discussion.

8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.

9. The explanation of each issue should identify:

   a. The significance criteria or threshold, if any, used to evaluate each question; and
   b. The mitigation measure identified, if any, to reduce the impact to less than significant.

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
3.4.1 - AESTHETICS					
Would the project:					
a.	Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☒
b.	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?	☐	☐	☐	☒
c.	In non-urbanized area, substantially degrade the existing visual character or quality of public views of the site and its surroundings? If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	☒	☐
d.	Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

Discussion

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

Areas to the north, west, and south of the project site are residentially developed properties, and the property to the east is the Lemoore Golf Course. The site is currently undeveloped. The existing topography of the site is mostly flat.

A scenic vista is a viewpoint that provides a distant view of highly valued natural or man-made landscape features for the benefit of the general public. Typical scenic vistas are locations where views of rivers, hillsides, and open space areas can be obtained, as well as locations where valued urban landscape features can be viewed in the distance. The City of Lemoore 2030 General Plan Community Design Element requires that scenic vistas to the Coalinga Mountains, other natural features, and landmark buildings be maintained (City of Lemoore, 2008a).

There are no natural features or landmark buildings within the vicinity of the project site, nor would it impede views to the Coalinga Mountains or other natural features. The project is not located in an area that would result in substantial adverse effects on any scenic vistas. The project would have no impact to a scenic vista.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

There would be *no impact*.

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

There are no listed State scenic highways within or near the City of Lemoore, nor are there scenic highways in Kings County (California Department of Transportation, 2025). The closest eligible scenic highway is a portion of SR 198, southwest of SR 33, which is approximately 21 miles west of the project site. Further, the project does not include the removal of trees determined to be scenic or of scenic value, the destruction of rock outcroppings, or the degradation of any historic building. The project will not result in development that is substantially different than surrounding land uses. Therefore, no impacts to scenic resources would occur.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

There would be *no impact*.

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

The project would be visible to passing motorists driving along SR 198. The proposed project is located in an undeveloped area with surrounding recreational development and residential uses. The site itself is zoned for single-family residences, which would be consistent with the surrounding area and will be similar in character to the existing residential developments in the vicinity. The project will be consistent with the proposed low-density residential zoning. Development of the project will be in compliance with the City's Municipal Code and development standards. Therefore, impacts would be less than significant.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant*.

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

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

The project exterior streetlights and residential lighting will be designed to minimize reflective glare and light scatter, as required by City Municipal Codes and Development Standards regarding outdoor lighting (e.g., Code 9-5B-4- Outdoor Lighting) and street lighting. These requirements would substantially reduce potential nuisances from light or glare. The project will comply with applicable local development standards. The proposed project would not create new sources of substantial light or glare that would adversely affect day or nighttime views in the area. Therefore, the project would have a less-than-significant impact.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant*.

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

3.4.2 - AGRICULTURE AND FORESTRY RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997), prepared by the California Department of Conservation, as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the State's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

a.	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b.	Conflict with existing zoning for agricultural use or a Williamson Act contract?	☐	☐	☐	☒
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))?	☐	☐	☐	☒
d.	Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
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?	☐	☐	☐	☒

Discussion

Impact #3.4.2a – Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

CEQA uses the California Department of Conservation Division of Land Resource Protection's Farmland Mapping Project categories of "Prime Farmland," "Farmland of Statewide

Importance," and "Unique Farmland" to define "agricultural land" for the purposes of assessing environmental impacts (PRC Section 21060.1(a)).

According to the Department of Conservation's Farmland Mapping and Monitoring Program (FMMP), the project site is classified as Vacant or Disturbed Land. Therefore, the project would not result in the conversion of Important Farmland and would not have an impact.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

There would be *no impact.*

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

Pursuant to the City of Lemoore General Plan and zoning, the project site is designated for residential use. The proposed project would change the designation to a land use designation and zoning designation that can accommodate the project and does not conflict with the zoning for agricultural use. The project site is not subject to a Williamson Act contract, nor is it zoned for agricultural use. Therefore, the construction of the project would not result in a conflict with existing zoning for agricultural use or a Williamson Act contract, and there would be no impact.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

There would be *no impact*.

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

The Public Resources Code Section 12220 (g) and Section 4526 defines "Forest land" as land that can support 10 percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits. There are no forest lands identified on the project site or within its vicinity; therefore, there would be no conflict with or impacts to zoning for forest land or timber land. The City of Lemoore and Kings County Zoning Maps indicate that the project site and the adjacent properties are not zoned for forest land or timberland. The project will

have no impact on land designated for forest land or timberland use. The proposed project will have no impact.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

There would be ***no impact***.

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

See discussion of Impact #3.4.2c, above.

The proposed project will have no impact.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

There would be ***no impact***.

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

See discussion of Impact #3.4.2a-c, above.

As previously described, the project site is not located among active agricultural operations with rural residential and urban residential to the north, west, and south, and a golf course to the east. The project does not involve changes to the existing environment that would result in the conversion of Farmland to non-agricultural use or the conversion of forest to non-forest use. No impact is anticipated.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

There would be ***no impact***.

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

3.4.3 - AIR QUALITY

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

a.	Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐
b.	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or State ambient air quality standard?	☐	☐	☒	☐
c.	Expose sensitive receptors to substantial pollutant concentration?	☐	☐	☒	☐
d.	Result in other emissions (such as those leading to odor) adversely affecting a substantial number of people?	☐	☐	☒	☐

.

Discussion

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

The project is located within the San Joaquin Valley Air Basin (SJVAB), which and under the jurisdiction of the San Joaquin Valley Air Pollution Control District (SJVAPCD). The SJVAB is designated nonattainment of State and federal health-based air quality standards for ozone and $PM_{2.5}$. The SJVAB is designated nonattainment of State PM_{10}. To meet Federal Clean Air Act (CAA) requirements, the SJVAPCD has multiple Air Quality Attainment Plan (AQAP) documents, including:

- 2016 Ozone Plan
- 2007 PM_{10} Maintenance Plan and Request for Redesignation.
- 2016 $PM_{2.5}$ Plan

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

As shown in Table 3.4.3-1, the proposed project would not exceed the established SPAL thresholds for a residential project, 155 single-family units and 800 average daily trips. Based on the above information, this project qualifies for a limited air quality analysis, applying the SPAL guidance to determine air quality impacts, which would be less than significant.

Table 3.4.3-1
Small Project Analysis Level – Units in Residential

Land Use Category –Residential	Project Size (dwelling unit)	Average Daily Trips*
Single Family	155	800
Proposed Project – Single Family	80	754.4
SPAL Exceeded?	**No**	**No**

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be ***less than significant***.

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

See Impact #3.4.3a.

As discussed, the SJVAPCD SPAL process established review parameters to determine whether a project qualifies as a "small project." A project that is found to be "less than" the established parameters, according to the SPAL review parameters, has "no possibility of exceeding criteria pollutant emissions thresholds."

With consideration of the SJVAPCD SPAL screening thresholds, construction-related emissions are anticipated to be temporary and not result in a significant increase in criteria pollutants. The long-term operational emissions associated with the proposed project would be less than SJVAPCD significance threshold levels and would, therefore, not pose a significant impact to criteria air pollutants. This finding is consistent with the SPAL screening thresholds and would result in localized impacts that are less than significant.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant.*

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

Sensitive receptors are defined as areas where young children, chronically ill individuals, the elderly, or people who are more sensitive than the general population reside. Schools, hospitals, nursing homes, and daycare centers are locations where sensitive receptors would likely reside. There are residential receptors bordering the project site to the south and the west. The closest schools are Lemoore Elementary School, approximately 0.35 miles to the north, and Lemoore High School, approximately 0.33 miles to the northeast. Therefore, the proposed project is not expected to affect any on-site or off-site sensitive receptors and is not expected to have any adverse impacts on any known sensitive receptors.

GAMAQI recommends that Lead Agencies consider situations wherein a new or modified source of HAPs is proposed for a location near an existing residential area or other sensitive receptor when evaluating potential impacts related to HAPs. Typical sources of HAPs include diesel trucks or permitted sources such as engines, boilers, or storage tanks. Because the project is not considered an operational source of increased HAPs and construction is to be temporary, no screening-level Health Risk Assessment (HRA) was required. Therefore, the potential risk to the population attributable to emissions of HAPs from the proposed project would be less than significant.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant.*

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

As discussed in Impact #3.4.3c, above.

SJVAPCD identifies some common types of facilities that have been known to produce odors in the SJVAB, such as wastewater treatment facilities, sanitary landfills, transfer stations, composting facilities, petroleum refineries, asphalt batch plants, chemical manufacturing plants, fiberglass manufacturing, paint/coating operations, food processing facilities, feed lot/dairy, and rendering plants (SJVAPCD, 2015). These can be used as a screening tool to qualitatively assess a project's potential to adversely affect area receptors.

Because the project is a residential development and the anticipated activities for the project site are not listed in the SJVAPCD as a source that would create objectionable odors, the project is not expected to be a source of objectionable odors.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant.*

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
3.4.4 - BIOLOGICAL RESOURCES					
Would the project:					
a.	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☐	☒	☐	☐
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?	☐	☐	☒	☐
c.	Have a substantial adverse effect on State or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
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?	☐	☐	☒	☐
e.	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☒	☐	☐
f.	Conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or State habitat conservation plan?	☐	☐	☐	☒

Discussion

Impact #3.4.4a – Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations or by the California Department of Fish and Wildlife or the U.S. Fish and Wildlife Service?

The project is within the City of Lemoore, Kings County, in the San Joaquin Valley of California. The site has been historically vacant and has experienced ground disturbance through tilling of the land for weed abatement. The project site is surrounded by development, including rural residential and urban residential uses to the north, west, and south, and a golf course to the east.

The City of Lemoore General Plan EIR identifies several special-status species that have the potential to occur within the Planning Area. Of those species the General Plan EIR identified the blunt-nosed leopard lizard (*Gambelia sila*), the western pond turtle (*Clemmys marmorata marmorata*), the San Joaquin kit fox (*Vulpes macrotis mutica*), the Tipton kangaroo rat (*Dipodomys nitratoides nitratoides*), Swainson's hawk (*Buteo swainsoni*), ferruginous hawk (*Buteo regalis),* northern harrier (*Cirus cyaneus*), white-tailed kite (*Elanus leucurus*), western burrowing owl (*Athene cunicularia*), Sandhill crane (*Grus canadensis tabida*), and the tricolored blackbird (*Agelaius tricolo*r) (City of Lemoore, 2008b).

The project site and adjacent land have been historically disturbed by site maintenance and surrounding development. All project activities will be restricted to previously disturbed and routinely maintained areas. The likelihood of a special-status plant or wildlife species on this site is low. The project and surrounding areas support mainly non-native trees and other ruderal or ornamental species.

There is the potential for some special-status or protected wildlife species to be impacted by project activities. Mitigation Measures MM BIO-1 through MM BIO-8, as provided below, would protect, avoid, and minimize impacts to special-status wildlife species. When implemented, these measures would reduce impacts to these species to levels that are less than significant.

Through implementation of the mitigation measures listed below, impacts of the proposed project would not 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 the U.S. Fish and Wildlife Service. Therefore, the project will have a less-than-significant impact with the incorporation of mitigation measures.

MITIGATION MEASURE(S)

MM BIO-1: Prior to ground disturbing activities, a qualified wildlife biologist shall conduct a biological preconstruction clearance survey between 14 and 30 days prior to the onset of construction.

The clearance survey shall include walking transects to identify the presence of San Joaquin kit fox, Swainson's hawk, and burrowing owl, and any other special-status species and their sign. The pre-construction survey shall be walked by no greater than 30-foot transects for 100 percent coverage of the project and a 250-foot buffer, where feasible. If no evidence of special-status species is detected, no further action is required; except that Mitigation

Measures BIO-4 through BIO-6 and BIO-8 shall be implemented. A preconstruction clearance survey report shall be submitted to the City as evidence of compliance prior to the issuance of permits.

If dens/burrows that could support any of these species are discovered during the pre-construction survey, the avoidance buffers outlined below shall be established. No work would occur within these buffers unless the biologist approves and monitors the activity.

Western Burrowing Owl (active burrows)

- April 1-August 15
  - Low disturbance – 200 m
  - Medium disturbance– 500 m
  - High disturbance – 500 m
- August 16-October 15
  - Low disturbance – 200 m
  - Medium disturbance – 200 m
  - High disturbance – 500 m
- October 16-March 31
  - Low disturbance – 50 m
  - Medium disturbance – 100 m
  - High disturbance – 500m

American Badger/San Joaquin kit fox

- Potential or Atypical den – 50 feet
- Known den – 100-feet
- Natal or pupping den – 500 feet, unless otherwise specified by CDFW

If any of these species are found within these recommended buffers and avoidance is not possible, consultation with CDFW shall be initiated. CDFW may allow burrow exclusion by a qualified biologist and only during the non-breeding season before breeding behavior is exhibited and after the burrow is confirmed empty through non-invasive methods, such as surveillance. An Incidental Take Permit may be required by CDFW prior to any exclusion activity being completed.

MM BIO-2: The following avoidance and minimization measures shall be implemented during all phases of the project to reduce the potential for impact from the project. They are modified from the *U.S. Fish and Wildlife Service Standardized Recommendations for Protection of the Endangered SJKF Prior to or During Ground Disturbance* (USFWS 2011,).

a. 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 the construction or project site.

b. Construction-related vehicle traffic shall be restricted to established roads and predetermined ingress and egress corridors, staging, and parking areas. Vehicle speeds shall not exceed 20 miles per hour (mph) within the project site.
c. To prevent inadvertent entrapment of kit fox or other animals during construction, the contractor shall cover all excavated, steep-walled holes or trenches more than two feet deep at the close of each workday with plywood or similar materials. If holes or trenches cannot be covered, one or more escape ramps constructed of earthen fill or wooden planks shall be installed in the trench. Before such holes or trenches are filled, the contractor shall thoroughly inspect them for entrapped animals. All construction-related pipes, culverts, or similar structures with a diameter of four inches or greater that are stored on the project site shall be thoroughly inspected for wildlife before the pipe is subsequently buried, capped, or otherwise used or moved in any way. If at any time an entrapped or injured kit fox is discovered, work in the immediate area shall be temporarily halted, and USFWS and CDFW shall be consulted.
d. 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 four 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 and CDFW have 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.
e. 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.
f. Use of anti-coagulant rodenticides and herbicides in project sites 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 and CDFW. If rodent control must be conducted, zinc phosphide shall be used because of the proven lower risk to kit foxes.
g. 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 shall be identified during the employee education program, and their name and telephone number shall be provided to the USFWS.
h. 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 SJKF 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 (559) 243-4014 and R4CESA@wildlifeca.gov.

i. All sightings of the SJKF 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.
j. 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.
k. New sightings of SJKF should be reported to the CNDDB.

MM BIO-3: Within 14 days prior to the start of project ground-disturbing activities, a pre-construction clearance survey to confirm the presence or absence of San Joaquin kit fox with a 500-foot buffer shall be conducted by a qualified biologist knowledgeable in the identification of these species. If dens/burrows that could support any of these species are discovered during the pre-construction survey conducted under MM BIO-1, the avoidance buffers outlined above shall be established. No work would occur within these buffers unless the biologist approves and monitors the activity.

MM BIO-4: If all project activities are completed outside of the Swainson's hawk nesting season (February 15 through August 31), this mitigation measure does not apply.

Nesting surveys for the Swainson's hawks shall be conducted in accordance with the protocol outlined in the *Recommended Timing and Methodology for Swainson's Hawk Nesting Surveys in California's Central Valley* (CDFG, 2000). If potential Swainson's hawk nests or nesting substrates are located within 0.5 miles of the project site, then those nests or substrates must be monitored for activity on a routine and repeating basis throughout the breeding season, or until Swainson's hawks or other raptor species are verified to be using them. The protocol recommends that the following visits be made to each nest or nesting site: one visit during January 1–March 20 to identify potential nest sites, three visits during March 20–April 5, three visits during April 5–April 20, and three visits during June 10–July 30. Fewer visits may be permissible if deemed adequate by the City after consultation with a qualified biologist. To meet the minimum level of protection for the species, surveys shall be completed for at least the two survey periods immediately prior to project-related ground disturbance activities. If Swainson's hawks are not found to nest within the BSA, then no further action is warranted.

MM BIO-5: If an active Swainson's hawk nest is discovered at any time within 0.5 miles of active construction, a qualified biologist shall complete an assessment of the potential for current construction activities to impact the nest. The assessment will consider the type of construction activities, the location of construction relative to the nest, the visibility of construction activities from the nest location, and other existing disturbances in the area that are not related to construction activities of this project. Based on this assessment, the biologist shall determine if construction activities can proceed and the level of nest monitoring required. Construction activities shall not occur within 500 feet of an active nest, but depending upon conditions at the site, this distance may be reduced. Full-time

monitoring to evaluate the effects of construction activities on nesting Swainson's hawks may be required. The qualified biologist shall have the authority to stop work if it is determined that project construction is disturbing the nest. These buffers may need to be increased depending on the sensitivity of the nest location, the sensitivity of the nesting Swainson's hawk to disturbances, and at the discretion of the qualified biologist.

MM BIO-6: If construction is planned outside the nesting period for raptors (other than burrowing owl) and migratory birds (February 15 to August 31), no mitigation shall be required. If construction is planned during the nesting season for migratory birds and raptors, a preconstruction survey to identify active bird nests shall be conducted by a qualified biologist to evaluate the site and a 250-foot buffer for migratory birds and a 500-foot buffer for raptors. If nesting birds are identified during the survey, active raptor nests shall be avoided by 500 feet, and all other migratory bird nests shall be avoided by 250 feet. Avoidance buffers may be reduced if a qualified on-site monitor determines that encroachment into the buffer area is not affecting nest building, the rearing of young, or otherwise affecting the breeding behaviors of the resident birds. Because nesting birds can establish new nests or produce a second or even third clutch at any time during the nesting season, nesting bird surveys shall be repeated every 30 days as construction activities are occurring throughout the nesting season.

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 (left the nest) and have attained sufficient flight skills to avoid project construction areas. Once the migratory birds or raptors have completed nesting and young have fledged, disturbance buffers will no longer be needed and may be removed, and monitoring may cease.

MM BIO-7: A qualified biologist shall conduct a pre-construction survey on the project site and within 500 feet of its perimeter, where feasible, to identify the presence or absence of the western burrowing owl. The survey shall be conducted between 14 and 30 days prior to the start of construction activities. If any burrowing owl burrows are observed during the preconstruction survey, avoidance measures shall be consistent with those included in the CDFW *Staff Report on Burrowing Owl Mitigation* (CDFG, 2012). If no special-status species or their sign (tracks, scat, etc.) are observed during the survey, no further action is required. A copy of the pre-construction survey report shall be submitted to the lead agency prior to the start of construction.

Location	Time of Year	Level of Disturbance		
		Low	Med	High
Nesting sites	April 1-Aug 15	200 m	500 m	500 m
Nesting sites	Aug 16-Oct 15	200 m	200 m	500 m
Nesting sites	Oct 16-Mar 31	50 m	100 m	500 m

MM BIO-8: Prior to ground disturbance activities, or within one week of being deployed at the project site for newly hired workers, all construction workers at the project site shall

attend a Construction Worker Environmental Awareness Training and Education Program, developed and presented by a qualified biologist.

The Construction Worker Environmental Awareness Training and Education Program shall be presented by the biologist and shall include information on the life histories of special-status wildlife and plant species that may be encountered during construction activities, their legal protections, the definition of "take" under the Endangered Species Act, measures the project operator is implementing to protect the species, reporting requirements, specific measures that each worker must employ to avoid take of the species, and penalties for violation of the Act. Identification and information regarding special-status or other sensitive species with the potential to occur on the project site shall also be provided to construction personnel. The program shall include:

- An acknowledgement form signed by each worker indicating that environmental training has been completed.
- A copy of the training transcript and/or training video/CD, as well as a list of the names of all personnel who attended the training and copies of the signed acknowledgement forms, shall be maintained on site for the duration of construction activities.

A copy of the sign-in sheet and training transcript shall be submitted to the City as evidence of compliance.

LEVEL OF SIGNIFICANCE

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

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

The project is located in an area that is predominantly urbanized with various types of land uses, and there are no natural communities or riparian habitats nearby. The California Natural Diversity Database (CNDDB) indicates there are no plants or natural communities within at least two miles of the project site. In addition, the General Plan EIR indicates that there are two natural communities of note, including a riparian cottonwood forest in the southwestern portion of the Urban Growth Boundary (UGB) and a large wetland complex in the western portion of the Planning Area just outside of the UGB. As these areas are not located in proximity to the project site, it can be determined that the project would not have a substantial adverse effect on any riparian habitat or other sensitive natural community. The project will have a less-than-significant impact.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant.*

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

The United States Army Corps of Engineers (USACE) has regulatory authority over the Clean Water Act (CWA), as provided for by the EPA. The USACE has established specific criteria for the determination of wetlands based upon the presence of wetland hydrology, hydric soils, and hydrophilic vegetation. There are no federally protected wetlands or vernal pools that occur within the project.

Wetlands, streams, reservoirs, sloughs, and ponds typically meet the criteria for federal jurisdiction under Section 404 of the CWA and State jurisdiction under the Porter-Cologne Water Quality Control Act. Streams and ponds typically meet the criteria for State jurisdiction under Section 1602 of the California Fish and Game Code. There are no known or observed water features on the project site.

The National Wetland Inventory (NWI) identified one feature outside the northern boundary of the project area. The water feature appears to be a canal that branches off the Lemoore Canal located approximately one mile east of the project site. Aerial imagery shows that at least a portion of the canal has been undergrounded during the construction of SR 198. Construction of the project would not impact this water feature, if it is present, as it is accordingly, there are no wetlands or Waters of the U.S. occurring on the project site. There would be no impact to federally or State-protected wetlands or waterways as a result of the proposed project. Therefore, the project would have no impact.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

There would be *no impact*.

Impact #3.4.4d – Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species, or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

Wildlife migratory corridors are described as a narrow stretch of land that connects two open pieces of habitat that would otherwise be unconnected. These routes provide shelter and sufficient food supplies to support wildlife species during migration. Movement corridors generally consist of riparian, woodlands, or forested habitats that span contiguous acres of undisturbed habitat and are important elements of resident species' home ranges.

The project falls within the Pacific Flyway, a significant migratory route encompassing the west coast of North America, but the project represents a very small land acreage within this territory and does not support any significant migratory stopover habitat. The proposed project and surrounding area do not occur within a known terrestrial migration route, significant wildlife corridor, or linkage area as identified by the Essential Habitat Connectivity Project (Spencer, W.D., et al, 2010). The survey conducted for the project did not provide evidence of a wildlife nursery or important migratory habitat being present on the project site. Migratory birds and raptors could use habitat on and near the project for foraging and/or as stopover sites during migrations or movement between local areas.

The project will not restrict, eliminate, or significantly alter a wildlife movement corridor, wildlife core area, or Essential Habitat Connectivity area, either during construction or after the project has been constructed. project construction will not substantially interfere with wildlife movements or reduce breeding opportunities.

The proposed project would not interfere 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. Therefore, the project's impacts would be less than significant.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant*.

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

The City's General provides guidance on the protection of listed plant and wildlife species, wetlands, and other sensitive biological resources (City of Lemoore, 2008a). The project will implement measures such as those listed above (MM BIO-1 through MM BIO-8) to comply with the General Plan and reduce potential impacts to biological resources to less-than-significant levels. Therefore, the implementation of MM BIO-1 through MM BIO-8, the proposed project would have no conflict related to any adopted local policies or ordinances protecting biological resources.

MITIGATION MEASURE(S)

Implementation of MM BIO-1 through MM BIO-8.

LEVEL OF SIGNIFICANCE

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

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

The project is not located within any Natural Community Conservation Plan or any other local Habitat Conservation Plan, regional, or State Conservation Plan. With mitigation, the proposed project would not conflict with the provisions of any adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State Habitat Conservation Plan. There would be no impact.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

There would be ***no impact***.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
3.4.5 - CULTURAL RESOURCES				
Would the project:				
a. Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines Section 15064.5?	☐	☒	☐	☐
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines Section 15064.5?	☐	☒	☐	☐
c. Disturb any human remains, including those interred outside of formal cemeteries?	☐	☒	☐	☐

Discussion

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

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, 2008a).

However, there is still a possibility that unknown historical or archaeological 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 or archaeological resources. Disturbance of any deposits that have the potential to provide significant cultural data would be considered a significant impact. The Santa Rosa Rancheria – Tachi Yokut Tribe Cultural and Historical Preservation Department, however, had previously requested the City to include mitigation to protect currently unknown cultural resources that might be inadvertently uncovered during construction. To reduce the potential impacts of the project on cultural resources, the following measures are recommended. With the implementation of CUL-1 and CUL-2, impacts on cultural resources would be less than significant.

MITIGATION MEASURE(S)

MM CUL-1: If prehistoric or historic-era cultural materials are encountered during construction activities, all work in the immediate vicinity of the find shall halt until a qualified archaeologist can evaluate 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 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. Implementation of the mitigation measure below would ensure that the proposed project would not cause a substantial adverse change in the significance of a historical resource.

CUL-2: Prior to the issuance of grading permits, the developer shall enter into an agreement with the Santa Rosa Rancheria Tachi Yokut Tribe. If requested, the developer shall:

a. Retain a qualified Native American monitor to be on site during initial ground disturbance activities.
b. Have a Burial Treatment Plan developed for the project.
c. Retain a qualified tribal member to conduct a Cultural Resources Sensitivity training session with the construction crew prior to ground disturbance activities.

Evidence of the agreement with the Santa Rosa Rancheria Tachi Yokut Tribe shall be submitted to the lead agency as evidence of compliance.

LEVEL OF SIGNIFICANCE

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

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

See discussion of Impact #3.4.5a, above.

MITIGATION MEASURE(S)

Implement MM CUL-1 and MM CUL-2.

LEVEL OF SIGNIFICANCE

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

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

Human remains are not known to exist within the project area. However, construction would involve earth-disturbing activities, and it is still possible that human remains may be discovered, possibly in association with archaeological sites. MM CUL-3 has been included in the unlikely event that human remains are found during ground-disturbing activities. Impacts would be less than significant with the implementation of mitigation.

MITIGATION MEASURE(S)

MM CUL-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 specific protocol, guidelines, and channels of communication outlined by the Native American Heritage Commission, in accordance with Section 7050.5 of the Health and Safety Code, Section 5097.98 of the Public Resources Code (Chapter 1492, Statutes of 1982, Senate Bill 297), and Senate Bill 447 (Chapter 44, Statutes of 1987), shall be followed. Section 7050.5(c) shall guide the potential Native American involvement, in the event of discovery of human remains, at the direction of the county coroner.

LEVEL OF SIGNIFICANCE

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
3.4.6 - ENERGY				
Would the project:				
a. Result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	☒	☐
b. Conflict with or obstruct a State or local plan for renewable energy or energy efficiency?	☐	☐	☒	☐

Discussion

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

The proposed project would involve the use of energy during construction and operation. Energy use during the construction phase would be in the form of fuel consumption (e.g., gasoline and diesel fuel) to operate heavy equipment, light-duty vehicles, and machinery. Long-term operation of the proposed includes electricity and natural gas service to power internal and exterior building lighting, and heating and cooling systems. Additionally, the increase in vehicle trips associated with the project is expected to lead to higher fuel consumption within the City.

Electricity service for the proposed project would be provided by Pacific Gas and Electric Company (PG&E). The PG&E and State of California 2024 power mix is detailed in Table 3.4.6-1. Energy usage by sector is outlined in Table 3.4.6-2.

PG&E also maintains approximately 42,141 miles of gas distribution pipelines and 6,438 miles of gas transmission pipelines (PG&E, 2021). Table 3.4.6-3 below presents natural gas consumption by sector for PG&E in 2024.

Table 3.4.6-1
PG&E and the State of California 2024 Power Mix

Energy Resource	PG&E Power Mix	California-Wide Power Mix
Eligible Renewable	23%	45%
Biomass & Biowaste	*3%*	*2%*
Geothermal	*0%*	*5%*
Small Hydroelectric	*1%*	*2%*
Solar	*14%*	*23%*
Wind	*4%*	*14%*
Coal	0%	2%
Large Hydroelectric	12%	10%
Natural Gas	2%	10%
Nuclear	63%	11%
Other	0%	0%
Unspecified [1]	0%	22%
Total	**100%**	**100%**

Source: (PG&E, 2024)
[1] Electricity from transactions that are not traceable to a specific generation source

Table 3.4.6-2
Electricity Consumption in PG&E Service Area (2024)

Agricultural and Water Pump	Commercial Building	Industry	Mining and Construction	Residential	Total Streetlight	Usage
383.96	396.35	384.25	21.93	722.87	2.87	78,519

Source: (California Energy Commission, 2024)
Note: All usage is expressed in millions of GWh.

Table 3.4.6-3
Natural Gas Consumption in PG&E Service Territory (2024)

Agricultural and Water Pump	Commercial Building	Commercial Other	Industry	Mining and Construction	Residential	Total Usage
1.6	10.36	1.36	35.29	0.06	13.41	62.08

Source: (California Energy Commission, 2024)
Note: All usage expressed in Millions of Therms

In 2024, Kings County consumed 1,752.05 million kWh of electricity. Non-residential users were responsible for about 75.86 percent of all electricity consumption in the County (California Energy Commission, 2025).

The construction and operation of the project would comply with all applicable federal, State, and local regulations regulating energy usage. The project will implement Title 24 Energy Efficiency Standards and CalGreen Code requirements for new home construction that may include rooftop solar, double-pane windows, electric vehicle charging, LED lights, low-flow

toilets, faucets, drip irrigation, and the use of drought-tolerant landscaping to increase water conservation.

The project would comply with the SJVAPCD requirements regarding the limitation of vehicle idling and the use of fuel-efficient vehicles and equipment, to the extent feasible. Energy-saving strategies will be implemented where possible to further reduce the project's energy consumption during the construction phase. Strategies being implemented include those recommended by the California Air Resources Board (CARB), which may reduce both the project's energy consumption and its greenhouse gas emissions. These strategies include diesel anti-idling measures, light-duty vehicle technology, the use of alternative fuels such as biodiesel blends and ethanol, and heavy-duty vehicle design measures to reduce energy consumption. As such, impacts would be less than significant.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be ***less than significant.***

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

See Impact #3.4.6a.

The proposed project would be in compliance with all applicable federal, State, and local regulations regulating energy usage. The project will comply with Title 24 Energy Efficiency Standards and CalGreen Code requirements for rooftop solar, double-pane windows, electric vehicle charging, LED lights, low-flow toilets, and faucets to increase water conservation. Energy would also be indirectly conserved through water-efficient landscaping requirements consistent with the City's adopted Water Efficient Landscaping Ordinance, with the use of drip irrigation and drought-tolerant landscaping.

Stringent solid waste recycling requirements applicable to both project construction and operation would reduce energy consumed in solid waste disposal. In summary, the project will implement all mandatory federal, State, and local conservation measures, project design features, and voluntary energy conservation measures to further reduce energy demands. Therefore, the project will not conflict with or obstruct a State or local plan for renewable energy or energy efficiency, and project-related impacts are less than significant.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be ***less than significant.***

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
3.4.7 - GEOLOGY AND SOILS				
Would the project:				
a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☒	☐
ii. Strong seismic ground shaking?	☐	☐	☒	☐
iii. Seismic-related ground failure, including Liquefaction?	☐	☐	☒	☐
iv. Landslides?	☐	☐	☐	☒
b. Result in substantial soil erosion or the loss of topsoil?	☐	☒	☐	☐
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	☐	☐	☒	☐
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	☐	☐	☒	☐
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?	☐	☐	☒	☐
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☒	☐	☐

Discussion

Impact #3.4.7a(i) – Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

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

The project site is not located within an Alquist-Priolo earthquake fault zone (California Department of Conservation, Geological Survey, 2024). There are no active fault traces in the project vicinity. Accordingly, the project area is not within an earthquake fault zone (Special Studies Zone) and will not require a special site investigation by an engineering geologist.

The General Plan contains a number of policies that would minimize impacts relating to the rupture of a known fault. The project would adhere to all applicable policies of the General Plan and California Building Code. Therefore, impacts would be less than significant.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant.*

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

See response to Impact #3.4.7a.

Secondary hazards from earthquakes include ground shaking/rupture. Since there are no known faults within the immediate area, ground shaking/rupture from surface faulting, seiches, and landslides would not be hazards in the area. Liquefaction potential (sudden loss of shear strength in a saturated cohesionless soil) should be low since groundwater occurs below 90 feet. Lastly, deep subsidence problems may be low to moderate according to the conclusions of the Five County Seismic Safety Element. However, there are no known occurrences of structural or architectural damage due to deep subsidence in the Lemoore area. While such seismic shaking would be less severe from an earthquake that originates at a greater distance from the project site, the side effects could potentially be damaging to residential buildings and supporting infrastructure. The project is required to design residential buildings and associated infrastructure to withstand substantial ground shaking

in accordance with all applicable State law and applicable codes included in the California Building Code (CBC) Title 24 for earthquake construction standards and building standards code, including those relating to soil characteristics (California Building Standards Commission, 2022). The project shall adhere to all applicable local and State regulations to reduce any potentially significant impacts to structures resulting from strong seismic ground shaking at the project site. Therefore, project impacts would be less than significant.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant.*

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

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

The potential magnitude/geographic extent of expansive liquefaction erosion was deemed 'negligible' and its significance 'low' throughout the City (City of Lemoore, 2021). Liquefaction is possible in local areas during a strong earthquake or other seismic ground shaking, where unconsolidated sediments coincide with a high-water table. However, the groundwater occurs below 90 feet, which means the liquefaction potential would be low. Therefore, impacts would be less than significant.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant.*

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

See 3.4.6a(ii).

The land is relatively flat with no significant topological features. As such, there is no potential for rockfall and landslides to impact the project in the event of a major earthquake, as the area has no dramatic elevation changes.

The site's topography would not change substantially as a result of project development since the site is essentially flat in nature from previous activities with no surrounding slopes,

and it is not considered to be prone to landslides. The project would not expose people or structures to potentially substantial adverse effects from landslides. Therefore, there would be no impact.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

There would be ***no impact.***

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

The type of soil found within the project site is Lemoore sandy loam (USDA, Natural Resources Conservation Service, 2025). Construction activities associated with the proposed project will disturb surface vegetation and soils during construction and will expose these disturbed areas to erosion by wind and water. To reduce the potential for soil erosion and loss of topsoil, the project would comply with the State Water Resources Control Board's (SWRCB) National Pollutant Discharge Elimination System (NPDES) General Permit (No. 2012-0006-DWQ) during construction. Under the NPDES, the preparation and implementation of a Stormwater Pollution Prevention Plan (SWPPP) are required for construction activities that would disturb an area of one acre or more. A SWPPP must identify potential sources of erosion or sedimentation, as well as identify and implement Best Management Practices (BMPs) that ensure the reduction of erosion. Typical BMPs intended to control erosion include sandbags, retention basins, silt fencing, street sweeping, etc.

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

Once constructed, the project will have both impermeable surfaces and permeable surfaces. Impermeable surfaces would include roadways, driveways, and building sites. Permeable surfaces would include front and back yards, any landscaped areas, and open space, in addition to the proposed park and storm drainage basin. Overall, the development of the project would not result in conditions where substantial surface soils would be exposed to wind and water erosion. Therefore, impacts would be less than significant with the incorporation of MM GEO-1.

MITIGATION MEASURE(S)

MM GEO-1: Prior to issuing of grading or building permits, the project applicant shall submit to the City: (1) the approved Stormwater Pollution Prevention Plan (SWPPP) and (2) the Notice of Intent (NOI) to comply with the General National Pollutant Discharge Elimination

System (NPDES) from the Central Valley Regional Water Quality Control Board. The requirements of the SWPPP and NPDES shall be incorporated into design specifications and construction contracts. Recommended Best Management Practices for the construction phase may include the following:

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

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

LEVEL OF SIGNIFICANCE

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

Impact #3.4.7c – Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?

See discussion in Impact #3.4.7a(iii) and 3.4.7a(iv) above

As previously discussed, the site soils are considered stable in that there is no potential for on- or off-site landslides, lateral spreading, subsidence, or collapse. As discussed in Impact #3.4.7a(iii), the project site soils have a low overall potential for significant liquefaction to occur at the site. All structures would be subject to all IBC and CBC earthquake construction standards, including those relating to soil characteristics. Additionally, the site is not located near any areas with sufficient slope that could result in off-site landslides. Moreover, the project will be designed by an engineer to resist potential side-effects of spreading, subsidence, liquefaction, or collapse.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be ***less than significant.***

Impact #3.4.7d – Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

See Impact #3.4.7b and c.

Expansive clay soils are subject to shrinking and swelling due to changes in moisture content over the seasons. These changes can cause damage or failure of foundations, utilities, and

pavements. During periods of high moisture content, expansive soils under foundations can heave and result in structures lifting. In dry periods, the same soils can collapse and result in the settlement of structures.

Per the USDA Web Soil Survey, the project site consists mainly of Lemoore sandy loam. Generally, clay soils are considered to be expansive in nature, while loam and sandy soils drain well, which makes them non-expansive. Given that the soils are sandy loams, they would not be expansive. The project would comply with all applicable safety regulations and building codes. Therefore, there would be less-than-significant impacts.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be ***less than significant.***

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

The proposed project does not include the development or use of septic tanks or alternative wastewater disposal systems, as the project would connect to the City's existing sewer system. Therefore, there would be no impact.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

There would be *no impact*.

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

The project does not intend to use undisturbed land; all construction will be conducted within the footprint of the existing campus. There are no unique geological features or known fossil-bearing sediments expected to be 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. Therefore, this would have a potentially significant impact. However, MM GEO-2 requires that if unknown paleontological resources are discovered during construction activities, work within a 25-foot buffer would cease until a qualified paleontologist determines the appropriate course of action. With the implementation of MM GEO-2, the project will have a less-than-significant impact.

MITIGATION MEASURE(S)

MM GEO-2: If any paleontological resources are encountered during ground disturbance activities, all work within 25 feet of the find shall halt until a qualified paleontologist, as defined by the Society of Vertebrate Paleontology Standard Procedures for the Assessment and Mitigation of Adverse Impacts to Paleontological Resources (2010), can evaluate the find and make recommendations regarding treatment. Paleontological resource materials may include resources such as fossils, plant impressions, or animal tracks preserved in rock. The qualified paleontologist shall contact the Natural History Museum of Los Angeles County or other appropriate facility regarding any discoveries of paleontological resources.

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

LEVEL OF SIGNIFICANCE

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
3.4.8 - GREENHOUSE GAS EMISSIONS				
Would the project:				
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
b. Conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐

Discussion

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

The construction and operation of this project will result in temporary Greenhouse Gas (GHG) emissions. The project as a whole is not expected to generate GHGs either directly or indirectly that may have a significant impact on the environment. The City of Lemoore adopted their Vehicle Miles Traveled (VMT) Thresholds and Implementation Guidelines (City of Lemoore, 2023). The City VMT guidelines describe their average daily trip threshold for VMT through the use of 3,000 metric tons of carbon dioxide equivalent ($MTCO_2e$) per year. Under this assumption, Table A of the City VMT guidelines indicates that a project producing 1,500 average daily trips (ADT) would generate less than 3,000 metric tons of CO_2e per year. Table B of the City VMT guidelines further provides that a 270-dwelling-unit single-family residential development would provide approximately 2,998 $MTCO_2e$ per year. Therefore, as discussed, the project proposes an 80-lot single-family development that produces approximately 754 ADT. As both metrics are considered to produce under 3,000 MTCO2e, the project can be assumed to result in a less-than-significant impact on GHG emissions.

Senate Bill 32 requires that GHG emissions be 40 percent less than 1990 levels by 2030. More drastic still, Senate Bill 100, which was signed by the Governor recently, requires 100 percent zero-carbon electricity by 2045. On the day SB 100 was signed into law, the Governor also signed Executive Order B-55-18, which commits California to total, economy-wide carbon neutrality by 2045. Today's standards propose a grand vision that, if achieved, would fundamentally change how business is conducted and how citizens live in the State. Thus, objectives of the Scoping Plan affect all sectors of the economy, and it no longer makes sense to evaluate GHG emissions on a project-level.

For these reasons, project GHG emissions levels from construction activities and operational mobile and energy sources, electricity, and transportation fuels are, in effect, regulated by requiring providers and importers of electricity and fuel to participate in the GHG Cap-and-Trade Program and other Programs (e.g., low carbon fuel standard, renewable portfolio standard, etc.). Each sector-wide program exists within the framework of AB 32 and its descendant laws, the purpose of which is to achieve GHG emissions reductions consistent with the AB 32 Scoping Plan. The project would generate GHGs from electricity use and combustion of gasoline/diesel fuels, each of which is regulated near the top of the supply chain. As such, each consumer in California (including those creating emissions of this project) will have no choice but to purchase electricity and fuels produced in a way that is acceptable to the California market. Thus, project GHG emissions will be consistent with the relevant plan (i.e., AB 32 Scoping Plan). The project would meet its fair share of the cost to mitigate the cumulative impact of global climate change based on energy purchases from the California market. Thus, consumers of electricity and transportation fuels are in effect regulated by higher-level emissions restrictions on the producers of these energy sources. Therefore, the project would have a less-than-significant impact on applicable GHG reduction plans, and the project's contribution to cumulative global climate change impacts would not be cumulatively considerable.

MITIGATION MEASURES

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be ***less than significant.***

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

See response to Impact #3.4.8a.

MITIGATION MEASURES

No mitigation required.

LEVEL OF SIGNIFICANCE

Impacts would be ***less than significant***.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
3.4.9 - HAZARDS AND HAZARDOUS MATERIALS				
Would the project:				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
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?	☐	☒	☐	☐
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?	☐	☐	☒	☐
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?	☐	☐	☒	☐
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?	☐	☐	☐	☒
f. Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires??	☐	☐	☒	☐

Discussion

Impact #3.4.9a – Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Construction

Project construction-related activities may involve the use and transport of hazardous materials. These materials may include fuels, oils, mechanical fluids, and other chemicals used during construction-related activities. As such, these materials could expose human health or the environment to undue risks associated with their use, and no significant impacts will occur during construction activities.

Transportation, storage, use, and disposal of hazardous materials during construction activities will be required to comply with applicable federal, State, and local statutes and regulations. Transportation of hazardous materials is regulated by the U.S. Department of Transportation and Caltrans. Additionally, the City's routes that have been designated for hazardous materials transport would be used. Any hazardous waste or debris that is generated during construction of the proposed project would be collected and transported away from the site and disposed of at an approved off-site landfill or other such facility. In addition, sanitary waste generated during construction would be managed through the use of portable toilets, which would be located at reasonably accessible on-site locations.

Residential construction generally uses fewer hazardous chemicals or uses chemicals in relatively small quantities and concentrations as compared to commercial or industrial uses. Hazardous materials such as paint, bleach, water treatment chemicals, gasoline, oil, etc., may be used during construction. These materials are stored in appropriate storage locations and containers in the manner specified by the manufacturer and disposed of in accordance with local, federal, and State regulations. No significant hazard to the public or to the environment through the routine transport, use, or disposal of hazardous waste during construction or operation of the new residential development would occur.

Project Operation

Once constructed, the use of such materials as paint, bleach, etc., is considered common for residential developments and would be unlikely for such materials to be stored or used in such quantities that would be considered a significant hazard. The project itself will not generate or use hazardous materials in a manner outside of health department requirements. Operational activities will comply with the California building code, local building codes, and any applicable safety measures.

Based on the analysis above, project construction and operation are not anticipated to result in significant impacts as a result of the transportation, use, or disposal of hazardous materials. Therefore, impacts would be less than significant.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant*.

Impact #3.4.9b – Would the project 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?

Hazardous materials handling on the project site during construction may result in soil and groundwater contamination from accidental spills. Due to the size of the project, each construction phase would be required to prepare and implement a SWPPP as required per MM GEO-1.

Review of the State of California Department of Toxic Substances Control (DTSC) Envirostor database available via the DTSC's Internet Website indicated that no sites, including State response sites, voluntary cleanup sites, school cleanup sites, or military or school evaluation sites, are listed for the subject site or adjacent properties. Additionally, no Federal Superfund – National Priorities List (NPL) sites were determined to be located within a one-mile radius of the subject site (Department of Toxic Substances Control, 2025).

There are no active Geologic Energy Management Division (CalGEM) identified oil or gas fields in the project vicinity, and there are no known existing or historical oil wells on the project site (CalGEM, 2025). As such, it is not expected that any wells would be impacted by the project.

As noted in Impact #3.4.9a, above, if during the construction phase of the project there is a use of hazardous materials, the safe handling and storage of hazardous materials consistent with applicable local and State regulations will be required. Construction and operational activities will also be required to comply with the California fire code to reduce the risk of potential fire hazards. All project plans would comply with State and local codes and regulations. The City's Fire Department will be responsible for enforcing provisions of the fire code.

The proposed project is not anticipated to create a significant hazard to the public or the environment, and impacts would be less than significant.

MITIGATION MEASURE(S)

Implementation of MM GEO-1.

LEVEL OF SIGNIFICANCE

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

Impact #3.4.9c – Would the project emit hazardous emissions or involve handling hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

As noted previously, the closest schools are Lemoore Elementary School at approximately 0.35 miles to the north, and Lemoore High School at approximately 0.33 miles to the northeast.

However, construction of the project would require the use of minimal hazardous materials and the implementation of BMPs when handling any hazardous materials, substances, or waste. As noted and discussed earlier, emissions from construction and related activities are expected to be minimal and not significant. Once constructed, the residential project is not expected to result in hazardous emissions. Therefore, impacts would be less than significant.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant.*

Impact #3.4.9d – Would the project be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, and, as a result, would it create a significant hazard to the public or the environment?

As noted in Impact #3.4.9b, there are no known existing hazardous material conditions on the property, and the property is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and the Department of Toxic Substances Control. The project itself will not generate or use hazardous materials in a manner outside of health department requirements.

The Department of Toxic Substances Control (DTSC) website, Envirostor, indicated that there are no active hazardous or toxic sites in the vicinity (within one mile) of the project site (Department of Toxic Substances Control, 2025). The State Water Resources Control Board website, GeoTracker, indicated that there are no Permitted Underground Storage Tanks, Leaking Underground Storage Tanks, or any other active remediation and cleanup sites on or adjacent to the project site (California Water Resources Board, 2025).

The project 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 not create a significant hazard to the public or the environment. The project site is not within the immediate vicinity of a hazardous materials site and would not impact a listed site. Therefore, there would be a less-than-significant impact.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant.*

Impact #3.4.9e – For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?

There are no public airports within two miles of the project site. Naval Air Station Lemoore (NAS Lemoore) runways are located approximately 8.5 miles west of the project site. The closest public airport is the Hanford Municipal Airport, located approximately nine miles east of the project. The project is not within an airport land use compatibility plan area. The construction and operation of the project would not result in the generation of noise levels beyond those that exist in the surrounding area. Therefore, the project would not expose people residing or working in the project area to excessive noise levels, and there would be no impact.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

There would be *no impact*.

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

The 2015 Kings County Emergency Operations Plan (EOP) establishes emergency procedures and policies, identifies responsible parties for emergency response in the County, and includes the incorporated City of Lemoore (Kings County, 2015). The EOP includes policies that would prevent new development from interfering with emergency response and evacuation plans.

The General Plan also provides guidance to City staff in the event of an extraordinary emergency situation associated with natural disasters and technological incidents (City of Lemoore, 2008a). The project would also comply with the appropriate local and State requirements regarding emergency response plans and access. The proposed project would not inhibit the ability of local roadways to continue to accommodate emergency response and evacuation activities.

Additionally, the proposed project is required to adhere to the standards set forth in the City Municipal Code, which identifies the design standards for emergency access during both the project's construction and operational phases. The project would also comply with the appropriate local and State requirements regarding emergency response plans and access. The proposed project would not inhibit the ability of local roadways to continue to accommodate emergency response and evacuation activities.

The proposed project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. Therefore, the project would have a less-than-significant impact

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant.*

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

The majority of the City is considered to have either little to no threat or a moderate threat of wildfire. Only one percent of the area within Lemoore city boundaries currently has a high threat of wildfire. Wildfire hazard present in the City should decrease as vacant parcels become developed (City of Lemoore, 2008a). The project site is in an un-zoned area of the Kings County Fire Hazard Severity Zone Map Local Responsibility Area (LRA) (Cal Fire, 2025). project-related activities at the project site are not expected to increase the risk of wildfires. The General Plan includes policies that would protect the project and the community from fire dangers. These include the enforcement of fire codes during project-related activities. In addition, developers are required to pay impact fees that offset the impact of residential development on public services, such as fire protection.

The Lemoore City Fire Department, located approximately 0.6 miles north, would provide fire protection services to the project. The project will comply with all applicable State and local building standards as required by local fire codes, as well as impact fees to support additional fire protection services. The project would not expose people or structures to a significant risk of loss, injury, or death involving wildland fires. Therefore, impacts would be less than significant.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant.*

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
3.4.10 - HYDROLOGY AND WATER QUALITY					
Would the project:					
a.	Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface water quality?	☐	☒	☐	☐
b.	Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☒	☐
c.	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
	i. Result in substantial erosion or siltation on- or off-site?	☐	☒	☐	☐
.	ii. Substantially increase the rate of amount of surface runoff in a manner which would result flooding on- or off-site?	☐	☒	☐	☐
	iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☒	☐
	iv. Impede or redirect flood flows?	☐	☒	☐	☐
d.	In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☒	☐
e	Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☒	☐

Discussion

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

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

As noted in Impact #3.4.9b, accidental spills or disposal of potentially harmful materials used during construction could possibly wash into and pollute surface water runoff. Mitigation Measure MM GEO-1 requires the preparation and implementation of a SWPPP to comply with the Construction General Permit requirements. With the implementation of MM GEO-1, the proposed project would not violate any water quality standards or waste discharge requirements. Once constructed, the project would drain water into the proposed stormwater drainage basin that will be developed, and would not degrade surface or groundwater quality, and impacts would be less than significant.

MITIGATION MEASURE(S)

Implementation of Mitigation Measure MM GEO-1.

LEVEL OF SIGNIFICANCE

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

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

The water purveyor for the project is the City of Lemoore. The City has adopted an Urban Water Management Plan (UWMP) (City of Lemoore, 2017). This document is a planning tool that was created to help generally guide the actions of urban water suppliers in successfully preparing for potential water supply disruptions and issues. It provides a framework for long-term water planning and informs the public of a supplier's plans for long-term resource planning that ensures adequate water supplies for existing and future demands.

The City currently utilizes local groundwater as its sole source of municipal water supply. The City's municipal water system extracts its water supply from underground aquifers via

six active groundwater wells within the city limits. The City maintains four ground-level storage reservoirs within the distribution system, with a total capacity of 4.4 million gallons (MG) (City of Lemoore, 2017). The groundwater basin underlying the City is the Tulare Lake Basin, as defined in the Department of Water Resources Bulletin 118, and construction and operation would come from the City of Lemoore's existing water system.

Per the City's 2015 UWMP, the City's existing system has a total supply capacity of 21,674,000 gallons per day, with an average daily demand of 8,769,000 gallons (City of Lemoore, 2017). The proposed project consists of 80 dwelling units, and the average household size in Lemoore is 2.99, or approximately 240 people (U.S. Census Bureau, 2023). Some of the homes would be bought by existing City residents, while new residents will also move into the City from outside the area.

According to the City's UWMP, actual water used in 2015 for single families was 128 gallons per capita per day (gpcd). Therefore, once constructed, the proposed project would result in an estimated water demand of 30,720 gallons per day (240 people x 128 gallons/day = 30,720 gallons/day). The City's anticipated groundwater supplies were determined to be sufficient to meet all demands through the year 2040, even under multiple dry year drought conditions (City of Lemoore, 2017). When considering the project, the daily demand would have a 0.14 percent impact on the total supply capacity of the City's existing system and a 0.35 percent impact on the average daily demand of the City. Therefore, the project will have a less-than-significant impact on groundwater demand.

Water would be used for purposes of dust control during grading and construction, as well as for minor activities such as washing of construction equipment and vehicles. Water demands generated by the project during the construction phase would be temporary and not substantial. It is anticipated that groundwater supplies would be adequate to meet construction water demands generated by the project without depleting the underlying aquifer or lowering the local groundwater table. Therefore, project construction and full buildout would not deplete groundwater supplies, and impacts would be less than significant.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be ***less than significant.***

Impact #3.4.10c(i) – Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on-site or off-site?

The project site is relatively flat, and grading would be minimal. 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. The rate and amount of surface runoff are determined by multiple factors, including the following: topography, the amount and intensity of precipitation, the amount of evaporation that occurs in the watershed, and the amount of precipitation and water that infiltrates into the groundwater. The proposed project would alter the existing drainage pattern of the site, which would have the potential to result in erosion, siltation, or flooding on- or off-site. The disturbance of soils on-site during construction could cause erosion, resulting in temporary construction impacts. In addition, the placement of permanent structures on-site could affect drainage in the long term. Impacts from construction and operation are discussed below.

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

Once constructed, the project would develop areas of impervious surfaces that would reduce the rate of percolation at the site or concentrate, but areas of open space and the proposed stormwater retention basin will allow for the percolation of stormwater to recharge the aquifer, or the water would be directed into the City's existing stormwater sewer system. The project would comply with applicable City development standards and codes. Therefore, the project would have a less-than-significant impact on drainage patterns or cause substantial erosion or siltation on or off the site.

MITIGATION MEASURE(S)

Implementation of MM GEO-1

LEVEL OF SIGNIFICANCE

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

Impact #3.4.10c(ii) – Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on-site or off-site?

No drainages or other water bodies are present on the project site, and therefore, development of the site would not change the course of any such drainages that may potentially result in on- or off-site flooding. Water would be used during the temporary construction phase of the project (e.g., for dust suppression). However, any water used for dust control would be mechanically and precisely applied and would generally infiltrate or evaporate prior to running off.

The project site is flat, and grading would be minimal. The topography of the site would not change because of grading activities, and it does not contain any water features, streams, or rivers. The potential for construction of the proposed project to alter existing drainage patterns would be minimized through compliance with the preparation of a SWPPP (MM GEO-1).

Once constructed, stormwater would be directed to the proposed drainage basin, built in compliance with City development standards. With implementation of such measures, the project would not substantially increase the amount of runoff in a manner that would result in flooding on- or off-site. With the implementation of MM GEO-1, impacts would be reduced to less-than-significant levels.

MITIGATION MEASURE(S)

Implementation of MM GEO-1.

LEVEL OF SIGNIFICANCE

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

Impact #3.4.10c(iii) – Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

Please see response #3.4.10(a through c), above. The project would comply with all applicable State and City codes and regulations. The storm drainage plan will be supported by engineering calculations to ensure that the project does not 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. As noted, the project includes the development of a stormwater drainage basin that will be developed to City standards and would contribute to stormwater management of the site. Therefore, the project would not 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. Impacts would be less than significant.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant.*

Impact #3.4.10c(iv) – Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through

the addition of impervious surfaces, in a manner which would impede or redirect flood flows?

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

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

As discussed above, the existing drainage pattern of the site and area would be affected by project development. However, the project will develop a stormwater drainage basin to City standards, and therefore, potential impacts resulting from the impeding or redirection of flood flows would be less than significant. Therefore, the project will have a less-than-significant impact with mitigation incorporated.

MITIGATION MEASURE(S)

Implementation of MM GEO-1.

LEVEL OF SIGNIFICANCE

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

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

The project site is generally flat and is not located near the ocean or a steep topographic feature (i.e., mountain, hill, bluff, etc.). Additionally, there is no body of water within the vicinity of the project site. The proposed project's inland location makes the risk of a tsunami highly unlikely. The probability of a seiche occurring in the City of Lemoore is considered negligible.

The project is not located within a FEMA 100-year floodplain. As such, the project would not place housing within a 100-year flood hazard area as mapped on a federal flood hazard boundary, flood insurance rate map, or other flood hazard delineation map.

The project site is located approximately 45 miles from the Pine Flat Dam, which is managed by the U.S. Army Corps of Engineers. In the case of a dam failure, flood waters would not reach the City for hours. The extremely low probability of dam failure, large volume of flood water available for dilution of potential pollutants, and the relatively long warning period to

prepare indicate that inundation due to dam failure would not have a significant impact on the project (City of Lemoore, 2008a).

There is no potential for inundation of the project site by seiche. Therefore, the project would not contribute to inundation by seiche, tsunami, or mudflow.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be ***less than significant.***

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

Please see response #3.4.10b above.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be ***less than significant***.

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

3.4.11 - LAND USE AND PLANNING

Would the project:

a.	Physically divide an established community?	☐	☐	☐	☒
b.	Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	☒

Discussion

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

There is existing residential development to the north, west and south, and a golf course to the east. The project will not physically divide an established community. There would be no impact.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

There would be ***no impact***.

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

The project requests approval of a General Plan Amendment/Zone Change, and a Subdivision Map to allow development of an 80-lot single-family subdivision and associated improvements. The project proposes to change the site from the Very Low Density Residential to Low Density Residential, Greenway, and Recreation for General Plan land use designations and RVLD to RLD and PR for zoning consistency. The site is surrounded by residential and recreational land uses.

The Low-Density Residential land use designation allows for densities between three and seven units per acre. The proposed project would include 80 units on approximately 17.31 acres of currently undeveloped land, for a density of approximately 4.6 units per acre.

With approval of the associated entitlements, the proposed residential use would be allowed within this land use designation, and the project does not exceed the maximum density or other development standard. General Plan policies found in the Land Use Element and other elements of the City of Lemoore General Plan were reviewed and did not identify any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. There would be a less-than-significant impact.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant.*

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
3.4.12 - MINERAL RESOURCES					
Would the project:					
a.	Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State?	☐	☐	☐	☒
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?	☐	☐	☐	☒

Discussion

Impact #3.4.12a – Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State?

The California Department of Conservation, Geological Survey, classifies lands into Aggregate and Mineral Resource Zones (MRZs) based on guidelines adopted by the California State Mining and Geology Board, as mandated by the Surface Mining and Reclamation Act of 1974. These MRZs identify whether known or inferred significant mineral resources are present in areas. Lead agencies are required to incorporate identified MRZs resource areas delineated by the State into their General Plans. The City of Lemoore and the surrounding area have no mapped mineral resources, and no regulated mine facilities (City of Lemoore, 2008a). Additionally, per the California Department of Conservation - Geologic Energy Management Division (CalGEM), there are no active, inactive, or capped oil wells located within the project site, and it is not within a CalGEM-recognized oilfield. The project design does not include mineral extraction. The project would not 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 and would therefore have no impact.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

There would be ***no impact***.

Impact #3.4.12b – Would the project result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?

See Impact #3.4.12a, above. The project would not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan and would therefore have no impact.

MITIGATION MEASURES

No mitigation is required.

LEVEL OF SIGNIFICANCE

There would be ***no impact***.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
3.4.13 - NOISE				
Would the project result in:				
a. Exposure of persons to, or generate, noise levels in excess of standards established in a local general plan or noise ordinance or applicable standards of other agencies?	☐	☐	☒	☐
b. Exposure of persons to or generate excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐
c. For a project located within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

Discussion

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

Land uses deemed sensitive receptors include schools, hospitals, rest homes, and long-term care and mental care facilities, which are considered to be more sensitive to ambient noise levels than others. The nearest sensitive land uses include residential homes bordering the site to the south and west.

Stationary noise sources can also influence the population, and unlike mobile, transportation-related noise sources, these sources generally have a more permanent and consistent impact on people. These stationary noise sources involve a wide spectrum of uses and activities, including various industrial uses, commercial operations, agricultural production, school playgrounds, high school football games, HVAC units, generators, lawn maintenance equipment and swimming pool pumps.

During the construction phase of the project, noise generating activities will be present, however, it will be temporary in nature and any machinery used as a part of the construction of the project will be muffled. Construction activities would be temporary in nature and are anticipated to occur during normal daytime working hours. Operation of the facility would not generate noise levels significantly higher than the existing levels in the project area.

The City of Lemoore 2030 General Plan Section 8.6-Noise provides a land use compatibility for community noise environment thresholds for schools with acceptable noise levels up to

70 dB (City of Lemoore, 2008a). Construction and operation of the project will not exceed this standard.

Once constructed, the project would establish residential uses along State Route 198. Pursuant to the City General Plan, Safety and Noise Element, Figure 8-4, the noise contours of roadway noise would be at 70 dBA CNEL in the immediate vicinity of the roadway. The projected noise contours reduce in levels as the distance from the State Route increases. The majority of the project site is located in the 70, 65, and 60 dBA CNEL range. The General Plan indicates that an eight-foot-tall block masonry wall constructed along the length of the highway can provide noise reduction up to 5 dB. Landscaping and trees can provide an additional degree of shielding and noise reduction (City of Lemoore, 2008a).

The project proposes the development of a seven-foot masonry wall along the northern boundary that is adjacent to the State Route 198 to provide noise attenuation and meet City standards. The masonry wall, as noted in the General Plan, would reduce potential noise impacts from State Route 198 by up to 5 dB and meet the City's noise thresholds.

Residential activities could also result in an increase in ambient noise levels in the immediate project vicinity. Activities that could be expected to generate noise include cars entering and exiting the development, as well as mechanical systems related to heating, ventilation, and air conditioning systems located in residential buildings. This noise would be similar to that generated by the nearby existing residential development and would not be at a level that exceeds thresholds. Therefore, these increases in ambient noise are considered less than significant and consistent with applicable standards.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant*.

MITIGATION MEASURE

No mitigation is required.

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

The proposed project is expected to create temporary ground-borne vibration as a result of the construction activities (during site preparation and grading). According to the U.S. Department of Transportation, Federal Railroad Administration, vibration is sound radiated through the ground. The rumbling sound caused by the vibration is called ground-borne noise. The ground motion caused by vibration is measured as particle velocity in inches per second and is referenced as vibration decibels (VdB). The background vibration velocity level in residential areas is usually around 50 VdB. A list of typical vibration-generating equipment is shown in Table 3.4.13-1. However, the project does not propose to use this specific equipment. The table is meant to illustrate typical levels of vibration for various pieces of equipment.

Table 3.4.13-1
Different Levels of Ground-borne Vibration

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

Source: (Federal Transit Administration , 2006)
Note: 25 feet from the corresponding equipment.

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

The Federal Transit Administration (FTA) has published standard vibration velocities for construction equipment operations (Federal Highway Administration (FHWA), U.S. Department of Transportation, 2017). In general, the FTA architectural damage criterion for continuous vibrations (i.e., 0.2 inch/second) appears to be conservative even for sustained pile driving. Building damage can be cosmetic or structural. Ordinary buildings that are not particularly fragile would not experience any cosmetic damage (e.g., plaster cracks) at distances beyond 30 feet. This distance can vary substantially depending on the soil composition and the underground geological layer between the vibration source and the receiver. In addition, not all buildings respond similarly to vibration generated by construction equipment. The typical vibration produced by construction equipment is illustrated in Table 3.4.13-2.

As indicated in Table 3.4.13-2, based on the FTA data, vibration velocities from typical heavy construction equipment that would be used during project construction range from 0.076 to 0.210 inch-per-second peak particle velocity (PPV) at 25 feet from the source of activity. With regard to the proposed project, groundborne vibration would be generated during site clearing and grading activities on-site, facilitated by the implementation of the proposed project. As demonstrated in Table 3.4.13-2, vibration levels at 100 feet would range from 0.010 to 0.026 PPV. Therefore, the anticipated vibration levels would not exceed the 0.2 inch-per-second PPV significance threshold during construction at the nearest receptors, which is approximately 160 feet to the west of the nearest proposed residential unit.

Table 3.4.13-2
Typical Vibration Levels for Construction Equipment

Equipment	Reference peak particle velocity at 25 feet (inches/second)[1]	Approximate peak particle velocity at 100 feet (inches/second)[2]
Large Bulldozer	0.089	0.011
Loaded Trucks	0.076	0.010
Small Bulldozer	0.003	0.000
Auger/Drill Rigs	0.089	0.011
Jackhammer	0.035	0.004
Vibratory Hammer	0.070	0.009
Vibratory Compactor/Roller	0.210	0.026

Notes:
1 – Federal Transit Administration, Transit Noise and Vibration Impact Assessment Guidelines, May 2006. Table 12-2.
2 – Calculated using the following formula: PPV equip = PPVref x (25/D)1.5
where: PPV (equip) = the peak particle velocity in in/sec of the equipment adjusted for the distance PPV (ref) = the reference vibration level in in/sec from Table 12-2 of the FTA Transit Noise and Vibration Impact Assessment Guidelines
D = the distance from the equipment to the receiver

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

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

Construction activity would include various site preparation, grading, fabrication, and site cleanup work. Construction would not involve the use of equipment that would cause high ground-borne vibration levels, such as pile-driving or blasting. Once constructed, the proposed project would not have any components that would generate high vibration levels. Thus, construction and operation of the proposed project would not result in any vibration, and impacts would be less than significant.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant*.

Impact #3.4.13c – For a project located within the vicinity of a private airstrip or an airport land use plan or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

There are no public airports within two miles of the project site. The NAS Lemoore runways are located 8.5 miles west of the project site. The closest public airport is the Hanford Municipal Airport, located approximately 9 miles east of the project. The project is not within an airport land use compatibility plan area. There is no adopted airport land use plan that includes the City of Lemoore. Therefore, the project would not expose people residing or working in the project area to excessive noise levels. Therefore, there would be no impact.

MITIGATION MEASURES

No mitigation is required.

LEVEL OF SIGNIFICANCE

There would be ***no impact***.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less- than Significant Impact	No Impact
3.4.14 - POPULATION AND HOUSING				
Would the project:				
a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☒	☐
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

Discussion

Impact #3.4.14a – Would the project induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

According to the California Department of Finance estimate, the City's population was 26,257 in 2019. The City anticipates a 3.1 percent annual increase in population, with an estimated population of 34,719 in 2025 and 47,115 by 2035 (City of Lemoore, 2017). The project would accommodate population growth in this area through the development of new residential units. The project is adjacent to existing residential development and is therefore the logical extension of existing urban development.

The City's General Plan goals include encouraging residential developments to meet the future population growth needs. This means that by 2035, 20,858 additional people would need housing in the Lemoore area. This project accommodates this anticipated increase in the City's population by providing 80 new residences for existing and future residents. Therefore, the project would not induce substantial population growth in an area, either directly or indirectly.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant*.

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

Construction of the project would likely be completed by construction workers residing in the City or the surrounding area; they would not require new housing. The proposed project would not require demolition of any housing, as the project site is currently undeveloped. Therefore, there would be no need to construct replacement housing elsewhere. There would be no impact.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

There would be ***no impact***.

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
3.4.15 - PUBLIC SERVICES					
Would the project:					
a. Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or to other performance objectives for any of the public services:					
	i. Fire protection?	☐	☐	☒	☐
	ii. Police protection?	☐	☐	☒	☐
	iii. Schools?	☐	☐	☒	☐
	iv. Parks?	☐	☐	☒	☐
	v. Other public facilities?	☐	☐	☒	☐

Discussion

Impact #3.4.15a(i) – Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or to other performance objectives for any of the public services – fire protection?

The closest fire department station to the project site is located at 210 Fox Street, approximately 0.6 miles north of the project site. The project will not result in significant environmental impacts related to acceptable service ratios, response times, or other performance objectives for fire protection services.

The proposed project will comply with Title 24 of the California Building Code, local development standards, and provisions of fire suppression requirements. Prior to the recordation of any subdivision map, the applicant will be required to pay developer impact fees towards necessary fire protection as determined through the adopted development impact fees schedule.

Fire hydrants would also be located and installed per the City's fire standards. The project would install the required infrastructure to meet water supply demands for fire protection services. These design standards, coupled with existing fire protection infrastructure, would provide the proper fire suppression services on-site. Development of the project will increase the need for fire protection services and expand the service area and response times of the local City Fire Department. By incorporating the fire standards and the required design features in the project design, additional fire protection services will be required to provide coverage for the project. Because the project will increase both the need and the demand for fire protection services in the City, the project will comply with impact fee requirements, which would reduce impacts to fire protection to less-than-significant levels.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be ***less than significant.***

Impact #3.4.15a(ii) – Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or to other performance objectives for any of the public services – police protection?

The City's police station is located at 657 Fox Street, approximately one mile north of the project site. The proposed project would be located within the service area of the City police station. The project may result in significant environmental impacts related to acceptable service ratios, response times, or other performance objectives specific to police protection services, and expanded police coverage may be required. The project proposes additional residential development in a previously undeveloped location, which will increase the need for police services. However, the project will pay appropriate development fees based on the adopted fee calculations and is responsible for constructing any infrastructure needed to serve the project. Impacts would be less than significant.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be ***less than significant.***

Impact #3.4.15a(iii) – Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the 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

Buildout of the project will result in the addition of 80 single-family households (approximately 240 people). Student generation factors by household type, shown in Table 3.4.15-3, are used to calculate future enrollment. School size assumptions for households in the Planning Area are as follows:

Table 3.4.15-1
Student Generation Factors

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

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

- Elementary School: 85
- Middle School: 21
- High School: 44

The increased population generated by the proposed project would increase the number of students attending local schools and could result in significant impacts to these facilities by requiring new facilities. The proposed project would require the payment of developer fees of $3.79 per square foot of new residential construction to offset the school district's student classroom capacity. The developer will pay appropriate impact fees at the time of building permits. According to Government Code Section 65996, the development fees authorized by SB 50 are deemed "full and complete school facilities mitigation."

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be ***less than significant***.

Impact #3.4.15a(iv) – Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or to other performance objectives for any of the public services – parks?

The project is within the boundaries of the Lemoore Parks and Recreation District. The proposed project includes uses that would increase the use of park and recreation facilities in the area. The City presently owns and maintains 7 parks. The nearest park to the site is City Park, approximately half a mile north. Additionally, the project proposes the

development of a 1.26-acre park space. Park and recreation fees (Quimby) are collected for new residential developments. The project review and approval process will ensure that all park-related fees are paid by the applicant. These requirements, in addition to proposing additional park space, will ensure that the proposed project does not significantly affect park and recreation facilities. Impacts would be less than significant.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant.*

Impact #3.4.15a(v) – Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or to other performance objectives for any of the public services – other public facilities?

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

Other public facilities include libraries, refuse pickup, and other services. All jurisdictions collect planning and building fees as well as impact fees for new development, as necessary. Property owners would also pay property taxes, some of which are used to pay for improvements to other City services and facilities. Therefore, the project would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the 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 other performance objectives for other public facilities.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant.*

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
3.4.16 - RECREATION				
Would the project:				
a. Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☒	☐
b. Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?	☐	☐	☒	☐

Discussion

Impact #3.4.16a – Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

See Impact #3.4.15a(ii), above.

Although the proposed project does include uses that would increase the use of park and recreation facilities in the area, the proposed project will not result in the physical deterioration of existing parks or recreational facilities. Additionally, the project introduces an approximately 1.26-acre park that will contribute to park space within the City. With the payment of the development impact fees and provision of park space, there would be a less-than-significant impact.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant.*

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

See Impact #3.4.15a, above.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant*.

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
3.4.17 - TRANSPORTATION AND TRAFFIC					
Would the project:					
a.	Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	☐	☒	☐	☐
b.	Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?	☐	☐	☒	☐
c.	Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐
d.	Result in inadequate emergency access?	☐	☐	☒	☐

Discussion

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

Transit

The Kings Area Rural Transit (KART) operates two transit routes in Lemoore. Route 12, KART Transit Center to Skyline and Union, has stops at Bush and Belle Haven and West Hills College (WHC). The route operates Monday through Friday with three a.m. and two p.m. stops starting around 8:10 a.m. and stopping at 5:00 p.m. Route 20, KART Transit Center to WHC, likewise has stops at Bush and Belle Haven and WHC. This route operates Monday through Friday from approximately 6:10 a.m. to 10:40 a.m. with 30-minute headways. The project construction and operation will not create any delays or closures to the transit system.

Bike

The nearest existing bike path is located along Golf Link Drive, 0.35 miles south of the project site. The City General Plan also indicates that there is planned to be an Iona Avenue 0.35 miles south. The construction and operation of the project would not interfere with the existing or proposed bike lanes.

Roadways

The City of Lemoore does not have an adopted level of service standard; however, per the General Plan, most traffic studies use a LOS "D" as their standard for traffic impact study purposes. Caltrans endeavors to maintain a target LOS at the transition between LOS "C" and LOS "D" on State highway facilities.

The project trip generation and design hour volumes shown in Table 3.4.17-1 were estimated using the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition.

Table 3.4.17-1
Project Estimated Trips

Land Use	Units	Daily	
		Rate	Total
Single Family Detached Housing (210)	80	9.43	754.4

Per Table 4.3 of the City GP, Iona Avenue between 19th Avenue and 18th Avenue has an existing LOS of A for the westbound AM and PM peak hours and LOS A for the eastbound AM and LOS B for the PM peak hours. The City GP indicates that the proposed AM and PM peak hour LOS at buildout would be at LOS C for eastbound and westbound Iona Avenue. The City GP plans for future improvements to Iona Avenue, including the expansion of the road from a two-lane road to a four-lane road, which will alleviate LOS conditions as the General Plan buildout occurs. Under the City Municipal Code, the project is expected to pay development impact fees for City traffic infrastructure improvements, which would include the eventual expansion of Iona Avenue.

As the project proposes the development of an 80-lot single-family subdivision, the anticipated trips resulting from buildout could potentially impact roadways. However, in considering the City GP estimates and planned improvements, in addition to the project being required to pay appropriate developer impact fees for transportation-related impacts, the LOS is not anticipated to operate below the acceptable LOS D. Therefore, the project is anticipated to result in a less-than-significant impact.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant.*

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

The City of Lemoore has adopted their VMT Thresholds and Implementation Guidelines to provide direction on addressing VMT impacts associated with development projects. The City VMT guidelines describe their average daily trip threshold for VMT through the use of 3,000 $MTCO_2e$ per year. Under this assumption, Table A of the City VMT guidelines indicates that a project producing 1,500 average daily trips (ADT) would generally generate less than 3,000 metric tons of CO_2e per year. Table B of the City VMT guidelines further provides that a 270-dwelling-unit single-family residential development would provide approximately 2,998 MTCO2e per year. The City of Lemoore, based on the analysis of GHG emissions, established a conservative screening threshold of 1,000 ADT for projects consistent with the City's General Plan and a threshold of 500 ADT for projects inconsistent with the City's General Plan. The general scope of the change in metric analysis from LOS to VMT is to shift focus from congestion to climate change for the purpose of disclosing and ultimately reducing GHG emissions by reducing the number and length of automobile trips.

Although the project does not meet the 500 ADT threshold to be screened out from a VMT analysis, certain considerations can be made to indicate that the proposed project does not conflict with the thresholds and guidelines established by the City. As noted, VMT is a metric for further reducing GHG emissions through the reduction of the number and length of automobile trips. As discussed in Impact 3.4.8a, GHG emissions resulting from project operation are already regulated at the top of the supply chain, indicating that current State and local regulations are met at the project level. Further improvements related to VMT reduction strategies have been quantified in sources such as the California Air Pollution Control Officers Association (CAPCOA) report *Handbook for Analyzing Greenhouse Gas Emission Reductions, Assessing Climate Vulnerabilities, and Advancing Health and Equity*. CAPCOA mitigation measures indicate that projects designed within increased residential density result in shorter and fewer trips by single-occupancy vehicles and thus would have a reduction in GHG emissions. This type of mitigation could potentially result in up to a 30 percent project VMT reduction for a project area.

As the project proposes to increase the density of the project site from the Very Low Density Residential to the Low Density Residential, the project effectively implements the CAPCOA analyzed mitigation measure as part of the project. Therefore, as discussed, the project proposes an increase in residential density, which, as identified by CAPCOA as a VMT reduction measure, can be seen to have a beneficial impact on VMT generation that ultimately results in the reduction of GHG emissions. The operation of the project would not significantly increase GHG emissions and is consistent with City thresholds and guidelines adopted to meet the requirements under CEQA Guidelines Section 15064.3, subdivision (b). Therefore, the project would have a less-than-significant impact.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be ***less than significant.***

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

The project will be designed to current standards and safety regulations. All internal roadways will be constructed to comply with the City and Caltrans regulations, and design and safety standards of Chapter 33 of the California Building Codes (CBC) and the guidelines of Title 24 in order to create safe and accessible roadways.

Vehicles exiting the subdivision will be provided with a clear view of the roadway without obstructions. Landscaping associated with the entry driveways could impede such views if improperly installed. Specific circulation patterns and roadway designs will incorporate all applicable safety measures to ensure that hazardous design features or inadequate emergency access to the site or other areas surrounding the project area would not occur.

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

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant.*

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

See the discussion in Impact #3.4.9f.

State and City Fire Codes establish standards by which emergency access may be determined. The proposed project would have to provide adequate unobstructed space for fire trucks to turn around. The proposed project site would have adequate internal circulation capacity, including entrance and exit routes, to provide adequate unobstructed space for fire trucks and other emergency vehicles to gain access and to turn around. The proposed project would not inhibit the ability of local roadways to continue to accommodate emergency response and evacuation activities. Therefore, impacts would be less than significant.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant.*

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
3.4.18 - TRIBAL CULTURAL RESOURCES				
Would the project:				
a. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k), or	☐	☒	☐	☐
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 Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☒	☐	☐

Discussion

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

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

On December 2, 2021, the Native American Heritage Commission (NAHC) was asked to conduct a search of its Sacred Lands File to identify previously recorded sacred sites or cultural resources of special importance to tribes and provide contact information for local Native American representatives who may have information about the project area. Letters were mailed to tribes. The letters included a brief project description and location maps.

The City has previously consulted with the Santa Rosa Rancheria Tachi Yokut Tribe. Based on the consultation with the Tribe, it is determined that with implementation of Mitigation Measures MM CUL-1 through MM CUL-3, the project would not cause a substantial adverse change in the significance of a tribal cultural resource that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources.

MITIGATION MEASURE(S)

Implement MM CUL-1 through MM CUL-3.

LEVEL OF SIGNIFICANCE

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

Impact #3.4.18a(ii) - Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

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

With the implementation of Mitigation Measures MM CUL-1 through MM CUL-3, the project would not cause a substantial adverse change in the significance of a tribal cultural resource that is a resource determined by the Lead Agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1.

MITIGATION MEASURE(S)

Implement MM CUL-1 through MM CUL-3.

LEVEL OF SIGNIFICANCE

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
3.4.19 - UTILITIES AND SERVICE SYSTEMS				
Would the project:				
a. Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	☒	☐
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	☐	☐	☒	☐
c. Result in a determination by the wastewater treatment provider that serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☒	☐	☐
d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☒	☐
e. Comply with federal, State, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☒	☐

Discussion

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

The proposed project will require the construction of new infrastructure to connect to the existing utility infrastructure. This will include water, wastewater, and stormwater drainage connections, all of which would be constructed to meet City development standards. Additionally, the project will include connections for electric power, natural gas, and telecommunications facilities. The installation of this infrastructure will not require any major upsizing or other off-site construction activities that would cause a significant impact.

The new infrastructure would be connected to the existing infrastructure that is adjacent to the project site. Electrical, natural gas, and telecommunications facilities would be placed by the individual serving utilities; these entities already have in place safety and siting protocols to ensure that the placement of new utilities to serve new construction would not have a significant effect on the environment.

The project will not require the construction of new water or wastewater treatment facilities. Water usage for dust control during construction-related activities will be minimal due to the small footprint and short duration of the construction-related activities of the proposed project.

The proposed project would be subject to the payment of any applicable connection charges and/or fees and extension of services in a manner that is compliant with the Lemoore standards, specifications, and policies. All applicable local, State, and federal requirements and best management practices will be incorporated into the construction and operation of the project. Impacts would be considered less than significant.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant.*

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

See Impact #3.4.10b.

According to the City's UWMP, actual water used in 2015 for single families was 128 gallons per capita per day (gpcd). Therefore, once constructed, the proposed project would result in an estimated water demand of 30,720 gallons per day (240 people x 128 gallons/day = 30,720 gallons/day). The City's anticipated groundwater supplies were determined to be sufficient to meet all demands through the year 2040, even under multiple dry year drought conditions (City of Lemoore, 2017). Therefore, the project will have a less-than-significant impact on groundwater demand.

Water would be used for purposes of dust control during grading and construction, as well as for minor activities such as washing of construction equipment and vehicles. Water demands generated by the project during the construction phase would be temporary and not substantial. It is anticipated that groundwater supplies would be adequate to meet construction water demands generated by the project without depleting the underlying aquifer or lowering the local groundwater table. Therefore, project construction and full buildout would not deplete groundwater supplies, and impacts would be less than significant.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant.*

Impact #3.4.19c – Would the project result in a determination by the wastewater treatment provider that serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

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

The project will connect to the existing storm drain lines. The site engineering and design plans for the proposed project would be required to implement BMPs, comply with the requirements of the City Building and Development Standards, and comply with the NPDES General Permit during construction. Implementation of MM GEO-1 would reduce impacts to less than significant.

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

MITIGATION MEASURE(S)

Implementation of MM GEO-1.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant.*

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

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

Solid waste disposal for Lemoore is managed by Kings Waste and Recycling Authority (KWRA). The City's PWD Refuse Division is responsible for solid waste collection services. The majority of the City's solid waste is taken to the Kettleman Hills non-hazardous landfill

facility, owned by Chemical Waste Management (CWMI). The facility is located south of Lemoore and has an available capacity of 15.6 million cubic yards as of 2020 (Cal Recycle, 2020). KWRA is currently studying the future needs of solid waste services, including building a new landfill to be operated by CWMI near the existing site.

The project, in compliance with federal, State, and local statutes and regulations related to solid waste, would dispose of all waste generated on-site at an approved solid waste facility. The project does not, and would not conflict with federal, State, or local regulations related to solid waste. The proposed project would be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs in compliance with federal, State, and local statutes and regulations related to solid waste. Therefore, the project would have a less-than-significant impact.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant*.

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

See discussion for Impact #3.4.19d.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant*.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
3.4.20 - WILDFIRE				
If located in or near State responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☒	☐
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or	☐	☐	☒	☐
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☒	☐

Discussion

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

See Impact #3.4.9g regarding emergency response.

The project is located south of SR198 with rural residential and single-family residential to the north, west, and south, and a golf course to the east. Access for emergency vehicles to the site would be maintained throughout the construction period. The project would not interfere with any local or regional emergency response or evacuation plans because the project would not result in a substantial alteration to the adjacent area circulation system.

The City has established emergency response and evacuation plans based on the Lemoore Emergency Operations Plan. Impacts related to fire hazards and emergency response plans would be less than significant.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant*.

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

As previously noted in Impact #3.4.9 g, the majority of the City is considered to have either little or no threat of wildfire. The risk of wildfire is related to a variety of parameters, including fuel loading (vegetation), fire weather (winds, temperatures, humidity levels, and fuel moisture contents), and topography (degree of slope). Steep slopes contribute to fire hazard by intensifying the effects of wind and making fire suppression difficult. Fuels such as grass are highly flammable because they have a high surface area to mass ratio and require less heat to reach the ignition point.

The project site and the surrounding area are relatively flat and without steep slopes. The site is located in an area that is predominantly urban, which is not considered to be at a significant risk of wildlife. There are no other factors of the project or the surrounding area that would exacerbate wildfire risks, and thereby expose project occupants to pollutant concentration from a wildfire or the uncontrolled spread of a wildfire. Therefore, impacts would be less than significant.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant*.

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

See Impacts #3.4.20a and b, above.

The project includes the development of infrastructure (water, sewer, electrical power lines, and storm drainage) required to support the proposed residential uses. The project site is surrounded by existing and future urban development. The project would require the installation or maintenance of additional electrical distribution lines and natural gas lines to connect the residences to the existing utility grid. However, the project would be constructed in accordance with all local, State, and federal regulations regarding power lines and other related infrastructure, as well as fire suppression requirements. Therefore, the project

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

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant*.

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

The project site is not located near the ocean or a steep topographic feature (i.e., mountain, hill, bluff, etc.). Additionally, there is no body of water within the vicinity of the project site. The project is not located within a FEMA 100-year floodplain.

Landslides include rockfalls, deep slope failure, and shallow slope failure. Factors such as the geological conditions, drainage, slope, vegetation, and others directly affect the potential for landslides. The project site is relatively flat; therefore, the potential for a landslide in the project site is essentially non-existent. Impacts would be less than significant.

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

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant*.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
3.4.21 - MANDATORY FINDINGS OF SIGNIFICANCE				
a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	☐	☒	☐	☐
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.)	☐	☒	☐	☐
c. Does the project have environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly?	☐	☒	☐	☐

Discussion

Impact #3.4.21a – Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

As evaluated in this IS/MND, the proposed project would not substantially degrade the quality of the environment; substantially reduce the habitat of a fish or wildlife species; cause a fish or wildlife population to drop below self-sustaining levels; threaten to eliminate a plant or animal community; reduce the number or restrict the range of an endangered, rare, or threatened species; or eliminate important examples of the major periods of California history, or prehistory. Mitigation measures have been included to lessen the significance of

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

MITIGATION MEASURE(S)

Implement MM BIO-1 through MM BIO-8, MM CUL-1 through MM CUL-3, and MM GEO-2.

LEVEL OF SIGNIFICANCE

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

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

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

MITIGATION MEASURE(S)

Implement MM BIO-1 through MM BIO-8, MM CUL-1 through MM CUL-3, MM GEO-1, and MM GEO-2.

LEVEL OF SIGNIFICANCE

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

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

All 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. The project will have the appropriate engineering to ensure the development meets applicable federal, State, and local regulations and codes. Thus, the cumulative impacts of past, present, and reasonably foreseeable future projects would be less than cumulatively considerable. Therefore, the proposed project

would not either directly or indirectly cause substantial adverse effects on human beings because all potentially adverse direct impacts of the proposed project are identified as having no impact, less-than-significant impact, or less-than-significant impact with mitigation incorporated.

MITIGATION MEASURE(S)

Implement MM BIO-1 through MM BIO-8, MM CUL-1 through MM CUL-3, MM GEO-1, and MM GEO-2.

LEVEL OF SIGNIFICANCE

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

SECTION 4 - REFERENCES

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SECTION 6 - MITIGATION MONITORING AND REPORTING PROGRAM

(RESERVED)