

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 RVLDD (Very Low Density Residential) zone district. Under the Very Low Density Residential and RVLDD 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.