

LEMOORE

CALIFORNIA

**LEMOORE CITY COUNCIL
COUNCIL CHAMBER
429 C STREET
April 7, 2026
5:30 P.M.**

MEETING AGENDA

Please silence all electronic devices as a courtesy to those in attendance. Thank you.

- a. **CALL TO ORDER**
- b. **INVOCATION**
- c. **PLEDGE OF ALLEGIANCE**
- d. **ROLL CALL**
- e. **AGENDA APPROVAL, ADDITIONS, AND/OR DELETIONS**

1 – CEREMONIAL / PRESENTATION

1-1 Remembrance of Chamber of Commerce President, Brenda Martin

2 – STUDY SESSION

None

PUBLIC COMMENT

Public comment will be in accordance with the attached policy. This time is reserved for members of the audience to address the City Council on items of interest that are not on the Agenda and are within the subject matter jurisdiction of the Council. It is recommended that speakers limit their comments to three (3) minutes each and it is requested that no comments be made during this period on items on the Agenda. The Council is prohibited by law from taking any action on matters discussed that are not on the Agenda. Prior to addressing the Council, any handouts for Council will be provided to the City Clerk for distribution to the Council and appropriate staff. The public will have an opportunity to comment on items on the agenda once the item has been called and the Mayor opens the item to the public.

3 – DEPARTMENT AND CITY MANAGER REPORTS

3-1 Department & City Manager Reports

4 – CONSENT CALENDAR

Items considered routine in nature are placed on the Consent Calendar. They will all be considered and voted upon in one vote as one item unless a Council member or member of the public requests individual consideration.

- 4-1 Approval – Minutes – Regular Meeting – March 17, 2026
- 4-2 Approval – Finance Department Update – February 2026
- 4-3 Approval – Budget Amendment of \$35,000 from the General Fund for Completion of the City of Lemoore 6th Cycle Housing Element and authorize the City Manager to sign the QK Work Order for services listed in this staff report.
- 4-4 Approval – Budget Amendment of \$53,300 from the General Fund – Grant Administration and Assistance for OLDCC Project and Authorize City Manager to Sign Work Order.
- 4-5 Approval – Resolution 2026-09 – Renewing Ordinance 2022-02 and Policy 709 of the Lemoore Police Department Policy Manual Authorizing the Use of Military Equipment in Accordance with Government Code Section 7070, et. seq.
- 4-6 Approval – Resolution 2026-10 New City Seal Design Contest



CITY COUNCIL REGULAR MEETING APRIL 07, 2026 @ 5:30 p.m.

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

The meeting may be viewed through the following Zoom Meeting:

- Please click the link below to join the webinar:
- <https://us06web.zoom.us/j/85351008652?pwd=jTLQywheaMSx4bVITN444Cp6qEaHa5.1>
- Meeting ID: 853 5100 8652
- Passcode: 013881
- Phone: +1 669 900 6833

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

General Public Comments & Comments on City Council Business Items

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

Public Hearings

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

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

March 17, 2026 Minutes
Lemoore City Council Regular Meeting

CALL TO ORDER:

At 5:30 P.M., the meeting was called to order.

ROLL CALL: Mayor:

MATTHEWS

Council Members:

BREWSTER, GORNICK, CRUZ, LYONS

City Staff and contract employees present: City Manager Trejo; City Attorney Di Fillipo Smith; Police Chief Kendall; Public Works Assistant Director Lopez; Management Analyst Hugie; Management Analyst Schisler; Building Inspector Oliver; Community Services Manager Greenlee;

AGENDA APPROVAL, ADDITIONS, AND/OR DELETIONS

None

1 – CEREMONIAL / PRESENTATION

1-1 Employee of the Month – Danielle Palmer – February 2026

2 – STUDY SESSION

2-1 Budget Workshop – Operating Expenditures & Personnel (Valdez)

2-2 Strategic Planning Report 2022 (Trejo)

2-3 Lemoore Police Department 2025 Annual Report (Kendall)

PUBLIC COMMENT

Alex Walker spoke on behalf of the Chamber of Commerce for the May 2nd Salsa Fest, October 2nd Salute to Ag, Christmas Parade December 5th, January 2027 will be an Installation Gala, congratulates Soledad Perez and Mayor Matthews on their awards at the Chamber awards, In coordination with Lemoore Rotary the Sarah Mooney Museum Ice Cream Social, Saturday April 25th, Rotary event April 11th will be a food drive at Grocery Outlet, 50th Anniversary for Sarah Mooney Museum and Mixture with Chamber of Commerce in October.

3 – DEPARTMENT AND CITY MANAGER REPORTS

City Manager Trejo – April 11th will be Evening Under the Stars fundraiser dinner at Lemoore College, April 4th City Easter egg hunt at Lions Park, April 27th Lemoore Volunteer Fire Department golf tournament and announced a new City event, a 4th of July event at Veterans Park.

Police Chief Kendall stated dispatch center has been delayed due to issues with AT&T, more updates to come.

4 – CONSENT CALENDAR

4-1 Approval – Minutes – Regular Meeting – March 3, 2026

4-2 Approval – Purchase of Five Sold Waste Vehicles - Four Refuse and One Street Sweeper with Upfit Authorization

- 4-3 Approval – City Engineer Task Order for Construction Management and Staking Services for Cinnamon Drive and 19th Ave. Traffic Signal Project Number 22001
- 4-4 Approval – City Engineer Task Order for Construction Management and Staking Services for Liberty Drive and Hanford-Armona Traffic Signal Project Number 24001
- 4-5 Approval – City Engineer Task Order for Construction Management and Staking Services for Bush Street and 19th ½ Ave. Traffic Signal Project Number 23006
- 4-6 Adoption of Resolution No. 2026-05 Authorizing Submission of a HOME Funds Application for the Rehab of the Lemoore Heritage Property.
- 4-7 Approval to Renew Contract with Willdan Financial Services for LLMD and PFMD Engineering Services
- 4-8 Approval of Budget Amendment and Creation of Sidewalk Project Number 26005
- 4-9 Information Only – Finance Department Update – February 2026
- 4-10 Information Only – Building Division Update – February 2026
- 4-11 Information Only - Police Department Update – February 2026
- 4-12 Approval – Resolution 2026-06 – Regarding Public Transit Needs Within the City of Lemoore and Authorizing the Filing of a Claim for Transportation Development Act Funds

Motion by Council Member Lyons, seconded by Council Member Brewster, to approve the Consent Calendar, except item 4-12.

Ayes: Lyons, Brewster, Cruz, Gornick, Matthews

- 4-12 Approval – Resolution 2026-06 – Regarding Public Transit Needs Within the City of Lemoore and Authorizing the Filing of a Claim for Transportation Development Act Funds

Motion by Mayor Pro Tem Gornick, seconded by Council Member Brewster, to approve Resolution 2026-06 – Regarding Public Transit Needs Within the City of Lemoore and Authorizing the Filing of a Claim for Transportation Development Act Funds

Ayes: Gornick, Brewster, Lyons, Cruz, Matthews

5 – PUBLIC HEARINGS

Report, discussion and/or other Council action will be taken.

None

6 – NEW BUSINESS

- 6-1 New City Seal Design

Continued to Consent Calendar for next meeting, April 17, 2026.

- 6-2 Appointment to Commission on Aging

Motion to appoint Tom Reed by Council Member Lyons, seconded by Mayor Pro-Tem Gornick to approve the appointment of Tom Reed to Board of Commission on Aging

Ayes: Lyons, Gornick, Brewster, Cruz, Matthews

7 – CITY COUNCIL REPORTS AND REQUESTS

Council Member Brewster opening day for little league, DSA golf tournament.

Council Member Lyons congratulates Danielle Palmer on Employee of the Month, Tom Reed for appointment to Commission on Aging, gave credit to Josalynn Valdez for her good work.

Council Member Cruz had no reports.

Mayor Pro Tem Gornick commented it was a good financial report and great opening day for little league.

Mayor Matthews attended South San Joaquin Valley Division Membership meeting and thanked Council and staff for attending, Laney Lily Laundry ribbon cutting, Tachi community breakfast, Carnegie Museum Kings County Exhibition preview, Maddie Institute Summit, Read at Generations and Akers Elementary for Read Across America, Harris Ranch RV park opening, Valley Animal Haven 12th birthday, Lemoore Sports Complex Rose Garden re-dedication thanks Juan Limon and Rico family, Survival Class dinner and thanks Leroy Griffin. Boards and Commissions: KWRA approved request for information regarding recycling contract – contract closes on April 17th and board will review results at the April 29th meeting, KART public hearing to receive public comments on unmet transit needs was opened and continued, KCAG went over 26/27 TDA, General Commission Sacramento trip review, Valley Voice in Sacramento, Kings County Abatement, guided boat tour in Long Beach, Homeless Collaborative, KCAO Finance Committee, CARB, and Board of Supervisors meeting. Challenged Council members to donate candy for the upcoming City of Lemoore Recreation Dept. Easter egg hunt.

Council adjourned to Closed Session at 7:19 p.m.

ADJOURNMENT

At 8:55 p.m., Council adjourned.

Approved the 7th day of April 2026.

APPROVED:

Patricia Matthews, Mayor

ATTEST:

Christal Schisler, Deputy City Clerk



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

Staff Report

Item No: 4-2

To: Lemoore City Council
From: Josalynn Valdez, Finance Director
Date: March 23, 2026 **Meeting Date:** April 7, 2026
Subject: Approval of Finance Department Update – February 2026

Strategic Initiative:

- | | |
|--|--|
| <input type="checkbox"/> Safe & Vibrant Community | <input type="checkbox"/> Growing & Dynamic Economy |
| <input type="checkbox"/> Fiscally Sound Government | <input checked="" type="checkbox"/> Operational Excellence |
| <input type="checkbox"/> Community & Neighborhood Livability | <input type="checkbox"/> Not Applicable |

Proposed Motion:

Council approve the Investment Policy with required updates and policy considerations.

Subject/Discussion:

As part of Optimized Investment Partners annual investment policy review, they have identified certain required statutory updates and/or optional investment policy considerations applicable to the City of Lemoore. The following three areas have been identified and updated with their recommendations:

LAIF Policy Language Cleanup (Best Practice):

Our policy includes a specific dollar reference for LAIF deposits. LAIF currently permits deposits of up to **\$75 million per account**, subject to program rules established by the State Treasurer. Optimized recommends removing the specific dollar amount and instead referencing LAIF deposits more generally as **“as permitted by LAIF.”** This approach keeps the policy accurate over time and avoids the need for future updates when LAIF program limits change. This recommendation does **not** affect our investment strategy or risk profile and is intended solely to keep the policy language current and flexible.

Placement Service Deposits - § 53601.8 Sunset Extension (Extended to January 1, 2031):

Our investment policy currently includes language stating that expanded authority to invest in placement service deposits would revert from **50% to 30% of the portfolio on January 1, 2026**. Since our policy was adopted, the California Legislature extended this temporary authority under Government Code § 53601.8. As a result, the expanded placement service deposit provisions did not expire on January 1, 2026 and remain in effect through January 1, 2031. Because the policy still references a sunset date that no longer applies, the language is now outdated and should be corrected to reflect current law. This update is technical and compliance-driven and does not represent a change to our investment strategy or risk profile.

Recommended Policy Revision:

To address this statutory update, we recommend **removing the outdated reversion language** and replacing it with the following language, which reflects the current requirements of Government Code § 53601.8:

Time deposits or placement service deposits, non-negotiable and collateralized in accordance with California Government Code § 53601.8, may be purchased through banks, savings and loan associations, or federally insured credit unions.

Deposits placed through a private-sector placement service shall not exceed fifty percent (50%) of the agency's total investment portfolio at the time of purchase, as permitted under Government Code § 53601.8.

Principal and accrued interest shall be fully insured by the Federal Deposit Insurance Corporation (FDIC) or the National Credit Union Administration (NCUA), or collateralized in accordance with state law. Negotiable certificates of deposit authorized under Government Code § 53601(i) are excluded from this limitation.

This authority remains in effect through January 1, 2031, unless extended by further legislative action.

Optional Investment Policy Considerations – Medium-Term Corporate Notes and Municipal Bonds:

Medium-term corporate notes and municipal bonds are already permitted under the California Government Code and are commonly used by public agencies across the state. We believe these investment options may be appropriate additions to your investment policy for the following reasons:

- Widely accept and Low risk
- Improved diversification
- Better return potential
- Understandable and transparent

While these instruments may have slightly different liquidity characteristics than U.S. Treasuries, Federal Agency Bonds, and CDs, they maintain a high level of security and meet the fiduciary standards expected for public funds.

Financial Consideration(s):

N/A

Alternatives or Pros/Cons:

Pros:

- Remain compliant with state and local laws

Cons:

- None.

Commission/Board Recommendation:

N/A

Staff Recommendation:

Staff recommends approval of the Investment Policy with revisions for the City of Lemoore.

Attachments:

- Resolution:
- Ordinance:
- Map
- Contract
- Other

List: Investment Policy revised 3/9/2026

Review:

- City Attorney
- City Clerk
- City Manager
- Finance

Date:

03/23/2026

CITY OF LEMOORE INVESTMENT POLICY (Last Revised 3/9/26)



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1. Policy

The City of Lemoore shall invest public funds in such a manner as to comply with state and local laws; ensure prudent money management; provide for daily cash flow requirements; and meet the objectives of the Policy, in priority order of Safety, Liquidity and Return on investment. In accordance with the Municipal Code of the City of Lemoore and under authority granted by the City Council, the City Manager is responsible for investing the unexpended cash in the City Treasury.

2. Scope

The investment policy applies to all investment activities and financial assets of the City of Lemoore as accounted for in the Annual Comprehensive Financial Report (ACFR). This policy is applicable, but not limited to, all funds listed below:

- General Fund
- Capital Funds
- Other Special Revenue Funds, Debt Service Funds, Internal Service Funds
- Any new fund created by the City Council unless specifically exempted.

3. Prudence

The standard of prudence to be used by the designated representative shall be the “prudent investor” standard and shall be applied in the context of managing the overall portfolio. Persons authorized to make investment decisions on behalf of local agencies investing public funds are trustees and therefore fiduciaries subject to the prudent investor standard which states, “When investing, reinvesting, purchasing, acquiring, exchanging, selling, or managing public funds, a trustee shall act with care, skill, prudence, and diligence under the circumstances then prevailing, including, but not limited to, the general economic conditions and the anticipated needs of the agency, that a prudent person acting in a like capacity and familiarity with those matters would use in the conduct of funds of a like character and with like aims, to safeguard the principal and maintain the liquidity needs of the agency”.

The City Manager and other individuals assigned to manage the investment portfolio, acting within the intent and scope of the investment policy and other written procedures and exercising due diligence, shall be relieved of personal responsibility and liability for an individual security's credit risk or market price changes, provided deviations from expectations are reported in a timely manner and appropriate action is taken to control adverse developments.

4. Objectives

The City’s primary investment objectives, in order of priority, shall be:

1. Safety: Safety of principal is the foremost objective of the investment program. Investments shall be undertaken in a manner that seeks to ensure the preservation

of capital in the overall portfolio. The City shall seek to preserve principal by mitigating the two types of risk: credit risk and market risk.

- a. Credit risk, defined as the risk of loss due to failure of the issuer of a security, shall be mitigated by investing in issuers that carry the direct or implied backing of the U.S. Government (including, but not limited to, the U.S. Treasury, U.S. Government Agencies, and federally insured banks). The portfolio will be diversified so that the failure of any one issuer does not unduly harm the City's capital base and cash flow.
 - b. Market risk, (aka "interest rate risk") defined as market value fluctuations due to overall changes in the general level of interest rates shall be mitigated by limiting the maximum maturity of any one security to five years, structuring the portfolio based on historic and current cash flow analysis eliminating the need to sell securities prior to maturity and avoiding the purchase of long-term securities for the sole purpose of short-term speculation. Moreover, it is the City's full intent, at the time of purchase, to hold all investments until maturity to ensure the return of all invested principal dollars. Limited exceptions will be granted for security swaps that would improve the portfolio's yield and/or credit quality.
2. Liquidity: The City's investment portfolio will remain sufficiently liquid to enable the City of Lemoore to meet all operating requirements which might be reasonably anticipated.
 3. Return on Investments: The City's investment portfolio shall have the objective of attaining a comparative performance measurement or an acceptable rate of return throughout budgetary and economic cycles. These measurements should be commensurate with the City's investment risk constraints identified in this Investment Policy and the cash flow characteristics of the portfolio.

5. Delegation of Authority

The Municipal Code of the City of Lemoore and the authority granted by City Council assign the responsibility of investing unexpended cash to the City Manager. Daily management responsibility of the investment program may be delegated to the Finance Director, who shall establish procedures for the operation consistent with this investment policy.

6. Ethics and Conflicts of Interest

Officers and employees involved in the investment process shall refrain from personal business activity that conflicts with proper execution of the investment program or impairs their ability to make impartial investment decisions. Additionally, the City Manager and the Finance Director are required to annually file applicable financial disclosures as required by the Fair Political Practices Commission (FPPC). Furthermore, Investment

officials must refrain from undertaking personal investment transactions with the same individual(s) employed by the financial institution with whom business is conducted on behalf of the City.

7. Authorized Dealers and Institutions

The Finance Director will maintain a list of approved financial institutions authorized to provide investment services to the public agency in the State of California. These may include “primary” dealers or regional dealers that qualify under Securities & Exchange Commission Rule 15C3-1 (uniform net capital rule). Best practices include the following: 1) A determination that all approved broker/dealer firms, and individuals covering the public agency, are reputable and trustworthy; 2) the broker/dealer firms should have the ability to meet all their financial obligations in dealing with the Public Agency; 3) the firms, and individuals covering the agency, should be knowledgeable and experienced in Public Agency investing and the investment products involved; 4) no public deposit shall be made except in a qualified public depository as established by the established state laws; 4) all financial institutions and broker/dealers who desire to conduct investment transactions with the public agency may supply the City Manager with audited financial statements, proof of FINRA certification, trading resolution, proof of State of California registration, a completed broker/dealer questionnaire, certification of having read the Public Agency’s investment policy and depository contracts.

The City Manager may conduct an annual review of the financial condition and registrations of qualified dealers & institutions.

8. Authorized and Suitable Investments

Investment of City funds is governed by the California Government Code Sections 53600 et seq. Within the context of the limitations, the following investments are authorized, as further limited herein:

1. United States Treasury Bills, Bonds, and Notes or those for which the full faith and credit of the United States are pledged for payment of principal and interest. There is no percentage limitation of the portfolio that can be invested in this category, although a five-year maturity limitation is applicable.
2. Federal agency or United States government-sponsored enterprise obligations, participations, or other instruments, including those issued by or fully guaranteed as to principal and interest by federal agencies or United States government-sponsored enterprises.
3. Local Agency Investment Fund (LAIF), which is a State of California managed investment pool, and the Kings County Investment pool, may be used up to the maximum permitted by California State Law. A review of the pool/fund is required when part of the list of authorized investments, with the knowledge that the pool/fund may include some investments allowed by statute but not explicitly identified in this investment policy.

Additionally, shares of beneficial interest issued by a joint powers authority organized pursuant to CA Code (Section 6509.7) that invests in the securities and obligations in compliance with CA Code 53601 (subsection 'a' to 'r', inclusive) are also authorized. Each share shall represent an equal proportional interest in the underlying pool of securities owned by the joint powers authority. To be eligible under this section, the joint powers authority issuing the shares shall have retained an investment adviser that meets all the following criteria:

- The adviser is registered or exempt from registration with the Securities and Exchange Commission.
 - The adviser has not less than five years of experience investing in the securities and obligations authorized in CA Code (subsection 'a' to 'r', inclusive).
 - The adviser has assets under management in excess of five hundred million dollars (\$500,000,000).
4. Negotiable Certificates of Deposit issued by nationally or state-chartered banks (FDIC insured institutions) or state or federal savings institutions. Purchases of negotiable certificates of deposit may not exceed 30% of total portfolio. Principal and accrued interest on these investments must not exceed the \$250,000 FDIC insurance limit. A maturity limitation of five years is applicable.
 5. Time deposits or placement service deposits, non-negotiable and collateralized in accordance with California Government Code § 53601.8, may be purchased through banks, savings and loan associations, or federally insured credit unions. Deposits placed through a private-sector placement service shall not exceed fifty percent (50%) of the agency's total investment portfolio at the time of purchase, as permitted under Government Code § 53601.8. Principal and accrued interest shall be fully insured by the Federal Deposit Insurance Corporation (FDIC) or the National Credit Union Administration (NCUA), or collateralized in accordance with state law. Negotiable certificates of deposit authorized under Government Code § 53601(i) are excluded from this limitation. This authority remains in effect through January 1, 2031, unless extended by further legislative action.
 6. Various daily money market funds administered for or by trustees, paying agents and custodian banks contracted by the City of Lemoore may be purchased as allowed under the State of California Government Code. Only funds holding U.S. Treasury or Government agency obligations can be used.
 7. Medium-term notes, defined as all corporate and depository institution debt securities with a maximum remaining maturity of five years or less, issued by corporations organized and operating within the United States or by depository

institutions licensed by the United States or any state and operating within the United States. Notes eligible for investment under this subdivision shall be rated in a rating category of "A" or its equivalent or better by an NRSRO. Purchases of medium-term notes shall not include other instruments authorized by this section and shall not exceed 30 percent of the agency's moneys that may be invested pursuant to this section. A local agency, other than a county or a City and a county, may invest no more than 10 percent of its total investment assets in the commercial paper and the medium-term notes of any single issuer.

8. **53601(a)** Bonds issued by the local agency, including bonds payable solely out of the revenues from a revenue-producing property owned, controlled, or operated by the local agency or by a department, board, agency, or authority of the local agency.
9. **53601(c)** State warrants or treasury notes/bonds-Registered state warrants or treasury notes or bonds of this state, including bonds payable solely out of the revenues from a revenue-producing property owned, controlled, or operated by the state or by a department, board, agency, or authority of the state.
10. **53601(d)** Registered treasury notes or bonds of any of the other 49 states in addition to California, including bonds payable solely out of the revenues from a revenue-producing property owned, controlled, or operated by a state or by a department, board, agency, or authority of any of the other 49 states, in addition to California.
11. **53601(e)** Bonds, notes, warrants, or other evidences of indebtedness of a local agency within this state, including bonds payable solely out of the revenues from a revenue-producing property owned, controlled, or operated by the local agency, or by a department, board, agency, or authority of the local agency.

The following summary of maximum percentage limits, by instrument, are established for the City's investment portfolio:

Authorized Investment Type	Government Code	Maximum Maturity	Minimum Credit Quality	Maximum in Portfolio	Maximum Investment in One Issuer
Treasury Obligations (bills, notes, & bonds)	53601(b)	5 Years	N/A	100%	N/A
US Government Agency and Federal Agency Securities	53601(f)	5 Years	N/A	100%	N/A
Local Agency Investment Fund (LAIF)	16429.1	Upon Demand	N/A	As permitted by LAIF	N/A
Kings County Investment Pool	53684	Upon Demand	N/A	As permitted by County Treasurer (currently no limit)	N/A
Joint Powers Authority Pool	53601(p)	N/A	See § 8.3 (above)	None	N/A
Negotiable Certificates of Deposit	53601(i)	5 Years	N/A	30%	N/A
Placement Service Deposits	53601.8 and 53635.8	5 Years	N/A	50%	N/A
Medium-term notes	53601(k)	5 Years	"A" or its equivalent or better by an NRSRO	30%	10 %
Bonds issued by the local agency	53601(a)	5 Years	N/A	N/A	N/A
State warrants or treasury notes/bonds	53601(c)	5 Years	N/A	N/A	N/A
Registered treasury notes or bonds of any of the other 49 states, including California	53601(d)	5 Years	N/A	N/A	N/A
Bonds, notes, warrants, or other evidences of indebtedness of a local agency within California	53601(e)	5 Years	N/A	N/A	N/A

9. Review of Investment Portfolio

The securities held by the City of Lemoore must be in compliance with Section 8.0 “Authorized and Suitable Investments” at the time of purchase. The City Manager should review the portfolio (at least annually) to identify those securities that do not comply.

The City Manager should establish procedures to report any major and critical incidences of noncompliance identified through the review of the portfolio.

10. Investment Pools / Money Market Funds

A thorough investigation of the investment pool/money market fund is required prior to investing, and on a continual basis. Best efforts will be made to acquire the following information:

1. A description of eligible investment securities, and a written statement of investment policy and objectives.
2. A description of interest calculations and how it is distributed, and how gains and losses are treated.
3. A description of how the securities are safeguarded (including the settlement processes), and how often the securities are priced and the program audited.
4. A description of who may invest in the program, how often, what size deposit and withdrawal are allowed.
5. A schedule for receiving statements and portfolio listings.
6. Are reserves, retained earnings, etc. utilized by the pool/fund?
7. A fee schedule, and when and how is it assessed.
8. Is the pool/fund eligible for bond proceeds and/or will it accept such proceeds?

11. Collateralization

Collateralization will be required on two types of investments: non-negotiable certificates of deposit and repurchase (and reverse repurchase) agreements. To anticipate market changes and provide a level of security for all funds, the collateralization level will be 110% of market value for non-negotiable certificate of deposit and 102% for reverse repurchase agreements of principal and accrued interest.

Collateral will always be held by an independent third party with whom the entity has a current custodial agreement. A clearly marked evidence of ownership (safekeeping receipt) must be supplied to the entity and retained.

The City may waive the collateralization requirements for any portion of the deposit that is covered by Federal Deposit Insurance.

12. Safekeeping and Custody

All security transactions shall be conducted on a delivery-versus-payment (DVP) basis. Securities will be held by a third-party custodian designated by the City Manager and evidenced by safekeeping receipts.

13. Diversification

The City shall diversify the investments within the portfolio to avoid incurring unreasonable risks inherent in over-investing in specific instruments, individual financial institutions, or maturities. To promote diversification, no more than 5% of the portfolio may be invested in the securities of any one issuer, regardless of security type, excluding U.S. Treasuries, federal agencies, and pooled investments such as LAIF, money market funds, or local government investment pools.

14. Maximum Maturities

To the extent possible, the City of Lemoore will attempt to match its investments with anticipated cash flow requirements. Unless matched to a specific cash flow, the City will not directly invest in securities maturing more than 5 years from the date of purchase. Any investment longer than 5 years must be done with advance permission from City Council.

15. Internal Controls

The City Manager is responsible for establishing and maintaining an internal control structure designed to ensure that the assets of the City of Lemoore are protected from loss, theft, fraud or misuse.

Separation of functions between the City Manager and Finance Director is designed to provide an ongoing internal review to prevent the potential for converting assets or concealing transactions.

Investment decisions are made by the City Manager, executed by the Senior Accountant/Accountant and confirmed by the Finance Director. All wire transfers initiated by the Finance Director must be reconfirmed by the appropriate financial institution to the City Manager. Proper documentation obtained from confirmation and cash disbursement wire transfers is required for each investment transaction. Timely bank reconciliation is conducted to ensure proper handling of all transactions.

The investment portfolio and all related transactions are reviewed and balanced to appropriate general ledger accounts by the Finance Director on a monthly basis. An independent analysis by an external auditor shall be conducted annually to review and perform procedure testing on the City's cash and investments that have a material impact on the financial statements. The City Manager shall review and assure compliance with investment process and procedures.

16. Performance Standards

The investment portfolio shall be designed with the objective of obtaining a rate of return throughout budgetary and economic cycles, commensurate with the investment risk constraints and the cash flow needs. The City intends to spread its investments relatively evenly between 0 and 5 years and hold those investments to maturity. Therefore, an appropriate performance benchmark will be a market-based index or blended benchmark that reflects the portfolio's actual composition and weighted average maturity. This may include Treasury indices, government/credit indices, or other publicly available benchmarks consistent with the investment types authorized in the City's policy. The selected benchmark shall be reviewed periodically and adjusted as needed to remain aligned with the City's investment objectives and evolving portfolio structure.

17. Reporting

The City Manager shall review and render quarterly reports to the City Council that include the following information:

- Investment type (e.g. U.S. Treasury Note, U.S. Government Agency Bond)
- Name of the issuer (e.g. Federal Farm Credit Bank, Federal Home Loan Bank)
- Maturity date
- Yield to maturity
- Current market value and source of market value
- Par and dollar amount for each security the City has invested in
- Par and dollar amount on any money held by the City (e.g. LAIF balance, Cash Balance).

The report shall also include a description of any of the City's funds, investments, or programs that are under the management of contracted parties, including lending programs.

The quarterly report shall state compliance of the portfolio to the investment policy, or manner in which the portfolio is not in compliance.

The quarterly report shall include a statement denoting the ability of the City to meet its expenditure requirements for the next six months or provide an explanation as to why sufficient money shall (or may not) be available.

The quarterly reports shall be placed on the City Council meeting agenda for its review and approval no later than 45 days after the quarter ends. If there are no Council meetings within the 45-day period, the quarterly report shall be presented to the Council at the soonest possible meeting thereafter.

18. Investment Policy Adoption

The City of Lemoore investment policy shall be adopted by resolution of the City Council. The policy shall be reviewed annually by the City Council and any modifications made thereto must be approved by the City Council.

The City Manager shall establish written investment policy procedures for the operation of the investment program consistent with this policy. The procedures should include reference to: safekeeping, master repurchase agreements, wire transfer agreements, banking service contracts and collateral/depository agreements. Such procedures shall include explicit delegation of authority to persons responsible for investment transactions. No person may engage in an investment transaction except as provided under the terms of this policy and the procedures established by the City of Lemoore.

19. Glossary of Terms in this Policy

Accrued Interest: Interest earned but not yet received.

Annual Comprehensive Financial Report (ACFR): The official annual financial report for the City. It includes five combined statements and basic financial statements for each individual fund and account group prepared in conformity with Generally Accepted Accounting Principles (GAAP).

Bond: A financial obligation for which the issuer promises to pay the bondholder a specified stream of future cash flows, including periodic interest payments and a principal repayment.

Bond Swap: Selling one bond issue and buying another at the same time in order to create an advantage for the investor. Some benefits of swapping may include tax-deductible losses, increased yields, and an improved quality portfolio.

Broker: In securities, the intermediary between a buyer and a seller of securities. The broker, who usually charges a commission, must be registered with the exchange in which he or she is trading, accounting for the name registered representative.

Certificate of Deposit: A deposit insured up to \$250,000 by the Federal Deposit Insurance Corporation (FDIC) at a set rate for a specified period of time.

Collateral: Securities, evidence of deposit or pledges to secure repayment of a loan. Also refers to securities pledged by a bank to secure deposit of public moneys.

Constant Maturity Treasury (CMT): An average yield of a specific Treasury maturity sector for a specific time frame. This is a market index for reference of past direction of interest rates for the given Treasury maturity range.

Custody: A banking service that provides safekeeping for the individual securities in a customer's investment portfolio under a written agreement that also calls for the bank to collect and pay out income, to buy, sell, receive and deliver securities when ordered to do so by the principal.

Delivery vs. Payment (DVP): Delivery of securities with a simultaneous exchange of money for the securities.

Diversification: Dividing investment funds among a variety of securities offering independent returns and risk profiles.

Federal Deposit Insurance Corporation (FDIC): Insurance provided to customers of a subscribing bank that guarantees deposits to a set limit (currently \$250,000) per account.

Interest Rate: The annual yield earned on an investment, expressed as a percentage.

Liquidity: Refers to the ability to rapidly convert an investment into cash.

Market Value: The price at which a security is trading and could presumably be purchased or sold.

Maturity: The date upon which the principal or stated value of an investment becomes due and payable.

Portfolio: Collection of securities held by an investor.

Primary Dealer: A group of government securities dealers that submit daily reports of market activity and security positions held to the Federal Reserve Bank of New York and are subject to its informal oversight.

Purchase Date: The date in which a security is purchased for settlement on that or a later date.

Rate of Return: The yield obtainable on a security based on its purchase price or its current market price. This may be the amortized yield to maturity on a bond or the current income return.

Risk: Degree of uncertainty of return on an asset. Safekeeping: See Custody.

Settlement Date: The date on which a trade is cleared by delivery of securities against funds.

Time Deposit: A deposit in an interest-paying account that requires the money to remain on account for a specific length of time. While withdrawals can generally be made from a passbook account at any time, other time deposits, such as certificates of deposit, are penalized for early withdrawal.

Treasury Obligations: Debt obligations of the U.S. Government that are sold by the Treasury Department in the forms of bills, notes, and bonds. Bills are short-term obligations that mature in one year or less. Notes are obligations that mature between one year and ten years. Bonds are long-term obligations that generally mature in ten years or more.

U.S. Government Agencies: Instruments issued by various US Government Agencies most of which are secured only by the credit worthiness of the particular agency.

Yield: The rate of annual income return on an investment, expressed as a percentage. It is obtained by dividing the current dollar income by the current market price of the security.

Yield to Maturity: The rate of income return on an investment, minus any premium or plus any discount, with the adjustment spread over the period from the date of purchase to the date of maturity of the bond, expressed as a percentage.

20. Glossary of General Investment Terms

Active Deposits: Funds that are immediately required for disbursement.

Amortization: An accounting practice of gradually decreasing (increasing) an asset's book value by spreading its depreciation (accretion) over a period of time.

Asked Price: The price a broker dealer offers to sell securities. **Basis Point:** One basis point is one hundredth of one percent (.01). **Bid Price:** The price a broker / dealer offers to purchase securities.

Book Entry Securities: Securities, such stocks held in “street name,” that are recorded in a customer’s account, but are not accompanied by a certificate. The trend is toward a certificate-free society to cut down on paperwork and to diminish investors’ concerns about the certificates themselves. All the large New York City banks, including those that handle the bulk of the transactions of the major government securities dealers, now clear most of their transactions with each other and with the Federal Reserve through the use of automated telecommunications and the “book-entry” custody system maintained by the Federal Reserve Bank of New York. These banks have deposited with the Federal Reserve Bank a major portion of their government and agency securities holdings, including securities held for the accounts of their customers or in a fiduciary capacity for the City. Virtually all transfers for the account of the banks, as well as for the government securities dealers who are their clients, are now effected solely by bookkeeping entries. The system reduces the costs and risks of physical handling and speeds the completion of transactions.

Book Value: The value at which a debt security is shown on the holder's balance sheet. Book value is acquisition cost less amortization of premium or accretion of discount.

Bullet Bond: See “*Non-callable Bond.*”

Callable Bond: A debt obligation where the bond issuer (i.e. borrower) has the option to *call the bond* or pay it off early (before the scheduled maturity date). For instance, a 5-year bond might be “callable quarterly”—meaning that, although the bond has a scheduled end date 5 years from now, it could end in 3 months (and every 3 months after that, until the scheduled maturity date).

Coupon: The annual rate of interest that a bond's issuer promises to pay the bondholder on the bond's face value.

Credit Analysis: A critical review and appraisal of the economic and financial conditions or of the ability to meet debt obligations.

Current Yield: The interest paid on an investment expressed as a percentage of the current price of the security.

Discount: The difference between the cost of a security and its value at maturity when quoted at lower than face value.

Duration: The weighted average maturity of a bond's cash flow stream, where the present value of the cash flows serve as the weights; the future point in time at which on average, an investor has received exactly half of the original investment, in present value terms; a bond's zero-coupon equivalent; the fulcrum of a bond's present value cash flow time line.

Fannie Mae: Trade name for the Federal National Mortgage Association (FNMA), a U.S. sponsored corporation.

Federal Reserve System: The central bank of the U.S. that consists of a seven member Board of Governors, 12 regional banks and approximately 8,000 commercial banks that are members.

Fed Wire: A wire transmission service established by the Federal Reserve Bank to facilitate the transfer of funds through debits and credits of funds between participants within the Fed system.

Freddie Mac: Trade name for the Federal Home Loan Mortgage Corporation (FHLMC), a U.S. sponsored corporation.

Investment Agreements: An agreement with a financial institution to borrow public funds subject to certain negotiated terms and conditions concerning collateral, liquidity and interest rates.

Nationally Recognized Statistical Rating Organizations (NRSRO): A U.S. Securities & Exchange Commission registered agency that assesses the creditworthiness of an entity or specific security. NRSRO typically refers to Standard and Poor's Ratings Services, Fitch Ratings, Inc. or Moody's Investors Services.

New Issue: Term used when a security is originally "brought" to market.

Non-callable Bond: Also known as, "*Bullet Bond.*" A non-callable bond is a debt obligation where the bond issuer does not have the option to "call the bond" i.e.-end the bond before the scheduled maturity date.

Perfected Delivery: Refers to an investment where the actual security or collateral is held by an independent third party representing the purchasing entity.

Repurchase Agreement (REPO): A transaction where the seller (bank) agrees to buy back from the buyer (City) the securities at an agreed upon price after a stated period of time.

Reverse Repurchase Agreement (REVERSE REPO): A transaction where the seller (City) agrees to buy back from the buyer (bank) the securities at an agreed upon price after a stated period of time.

Secondary Market: A market made for the purchase and sale of outstanding issues following the initial distribution.

Yield Curve: The yield on bonds, notes or bills of the same type and credit risk at a specific date for maturities up to thirty years.



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

Staff Report

Item No: 4-3

To: Lemoore City Council

From: Kristie Baley, Management Analyst

Date: March 29, 2026 Meeting Date: April 7, 2026

Subject: Approval - Budget Amendment of \$35,000 from the General Fund for Completion of the City of Lemoore 6th Cycle Housing Element and authorize the City Manager to sign the QK Work Order for services listed in this staff report.

Strategic Initiative:

- | | |
|---|---|
| <input checked="" type="checkbox"/> Safe & Vibrant Community | <input checked="" type="checkbox"/> Growing & Dynamic Economy |
| <input checked="" type="checkbox"/> Fiscally Sound Government | <input checked="" type="checkbox"/> Operational Excellence |
| <input checked="" type="checkbox"/> Community & Neighborhood Livability | <input type="checkbox"/> Not Applicable |

Proposed Motion:

Approve budget amendment in the amount of \$35,000 from the General Fund (Professional Contract Services) for completion of the City of Lemoore 6th Cycle Housing Element and authorize the City Manager to sign the QK Work Order for services listed in the contract.

Subject/Discussion:

Staff are requesting a budget amendment in the amount of \$35,000 to fund the completion of the Draft Housing Element per State of California Housing and Community Development (HCD) request for revisions, and re-submittal. In 2023 Kings County invoiced the City of Lemoore for a portion of the consultant's scope of work so that the City could utilize 2019 SB2 Planning Grant funds that had been awarded prior to grant expiration. The City's total contribution was \$36,634.95.

The project has been about two (2) years behind schedule, and the jurisdictions involved lost confidence that the consultant hired to prepare the document would

successfully complete the work. After several meetings with HCD, Jurisdictions ultimately agreed to complete their portion of the document revisions in-house, in preparation for re-submittal, while requiring that the consultant remain available to provide information and documents immediately upon request. In addition, Lemoore cordially pulled out of the Multi-Jurisdictional Housing Element so as not to risk being held up by one of the other agencies.

As stated in the City of Lemoore press release by the City Manager on March 26, 2026, a recent announcement was issued by California Governor Newsom and the California Department of Housing and Community Development (HCD) regarding the City's obligation to adopt a compliant 6th Cycle Housing Element. Consequences will occur if we do not.

In summary, KCAG adopted the 6th cycle Regional Housing Needs Assessment (RHNA) on January 25, 2023. On February 23, 2023, HCD approved the RHNA plan. The RHNA plan is the foundational starting point for developing a Housing Element in California as it determines the total number of housing units, broken down by income level, that a City or County must plan for over an 8-year cycle.

Upon approval of the RHNA plan by HCD, the City opted to pool resources and work on a multi-jurisdictional Housing Element in conjunction with Kings County and the Cities of Avenal, Corcoran and Hanford (hereinafter referred to collectively as agencies). To accomplish this, the County contracted with a consultant to complete the Housing Element, which, often times, requires several draft submissions to HCD prior to final approval.

In July of 2024, Kings County advised HCD of the timeline to submit a draft Housing Element in September of 2024.

On October 9, 2024, the first draft of the multi-jurisdictional Housing Element was submitted to HCD and HCD responded with revisions on January 6, 2025.

On August 12, 2025, the second draft of the multi-jurisdictional Housing Element was submitted to HCD and HCD responded with revisions on October 23, 2025.

On March 4, 2026, the City of Lemoore notified the other agencies that we were opting to separate from the multi-jurisdictional Housing Element in an effort to reach the most expeditious path to compliance.

On March 26, 2026, QK, on behalf of the City of Lemoore submitted a revised Draft Housing Element for HCD review. Kings County submitted a revised draft for the remaining jurisdictions on March 27, 2026.

The funds requested in this budget amendment will be utilized for work performed under the On-Call Planning contract between QK and the City of Lemoore.

Financial Consideration(s):

The budget amendment will reduce the General Fund by \$35,000.

Alternatives or Pros/Cons:

Pros:

Compliant 6th Cycle Housing Element.

Avoid monetary fines, funding exclusions, permit process limitations from the State.

Cons:

Risk remaining out of compliance and subject to consequences listed above.

Commission/Board Recommendation:

N/A

Staff Recommendation:

Approve budget amendment in the amount of \$35,000 from the General Fund (Professional Contract Services) for completion of the City of Lemoore 6th Cycle Housing Element and authorize the City Manager to sign the QK Work Order for services listed in this staff report.

Attachments:

- Resolution:
- Ordinance:
- Map
- Contract
- Contract
- Site Map and Pictures

Review:

- Asst. City Manager
- City Attorney
- City Clerk
- City Manager
- Finance

Date:

- 03/30/26
- 03/30/26
- 03/30/26
- 03/30/26



March 25, 2026

Kristie Baley
Management Analysis
City of Lemoore
711 W Cinnamon Drive
Lemoore, California 93245

Subject: Proposal for 6th Cycle Housing Element Completion - revised

Dear Ms. Baley:

Thank you for the opportunity to submit this proposal to support the 6th Cycle Housing Element Completion project. This work would be performed under the On-Call Planning contract between QK and the City of Lemoore (City).

PROJECT UNDERSTANDING

The City has been participating with the other three (3) cities and Kings County in a Multi-jurisdictional Housing Element for the 6th Cycle. The project has been about two (2) years behind schedule, and the jurisdictions have lost confidence that the consultant hired to prepare the document will successfully complete the work. The City desires to use QK to complete the portions of the document related to Lemoore and assist the City in getting Lemoore’s Housing Element certified.

APPROACH/SCOPE OF SERVICES

TASK 1.0 HOUSING ELEMENT COMPLETION

Starting with documents and data created to date, QK will work with the City to complete the Lemoore portion of the Housing Element. QK will coordinate as needed with the other jurisdictions and with the California Housing and Community Development Department (HCD).

Deliverable:

- Draft Lemoore Housing Element in PDF format

SCHEDULE

Our timeline is to have the new standalone Housing Element with appendices ready to submit to HCD by March 27th. After that, the schedule will be determined by the time it takes HCD to review the document and the number of comments received back. Once the next comments are received, QK will make it a priority to revise and return the document as quickly as possible.

Task	Description	Duration
1.0	Housing Element Completion	As needed
Total Duration		As needed

City of Lemoore
 March 25, 2026

Page 2 of 2

FEE ESTIMATE

This estimated fee is based on our evaluation of how much of the Housing Element is left to be written at this time. If unforeseen tasks arise at this time, the total fee may need to be increased. QK will not work beyond the total fee without discussing it first with the City.

Task	Description	Fee Type	Fee Amount
1.0	Housing Element Completion	T&M	\$35,000
Total Estimated Fee			\$35,000

Notes:

- Expenses for reproduction, mailing, mileage, etc., are per our attached Charge Rate Schedule.
- All time-and-materials fees will be invoiced monthly based on the level of effort in terms of hours relative to our Charge Rate Schedule.
- When a Task is set on a time-and-materials fee basis, it signifies that it is not possible to accurately predict the amount of work effort required, typical of on-call type services. QK will work with the client to set expectations where applicable.
- The Fee Estimate is good for a period of 90 days from the date of the proposal. After 90 days, the Fee Estimate is subject to change.

EXCLUSIONS AND ASSUMPTIONS

- Any service not specifically identified herein is excluded from this proposal.

AUTHORIZATION OF SERVICES

In order to authorize the services described herein, please sign the attached Task Order and send it back to us. Typically, we can begin our services within five (5) business days of the time authorization is received, depending on the client’s needs and schedule constraints.

Thank you for the opportunity to propose on this project. If you have any questions or would like to discuss this proposal further, please contact Steve Brandt or Susan Long at (559) 733-0440. We look forward to working with you on this important project.

Sincerely,



Steve Brandt, AICP
 Principal Planner



Jeffery S. Cowart, PE
 VP of Municipal Services & Quality Control

Enclosures: Task Order
 Charge Rate Schedule

CITY OF LEMOORE
WORK AUTHORIZATION AND TASK ORDER
ON-CALL CONSULTANT – PLANNING SERVICES
 Job No. _____

Project #:	Phase #:	Task #:										
Project Title: 6 th Cycle Housing Element Completion												
Project Description: Provide planning services to complete the City of Lemoore’s Housing Element for the 6th Cycle as described in the attached proposal dated March 25, 2026.												
Scope of Work: See attached proposal dated March 25, 2026.												
Period of Performance: See attached proposal dated March 25, 2026.												
Budget: See attached proposal dated March 25, 2026. Total Fee is \$35,000.00 (Time & Materials).												
Special Terms and Conditions: All of the terms and conditions of the Agreement for On-Call Consultants between the City of Lemoore and QK, dated November 4, 2025, are incorporated by reference as if fully set forth herein.												
Invoicing Requirements:												
<ul style="list-style-type: none"> ▪ Payment Terms: Net 30 Days ▪ Contract Type: <input checked="" type="checkbox"/> Time & Materials: <u>\$35,000.00</u> <input type="checkbox"/> Fixed Fee: <u>\$</u> ▪ Invoice Frequency: Monthly 												
<table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;">QK</td> <td style="width: 50%; vertical-align: top;">City of Lemoore</td> </tr> <tr> <td>By: _____ Signature</td> <td>By: _____ Signature</td> </tr> <tr> <td>Name: <u>Amber Aguayo</u></td> <td>Name: _____</td> </tr> <tr> <td>Title: <u>CFO/COO</u></td> <td>Title: _____</td> </tr> <tr> <td>Date: _____</td> <td>Date: _____</td> </tr> </table>			QK	City of Lemoore	By: _____ Signature	By: _____ Signature	Name: <u>Amber Aguayo</u>	Name: _____	Title: <u>CFO/COO</u>	Title: _____	Date: _____	Date: _____
QK	City of Lemoore											
By: _____ Signature	By: _____ Signature											
Name: <u>Amber Aguayo</u>	Name: _____											
Title: <u>CFO/COO</u>	Title: _____											
Date: _____	Date: _____											

Charge Rate Schedule



2025 CHARGE RATE SCHEDULE

TECHNICAL SERVICES	
Project Administrator	\$103 / hour
Assistant CADD Technician / Assistant CADD Designer / GIS Technician	\$103 / hour
Associate CADD Technician / Associate CADD Designer / Associate GIS Analyst	\$118 / hour
Senior Associate CADD Technician/ Senior Associate CADD Designer / Senior Associate GIS Analyst	\$129 / hour
Senior CADD Technician / Senior CADD Designer / Senior GIS Analyst	\$159 / hour
Landscape Architect Technician	\$118 / hour
PROFESSIONAL SERVICES	
Engineering	
Assistant Engineer	\$129 / hour
Associate Engineer	\$159 / hour
Senior Associate Engineer	\$185 / hour
Project Engineer	\$210 / hour
Senior Engineer / City Engineer / District Engineer	\$245 / hour
Senior Air Quality Engineer	\$275 / hour
Principal Engineer	\$275 / hour
Senior Principal Engineer: VP/ President	\$290 / hour
Planning / Environmental / Landscape Architecture	
Assistant Environmental Scientist	\$105 / hour
Assistant Planner	\$115 / hour
Associate Planner / Associate Environmental Scientist	\$129 / hour
Senior Associate Environmental Scientist	\$149 / hour
Senior Associate Planner	\$155 / hour
Senior Environmental Scientist	\$185 / hour
Senior Planner / Senior Landscape Architect	\$185 / hour
Principal Planner / Principal Environmental Scientist	\$210 / hour
Construction and Project Management	
Field Construction Observer	\$140 / hour
Senior Field Construction Observer	\$165 / hour
Assistant Construction Manager / Assistant Project Manager	\$129 / hour
Associate Project Manager	\$143 / hour
Associate Construction Manager / Associate Field Construction Observer	\$155 / hour
Project Manager	\$155 / hour
Senior Associate Construction Manager / Senior Associate Project Manager	\$170 / hour
Senior Project Manager	\$199 / hour
Senior Construction Manager	\$199 / hour
Principal Construction Manager / Principal Project Manager	\$225 / hour
Surveying	
Assistant Surveyor	\$125 / hour
Associate Surveyor	\$139 / hour
Senior Associate Surveyor	\$169 / hour
Project Surveyor	\$195 / hour
Senior Surveyor	\$210 / hour
Principal Surveyor	\$249 / hour
One-Person Survey Crew	\$185 / hour
Two-Person Survey Crew	\$290 / hour
Three-Person Survey Crew	\$385 / hour
UAV Pilot	\$199 / hour
UAV Flight Observer	\$165 / hour

Fees are based on the median hourly pay rate for employees in each classification, plus indirect costs, overhead, and profit.

EXPENSES	
Plotting, Printing and Reproduction, Equipment Rental, Postage and Shipping	1.15 x Cost
Transportation and per diem (QK will provide documented evidence of business travel, travel outside of work areas shall be pre-approved by Client)	1.15 x Cost
Mileage	\$0.81 / mile
Other Expenses – Including Subconsultants & Purchased Services through Subcontracts	1.15 x Cost

Rates are effective through December 31, 2025. If contract assignment extends beyond that date, a new rate schedule may be added to the contract. Expert Witness/ Litigation support will be billed as quoted.

Rates based on "Prevailing Wage" (PW) for Construction Surveying will be determined by project and County per California law.



CITY OF LEMOORE BUDGET AMENDMENT FORM

Date:	3/29/2026	Request By:	Kristie Baley
Requesting Department:		Community Development - Planning	

TYPE OF BUDGET AMENDMENT REQUEST:

- | | | |
|---|-------------------------------------|--|
| <input type="checkbox"/> Appropriation Transfer within Budget Unit | <input checked="" type="checkbox"/> | One Sided Journal Increase/Decrease |
| <input checked="" type="checkbox"/> All other appropriations (Attach Council approved Staff Report) | <input type="checkbox"/> | Expenditure to Expenditure or Revenue to Revenue |

FROM:

Full Account	Current Budget	Proposed Increase/Decrease:	Proposed New Budget
			\$ -

TO:

Full Account	Current Budget	Proposed Increase/Decrease:	Proposed New Budget
1000-820-0000-00000-530100	\$ 493,309.00	\$ 35,000.00	\$ 528,309.00

JUSTIFICATION FOR CHANGE/FUNDING SOURCE:

APPROVALS:

Department Head:	Date:
City Manager:	Date:
Entered By:	Date:
Approved By:	Date:



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

Staff Report

Item No: 4-4

To: Lemoore City Council

From: Kristie Baley, Management Analyst

Date: March 29, 2026 **Meeting Date:** April 7, 2026

Subject: Approval - Budget Amendment of \$53,300 from the General Fund – Grant Administration and Assistance for OLDCC Project and Authorize City Manager to Sign Work Order.

Strategic Initiative:

- | | |
|---|---|
| <input checked="" type="checkbox"/> Safe & Vibrant Community | <input checked="" type="checkbox"/> Growing & Dynamic Economy |
| <input checked="" type="checkbox"/> Fiscally Sound Government | <input checked="" type="checkbox"/> Operational Excellence |
| <input checked="" type="checkbox"/> Community & Neighborhood Livability | <input type="checkbox"/> Not Applicable |

Proposed Motion:

Approve budget amendment in the amount of \$53,300 from the General Fund (Professional Contract Services) for OLDCC Grant Administration and Assistance and authorize the City Manager to sign the QK Work Order for services listed in this staff report.

Subject/Discussion:

Staff is requesting a budget amendment in the amount of \$53,300 to fund Grant Administration and Assistance for City of Lemoore - Office of Local Defense Community Cooperation (OLDCC) Project. Approximately \$24,500 of the requested amount will be submitted as reimbursable expenditures and be returned to the General Fund.

To recap, the City has secured an Installation Readiness Review Grant (NIRR) to evaluate infrastructure integrity and installation mission risks at Naval Air Station Lemoore (NASL), leading to additional analysis or design. This grant will allow the City, in partnership with other community stakeholders and NASL to examine threats from unanticipated changes in environmental conditions. The project will evaluate surrounding infrastructure, including severe storms/flooding, and geologic hazards, such as

earthquakes and land subsidence, on the integrity of water, wastewater, electrical, and communication infrastructure outside the NASL fence line.

The funds requested in this budget amendment will be utilized to fund the tasks below:

- Develop Project Framework and Grant Management
- Participate in the Military Community Engagement Process
- Participate in Communications with Naval Air Station Lemoore
 - Steering Committee Support
- Naval Air Station Lemoore Installation Readiness Review
- Tabletop Exercises and After-Action Reports
- Site Visit and Conference

The tasks listed above are expected to begin with approval of this budget amendment and will be completed by July 2027 as stated in the attached work order. Technical consultant(s) will be procured for NIRR Technical Contracting support to provide the analyses and infrastructure reviews which will inform the tabletop exercises and after-action reports. .

Financial Consideration(s):

The budget amendment will reduce the General Fund by approximately \$28,800 (net amount after reimbursement). This amount paid by this amendment for this work will contribute to the required 10% match for this grant.

OLDCC Grant – Naval Air Station Lemoore Readiness

Total Project Funds	Amount	100%
OLDCC Funds	\$610,654	90%
Non-federal Funds	\$67,949	10%

The deliverables include the following:

- Provide RFP Scope of Services and Scoring/Rating forms for procuring technical consulting services for the NIRR Grant.
- Facilitation of Project kick-off meeting with NASL (oversee the NIRR contractor tasks) and provide documents needed from NAS Lemoore (ensuring no controlled unclassified information-specific data has been included before release).
- Create a scope of services to bid out for the completion of the NIRR for (1) Drinking water availability and alternate supply study, (2) Electrical infrastructure; (3) Wastewater infrastructure; and (4) Communication infrastructure.
- Provide list of stakeholders and contact information to participate in the steering committee.
-
- Assist in establishing the contracted consultant’s task of facilitating scenario-based tabletop exercises, participate and or assist in the response review and discussion, and confirm after-action reports include action items needed to implement

recommendation from the process and that funding sources are identified to fund the recommended solutions.

- Provide site visit meeting notes.

Alternatives or Pros/Cons:

Pros:

Expand the City’s working relationship with NAS Lemoore by evaluating potential threats to operational readiness and examining cross-sector emergency responses and protective measures together.

Alleviate stretched staff workloads by allowing contracted staff to develop and lead the project and grant management.

Cons:

None

Commission/Board Recommendation:

N/A

Staff Recommendation:

Approve budget amendment in the amount of \$53,300 from the General Fund 1000-820-0000-00000-530100 (Professional Contract Services) for OLDCC Grant Administration and Assistance and authorize the City Manager to sign the QK Work Order for services listed in this staff report.

Attachments:

- Resolution:
- Ordinance:
- Map
- Contract
- Contract
- Site Map and Pictures

Review:

- Asst. City Manager
- City Attorney
- City Clerk
- City Manager
- Finance

Date:

- 03/30/26
- 03/30/26
- 03/30/26
- 03/30/26



March 9, 2026

Marissa Trejo
City Manager
City of Lemoore
711 W. Cinnamon Drive
Lemoore, California 93245

Subject: Proposal for OLDCC Grant Administration and Assistance

Dear Ms. Trejo:

QK is pleased to submit this proposal to the City of Lemoore (City/Client) to provide grant administration and assistance for the City of Lemoore Office of Local Defense Community Cooperation (OLDCC) (project). This proposal contains our Background, Project Understanding, Approach/Scope of Services, Schedule, and Fee Estimate for your consideration.

BACKGROUND/PROJECT UNDERSTANDING

The City has secured an Installation Readiness Review grant to evaluate infrastructure integrity and installation mission risks at Naval Air Station Lemoore (NASL), leading to additional analysis or design. This grant would allow the City, in partnership with other community stakeholders and NASL, to examine threats from unanticipated changes in environmental conditions. The project will evaluate surrounding infrastructure, including severe storms/flooding, and geologic hazards, such as earthquakes and land subsidence (i.e., vertical sinking of land), on the integrity of water, wastewater, electrical, and communication infrastructure outside the NASL fence line.

The grant will consist of a four (4) task framework with a 16-month completion timeline.

APPROACH/SCOPE OF SERVICES

TASK 1.0 DEVELOP PROJECT FRAMEWORK AND GRANT MANAGEMENT

QK will assist the City's Finance Department in their submittal and development of Federal Performance (quarterly, yearly, and final) and Financial Reports (yearly). QK will assist the City in preparing a Request for Proposals (RFP) for procuring technical consultancy services. We will lead and participate in the RFP technical selection.

Deliverables:

- RFP scope of services in PDF format
- RFP scoring/rating forms in PDF format

TASK 2.0 PARTICIPATE IN THE MILITARY COMMUNITY ENGAGEMENT PROCESS

QK will assist the City in enhancing civilian and military communication, collaboration, and risk-based planning. This project will be the first opportunity for the installation and community to conduct joint planning activities in response to threats across community infrastructure, providing new communications opportunities for collaborative planning.

Subtask 2.1 *Participate in Communications with Naval Air Station Lemoore*

QK will oversee the facilitation of the project kick-off meeting with NASL. This will include overseeing the contractor task to develop and initial stakeholder lists, including scenario-based tabletop exercises and interagency meetings. This task will include participating in recurring project update meetings with NASL (monthly), developing an initial list of documents needed from NASL and local government partners to submit requests through appropriate channels, participating and coordinating smooth liaisons with NASL personnel, state-level installation readiness personnel, and stakeholders. QK will review the draft and final developed NASL Installation Readiness Review (NIRR) products with NASL personnel and leadership to establish that no Controlled Unclassified Information-specific data has been included before release.

Deliverable:

- List of documents needed from NASL in PDF format

Subtask 2.2 *Steering Committee Support*

QK will assist and oversee the City's consultants in creating community and stakeholder engagement materials (letters, emails, and agendas) for distribution. We will participate in a kick-off steering committee meeting by identifying committee members, the purpose, and the meeting schedule. QK will assist in developing and facilitating recurring steering committee meetings and in producing meeting materials, including meeting agendas, minutes, and notes for tasks, milestones, and NIRR development. QK will assist the City in facilitating the scenario(s) development and assigning participation in tabletop exercises.

Deliverable:

- List of stakeholders and contact information to participate in the steering committee in PDF format

TASK 3.0 **NAVAL AIR STATION LEMOORE INSTALLATION READINESS REVIEW**

QK will assist the City in conducting the NIRR to evaluate the integrity of vital infrastructure and assess potential threats to operational readiness. This review will inform the development of risk-based strategies and action plans, which may lead to further analysis and design of solutions for shared infrastructure. QK will help the City create a scope of services to bid out for the completion of the NIRR for: (1) Drinking water availability and alternate supply study; (2) Electrical infrastructure; (3) Wastewater infrastructure; and (4) Communications infrastructure.

Deliverable:

- Scope of services for completion of NIRR in PDF format

TASK 4.0 **TABLETOP EXERCISES AND AFTER-ACTION REPORTS**

QK will assist the City in establishing the contracted consultant's task of facilitating scenario-based tabletop exercises examining cross-sector emergency response and infrastructure protective measures during severe storms, flooding, and geologic hazards. QK will participate and/or assist in the response review and discussion. We will review after-action reports to confirm they include action items needed to implement recommendations from the process and that funding sources are identified to fund recommended solutions.

TASK 5.0 **SITE VISIT AND CONFERENCE**

QK will participate in two (2) Department of Defense conferences, out of state. We will attend an in-state peer site visit to a military base that has led an OLDCC grant project.

Deliverable:

- Site visit meeting notes in PDF format

SCHEDULE

Typically, we can begin our services within five (5) business days of the time authorization is received. Tasks 1.0 through 5.0 will be completed by July 2027. Some tasks will be performed concurrently.

Task	Description	Duration
1.0	Develop Project Framework and Grant Management	5 months
2.0	Participate in the Military Community Engagement Process	Ongoing
2.1	Participate in Communications with Naval Air Station Lemoore	Ongoing
2.2	Steering Committee Support	Ongoing
3.0	Naval Air Station Lemoore Installation Readiness Review	Ongoing
4.0	Tabletop Exercises and After-Action Reports	4 months
5.0	Site Visit and Conference	>5 days
Total Duration		16 months

FEE ESTIMATE

Fee to be paid based on actual Time and Materials. Grant funding availability will pay the City of Lemoore for a portion of 260 hours of QK's fees.

Task	Description	Fee Type	Fee Amount
1.0	Develop Project Framework and Grant Management	T&M	\$12,150
2.0	Participate in the Military Community Engagement Process		
2.1	Participate in Communications with Naval Air Station Lemoore	T&M	\$7,250
2.2	Steering Committee Support	T&M	\$7,250
3.0	Naval Air Station Lemoore Installation Readiness Review	T&M	\$6,150
4.0	Tabletop Exercises and After-Action Reports	T&M	\$5,050
5.0	Site Visit and Conferences	T&M	\$15,450
Total Estimated Fee			\$53,300

Notes:

1. Expenses for reproduction, mailing, mileage, etc., are billed per our attached Charge Rate Schedule.
2. All time-and-materials fees will be invoiced monthly based on the level of effort in terms of hours relating to our Charge Rate Schedule.
3. When a Task is set on a time-and-materials fee basis, it signifies that it is not possible to accurately predict the amount of work effort required, typical of on-call type services. QK will work with the client to set expectations where applicable.
4. The Fee Estimate is good for a period of 90 days from the date of the proposal. After 90 days, the Fee Estimate is subject to change.
5. The City will be required to pay for the travel and accommodation costs for the QK Grant Administrator and the City Administration travel and accommodation costs.

EXCLUSIONS AND ASSUMPTIONS

- Engineering review and design services are excluded from this proposal.
- This task order is only for the Administration of this grant and tasks/costs spelled out herein.
- City Financial Reports are to be run by the City.
- Any service not specifically identified herein is excluded from this proposal.

AUTHORIZATION OF SERVICES

In order to authorize the services described herein, please sign the attached Task Order and send it back to us. Typically, we can begin our services within five (5) business days of the time authorization is received, depending on the client's needs and schedule constraints.

Thank you for your continued confidence in the QK team. If you have any questions or would like to discuss this proposal further, please contact Steve Brandt or Monique Mello at (559) 733-0440. We look forward to beginning this work upon your approval.

Sincerely,



Steve Brandt, AICP
Policy Planning Technical Lead



Monique Mello, PE, QSD/QSP
Branch Manager - Visalia/Porterville

Enclosures: Task Order
Charge Rate Schedule

P260133
MG/CC/SB/MCM

CITY OF LEMOORE
WORK AUTHORIZATION AND TASK ORDER
ON-CALL CONSULTANT – PLANNING SERVICES
 Job No. _____

Project #:	Phase #:	Task #:
Project Title: Office of Local Defense Community Cooperation (OLDCC) Grant Administration and Assistance		
Project Description: Provide grant administration and assistance for the City of Lemoore Office of Local Defense Community Cooperation (OLDCC) project as described in the attached proposal dated March 9, 2026.		
Scope of Work: See attached proposal dated March 9, 2026.		
Period of Performance: See attached proposal dated March 9, 2026.		
Budget: See attached proposal dated March 9, 2026. Total Fee is \$53,300.00 (Time & Materials).		
Special Terms and Conditions: All of the terms and conditions of the Agreement for On-Call Consultants between the City of Lemoore and QK, dated November 4, 2025, are incorporated by reference as if fully set forth herein.		
Invoicing Requirements: <ul style="list-style-type: none"> ▪ Payment Terms: Net 30 Days ▪ Contract Type: <input checked="" type="checkbox"/> Time & Materials: <u>\$53,300.00</u> <input type="checkbox"/> Fixed Fee: <u>\$</u> ▪ Invoice Frequency: Monthly 		
QK	City of Lemoore	
By: _____ Signature	By: _____ Signature	
Name: <u>Amber Aguayo</u>	Name: _____	
Title: <u>CFO/COO</u>	Title: _____	
Date: _____	Date: _____	

cl

Charge Rate Schedule



2025 CHARGE RATE SCHEDULE

TECHNICAL SERVICES	
Project Administrator	\$103 / hour
Assistant CADD Technician / Assistant CADD Designer / GIS Technician	\$103 / hour
Associate CADD Technician / Associate CADD Designer / Associate GIS Analyst	\$118 / hour
Senior Associate CADD Technician/ Senior Associate CADD Designer / Senior Associate GIS Analyst	\$129 / hour
Senior CADD Technician / Senior CADD Designer / Senior GIS Analyst	\$159 / hour
Landscape Architect Technician	\$118 / hour
PROFESSIONAL SERVICES	
Engineering	
Assistant Engineer	\$129 / hour
Associate Engineer	\$159 / hour
Senior Associate Engineer	\$185 / hour
Project Engineer	\$210 / hour
Senior Engineer / City Engineer / District Engineer	\$245 / hour
Senior Air Quality Engineer	\$275 / hour
Principal Engineer	\$275 / hour
Senior Principal Engineer: VP/ President	\$290 / hour
Planning / Environmental / Landscape Architecture	
Assistant Environmental Scientist	\$105 / hour
Assistant Planner	\$115 / hour
Associate Planner / Associate Environmental Scientist	\$129 / hour
Senior Associate Environmental Scientist	\$149 / hour
Senior Associate Planner	\$155 / hour
Senior Environmental Scientist	\$185 / hour
Senior Planner / Senior Landscape Architect	\$185 / hour
Principal Planner / Principal Environmental Scientist	\$210 / hour
Construction and Project Management	
Field Construction Observer	\$140 / hour
Senior Field Construction Observer	\$165 / hour
Assistant Construction Manager / Assistant Project Manager	\$129 / hour
Associate Project Manager	\$143 / hour
Associate Construction Manager / Associate Field Construction Observer	\$155 / hour
Project Manager	\$155 / hour
Senior Associate Construction Manager / Senior Associate Project Manager	\$170 / hour
Senior Project Manager	\$199 / hour
Senior Construction Manager	\$199 / hour
Principal Construction Manager / Principal Project Manager	\$225 / hour
Surveying	
Assistant Surveyor	\$125 / hour
Associate Surveyor	\$139 / hour
Senior Associate Surveyor	\$169 / hour
Project Surveyor	\$195 / hour
Senior Surveyor	\$210 / hour
Principal Surveyor	\$249 / hour
One-Person Survey Crew	\$185 / hour
Two-Person Survey Crew	\$290 / hour
Three-Person Survey Crew	\$385 / hour
UAV Pilot	\$199 / hour
UAV Flight Observer	\$165 / hour

Fees are based on the median hourly pay rate for employees in each classification, plus indirect costs, overhead, and profit.

EXPENSES	
Plotting, Printing and Reproduction, Equipment Rental, Postage and Shipping	1.15 x Cost
Transportation and per diem (QK will provide documented evidence of business travel, travel outside of work areas shall be pre-approved by Client)	1.15 x Cost
Mileage	\$0.81 / mile
Other Expenses – Including Subconsultants & Purchased Services through Subcontracts	1.15 x Cost

Rates are effective through December 31, 2025. If contract assignment extends beyond that date, a new rate schedule may be added to the contract. Expert Witness/ Litigation support will be billed as quoted.

Rates based on "Prevailing Wage" (PW) for Construction Surveying will be determined by project and County per California law.

1/15/2025



CITY OF LEMOORE BUDGET AMENDMENT FORM

Date:	3/29/2026	Request By:	Kristie Baley
Requesting Department:		Community Development - Planning	

TYPE OF BUDGET AMENDMENT REQUEST:

- | | | |
|---|-------------------------------------|--|
| <input type="checkbox"/> Appropriation Transfer within Budget Unit | <input checked="" type="checkbox"/> | One Sided Journal Increase/Decrease |
| <input checked="" type="checkbox"/> All other appropriations (Attach Council approved Staff Report) | <input type="checkbox"/> | Expenditure to Expenditure or Revenue to Revenue |

FROM:

Full Account	Current Budget	Proposed Increase/Decrease:	Proposed New Budget
			\$ -

TO:

Full Account	Current Budget	Proposed Increase/Decrease:	Proposed New Budget
1000-820-0000-00000-530100	\$493,309.00	\$ 53,300.00	\$ 546,609.00

JUSTIFICATION FOR CHANGE/FUNDING SOURCE:

APPROVALS:

Department Head:	Date:
City Manager:	Date:
Entered By:	Date:
Approved By:	Date:



711 West Cinnamon Drive • Lemoore, California 93245 • (559) 924-6700 • Fax (559) 924-6708

Staff Report

Item No: 4-5

To: Lemoore City Council

From: Mike Kendall, Police Chief

Date: March 25, 2026

Meeting Date: April 07, 2026

Subject: Resolution 2026-09 – Renewing Ordinance 2022-02 and Policy 709 of the Lemoore Police Department Policy Manual Authorizing the Use of Military Equipment in Accordance with Government Code Section 7070, et. seq.

Strategic Initiative:

<input type="checkbox"/> Safe & Vibrant Community	<input type="checkbox"/> Growing & Dynamic Economy
<input type="checkbox"/> Fiscally Sound Government	<input type="checkbox"/> Operational Excellence
<input checked="" type="checkbox"/> Community & Neighborhood Livability	<input type="checkbox"/> Not Applicable

Proposed Motion:

Adoption of Resolution 2026-09, renewing the ordinance adopting Police Department Military Equipment Use Policy in accordance with AB 481.

Subject/Discussion:

Staff recommends that the City Council approve the Military Equipment Use Policy, Policy 709 of the Lemoore PD Policy Manual, and the Annual Military Equipment Report. The Policy and ordinance which adopted the Policy must be renewed annually to allow the Department to continue using existing military equipment in the Department’s inventory and acquire new equipment for operational needs. Policy 709, Ordinance 2022-02, and the Annual Military Equipment Report comply with the requirements of AB 481 (codified in Gov. Code section 7072) and each type of equipment identified in the Annual Report has complied with the applicable standards in Government Code section 7071(d).

Department Policy 709 was adopted by Ordinance 2022-02 in compliance with AB 481. “Military equipment” is defined to include, without limitation, the following equipment: unmanned aerial or ground vehicles, armored vehicles, command and control vehicles, pepper balls, less lethal shotguns, less lethal 40mm projectile launchers, long range acoustic

devices, flashbangs, and foundational equipment, such as rifles. This equipment is used as a component of overall best practices for law enforcement agencies throughout the country. Authorization to continue using this equipment is necessary to protect the safety and welfare of the public and peace officers within the City.

There is a significant interest in ensuring that the Department continues to have access to equipment that provides the Department as many resources as possible to safeguard lives, ensure safety, and protect civil liberties. The use of military equipment is crucial to the Department's mission and will continue to be strictly regulated through internal processes and oversight, transparency, and City Council and public review.

BACKGROUND

On January 1, 2022, Governor Newsom signed into law AB 481, codified in Government Code sections 7070 through 7075. This law requires law enforcement agencies to obtain approval from the applicable governing body of a military equipment use policy (adopted by ordinance) before obtaining funding, acquiring, or using military equipment.

The Department seeks City Council's approval of Policy 709 (Attached), by renewing Ordinance 2022-02 (Attached), so that the Department is authorized to continue using the equipment as specified in the Policy. The purpose of Policy 709 is to safeguard the public's welfare, safety, civil rights, and civil liberties. Policy 709 ensures that there are adequate safeguards in place for the use of such equipment, including transparency, oversight, and accountability.

Policy 709 includes an inventory of each piece of equipment identified in Government Code section 7070 that is currently owned by the City, and the current use and cost of each piece of equipment. Policy 709 also allows for other law enforcement agencies to use military equipment when assisting in Lemoore as long as the assisting agency has a similar military equipment use policy adopted by its governing body.

As required by AB 481, Policy 709 has been posted on the Department's website. If Policy 709 is re-approved, it will remain posted and publicly available on the Department's website, along with the Annual Report, for as long as the military equipment is available for use.

As a result of the approval of Policy 709, AB 481 requires the Department to annually submit a military equipment report for each approved type of military equipment to the City Council for as long as the military equipment is available for use. Additionally, the Department must make each annual report publicly available on its website for as long as the equipment is available for use. The annual report must be presented to and reviewed by the City Council at a regular meeting each year, and the City Council must determine at the annual meeting whether each type of military equipment identified in the report continues to comply with the standard of approval and determine whether to renew the ordinance approving Policy 709.

The Annual Report (will be provided at the meeting) contains a comprehensive list of each type of equipment owned by the City and contains all required information in accordance with Government Code section 7072. Future acquisition of any equipment deemed to be "military equipment" will comply with applicable funding and procurement requirements.

Financial Consideration(s):

None.

Alternatives or Pros/Cons:

Pros:

- Compliance with AB 481.

Cons:

- Failure to comply with AB 481 would result in the police department's inability to continue using the equipment as specified in Policy 709.

Commission/Board Recommendation:

Not applicable.

Staff Recommendation:

Staff recommends City Council adopt Resolution 2026-09, renewing the ordinance adopting Police Department Military Equipment Use Policy in accordance with AB 481.

Attachments:

- Resolution: 2026-09
- Ordinance:
- Map
- Contract
- Other
- List:

Review:

- Asst. City Manager
- City Attorney
- City Clerk
- City Manager
- Finance

Date:

- 03/30/26
- 03/30/26
- 03/30/26
- 03/30/26

LEMOORE POLICE DEPARTMENT

2025 ANNUAL MILITARY EQUIPMENT USE REPORT





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SUMMARY

On September 30, 2021, the Governor of the State of California approved AB-481 requiring law enforcement agencies to obtain approval of the applicable governing body, City Council, by adoption of a military equipment use policy. The Lemoore Police Department was required to seek City Council approval of their military equipment use policy by ordinance at a regular open meeting prior to taking certain actions relating to the funding, acquisition, or use of military equipment, as defined. The bill allows the governing body to approve the funding, acquisition, or use of military equipment within its jurisdiction only if it determines that the military equipment meets specified standards. The ordinance is subject to annual City Council review to determine whether, based on an annual military equipment report, the standards set forth in the approving ordinance have been met. The City Council may renew the authorizing ordinance, disapprove authorization for particular military equipment where standards have not been met, or require modifications to the military equipment use policy to address any non-compliance with standards.

Finally, the bill requires publication of the military equipment use policy and the annual military equipment report on the Department's website. AB-481, Section 7072 states the following: (a) A law enforcement agency that receives approval for a military equipment use policy pursuant to Section 7071 shall submit to the governing body an annual military equipment report for each type of military equipment approved by the governing body within one year of approval, and annually thereafter for as long as the military equipment is available for use. The law enforcement agency shall also make each annual military equipment report required by this section publicly available on its internet website for as long as the military equipment is available for use. Within 30 days of submitting and publicly releasing an annual military equipment report pursuant to this section, the law enforcement agency shall hold at least one well-publicized and conveniently located community engagement meeting, at which the general public may discuss and ask questions regarding the annual military equipment report and the law enforcement agency's funding, acquisition, or use of military equipment.

INTRODUCTION

The Lemoore Police Department retains and employs a wide variety of defined military equipment to assist in safely achieving its mission statement of driving the crime rate down and improving the quality of life in the City of Lemoore. While the inventory of military equipment is varied, the mere possession of the equipment does not warrant its use for every incident. The Lemoore Police Department recognizes that critical incidents are unpredictable and can be very dynamic in nature. A variety of equipment options can greatly assist incident commanders, officers, and specific units in bringing those incidents to a swift resolution in a safe manner. The use of military equipment is restricted for use only in certain instances and in some cases only by certain units.

DEFINITIONS

This Annual Military Equipment Report outlines a summary of military equipment usage guidelines, inventory, fiscal impact, and complaints for 2025.

The following constitutes a list of qualifying equipment for the Department:

- A. Unmanned Aircraft System (UAS). An unmanned aircraft, remotely piloted, powered vehicle, along with the associated equipment necessary to control it.
1. DJI INSPIRE 1V2, cost \$1200 each, quantity: 2. UAS with a single-color camera, DGI XT 336 FLIR Thermal Sensor Camera (\$6900) weighs approx. 7.5 pounds and has video recording capabilities, approx. 30 minutes of flight time. Expected life span: 3-5 years. Fiscal Impact; \$1000.
 2. DJI Mini 2, cost \$750, quantity:1. UAS with single-color camera, weighs approximately 0.5 lbs, has video recording and photographing capabilities, approximately 31 minutes of flight time on a single battery charge with optimal flight conditions. Expected life span:2-3 years. Fiscal impact \$750.
 3. DJI Avata, cost \$1,707, quantity:0. UAS with single-color camera, weighs approximately 410g, has video recording and photographing capabilities, approximately 18 minutes of flight time on a single battery charge with optimal flight conditions. Expected life span: 2-3 years. Fiscal impact \$1,707.00
- B. Mobile Command Post: A vehicle used mobile office that provides shelter, access to Department computer systems, and restroom facilities during extended events.
1. 2018, Sandstorm, toy hauler, modified to facilitate the operational control and direction of public safety units. Cost: \$29,800. Expected life-span: 20 years. Fiscal Impact: \$600.
- C. High mobility multipurpose wheeled vehicle (Humvee).
1. 1986, American General, Humvee, received through CalOES at no cost. Expected lifespan: 5 years. Fiscal Impact:\$600
- D. Distraction Devices (Flash-Bang).
1. Combined Tactical Systems, 7290-2 Flash Bang, cost: \$52, quantity 5. A non-bursting, non-fragmenting multi bang device that produces a thunderous bang with intense bright light. Ideal for distracting dangerous suspects during hostage rescue, room entry, or other high risk situations.
 2. Combined Tactical Systems, 7290M Mini Flash Bang, cost: \$50, quantity 17. The 7290M Mini Flash Bang exhibits all the same attributes of its larger counterpart but in a smaller and lighter package. The 7290M is approximately 30% lighter than the 7290-2 but still has the 175db output of the 7290-M and produces 6-8 million candelas of light.
- E. Less Lethal Shotgun: Less Lethal Shotgun is used to deploy the less lethal 12-gauge Accusox Beanbag Round.
1. Remington 870 Less Lethal Shotgun, cost: \$946, quantity: 8. The Remington 870 Shotgun is used to deploy the less lethal 12-gauge Accusox Beanbag round up to a distance of 75 feet. The range of the weapon system helps maintain space

between officers and a suspect reducing the immediacy of the threat which is a principle of De-escalation.

2. 12 gauge Accusox Beanbag Round, cost \$5, quantity: 299. A less lethal 2.4 inch, 12 gauge shotgun round firing a ballistic fiber bag filled with 40 grams of lead shot at a velocity of approximately 275 feet per second. Accusox rounds are discharged from a dedicated 12-gauge shotgun that is distinguishable by an orange butt stock and for grip. This round provides accurate and effective performance when fired from the approved distance of not fewer than 5 feet. The maximum effective range of this munition is up to 75 feet from the target.

F. Rifles: Guns that are fired from shoulder level, having a long spirally grooved barrel intended to make bullets spin and thereby have greater accuracy over a long distance.

1. Bushmaster XM-15/XM-152S. Quantity: 37. Cost: \$776 each. 11.5" barrel. Overall length 32.5". Collapsible Stock. Caliber.223 REM. Semi Automatic. 30 round magazine.

2. Colt M4 Commando. Quantity: 12. Cost \$985 each. 11.5" barrel length. Overall length 32.5". Collapsible stock. Caliber.223 REM. Semi Automatic. 30 round magazine.

3. Federal.223 REM, 55 grain, Metal Case, Cost \$224.86 per 500

4. Federal.223 REM 55 grain Bonded SP, Cost \$263.40 per 200

EQUIPMENT USAGE AND PURCHASES 2025

This section outlines the military equipment usage for 2025. Certain items of military equipment, particularly consumables (munitions, diversionary devices, pepper balls, chemical agents, etc.) are used throughout the year on a regular basis for training in order to maintain proficiency. This section provides data for the operational use of military equipment listed within this Annual Equipment Report as well as anticipated purchases for the 2026/2027 fiscal year budget cycle. All purchases made during 2025 were done in compliance with LPD Policy section 709.

Rifle, Training Ammunition: Federal .223 REM, 55 grain, Metal Case, Cost \$224.86 per 500

Approximately 8,110 rounds were used for Department Range Training and Qualifications, SWAT Operator Range Training and Qualification, New Officer Range Training and Qualification during intake, and Rangemaster Range training.

Total Cost: \$3,714.24

10 Cases of Federal .223 Metal Case are budgeted for in the 26/27 FY budget cycle.

Total Cost: \$2,689.81

Colt M4 Commando. Quantity: 2 additional Colt M4 Commando rifles are budgeted for in the 26/27 FY budget cycle. Cost \$985 each. 11.5" barrel length. Overall length 32.5". Collapsible stock. Caliber .223 REM. Semi Automatic. 30 Round.

Rifle, Duty Ammunition: Federal .223 REM 55 grain Bonded SP, Cost \$263.40 per case of 200
Approximately 200 rounds were used for Department Range Training.

Total Cost: \$263.40

15 Cases of Federal .223 Bonded SP were budgeted for in the 26/27 FY budget cycle.

Total Cost: \$4,717.03

Less Lethal Shotgun Duty Beanbags: 12 gauge Accusox Beanbag Round, cost \$5

Approximately 100 rounds were used for Department Range Training and Qualification. Ammo is often switched out for old or damaged duty ammunition.

Total Cost: \$500.00

Combined Tactical Systems: 7290M Mini Flash Bang, cost: \$50

4 were used during SWAT Operator Annual Flash Bang Training.

4 were used during SWAT callouts

No Mini Flash Bangs were budgeted for in the 26/27 FY budget cycle.

Total Cost: \$0

High mobility multipurpose wheeled vehicle (Humvee) deployed:

Cops & Cars Car Show October 4, 2025

Red Ribbon/National Night Out October 29, 2025

Veterans Parade November 11, 2025

Christmas Parade December 04, 2025

Total Cost: \$100.00 (Fuel)

Mobile Command Post deployed:

Command Post was not deployed in 2025.

Total Cost: \$0.00 (Fuel)

DJI Mini: Deployed

02/17/25 Rooftop clearing for trespassing call

04/14/25 Backyard clearing for trespassing call

05/20/25 Rooftop clearing after a burglary

Total Cost: 0

DJI Avata: Deployed

04/13/25 Interior clearing during a warrant service

04/30/25 Interior clearing during a warrant service

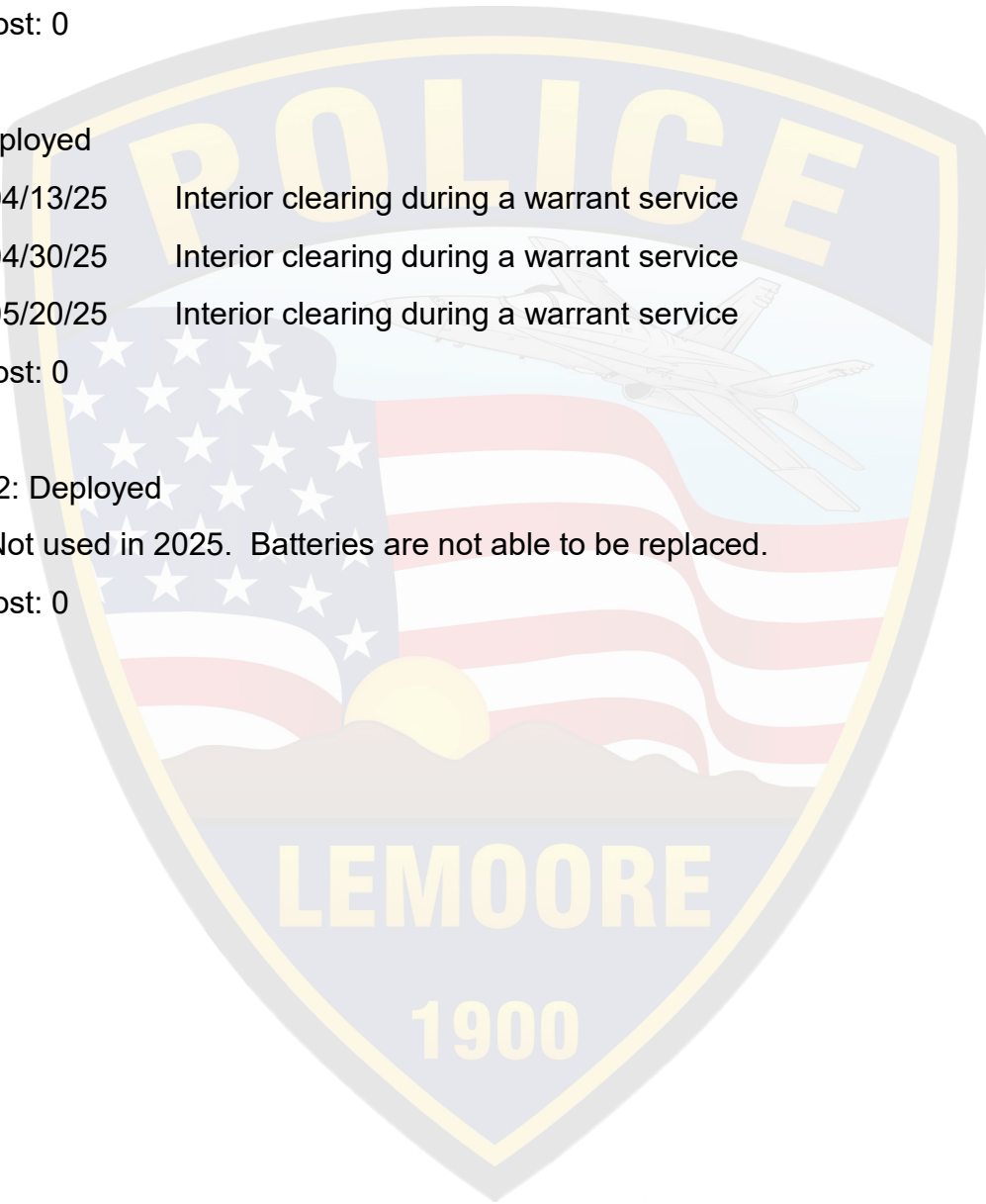
05/20/25 Interior clearing during a warrant service

Total Cost: 0

DJI Inspire 1V2: Deployed

Not used in 2025. Batteries are not able to be replaced.

Total Cost: 0



COMPLAINTS OR POLICY VIOLATIONS

Pursuant to California Government Code section 7070(d)(7), members of the public may register complaints or concerns or submit questions about the use of each specific type of Military Equipment.

There were no complaints/investigations regarding the use of Military Equipment in 2025.

No violations of Policy 709- Military Equipment use, were reported or known of in 2025.



CONCLUSION

The equipment, resources, and training outlined in this report support Lemoore Police Officers' efforts to protect our communities and enhance the safety of the public and officers. Our police department firmly believes responsible use of the equipment described in this report enhance our ability to deliver the highest level of professional, efficient, and effective service when faced with incidents requiring a thoughtful law enforcement response.

The Lemoore Police Department takes pride in preserving the peace of our City and the protection of our citizens through proactive problem solving and community partnership. We will continue to serve and do all we can to increase the safety of the public.

The Annual Military Equipment Report has been added to the Lemoore Police Department's webpage.

In accordance with LPD Policy Section 709, within 30 days of submitting and publicly releasing the annual military equipment report the Lemoore Police Department will hold at least one well-publicized and conveniently located community engagement meeting, at which the general public may discuss and ask questions regarding the annual military equipment report and the law enforcement agency's funding, acquisition, or use of military equipment.



RESOLUTION NO. 2026-09

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LEMOORE
RENEWING ORDINANCE 2022-02 AND POLICY NO. 709 OF THE LEMOORE POLICE
DEPARTMENT POLICY MANUAL AUTHORIZING THE USE MILITARY EQUIPMENT
IN ACCORDANCE WITH GOVERNMENT CODE SECTION 7070, ET SEQ.**

WHEREAS, the City Council adopted Lemoore Police Department Policy 709 (Military Equipment Use) with the adoption of Ordinance 2022-02 on April 19, 2022; and

WHEREAS, in accordance with Government Code section 7070, et seq., enacted by AB 481, the Police Department has prepared the 2024 Annual Military Equipment Report (“Annual Report”), which is incorporated herein by reference, for review by the City Council; and

WHEREAS, at its regular meeting on April 07, 2026, the City Council duly reviewed the Annual Report, Ordinance 2022-02, and Policy 709, and reviewed the associated staff report, and considered all public input and other information pertaining to the Annual Report and the authorization to use military equipment presented at the meeting.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Lemoore determines and resolves as follows:

1. Based on the Annual Report, the City Council determines that each type of military equipment identified in the Annual Report has complied with the applicable standards for approval as set forth in Government Code section 7071, subd. (d).
2. Policy 709 of the Police Department Manual and Ordinance 2022-02, which adopted Policy 709 on April 19, 2022, are hereby renewed.

PASSED AND ADOPTED by the City Council of the City of Lemoore at a regular meeting held on the 7th day of April 2026 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINING:

ATTEST:

APPROVED:

Christal Schisler, Deputy City Clerk

Patricia Matthews, Mayor



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Staff Report

Item No: 4-6

To: Lemoore City Council

From: Marissa Trejo, City Manager

Date: March 30, 2026

Meeting Date: April 07, 2026

Subject: Approve Resolution 2026-10 New City Seal Design Contest

Strategic Initiative:

- | | |
|--|--|
| <input type="checkbox"/> Safe & Vibrant Community | <input type="checkbox"/> Growing & Dynamic Economy |
| <input type="checkbox"/> Fiscally Sound Government | <input type="checkbox"/> Operational Excellence |
| <input type="checkbox"/> Community & Neighborhood Livability | <input checked="" type="checkbox"/> Not Applicable |

Proposed Motion:

Approve resolution 2026-10 that establishes contest terms and conditions for the creation of a new City seal design.

Subject/Discussion:

The City of Lemoore is inviting the community to design a new City seal, a lasting symbol of the city's pride, heritage, and future. The contest will run April 8, 2026, through May 31, 2026.

The contest is open to all ages and skill levels, from students and hobbyists to professional artists. Designs should be simple, bold, and meaningful, celebrating the city's heritage, values, and vision. While the City's color palette is blue and yellow. Creative freedom is encouraged.

Entries must be submitted in PNG or JPG format, square (1:1) aspect ratio, with a minimum resolution of 1000×1000 pixels, and emailed to cityclerk@lemoore.com by the deadline. Participants will receive a confirmation email upon submission.

All accepted submissions will be posted online for the public to vote for their favorite design. The top 8 submissions will then go to the City Council for consideration at a public City Council meeting in June 2026 for consideration and selection.

The selected seal will become the official City of Lemoore seal, appearing on City documents, signage, and communications moving forward. The winner will be recognized at a City Council meeting and honored at a public unveiling ceremony.

Be part of creating something that lasts. This new seal will represent the City of Lemoore for generations.

Financial Consideration(s):

N/A

Alternatives or Pros/Cons:

N/A

Commission/Board Recommendation:

N/A

Staff Recommendation:

Information Only.

Attachments:

- Resolution: 2026-10
- Ordinance:
- Map
- Contract
- Other
Other city examples.

Review:

- City Attorney
- City Clerk
- City Manager
- Finance

Date:

- 03/30/2026
- 03/30/2026
- 03/30/2026
- 03/30/2026

RESOLUTION NO. 2026-10

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LEMOORE
AUTHORIZING A NEW CITY SEAL DESIGN CONTEST AND ESTABLISHING
CONTEST TERMS AND CONDITIONS**

WHEREAS, the City of Lemoore desires to invite the community to help design a new City seal to serve as a lasting symbol of the city's pride, heritage, and future; and

WHEREAS, the City will conduct a contest running from April 8, 2026, through May 31, 2026, which is open to all ages and skill levels; and

WHEREAS, all accepted submissions will be posted online for the public to vote for their favorite design, and the top eight submissions will then go to the City Council for consideration and selection at a public meeting in June 2026; and

WHEREAS, the selected design is intended to serve as the official City of Lemoore seal, appearing on City documents, signage, and communications moving forward; and

WHEREAS, the winner of the design contest will receive a one-thousand dollar (\$1000.00) award, subject to conditions set forth below; and

WHEREAS, the City Council wishes to establish specific guidelines and authorities regarding the submission and selection process, as well as compensation for the winning design.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Lemoore that:

1. The City Council authorizes the New City Seal Design contest to be held from April 8, 2026, through May 31, 2026.
2. Entries must be submitted in PNG or JPG format, have a square (1:1) aspect ratio, feature a minimum resolution of 1000x1000 pixels, and be emailed to cityclerk@lemoore.com by the deadline.
3. The top eight submissions chosen by public online voting will be presented to the City Council at a June 2026 public meeting for final consideration and selection.
4. The City Manager is granted the express authority to reject any submission from the voting process that the City Manager feels is inappropriate, at her sole discretion.
5. The winner of the contest will be awarded one-thousand dollars (\$1,000.00), provided their design is used by the City, which will necessitate a written agreement executed

RESOLUTION 2026-10

between the City and the Winner. The monetary award will not be given absent completion and execution of a written agreement between City and Winner.

Passed and adopted at a Regular Meeting of the City Council of the City of Lemoore held on April 7, 2026, by the following votes:

AYES:

NOES:

ABSTAINING:

ABSENT:

APPROVED:

Patricia Matthews, Mayor

ATTEST:

Christal Schisler, Deputy City Clerk



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Staff Report

Item No: 4-7

To: Lemoore City Council

From: Josalynn Valdez, Finance Director

Date: March 23, 2026

Meeting Date: April 7, 2026

Subject: Authorization to Transition Joint Bank Account from Bank of America to Valley Strong Credit Union for Joint Account with Laguna Irrigation District

Strategic Initiative:

- | | |
|---|--|
| <input type="checkbox"/> Safe & Vibrant Community | <input type="checkbox"/> Growing & Dynamic Economy |
| <input checked="" type="checkbox"/> Fiscally Sound Government | <input checked="" type="checkbox"/> Operational Excellence |
| <input type="checkbox"/> Community & Neighborhood Livability | <input type="checkbox"/> Not Applicable |

Proposed Motion:

Council approves the transition of joint bank account with Laguna Irrigation District from Bank of America to Valley Strong Credit Union.

Subject/Discussion:

The City currently maintains a joint bank account with Laguna Irrigation District at Bank of America. This account is used for shared financial activities between both agencies.

Over time, staff has observed increasing banking fees associated with maintaining this account. These recurring fees have resulted in a consistent monthly loss of funds, reducing the overall efficiency and cost-effectiveness of the account.

After discussions, together with Laguna Irrigation District, both agencies have mutually agreed to transition the joint account to Valley Strong Credit Union.

Valley Strong Credit Union has been identified as a suitable financial institution based on the following:

- **Reduced Fees:** Valley Strong offers significantly lower or no monthly service fees compared to the City's current arrangement, which will eliminate ongoing monthly losses.

- **Public Agency Accounts:** The institution provides account types designed for public entities, including money market accounts with competitive interest rates.
- **Local Service Presence:** As a regional financial institution, Valley Strong provides accessible customer service and support.
- **Account Structure Compatibility:** The credit union can accommodate joint account structures with multiple authorized signers from both agencies.

The proposed accounts to be opened include:

- **Basic Business Checking Account:** For day-to-day transactions and operational use.
- **Required Regular Savings Account:** To meet credit union membership requirements.
- **Public Business Money Market Account:** To allow for interest earnings on retained balances.

This transition will improve financial stewardship by reducing unnecessary expenditures and increasing potential earnings on idle funds.

To ensure proper oversight and internal control, the following individuals are proposed as authorized signers:

- **City of Lemoore:**
 - City Manager
 - Finance Director
- **Laguna Irrigation District:**
 - Two designated representatives (as determined by the District)

This structure maintains shared governance of the joint account while ensuring accountability from both agencies.

Transitioning the joint account to Valley Strong Credit Union will result in cost savings, improved banking services, and better financial management of joint funds with Laguna Irrigation District. Staff recommends approval of the proposed action.

Financial Consideration(s):

Transitioning to Valley Strong Credit Union is expected to:

- Eliminate current monthly banking fees incurred at Bank of America
- Reduce overall banking costs
- Provide potential interest revenue through the money market account

There are no anticipated negative fiscal impacts associated with this change.

Alternatives or Pros/Cons:

Pros:

- Reduce costs and increase interest revenue for the shared account.

Cons:

The City Council may:

1. Decline to approve the transition and continue banking with Bank of America (not recommended due to ongoing fees).

Commission/Board Recommendation:

N/A

Staff Recommendation:

Staff recommends that the City Council:

1. Approve the transition of the joint bank account with Laguna Irrigation District from Bank of America to Valley Strong Credit Union.
2. Authorize the opening of the following accounts with Valley Strong Credit Union:
 - o Basic Business Checking Account
 - o Required Regular Savings Account
 - o Public Business Money Market Account
3. Designate the City Manager and Finance Director as authorized signers for the City.
4. Acknowledge the inclusion of two designated signers from Laguna Irrigation District.

Attachments:

- Resolution:
- Ordinance:
- Map
- Contract
- Other

Review:

- City Attorney
- City Clerk
- City Manager
- Finance

Date:

- 03/30/2026
- 03/30/2026
- 03/30/2026
- 03/23/2026



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Staff Report

Item No: 4-8

To: Lemoore City Council

From: Marissa Trejo, City Manager

Date: March 30, 2026

Meeting Date: April 07, 2026

Subject: Second Reading of Ordinance No. 2026-03 Adjusting City Council Stipends

Strategic Initiative:

- | | |
|--|--|
| <input type="checkbox"/> Safe & Vibrant Community | <input type="checkbox"/> Growing & Dynamic Economy |
| <input type="checkbox"/> Fiscally Sound Government | <input type="checkbox"/> Operational Excellence |
| <input type="checkbox"/> Community & Neighborhood Livability | <input type="checkbox"/> Not Applicable |

Proposed Motion:

Second reading of Ordinance No. 2026-03 by title only, amending Title 1, Chapter 5 of the Lemoore Municipal Code to adjust City Council stipends consistent with Government Code § 36516.

Subject/Discussion:

Ordinance No. 2026-03 was proposed on March 03, 2026 as an amendment to Title 1, Chapter 5, Section 1-5-2 of the Lemoore Municipal Code to adjust City Council compensation consistent with Government Code § 36516.

Government Code § 36516 authorizes general law cities to establish compensation for City Council Members based on population. Based on the City of Lemoore's population, Council Member compensation may be set up to a maximum of \$950.00 per month.

The proposed ordinance would increase the monthly stipend of each Council Member from \$300.00 to \$750.00 per month. The Mayor would continue to receive an additional \$100.00 per month.

In addition, the ordinance establishes a \$100.00 monthly stipend for Council Members who are officially appointed by the City Council to serve on a Board or Commission.

If adopted, stipend adjustments would become effective January 1, 2027, in compliance with Government Code requirements regarding the effective date of compensation changes.

Financial Consideration(s):

The proposed adjustment would increase Council compensation beginning January 1, 2027. The total fiscal impact will depend on the number of Council Members serving on Boards or Commissions and will be incorporated into future fiscal year budgets subject to Council appropriation.

Alternatives or Pros/Cons:

Pros include aligning compensation more closely with statutory limits and recognizing additional Board and Commission service.

Cons none found.

Commission/Board Recommendation:

N/A

Staff Recommendation:

Staff recommends that the City Council approve Ordinance No. 2026-03, amending Title 1, Chapter 5 of the Lemoore Municipal Code to adjust City Council stipends consistent with Government Code § 36516.

Attachments:

- Resolution:
- Ordinance: 2026-03
- Map
- Contract
- Other

Review:

- City Attorney
- City Clerk
- City Manager
- Finance

Date:

- 03/30/2026
- 03/30/2026
- 03/30/2026
- 03/30/2026

ORDINANCE NO. 2026-03

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LEMOORE
AMENDING TITLE I, CHAPTER 5 OF THE MUNICIPAL CODE TO ADJUST CITY
COUNCIL STIPDENS CONSISTENT WITH GOVERNMENT CODE §36516.**

WHEREAS, Government Code §36516 authorizes payment of monthly salary to City Council Members; and

WHEREAS, Section 1-5-2 of the Lemoore Municipal Code dictates that each Council person receive the sum of three hundred dollars (\$300.00) per month as salary, and the Mayor shall receive an additional one hundred dollars (\$100.00) per month; and

WHEREAS, Government Code §36516 authorizes the City Council of the City of Lemoore to set Council members individual salary to a maximum of nine-hundred and fifty dollars (\$950.000) per month based on the City's population; and

WHEREAS, the City Council desires to adjust the salary amount for Council persons to seven-hundred and fifty dollars (\$750.00) per month and the Mayor to receive an additional one hundred dollars (\$100.00) per month salary, effective January 1, 2027; and

WHEREAS, the City Council desires that there be an additional one-hundred dollar (\$100.00) stipend per month provided to Council persons who participate on a Boards or Commission specifically appointed by City Council, effective January 1, 2027; and

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LEMOORE DOES
ORDAIN AS FOLLOWS:**

SECTION 1. AMENDMENT TO THE MUNICIPAL CODE: Title 1, Chapter 5, Section 1-5-2 (Salaries) is amended as follows:

“Section 1-5-2: SALARIES:

Each Council person shall receive the sum of seven-hundred and fifty dollars (\$750.00) per month as salary. The Mayor shall receive an additional one-hundred dollars (\$100.00) per month.

Council persons serving on a Board or Commission shall receive an additional monthly stipend of one-hundred dollars (\$100.00) for the duration of their service. To qualify for this stipend, the appointment to the Board or Commission must be made officially by the City Council.

The salaries provided in this section are exclusive of any amounts payable to members of the City Council as reimbursement of the actual and necessary expenses of office and are also exclusive of benefits including, but not limited to, retirement, health and welfare,

Federal Social Security payments and such other benefits as the City may pay on their behalf, so long as said benefits are also available for other City employees.

The salaries authorized pursuant to this section shall be paid commencing January 1, 2027, and shall be paid only during a fiscal year in which funds are budgeted and appropriated for this purpose. (Ord. 2026-03)

The foregoing Ordinance was introduced at a Regular meeting of the City Council of the City of Lemoore held on the 17th of February 2026 by the following vote:



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Staff Report

Item No: 5-1

To: Lemoore City Council

From: Steve Brandt, AICP

Date: March 25, 2026 Meeting Date: April 7, 2026

Subject: General Plan Amendment No. 2026-01, Zoning Map Amendment No. 2026-01, and Tentative Subdivision Map Tract No. 948: a request by Coker Ellsworth and Dan Pace to change the General Plan land use designation and zoning from Very Low Density Residential (RVLD) to Low Density Residential (RLD) and to approve a Tentative Subdivision Map to create an 80-lot subdivision. The project site is located between Vine Street and Champion Street, south of SR 198 in the City of Lemoore (APNs 023-150-003, 002, 041, and 042).

Strategic Initiative:

- | | |
|---|--|
| <input type="checkbox"/> Safe & Vibrant Community | <input type="checkbox"/> Growing & Dynamic Economy |
| <input type="checkbox"/> Fiscally Sound Government | <input type="checkbox"/> Operational Excellence |
| <input checked="" type="checkbox"/> Community & Neighborhood Livability | <input type="checkbox"/> Not Applicable |

Proposed Motion:

- Move to adopt Resolution No. 2026-08 approving General Plan Amendment No. 2026-01 and Tentative Tract Map No. 948, in accordance with the findings and conditions in the resolution.
- Introduce Ordinance No. 2026-04 approving Zoning Map Amendment No. 2026-01 and waive the first reading.

Subject/Discussion:

The project site is a 17.31-acre property located between Vine Street and Champion Street, south of SR 198. The project requests a Zone Change/General Plan Amendment from Very Low Density Residential (RVLD) to Low Density Residential (RLD) to allow for the approval of a Tentative Subdivision Map to create an 80-lot subdivision with a park

and a drainage basin. The average lot size for the subdivision is 6,000 square feet, with a minimum lot size of 5,700 square feet and a maximum size of 9,800 square feet.

The site is currently vacant and surrounded by rural residential uses to the south, a church to the west, the Lemoore Golf Course to the east, and SR 198 to the north.

Previous Relevant Actions:

On June 14, 2004, the City Council approved a 28-lot Tentative Subdivision Map on the site. The City approved several extensions of the approval, but a Final Map was never submitted to the City, and the Tentative Map expired on August 14, 2016.

Zoning/General Plan:

The site is currently planned and zoned Very Low Density Residential (RVLD). This zone would require the minimum lot size to be 10,000 square feet. The proposal is to change the designation and zoning to Low Density Residential (RLD), which would allow a minimum lot size of 5,000 square feet. This change would be consistent with the proposed Subdivision Map, which has an average lot size of 6,000 square feet. The sizes of the proposed lots break down as follows:

- 0 lots under 5,500 square feet
- 43 lots are between 5,500 and 5,999 square feet
- 39 lots are between 6,000 and 6,999 square feet
- 5 lots are between 7,000 and 7,999 square feet
- 3 lots are between 8,000 and 9,800 square feet

State law requires that the City not make changes to its General Plan or zoning that would have the effect of reducing the amount of housing that can be constructed. The proposal increases the site's allowed density, thereby increasing the number of homes that can be built.

The development project will be the City's standard minimum building setbacks for single-family homes in the RLD zone.

Access and Right of Way:

Access to the subdivision will be from two points on Champion Street and one point on Vine Street. Local roads will provide circulation within the subdivision.

Circulation Element:

An evaluation of traffic impacts was included in the Mitigated Negative Declaration prepared for the project. As the project proposes the development of an 80-lot single-family subdivision, the anticipated trips resulting from buildout could potentially impact roadways. However, based on the City General Plan estimates and planned improvements, along with the requirement for the project to pay appropriate developer impact fees for transportation-related impacts, the Level of Service (LOS) is not expected to fall below the acceptable LOS D.

The City General Plan anticipates 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, including the eventual expansion of Iona Avenue.

There will be a minimum seven-foot-high block wall where SR 198 is adjacent to a residential lot. There will be a chain-link fence between the park and SR 198, between the drainage basin and SR 198, and between the park and the backs of the residential lots.

Outlots:

There are two outlets that make up the park and a storm drainage basin. Each outlet will be dedicated in fee to the City with the recording of the Final Subdivision Map.

- Outlot A – Drainage Basin
- Outlot B – Community Park 1.26 acres

The total amount required for the Quimby Act open space dedication is 1.28 acres (80 proposed units at a factor of 0.0160 = 1.28 acres). Outlot B provides 1.26 acres, leaving an estimated balance due of 0.02 acres to be paid through in-lieu fees. The final calculation will be made when the Final Map is submitted.

Architectural and Site Design Standards:

It was determined that the project submittals meet the site design standards in Chapter 9-5C, as set forth in Major Site Plan Review 2026-01. Floor plans and elevations for the homes have not yet been submitted. A condition is proposed to require their submittal for Planning Commission approval prior to their building permit approval.

Landscaping:

Landscape and Irrigation Plans are required at the Building Permit submittal. Landscape Plans will be checked for compliance with the Model Water Efficient Landscape Ordinance (MWELo).

Environmental Assessment:

As Lead Agency under the California Environmental Quality Act (CEQA), the City staff reviewed the project to determine whether it could have a significant effect on the environment because of its development. 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. An Initial Study was prepared and found 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, in the form of mitigations, have been made by or agreed to by the project proponent. A Mitigated Negative

Declaration (MND) for the entire 17.31-acre site and all its stated uses was prepared and is attached. The 30-day public review period began January 9, 2026, and ended on February 9, 2026.

Financial Consideration(s):

A community facilities district (CFD) will be established when the Final Map is approved to fund the maintenance of the park, common landscaping, street maintenance, and other improvements.

Alternatives or Pros/Cons:

The Council could choose to deny the project or to modify the conditions. Denial would require that findings be made that state the reason for the denial.

Commission/Board Recommendation:

On March 9, 2026, the Planning Commission held a public hearing to consider the proposed project and voted unanimously to recommend approval to the City Council, subject to the conditions in the resolution.

Staff Recommendation:

Staff recommends that the City Council adopt Resolution No. 2026-08 approving General Plan Amendment No. 2026-01 and Tentative Subdivision Map Tract No. 948 and introduce Ordinance No. 2026-04 approving Zoning Map Amendment No. 2026-01 and waive the first reading.

Attachments:

- Resolution: 2026-08
- Ordinance: 2026-04
- Map Tract Map 948
- Contract
- Other

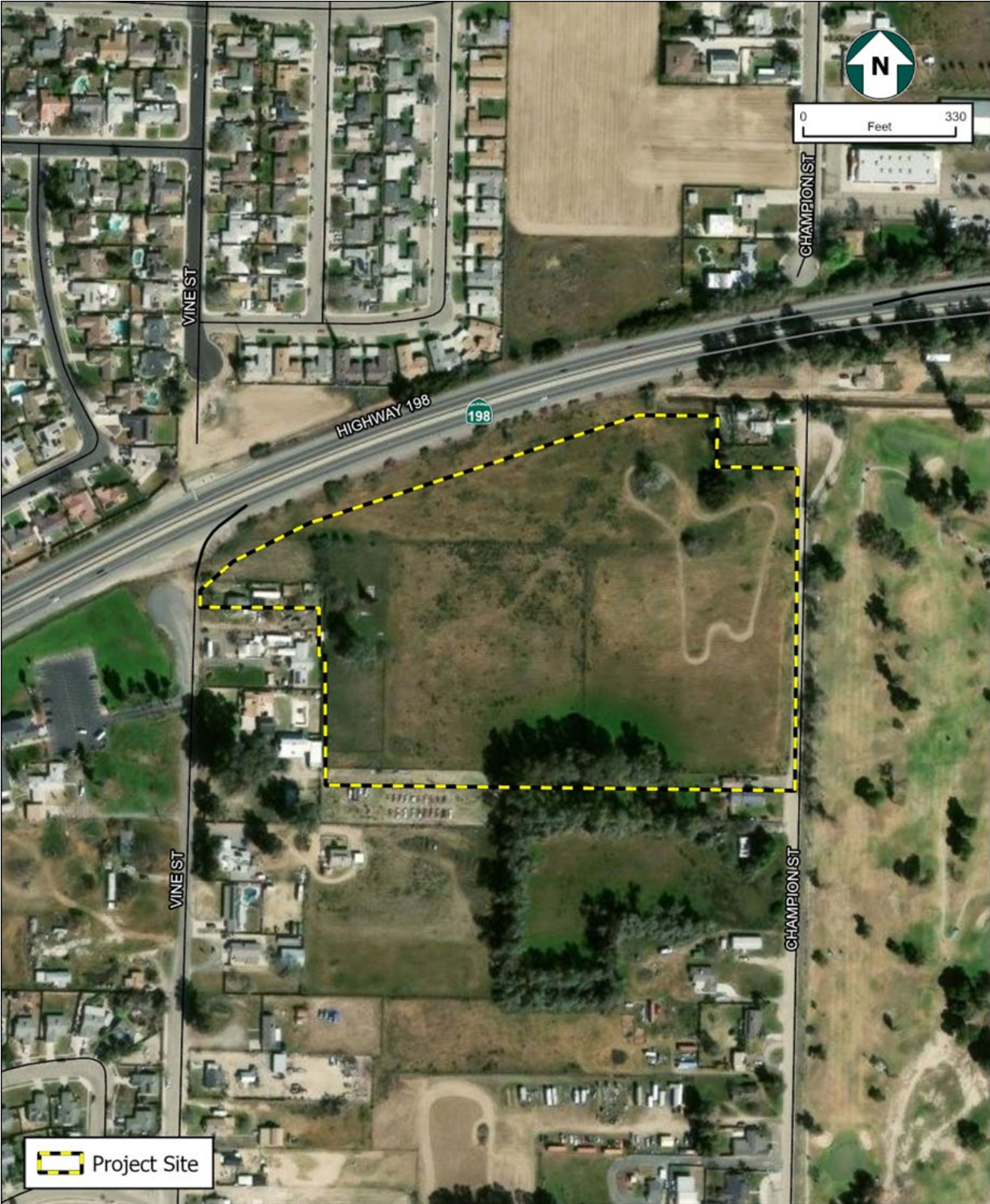
List: CEQA Mitigated Negative Declaration
Planning Commission Resolution

Review:

- Asst. City Manager
- City Attorney 03/30/26
- City Clerk 03/30/26
- City Manager 03/30/26
- Finance 03/30/26

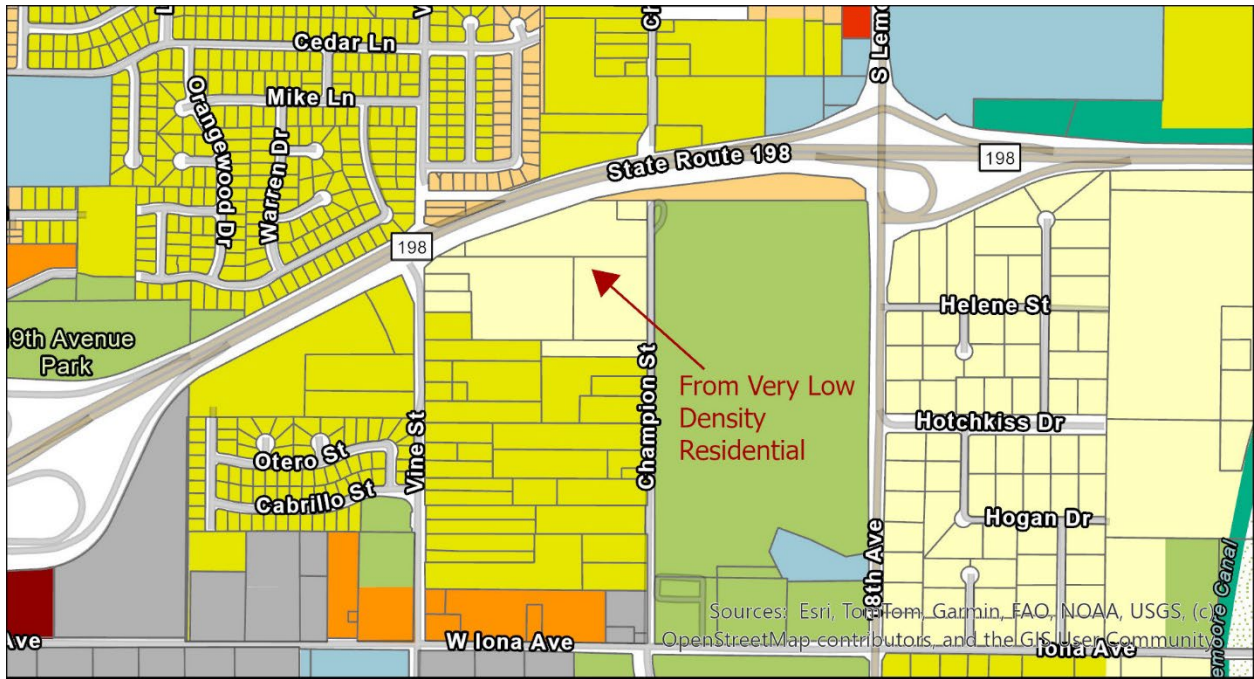
Date:

PROJECT LOCATION MAP



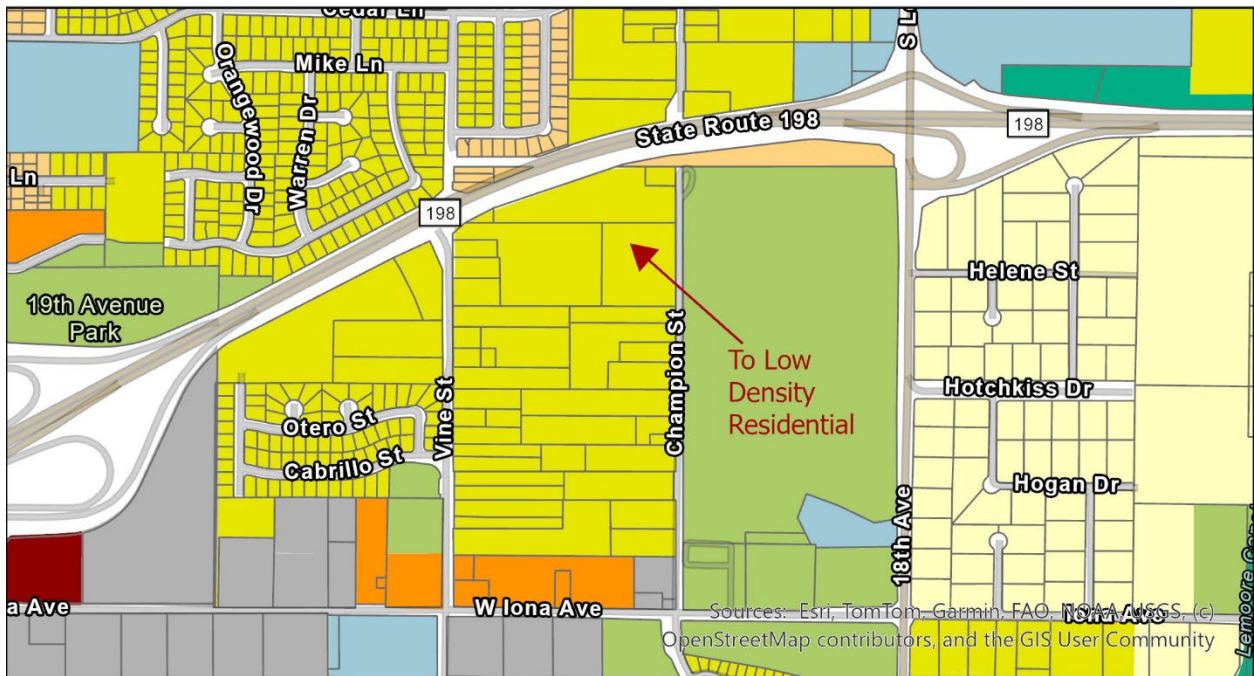
GENERAL PLAN AMENDMENT

“In God We Trust”

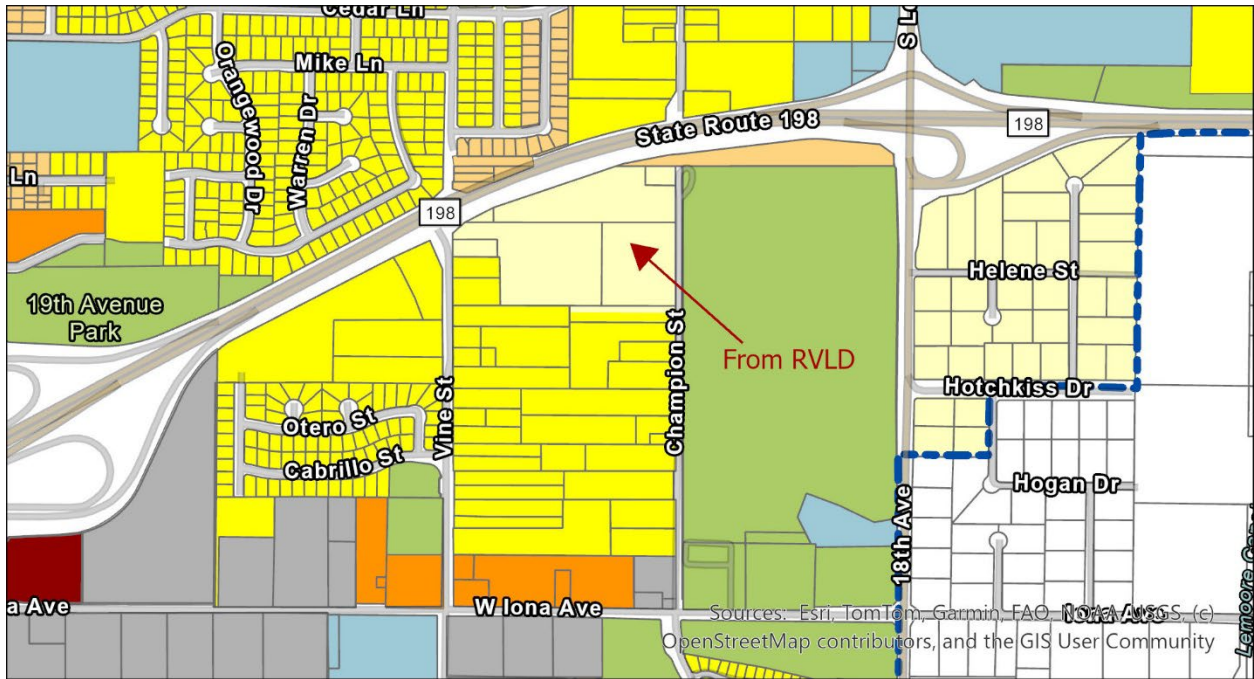


Existing General Plan Land Use Designations ↑

↓ Proposed General Plan Land Use Designations

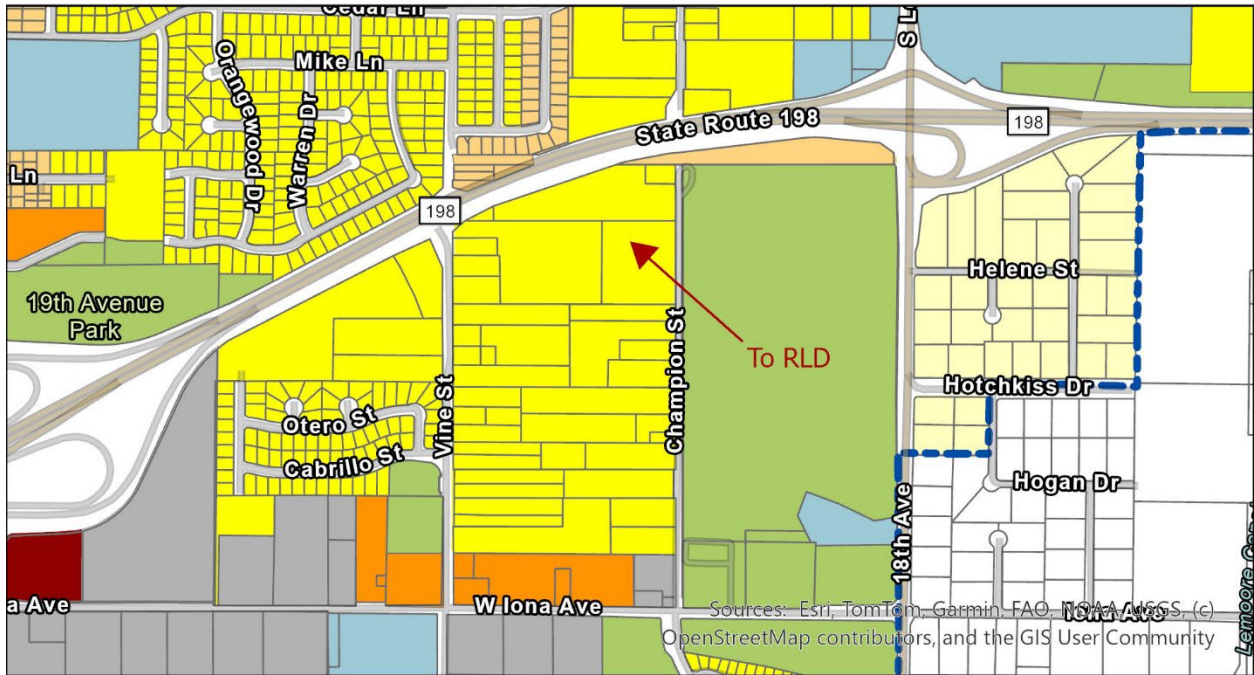


ZONING MAP AMENDMENT No. 2026-01



Existing Zoning ↑

↓ Proposed Zoning



RESOLUTION NO. 2026-08

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LEMOORE
APPROVING GENERAL PLAN AMENDMENT NO. 2026-01 AND TENTATIVE SUBDIVISION MAP
TRACT NO. 948 TO CREATE AN 80-LOT SUBDIVISION
IN THE CITY OF LEMOORE (APNs 023-150-003, 002, 041, 042)**

At a Regular Meeting of the City Council of the City of Lemoore duly called and held on April 7, 2026, at 5:30 p.m. on said day, it was moved by Councilmember _____, seconded by Councilmember _____, and carried that the following Resolution be adopted:

WHEREAS, a request was made by Coker Ellsworth and Dan Pace for the approval of a General Plan Amendment to change the land use designation and zoning from Very Low Density Residential (RVLD) to Low Density Residential (RLD) and to approve a Tentative Subdivision Map to create an 80-lot subdivision. The project site is located between Vine Street and Champion Street, south of SR 198 in the City of Lemoore (APNs 023-150-003, 002, 041, 042); and

WHEREAS, the proposed undeveloped site is 17.31 acres in size, and is currently designated and zoned Very Low Density Residential (RVLD); and

WHEREAS, the project proposes a General Plan Amendment and Zoning Map Amendment for the proposed site to change the existing land use designation and zoning from Very Low Density Residential (RVLD) to Low Density Residential (RLD); and

WHEREAS, the proposed Tentative Subdivision Map Tract 948 is to create an 80-lot subdivision with a city park and city storm drainage basin.

WHEREAS, as the Lead Agency under the California Environmental Quality Act (CEQA), the City staff reviewed the project to determine whether it could have a significant effect on the environment due to its development. The Initial Study found 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 in the form of mitigations have been made by or agreed to by the project proponent. A Mitigated Negative Declaration (MND) was prepared and is included as an attachment; and

WHEREAS, the Lemoore Planning Commission held a duly noticed public hearing at a March 9, 2026, Regular Meeting, and voted unanimously to recommend approval of the General Plan Amendment, Zoning Map Amendment, and Tentative Subdivision Map, with conditions; and

WHEREAS, the Lemoore City Council held a duly noticed public hearing on April 7, 2026, Regular Meeting.

NOW THEREFORE, BE IT RESOLVED that the City Council of the City of Lemoore hereby makes the following findings regarding the proposed project, based on facts detailed in the April 7, 2026, Staff Report, which is hereby incorporated by reference, as well as the evidence and comments presented during the Public Hearing:

1. The General Plan Amendment is in the public interest, and the General Plan as amended will remain internally consistent.
2. The Zoning Map Amendment, to be adopted by ordinance, is consistent with the General Plan goals, policies, and implementation programs.

3. A CEQA Initial Study was prepared and found 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 in the form of mitigations have been made by or agreed to by the project proponent. An MND for the entire 17.31-acre site was prepared.
4. The proposed project is consistent with the objectives of the General Plan and complies with applicable zoning regulations, specific plan provisions, and improvement standards adopted by the City.
5. The project's lot sizes are consistent with densities in the General Plan and are appropriate for this site.
6. The proposed project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation.
7. The proposed project will not be detrimental to adjacent properties and will not materially impair the purposes of the Zoning Ordinance or the public interest.
8. As proposed and conditioned herein, the site design of the project is consistent with the residential development standards in the Zoning Ordinance.
9. The proposed architecture, site design, and landscape are suitable for the purposes of the building and the site and will enhance the character of the neighborhood and community.
10. The architecture, character, and scale of the building and the site are compatible with the character of buildings on adjoining and nearby properties.
11. The City Council intends to concurrently approve the requested Zoning Map Amendment by adoption of an ordinance.

BE IT FURTHER RESOLVED that the City Council of the City of Lemoore approves Tentative Subdivision Map Tract No. 948, subject to the following conditions:

1. The site shall be developed consistent with the approved Tentative Subdivision Map Tract No. 948, Major Site Plan Review No. 2026-01, and its conditions, comments, and applicable development standards found in the City of Lemoore Zoning Ordinance and City Municipal Code.
2. Plans for all public and private improvements, including, but not limited to, water, sewer, storm drainage, road pavement, curb and gutter, sidewalk, streetlights, landscaping, and fire hydrants, shall be approved by the City Engineer, and these improvements shall be completed in accordance with the approved plans to the satisfaction of the Public Works Department.
3. The project shall be subject to applicable development impact fees adopted by the Resolution of the City Council.
4. The developer shall comply with all requirements in the Mitigation Monitoring Plan included in the MND prepared for the project.

5. The developer shall comply with the Standards, Provisions, and Requirements of the San Joaquin Valley Air Pollution Control District that relate to the project.
6. Fire hydrant types and locations shall be approved by the Lemoore Fire Department.
7. The project and all subsequent uses must meet the requirements found in Section 9-5B-2 of the Zoning Ordinance related to noise, odor, vibration, and maintenance.
8. Concrete pads for the installation of mailboxes shall be provided in accordance with determinations made by the Lemoore Postmaster.
9. Street trees from the City-approved street tree list shall be planted with root barriers as per Public Works Standards and Specifications.
10. Streetlights shall be provided within the project as per City local streetlight standards.
11. The sidewalk along local streets (parkway type or curb adjacent type) shall be consistent throughout all phases of the subdivision, as per City standards.
12. A minimum seven-foot-high block wall shall be constructed where residential lots are adjacent to SR 198. A minimum six-foot-high chain-link fence shall be constructed where the park is adjacent to SR 198 and the backs and sides of the residential lots. A minimum six-foot-high chain link fence shall be constructed around the drainage basin.
13. The street improvements along Champion Street shall include any additional improvements needed along the turnaround at the north end of Champion Street to continue to properly function for traffic. The specific design shall be approved by the Public Works Director.
14. Any existing roadway, sidewalk, or curb and gutter that is damaged during construction shall be repaired or replaced to the satisfaction of the Public Works Department.
15. All signs shall require a sign permit separate from the building permit.
16. The park shall be constructed and opened to the public for use prior to issuance of final occupancy permits on the tenth home constructed, not including model homes.
17. A community facilities district (CFD) shall be formed in conjunction with the Final Map acceptance in order to provide the maintenance costs for the park, common landscaping, street maintenance, and other improvements in accordance with existing City policy.
18. Floor and elevation plans for the Master Home Plans shall be submitted to the Community Development Department for review and approval by the Planning Commission prior to their building permit approval.

The time limits, potential extensions, and expiration of this map are established by the City of Lemoore Zoning Ordinance, the City Subdivision Ordinance, and the Subdivision Map Act.

Passed and adopted at a Regular Meeting of the City Council of the City of Lemoore held on April 7, 2026, by the following votes:

AYES:

NOES:

ABSTAINING:

ABSENT:

APPROVED:

Patricia Matthews, Mayor

ATTEST:

Christal Schisler , Deputy City Clerk

ORDINANCE NO. 2026-04

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LEMOORE
ADOPTING A CHANGE OF ZONE FOR PROPERTY LOCATED BETWEEN VINE
STREET AND CHAMPION STREET, SOUTH OF SR 198 IN THE CITY OF LEMOORE**

THE CITY COUNCIL OF THE CITY OF LEMOORE HEREBY DOES ORDAIN:

SECTION 1. FINDINGS.

- (a) Coker Ellsworth and Dan Pace have requested approval of Zoning Map Amendment 2026-01 for property located between Vine Street and Champion Street, south of SR 198 in the City of Lemoore (APNs 023-150-003, 002, 041, and 042).
- (b) On March 9, 2026, the Planning Commission of the City of Lemoore held a public hearing, reviewed the proposal, and recommended approval of the Zoning Map Amendment to the City Council.
- (c) This Zoning Map Amendment is consistent with the City of Lemoore General Plan, Lemoore Municipal Code, and the Zoning Ordinance and would not be detrimental to the public interest, health, safety, convenience, and welfare of the City.
- (d) A Mitigated Negative Declaration has been prepared and adopted in accordance with the California Environmental Quality Act (CEQA).

SECTION 2. ZONE CHANGE.

The properties located between Vine Street and Champion Street, south of SR 198 in the City of Lemoore, more specifically defined as APNs 023-150-003, 002, 041, and 042, are hereby zoned Low Density Residential (RLD) as depicted in the attached map.

SECTION 3. ZONING MAP AMENDMENT.

The official Zoning Map shall be amended to reflect this change.

SECTION 4. SEVERABILITY.

If any provision of this ordinance is declared unlawful by a court of competent jurisdiction, the City Council intends that the remaining provisions of this ordinance remain in effect.

SECTION 5. EFFECTIVE DATE.

The ordinance codified herein shall take effect and be in full force and effect from and after thirty (30) days after its final passage and adoption. Within fifteen (15) days after

its adoption, the ordinance codified herein, or a summary of the ordinance codified herein, shall be published once in a newspaper of general circulation.

The foregoing Ordinance was introduced at a Regular Meeting of the City Council of the City of Lemoore held on the 7th day of April 2026 by the following vote:

AYES:

NOES:

ABSTAINING:

ABSENT:

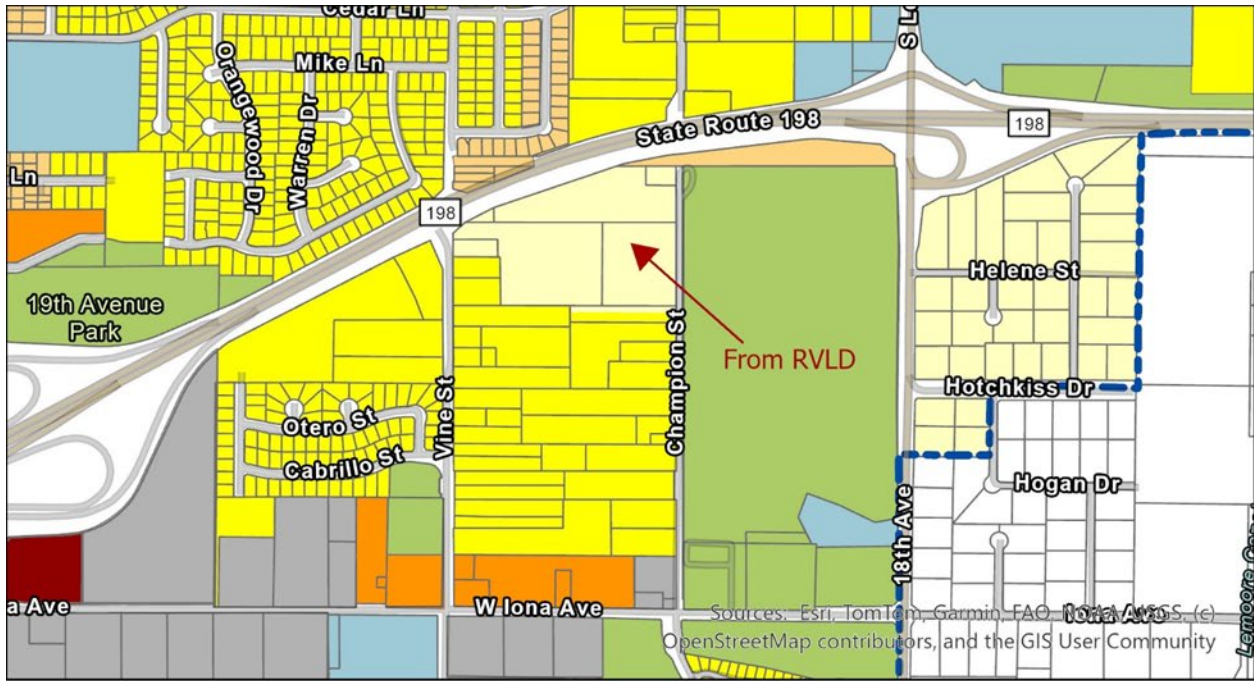
ATTEST:

APPROVED:

Christal Schisler, Deputy City Clerk

Patricia Matthews, Mayor

ZONING MAP AMENDMENT No. 2026-01



Existing Zoning ↑

↓ Proposed Zoning



TENTATIVE SUBDIVISION MAP FOR TRACT 948 - HOLLY OAK ESTATES

COUNTY OF KINGS, CITY OF LEMOORE

SITE INFORMATION

1. EXISTING ZONING: R1D	9. SOURCE OF GAS: P.G. & E.
2. EXISTING LAND USE: SITE VACANT	10. SOURCE OF CABLE T.V.: PRIME STAR CABLE CO.
3. PROPOSED ZONING: RLD	11. PROP. STREET IMPROVEMENTS: CITY OF LEMOORE STD.
4. PROPOSED LAND USE: SINGLE FAMILY RESID.	12. NET ACREAGE: 17.31 ACRES
5. A.P.N.: 023-150-003, 002, 041, 042	13. GROSS ACREAGE: 17.31 ACRES
6. SOURCE OF WATER: CITY OF LEMOORE	14. AVERAGE LOT AREA: 6000 SF
7. SOURCE OF SEWER DISPOSAL: CITY OF LEMOORE	15. DENSITY: 0.60 PER AC.
8. SOURCE OF ELECTRICAL: P.G. & E.	16. SOURCE OF STORM DRAINAGE: CITY OF LEMOORE

OUTLOT SCHEDULE

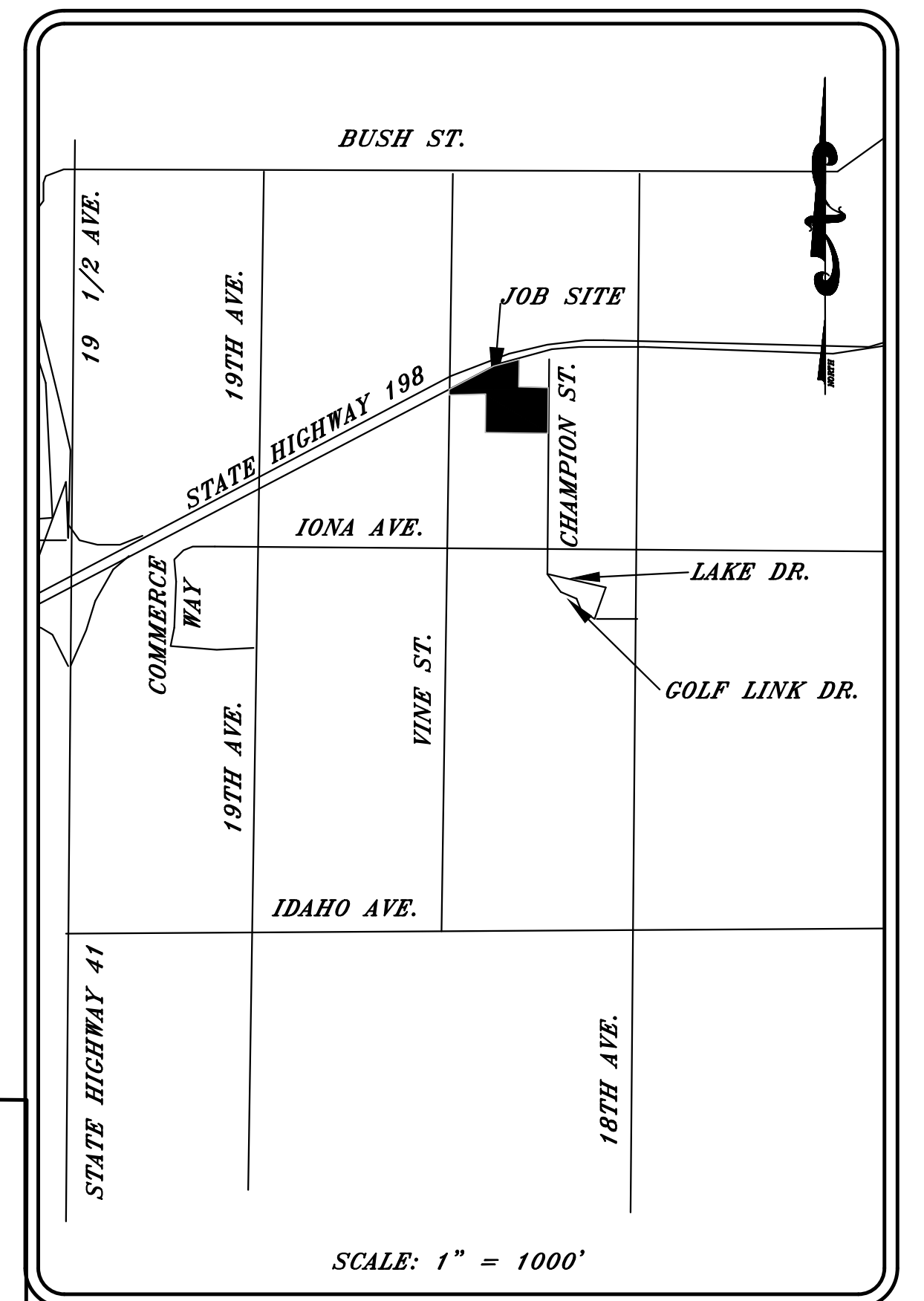
OUTLOT A TO BE DEDICATED IN FEE TO CITY OF LEMOORE FOR DRAINAGE BASIN PURPOSES, AFTER RECORDING FINAL SUBDIVISION MAP, OUTLOT A WILL BE DEEDED TO THE CITY PER SEPARATE DOCUMENT

OUTLOT B TO BE DEDICATED IN FEE TO CITY OF LEMOORE FOR PARK PURPOSES, AFTER RECORDING FINAL SUBDIVISION MAP, OUTLOT B WILL BE DEEDED TO THE CITY PER SEPARATE DOCUMENT

SITE NOTE:
NO EXISTING VALLEY OAKS ON THIS SITE

REMOVE EXISTING TURN AROUND AND INSTALL NEW PAVED CUL-DE-SAC PER CITY STD PROVIDE SMOOTH TRANSITION TO EXISTING PAVING

ADJ. PROPERTY GOLF COURSE CITY OF LEMOORE 023-120-001



SCALE: 1" = 1000'

VICINITY MAP

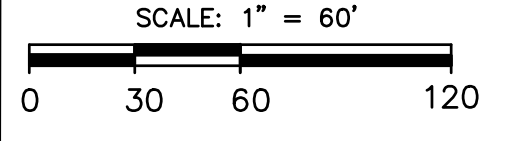
PREPARED FOR OWNER / DEVELOPER
Cedar Nest Homes, LLC
COKER ELSWORTH AND DAN PACE
129 Bridge Street, Ste B
Arroyo Grande, CA. 93420

APN
023-150-003, 002, 041, 042



SHEET INDEX

- 1 TENTATIVE MAP AND COVER SHEET
- 2 DETAIL SHEET

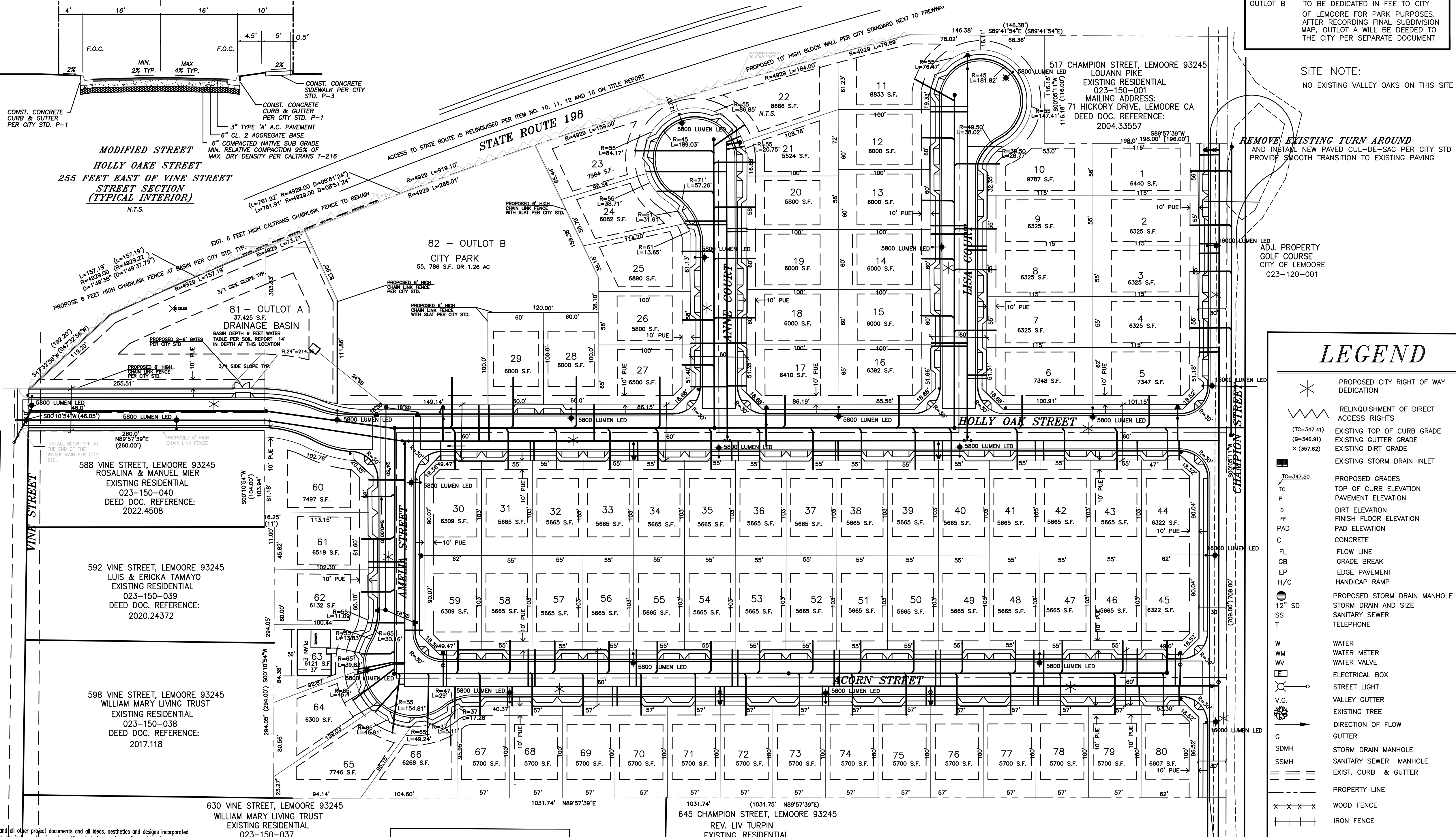
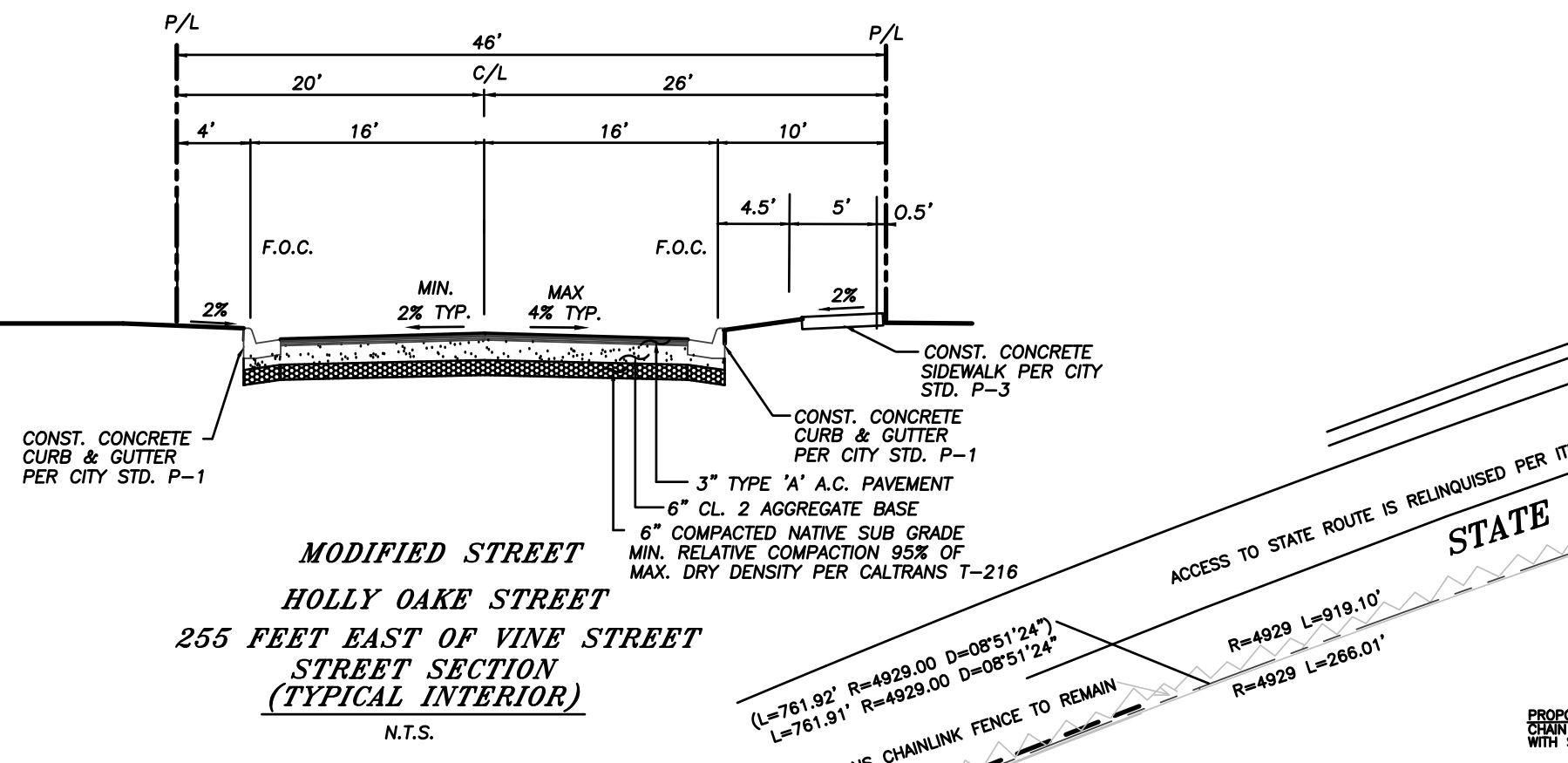
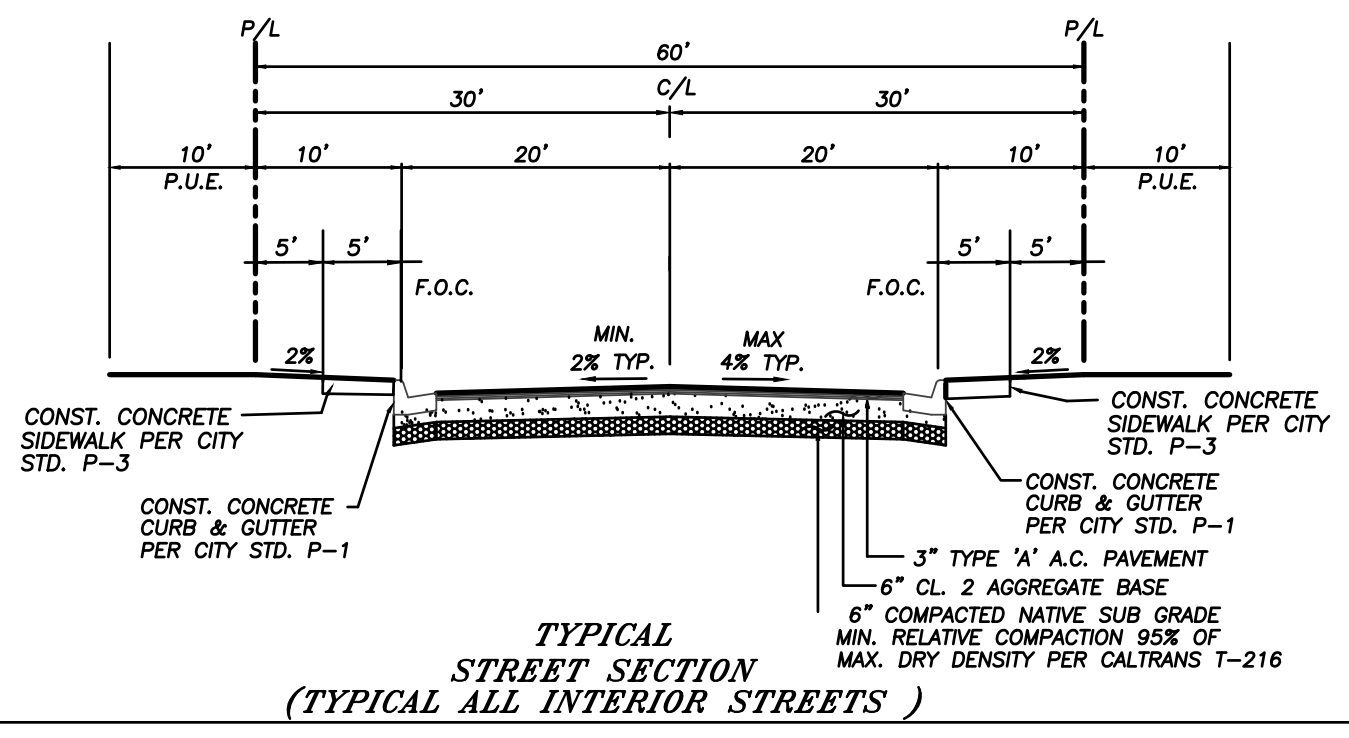
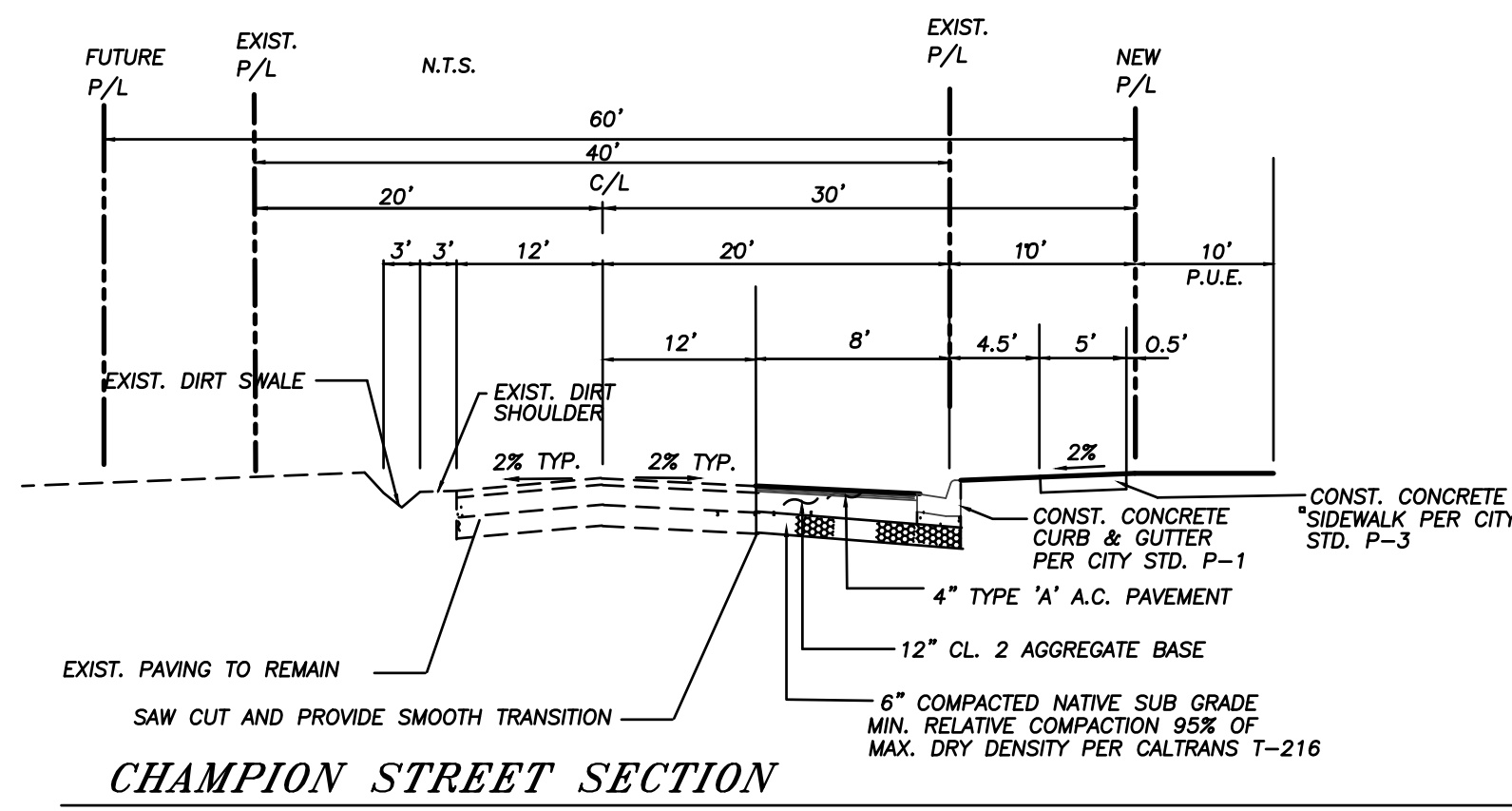


10-23-25
REVISED PER NEW TITLE REPORT NO IRRIGATION EASEMENT FOUND

9-30-25
REVISED TRACT ADDED CITY PARK AND REDUCE NUMBER OF LOTS TO 80 LOTS

3-25-25
REVISED TRACT NUMBER PER COUNTY REQ.

OPTION NO. 4



This and all other project documents and all ideas, aesthetics and designs incorporated herein are the instruments of service. All project documents are the registered property of Harbison International (H) and cannot be lawfully used in whole or in part for any project or purpose except as described in the contractual agreement between H and the Client. H hereby gives formal notice that any such project document use, reproduction, or modification (in whole or in part) without the written consent of H constitutes a breach of the contractual agreement and H and H's consultants shall be liable to the maximum legal extent against all losses, demands, claims or liabilities arising directly or indirectly from project document misuse.

Project documents describe design intent of work and are not a representation of the as-built or existing conditions. H and H's consultants make no representations concerning the accuracy of documents and are not responsible for any discrepancies between project documents and the existing conditions.

CITY BENCHMARK:
A BRASS CAP AT THE INTERSECTION
OF 19 TH AVE. AND IONA DRIVE
CITY DATUM EWI
ELEV.: 218.71'

TOTAL: 82 LOTS
RESIDENTIAL: 80 LOTS
DRAINAGE BASIN: 1 LOT - OUTLOT A
CITY PARK: 1 LOT - OUTLOT B

REVISION:

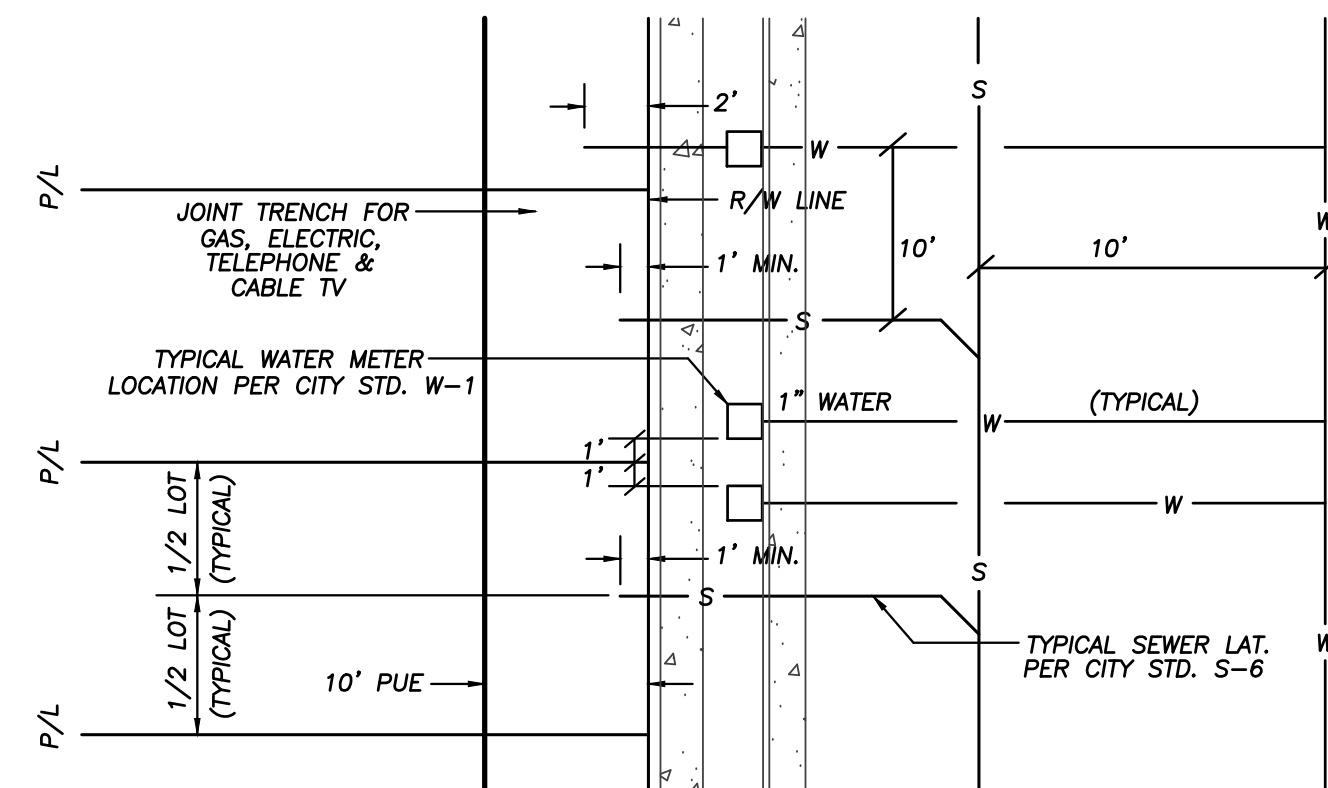
HARBISON INTERNATIONAL INC.
ENGINEERS - SURVEYORS - PLANNERS
2755 E. SHAW AVE., SUITE 101, FRESNO, CA 93710
PHONE: (559) 294-7485 FAX: (559) 294-7481

DR. BY: JM
CH. BY: ME
DATE: 2-02-26
12-10-25
3-25-25
3-04-25
2-25-25

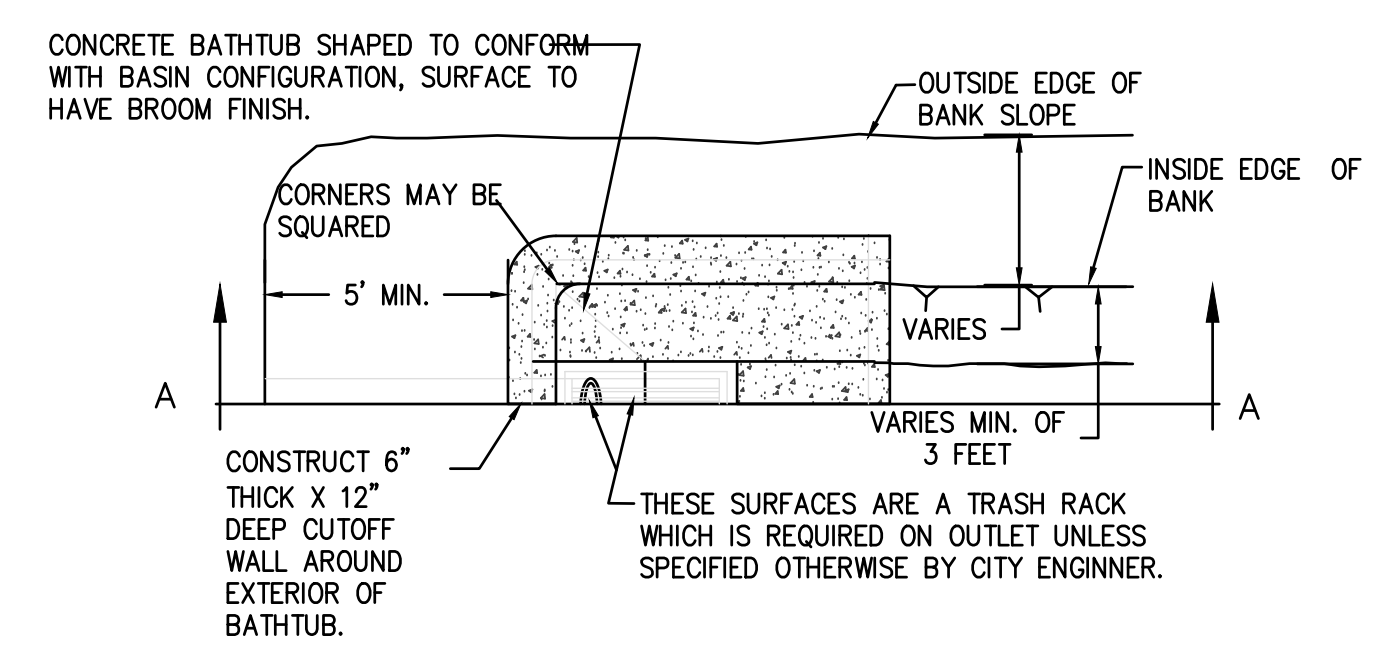
TENT. SUBDIV. MAP TRACT NO. 948
HOLLY OAK ESTATES
CITY OF LEMOORE
TENTATIVE TRACT MAP 948

SHEET
1
OF 2 SHEETS

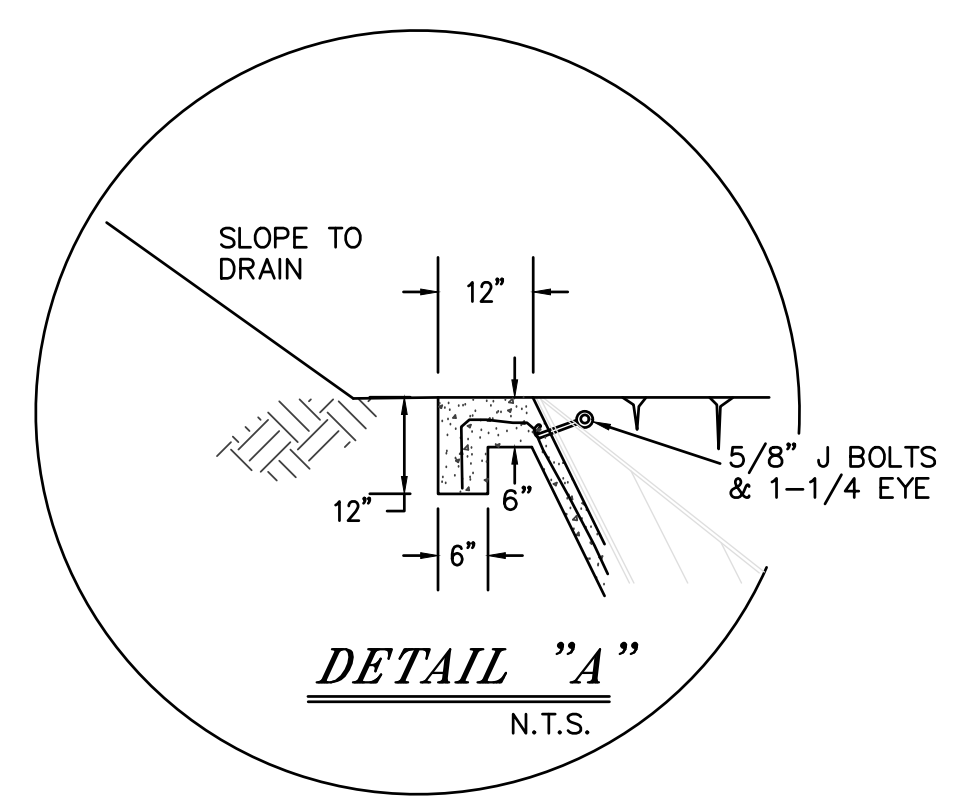
TENTATIVE SUBDIVISION MAP FOR TRACT 948 - HOLLY OAK ESTATES COUNTY OF KINGS, CITY OF LEMOORE



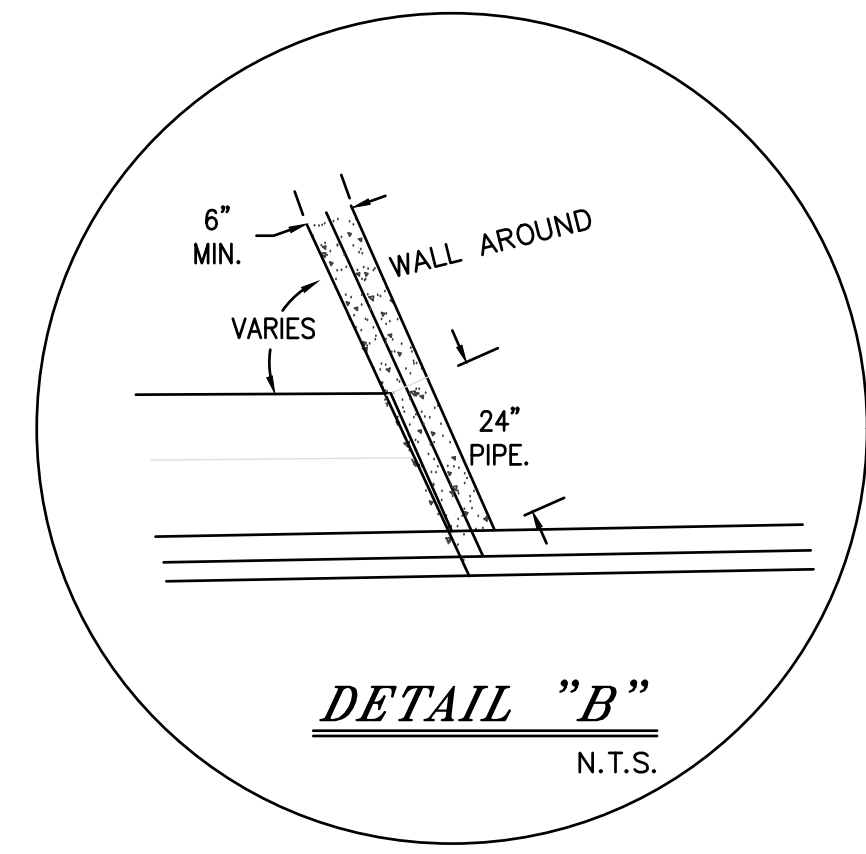
1 TYPICAL SERVICE CONNECTION (UTILITIES)
N.T.S.



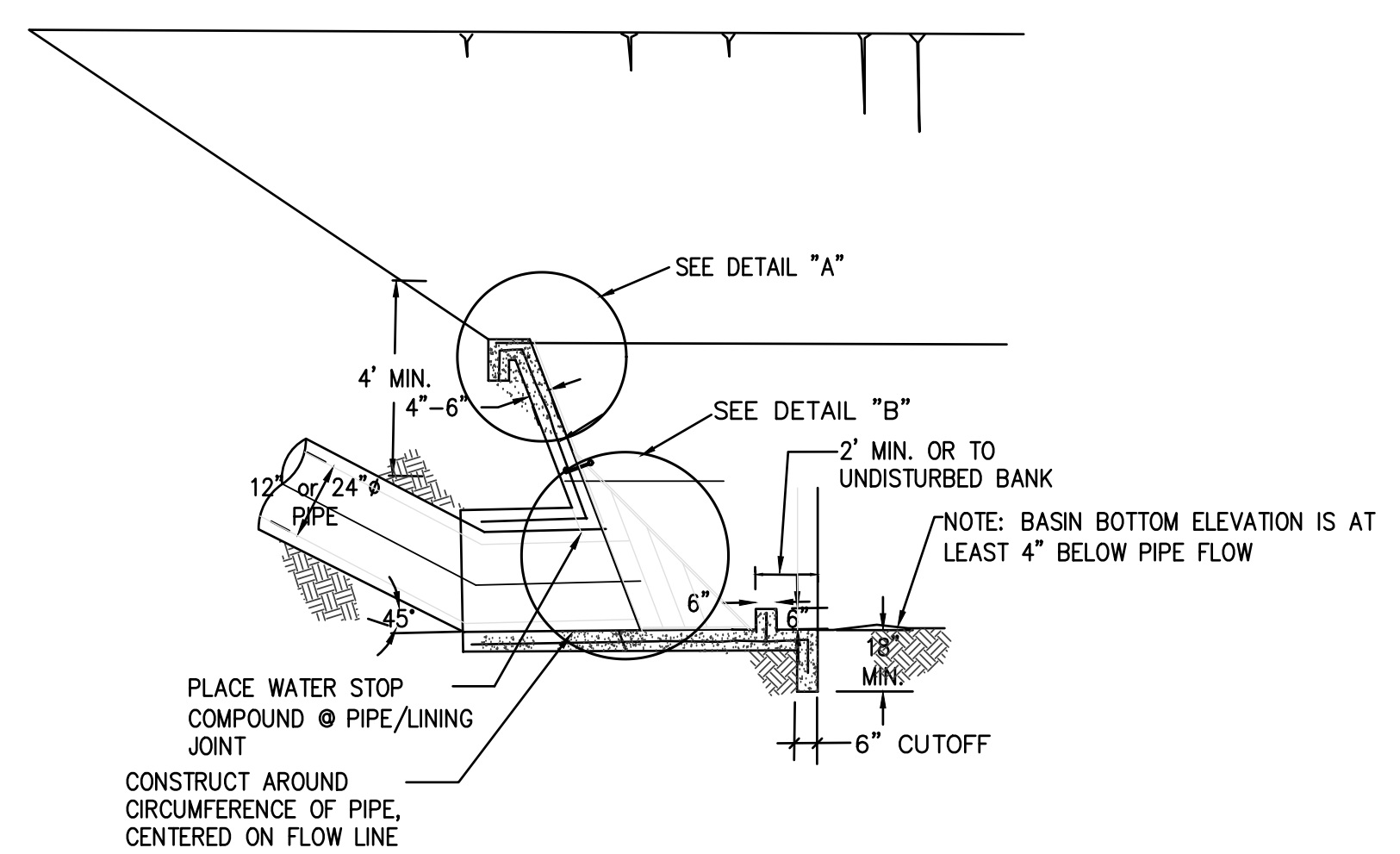
PLAN VIEW
N.T.S.



DETAIL "A"
N.T.S.



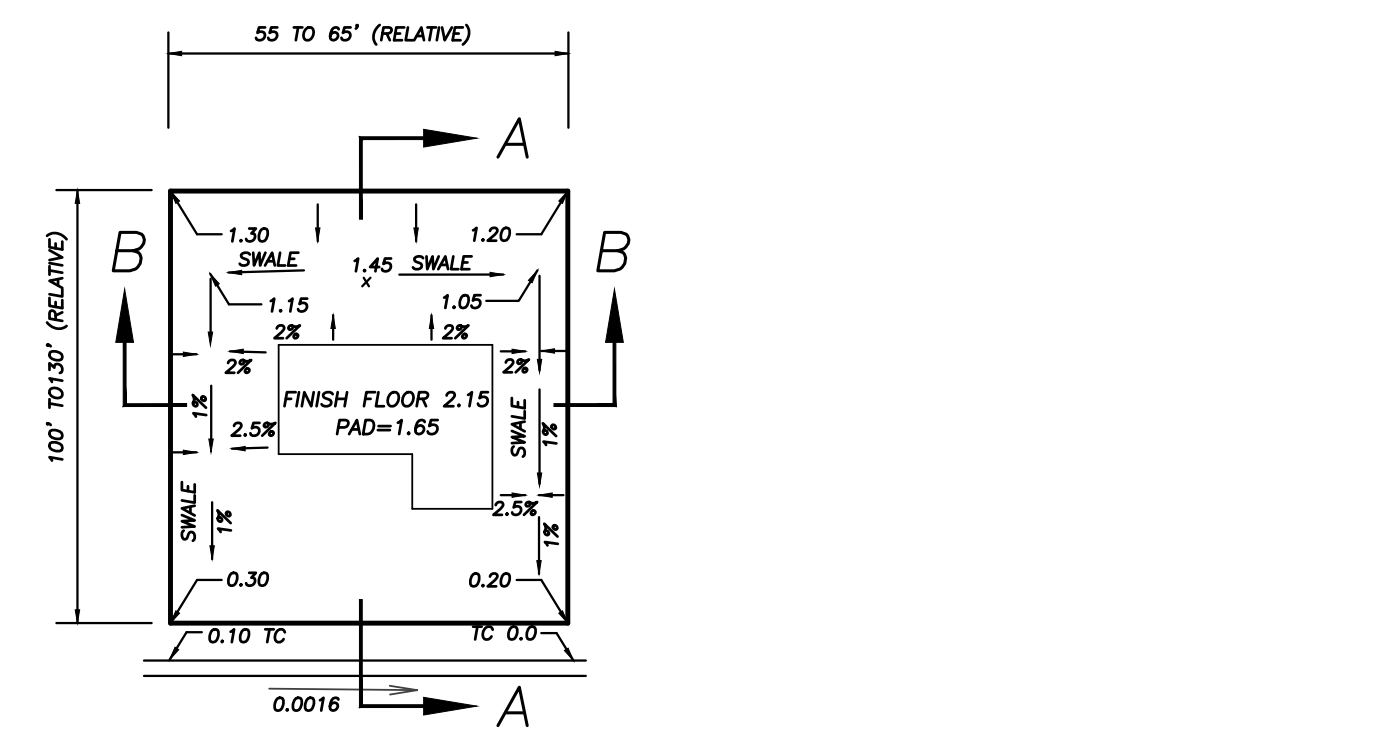
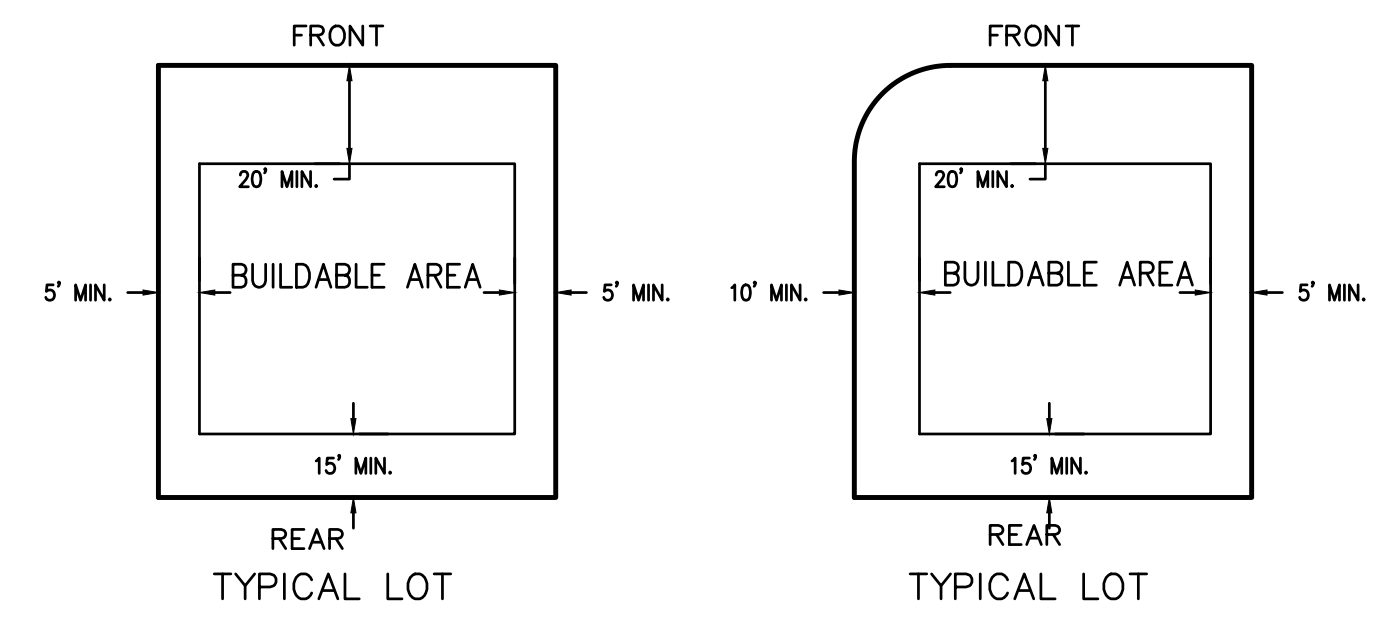
DETAIL "B"
N.T.S.



SECTION A-A
N.T.S.

- NOTE:
- 1) 6"x6" X 10x10 WIRE MESH REQ'D. ALL AROUND IN SLOPE PROTECTION.
 - 2) 90% COMPACTION REQ'D. FOR A MIN. DISTANCE OF 5' AROUND BATHTUB.

2 OUTLET DETAIL FOR STORM PIPE AND INLET DETAIL FOR IRRIGATION PIPE
OUTLET DETAIL FOR REFERENCE ONLY ACTUAL DETAIL WILL BE REVIEWED AND APPROVED DURING SUBDIVISION IMPROVEMENT PLANS SUBMITTAL
N.T.S.



3 TYPICAL LOT SETBACKS
N.T.S.

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF KINGS, CITY OF LEMOORE AND DESCRIBED AS FOLLOWS:
PARCEL 1: APN: 023-150-042
THAT PORTION OF THE WEST 2/10 OF LOT 8 OF FOX AND SWEETLAND COLONY ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 2 PAGE 43 OF MAPS, TULARE COUNTY RECORDS, DESCRIBED AS FOLLOWS:
COMMENCING FOR REFERENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 19 SOUTH, RANGE 20 EAST, MOUNT DIABLO BASE AND MERIDIAN; THENCE (1), ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION, SOUTH 0° 49' 25" WEST, 330.01 FEET TO THE SOUTH LINE OF SAID LOT 8; THENCE (2), ALONG SAID SOUTH LINE, SOUTH 89° 39' 58" EAST, 97.02 FEET TO THE TRUE POINT OF BEGINNING; THENCE (3), NORTH 47° 32' 56" EAST 32.85 FEET; THENCE (4) ALONG A LINE PARALLEL WITH AND 71 FEET SOUTHEASTERLY, MEASURED RADIALLY FROM THE CENTERLINE OF THE DEPARTMENT OF PUBLIC WORKS SURVEY FROM THE LEMOORE NAVAL AIR STATION TO 1 MILE EAST OF ROUTE 135 (NOW ROUTE 43), ROAD VI-KIN-10-B (NOW06-KIN-198), FROM A TANGENT WHICH BEARS NORTH 65° 22' 03" EAST, NORTHEASTERLY ALONG A CURVE CONCAVE SOUTHEASTERLY WITH A RADIUS OF 4929 FEET, THROUGH AN ANGLE OF 1° 49' 37.79", AN ARC DISTANCE OF 157.19 FEET TO THE EAST LINE OF THE WEST 2/10 OF SAID LOT; THENCE (5), ALONG SAID EAST LINE, SOUTH 0° 49' 25" WEST, 86.38 FEET TO THE SOUTH LINE OF SAID LOT; THENCE (6), ALONG SAID SOUTH LINE, NORTH 89° 39' 58" WEST, 166.91 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 2: APN: 023-150-041
THE WEST TWO-THIRDS OF THE NORTH HALF OF LOT 6 AND THE WEST TWO-THIRDS OF LOT 7 OF FOX & SWEETLAND COLONY, IN THE COUNTY OF KINGS, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF RECORDED IN BOOK 2, PAGE 43 OF MAPS, KINGS COUNTY RECORDS.

EXCEPTING THEREFROM THAT PORTION THEREOF DESCRIBED AS FOLLOWS, TO-WIT:
BEGINNING AT THE SOUTHWEST CORNER OF THE NORTH HALF OF LOT 6, RUNNING THENCE NORTH ALONG THE CENTER LINE OF THE ROAD, A DISTANCE OF 294 FEET; THENCE EAST A DISTANCE OF 297 FEET; THENCE SOUTH 294 FEET TO THE SOUTH LINE OF THE NORTH HALF OF SAID LOT 6; THENCE WEST 297 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THAT PORTION OF THE WEST TWO-THIRDS OF SAID LOT 7, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE WEST LINE OF SAID LOT 7, SAID POINT BEING IN THE CENTER LINE OF THE ROAD, A DISTANCE OF 294 FEET NORTH OF THE SOUTHWEST CORNER OF THE NORTH HALF OF LOT 6 OF SAID COLONY, RUNNING THENCE NORTH ALONG THE CENTER LINE OF THE ROAD A DISTANCE OF 104 FEET; THENCE EAST A DISTANCE OF 286 FEET; THENCE SOUTH 104 FEET TO A POINT 294 FEET NORTH OF THE SOUTH LINE OF THE NORTH HALF OF SAID LOT 6; THENCE WEST 286 FEET TO THE POINT OF BEGINNING.

AND ALSO EXCEPTING THEREFROM THAT PORTION OF LOT 7 OF FOX & SWEETLAND COLONY, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 7, SAID NORTHWEST CORNER BEING AT COORDINATES Y=349 269.858 FEET AND X=1 767 500.949 FEET; SAID NORTHWEST CORNER ALSO BEARS SOUTH 0° 49' 25" WEST 330.01 FEET FROM THE CENTER QUARTER CORNER OF SECTION 10, TOWNSHIP 19 SOUTH, RANGE 20 EAST, MOUNT DIABLO BASE AND MERIDIAN; THENCE (1) ALONG THE NORTH LINE OF SAID LOT 7 SOUTH 89° 39' 58" EAST 97.02 FEET; THENCE (2) SOUTH 47° 32' 56" WEST 92.05 FEET; THENCE (3) SOUTH 0° 49' 25" WEST 34.88 FEET TO THE NORTH LINE OF LAND DESCRIBED IN THE DEED TO TALMADGE W. HYLTON, RECORDED IN BOOK 756 AT PAGE 384 OF OFFICIAL RECORDS; THENCE (4) ALONG THE LAST SAID NORTH LINE, NORTH 89° 18' 24" WEST 30.00 FEET TO THE WEST LINE OF SAID LOT 7; THENCE (5) ALONG SAID WEST LINE, NORTH 0° 49' 25" EAST 97.02 FEET TO THE POINT OF BEGINNING, AS WAS ORDER NO. 247534 PRELIMINARY REPORT PAGE 4 OF 11 CONVEYED TO THE STATE OF CALIFORNIA, BY DEED RECORDED DECEMBER 12, 1961, IN BOOK 796 AT PAGE 465 OF OFFICIAL RECORDS, AS DOCUMENT NO. 17337.

PARCEL 3: APN: 023-150-002
ALL OF LOT 8 OF THE FOX AND SWEETLAND COLONY, AS SHOWN ON THE MAP THEREOF, RECORDED JUNE 5, 1891 IN BOOK 2 PAGE 43 OF MAPS, TULARE COUNTY RECORDS.

EXCEPTING THEREFROM THE WEST 2 ACRES THEREOF.
ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO DOYLE LOVELESS AND DOROTHY D. LOVELESS, BY DEED RECORDED IN BOOK 628 PAGE 240 OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:
THE NORTH 116 FEET OF THE EAST 196 FEET OF SAID LOT 8.

ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE STATE OF CALIFORNIA, BY DEED RECORDED IN BOOK 745 PAGE 813 OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT IN THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 19 SOUTH, RANGE 20 EAST, MOUNT DIABLO BASE AND MERIDIAN, SAID POINT BEARS SOUTH 89° 41' 54" EAST, 263.93 FEET FROM THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION; THENCE (1), ALONG THE EAST LINE OF THE WEST 2 ACRES OF SAID LOT, SOUTH 00° 49' 25" WEST, 243.77 FEET; THENCE (2), FROM A TANGENT WHICH BEARS, NORTH 67° 11' 41" EAST, EASTERLY ALONG A CURVE CONCAVE SOUTHERLY WITH A RADIUS OF 4929 FEET, THROUGH AN ANGLE OF 08° 51' 24", AN ARC DISTANCE OF 761.92 FEET TO SAID NORTH LINE; THENCE (3) ALONG SAID NORTH LINE, NORTH 89° 41' 54" WEST, 718.85 FEET TO THE POINT OF BEGINNING.

PARCEL 4: APN: 023-150-003
THE EAST ONE-THIRD OF THE NORTH HALF OF LOT 6 AND THE EAST ONE-THIRD OF LOT 7 IN FOX AND SWEETLAND COLONY, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 2 AT PAGE 43 OF MAPS, TULARE COUNTY RECORDS.

APN: 023-150-042, 023-150-041, 023-150-002, 023-150-003

10-23-25
REVISED PER NEW TITLE REPORT NO IRRIGATION EASEMENT FOUND
9-30-25
REVISED TRACT ADDED CITY PARK AND REDUCE NUMBER OF LOTS TO 80 LOTS

This and all other project documents and all ideas, aesthetics and designs incorporated therein are instruments of service. All project documents are the registered property of Harbison International (HI) and cannot be lawfully used in whole or in part for any project or purpose except as described in the contractual agreement between HI and the Client. HI hereby gives formal notice that any such project document use, reproduction, or modification (misuse) is not only unlawful but also automatically binds all parties involved with misuse to fully indemnify and defend HI and HI's consultants to the maximum legal extent against all losses, demands, claims or liabilities arising directly or indirectly from project document misuse. Project documents describe design intent of work and are not a representation of the as-built or existing conditions. HI and HI's consultants make no representations concerning the accuracy of documents and are not responsible for any discrepancies between project documents and the existing conditions.

REVISION:	HARBISON INTERNATIONAL INC. ENGINEERS - SURVEYORS - PLANNERS 2755 E. SHAW AVE., SUITE 101, FRESNO, CA 93710 PHONE: (559) 294-7485 FAX: (559) 294-7481	DR. BY: SG CH. BY: MH DATE: 2-02-26 12-10-25 3-25-25 3-04-25 2-25-25 JOB No. 24-135 TENT.OING	TENT. SUBDIV. MAP TRACT NO. 948 HOLLY OAK ESTATES CITY OF LEMOORE TENTATIVE TRACT MAP 948	SHEET 2 OF 2 SHEETS
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RESOLUTION NO. 2026-02

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LEMOORE RECOMMENDING APPROVAL OF GENERAL PLAN AMENDMENT NO. 2026-01, ZONING MAP AMENDMENT NO. 2026-01, AND TENTATIVE SUBDIVISION MAP TRACT NO. 948: TO CHANGE THE GENERAL PLAN LAND USE DESIGNATION AND ZONING FROM VERY LOW DENSITY RESIDENTIAL (RVLD) TO LOW DENSITY RESIDENTIAL (RLD) AND TO APPROVE A TENTATIVE SUBDIVISION MAP TO CREATE AN 80-LOT SUBDIVISION. THE PROJECT SITE IS LOCATED BETWEEN VINE STREET AND CHAMPION STREET, SOUTH OF SR 198 IN THE CITY OF LEMOORE.

At a Regular Meeting of the Planning Commission of the City of Lemoore duly called and held on March 9, 2026 at 5:30 p.m. on said day, it was moved by Commissioner Hill, seconded by Commissioner Reed, and carried that the following Resolution be adopted:

WHEREAS, a request was made by Coker Ellsworth and Dan Pace to change the General Plan land use designation and zoning from Very Low Density Residential (RVLD) to Low Density Residential (RLD) and to approve a tentative subdivision map to create an 80-lot subdivision. The project site is located between Vine Street and Champion Street, south of SR 198 in the City of Lemoore (APNs 023-150-003, 002, 041, 042). and,

WHEREAS, the proposed undeveloped site is 17.31 acres in size, and is currently designated and zoned (RVLD) Very Low Density Residential; and

WHEREAS, the project proposes the construction of an 80 lot, single-family residential subdivision with a pond basin and a park; and,

WHEREAS, an Initial Study was prepared in accordance with the California Environmental Quality Act, and found that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because of revisions in the project in the form of mitigations have been made by or agreed to by the project proponent. A Mitigated Negative Declaration (MND) was prepared; and,

WHEREAS, the Lemoore Planning Commission held a duly noticed public hearing at a March 9, 2026, Regular Meeting.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Lemoore hereby makes the following findings regarding the proposed project, based on facts detailed in the March 9, 2026, Staff Report, which is hereby incorporated by reference, as well as the evidence and comments presented during the Public Hearing:

1. The General Plan Amendment is in the public interest and that the general plan as amended will remain internally consistent.
2. The Zoning Amendment is consistent with the general plan goals, policies, and implementation programs.
3. A CEQA Initial Study was prepared and found that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because of revisions in the project in the form of mitigations have been made by or

agreed to by the project proponent. A Mitigated Negative Declaration (MND) for the entire 17.31-acre site was prepared.

4. The proposed project is consistent with the objectives of the General Plan and complies with applicable zoning regulations, specific plan provisions, and improvement standards adopted by the City.
5. The project's lot sizes are consistent with densities in the General Plan and are appropriate for this site.
6. The proposed project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation.
7. The proposed project will not be detrimental to adjacent properties and will not materially impair the purposes of the Zoning Ordinance or the public interest.
8. As proposed and conditioned herein, the site design of the project is consistent with the residential development standards in the Zoning Ordinance.
9. The proposed architecture, site design, and landscape are suitable for the purposes of the building, and the site and will enhance the character of the neighborhood and community.
10. The architecture, character, and scale of the building and the site are compatible with the character of buildings on adjoining and nearby properties.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Lemoore recommends that the City of Council of the City of Lemoore approve General Plan Amendment No. 2026-01, Zoning Map Amendment No. 2026-01, and Tentative Subdivision Map Tract No. 948 subject to the following conditions:

1. The site shall be developed consistent with the approved Tentative Subdivision Map Tract No. 948, Major Site Plan Review No. 2026-01 and its conditions, comments, and applicable development standards found in the City of Lemoore Zoning Ordinance and City Municipal Code.
2. Plans for all public and private improvements, including, but not limited to, water, sewer, storm drainage, road pavement, curb and gutter, sidewalk, street lights, landscaping, and fire hydrants shall be approved by the City Engineer, and these improvements shall be completed in accordance with the approved plans to the satisfaction of the Public Works Department.
3. The project shall be subject to applicable development impact fees adopted by Resolution of the City Council.
4. The developer shall comply with all requirements in the Mitigation Monitoring Plan included in the Mitigated Negative Declaration prepared for the project.
5. The developer shall comply with the Standards, Provisions, and Requirements of the San Joaquin Valley Air Pollution Control District that relate to the project.

6. Fire hydrant types and locations shall be approved by the Lemoore Fire Department.
7. The project and all subsequent uses must meet the requirements found in Section 9-5B-2 of the Zoning Ordinance related to noise, odor, vibration, and maintenance.
8. Concrete pads for installation of mailboxes shall be provided in accordance with determinations made by the Lemoore Postmaster.
9. Street trees from the City approved street tree list shall be planted with root barriers as per Public Works Standards and Specifications.
10. Streetlights shall be provided within the project as per City local streetlight standards.
11. The sidewalk along local streets (parkway type or curb adjacent type) shall be consistent throughout all phases of the subdivision, as per City standard.
12. A minimum 7-foot-high block wall shall be constructed where residential lots are adjacent to Highway 198. A minimum 6-foot-high chain link fence shall be constructed where the park is adjacent to Highway 198 and the backs and sides of the residential lots. A minimum 6-foot-high chain link fence shall be constructed around the drainage basin..
13. The street improvements along Champion Street shall include any additional improvements needed along the turnaround at the north end of Champion Street to continue to properly function for traffic. The specific design shall be approved by the Public Works Director.
14. Any existing roadway, sidewalk, or curb and gutter that is damaged during construction shall be repaired or replaced to the satisfaction of the Public Works Department.
15. All signs shall require a sign permit separate from the building permit.
16. The park shall be constructed and opened to the public for use prior to issuance of final occupancy permits on the 10th home constructed, not including model homes.
17. A community facilities district (CFD) shall be formed in conjunction with the Final Map acceptance in order to provide the maintenance costs for the park, common landscaping, street maintenance, and other improvements in accordance with existing City policy.
18. Floor and elevation plans for the Master Home Plans shall be submitted to the Community Development Department for review and approval prior to their building permit approval.
19. The time limits and potential extensions and expiration of this map are established by the City of Lemoore Zoning Ordinance, the City Subdivision Ordinance, and the Subdivision Map Act.

Passed and adopted at a Regular Meeting of the Planning Commission of the City of Lemoore held on March 9, 2026, by the following votes:

AYES: Hill, Reed, Couch, Vancil, Wells, Etchegoin

NOES:

ABSTAINING:

ABSENT: Brewer

APPROVED:



Ray Etchegoin, Chairperson

ATTEST:



Kristie Baley, Commission Secretary

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
711 W. Cinnamon Drive
Lemoore, CA 93245
Contact Person: Marissa Trejo, City Manager
Phone: (559) 924-6744



Consultant:



5080 California Avenue, Suite 220
Bakersfield, CA 93309
Contact: Jaymie Brauer
Phone: (661) 616-2600

January 2026

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 Kristie Baley, Management Analyst, at (559) 924-6744 ext. 740 or via email at planning@lemoore.com.

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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 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 RVLDD 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 - RVLG 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
Kristie Baley, Management Analyst,
(559) 924-6744 ext. 740
planning@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 preconstruction 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 (CNDDDB). A copy of the reporting form and a topographic map clearly marked with the location of where the kit fox was observed shall also be provided to the Service at the address below.
- 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 CNDDDB.

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.

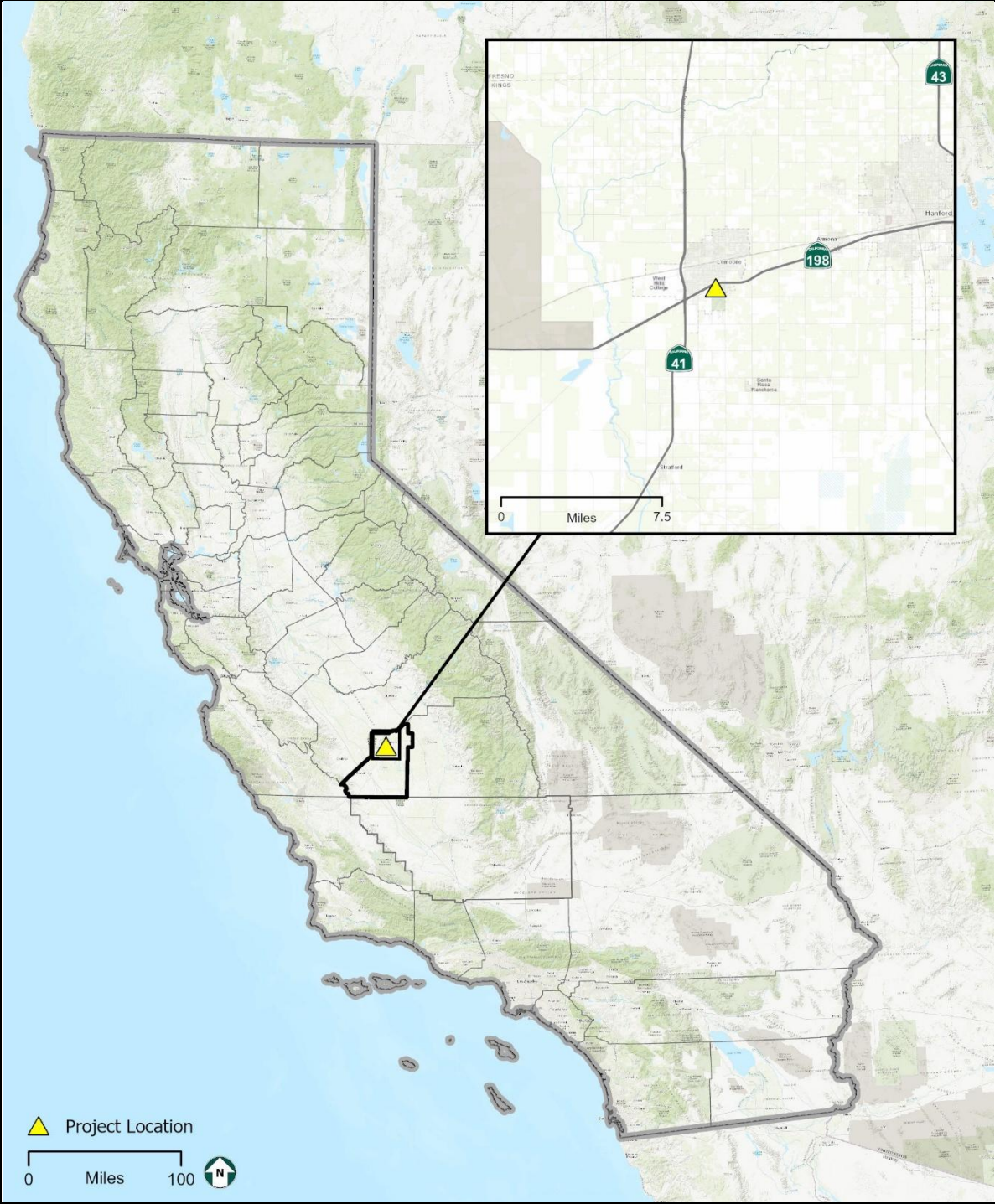
The project site has a General Plan designation of Very Low Density Residential and is within the RVLDD (Very Low Density Residential) zone district. Under the Very Low Density Residential and RVLDD zone district, the development standards require a minimum lot size of 10,000 square feet and a residential 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 (see Figure 2-4 and 2-5). Additionally, a Zone Change (ZC) from the RVLDD 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



▲ Project Location
0 Miles 100 N



Figure 2-1
Regional Location

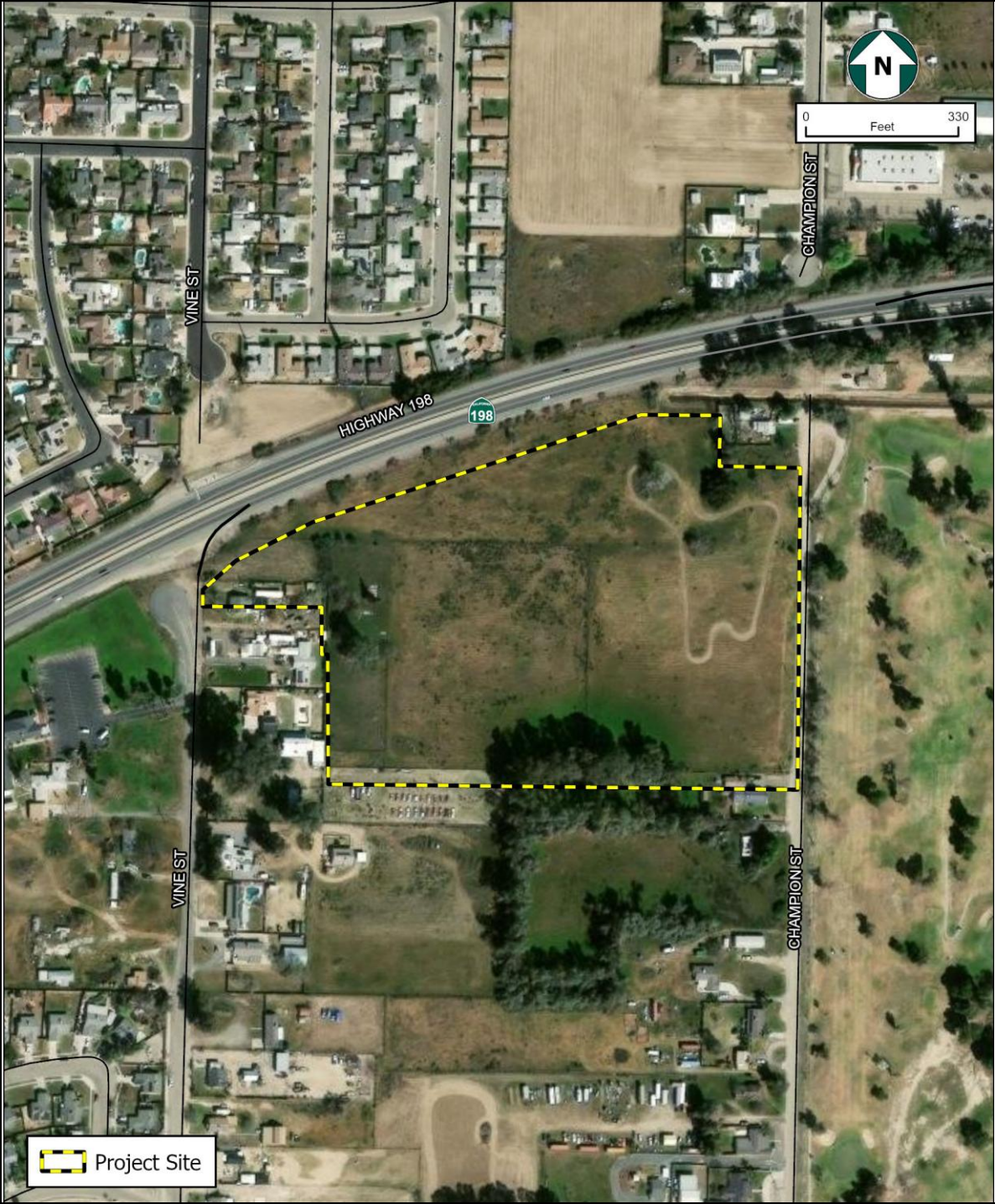


Figure 2-2
Project Site

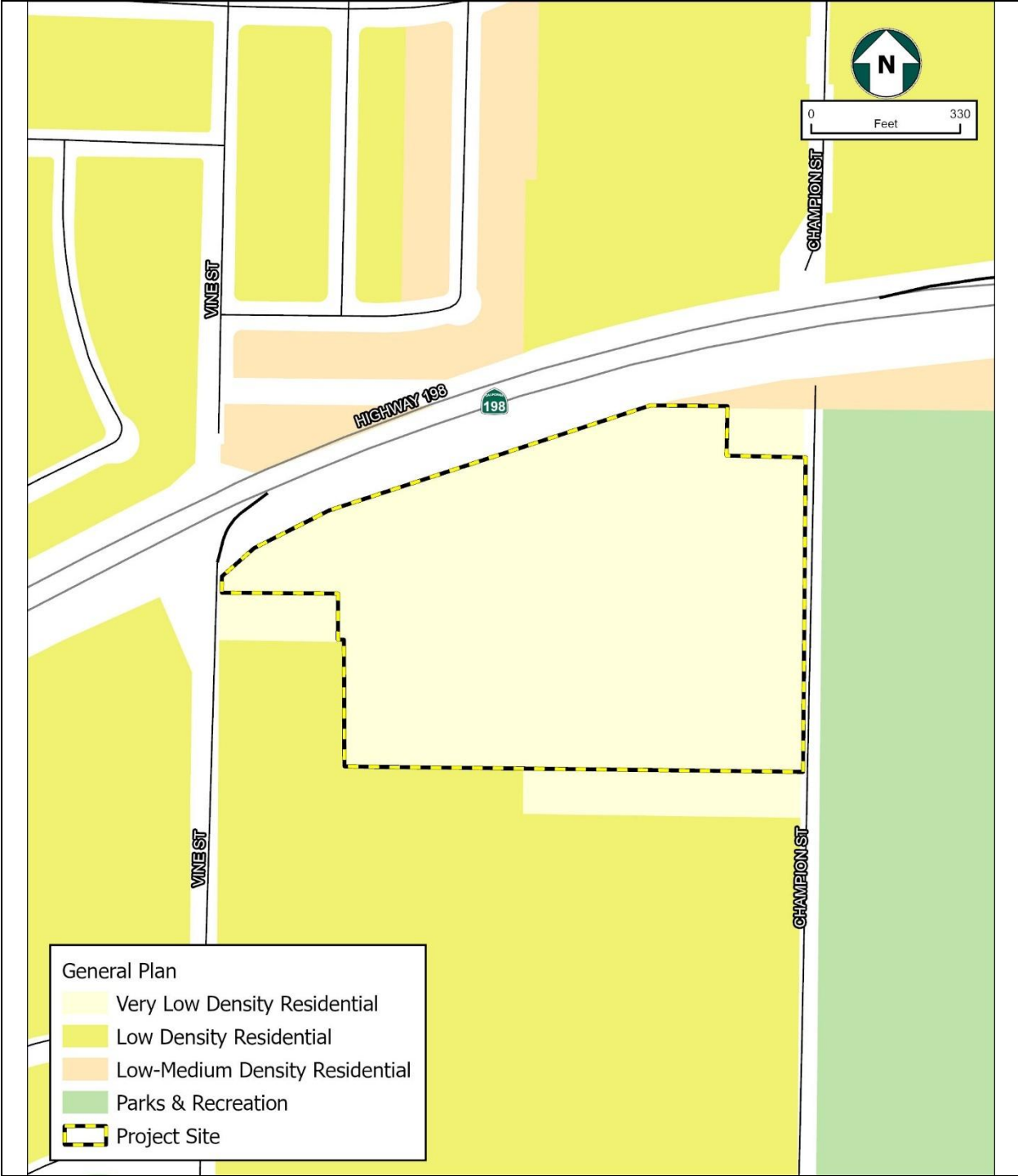


Figure 2-4
Existing General Plan Designation

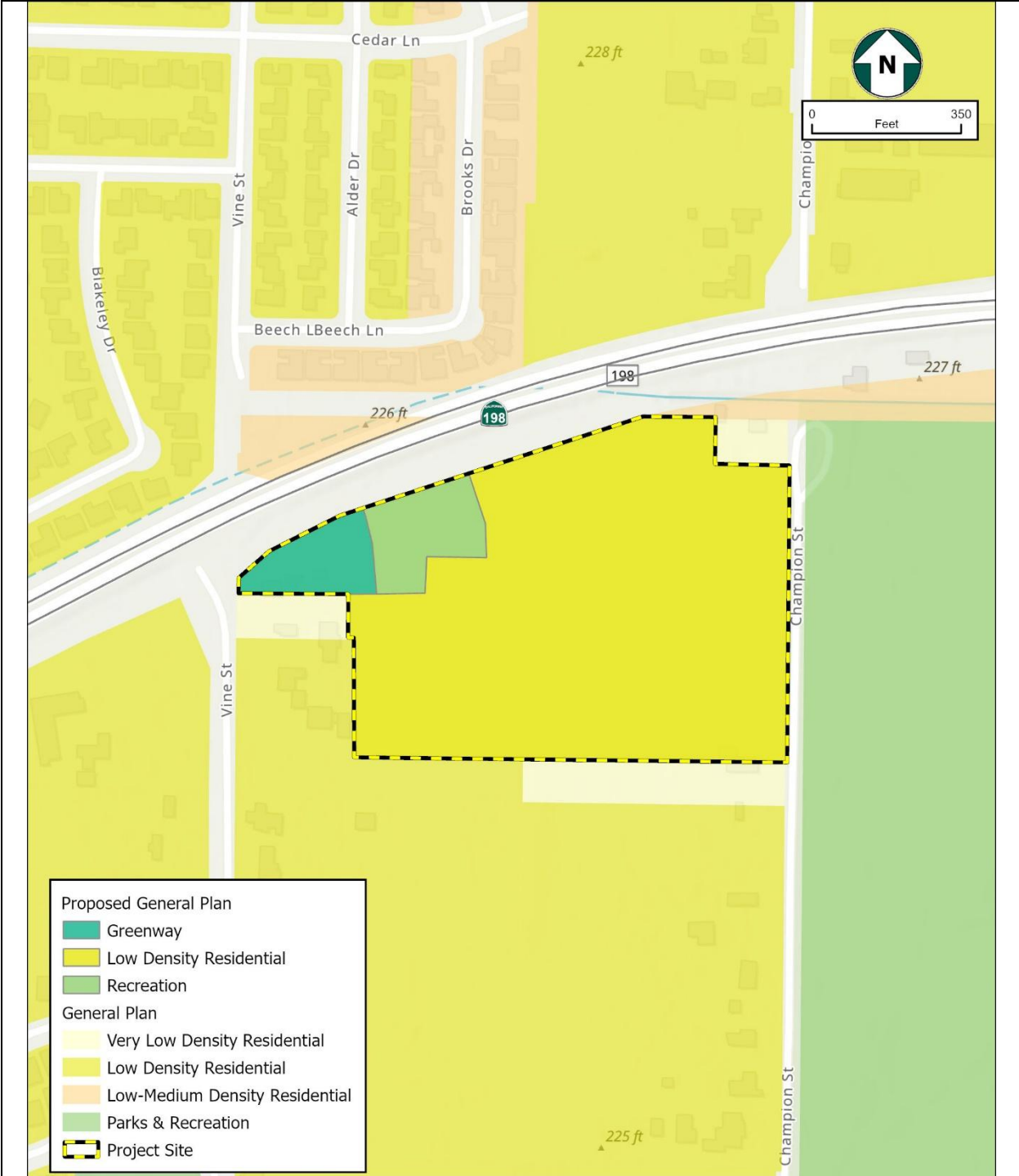


Figure 2-5
Proposed General Plan Designation



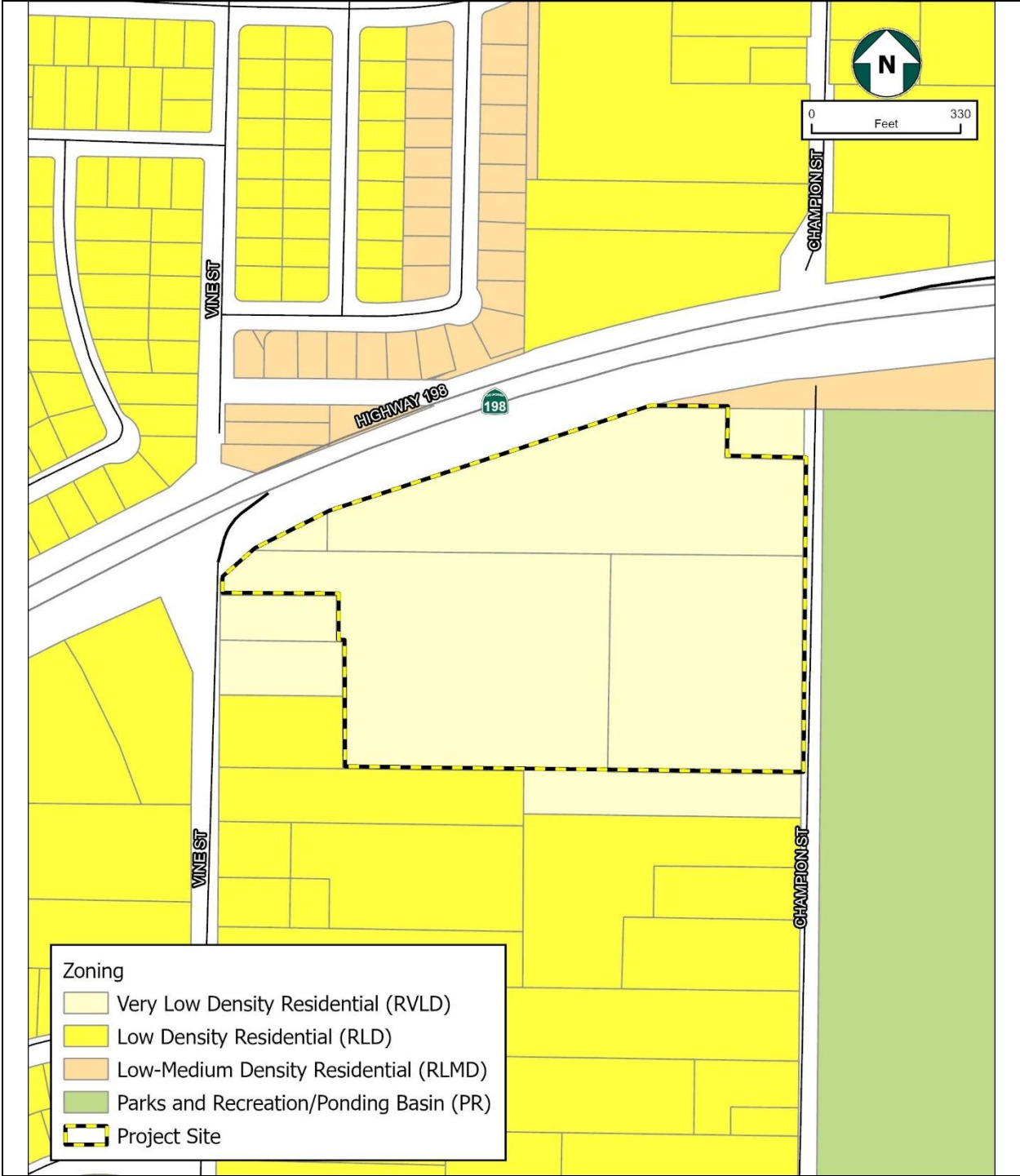
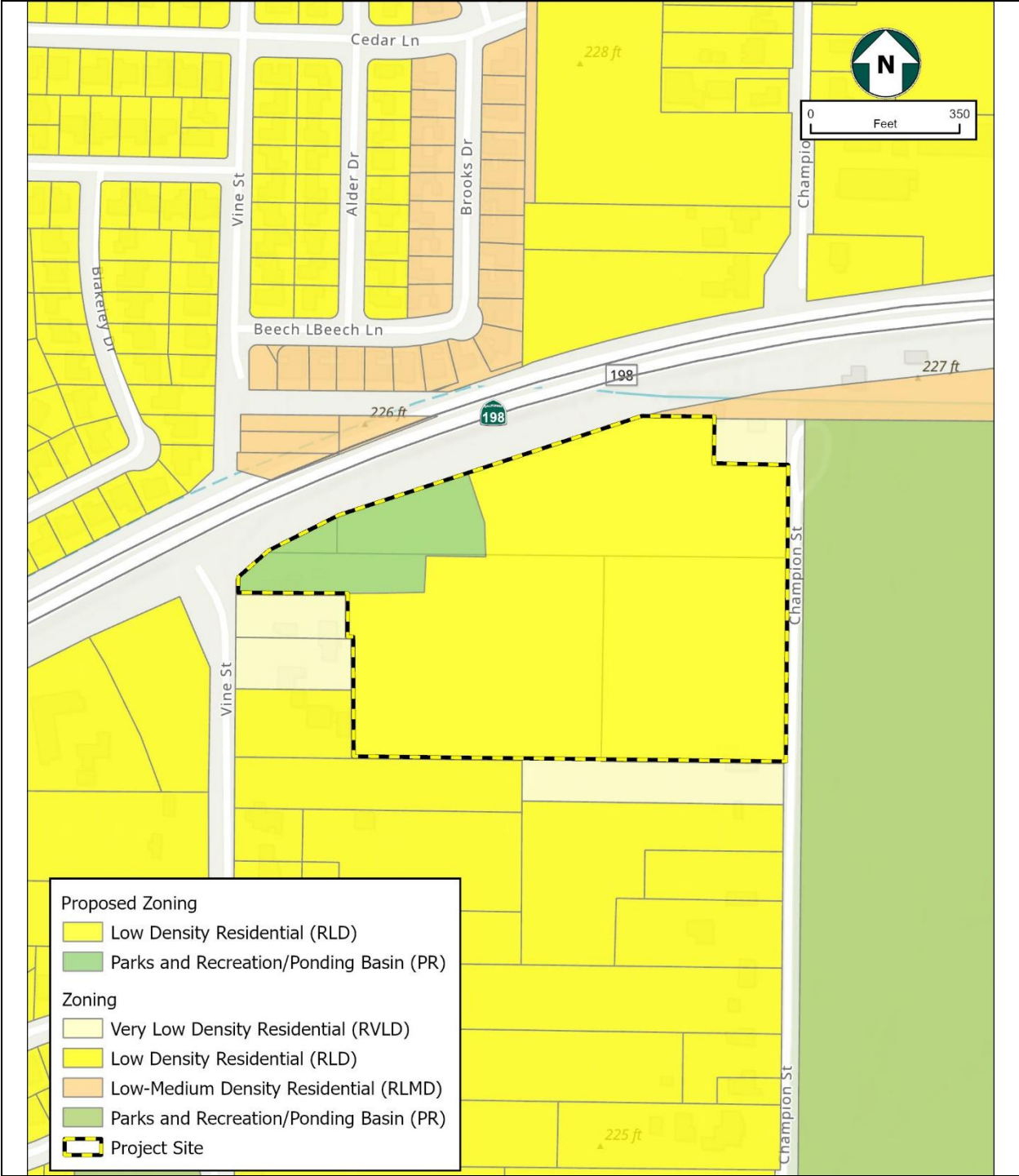


Figure 2-6
Existing Zoning



**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:

Kristie Baley, Management Analyst,
(559) 924-6744 ext. 740
planning@lemoore.com

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)
- Caltrans D6
- California Dept of Fish and Game
- Regional Water Quality Control Board
- Water Resources Dept
- 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.

- | | | |
|---|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forest Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology/Soils |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology/Water Quality |
| <input type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise |
| <input type="checkbox"/> Population/Housing | <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Transportation/Traffic | <input type="checkbox"/> Utilities/Service Systems | <input type="checkbox"/> Findings of Significance |

3.3 - Determination

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect (a) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (b) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENT IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or

NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Kristie Baley

Kristie Baley

February 3, 2026

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
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3.4.1 - AESTHETICS

Would the project:

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

Discussion

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

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
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3.4.2 - AGRICULTURE AND FORESTRY RESOURCES

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

a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with existing zoning for agricultural use or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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
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3.4.3 - AIR QUALITY

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

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

Discussion

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

The project is located within the San Joaquin Valley Air Basin (SJVAB), which 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 PM₁₀. To meet Federal Clean Air Act (CAA) requirements, the SJVAPCD has multiple Air Quality Attainment Plan (AQAP) documents, including:

- 2016 Ozone Plan
- 2007 PM₁₀ Maintenance Plan and Request for Redesignation.
- 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
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3.4.4 - BIOLOGICAL RESOURCES

Would the project:

a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Have a substantial adverse effect on State or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species, or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or State habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

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 nitratooides nitratooides*), 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 tricolor*) (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 preconstruction 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 (CNDDDB). A copy of the reporting form and a topographic map clearly marked with the location of where the kit fox was observed shall also be provided to the Service at the address below.
- 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 CNDDDB.

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
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3.4.5 - CULTURAL RESOURCES

Would the project:

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

Discussion

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

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
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3.4.6 - ENERGY

Would the project:

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

Discussion

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%
<i>Biomass & Biowaste</i>	<i>3%</i>	<i>2%</i>
<i>Geothermal</i>	<i>0%</i>	<i>5%</i>
<i>Small Hydroelectric</i>	<i>1%</i>	<i>2%</i>
<i>Solar</i>	<i>14%</i>	<i>23%</i>
<i>Wind</i>	<i>4%</i>	<i>14%</i>
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
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3.4.7 - GEOLOGY AND SOILS

Would the project:

a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii. Seismic-related ground failure, including Liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems in areas where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

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
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3.4.8 - GREENHOUSE GAS EMISSIONS

Would the project:

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

Discussion

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 MTCO_{2e}, 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*.

3.4.9 - HAZARDS AND HAZARDOUS MATERIALS

Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Emit hazardous emissions or involve handling hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires??	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i. Result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii. Substantially increase the rate of amount of surface runoff in a manner which would result flooding on- or off-site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv. Impede or redirect flood flows?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

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

Project construction would cause ground disturbance that could result in soil erosion or siltation and subsequent water quality degradation 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
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3.4.11 - LAND USE AND PLANNING

Would the project:

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

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 RVL D 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
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3.4.12 - MINERAL RESOURCES

Would the project:

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

Discussion

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

The 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
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3.4.13 - NOISE

Would the project result in:

a. Exposure of persons to, or generate, noise levels in excess of standards established in a local general plan or noise ordinance or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Exposure of persons to or generate excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. For a project located within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

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

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: $PPV_{equip} = PPV_{ref} \times (25/D)^{1.5}$

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
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3.4.14 - POPULATION AND HOUSING

Would the project:

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

Discussion

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

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
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3.4.15 - PUBLIC SERVICES

Would the project:

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

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

Discussion

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

The 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	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
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3.4.16 - RECREATION

Would the project:

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

Discussion

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

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
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3.4.17 - TRANSPORTATION AND TRAFFIC

Would the project:

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

Discussion

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 MTCO_{2e} 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
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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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Result in a determination by the wastewater treatment provider that serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Comply with federal, State, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

Impact #3.4.19a – Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment, or 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

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

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 wildfire. 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
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3.4.21 - MANDATORY FINDINGS OF SIGNIFICANCE

a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are significant when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Does the project have environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

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

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

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

MITIGATION MEASURE(S)

Implement MM 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*.

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SECTION 6 - MITIGATION MONITORING AND REPORTING PROGRAM

See Separate Document