

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

September 11, 2017
7:00 p.m.

1. Pledge of Allegiance
2. Meeting Called to Order and Roll Call
3. Public Comments and Inquiries

If you wish to comment on an item, which is not on the agenda, you may do so under "Public Comment." In order to allow time for all public comments, each individual's comments are limited to five minutes. When addressing the Commission, you are requested to come forward to the speaker's microphone, state your name and address, and then proceed with your presentation.

4. Approval – Minutes – Regular Meeting, August 14, 2017
5. Public Hearing – Major Site Plan Review No. 2017-08: a request by Granville Homes for site plan review for a 141-unit multi-family residential project. The site is located on the northeast corner of Bush Street and College Avenue in the City of Lemoore (APN 023-510-041.)
6. Public Hearing – Conditional Use Permit No. 2017-04: A request by Rosiland Wong to allow a microbrewery in the DMX-1 (Downtown Mixed Use, Core) zone. The site is located at 242 Heinlen Street in the City of Lemoore (APN 020-092-018.)
7. Director's Report – Judy Holwell, Community Development Director
8. Commission's Report and Request for Information
9. Adjournment

Tentative Future Items

October 9, 2017

None

Notice of ADA Compliance: If you or anyone in your party needs reasonable accommodation to attend, or participate in, any Planning Commission Meeting, please make arrangements by contacting the office of the City Clerk at least 24 hours prior to the meeting. They can be reached by calling 924-6700, or by mail at 711 W. Cinnamon Drive, Lemoore, CA 93245.

Any writings or documents provided to a majority of the Planning Commission regarding any item on this agenda will be made available for public inspection at the Community Development Department located at 711 W. Cinnamon Drive, Lemoore, CA during normal business hours. In addition, most documents will be posted on the City's website at www.lemoore.com.

CERTIFICATION OF POSTING

I, Kristie Baley, Planning Commission Secretary, do hereby declare that the foregoing Agenda for the Lemoore Planning Commission Regular Meeting of Monday, September 11, 2017 at 7:00 p.m. was posted on the outside bulletin board located at City Hall, 119 Fox Street in accordance with applicable legal requirements. Dated this 8th day of September 8, 2017.

//s//

Kristie Baley, Commission Secretary

Minutes of the
LEMOORE PLANNING COMMISSION
August 14, 2017

PLEDGE OF ALLEGIANCE

MEETING CALLED TO ORDER

At 7:00 p.m., the meeting was called to order.

ROLL CALL

Chair: Meade
Vice Chair: Marvin
Commissioners: Badasci, Clement, Etchegoin, Koelewyn
Absent: Dow

City Staff and Contract Employees Present: Acting Public Works Director Rivera; City Planner Brandt; City Attorney Linden; Commission Secretary Baley

PUBLIC COMMENTS AND INQUIRIES

ITEM NO. 3

Marlana Brown, Community Planning Liaison NAS Lemoore invited Commissioners to schedule a tour of NAS installation.

REQUESTS FOR APPROVAL

ITEM NO. 4 MINUTES – REGULAR MEETING, JULY 10, 2017

Motion by Commissioner Marvin, seconded by Commissioner Clement, to approve the Minutes of the Planning Commission Regular Meeting of July 10, 2017.

Ayes: Marvin, Clement, Badasci, Etchegoin, Meade

Abstain: Koelewyn

Absent: Dow

PUBLIC HEARINGS

ITEM NO. 5 PUBLIC HEARING – MAJOR SITE PLAN REVIEW NO. 2017-06 – A REQUEST BY VIRGIL BEARD FOR SITE PLAN REVIEW FOR TWO NEW BUILDINGS TOTALING 67,200 SQUARE FEET, TO BE USED PARTIALLY FOR STORAGE WITH AN ATTACHED OFFICE, AND PARTIALLY FOR INDOOR FITNESS, SPORTS, AMUSEMENT OR ENTERTAINMENT FACILITY. THE SITE IS LOCATED ON THE NORTHWEST CORNER OF ENTERPRISE DRIVE AND COMMERCE WAY IN THE CITY OF LEMOORE (APN 024-051-035).

Chair Meade opened the public hearing at 7:08 p.m.

Marlana Brown, Community Planning Liaison NAS Lemoore spoke.

There were no other comments from the public.

Chair Meade closed the public hearing at 7:10 p.m.

Motion by Commissioner Etchegoin, seconded by Commissioner Badasci to approve Resolution No. 2017-17, a Resolution of the Planning Commission approving Major Site Plan Review No. 2017-06.

Ayes: Etchegoin, Badasci, Clement, Koelewyn, Marvin, Meade

Absent: Dow

ITEM NO. 6 PUBLIC HEARING – CONTINUATION – VESTING TENTATIVE SUBDIVISION MAP NO. 2017-01 (TRACT 920), PLANNED UNIT DEVELOPMENT NO. 2017-01 AND MAJOR SITE PLAN REVIEW NO 2017-01 – A REQUEST BY LENNAR HOMES TO DIVIDE 40 ACRES INTO 175 SINGLE-FAMILY LOTS AND A PARK/PONDING BASIN, AND FOR APPROVAL OF NEW SINGLE-FAMILY HOME MASTER PLANS (FLOOR PLANS AND ELEVATION PLANS). THE SITE IS LOCATED AT THE NORTHEAST CORNER OF HANFORD-ARMONA ROAD AND 18 ¾ AVENUE (APNs 021-570-001 AND 021-560-001)

Chair Meade opened the public hearing at 7:21 p.m.

Alex Dwiggins, PE, QSD Zumwalt-Hansen and Associates spoke.

Bill Walls, Land Development Manager Lennar Homes spoke.

Richard Harriman, Law Offices of Richard L. Harriman, representing San Joaquin Valley Environmental Defense Center spoke.

Phyllis Whitten, 369B-3rd St, #332 San Rafael, CA 94901 spoke.

There were no other comments from the public.

Chair Meade closed the public hearing at 7:47 p.m.

Motion by Commissioner Etchegoin, seconded by Commissioner Koelewyn to approve Resolution No. 2017-15, a Resolution of the Planning Commission approving Vesting Tentative Map No. 2017-01 (Tract 920), Planned Unit Development No. 2017-01, subject to future approval by the City Council of an ordinance establishing an overlay zone, and Major Site Plan Review No. 2017-01 in accordance with the findings and conditions in the resolution.

Ayes: Etchegoin, Koelewyn, Badasci, Clement, Meade

No's: Marvin

Absent: Dow

DEVELOPMENT SERVICES DIRECTOR'S REPORT

ITEM NO. 9

City Planner Steve Brandt provided the Commission with the following information:

Wathen Castanos is pulling building permits for Tract 908.

D.R. Horton has begun pulling building permits for lots in Phase I of Tract 797. They have also submitted civil plans for Phase II and III with the intent to build out the remaining lots upon completion of Phase I.

Staff approved a minor site plan review submitted by Dollar General to construct a commercial building on the SW corner of Bush Street and 19th Avenue. Staff is requiring that the applicant enter into a cross access and parking agreement with the adjacent property owners prior to issuance of building permits.

The City did not receive any appeals for the July 10, 2017 approval to construct an Arco fuel station on the SW corner of Bush Street and 19 ½ Avenue.

The City received a site plan application from Granville Homes to construct 141 multi-family units on the NE corner of Bush Street and College Avenue.

Daley Homes request for General Plan Amendment and Zoning Map Amendment is scheduled to go to City Council August 15, 2017. The staff will report include staff's original recommendation to the Planning Commission, as well as the Planning Commission's recommendation.

COMMISSIONER'S REPORTS AND REQUESTS FOR INFORMATION

ITEM NO. 10

There were no reports or requests for information.

ADJOURNMENT

At 8:11 p.m., the meeting adjourned.

Approved the 11th day of September 2017.

ATTEST:

APPROVED:

Kristie Baley, Commission Secretary

Ronald Meade, Chairperson



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

Site Plan Review

To: Lemoore Planning Commission **Item No. 5**
From: Steve Brandt, City Planner
Date: September 7, 2017 **Meeting Date:** September 11, 2017
Subject: **Major Site Plan Review No. 2017-08:** a request by Granville Homes for site plan review for a 141-unit multi-family residential development made up of duplex and triplex buildings. The site is located on the northeast corner of Bush Street and College Avenue.

These comments have been prepared for the Planning Commission based on submittal of a revised site plan and floor/elevation plans. Preliminary comments were provided by City staff to the applicant on July 17, 2017, based on the original site plan.

Recommendation:

Staff recommends that the Planning Commission hold a public hearing, and then motion approve the Resolution No. 2017-18, approving Site Plan Review No. 2017-08, with the conditions stated in this review.

Application:

The applicant has proposed the attached site plan consisting of a 141-unit multi-family residential development, and has provided example building elevation and floor plans, also attached. The Plan C elevation and floor plan is consistent with Plan C on the site plan. However, the other example 4-plex plan with garages is not consistent with either Plan A or B, as they are both shown as 3-plexes on the site plan with garages. The 4-plex plan is provided as an example of the architectural style of the actual Plans A and B.

Zoning/General Plan:

The project is consistent with the Lemoore General Plan. The site is 9.07 acres and is planned and zoned Medium Density Residential (RMD.) This zone allows up to one dwelling unit per 2,500 square feet, which for 9.07 acres is a maximum of 158 units. Therefore, the project is within the allowed density range for the size of the site.

Multi-family units are allowed uses in this zone. The only necessary entitlement approval is the major site plan review, which is a discretionary permit reviewed by the Planning Commission. The Planning Commission's decision is final unless appealed to the City Council within 10 days.

The site is within the Naval Air Station Lemoore (NASL) overlay zoning district (Chapter 9C of the Zoning Ordinance). The site is within Overlay Area III. This overlay zone was adopted into the City Zoning Ordinance because of the Naval Air Station Lemoore Joint Land Use Study, which was prepared for Naval Air Station Lemoore in 2011. Table 3-1 on page 3-31 of that report states that land uses and related structures within Overlay Area III "are normally compatible without restrictions."

Based on the City Zoning Ordinance for the overlay district, the following requirements shall apply:

Height Limit: Restrictions on the height of structures within the NASL overlay zone are necessary to ensure that structures will not impair flight safety. To that end, no structure shall be built and no tree shall be allowed to grow above a height of one hundred fifty feet (150').

Construction Requirements: Development located within overlay II and overlay III of the NASL overlay zone where aircraft noise exceeds sixty-five decibels (65 dB CNEL) shall be constructed so as to attain an indoor noise level of forty-five decibels (45 dB CNEL). New residences shall be constructed in accordance with noise attenuation standards of the city adopted building code.

Disclosure Requirements: The project shall be required, as a condition of approval, to record at time of a final or parcel map an easement on all lots created. Such easement shall identify that the property is near a military installation subject to high aircraft noise, low level aircraft, aircraft tests, and/or other military related issues within overlays II and III. – In this case, no parcel map is proposed at this time. A similar disclosure shall be made on all rental agreements.

Right of Way and Access:

The General plan recommends that Bush Street between College Avenue and Semas Avenue be widen from 2 lanes to 6 lanes to accommodate growth at the College and future growth. This project will be required to widen Bush Street consistent with the site plan including the median, with the exception that only one lane of traffic and no curb/gutter is required on the south side of Bush Street with this development.

The General Plan recommends that College Avenue north of Bush Street be constructed per the arterial standards. The street half width should be 36' with a 42-foot right of way. The developer shall construct half a street with the remaining portion to be constructed with the further development to the west of College Avenue.

The General plan does not have a recommendation for Semas Avenue north of Bush Street. Semas Avenue shall be constructed with a width similar to College Avenue, described above. Future development on the east side of Semas Avenue will determine the ultimate construction width of Semas Avenue.

Construct a median in Bush Street with a west-to-south left turn pocket at College Avenue, east-to-north left turn pocket at Semas Avenue, an east-to-north left turn pocket at Semas Avenue, and an east-to-north left turn pocket at entrance to the development. This access may be eliminated in the future, based on traffic volumes.

The location of the drive entrances is acceptable. It is assumed that the Semas driveway is exit-only. Both gates shall be constructed and operated to allow inbound access by emergency vehicles. Include pedestrian gates at both locations. They can have a method of secured access that only allows residents to enter.

Area, Setback, Height, and Coverage Standards:

9-5A-4: GENERAL ZONING DISTRICT DEVELOPMENT STANDARDS

The project, as shown, meets all standards in Table 9-5A-4A.

Design Standards:

All development standards found in Article B of Title 9 of the Zoning Ordinance shall apply. All infrastructure shall meet adopted City standards.

9-5B-5: FENCES AND WALLS

By strict interpretation, the front lot line is along Semas Avenue, the shortest side. The wrought iron fence shall be set back 20 feet from the Semas Avenue property line. The wrought iron fence along Bush Street and College Avenue shall be set back from the public sidewalk at least 3 feet.

A masonry wall or similar solid wall shall be constructed along the north property line to separate the multi-family and single-family zones (see section 9-5B-5.G.2.)

9-5C-3 DESIGN STANDARDS FOR RESIDENTIAL PROJECTS

The project is required to meet the standards found in this section that are applicable to multi-family developments. The following needs to be added to the site plan or separately described to be consistent with these standards:

According to this section, no two (2) identical building elevations shall be placed next to each other. Alternatives include, but are not limited to, rotating the buildings so different elevations are next to each other or utilizing a different building/elevation design. The intent is to limit the monotony of design within multi-family complexes. Since the actual elevations have not been provided (examples have been provided), the applicant will need to provide the actual elevations to City staff for a determination of compliance with this standard prior to issuance of building permits. If City staff finds them to be in compliance, then building permits will be issued. If City staff finds them to not be in compliance, then the applicant can bring the plans to the Planning Commission for a decision regarding compliance.

The following standards shall be met. The word “Met” after the standards indicates that the site plan shows that the standard is being met.

- a. There shall be a minimum twenty foot (20') deep landscaped area between a public street and parking areas. *(Met)*
- b. Parking frontages limited to no more than twenty five percent (25%) of street frontages. *(Met)*
- c. Carport and garage designs that match building designs. *(Will be determined when elevations are submitted to City staff.)*
- d. Carport locations restricted such that they are not highly visible from public streets; portable carport covers shall be prohibited. *(Met)*
- e. Open landscape area such that each dwelling unit has at least four hundred (400) square feet of on-site open space, which may be private open space provided by balconies or patios, or common open space. *(This will be a condition of the building permits.)*
- f. At least thirty-two (32) square feet in floor area of private storage space apart from interior closet space shall be provided for each unit. *(This will be a condition of the building permits.)*
- g. Buffer landscaping, at least ten feet (10') deep shall be provided along the project perimeter where adjacent to sensitive uses. *(Met)*
- h. Architecturally interesting buildings that are not bulky and "boxlike". This can be created by requiring variable roof forms in building designs and limiting the dimension of any single building to one hundred twenty-five feet (125'). *(Met, but will be confirmed again when the actual elevation plans are submitted.)*
- i. Building entries to have roofed projections or recessed entries. *(Met, but will be confirmed again when the actual elevation plans are submitted.)*
- j. Pedestrian access provided by walkways to link residential units with other units and with recreational and other facilities within a project. *(Met)*
- k. Multi-family project developments with twenty-five (25) units or more shall provide at least one on site recreational area of at least ten thousand (10,000) square feet in size, or five percent (5%) of the overall site, whichever is greater. *(Met. 0.45 acres is required; 0.79 acres is provided.)*
- l. Except for senior housing developments, multi-family developments shall provide one play area (e.g., tot lot) for every forty (40) dwelling units in the project. Each play area size shall be a minimum of seven hundred fifty (750) square feet and shall be equally spaced from each other. Each play area shall be fenced and include play equipment. *(Not met. A minimum of 3 tot lot play areas of at least the minimum size shall be provided on the site.)*

9-5D1-2: LANDSCAPE STANDARDS

Landscaped locations are acceptable. Landscape and Irrigation Design Plans shall be required with the building permit. Plans shall meet the State MWELo requirements, including limitations on the use of turf.

Street trees are required per the Ordinance. Species shall be from the City street tree list.

Meet all landscape planting size, spacing, and planter widths found in Section 9-5D1-2D of the Zoning Ordinance.

Parking:

9-5E-3: GENERAL PARKING REGULATIONS

Based on the unit count and size shown on the site plan, the number of units requires a minimum of 255 parking spaces on site. A total of 287 spaces are shown. There are 140 uncovered spaces in parking lots, and 147 spaces shown within garages. Plans A and B have 1-car garages and Plan C has 2-car garages for each unit.

9-5E-5: DESIGN AND DEVELOPMENT STANDARDS FOR OFF STREET PARKING AREAS

The parking areas as shown on the site plan meet the design and development standards (space size, aisle width, etc.) of Section 9-5E-5 of the Zoning Ordinance. The site plan appears to be consistent with these standards.

9-5E-7: BICYCLE PARKING REQUIREMENTS

Provide bicycle parking per the building code.

Signage:

All signage shall meet the requirements of Chapter 5F of the Zoning Ordinance. Signs require a sign permit.

Trash Enclosure:

Trash enclosures shall be constructed per City design standards.

Utilities:

Provide storm drainage in accordance with Mitigation Measures 3.4.9e(1) and 3.4.9e(2).

There are existing water and sewer lines available in Bush Street.

Impact Fees:

Pay all applicable City of Lemoore development impact fees. Storm drainage impact fees shall be paid in accordance with Mitigation Measures 3.4.9e(1) and 3.4.9e(2).

Environmental Assessment:

The Major Site Plan Review requires CEQA review. A Mitigated Negative Declaration has been prepared. The mitigation measures are hereby added as conditions of this Major Site Plan approval. The mitigations are listed here for reference:

Mitigation Measure #3.4.4a, #3.4.4b, and 3.4.4c: Please see Mitigation Measures #3.4.4d(1) and 3.4.4d(2).

Mitigation Measure #3.4.1d: Project street lighting and area lighting shall be designed to avoid offsite glare and shall not have sky-directed or non-shielded illumination.

Mitigation Measure #3.4.4d(1): A reconnaissance survey of the Project site shall be taken by a qualified wildlife biologist, and a report thereof filed with the City Planner, to determine the presence or absence of any candidate, sensitive or special status species on the site.

Mitigation Measure #3.4.4d(2): If such presence is determined, the Project developer and his contractor shall implement all pertinent State and Federal law and regulations to prevent the take of such species before and during Project grading and construction.

Mitigation Measure #3.4.5a: If prehistoric or historic-era cultural materials or tribal cultural resources are encountered during construction activities, all work within 25 feet of the find shall halt until a qualified professional archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards for prehistoric and historic archaeologist, can evaluate the significance of the find and make recommendations. Cultural resource materials may include prehistoric resources such as flaked and ground stone tools and debris, shell, bone, ceramics, and fire-affected rock as well as historic resources such as glass, metal, wood, brick, or structural remnants. If the qualified professional archaeologist determines that the discovery represents a potentially significant tribal cultural resource or cultural resource, additional investigations may be required to mitigate adverse impacts from Project implementation. These additional studies may include avoidance, testing, and evaluation or data recovery excavation.

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

If any resource encountered appears, in the opinion of a qualified professional geologist (see Mitigation Measure #3.4.5a) to be a tribal resource, a consultation shall be undertaken with a local California Native American Tribe in accord with the Public Resources Code and mitigation measures agreed upon.

Mitigation Measure #3.4.5b: Implementation of Mitigation Measure #3.4.5a.

Mitigation Measure #3.4.5c: During any ground disturbance activities, if paleontological resources are encountered, all work within 25 feet of the find shall halt until a qualified paleontologist as defined by the Society of Vertebrate Paleontology Standard Procedures for the Assessment and Mitigation of Adverse Impacts to Paleontological Resources (2010), can evaluate the find and make recommendations regarding treatment. Paleontological resource materials may include resources such as fossils, plant impressions, or animal tracks preserved in rock. The qualified paleontologist shall contact the Natural History Museum of Los Angeles County or other appropriate facility regarding any discoveries of paleontological resources.

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

accredited and permanent scientific institution. Copies of all correspondence and reports shall be submitted to the Lead Agency.

Mitigation Measure #3.4.5d: If human remains are discovered during construction 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.

Mitigation Measure #3.4.9e(1): The Project development must construct, maintain and operate a “temporary” detention basin on land owned by the Project developer adjacent to the Project site in full accord with the requirements of Appendix B hereto, Hydrologic Criteria (not utilizing the proposed .55 acre open space at the easterly end of the Project site). The location, design, capacity and operation of the basin shall be approved by the City Engineer and the City Public Works Director prior to approval of the building permit for the Project, with all essential calculations and engineering analysis based thereon, based upon the requirements of Appendix B, to be provided by a registered civil engineer employed by the developer.

Mitigation Measure #3.4.9e(2): The Project developer shall construct a storm drainage pipeline from the onsite retention basin with capacity to fully drain the Project site in accord with the requirements of Appendix B, and to drain intervening properties en route to the proposed detention basin, utilizing the existing 24” storm drain pipeline in Bush Street and constructing any required additions to or replacement of such existing pipeline. As with Mitigation Measure #3.4.9e, calculations and analysis for this pipeline shall be provided to the City by a registered civil engineer and approved by the City Engineer and the City’s Public Works Director prior to approval of a building permit for the Project.

Upon construction, and evidence of capacity and operation/maintenance responsibility satisfactory to the City, the Project developer may request refund of the Project storm drainage impact fee and remove the Project’s onsite storm drainage retention basin, converting the basin area development in accord with Figure 2-2 hereof.

As residential properties between the Project site and the proposed basin connect to the pipeline(s) required by this mitigation measure and dispose, with City approval, of their site storm drainage therein, the Project developer may request reimbursement by the City of any costs of capacity therein assessed by the City against the developers of such property.

Mitigation Measure #3.14.17a(ii): The Project applicant shall consider the significance of the discovered resource pursuant to subdivision (c) of Public Resources Code Section 5024.1 and shall, if required, thereby implement Mitigation Measures #3.4.5a and 3.4.5c.

The State of California requires a Fish & Wildlife fee of \$2,616.25 be paid when the environmental notice of determination document is filed with the County Clerk. This fee and a \$90 County filing fee all made payable to Kings County is required to be submitted to Planning staff within 3 days after the project is approved by the Planning Commission.

Attachments:

Resolution
Site Plan
Plan C Color Exhibit
Plan C Floor and Elevation Plans
Example 4-plex Color Exhibit
Example 4-plex Floor and Elevation Plans
Mitigated Negative Declaration

RESOLUTION NO. 2017-18

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LEMOORE
APPROVING MAJOR SITE PLAN REVIEW NO. 2017-08
FOR A 141-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT MADE UP OF DUPLEX AND
TRIPLEX BUILDINGS LOCATED ON THE NORTHEAST CORNER OF BUSH STREET AND
COLLEGE AVENUE IN THE CITY OF LEMOORE**

At a Regular Meeting of the Planning Commission of the City of Lemoore duly called and held on September 11, 2017, at 7:00 p.m. on said day, it was moved by Commissioner _____, seconded by Commissioner _____ and carried that the following Resolution be adopted:

WHEREAS, Granville Homes has requested site plan review approval for a 141-unit multi-family residential development made up of duplex and triplex buildings located on the northeast corner of Bush Street and College Avenue. (APN 023-510-041); and

WHEREAS, as Lead Agency under the California Environmental Quality Act (CEQA), the City 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. The Initial Study found that there will not be a significant effect on the environment once mitigation measures were applied. A Mitigated Negative Declaration was prepared; and

WHEREAS, the Lemoore Planning Commission held a duly noticed public hearing at its September 11, 2017, meeting.

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

1. The proposed project is consistent with the objectives of the General Plan and complies with applicable zoning regulations, specific plan provisions, and improvement standards adopted by the city.
2. The proposed architecture, site design, and landscape are suitable for the purposes of the building and the site and will enhance the character of the neighborhood and community.
3. The architecture, character, and scale of the building and the site are compatible with the character of buildings on adjoining and nearby properties.
4. The proposed project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Lemoore adopts the Mitigated Negative Declaration, and approves Major Site Plan Review No. 2017-08, subject to the following conditions:

1. The site shall be developed consistent with applicable development standards found in the Zoning Ordinance of the Lemoore Municipal Code.

2. The site and buildings shall be developed consistent with the attached site plan and the attached site plan comments dated September 11, 2017.
3. Building elevations and floor plans shall be reviewed and approved by City staff for compliance with Zoning Ordinance design standards for multi-family structures prior to issuance of building permit.

Passed and adopted at a Regular Meeting of the Planning Commission of the City of Lemoore held on September 11, 2017, by the following votes:

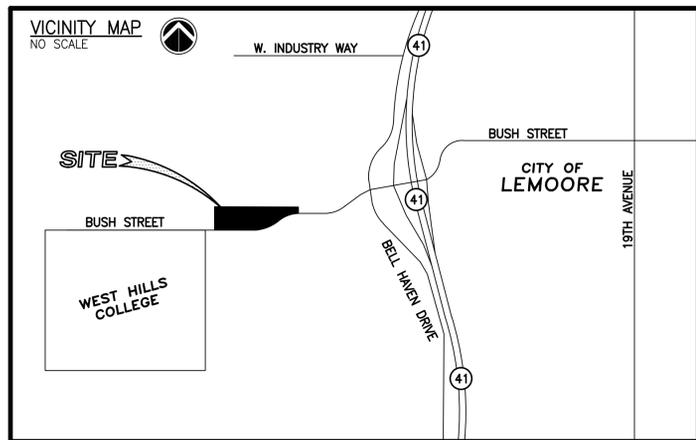
AYES:
NOES:
ABSENT:
ABSTAIN:

APPROVED:

Ronald Meade, Chairperson

ATTEST:

Kristie Baley, Commission Secretary



GENERAL INFORMATION

EXISTING ZONE	RMD (MEDIUM DENSITY RESIDENTIAL)
PROPOSED ZONE	RMD (MEDIUM DENSITY RESIDENTIAL)
EXISTING USE	VACANT
PROPOSED USE	RESIDENTIAL
SEWER	CITY OF LEMOORE
WATER	CITY OF LEMOORE
STORM DRAIN	CITY OF LEMOORE
A.P.N.	023-510-041
ELECTRIC	SCE
GAS	GAS COMPANY
TELEPHONE	AT&T
CABLE	COMCAST

UNIT COUNT

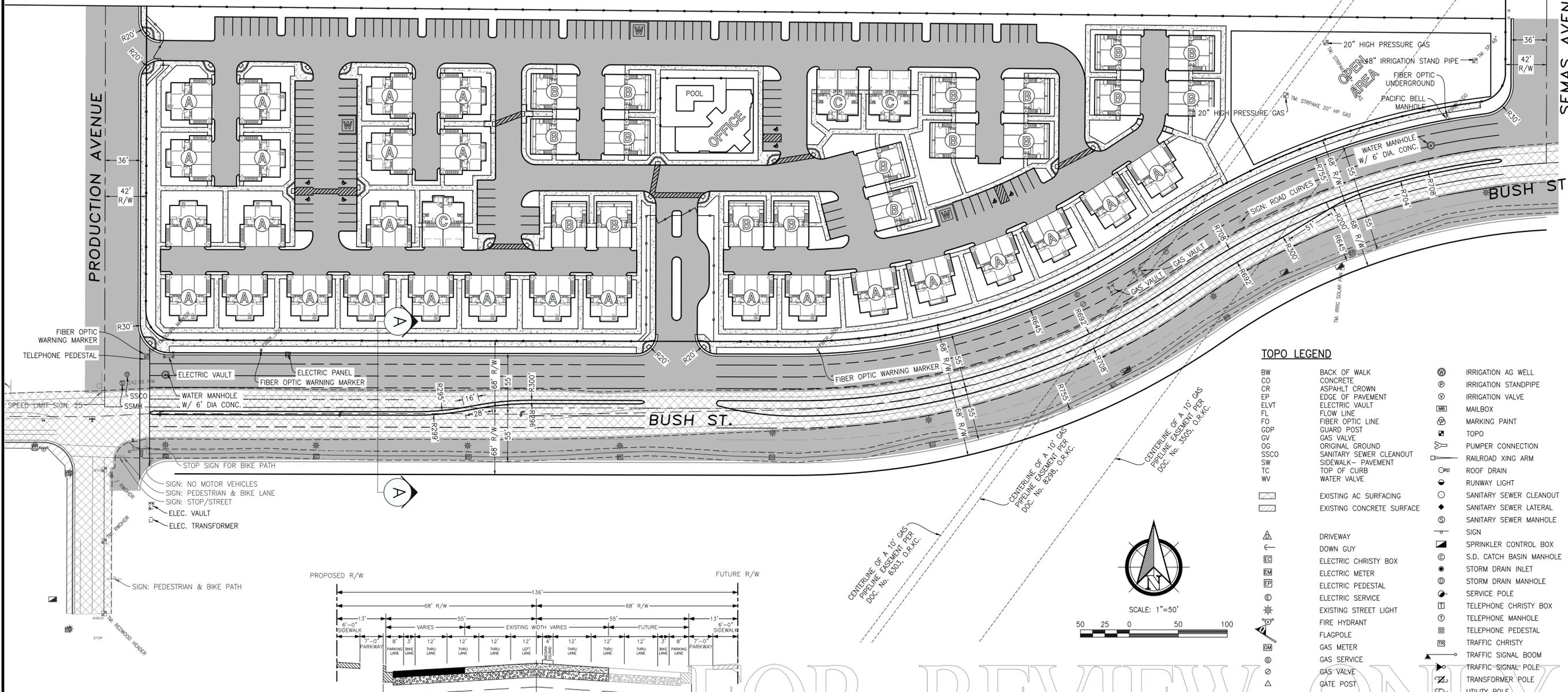
TYPE	# OF BUILDINGS	TOTAL UNITS
A-TRIPLEX-2 BED	27	81
B-TRIPLEX-1 BED	18	54
C-DUPLEX-3 BED	3	6
TOTAL	48	141

PARKING STALL COUNT

REGULAR	134
HANDICAP ACCESSIBLE STALLS	6
SINGLE CAR GARAGES	141
TOTAL	283

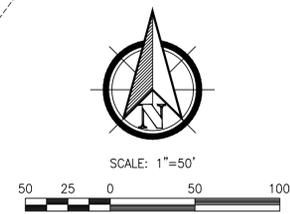
AREA

OPEN AREA: 34,270 S.F. (0.79 AC.)
SITE AREA: 9.07 AC. NET



TOPO LEGEND

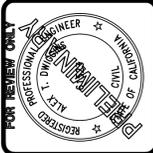
- BW BACK OF WALK
- CO CONCRETE
- CR ASPHALT CROWN
- EP EDGE OF PAVEMENT
- ELVT ELECTRIC VAULT
- FL FLOW LINE
- FO FIBER OPTIC LINE
- GDP GUARD POST
- GV GAS VALVE
- OG ORIGINAL GROUND
- SSCO SANITARY SEWER CLEANOUT
- SW SANITARY SEWER LATERAL
- TC TOP OF CURB
- WW WATER VALVE
- EXISTING AC SURFACING
- EXISTING CONCRETE SURFACE
- DRIVEWAY
- DOWN GUY
- ELECTRIC CHRISTY BOX
- ELECTRIC METER
- ELECTRIC PEDESTAL
- ELECTRIC SERVICE
- EXISTING STREET LIGHT
- FIRE HYDRANT
- FLAGPOLE
- GAS METER
- GAS SERVICE
- GAS VALVE
- GATE POST
- GUARD POST
- GUY POLE
- HANDICAP PARKING
- HOSEBIBB
- IRRIGATION AG WELL
- IRRIGATION STANDPIPE
- IRRIGATION VALVE
- MAILBOX
- MARKING PAINT
- TOPO
- PUMPER CONNECTION
- RAILROAD XING ARM
- ROOF DRAIN
- RUNWAY LIGHT
- SANITARY SEWER CLEANOUT
- SANITARY SEWER LATERAL
- SANITARY SEWER MANHOLE
- SIGN
- SPRINKLER CONTROL BOX
- S.D. CATCH BASIN MANHOLE
- STORM DRAIN INLET
- STORM DRAIN MANHOLE
- SERVICE POLE
- TELEPHONE CHRISTY BOX
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- TRAFFIC CHRISTY
- TRAFFIC SIGNAL BOOM
- TRAFFIC SIGNAL POLE
- TRANSFORMER POLE
- UTILITY POLE
- WATER METER
- WATER SERVICE
- WATER VALVE
- WATER PIV



FOR REVIEW ONLY

Date	
No. Revisions	

GRANVILLE HOMES, INC.
1396 W. HERNDON SUITE 101
FRESNO, CA 93711

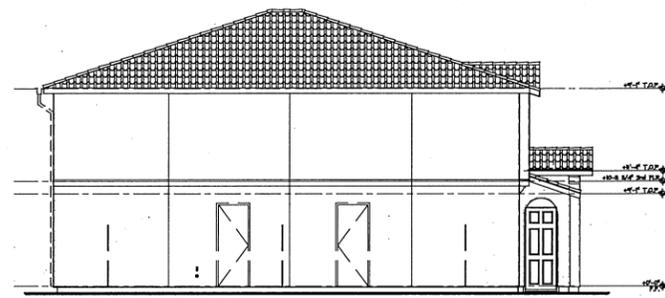


SITE PLAN
PARCEL 3 OF P.M. 18-6, K.C.R.
FOR: **GRANVILLE HOMES, INC.**

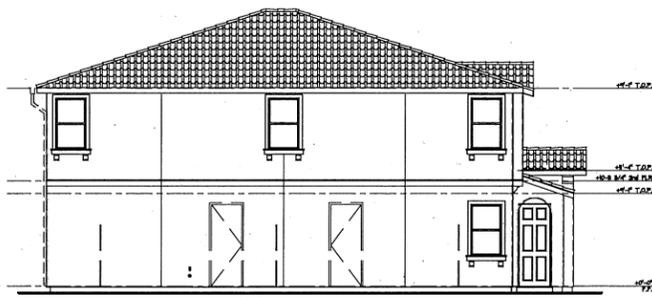
CIVIL ENGINEERS
ZUMWALT HANSEN INC.
LAND SURVEYORS
609 N. Irwin St.
Hanford, CA 93230
Office: (559) 582-1056
Fax: (559) 584-4143

DRAWN BY: JRJ
CHECKED BY: AD
INDEXED BY:
DATE: 8/11/2017
JOB NO.: 0765612
SHEET: 1 OF 1

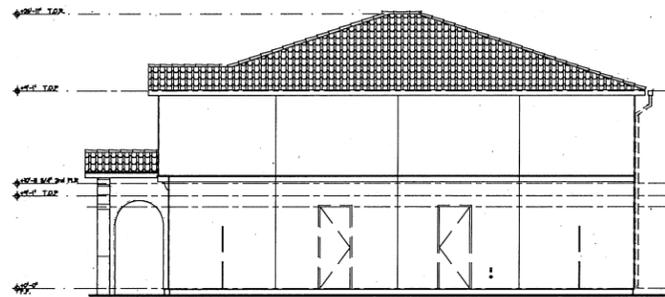




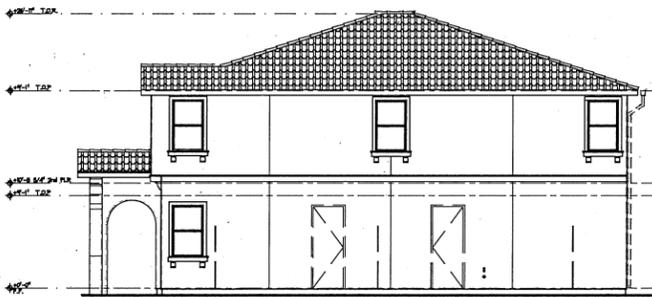
LEFT ELEVATION - EAST FACING SIDE
2 STORY SCALE = 1/8"=1'-0"



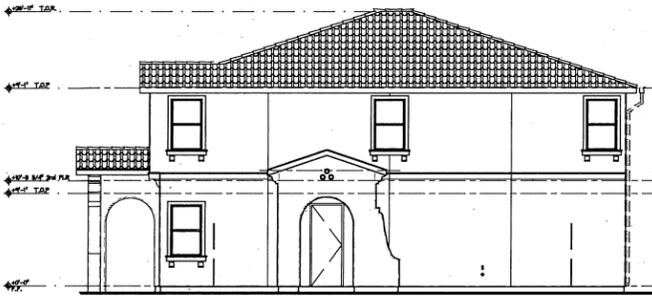
LEFT ELEVATION - TYPICAL
2 STORY SCALE = 1/8"=1'-0"



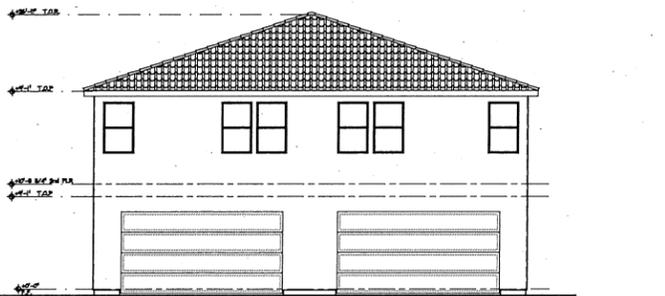
RIGHT ELEVATION - EAST FACING SIDE
2 STORY SCALE = 1/8"=1'-0"



RIGHT ELEVATION - TYPICAL
2 STORY SCALE = 1/8"=1'-0"



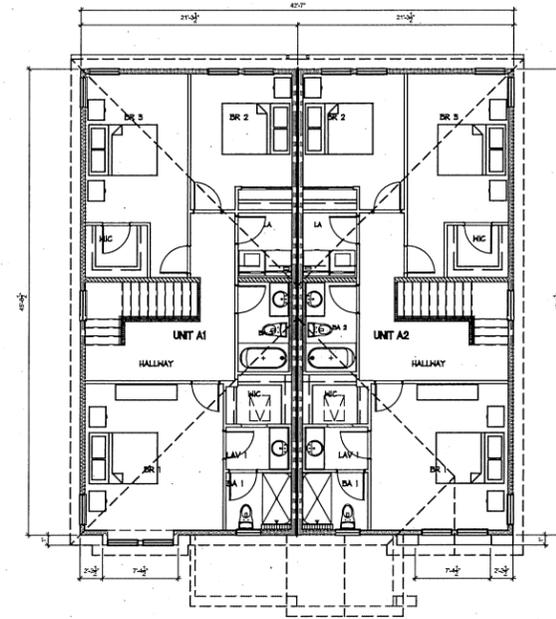
RIGHT ELEVATION - ENHANCED STREET ELEVATION
2 STORY SCALE = 1/8"=1'-0"



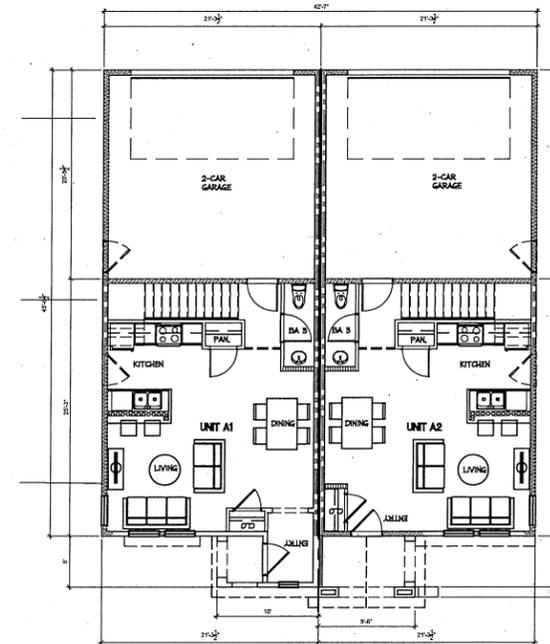
REAR ELEVATION
2 STORY SCALE = 1/8"=1'-0"



FRONT ELEVATION
2 STORY SCALE = 1/8"=1'-0"



2ND FLOOR - 3 BEDROOM DUPLEX
2 STORY SCALE = 1/8"=1'-0"



1ST FLOOR - 3 BEDROOM DUPLEX
2 STORY SCALE = 1/8"=1'-0"

AREA:

UNIT A1 (1st & 2nd Flr)	= 3BR/2BA = 1,491 sf
UNIT A2 (1st & 2nd Flr)	= 3BR/2BA = 1,464 sf
TOTAL LIVING AREA	= 2,955 sf
PORCH UNIT A1	= 23 SF
PORCH UNIT A2	= 57 SF
TOTAL PORCH AREA	= 80 SF
GARAGE	436 [x2] = 872 sf
TOTAL GARAGE AREA	= 872 sf

GRANVILLE HOMES, INC. Expressly reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, changed, or copied in any form or manner whatsoever, not are they to be assigned to a third party without first obtaining the written permission and consent of Granville Homes, Inc. In the event of unauthorized reuse of these plans by a third party shall hold Granville Homes, Inc. harmless and shall bear the financial responsibility of Granville Homes, Inc.

RESIDENTIAL PROJECT

BUILDING PLANS & ELEVATIONS - 3 BEDROOM DUPLEX

Revisions

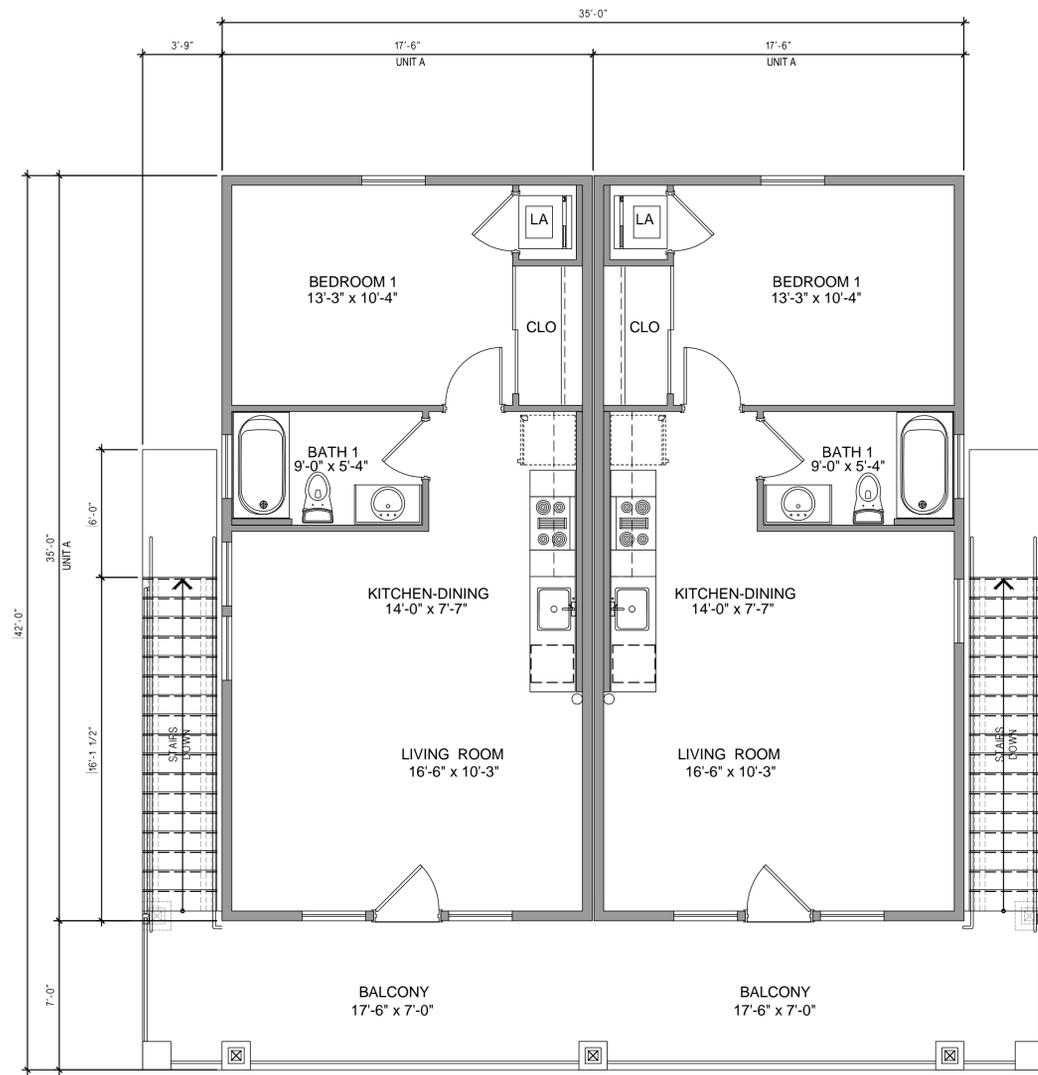
Project #: 1512
Date: 07.01.2016
Drawn: GV
Checked: -

Sheet Number

A1



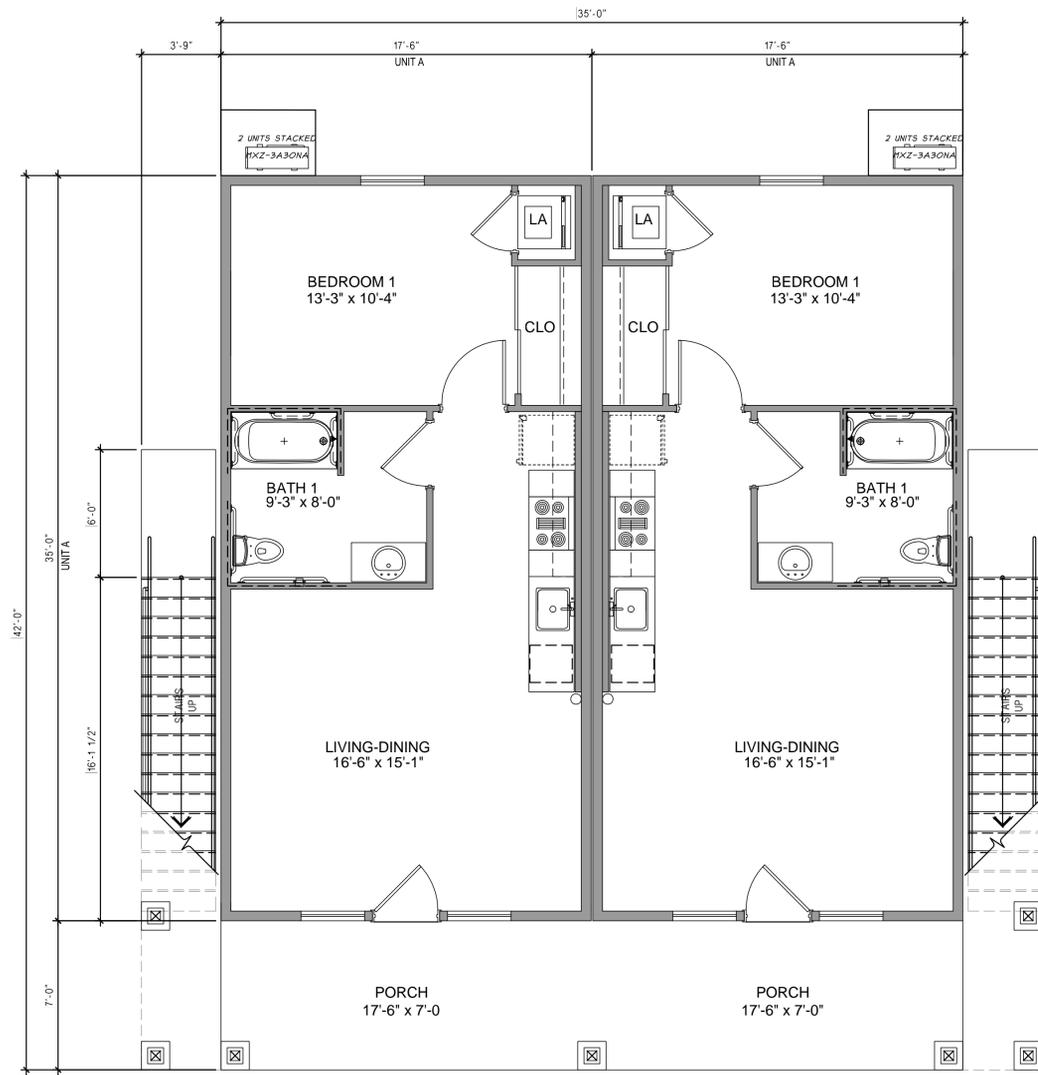




2ND FLOOR PLAN

SCALE = 1/4"=1'-0"

AREA:
 UNIT A : 1BR/1BA : 612.5 s.f.
 2 Unit A @ 1st Floor : 612.5 (x2) = 1,225 s.f.
 2 Unit A @ 2nd Floor : 612.5 (x2) = 1,225 s.f.
 TOTAL AREA : 2,450 s.f.



1ST FLOOR PLAN

SCALE = 1/4"=1'-0"

AREA:
 UNIT A : 1BR/1BA : 612.5 s.f.
 2 Unit A @ 1st Floor : 612.5 (x2) = 1,225 s.f.
 2 Unit A @ 2nd Floor : 612.5 (x2) = 1,225 s.f.
 TOTAL AREA : 2,450 s.f.

1752 L STREET



1398 W. Herndon, Suite 101, Fresno, CA, 93711
 business phone (559)436-9900 LIC # 598845

GRANVILLE HOMES, INC. Expressly reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, changed, or copied in any form or manner whatsoever, nor are they to be assigned to a third party without first obtaining the written permission and consent of Granville Homes, Inc. In the event of unauthorized reuse of these plans by a third party shall hold Granville Homes, Inc. harmless and shall bear the financial responsibility of Granville Homes, Inc.

4PLEX RESIDENTIAL
 1752 L STREET
 FRESNO, CA 93721

BUILDING PLANS

Revisions	
06.03.15	CUP
11.03.15	CUP
12.11.15	CUP

Project #: 1510
 Date: 06.03.15
 Drawn: GV
 Checked:

Sheet Number

A1

GRANVILLE HOMES, INC. Expressly reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, charged, or copied in any form or manner whatsoever, nor are they to be assigned to a third party without first obtaining the written permission and consent of Granville Homes, Inc. in the event of unauthorized reuse of these plans by a third party shall hold Granville Homes, Inc. harmless and shall bear the financial responsibility of Granville Homes, Inc.

4PLEX RESIDENTIAL
1752 L STREET
FRESNO, CA 93721

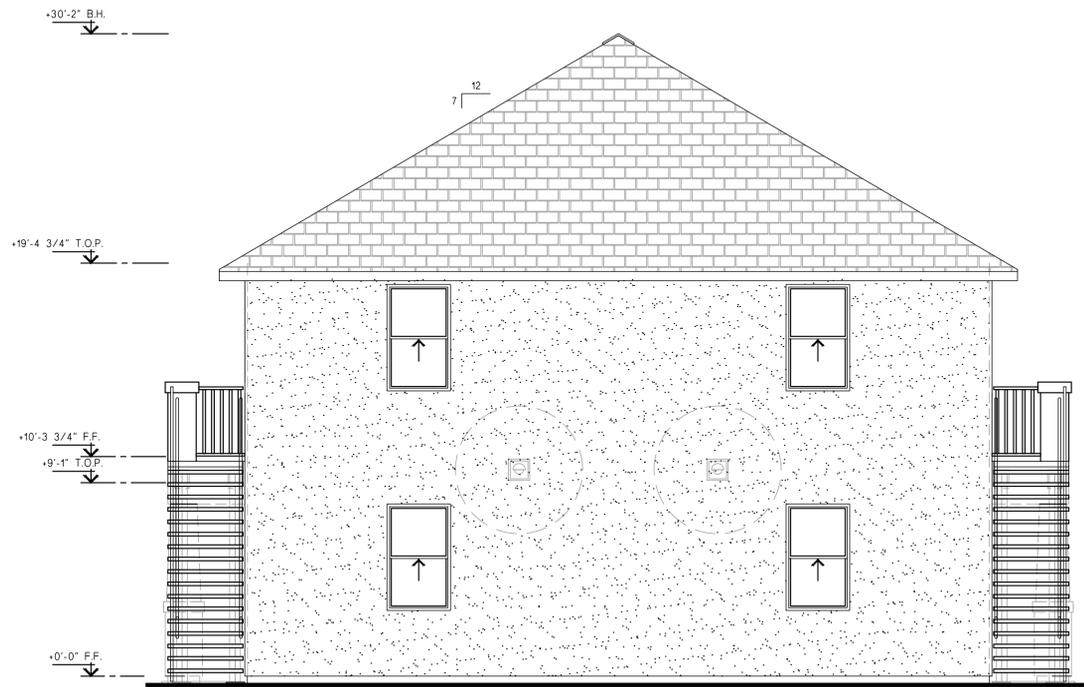
EXTERIOR ELEVATIONS

Revisions	
06.03.15	CUP
11.03.15	CUP
12.11.15	CUP

Project #: 1510
Date: 06.03.15
Drawn: GV
Checked:

Sheet Number

A2



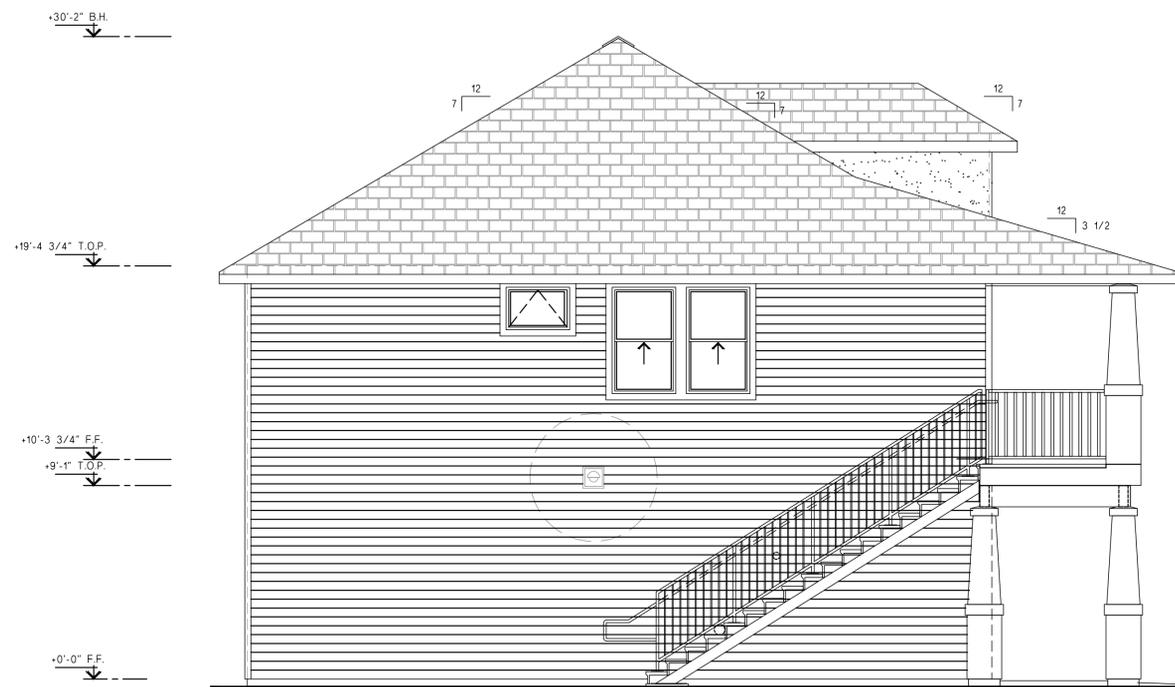
REAR ELEVATION

SCALE = 1/4"=1'-0"



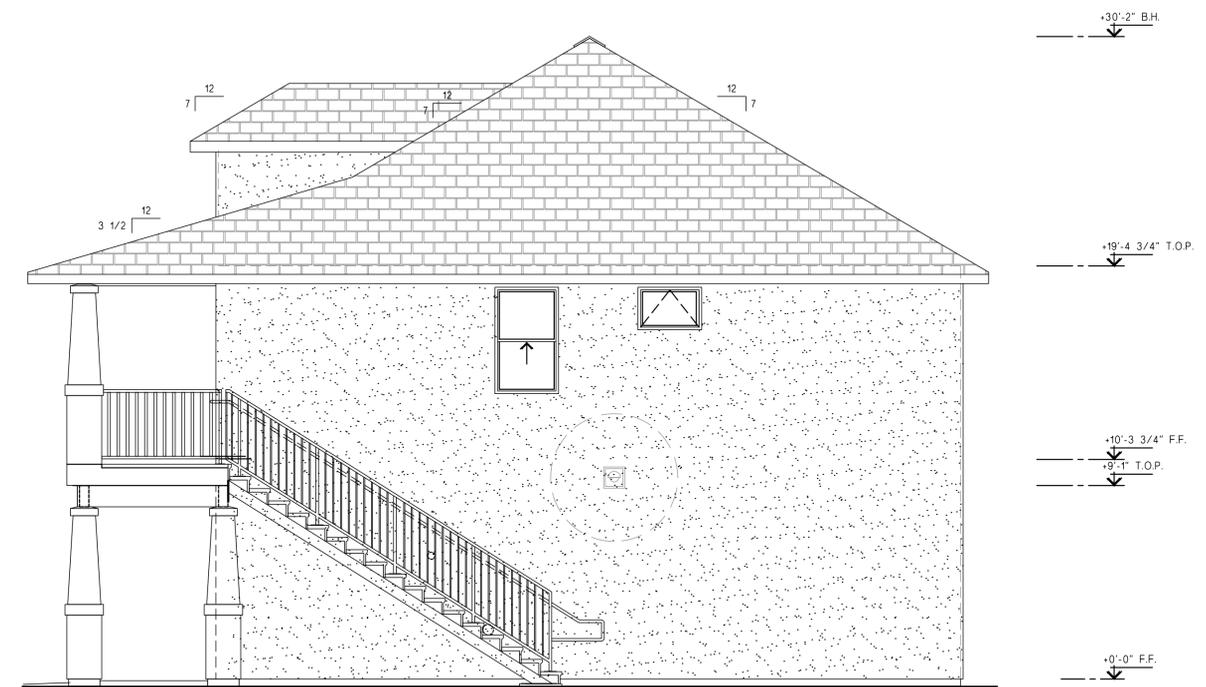
FRONT ELEVATION

SCALE = 1/4"=1'-0"



LEFT ELEVATION

SCALE = 1/4"=1'-0"



RIGHT ELEVATION

SCALE = 1/4"=1'-0"

1752 L STREET

**INITIAL STUDY AND
MITIGATED NEGATIVE DECLARATION**

**CITY OF LEMOORE
GRANVILLE HOMES – MULTI-FAMILY
PROJECT**

COMMENTS MUST BE RECEIVED BY SEPTEMBER 11, 2017

AUGUST 2017



INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION

GRANVILLE HOMES, MULTI-FAMILY PROJECT

Prepared for:

City of Lemoore
119 Fox Street
Lemoore, CA 93245
Contact Person: Judy Holwell, Community Development Director
Phone: (559) 6740

Consultant:



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

August 2017

NOTICE OF 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.

PLEASE BE ADVISED that the City Planning Commission will consider adopting the Mitigated Negative Declaration at its meeting to be held at 7:00 p.m., September 11, 2017. The meeting will be held at the City's Council Chambers at 429 C Street, Lemoore, California.

Project Name

Granville Homes, Multi-family Project

Project Location

North side of Bush Street, northwest of West Hills College.

Project Description

The Project is a solely-owned multiple residential development with 141 units contained in triplex and duplex buildings, wrought-iron fenced and gated, with internal non-city streets and recreational and utility facilities.

The documents constituting the Initial Study/Mitigated Negative Declaration are available for review at the office of the City Clerk, City Hall, 119 Fox Street.

Table of Contents

<i>Mitigated Negative Declaration</i>	1
Project Name, Location and Description.....	1
Mailing Address and Phone Number of Contact Persons.....	1
Findings	1
Mitigation Measures Included in the Project to Avoid Potentially Significant Effects	2
<i>SECTION 1 - Introduction</i>	1-1
1.1 - Overview	1-1
1.2 - California Environmental Quality Act	1-1
1.3 - Impact Terminology.....	1-1
1.4 - Document Organization and Contents.....	1-2
1.5 - Incorporated by Reference.....	1-2
<i>SECTION 2 - Project Description</i>	2-1
2.1 - Project Location.....	2-1
2.2 - Surrounding Land Uses	2-1
<i>SECTION 3 - Initial Study</i>	3-1
3.1 - Environmental Checklist	3-1
3.2 - Environmental Factors Potentially Affected	3-3
3.3 - Determination	3-3
3.4 - Evaluation of Environmental Impacts	3-5
3.4.1 - Aesthetics	3-6
3.4.2 - Agriculture and Forestry Resources.....	3-8
3.4.3 - Air Quality	3-10
3.4.4 - Biological Resources	3-12
Would the project:.....	3-12
3.4.5 - Cultural resources.....	3-15
Would the project:.....	3-15
3.4.6 - Geology and Soils.....	3-19
Would the project:.....	3-19
3.4.7 - Greenhouse Gas Emissions.....	3-23
3.4.8 - Hazards and Hazardous Materials.....	3-25
3.4.9 - Hydrology and Water Quality.....	3-29
3.4.10 - Land Use and Planning.....	3-34
3.4.11 - Mineral Resources.....	3-36
3.4.12 - Noise	3-37
3.4.13 - Population and Housing.....	3-39
3.4.14 - Public Services.....	3-41

3.4.15 - Recreation	3-43
3.4.16 - Transportation and Traffic	3-44
3.4.17 - Tribal Cultural Resources.....	3-47
3.4.18 - Utilities and Service Systems	3-49
3.4.19 - Mandatory Findings of Significance	3-52
<i>SECTION 4 - List of Preparers</i>	<i>4-1</i>
4.1 - Lead Agency	4-1
4.2 - QK.....	4-1
<i>SECTION 2 - Storm Drainage Hydrologic Criteria and Development Design Regulations</i>	<i>1</i>
2.1 - Introduction	1
2.2 - Criteria	1
2.2.1 - Rainfall Intensity and Accumulation	2
2.2.2 - Runoff Coefficients.....	2
2.3 - Pipelines and Drop Inlets.....	2
2.4 - Pump Stations.....	2
2.5 - Drainage Basins	3
2.5.1 - Retention Basins.....	3
2.5.2 - Detention Basins.....	4
2.5.3 - Basin Volumes	4
2.5.4 - General	4
2.6 - Development Project Approval Requirements.....	5

Appendix A

Appendix A – Mitigation Monitoring and Reporting Program

Appendix B – Hydrologic Design Criteria

List of Figures

Figure 2-1 Project Location.....	2-2
Figure 2-2 The Project.....	2-3
Figure 2-3 Bush Street Cross Section	2-4

List of Tables

Table 2-1 Project Data.....	2-5
-----------------------------	-----

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, Location and Description

Granville Homes, Multi-family Project

North side of Bush Street, northwest of West Hills College.

The Project is a solely-owned multiple residential development with 141 units contained in triplex and duplex still units, wrought-iron fenced and gated, with internal non-city streets and recreational and utility facilities.

The documents constituting the Initial Study/Mitigated Negative Declaration are available for review at the office of the City Clerk, City Hall, 119 Fox Street, Lemoore, California.

Mailing Address and Phone Number of Contact Persons

Steve Brandt, AICP

Principal Planner

QK

901 East Main Street

Visalia, California 93292

(559) 733-0440

Judy Holwell

Community Development Director

City of Lemoore

119 Fox Street

Lemoore, California 93245

(559) 924-6740

Findings

As Lead Agency, the City of Lemoore finds that the Project as mitigated will not have a significant effect on the environment. The Environmental Checklist (CEQA Guidelines Appendix G) or Initial Study (IS) (see *Section 3 - Environmental Checklist*) identified one or more potentially significant effects on the environment, but revisions and mitigation of project impacts to the Project have been made to or agreed by the Project applicant before the release of this Mitigated Negative Declaration (MND) or mitigation measures would be that reduce all potentially significant impacts to less-than-significant levels. The Lead Agency thus finds that there is no substantial evidence that this Project has had or will have a significant effect on the environment.

Mitigation Measures Included in the Project to Avoid Potentially Significant Effects

Mitigation Measure #3.4.4a, #3.4.4b, and 3.4.4c: Please see Mitigation Measures #3.4.4d(1) and 3.4.4d(2).

Mitigation Measure #3.4.1d: Project street lighting and area lighting shall be designed to avoid offsite glare and shall not have sky-directed or non-shielded illumination.

Mitigation Measure #3.4.4d(1): A reconnaissance survey of the Project site shall be taken by a qualified wildlife biologist, and a report thereof filed with the City Planner, to determine the presence or absence of any candidate, sensitive or special status species on the site.

Mitigation Measure #3.4.4d(2): If such presence is determined, the Project developer and his contractor shall implement all pertinent State and Federal law and regulations to prevent the take of such species before and during Project grading and construction.

Mitigation Measure #3.4.5a: If prehistoric or historic-era cultural materials or tribal cultural resources are encountered during construction activities, all work within 25 feet of the find shall halt until a qualified professional archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards for prehistoric and historic archaeologist, can evaluate the significance of the find and make recommendations. Cultural resource materials may include prehistoric resources such as flaked and ground stone tools and debris, shell, bone, ceramics, and fire-affected rock as well as historic resources such as glass, metal, wood, brick, or structural remnants. If the qualified professional archaeologist determines that the discovery represents a potentially significant tribal cultural resource or cultural resource, additional investigations may be required to mitigate adverse impacts from Project implementation. These additional studies may include avoidance, testing, and evaluation or data recovery excavation.

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

If any resource encountered appears, in the opinion of a qualified professional geologist (see Mitigation Measure #3.4.5a) to be a tribal resource, a consultation shall be undertaken with a local California Native American Tribe in accord with the Public Resources Code and mitigation measures agreed upon.

The impact is *potentially significant*.

Mitigation Measure #3.4.5b: Implementation of Mitigation Measure #3.4.5a.

Mitigation Measure #3.4.5c: During any ground disturbance activities, if paleontological resources are encountered, all work within 25 feet of the find shall halt until a qualified paleontologist as defined by the Society of Vertebrate Paleontology Standard Procedures for the Assessment and Mitigation of Adverse Impacts to Paleontological Resources (2010), can evaluate the find and make recommendations regarding treatment. Paleontological resource materials may include resources such as fossils, plant impressions, or animal tracks preserved in rock. The qualified paleontologist shall contact the Natural History Museum of Los Angeles County or other appropriate facility regarding any discoveries of paleontological resources.

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

Mitigation Measure #3.4.5d: If human remains are discovered during construction 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.

Mitigation Measure #3.4.9e(1): The Project development must construct, maintain and operate a “temporary” detention basin on land owned by the Project developer adjacent to the Project site in full accord with the requirements of Appendix B hereto, Hydrologic Criteria (not utilizing the proposed .55 acre open space at the easterly end of the Project site). The location, design, capacity and operation of the basin shall be approved by the City Engineer and the City Public Works Director prior to approval of the Conditional Use Permit for the Project, with all essential calculations and engineering analysis based thereon, based upon the requirements of Appendix B, to be provided by a registered civil engineer employed by the developer.

Mitigation Measure #3.4.9e(2): The Project developer shall construct a storm drainage pipeline from the onsite retention basin with capacity to fully drain the Project site in accord with the requirements of Appendix B, and to drain intervening properties en route to the proposed detention basin, utilizing the existing 24” storm drain pipeline in Bush Street and

constructing any required additions to or replacement of such existing pipeline. As with Mitigation Measure #3.4.9e, calculations and analysis for this pipeline shall be provided to the City by a registered civil engineer and approved by the City Engineer and the City's Public Works Director prior to approval of a Conditional Use Permit for the Project.

Upon construction, and evidence of capacity and operation/maintenance responsibility satisfactory to the City, the Project developer may request refund of the Project storm drainage impact fee and remove the Project's onsite storm drainage retention basin, converting the basin area development in accord with Figure 2-2 hereof.

As residential properties between the Project site and the proposed basin connect to the pipeline(s) required by this mitigation measure and dispose, with City approval, of their site storm drainage therein, the Project developer may request reimbursement by the City of any costs of capacity therein assessed by the City against the developers of such property.

Mitigation Measure #3.14.17a(ii): The Project applicant shall consider the significance of the discovered resource pursuant to subdivision (c) of Public Resources Code Section 5024.1 and shall, if required, thereby implement Mitigation Measures #3.4.5a and 3.4.5c.

SECTION 1 - INTRODUCTION

1.1 - Overview

The project includes construction and operation of a sole-ownership multiple residential development of 141 residential units.

1.2 - California Environmental Quality Act

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 guidelines for examination of the potential environmental effects of the construction and operation of the Project. Section 15063 of the CEQA Guidelines requires the Lead Agency to prepare an IS to determine whether a discretionary project will have a significant effect on the environment. A Mitigated Negative Declaration (MND) is appropriate when an IS has been prepared and a determination can be made that no significant environmental effects will occur because revisions to the Project have been made or mitigation measures will be implemented that reduce all potentially significant impacts to less-than-significant levels. The content of a MND is the same as a Negative Declaration, with the addition of identified mitigation measures and a Mitigation Monitoring and Reporting Program (MMRP) (see *Appendix A – Mitigation Monitoring and Reporting Program*).

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

1.3 - Impact Terminology

The following terminology is used to describe the level of significance of 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 applicant.
- 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 meets the requirements of CEQA. The report contains the following sections:

- *Section 1 – Introduction:* This section provides an overview of CEQA requirements, describes the intended uses of the IS/MND, describes document organization, and lists any regulations that have been incorporated by reference.
- *Section 2– Project Description:* This section describes the Project and the Project sites' location.
- *Section 3 – Environmental Checklist:* This section contains the evaluation of 18 environmental resource factors contained in Appendix G of the CEQA Guidelines. Each factor is analyzed to determine whether the proposed Project would have an impact. One of four findings is made: no impact, less-than-significant impact, less than significant with mitigation, or significant and unavoidable. If the evaluation results in a finding of significant and unavoidable for any of the 18 environmental resource factors, then an Environmental Impact Report will be required.
- *Section 4 – List of Preparers:* This chapter identifies the individuals who prepared the IS/MND.
- *Appendix A – Mitigation Monitoring and Reporting Program:* This appendix references the Mitigation Monitoring and Reporting Program.
- *Appendix B – Hydrologic Design Criteria*

1.5 - Incorporated by Reference

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

- General Plan and Zoning Ordinance City of Lemoore, and General Plan EIR (on file, Public Works Department, City of Lemoore, 711 West Cinnamon Drive).
- Naval Air Station Lemoore Joint Land Use Study, prepared August 30, 2011.

SECTION 2 - PROJECT DESCRIPTION

2.1 - Project Location

The Project is located on the north side of Bush Street, northeast of West Hills College. Figures 2-1, 2-2 and 2-3 depict the Project location, the Project and the required cross-section of Bush Street abutting the Project. Table 2-1 provides Project data.

2.2 - Surrounding Land Uses

The Project is abutted on all sides by currently vacant land, General Plan designated and zoned for urban development. Southwest of the Project site, across from Bush Street, is the West Hills Community College Campus.

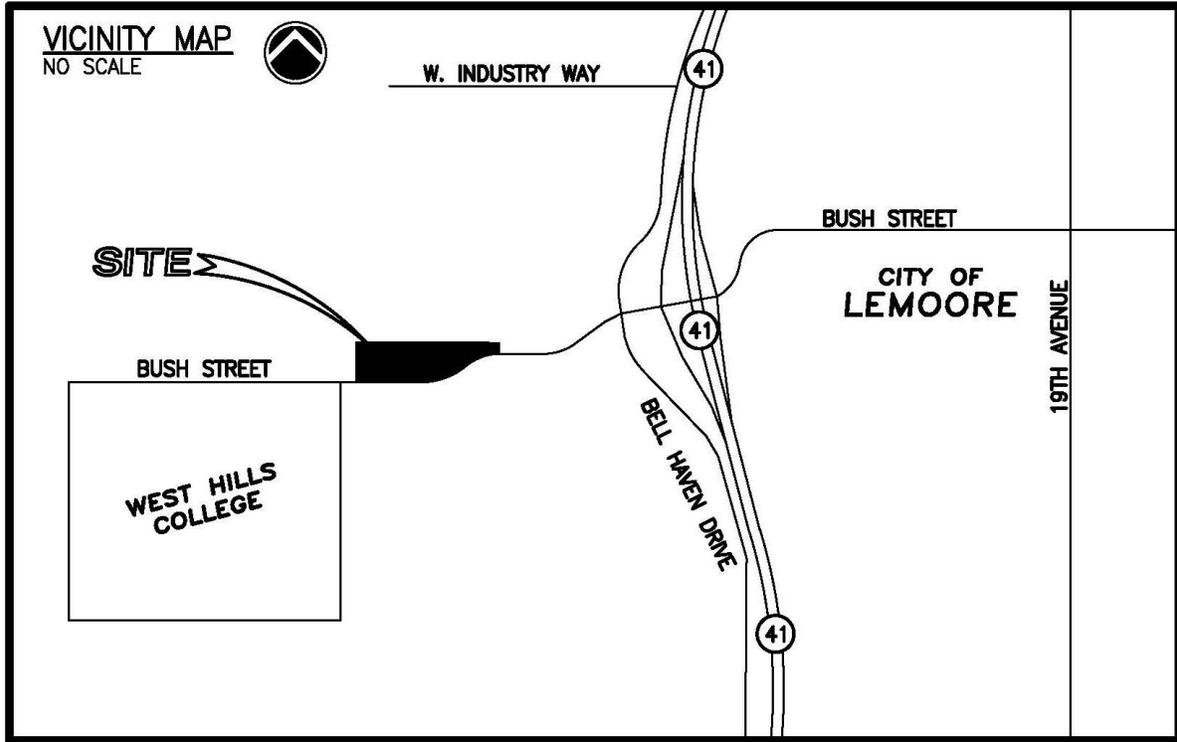


Figure 2-1
Project Location

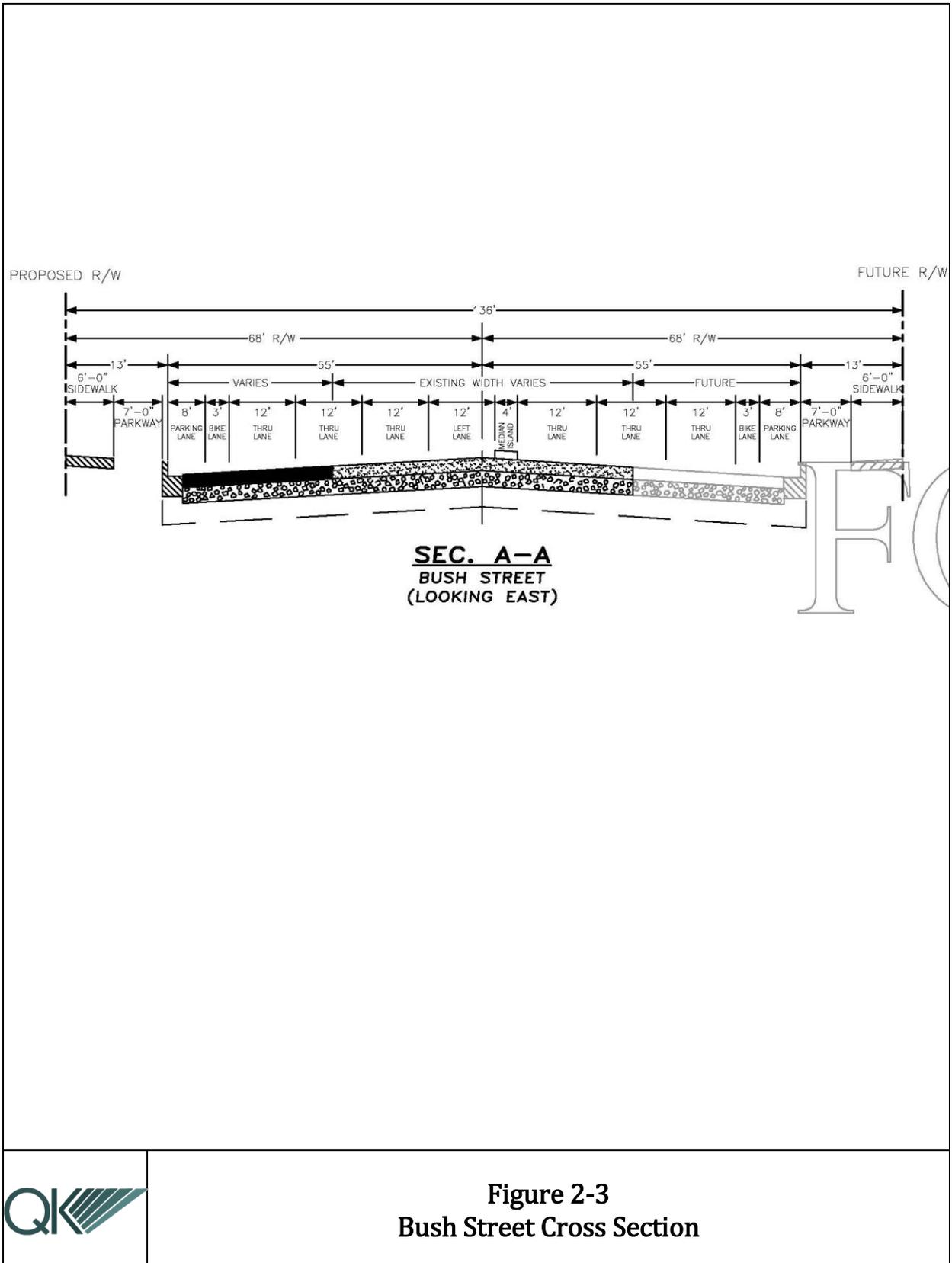


Figure 2-3
Bush Street Cross Section

Table 2-1
Project Data

GENERAL INFORMATION

EXISTING ZONE	RMD (MEDIUM DENSITY RESIDENTIAL)
PROPOSED ZONE	RMD (MEDIUM DENSITY RESIDENTIAL)
EXISTING USE	VACANT
PROPOSED USE	RESIDENTIAL
SEWER	CITY OF LEMOORE
WATER	CITY OF LEMOORE
STORM DRAIN	CITY OF LEMOORE
A.P.N.	023-510-041
ELECTRIC	SCE
GAS	GAS COMPANY
TELEPHONE	AT&T
CABLE	COMCAST

UNIT COUNT

<u>TYPE</u>	<u># OF BUILDINGS</u>	<u>TOTAL UNITS</u>
A-TRIPLEX-2 BED	27	81
B-TRIPLEX-1 BED	18	54
C-DUPLEX-3 BED	3	6
TOTAL	48	141

PARKING STALL COUNT

REGULAR	134
HANDICAP ACCESSIBLE STALLS	6
SINGLE CAR GARAGES	141
TOTAL	283

AREA

OPEN AREA: 34,270 S.F. (0.79 AC.)
SITE AREA: 9.07 AC. NET

TOPO LEGEND

BW	BACK OF WALK	⊕	IRRIGATION AG WELL
CO	CONCRETE	⊕	IRRIGATION STANDPIPE
CR	ASPAHLT CROWN	⊕	IRRIGATION VALVE
EP	EDGE OF PAVEMENT	⊕	MAILBOX
ELVT	ELECTRIC VAULT	⊕	MARKING PAINT
FL	FLOW LINE	⊕	TOPO
FO	FIBER OPTIC LINE	⊕	PUMPER CONNECTION
GDP	GUARD POST	⊕	RAILROAD XING ARM
GV	GAS VALVE	⊕	ROOF DRAIN
OG	ORIGINAL GROUND	⊕	RUNWAY LIGHT
SSCO	SANITARY SEWER CLEANOUT	⊕	SANITARY SEWER CLEANOUT
SW	SIDEWALK- PAVEMENT	⊕	SANITARY SEWER LATERAL
TC	TOP OF CURB	⊕	SANITARY SEWER MANHOLE
WV	WATER VALVE	⊕	SIGN
▨	EXISTING AC SURFACING	⊕	SPRINKLER CONTROL BOX
▧	EXISTING CONCRETE SURFACE	⊕	S.D. CATCH BASIN MANHOLE
△	DRIVEWAY	⊕	STORM DRAIN INLET
←	DOWN GUY	⊕	STORM DRAIN MANHOLE
⊕	ELECTRIC CHRISTY BOX	⊕	SERVICE POLE
⊕	ELECTRIC METER	⊕	TELEPHONE CHRISTY BOX
⊕	ELECTRIC PEDESTAL	⊕	TELEPHONE MANHOLE
⊕	ELECTRIC SERVICE	⊕	TELEPHONE PEDESTAL
⊕	EXISTING STREET LIGHT	⊕	TRAFFIC CHRISTY
⊕	FIRE HYDRANT	⊕	TRAFFIC SIGNAL BOOM
⊕	FLAGPOLE	⊕	TRAFFIC SIGNAL POLE
⊕	GAS METER	⊕	TRANSFORMER POLE
⊕	GAS SERVICE	⊕	UTILITY POLE
⊕	GAS VALVE	⊕	WATER METER
⊕	GATE POST	⊕	WATER SERVICE
⊕	GUARD POST	⊕	WATER VALVE
⊕	GUY POLE	⊕	WATER PIV
⊕	HANDICAP PARKING	⊕	
⊕	HOSEBIBB	⊕	

SECTION 3 - INITIAL STUDY

3.1 - Environmental Checklist

1. Project Title:

Granville Homes, Multi-family Project

2. Lead Agency Name and Address:

City of Lemoore
119 Fox Street
Lemoore, CA 93245

3. Contact Persons and Phone Number:

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

Steve Brandt, Principal Planner
(559) 733-0440

4. Project Location:

North side of Bush Street, northeast of West Hills College.

5. Project Sponsor's Name and Address:

Granville Homes, Inc.
1396 W. Herndon, Suite 101
Fresno, CA 93711

6. General Plan Designation:

Medium Density Residential

7. Zoning:

Medium Density Residential

8. Description of Project:

The Project is a solely-owned multiple residential development with 141 units contained in triplex and duplex buildings, wrought-iron fenced and gated, with internal non-city streets and recreational and utility facilities.

9. Surrounding Land Uses and Setting:

The Project is abutted on all sides by currently vacant land General Plan designated and zoned for urban development. Southwest of the Project site, across from Bush Street, is the West Hills Community College Campus

10. Other Public Agencies Whose Approval is Required:

- None

3.2 - Environmental Factors Potentially Affected

The environmental factors 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 Forestry Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology and Soils |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards and Hazardous Materials | <input type="checkbox"/> Hydrology and Water Quality |
| <input type="checkbox"/> Land Use and Planning | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise |
| <input type="checkbox"/> Population and Housing | <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Transportation and Traffic | <input type="checkbox"/> Tribal Cultural Resources | <input type="checkbox"/> Utilities and Service Systems |
| | <input type="checkbox"/> Mandatory 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.

Signature

Date

Printed Name

For

3.4 - Evaluation of Environmental Impacts

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in (5) below, may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D).

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

3.4.1 - AESTHETICS

Would the project:

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

Discussion

Impact #3.4.1a – Would the Project have a substantial adverse effect on a scenic vista: The project will be less visually obtrusive than the taller existing, nearby, College structures.

Level of Significance: The Project would have *no impact*.

Mitigation Measure(s): No mitigation is required.

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 such resources other than those addressed under Impact #3.4.1b.

Level of Significance: The Project would have *no impact*.

Mitigation Measure(s): No mitigation is required.

Impact #3.4.1c – Would the Project substantially degrade the existing visual character or quality of the site and its surroundings: See Impacts #3.4.1a and #3.4.1b.

Level of Significance: The Project would have *no impact*.

Mitigation Measure(s): No mitigation is required.

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: See Impact #3.4.1a.

Mitigation Measure #3.4.1d: Project street lighting and area lighting shall be designed to avoid offsite glare and shall not have sky-directed or non-shielded illumination.

Level of Significance: The Project, as mitigated, would have a *less than significant impact*.

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

3.4.2 - AGRICULTURE AND FORESTRY RESOURCES

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

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

Discussion

Impact #3.4.2a – Would the Project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use: The Project site and surrounding area are designated California Department of Conservation Farmland Mapping and Monitoring Program’s Important Farmland Mapping as Urban and Built-Up Land, Vacant or Disturbed Land and Grazing Land

(California Department of Conservation, 2017). No Prime Farmland, Unique Farmland, or Farmland of Statewide Importance occurs on or adjacent to the Project site. No land conversion from Farmland would occur as a result of the Project.

Level of Significance: There would be *no impact*.

Mitigation Measure(s): No mitigation is required.

Impact #3.4.2b – Would the Project conflict with existing zoning for agricultural use or a Williamson Act Contract: The Project site and adjacent areas are zoned Medium Density Residential, Mixed Use, Public Services and Community Facilities (CF), Heavy Industrial (MH) and Light Industrial (ML) by the Lemoore Zoning Ordinance (City of Lemoore, 2017). They are not encumbered with a Williamson Act Contract. Therefore, implementation of the Project would not conflict with any existing zoning for agriculture or a Williamson act Contract and there would be no impact.

Level of Significance: There would be *no impact*.

Mitigation Measure(s): No mitigation is required.

Impact #3.4.2c – Would the Project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g)): The Project site is not identified as forest land. Therefore, implementation of the Project would not conflict with any existing zoning for forest land, timberland, or timberland zoned Timberland Production.

Level of Significance: There would be *no impact*.

Mitigation Measure(s): No mitigation is required.

Impact #3.4.2d – Would the Project result in the loss of forest land or conversion of forest land to non-forest use: No conversion of forest land would occur as a result of the Project.

Level of Significance: There would be *no impact*.

Mitigation Measure(s): No mitigation is required.

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 in Impacts a., b., c., and d. above.

Level of Significance: There would be *no impact*.

Mitigation Measure(s): No mitigation is required.

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

3.4.3 - AIR QUALITY

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

- | | | | | | |
|----|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a. | Conflict with or obstruct implementation of the applicable air quality plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. | Violate any air quality standard or contribute substantially to an existing or projected air quality violation? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c. | Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d. | Expose sensitive receptors to substantial pollutant concentrations? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e. | Create objectionable odors affecting a substantial number of people? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion

Impact #3.4.3a, #3.4.3b and 3.4.3c – Would the Project conflict with or obstruct implementation of the applicable air quality plan; violate any air quality standard or contribute substantially to an existing or projected air quality violation; or result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors): The air quality impacts of proposed development at this level on the Project site were evaluated in the EIR for the City’s General Plan, and as mitigated, found to be less than significant.

Level of Significance: There is a *less than significant impact*.

Mitigation Measure(s): No mitigation measures are required.

Impact #3.4.3d – Would the Project expose sensitive receptors to substantial pollutant concentrations: There are no sensitive receptors near the proposed Project.

Level of Significance: There would be *no impact*.

Mitigation Measure(s): No mitigation is required.

Impact #3.4.3e – Create objectionable odors affecting a substantial number of people: The Project will not emit objectionable odors.

Level of Significance: There would be *no impact*.

Mitigation Measure(s): No mitigation is required.

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

3.4.4 - BIOLOGICAL RESOURCES

NOTE: At the time this MND was prepared the Project site was being graded. The analysis in this section of the checklist reflects this circumstance.

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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species, or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f. Conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or state habitat conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion

Impact #3.4.4a, #3.4.4b, and #3.4.4c – Would the Project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service; 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; or Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means: This analysis focuses on the impacts of the Project on sensitive biological resources including sensitive plant and wildlife species or their habitat, riparian habitat, aquatic resources, and interference with wildlife movement corridors near the Project site. Additional concerns focus on consistency of the Project with adopted plans, policies and regulations regarding wildlife, habitat conservation planning, local wildlife preservation plans and policies, and waters of the U.S., including wetlands. Literature reviews and database searches were conducted to evaluate potential impacts to sensitive biological resources.

Literature reviews and database searches for the General Plan EIR and another recent Lemoore project were reviewed to determine if the Project would impact biological resources. There was no information in the databases accessed that the Project site is likely to contain candidate, sensitive or special status species although reconnaissance level surveys should be undertaken immediately prior to Project construction to assure their absence and implement appropriate mitigation measures if required by their presence. (It should be noted that there are no wetlands or riparian habitat on or near the Project site.

Mitigation Measure #3.4.4a, #3.4.4b, and 3.4.4c: Please see Mitigation Measures #3.4.4d(1) and 3.4.4d(2).

Level of Significance: The impact as mitigated is *less than significant*.

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: Project database review indicates the potential presence on the Project site of San Joaquin kit fox, Fresno kangaroo rat, burrowing owl (or other nesting avian species). Given this potential, the following mitigation measures must be initiated, and completed as required by Federal and State laws and regulation, prior to and during Project grading and construction.

Mitigation Measure #3.4.4d(1): A reconnaissance survey of the Project site shall be taken by a qualified wildlife biologist, and a report thereof filed with the City Planner, to determine the presence or absence of any candidate, sensitive or special status species on the site.

Mitigation Measure #3.4.4d(2): If such presence is determined, the Project developer and his contractor shall implement all pertinent State and Federal law and regulations to prevent the take of such species before and during Project grading and construction.

Level of Significance: To the extent then determinable, *no impacts* to wildlife movement corridors or nursery sites would have occurred or would occur.

Impact #3.4.4e - Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance: The Project site is located within the City of Lemoore and is subject to the provisions protecting sensitive biological resources that are contained in the City of Lemoore 2030 General Plan. One pertinent Implementing Policy contained within that General Plan is COS-I-10, which requires the “protection of sensitive habitat areas and special-status species in new development in the following order: 1) avoidance; 2) onsite mitigation, and 3) offsite mitigation” (City of Lemoore 2008). It also requires “assessments of biological resources prior to approval of any development within 300 feet of any creek, sensitive habitat areas, or areas of potential sensitive status species” (City of Lemoore 2008). The Project does not conflict with the policies in the Lemoore General Plan.

Level of Significance: Implementation of the proposed Project would have *no impact*.

Mitigation Measure(s): No mitigation is required.

Impact #3.4.4f - Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan: There are no adopted habitat conservation plans or natural community conservation plans that would apply to this Project site. The Project site is not located within the boundaries of any adopted Habitat Conservation Plan (HCP), Natural Community Conservation Plan or any other local, regional, or state conservation plan. As such, *no impact* would occur.

Level of Significance: *No impact* has been identified.

Mitigation Measure(s): No mitigation is required.

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

3.4.5 - CULTURAL RESOURCES

NOTE: At the time this MND was prepared the Project site was being graded. The analysis in this section of the checklist reflects this circumstance.

Would the project:

- | | | | | |
|--|--------------------------|-------------------------------------|--------------------------|--------------------------|
| a. Cause a substantial adverse change in the significance of a tribal cultural resource, or historical resource as defined in CEQA Guidelines Section 15064.5? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines Section 15064.5? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d. Disturb any human remains, including those interred outside of formal cemeteries? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Discussion

Impact #3.4.5a – Would the Project Cause a substantial adverse change in the significance of a tribal cultural resource, or historical resource as defined in CEQA Guidelines Section 15064.5: The proposed Project does not contain any listed or known historic resources nor is it located within an identified historic district. The Project would have no impact on registered historic resources.

There is a low potential for ground-disturbing activities to expose and affect previously unknown significant cultural resources, including historical or prehistorical resources at the Project sites. However, there is still a possibility that such materials may be exposed during construction. Grading and trenching, as well as other ground-disturbing actions, have the potential to damage or destroy these previously unidentified and potentially significant cultural resources within the Project area, including historical resources. Disturbance of any deposits that have the potential to provide significant cultural data would be considered a significant impact under CEQA. Implementation of Mitigation Measure #3.4.5a would reduce potential impacts on cultural resources, including tribal cultural resources, historical resources, associated with the proposed Project to less than significant levels.

The impact is *potentially significant*.

Mitigation Measure #3.4.5a: If prehistoric or historic-era cultural materials or tribal cultural resources are encountered during construction activities, all work within 25 feet of the find shall halt until a qualified professional archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards for prehistoric and historic archaeologist, can evaluate the significance of the find and make recommendations. Cultural resource materials may include prehistoric resources such as flaked and ground stone tools and debris, shell, bone, ceramics, and fire-affected rock as well as historic resources such as glass, metal, wood, brick, or structural remnants. If the qualified professional archaeologist determines that the discovery represents a potentially significant tribal cultural resource or cultural resource, additional investigations may be required to mitigate adverse impacts from Project implementation. These additional studies may include avoidance, testing, and evaluation or data recovery excavation.

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

If any resource encountered appears, in the opinion of a qualified professional geologist (see Mitigation Measure #3.4.5a) to be a tribal resource, a consultation shall be undertaken with a local California Native American Tribe in accord with the Public Resources Code and mitigation measures agreed upon.

The impact is *potentially significant*.

Level of Significance: To the extent determinable, 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 for Impact (a), above.

Although considered unlikely since there is no indication of any archaeological resources on or in the vicinity of the Project site, subsurface construction activities associated with the proposed Project could potentially damage or destroy previously undiscovered archaeological resources. This is considered a potentially significant impact. Mitigation is proposed requiring implementation of standard inadvertent discovery procedures to reduce potential impacts to previously undiscovered subsurface tribal cultural or historic and archaeological resources.

Mitigation Measure #3.4.5b: Implementation of Mitigation Measure #3.4.5a.

Level of Significance: To the extent determinable, impacts would be *less than significant with mitigation incorporated*.

Impact #3.4.5c – Would the Project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature: There are no unique geological features or known fossil-bearing sediments in the vicinity of the Project site. However, there remains the possibility for previously unknown, buried paleontological resources or unique geological sites to be uncovered during subsurface construction activities. Therefore, this would be a potentially significant impact. Mitigation is proposed requiring standard inadvertent discovery procedures to be implemented to reduce this impact to a level of less than significant.

Mitigation Measure #3.4.5c: During any ground disturbance activities, if paleontological resources are encountered, all work within 25 feet of the find shall halt until a qualified paleontologist as defined by the Society of Vertebrate Paleontology Standard Procedures for the Assessment and Mitigation of Adverse Impacts to Paleontological Resources (2010), can evaluate the find and make recommendations regarding treatment. Paleontological resource materials may include resources such as fossils, plant impressions, or animal tracks preserved in rock. The qualified paleontologist shall contact the Natural History Museum of Los Angeles County or other appropriate facility regarding any discoveries of paleontological resources.

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

Level of Significance: To the extent determinable, impacts would be *less than significant with mitigation incorporated*.

Impact #3.4.5d: Would the Project Disturb any human remains, including those interred outside of formal cemeteries: Human remains including known cemeteries are not known to exist within the Project area. However, construction would involve earth-disturbing activities, and it is still possible that human remains may be discovered, possibly in association with archaeological sites. Mitigation Measure #3.4.5d has been included in the unlikely event that human remains are found during ground-disturbing activities. Impacts would be less than significant with implementation of mitigation.

Mitigation Measure #3.4.5d: If human remains are discovered during construction 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: To the extent determinable, impacts would be *less than significant with mitigation incorporated*.

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

3.4.6 - GEOLOGY AND SOILS

NOTE: At the time this MND was prepared the Project site was being graded. The analysis in this section of the checklist reflects this circumstance.

Would the project:

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

- e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems in areas where sewers are not available for the disposal of wastewater?

Discussion

Impact #3.4.6a(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? Refer to Division of Mines and Geology Special Publication 42: The Project site is not located within an Alquist-Priolo Earthquake Fault Zone. According to the California Department of Conservation, California Geologic Survey Regulatory Maps (California Department of Conservation, 2017), the nearest fault is the Nunez fault located in western Fresno County. The fault is a 4.2-km-long, north-south-trending, right-reverse, oblique-slip fault situated about eight miles northwest of Coalinga (City of Lemoore, 2008). There are no faults located on the Project sites and the distance from the nearest active faults reduces the possibility of fault rupture impacting the Project sites. Therefore, there would be no impact.

Level of Significance: There would be *no impact*.

Mitigation Measure(s): No mitigation is required.

Impact #3.4.6a(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: The City of Lemoore in its entirety could experience ground shaking during an earthquake due to its proximity to nearby active or potentially active faults. In the past, the Nunez fault has undergone surface rupture resulting in two earthquakes; the first (1983) had a magnitude of 6.7 and the second (1985) a magnitude of 6.0 (City of Lemoore, 2008). The location of this fault however, is far away from the city and the aftershocks during both earthquakes did not cause any damage to the City of Lemoore. Although the Project area could potentially experience ground shaking, the magnitude of the hazard would not be anticipated, as stated in the Kings County General Plan Health and Safety Element, to be severe. The Element, which illustrates the City of Lemoore as in V1 (Valley 1) seismic zone (Figure HS-2 Seismic Safety Map). The V1 zone is defined as having a relatively high amplification of shaking that would affect low to medium-rise structures but the distance to either of the fault systems that are expected sources of the shaking is sufficiently great that the effect should be minimal (Kings County, 2010).

Level of Significance: Impacts would be *less than significant*.

Mitigation Measure(s): No mitigation is required.

Impact #3.4.6a(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: Secondary natural hazards associated with earthquakes result

from the interaction of ground shaking with existing ground instabilities, and include liquefaction, settlement or subsidence, landslides and seiches, which per the City's General Plan are not considered a concern to the City of Lemoore because of its distance from the major regional fault (San Andreas Fault), the lack of steep slopes, and the clay composition of area soils (City of Lemoore , 2008). The City of Lemoore is identified as being in an area of liquefaction by the Kings County General Plan (Figure HS-2 Seismic Safety Map). Liquefaction could result in local areas during a strong earthquake or seismic ground shaking where unconsolidated sediments and a high-water table coincide. The soils within the Project area have been identified as having had a high water table, as much as five feet below ground surface (United States Department of Agriculture, 1986). However, the City of Lemoore is also identified as being in a V1 zone, which would have minimal effects from ground shaking. The Project does not include the construction of structures and residences and the potential for liquefaction is considered less than significant. The Project site is not expected to expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving seismic-related ground-failure including liquefaction.

Level of Significance: Impacts would be *less than significant*.

Mitigation Measure(s): No mitigation is required.

Impact #3.4.6a(iv) – Would the Project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving Landslides: The site and the areas surrounding the site have no topographic relief. The site's topography would not change substantially as a result of Project development. The project site is illustrated in Figure HS-3 California Landslide Hazards Map of the 2035 General Plan as having "low" likelihood of landslide incidents. The project would thus not expose people or structures to potential substantial adverse effects from landslides.

Level of Significance: There would be *no impact*.

Mitigation Measure(s): No mitigation is required.

Impact #3.4.6b – Would the Project result in substantial soil erosion or the loss of topsoil: The grading to date of the Project site has not evidenced soil erosion or loss of topsoil. There is, therefore, no apparent significant impact to date involving soil erosion or "loss of topsoil".

Level of Significance: There would be *no impact*.

Mitigation Measure(s): No mitigation is required.

Impact #3.4.6c – Would the Project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or offsite landslide, lateral spreading, subsidence, liquefaction, or collapse: Please see the discussion in 3.4.6b.

Level of Significance: There would be *no impact*.

Mitigation Measures: No mitigation is required.

Impact #3.4.6d – 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: Please see the discussion in 3.4.6b.

Level of Significance: There would be *no impact*.

Mitigation Measures: No mitigation is required.

Impact #3.4.6e – 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 Project does not involve or require the use of septic tanks or alternative wastewater systems.

Level of Significance: There would be *no impact*.

Mitigation Measures: No mitigation is required.

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

3.4.7 - 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 #3.4.7a – Would the Project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment: Any greenhouse gas (GHG) impacts associated with Project would, since Project-related District energy usage be electricity or natural gas powered and served by a public utility (Pacific Gas and Electric) evaluated on a statewide basis. Such evaluation has been made by the State under the auspices of the State Climate Change Scoping Plan required by AB 32 2002, an update to which was published in May 2014, and the Renewable Portfolio Standards (RPS) established in 2002 under Senate Bill 1078, administered by the California Public Utilities Commission (CPUC).

The California Air Resources Board’s Climate Change Scoping Plan Update (2014), prepared pursuant to the California Global Warming Solutions Act of 2006 (SB 32), recognizes the RPS program as ensuring GHG emission reductions in the energy generation sector adequate to attain statewide GHG emissions reductions goals (Scoping Plan Update). As a result of the above RPS legislation and CPUC implementing regulations, an enforceable program is in effect to reduce GHG emissions attributable to power generation to comply with applicable GHG reduction targets.

According to the CPUC’s most recent (Q1 2016) report to the Legislature, PG&E is expected to meet its 2014-2016 RPS compliance goal. Of PG&E’s 2014 retail sales, 28 percent of retail sales were supplied by RPS-eligible resources (CPUIC, Biennial RPS Program Update, January 2016).

Also, according to the CPUC, 31.3 percent of PG&E’s procurement currently under contract for 2020 is RPS-eligible renewable (<http://cpuc.ca.gov/RPS.Homepage/>). Further, according to the CPUC, many renewable energy generation and transmission projects have successfully received all of their necessary permits and/or are in an advanced permitting

stage and project viability has increased (Reference #3). Therefore, RPS-eligible resources under contract today by PG&E are likely to be available to satisfy PG&E's 2020 target.

PG&E has also independently forecasted that it will meet and exceed its 33 percent RPS compliance obligation by 2020 (CPUIC, Biennial RPS Program, January 2016). According to PG&E's data, 37 percent of its resource portfolio will be supplied by RPS-eligible resources in 2020 (Ibid).

As described above, PG&E is on track to meet near term (2020) statewide targets for GHG reductions attributable to the provision of electrical energy by public utilities. However, as PG&E also relies heavily on large hydro and nuclear facilities, which do not emit a significant amount of GHGs, the majority of its portfolio (more than 50 percent) will be GHG-free by 2020. In 2014, 9 percent of PG&E's resource portfolio was nuclear generation and 6 percent hydroelectric (Pacific Gas and Electric Company, Power Content Label). Thus, from a GHG emissions standpoint, PG&E's resource portfolio is also consistent with longer-term targets established by the Legislature for 50 percent GHG-free generation by 2030.

CEQA Guidelines Section 15064.5, Subdivision (a), provides that the determination of the significance of greenhouse gas emissions calls for a careful judgement by the lead agency consistent with the provisions in CEQA Guidelines Section 15064. CEQA Guidelines Section 15064, Subdivision (b), in turn, provides that the determination of whether a project may have a significant effect on the environment should be "based to the extent possible on scientific and factual data".

In *Center for Biological Diversity v. Department of Fish and Wildlife (2015)* 62 Cal. 4th 204, the California Supreme Court observed that a discussion of project consistency with the State long-term stabilization objectives under CEQA Guidelines Section 15064.4, Subdivision (b)(3), is consistent with CEQA's "inherent recognition...that if a plan is in place to address cumulative problems, a new project's incremental addition to the problem will not be cumulatively considerable if it is consistent with the plan and is doing its fair share to achieve the plan's goals". (id. at p. 223).

Level of Significance: There is *no significant impact*.

Mitigation Measure(s): No mitigation is required.

Impact #3.4.7b: Would the Project Conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases: See Impact #3.4.7a.

Level of Significance: There is *no significant impact*.

Mitigation Measure(s): No mitigation is required.

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

3.4.8 - HAZARDS AND HAZARDOUS MATERIALS

Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. Be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g. Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| h. Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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

Discussion

Impact #3.4.8a – Would the Project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials: The Project does not involve or include the transport, use or disposal of hazardous materials, release such materials into the atmosphere, emit hazardous emissions or handle acutely hazardous materials, substance, or waste.

Level of Significance: There would be *no impact*.

Mitigation Measure(s): No mitigation is required.

Impact #3.4.8b – 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: See Impact #3.4.8a.

Level of Significance: There would be *no impact*.

Mitigation Measure(s): No mitigation is required.

Impact #3.4.8c – 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: See Impact #3.4.8a.

Level of Significance: There would be *no impact*.

Mitigation Measure(s): No mitigation is required.

Impact #3.4.8d – Would 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: There are no known hazardous or toxic sites on or in the vicinity (within one mile) of the project site (Department of Toxic Substances Control, 2015). The State Water Resources Control Board website, GeoTracker, indicated that there are no Permitted Underground Storage Tanks, Leaking Underground Storage Tanks, or any other cleanup sites on or in the vicinity (within one mile) of the project site (California Water Resources Board, n.d.). 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's east end (.55 acres) is crossed by two PG&E natural gas transmission lines. No development is proposed on this portion of the site. (See Figure 2-2).

Level of Significance: There would be *no impact*.

Mitigation Measure(s): No mitigation is required.

Impact #3.4.8e – Would the Project 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: The Project site is not located by the Kings County Airport Land Use Compatibility Plan (County of Kings, 1994) as being within two miles of a public airport or public use airport, nor would the project result in any conceivable safety hazard for people residing or working in the project area. According to the Federal Aviation Administration website (Federal Aviation Administration, 2017), the nearest public airport is the Hanford Municipal Airport located approximately 12 miles of the site. Therefore, there would be no impact.

Level of Significance: There would be *no impact*.

Mitigation Measure(s): No mitigation is required.

Impact #3.4.8f – Would the Project result in a safety hazard for people residing or working in the project area: The proposed Project is not located within the vicinity of a private airstrip and would not result in a safety hazard for people residing or working in the project area. According to the Federal Aviation Administration website (Federal Aviation Administration, 2017), the nearest airport is the Lemoore Naval Airbase located 4.5 miles west of the Project site and Stone Airstrip located five miles northwest of the Project site. The site is within Naval Air Station (NASL)'s overlay zoning district as Overlay Area III according to the Naval Air Station Lemoore Joint Land Use Study (prepared 2011), Table 5-1. The following requirements apply in that zone:

Height Limit: Restrictions on the height of structures within the NASL overlay zone are necessary to ensure that structures will not impair flight safety. To that end, no structure shall be built and no tree shall be allowed to grow above a height of one hundred fifty feet (150').

Construction Requirements: Development located within overlay II and overlay II of the NASL overlay zone where aircraft noise exceeds sixty-five decibels (65 dB CNEL) shall be constructed so as to attain an indoor noise level of forty-five decibels (45 dB CNEL). New residences shall be constructed in accordance with noise attenuation standards of the city adopted building code.

Development Review and Notification Required: Applications for development, including conditional use permits, site plan and architectural review, tentative maps, rezones, and general plan amendments, within the NASL overlay zone shall be routed to Naval Air Station

Lemoore and the federal aviation administration for notification and review when involving tall structures.

Disclosure Requirements: The project shall be required, as a condition of approval, to record at time of final or parcel map an easement on all lots created. Such easement shall identify that the property is near a military installation subject to high aircraft noise, low level, aircraft, aircraft tests, and/or other military related issues within overlays II and III.

Level of Significance: There would be *no impact*.

Mitigation Measure(s): No mitigation is required.

Impact #3.4.8g –Would the Project impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan: There is no adopted emergency response or evacuation plan involving or near the project sites.

Level of Significance: There would be *no impact*.

Mitigation Measure(s): No mitigation is required.

Impact #3.4.8h – Would the Project Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands: The proposed Project would not expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands. The Project site is not located within the vicinity of wildlands and is in an area classified as having a fire hazard severity zone of non-wildland/non-urban (Cal Fire, 2012).

Level of Significance: There would be *no impact*.

Mitigation Measure(s): No mitigation is required.

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

3.4.9 - HYDROLOGY AND WATER QUALITY

Would the project:

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

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

Discussion

Impact #3.4.9a – Would the Project violate any water quality standards or waste discharge requirements: The Project’s estimated wastewater flows, approximately 36,000 gallons per day, additional to the existing flow to the City’s wastewater treatment facility of 1.8 million gallons per day will be within the limit of its State permit, 2.0 million gallons per day.

The Project is not located within a 100-year floodplain, no impact would occur. The Project would not place housing within a 100-year flood hazard area as mapped on a federal flood hazard boundary or flood insurance rate map or other flood hazard delineation map.

Level of Significance: There would be *no impact*.

Mitigation Measure(s): No mitigation is required.

Impact #3.4.9b – Would the Project substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level that would not support existing land uses or planned uses for which permits have been granted): The Project will be supplied by the City’s municipal water system, and such supply will not impact groundwater supplies or groundwater recharge.

Level of Significance: There would be *no impact*.

Mitigation Measure(s): No mitigation is required.

Impact #3.4.9c – 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 will have no significant impact on the existing drainage pattern of the site or area. There are no streams traversing or bordering the site. Site grading and development will not re-route drainage.

Level of Significance: There would be *no impact*.

Mitigation Measure(s): No mitigation is required.

Impact #3.4.9d – 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: See response to Impact #3.4.9c.

Level of Significance: There would be *no impact*.

Mitigation Measure(s): No mitigation is required.

Impact #3.4.9e – Would the Project 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: Storm drainage from the Project site is to be ultimately disposed of in a detention basin to be constructed west of the College campus. It is reported, but not definitively confirmed, that the basin has been deeded to the Lemoore Naval Air Station and is to be maintained by the West Hills Community College, with a design encouraging its usage as a wildlife refuge. It is further reported, but again not confirmed, that proposed single family and multiple family residential developments north of Bush Street and east to the easterly boundary of this Project site will have the right, together with the College, to pipe their storm drainage to that basin.

Further, there is in Bush Street from approximately 1,100 feet west of the westerly boundary of this Project site a 24” storm drainage pipeline extending westerly to the proposed basin site.

Absent confirmation of the ownership, operational responsibility, construction or capacity of the proposed basin storm drainage, mitigation measures adopted as Conditional Use Permit approval by the City of this Project must be agreed to by the Project developer and implemented as follows:

Mitigation Measure #3.4.9e(1): The Project development must construct, maintain and operate a “temporary” detention basin on land owned by the Project developer adjacent to the Project site in full accord with the requirements of Appendix B hereto, Hydrologic Criteria (not utilizing the proposed .55 acre open space at the easterly end of the Project site). The location, design, capacity and operation of the basin shall be approved by the City Engineer and the City Public Works Director prior to approval of the Conditional Use Permit for the Project, with all essential calculations and engineering analysis based thereon, based upon the requirements of Appendix B, to be provided by a registered civil engineer employed by the developer.

Mitigation Measure #3.4.9e(2): The Project developer shall construct a storm drainage pipeline from the onsite retention basin with capacity to fully drain the Project site in accord with the requirements of Appendix B, and to drain intervening properties en route to the proposed detention basin, utilizing the existing 24” storm drain pipeline in Bush Street and constructing any required additions to or replacement of such existing pipeline. As with Mitigation Measure #3.4.9e, calculations and analysis for this pipeline shall be provided to

the City by a registered civil engineer and approved by the City Engineer and the City's Public Works Director prior to approval of a Conditional Use Permit for the Project.

Upon construction, and evidence of capacity and operation/maintenance responsibility satisfactory to the City, the Project developer may request refund of the Project storm drainage impact fee and remove the Project's onsite storm drainage retention basin, converting the basin area development in accord with Figure 2-2 hereof.

As residential properties between the Project site and the proposed basin connect to the pipeline(s) required by this mitigation measure and dispose, with City approval, of their site storm drainage therein, the Project developer may request reimbursement by the City of any costs of capacity therein assessed by the City against the developers of such property.

Level of Significance: The impact, as mitigated, is *less than significant*.

Impact #3.4.9f - Otherwise substantially degrade water quality: Please see response to Impact #3.4.9a.

Level of Significance: There would be *no impact*.

Mitigation Measure(s): No mitigation is required.

Impact #3.4.9g – Would the Project place housing within a 100-year flood hazard area as mapped on a federal flood hazard boundary or flood insurance rate map or other flood hazard delineation map: The Project is not located within a 100-year floodplain; no impact would occur.

Level of Significance: There would be *no impact*.

Mitigation Measure(s): No mitigation is required.

Impact #3.4.9h – Would the Project place within a 100-year flood hazard area structures that would impede or redirect flood flows: See response to Impact #3.4.9g above.

Level of Significance: There would be *no impact*.

Mitigation Measure(s): No mitigation is required.

Impact #3.4.9i – Would the Project expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam: The Project site is located within the Pine Flat Dam inundation zone. If Pine Flat Dam failed while at full capacity, its floodwaters would arrive in Kings County within approximately five hours (Kings County, 2010). This would give any Project residents ample time to reach an area away from the inundation zone. The extremely low probability of the occurrence of dam failure, large volume of flood water available for dilution of potential pollutants, and the relatively long warning period to ready the Project site for flooding indicate that inundation related to dam failure would not be a significant impact. The Project

would not thus expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding because of the failure of a levee or dam.

Level of Significance: There would be *no impact*.

Mitigation Measure(s): No mitigation is required.

Impact #3.4.9j – Would the Project Contribute to inundation by seiche, tsunami, or mudflow: Project location and topography precludes the possibility of these events. Please see the response to Impact question 3.4.6c.

Level of Significance: There would be *no impact*.

Mitigation Measure(s): No mitigation is required.

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

3.4.10 - LAND USE AND PLANNING

Would the project:

- | | | | | | |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. | Physically divide an established community? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. | Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal Program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. | Conflict with any applicable habitat conservation plan or natural community conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion

Impact #3.4.10a – Would the Project physically divide an established community: The Project site is at the edge of the developed community and surrounded by undeveloped land.

Level of Significance: There would be *no impact*.

Mitigation Measure(s): No mitigation is required.

Impact #3.4.10b – Would the Project Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect: The Project site has a General Plan land use designation of Multiple Density Residential and is zoned Multiple Density Residential.

Level of Significance: There would be *no impact*.

Mitigation Measure(s): No mitigation is required.

Impact #3.4.10c – Would the Project Conflict with any applicable habitat conservation plan or natural community conservation plan: The Project site is not within the boundaries of an adopted habitat or natural community conservation plan.

Level of Significance: There would be *no impact*.

Mitigation Measure(s): No mitigation is required.

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

3.4.11 - 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 #3.4.11a – 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 Project site is not designated as a Mineral Resources Zone by the State Mining and Geology Board (SMGB), nor is it currently being utilized for mineral extraction. The Project site would not be utilized for mineral extraction. The Project would thus not result in the loss of availability of a known mineral resource that would be of value.

Level of Significance: There would be *no impact*.

Mitigation Measure(s): No mitigation is required.

Impact #3.4.11b – Would the Project result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan: The Lemoore General Plan states that there are no mapped mineral resources or regulated mine facilities within the City (City of Lemoore , 2008). The Project site and surrounding lands are zoned for non-industrial uses. No mining occurs in the Project area or in the nearby vicinity. The Project would thus 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.

Level of Significance: There would be *no impact*.

Mitigation Measure(s): No mitigation is required.

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

3.4.12 - 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 type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. | A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d. | A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e. | For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f. | For a project located within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion

Impact #3.4.12a – 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: The Project will generate no noise. The project site is located within Overlay Area III of the Lemoore Naval Air Station (NASL). Please see Impact #3.4.8d for noise restrictions within Area III which must be complied with.

Level of Significance: Given required NASL compliance, there would be a *less than significant impact*.

Mitigation Measure(s): No further mitigation is required.

Impact #3.4.12b – Would the Project result in exposure of persons to or generate excessive groundborne vibration or groundborne noise levels: The Project will not generate, nor experience, significant groundwater vibration.

Level of Significance: There would be *no impact*.

Mitigation Measure(s): No mitigation is required.

Impact #3.4.12c – Would the Project result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project: Please see response to Impact #3.4.12a.

Level of Significance: There would be *no significant impact*.

Mitigation Measure(s): No mitigation is required.

Impact #3.4.12d – Would the Project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project: Please see response to Impact #3.14.12a.

Level of Significance: There would be *no significant impact*.

Mitigation Measure(s): No mitigation is required.

Impact #3.4.12e – Would the Project result in for a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels: Please see response to impact #3.4.12a.

Level of Significance: There would be *no significant impact*.

Mitigation Measure(s): No mitigation is required.

Impact #3.4.12f – Would the Project result in 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: The Project is not so located.

Level of Significance: There would be *no impact*.

Mitigation Measure(s): No mitigation is required.

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

3.4.13 - 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"/> |
| c. | Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion

Impact #3.4.13a – 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): No population growth will be induced by the project. It’s housing units are anticipated to resolve residential housing needs to accommodate continuing community growth. It does not include extension of roads or utility infrastructure other than storm drainage facilities.

Level of Significance: There would be *no significant impact*.

Mitigation Measure(s): No mitigation is required.

Impact #3.4.13b – Would the Project displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere: The Project displaces no existing housing.

Level of Significance: There would be *no impact*.

Mitigation Measure(s): No mitigation is required.

Impact #3.4.13c – Would the Project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere: The proposed Project would not displace any people.

Level of Significance: There would be *no impact*.

Mitigation Measure(s): No mitigation is required.

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

3.4.14 - 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 #3.4.14a(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 Project requires no additional fire protection other than that required for General Plan-protected continued growth.

Although not noted here as a mitigation measure, further plan review will require such internal street design modifications or changes as may be required by the City Fire Department to assure fire suppression access. Fire and police Project access will be, as a condition of Conditional Use Permit approval, required by gate control coding.

Level of Significance: There would be *no significant impact*.

Mitigation Measure(s): No mitigation is required.

Impact #3.4.14a(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 Project will be fenced and gated. Please see response to Impact #3.4.14a(i).

Level of Significance: There would be *no significant impact*.

Mitigation Measure(s): No mitigation is required.

Impact #3.4.14a(iii) - Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or to other performance objectives for any of the public services – Schools: Please see response to Impacts #3.4.14(i) and #3.4.14(ii). The Project will accommodate, not induce, General Plan-projected community growth.

Level of Significance: There would be *no significant impact*.

Mitigation Measure(s): No mitigation is required.

Impact #3.4.14a(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: Please see response to Impacts #3.4.14(i), (ii), and (iii). The Project includes a swimming pool as a recreation facility. Please see also the responses to Impact #3.4.15(b).

Level of Significance: There would be *no significant impact*.

Mitigation Measure(s): No mitigation is required.

Impact #3.4.14a(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: Please see response to Impacts #3.4.14(i), (ii), (iii), and (iv).

Level of Significance: There would be *no significant impact*.

Mitigation Measure(s): No mitigation is required.

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

3.4.15 - 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 type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion

Impact #3.4.15a – 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: Please see the responses to Impact #3.4.14 questions.

Level of Significance: There would be *no significant impact*.

Mitigation Measure(s): No mitigation is required.

Impact #3.4.15b – 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: Please see the responses to Impact #3.4.14 questions.

It should be noted that, as a potential condition of Conditional Use Permit approval, further site review will evaluate whether or not the .55 acre open space at the easterly end of the Project site (see Figure ____) should be developed and Project-operated and maintained as a recreational area. If not prohibited by natural gas transmission line regulation, the site will be required to be landscaped and equipped as a family/children-oriented facility for Project residents providing both such a recreational amenity and improved Project aesthetics. If legally feasibly, development plans will be required to be submitted to and approved by the City Engineer prior to Conditional Use Permit approval.

Level of Significance: There would be *no significant impact*.

Mitigation Measure(s): No mitigation is required (but see discussion paragraph above).

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

3.4.16 - TRANSPORTATION AND TRAFFIC

Would the project:

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

Discussion

Impact #3.4.16a – Would the Project conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit: The Project has no traffic components which would create such a conflict; Project sites activities involve no street or road or other circulation mode changes.

It should be noted that in consideration of long-term performance of the Project's internal circulation system, it will be a subject of consideration Conditional Use Permit review that the vertical cross-sections of Project street paving conform to City street design standards and be approved by the City Engineer. There is significant anecdotal history of ownership changes and Project occupant requests for City-street designation and maintenance of initially-private streets in multi-residential facilities to warrant such minimum-level consideration of adequate design.

Level of Significance: There would be *no impact*.

Mitigation Measure(s): No mitigation is required.

Impact #3.4.16b – Would the Project conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways: There is no applicable, adopted, City or County congestion management plan.

Level of Significance: There would be *no impact*.

Mitigation Measure(s): No mitigation is required.

Impact #3.4.16c – Would the Project result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks: The Project will not impact in any conceivable way air traffic patterns, including those related to Lemoore Naval Air Station.

Level of Significance: There would be *no impact*.

Mitigation Measure(s): No mitigation is required.

Impact #3.4.16d – Would the Project substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment): Please see Figure 2-3 for illustration of City-required changes in Project-bordering Bush Street design and construction.

Level of Significance: There would be *no impact*.

Mitigation Measure(s): No mitigation is required.

Impact #3.4.16e – Would the Project result in inadequate emergency access: In view of the facts described in the responses to questions a, b, c and d, and gate-access for emergency services discussion in the response to Impacts 3.4.14a(i), and (ii) there is no Project impact on emergency access or any adopted transportation/traffic-related policies, plans or program.

Level of Significance: There would be *no impact*.

Mitigation Measure(s): No mitigation is required.

Impact #3.4.16f – Would the Project Conflict with adopted policies, plans, or Programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities: Please see response to Impact #3.4.16e.

Level of Significance: There would be *no impact*.

Mitigation Measure(s): No mitigation is required.

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

3.4.17 - TRIBAL CULTURAL RESOURCES

NOTE: At the time this MND was prepared the Project site was being graded. The analysis in this section of the checklist reflects this circumstance.

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:

- | | | | | |
|---|--------------------------|-------------------------------------|--------------------------|-------------------------------------|
| <p>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</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <p>ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Discussion

Impact #3.4.17a(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): There is no such listing or evidence of eligibility for listing for the Project sites.

Level of Significance: There would be *no impact*.

Mitigation Measure(s): No mitigation is required.

Impact #3.14.17a(ii) - Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe: Upon the discovery and significance determination of such a resource the cited criteria will be adhered to (please also see responses to Section 3.4.5 (Cultural Resources)).

Mitigation Measure #3.14.17a(ii): The Project applicant shall consider the significance of the discovered resource pursuant to subdivision (c) of Public Resources Code Section 5024.1 and shall, if required, thereby implement Mitigation Measures #3.4.5a and 3.4.5c.

Level of Service: Impacts would be *less than significant with mitigation incorporated*.

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

3.4.18 - UTILITIES AND SERVICE SYSTEMS

Would the project:

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

Discussion

Impact #3.4.18a – Would the Project exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board: Please see response to Impact #3.4.9a.

Level of Service: The impact is *less than significant*.

Mitigation Measure(s): No mitigation measures are required.

Impact #3.4.18b – Would the Project require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects: Please see response to Impact #3.4.9a.

Level of Service: The impact is *less than significant*.

Mitigation Measure(s): No mitigation measures are required.

Impact #3.4.18c – Would the Project require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects: Please see response to Impact #3.4.9a.

Level of Service: The impact is *less than significant with mitigation incorporated*.

Mitigation Measure(s): No mitigation measures are required.

Impact #3.4.18d – Would the Project have sufficient water supplies available to serve the project from existing entitlements and resources, or would new or expanded entitlements be needed: Please see response to Impact #3.4.9e.

Level of Significance: There is *no impact*.

Mitigation Measure(s): No mitigation measures are required.

Impact #3.4.18e – 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: Please see the response to Impact #3.4.9a.

Level of Significance: There is *no impact*.

Mitigation Measure(s): No mitigation measures are required.

Impact #3.4.18f – Would the Project be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs: The City of Lemoore collects solid waste from all residential development within the City and transports such waste to properly licensed County of Kings facilities with adequate capacity for its reception and disposal.

Level of Significance: There would be *no impact*.

Mitigation Measure(s): No mitigation is required.

Impact #3.4.18g – Would the Project Comply with federal, state, and local statutes and regulations related to solid waste: See response to Impact #3.4.18f.

Level of Significance: There would be *no impact*.

Mitigation Measure(s): No mitigation is required.

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

3.4.19 - 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 type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion

Impact #3.4.19a – 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: Project design and the Project’s mitigation measures mitigate all potential environmental effects.

Level of Significance: There would be *no impact*.

Mitigation Measure(s): No further mitigation is required.

Impact #3.4.19b - 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): There are no related prior, present, or future projects which would render the environmental effects or mitigated environmental effects of this Project cumulatively considerable.

Level of Significance: There would be *no impact*.

Mitigation Measure(s): No mitigation is required.

Impact #3.4.19c - Does the project have environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly: Any such potential effects have been or will be addressed in Project design or fully mitigated.

Level of Significance: There would be *no impact*.

Mitigation Measure(s): No mitigation is required.

SECTION 4 - LIST OF PREPARERS

4.1 - Lead Agency

- Judy Holwell, Community Development Director

4.2 - QK

- Steve Brandt, Principal Planner – Project Manager
- Harry A. Tow, C.E. – Technical support
- Joel R. Joyner, P.E., City Engineer – Technical support

APPENDIX A
MITIGATION MONITORING AND REPORTING PROGRAM

MITIGATION MONITORING AND REPORTING PROGRAM

The Mitigation Monitoring and Reporting Program, incorporating all mitigation measures for the Project, will be submitted to the Planning Commission for review and approval together with scheduled acceptance of the Mitigated Negative Declaration.

**APPENDIX B
HYDROLOGIC DESIGN CRITERIA**

SECTION 2 - STORM DRAINAGE HYDROLOGIC CRITERIA AND DEVELOPMENT DESIGN REGULATIONS

2.1 - Introduction

This Plan section will describe the hydrologic criteria serving as the basis for Plan development and their origins and application, list the design criteria to be utilized by development engineers, describe and depict required standards for storm drainage facilities and define storm drainage-related development project approval requirements.

The design criteria in this section are the minimum acceptable for use by engineers for drainage facilities to be developed within the City. Engineers are cautioned to apply their own expertise and judgment in development of final designs. Certain projects or clients may appropriately require more stringent criteria. However, the City will not reimburse for costs associated with systems designed to criteria higher than listed herein, unless those higher criteria have been mandated by City staff or governing bodies.

2.2 - Criteria

All elements of the storm drainage collection system (inlets, pipes and pump stations) shall be designed in accordance with the modified Rational method presented below. This method does not provide for the most intensive, short-duration, storms which are considered by the standard Rational method. The peak flows from such storms are handled through short-term ponding within street areas. Once the brief peak has passed, the inlets, pipes and pump stations designed according to the City's criteria quickly clear the streets.

Calculated flow for a given system (Q) shall be derived from the standard formula.

$$Q = CiA$$

Where:

Q	=	Runoff Flow (cubic feet per second)
C	=	Runoff Coefficient
i	=	Rainfall Intensity (inches/hour)
A	=	Tributary Area (acres)

Inlets, pipes and pump stations shall be designed to handle a time-averaged event with the rainfall accumulation listed below. Runoff coefficients are also listed below. These shall be used for any future development. If site plan review indicates higher runoff can be anticipated, City may direct use of higher runoff coefficients. For example, an industrial development covering its entire site with building and impervious surface would require a runoff coefficient of 0.95 rather than the standard 0.80 given in the table. Please see Subsection 2.5 for design approvals required prior to approval of a tentative subdivision map or other land entitlement.

2.2.1 - RAINFALL INTENSITY AND ACCUMULATION

10 yr, 2-day event 3.32 inches
100 yr, 10-day even+5.68 inches

2.2.2 - RUNOFF COEFFICIENTS¹

Commercial, Warehousing, Mixed Use and Industrial (less than 1 acre)	0.80
Low Density Residential	0.40
Medium Density Residential	0.50
High Density Residential	0.80

All other land uses shall be individually evaluated, and coefficients approved by the City Engineer.

2.3 - Pipelines and Drop Inlets

Pipelines and drop inlets shall be designed in accord with the City of Lemoore’s most current, adopted, Standard Plans and:

- Drop inlet sizing and spacing shall be calculated by the development engineer to permit disposal of criteria-required rainfall runoff, and such calculations approved by the City Engineer at the time of submittal of development improvement drawings.
- Pipelines shall be designed so that runoff high-gradient elevations are 6” or more below drop inlet entryways, utilizing $n = .013$ plus minor losses as design criteria, 2.5 to 10.0 feet per second as flow parameters, and a minimum 30” cover, with all calculations thereof submitted for City Engineer approval at the time of submittal of development improvement drawings.

2.4 - Pump Stations

Storm drain pump stations to and from storm drainage basins shall be designed in accordance with the requirements of this section, the Standard Drawings, and the Storm Drain Master Plan for the subject area. It shall be the responsibility of the project engineer to determine how the project is affected by the Storm Drain Master Plan, and to coordinate his design with the existence or City-projected time of construction of required Master Plan facilities.

Pump stations shall contain duplex centrifugal pumps, and shall be provided with trash racks and non-clog pumps in accordance with the Standard Drawings. Should site-specific conditions so dictate, alternative designs will be considered if it can be demonstrated that such alternatives are in the interest of the City. Such alternatives could include propeller or

¹ General Plan land use designations are discussed and defined in Appendix _____ of this Plan.

other-type pumps, or alternative wet well designs. In any case, the quality and durability of the supplied hardware and facilities shall be of the level shown on the Standard Drawings.

Pumps shall be selected and designed to provide the required flow when running in tandem, and at least 60 percent of the maximum design flow when running singly. The design engineer shall submit pump design calculations for review. Calculations shall include pump curves (single and duplex operation) and system head curves overlaid on the same scale. The operating range shall give consideration to all variable conditions including discharge head and depth of water in the wet well. Typically, pumps shall be selected to run to the right of the point of peak efficiency on the pump curve. Variance from that policy requires approval of the City Engineer.

Pump submittals shall indicate type, make, model, horsepower, selected impeller type and model number, overall efficiency, motor voltage, and any other pertinent information. Typically, impellers shall be single-vane non-clog or vortex; however, in larger diameters dual vane impellers may be considered if in the interest of the City.

Wet wells shall be designed to provide not more than ten pump starts per hour for the selected pump and the system conditions. They shall be of sufficient depth to allow complete drainage of tributary pipelines. That is, pump shut-off elevation shall be at or below the inlet flowline elevation. The design engineer shall submit calculations demonstrating the range of required pump starts.

Pump stations shall be located within public rights-of-way, or in landscape easements, so that there is ready vehicular access for pump maintenance.

Pump control panels and electric service shall be located near a right-of-way boundary, against a fence or masonry wall as may be the case. A masonry enclosure thereof with chain link or wrought iron gates (as directed by City) shall be constructed in accordance with the Standard Drawings. Control panels shall be located so as to give a direct line of sight to the pump(s) by a person standing at the control panel.

2.5 - Drainage Basins

Storm drainage basins shall be detention or retention. The design engineer shall submit appropriate calculation supporting the selected size and design criteria for any basin included in a development and/or for offsite, developer-funded, piping and any pump facilities to a City retention basin.

2.5.1 - RETENTION BASINS

A basin shall be designed as “retention” if it meets the following conditions:

- Provides protection only for a single development or portion thereof; and
- Has no pumped or gravity outlet for storm drainage disposal.

2.5.2 - DETENTION BASINS

Basins which meet the following criteria shall be designated as “detention basins”:

- Designed to receive storm water and concurrently discharge to an irrigation ditch or other facility at a flow rate, which is a fraction of the peak inflow rate, with that rate reduced by the detention structure.

2.5.3 - BASIN VOLUMES

All detention basins shall be designed to handle a total of 3.32 inches of rain, with no allowance for percolation or evaporation. All retention basins shall be designed to handle a total of 5.68 inches of rain, with no allowance for percolation or evaporation. The developer's engineer shall prepare a hydrograph for each detention or retention basin to be utilized and submit a design to the City Engineer for approval.

2.5.4 - GENERAL

The requirements of this section apply to all basins whether detention or retention.

- Maximum water surface level shall be 0.50 feet below the lowest hydraulic gradeline of the incoming pipes.
- Hydraulic gradelines of storm water collection pipes shall not exceed the flow line elevation of any inlets along such pipe.
- Minimum basin freeboard shall be 2.00 feet.
- Minimum basin bottom elevation shall be determined by the City Engineer upon review of current groundwater data submitted by the Developer's engineer.
- Basin bottom shall be sloped at 0.25% minimum toward the basin outlet in detention basins, or 0.5% minimum in retention basins, to minimize puddling at low water levels.
- A minimum 8'-6" access or roadway around the perimeter of all basins.
- A six-foot chain link fence shall be built in accordance with City standards around the outer perimeter of the basin. A minimum of one (1) 12-foot swinging gate with access to a public street shall be provided for maintenance purposes. Such access may be either direct, or through an approved access easement.

Requirements for basins are presented in matrix format. These criteria are minimums acceptable to the City. Calculations of required pond volume, maximum permissible water surface elevation, and system hydraulic gradeline shall be submitted by the design engineer. Runoff coefficients shall be prorated to account for composite land uses. Calculations shall include the time required to completely drain the detention ponds after the design storm event has ended.

Criteria	Detention	Retention
Basin Capacity	Volume per Plan criteria	Volume per Plan criteria
Basin Side Slope (max):	3:1	3:1
Basin Depth (max):	Depth to groundwater	Depth to groundwater
Landscaping:	Irrigated grass	Irrigated grass

Maximum design water surface elevation shall be 0.5 feet below the lowest hydraulic gradeline of the incoming pipes.

Retention basin pumps shall be capable of emptying a full basin within 96 hours.

Onsite retention basins will only be permitted by the City under the following circumstances:

1. All industrial and warehousing developments over one acre in area shall retain all drainage onsite in detention basins.
2. Commercial and mixed use properties over one acre may be required by the City to utilize such onsite storm drainage disposal basins, at the City's sole option (City Engineer decision based on availability of offsite City drainage disposal).
3. Lack of economically feasible availability of offsite Storm Drainage Master-Planned detention facilities, e.g., excessive pipeline costs or lack of City funding to timely construct planned detention basins.

Figure 15, on the following page, depicts a typical onsite retention basin.

2.6 - Development Project Approval Requirements

Prior to approval of a subdivision tentative map, or any other first-step land use entitlement approval, the following storm drainage data, and design documents based on that data, shall be provided to the City together with agreements prepared by a registered civil engineer for approval by the City Engineer:

1. The storm runoff flows and quantities from the proposed development
2. Calculations and data supporting proposed storm drainage disposal facilities including but not limited to:
 - a. Proposed pipelines, and pumpage if required, to convey development drainage to a City Master Planned or existing detention basin, and calculated impacts on and required modifications to, such basin.
 - b. Alternative proposed onsite detention basin calculations for basin design and location onsite, including easements, onsite pipelines, and other facilities required for ultimate conversion of onsite retention disposal to offsite connection to a City detention basin.
 - c. Any detailed calculations essential to City Engineer-determined preliminary analysis of detailed drop inlet, and pipeline design to be submitted and approved at the time of proposed improvement drawings submittal.
 - d. An agreement proposed by the developers engineer, and signed by the developer, as to the amount of storm drainage impact fee to be paid for the development.

In this regard the construction of onsite storm drainage retention facilities, except when required by the City to serve one acre or more of industrial, warehousing, mixed use or commercial development, does not excuse any portion of the storm drainage impact fee because of the ultimate cost to the City of eliminating such onsite detention facility, connecting development storm drainage to a detention basin, constructing such basin, and providing interim maintenance and operation costs for the onsite detention basin.



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

Staff Report

To: Lemoore Planning Commission **Item No. 6**
From: Steve Brandt, City Planner
Date: September 6, 2017 **Meeting Date:** September 11, 2017
Subject: **Conditional Use Permit No. 2017-04:** A request by Bird Street Brewing, Inc. (Rosalind Wong) to allow a microbrewery at 242 Heinlen Street in the City of Lemoore (APNs 020-092-018.)

Proposed Motion:

Move to adopt Resolution No. 2017-19, approving Conditional Use Permit No. 2017-04, with the attached conditions.

Project Proposal:

The applicant is proposing a microbrewery in the existing building located at 242 Heinlen Street. The microbrewery use would include brewing of beer at the site and a tasting room. Off-site retail sales would also occur. The applicant has indicated that the major emphasis will be placed on retail sales of prepackaged bottles and growlers. The interior of the building will be remodeled per the attached floor plan. There are no plans to modify the exterior of the building. The applicant anticipates that the maximum occupancy will be 49 persons. (The actual maximum occupancy will be set by the City during building inspection.) There will be interior walls that separate the production and storage areas from the retail area.

Applicant	Bird Street Brewing, Inc. (Rosalind Wong)
Location	242 Heinlen Street
Existing Land Use	Vacant building (formerly Décor A Lemoore)
APN(s)	020-092-018
Total Building Size	2,485 square feet
Lot Size	2,800 square feet
Zoning	DMX-1 (Downtown Mixed Use, Core)
General Plan	Mixed Use

Adjacent Land Use, Zone and General Plan Designation

<u>Direction</u>	<u>Current Use</u>	<u>Zone</u>	<u>General Plan</u>
North	Ramblin' Rose Florist	DMX-1	Mixed Use
South	Islitas Mexican Restaurant	DMX-1	Mixed Use
East	Ocean City Restaurant	DMX-1	Mixed Use
West	Wells Fargo Bank	DMX-1	Mixed Use

Previous Relevant Actions:

The Planning Commission previously approved a conditional use permit on July 14, 2014, for Bird Street Brewing (the applicant) to allow a microbrewery at 238 C Street, Suites J and K. No sales are allowed at that site. Instead, Bird Street Brewing sells mainly through Ocean City Chinese Restaurant, which is located across the alley from the site.

If this proposed CUP for the microbrewery is approved, the CUP approved in 2014 will continue to remain in effect and be valid. The two CUPs will be independent of each other, even though they were obtained by the same applicant. If the use allowed in the 2014 CUP ceases for a continuous period of 12 months, then that CUP will expire, as per Section 9-2A-9 D.2 of the Zoning Ordinance.

Zoning/General Plan:

The site is planned as Mixed Use and zoned DMX-1. All adjacent sites are also zoned DMX-1. Microbreweries are not specifically listed in the zoning ordinance, however both bars and off-site alcohol sales are listed as uses that can be approved through a conditional use permit. This project is being brought to the Planning Commission because sale of alcohol requires a conditional use permit. Review of the CUP allows the Planning Commission to also comment and condition the site plan and design.

While residential uses are allowed in the DMX-1 zone, there are currently no residential uses in adjacent buildings.

Alcoholic Beverage Control (ABC) Licensing for Microbreweries:

An ABC license for a microbrewery (Type 23) authorizes the manufacture of beer up to a specific amount per year, along with the sale of beer to any person holding a license authorizing the sale of beer, as well as sales to consumers for consumption on or off the manufacturer's licensed premises. The licensee may also sell beer and wine, regardless of source, to consumers for consumption at a bona fide public eating place on the manufacturer's licensed premises or at a bona fide eating place contiguous to the

manufacturer's licensed premises. The applicant shall at all times comply with its ABC license.

Access and Right of Way:

The building's main entrance faces Heinlen Street. There is a service entrance in the back of the building that allows access to the alley between C and D Streets.

Parking / On-site Circulation:

There is no on-site parking. Parking would be provided on the street or in city-owned parking lots. There are approximately 28 diagonal parking spaces in the parking lot on the north side of C Street between Heinlen and Fox Streets that are owned by the City. The 90-degree parking spaces are owned by Wells Fargo Bank.

The Zoning Ordinance does not require that the developer provide additional parking spaces in the DMX-1 zone when no addition expansion of the existing building is proposed.

Architectural and Site Design Standards:

The interior of the building will be remodeled in accordance with the attached site plan. Staff recommends a condition that customers not be allowed in the upstairs storage area, the production area, or the cold storage areas that are shown on the site plan. This is for customer safety.

No changes to the outer façade of the building are proposed, except for signage placement.

Signage:

All new signage would be required to meet the City Zoning Ordinance. The project would be allowed building signage and monument signage per the standards in the Ordinance.

Environmental Assessment:

The project is Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA) per Class 1 (Existing Facilities.)

Recommended Approval Findings:

A conditional use permit shall be granted only when the designated approving authority determines that the proposed use or activity complies with all of the following findings. City staff recommends that these findings be made based upon review of the project as described in this staff report, and with the recommended conditions of approval.

1. The proposed use is consistent with the general plan, any applicable specific plans, and all applicable provisions of this title. The proposed use of the building is consistent with the General Plan; the proposed land uses are consistent with the Zoning Ordinance.

2. The establishment, maintenance, or operation of the use applied for will not, under the circumstances of the particular case (location, size, design, and operating characteristics), be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the neighborhood of such use or to the general welfare of the city. The site is located near other compatible retail and entertainment uses. While residential uses are allowed in this zone, there are currently no residential uses in adjacent buildings.
3. The site of the proposed use is physically suitable for the type, density, and intensity of the use and related structures being proposed. The site is physically able to support the site. The maximum occupancy will be set in accordance with the Fire Code during the building remodeling.
4. It will not be contrary to the specific intent clauses, development regulations, or performance standards established for the zoning district in which it is located. The proposed use and related structures are compatible with other land uses, transportation patterns, and service facilities in the vicinity.

Recommended Conditions:

Staff recommends the following conditions be applied to the approval of the Conditional Use Permit:

1. The site shall be developed consistent with the submitted site plan and applicable development standards found in the Zoning Ordinance.
2. The operation shall be conducted in accordance with this conditional use permit. Any deviations from the approvals shall first require approval of an amendment to this conditional use permit.
3. Customers shall not be allowed in the upstairs storage area, the production area, or the cold storage areas.
4. All signs shall require a sign permit separate from the building permit.
5. The project and all subsequent uses must meet the requirements found in Section 9-5B-2 of the Zoning Ordinance related to noise, odor, and vibration, and maintenance.
6. The time limits and potential extensions and expiration of this conditional use permits are established per Section 9-2A-9 of the City of Lemoore Zoning Ordinance.

Attachments:

Vicinity Map
Draft Resolution
Floor Plan

RESOLUTION NO. 2017-19

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LEMOORE
APPROVING CONDITIONAL USE PERMIT NO. 2017-04 TO ALLOW A MICROBREWERY AT
242 HEINLEN STREET IN THE CITY OF LEMOORE (APN 020-092-018)**

At a Regular Meeting of the Planning Commission of the City of Lemoore duly called and held on September 11, 2017, at 7:00 p.m. on said day, it was moved by Commissioner _____, seconded by Commissioner _____, and carried that the following Resolution be adopted:

WHEREAS, Bird Street Brewing, Inc. (Rosalind Wong) has requested a conditional use permit to allow a microbrewery at 242 Heinlen Street in the City of Lemoore (APNs 020-092-018.); and

WHEREAS, the proposed site contains an existing commercial building; and

WHEREAS, the zoning on the parcel is DMX-1 (Downtown Mixed Use, Core); and

WHEREAS, the project is Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA) per Class I (Existing Facilities); and

WHEREAS, the Lemoore Planning Commission held a duly noticed public hearing at its September 11, 2017, meeting.

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

1. The proposed use is consistent with the general plan, any applicable specific plans, and all applicable provisions of this title. The proposed use of the building is consistent with the General Plan; the proposed land uses are consistent with the Zoning Ordinance.
2. The establishment, maintenance, or operation of the use applied for will not, under the circumstances of the particular case (location, size, design, and operating characteristics), be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the neighborhood of such use or to the general welfare of the city. The site is located near other compatible retail and entertainment uses. While residential uses are allowed in this zone, there are currently no residential uses in adjacent buildings.
3. The site of the proposed use is physically suitable for the type, density, and intensity of the use and related structures being proposed. The site is physically able to support the site. The maximum occupancy will be set in accordance with the Fire Code during the building remodeling.
4. It will not be contrary to the specific intent clauses, development regulations, or performance standards established for the zoning district in which it is located. The proposed use and related structures are compatible with other land uses, transportation patterns, and service facilities in the vicinity.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Lemoore finds that the project is Categorically Exempt from the requirements of the California Environmental

Quality Act (CEQA) per Class I (Existing Facilities), and approves Conditional Use Permit No. 2017-04 subject to the following conditions:

1. The site shall be developed consistent with the submitted site plan and applicable development standards found in the Zoning Ordinance.
2. The operation shall be conducted in accordance with this conditional use permit. Any deviations from the approvals shall first require approval of an amendment to this conditional use permit.
3. The operation shall at all times comply with its Alcoholic Beverage Control (ABC) license.
4. Customers shall not be allowed in the upstairs storage area, the production area, or the cold storage areas.
5. All signs shall require a sign permit separate from the building permit.
6. The project and all subsequent uses must meet the requirements found in Section 9-5B-2 of the Zoning Ordinance related to noise, odor, and vibration, and maintenance.
7. The time limits and potential extensions and expiration of this conditional use permits are established per Section 9-2A-9 of the City of Lemoore Zoning Ordinance.

Passed and adopted at a Regular Meeting of the Planning Commission of the City of Lemoore held on September 11, 2017, by the following votes:

AYES:
NOES:
ABSTAINING:
ABSENT:

APPROVED:

Ron Meade, Chairperson

ATTEST:

Planning Commission Secretary

