

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

August 14, 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, July 10, 2017
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). An Initial Study/Negative Declaration was prepared for the project in accordance with the California Environmental Quality Act (CEQA)
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), located at the northeast corner of Hanford-Armona Road and 18¾ Avenue (APNs 021-570-001 and 021-560-001). An Initial Study/Mitigated Negative Declaration was prepared for the project in accordance with the California Environmental Quality Act (CEQA.) The document was accepted by the City Council when the annexation proceedings were initiated on June 20, 2017
7. Director's Report – Judy Holwell, Community Development Director
8. Commission's Report and Request for Information
9. Adjournment

Tentative Future Items

September 11, 2017

PH – Major Site Plan Review No. 2017-08 – Multi-Family Project - Granville Homes

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 City Hall at least 24 hours prior to the meeting. They can be reached by calling 924-6700, or by mail at 119 Fox Street, 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, August 14, 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 11th day of August, 2017.

//s//

Kristie Baley, Commission Secretary

Minutes of the
LEMOORE PLANNING COMMISSION
July 10, 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
Absent: Dow, Koelewyn

City Staff and Contract Employees Present: Development Services Director Holwell; City Planner Brandt; Associate Planner Gutierrez; Commission Secretary Baley

PUBLIC COMMENTS AND INQUIRIES

ITEM NO. 3

There were no comments or inquiries from the public.

ANNOUNCEMENT

Chair Meade announced that Item No. 7 – Public Hearing – Lennar Homes would be pulled from the agenda at the applicant’s written request and the public hearing would be continued until the next Regular Meeting of the Planning Commission to be held on Monday, August 14, 2017 at 7:00 p.m.

Correspondence received from Phyllis Whitten and the applicant’s request to postpone Item No. 7 were entered into record.

Motion by Commissioner Marvin, seconded by Commissioner Clement to continue the Public Hearing - Lennar Homes to the August 14, 2017 Regular Meeting of the Planning Commission.

Ayes: Marvin, Clement, Badasci, Etchegoin, Meade

Absent: Dow, Koelewyn

REQUESTS FOR APPROVAL

ITEM NO. 4 REGULAR MEETING JUNE 12, 2017

Motion by Commissioner Clement, seconded by Commissioner Etchegoin, to approve the Minutes of the Planning Commission Regular Meeting of June 12, 2017.

Ayes: Clement, Etchegoin, Badasci, Marvin, Meade

Absent: Dow, Koelewyn

PUBLIC HEARINGS

ITEM NO. 5 PUBLIC HEARING – CONDITIONAL USE PERMIT NO. 2017-03 – A REQUEST BY GEORGE ENRIQUEZ TO ALLOW A TATTOO BUSINESS, LOCATED AT 130 E. HANFORD-ARMONA ROAD IN THE CITY OF LEMOORE (APN 021-300-004)

Chair Meade opened the public hearing at 7:09 p.m.

Applicant George Enriquez spoke.

There were no other comments from the public.

Chair Meade closed the public hearing at 7:14 p.m.

Motion by Commissioner Etchegoin, seconded by Commissioner Badasci to approve Resolution No. 2017-13, a Resolution of the Planning Commission approving Conditional Use Permit No. 2017-03.

Ayes: Etchegoin, Badasci, Clement, Marvin, Meade

Absent: Dow, Koelewyn

ITEM NO. 6 PUBLIC HEARING – MAJOR SITE PLAN REVIEW NO. 2017-07 – A REQUEST BY WOODSIDE HOMES FOR APPROVAL OF NEW SINGLE-FAMILY HOME MASTER PLANS (FLOOR PLANS AND ELEVATION PLANS) TO BE CONSTRUCTED IN CONJUNCTION WITH THE APPROVED BRISBANE EAST SUBDIVISION TRACT 921, LOCATED AT 830 DAPHNE LANE IN THE CITY OF LEMOORE (APN 023-020-010)

Chair Meade opened the public hearing at 7:20 p.m.

Robert Hinch, 800 E. D Street, spoke.

Kerry Medellin, Woodside Homes Controller, Central Valley Division spoke.

There were no other comments from the public.

Chair Meade closed the public hearing at 7:33 p.m.

Motion by Commissioner Marvin, seconded by Commissioner Badasci to approve Resolution No. 2017-14, a Resolution of the Planning Commission approving Major Site Plan Review No. 2017-07.

Ayes: Marvin, Badasci, Clement, Etchegoin, Meade

Absent: Dow, Koelewyn

ITEM NO. 7 – PUBLIC HEARING – 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 ³/₄ AVENUE (APNs 021-570-001 AND 021-560-001)

Public Hearing continued to August 14, 2017.

ITEM NO. 8 PUBLIC HEARING – CONDITIONAL USE PERMIT NO. 2017-01 AND MAJOR SITE PLAN REVIEW NO. 2107-04 – A REQUEST BY AGC DESIGN CONCEPTS, INC. FOR A NEW 3,800 SQ.FT. CONVENIENCE STORE THAT INCLUDES ALCOHOL SALES AND GAS STATION WITH EIGHT PUMPS AND CANOPY STRUCTURE. THE SITE IS LOCATED ON THE SOUTHEAST CORNER OF BUSH STREET AND 19 ½ AVENUE IN THE CITY OF LEMOORE (APNs 023-420-001 and 023-420-002)

Correspondence received from 4-Creeks Engineering was entered into record.

Chair Meade opened the public hearing at 7:39 p.m.

Chandi Group representative Tom Freeman spoke.

4-Creeks Engineer Steven Macias spoke.

There were no other comments from the public.

Chair Meade closed the public hearing at 7:50 p.m.

Motion by Commissioner Etchegoin, seconded by Commissioner Badasci to approve Resolution No. 2017-16, a Resolution of the Planning Commission approving Conditional Use Permit No. 2017-01 and Major Site Plan Review No. 2017-04 as modified below.

Modification No. 1: In addition to paying impact fees, and at the same time of paying impact fees, the developer shall contribute \$45,000 to the City toward the cost of future construction of a traffic signal at the Bush Street / 19 ½ Avenue intersection.

Modification No. 2: The mitigation measures in the Mitigated Negative Declaration prepared for the project shall be incorporated as requirements and conditions of the project, with the exception that Mitigation Measure 3.8.5-9 and 3.8.5-10 on page 5 and 6 of the Mitigated Negative Declaration shall only be required if a kit fox is discovered on the site.

Ayes: Etchegoin, Badasci, Clement, Marvin, Meade

Absent: Dow, Koelewyn

DEVELOPMENT SERVICES DIRECTOR'S REPORT

ITEM NO. 9

Community Development Director Judy Holwell provided the Commission with the following information:

Granville Homes submitted a Major Site Plan Review application for a multifamily project west of State Route 41.

Wathen Castanos, Tract 908 discovered that the site plan for a development agreement with PG&E entered into by the previous owner regarding a 20 ft. easement existing underground had since expired. Wathen Castanos was required to submit a new site plan to PG&E and the project is now moving forward.

A cross access easement is required for approval of the Dollar General project.

The City Council approved the amendment to the CC&R's for the Golf Course properties to allow access gates on properties abutting the golf course.

Daley Homes request for General Plan Amendment and Zoning Map Amendment is scheduled to go to City Council August 15, 2017.

COMMISSIONER'S REPORTS AND REQUESTS FOR INFORMATION

ITEM NO. 10

There were no reports or requests for information.

ADJOURNMENT

At 7:57 p.m., the meeting adjourned.

Approved the 14th day of August 2017.

ATTEST:

APPROVED:


Kristie Baley, Commission Secretary

Ronald Meade, Chairperson



119 Fox Street • Lemoore, California 93245 • (559) 924-6700 • Fax (559) 924-9003

Staff Report

To: Lemoore Planning Commission **Item No. 5**
From: Steve Brandt, City Planner 
Date: August 1, 2017 **Meeting Date:** August 14, 2017
Subject: **Major Site Plan Review No. 2017-06:** a request by Virgil Beard for site plan review for two storage buildings totaling 67,200 sq.ft. Each building is divided into 14 warehouses totaling 2,400 sq.ft. The site is located at the northwest corner of Commerce Way and Enterprise Drive in the City of Lemoore. (APN 024-051-035)

The site currently contains an existing building with 13 warehouse spaces and one caretaker residence that was previously approved by the Planning Commission. Half of the spaces are permitted for indoor recreation and/or indoor fitness uses. The applicant is proposing two additional buildings, similar to the first building, which would each have 14 warehouse spaces. The applicant is again requesting that up to half of the spaces be allowed for indoor recreation and/or indoor fitness uses.

Zoning/General Plan:

The project is consistent with the General Plan. The site is zoned I-L (Light Industrial.) Aside from the major site plan review, indoor recreation uses require approval of an administrative use permit. The Community Development Director has indicated that the administrative use permit will be approved if the major site plan is approved.

Right of Way and Access:

The location of the two new drive approaches is acceptable. Internal circulation shall be constructed so that the three buildings operate as one connected site.

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-4B.

Design Standards:

The project, as shown, meets the typical design standards that are in the Zoning Ordinance. No site plan changes are needed based on what is shown.

9-5C-5: DESIGN STANDARDS FOR INDUSTRIAL PROJECTS:

The site meets the standards in this section.

9-5D1-2: LANDSCAPE STANDARDS

Landscaped locations are acceptable. Landscape and Irrigation Design Plans shall be required with the building permit for new landscape areas. Plans shall meet the State MWELo requirements.

Place street trees along Commerce Way, in accordance with City standards. Tree 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.

Building Code Comments:

Based on 37'0" separation proposed between buildings, construction type, and occupancy group, the layout appears to be acceptable per CBC Table 602 (non-rated exterior walls) as well as CBC 506.2.

Show locations of fire risers at each building. Additional fire hydrants may be required. Contact Fire Chief John Gibson for final determination.

Trash enclosure requires a concrete pad in front of enclosure. Dimensions width of enclosure x 8' deep.

Valley gutter interferes with trash enclosure level concrete pad. Work with Building Inspectors to revise v-gutter or trash enclosure location.

ADA Ramps interfere with front entry door level landing. Relocate ramps.

All rear doors shall have min. 5'x5' level landings. All dimensions and grades shall be verified with grading plans.

Parking:

9-5E-3: GENERAL PARKING REGULATIONS:

Recreational uses require more parking spaces per sq. footage than industrial storage uses. Industrial storage uses require 2 parking spaces per 1,000 sq.ft. of office space. Indoor recreational uses require 4 parking spaces per total 1,000 sq.ft. On the total site, 248 parking spaces are proposed. If one-half of the space (7 out of 14 warehouses in each building) is allowed to have recreational uses, then we calculate that 211 parking spaces would be required. Therefore, the site would contain more than the minimum number of spaces required for one-half recreational use and one-half industrial storage use.

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, and locate near the building entrances.

Include wheel stops at parking spaces, or widen sidewalks, or including landscaping or other element between sidewalk and parking spaces to ensure minimum 48" clear width is provided at the sidewalk when a vehicle overhang is present per CBC 11B-403.5.1(3) and 11B-502.7.2. The 5'0" wide sidewalk directly adjacent to parking spaces without additional wheel stops appear to allow further vehicle encroachment into the clear accessible route.

Signage:

All signage shall meet the requirements of Chapter 5F of the Zoning Ordinance. Sites with more three or more buildings are required to have a sign program. A sign program was established for the initial (existing) building and will remain in effect for the two new buildings. All signs require a sign permit. The location shown is acceptable.

Trash Enclosure:

Trash enclosures shall be constructed per City design standards. The locations shown are acceptable.

Environmental Assessment:

The major site plan review requires California Environmental Quality Act (CEQA) review. A Negative Declaration has been prepared.

The State of California requires a Fish & Wildlife fee of \$2,616.25 after the project is approved and the environmental document is filed with the County Clerk. This fee, plus a \$90.00 filing fee, will be required within 3 days after project approval, and shall be made payable to Kings County.

Attachments:

Project Location Map

Resolution

Site Plan

Elevation and Floor Plan

CEQA Negative Declaration



Project Location Map

THESE DRAWINGS, INCLUDING SPECIFICATIONS, ARE THE PROPERTY OF THE ARCHITECT AND NO PART THEREOF SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED AND DOES NOT INCLUDE THE CONSTRUCTION OF THE PROJECT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHERS. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED AND DOES NOT INCLUDE THE CONSTRUCTION OF THE PROJECT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHERS.



Received 7/25/17 2nd Submittal

PLANNING/BUILDING ANALYSIS

SITE DATA

ZONING CLASSIFICATION	ML (LIGHT INDUSTRIAL)
LEGAL DESCRIPTION	1155 SOUTH COMMERCE WAY LEMOORE, CALIFORNIA APN 024-051-035
NEW SITE AREA TO BE DEVELOPED	158,416 SF
PREVIOUSLY DEVELOPED SITE AREA	95,352 SF
NEW GROSS BUILDING AREA	67,200 SF
EXISTING GROSS BUILDING AREA	33,800 SF
EXISTING LANDSCAPE AREA	18,450 SF
NEW PARKING REQUIRED	161 SPACES
EXISTING PARKING REQUIRED	81 SPACES
TOTAL PARKING REQUIRED	242 SPACES
NEW PARKING PROVIDED	176 SPACES
EXISTING PARKING PROVIDED	72 SPACES
TOTAL PARKING PROVIDED	248 SPACES

STORAGE YARD, FREIGHT YARD, TRUCK TERMINAL WAREHOUSE, OR WHOLESALE DISTRIBUTION 4 PER 1,000 SQUARE FEET OF OFFICE SPACE
 OFFICE 6,740/250 = 27 SPACES
 RECREATION 33,600/250 = 134 SPACES

STORAGE YARD, FREIGHT YARD, TRUCK TERMINAL WAREHOUSE, OR WHOLESALE DISTRIBUTION 4 PER 1,000 SQUARE FEET OF OFFICE SPACE
 OFFICE 3,370/250 = 14 SPACES
 RECREATION 16,600/250 = 67 SPACES

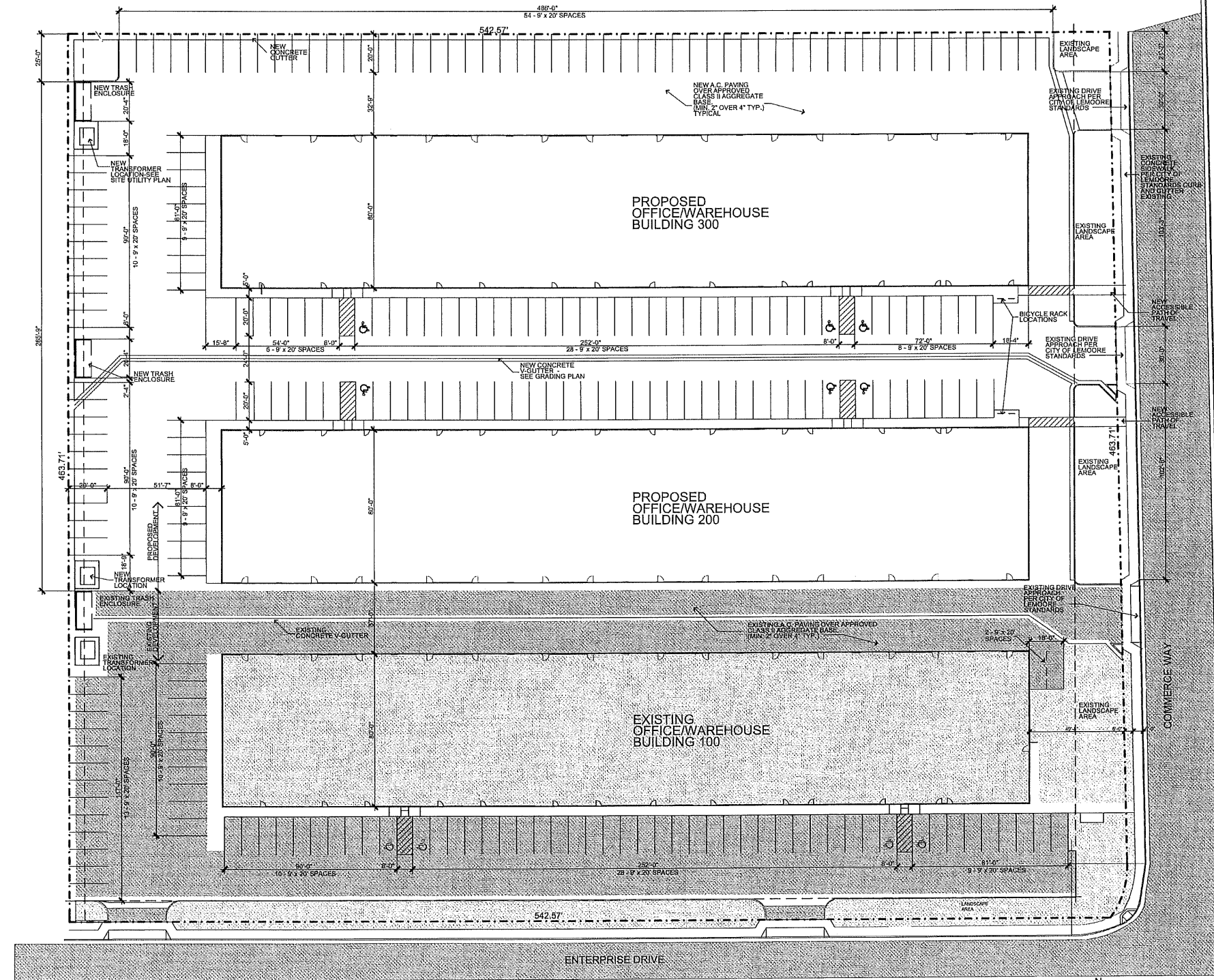
EXTERIOR SITE LIGHTING TO BE CONFORM WITH SECTION 9-5A-6 OF THE CITY OF LEMOORE ZONING ORDINANCE

BUILDING DATA

BUILDING USE	OFFICE, STORAGE WAREHOUSE
OCCUPANCY GROUP	S-1, B
CONSTRUCTION TYPE	TYPE II-B
FIRE SPRINKLERS	PROVIDED
CODE	2016 CALIFORNIA BUILDING CODE

BUILDING DATA

BUILDING CONSTRUCTION TYPE	TYPE II - B (NON-RATED)
OCCUPANCY CLASSIFICATION & USE	GROUP S1 - STORAGE, GROUP B - OFFICE
NUMBER OF STORIES	ONE
ACTUAL BUILDING HEIGHT	30'
BUILDING AREA	33,800 SF
AREA OF PROJECT	158,416 SF
SEPARATED OR NON-SEPARATED USE	NON-SEPARATED USE
ALLOWABLE AREA PER CBC TABLE 506.2	70,000 SF
AREA INCREASE PER CBC 506.3	NOT REQUIRED
HEIGHT INCREASE	NOT REQUIRED
FIRE SPRINKLERS (Y OR N), TYPE: WET	YES
FIRE ALARM (Y OR N), TYPE: AUTOMATIC	YES
OTHER FIRE PROTECTION SYSTEM (Y OR N)	NO
SMOKE CONTROL SYSTEM (Y OR N)	NO
OCC LOAD FOR ENTIRE BLDG :	125 OCCUPANTS (6,740/100) OFFICE 67 OCCUPANTS (28,860/500) WAREHOUSE 58 OCCUPANTS



SITE PLAN
 SCALE: 1" = 30'

OFFICE WAREHOUSE FOR:
ENTERPRISE AND COMMERCE LLC

1500 ENTERPRISE DRIVE
 LEMOORE, CALIFORNIA

Site Plan

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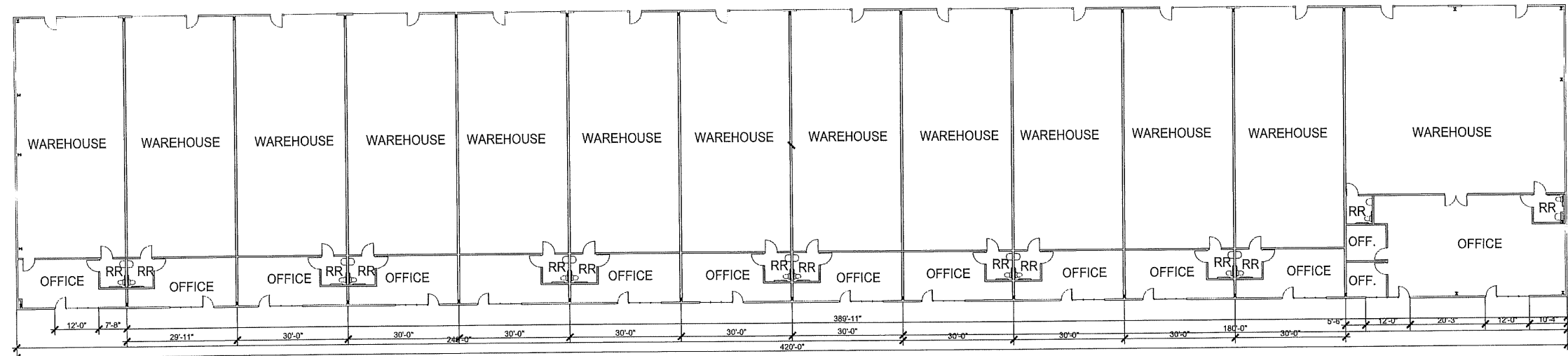
DATE 7/21/2017 SHEET

DRAWN PROJECT NUMBER **P1**

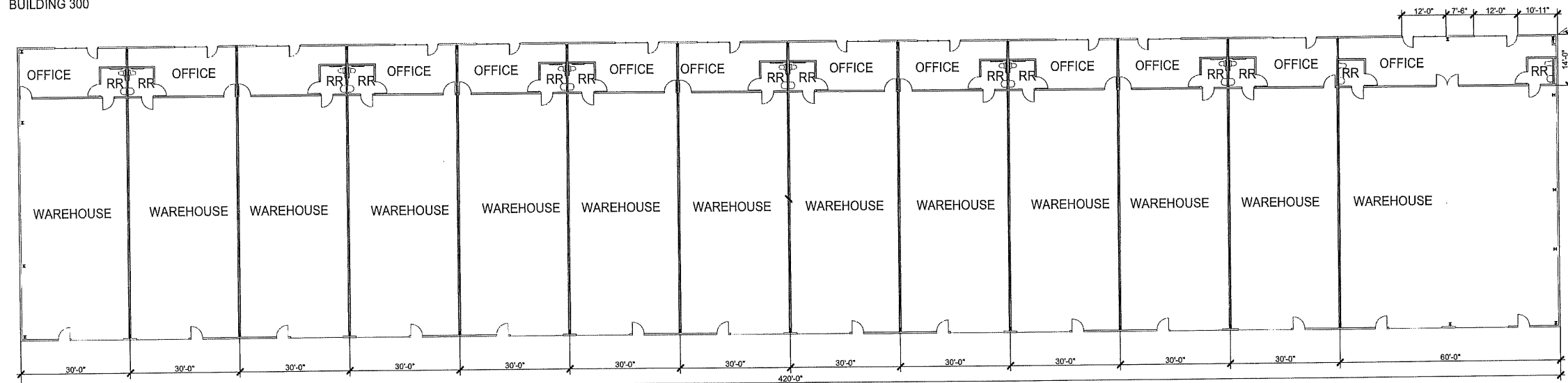
Plotted On: 7/21/2017 ARCHITECTURAL

PATHNAME: C:\Users\jkr\Documents\Bldg\Draw\2 and 3\Drawings\170717.dwg
 PLOT DATE: 7/21/2017

THESE DRAWINGS, RELATED SPECIFICATIONS, CONTRACT AGREEMENT, AND ALL OTHER DOCUMENTS REPRESENTING THE DESIGN AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND NO PART THEREOF SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO HIM BY OTHER PROFESSIONALS OR AGENCIES. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO HIM BY OTHER PROFESSIONALS OR AGENCIES. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO HIM BY OTHER PROFESSIONALS OR AGENCIES. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO HIM BY OTHER PROFESSIONALS OR AGENCIES.



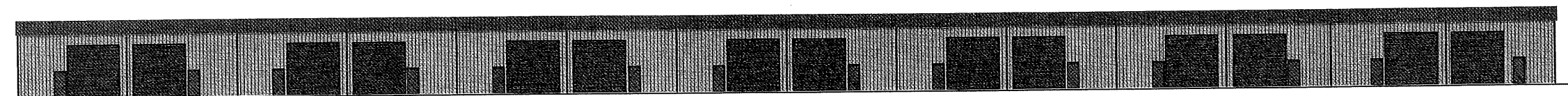
BUILDING 300



BUILDING 200

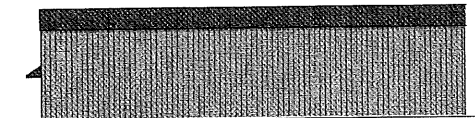
FLOOR PLANS - BUILDINGS 200 AND 300

SCALE: 1/16" = 1'-0"



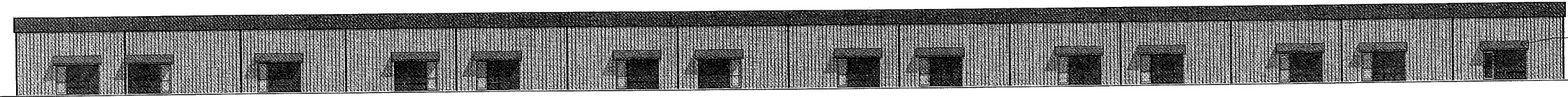
REAR ELEVATION

SCALE: 1/16" = 1'-0"



SIDE ELEVATION

SCALE: 1/16" = 1'-0"



FRONT ELEVATION

SCALE: 1/16" = 1'-0"

OFFICE WAREHOUSE FOR:

ENTERPRISE AND
 COMMERCE LLC

1500 ENTERPRISE DRIVE
 LEMOORE, CALIFORNIA

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

Exterior Elevations

NO.	REVISIONS
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DATE	7/21/2017	SHEET	
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Plotted On:	7/21/2017	ARCHITECTURAL	

P2

RESOLUTION NO. 2017-17

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LEMOORE
APPROVING MAJOR SITE PLAN REVIEW NO. 2017-06
FOR TWO NEW BUILDINGS TOTALING 67,200 SQUARE FEET
LOCATED AT THE NORTHWEST CORNER OF ENTERPRISE DRIVE AND COMMERCE WAY
IN THE CITY OF LEMOORE**

At a Regular Meeting of the Planning Commission of the City of Lemoore duly called and held on August 14, 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, Virgil Beard has requested site plan review approval for two storage buildings totaling 67,200 sq.ft. Each building is divided into 14 warehouses totaling 2,400 sq.ft. The site is located at the northwest corner of Commerce Way and Enterprise Drive in the City of Lemoore (APN 024-051-035); 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. A Negative Declaration was prepared; and

WHEREAS, the Lemoore Planning Commission held a duly noticed public hearing at its August 14, 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 approves Major Site Plan Review No. 2017-06, 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 elevation plans, and the attached site plan comments dated August 14, 2017.

Passed and adopted at a Regular Meeting of the Planning Commission of the City of Lemoore held on August 14, 2017, by the following votes:

AYES:
NOES:
ABSENT:
ABSTAIN:

APPROVED:

Ronald Meade, Chairperson

ATTEST:

Kristie Baley, Commission Secretary

INITIAL STUDY/NEGATIVE DECLARATION

CITY OF LEMOORE

Virgil Beard Site Plan Review

July 2017

Contact:

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

Comments must be received by: August 14, 2017



INITIAL STUDY/NEGATIVE DECLARATION

City of Lemoore

Prepared for:



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

Contact Person: Judy Holwell, Development Services Director
Phone: (559) 924-6740

Consultant:



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

July 2017

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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

Virgil Beard Site Plan Review

Project Location

The Project site is located at the northeast corner of Enterprise Drive and Commerce Way (APN 024-051-035-000).

Project Description

A request by Virgil Beard for approval of a site plan review for two storage buildings totaling 67,200 sq.ft. An administrative use permit is also proposed to allow up to half of the new space to be used for indoor recreation and/or indoor fitness uses.

Mailing Address and Phone Number of Contact Person

Virgil Beard
Enterprise & Commerce LLC
1500 Enterprise Drive, Unit 101
Lemoore, CA
(661) 747-4786

Findings

As Lead Agency, the City of Lemoore finds that the Project will not have a significant effect on the environment. The Environmental Checklist (CEQA Guidelines Appendix G) or Initial Study (IS) (see *Section 3 - Environmental Checklist*) identified no potentially significant effects on the environment, but revisions to the Project have been made before the release of this Negative Declaration (ND). The Lead Agency further finds that there is no substantial evidence that this Project would have a significant effect on the environment.

SECTION 1 - INTRODUCTION

1.1 - Overview

A request by Virgil Beard for approval of a site plan review for two storage buildings totaling 67,200 sq.ft. An administrative use permit is also proposed to allow up to half of the new space to be used for indoor recreation and/or indoor fitness uses.

1.2 - CEQA Requirements

The City of Lemoore is the Lead Agency for this Project pursuant to the CEQA Guidelines (Public Resources Code Section 15000 et seq.). The Environmental Checklist (CEQA Guidelines Appendix G) or Initial Study (IS) (see *Section 3 - Initial Study*) provides analysis that examines the potential environmental effects of the construction and operation of the Project. Section 15063 of the CEQA Guidelines requires the Lead Agency to prepare an IS to determine whether a discretionary project will have a significant effect on the environment. A Negative Declaration (ND) is appropriate when an IS has been prepared and a determination can be made that no significant environmental effects will occur.

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

1.3 - Impact Terminology

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

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

1.4 - Document Organization and Contents

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

- *Section 1 – Introduction:* This section provides an overview of CEQA requirements, intended uses of the IS/ND, document organization, and a list of regulations that have been incorporated by reference.
- *Section 2– Project Description:* This section describes the Project and provides data on the site’s location.
- *Section 3 – Environmental Checklist:* This chapter contains the evaluation of 18 different environmental resource factors contained in Appendix G of the CEQA Guidelines. Each environmental resource factor is analyzed to determine whether the proposed Project would have an impact. One of four findings are made which include: no impact, less-than-significant impact, less than significant with mitigation, or significant and unavoidable. If the evaluation results in a finding of significant and unavoidable for any of the 18 environmental resource factors, then an Environmental Impact Report will be required.
- *Section 4 – References:* This chapter contains a full list of references that were used in the preparation of this IS/ND.
- *Appendix A – CalEEMod Results:* This appendix contains the CalEEMod results for analysis of air quality impacts.

SECTION 2 - PROJECT DESCRIPTION

2.1 - Introduction

The Project is the construction and operation of two storage buildings totaling 67,200 sq.ft. (Project). Half of the new space (33,600 sq.ft.) is proposed to be used for indoor recreation and/or indoor fitness uses.

2.2 - Project Location

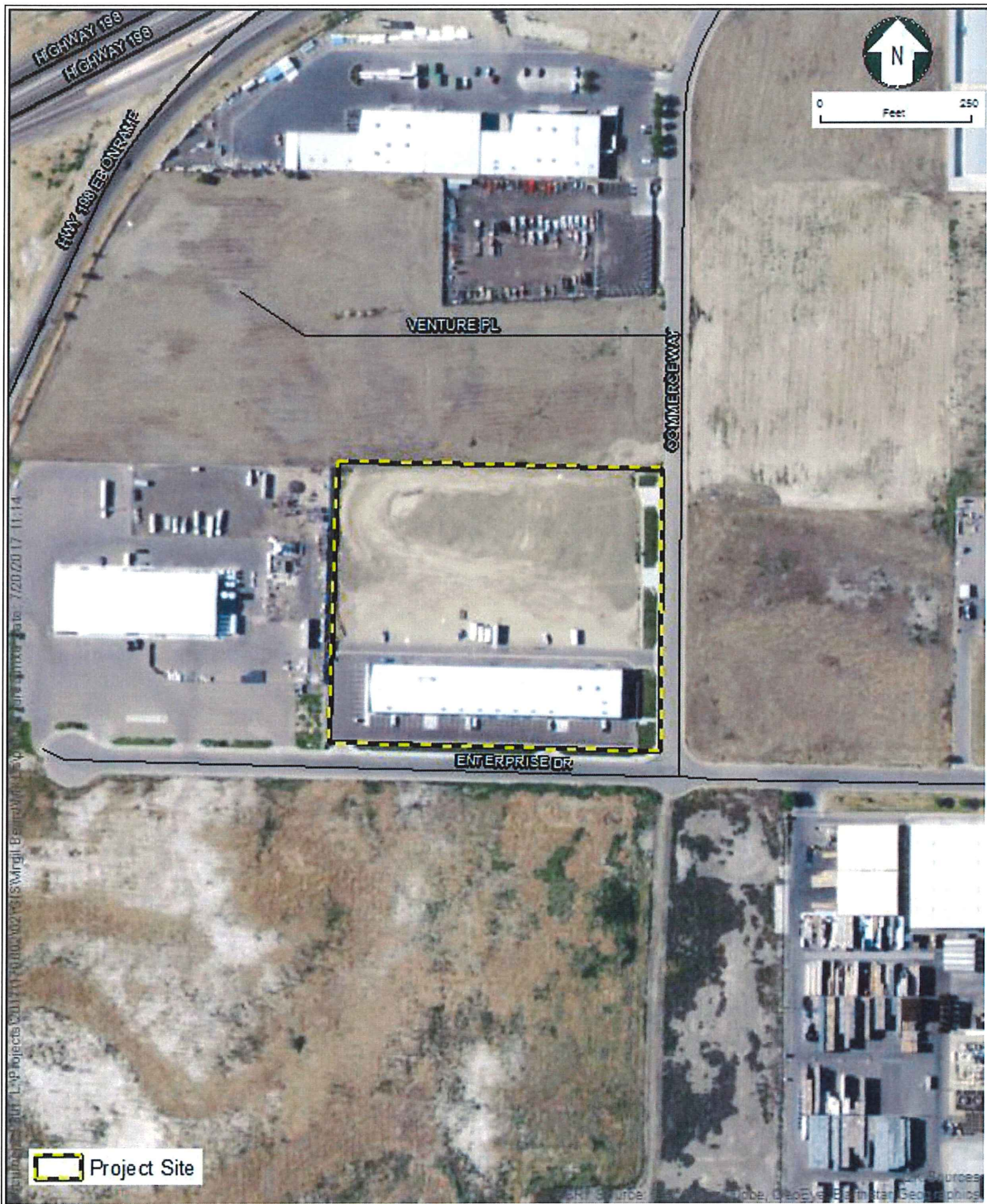
The site consists of one parcel (APN 024-051-035) located at the northwest corner of the Enterprise Drive and Commerce Way intersection in south-central Lemoore. The parcel is located within the existing City limits. The site is in Section 16, Township 19 South, Range 20 East, Mount Diablo Base and Meridian (MDB&M) within the Lemoore United States Geological Survey (USGS) 7.5-minute topographic quadrangle. Figure 2-2 and Figure 2-3 provide a regional vicinity and location map of the Project site, respectively.

2.3 - Surrounding Land Uses

The area surrounding the Project site consists of a disturbed undeveloped lot to the north, east, south and a storage building to the west. Land uses and development surrounding the site are depicted on Figure 2-4.

2.4 - Proposed Project

The proposed Project is the development of two storage buildings totaling 67,200 sq.ft. on a 3.8-acre portion of a six-acre parcel (Figure 2-1). Each building would be divided into 14 warehouses totaling 2,400 sq.ft. The City actions required to permit the Project include a major site plan review and an administrative use permit to allow up to half of the new space to be used for indoor recreation and/or indoor fitness uses. Currently there is an existing building with 13 warehouse spaces and one caretaker residence on the site. The site's General Plan land use designation is Light Industrial and is zoned Light Industrial (ML).



**Figure 2-1
Proposed Project Site**

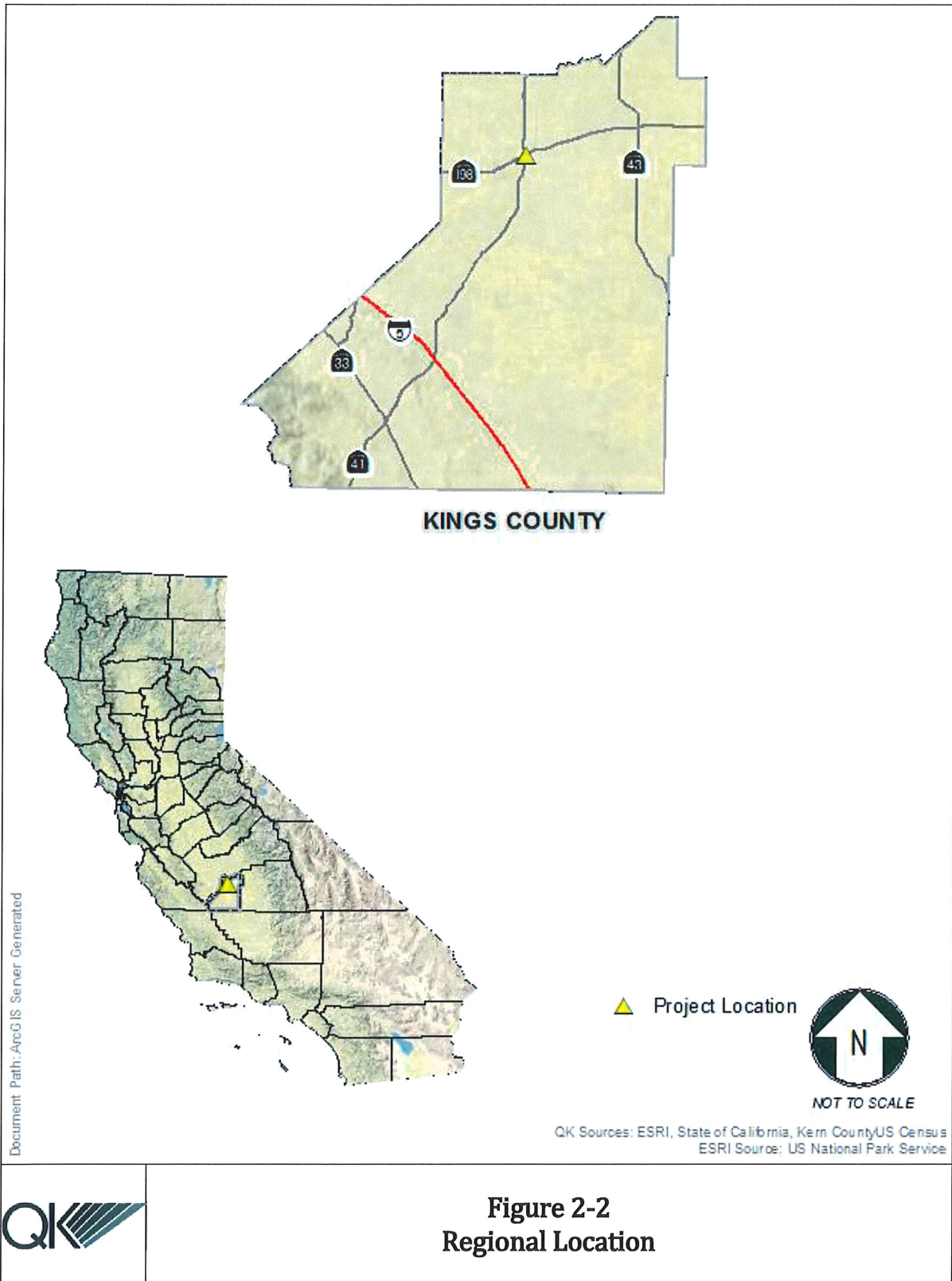


Figure 2-2
Regional Location

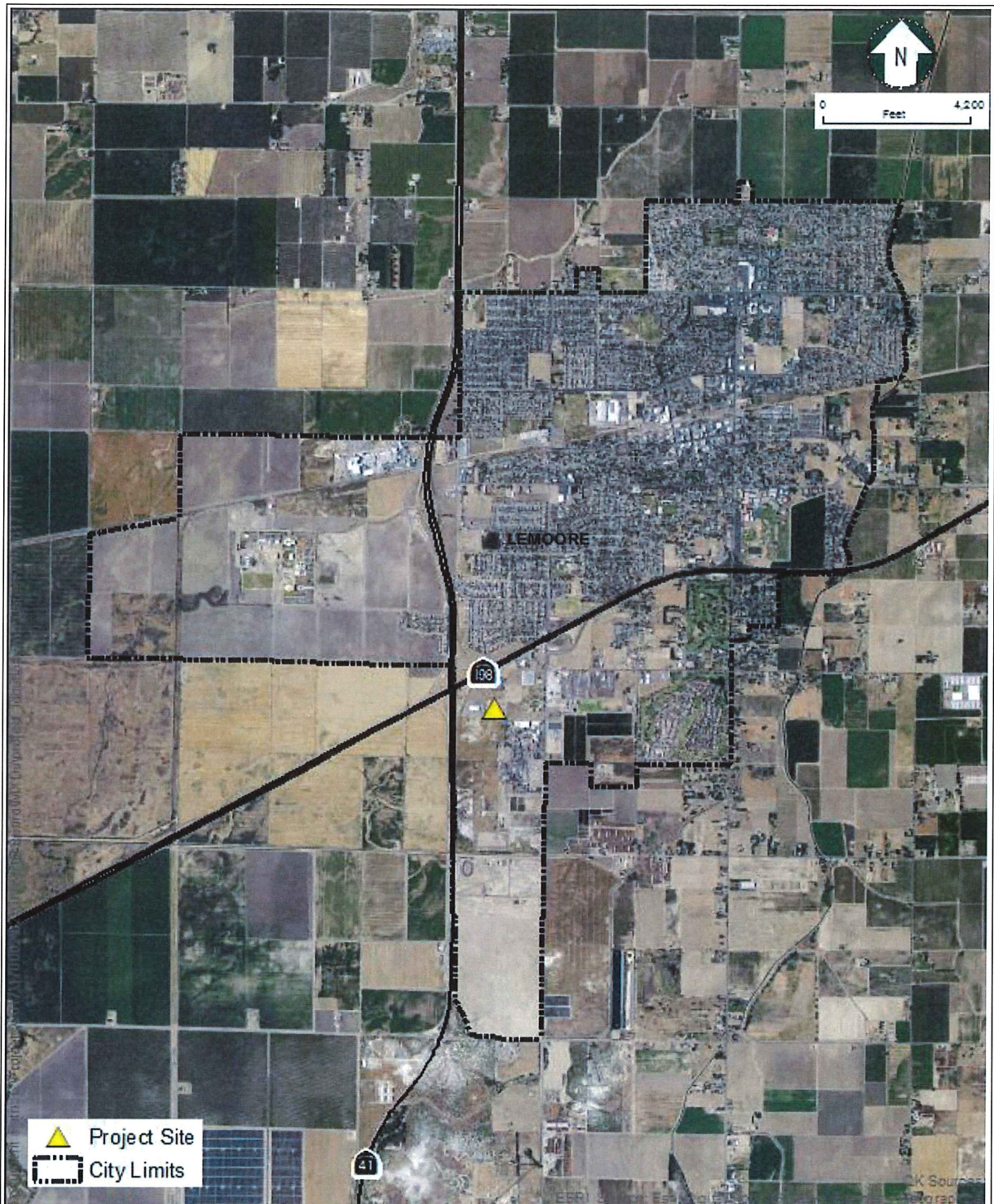


Figure 2-3
Project Location in City

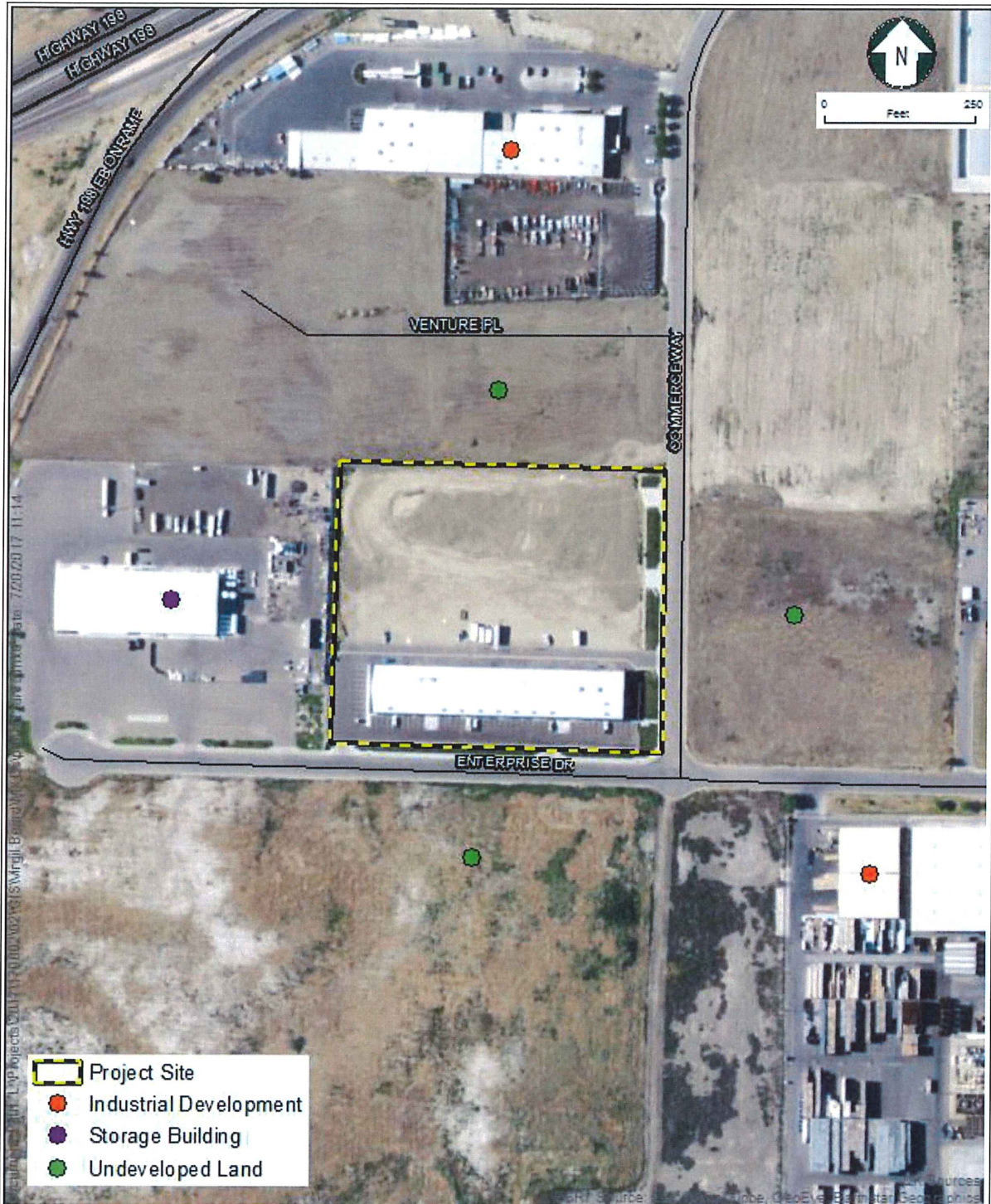


Figure 2-4
Neighborhood Location and Land Uses



SECTION 3 - EVALUATION OF ENVIRONMENTAL IMPACTS

3.1 - Environmental Checklist and Discussion

1. Project Title:

Virgil Beard Site Plan Review

2. Lead Agency Name and Address:

City of Lemoore
119 Fox Street
Lemoore, CA 93245

3. Contact Person and Phone Number:

Judy Holwell
(559) 924-6740

4. Project Location:

The Project site is located at the northeast corner of Enterprise Drive and Commerce Way (APN 024-051-035).

5. Project Sponsor's Name and Address:

Enterprise & Commerce LLC
1500 Enterprise Drive, Unit 101
Lemoore, CA

6. General Plan Designation:

Light Industrial

7. Zoning:

Light Industrial (ML)

8. Description of Project:

See *Section 2.4 - Proposed Project*.

9. Surrounding Land Uses and Setting:

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

10. Other Public Agencies Approval Required:

None.

11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, has consultation begun?

Yes, the Santa Rosa Rancheria Tachi Tribe has requested consultation with the City of Lemoore. Letters were sent to the tribe on July 17, 2017, informing them of the Project.

NOTE: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21083.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

3.2 - Environmental Factors Potentially Affected:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” as indicated by the checklist on the following pages.

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

3.3 - Determination

On the basis of this initial evaluation:

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

standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

/s/

Judy Howell, Community Development Director

July 25, 2017

Date

3.4 - Evaluation of Environmental Impacts

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

- c. Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
9. The explanation of each issue should identify:
 - a. the significance criteria or threshold, if any, used to evaluate each question; and
 - b. the mitigation measure identified, if any, to reduce the impact to less than significance.

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

Would the project:

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

Response: a) The Project site is located adjacent to disturbed undeveloped land and similar industrial developments in south-central Lemoore. As seen in Figure 2-44, the north, east and south adjacent land is undeveloped. To the west is storage buildings.

The City of Lemoore 2030 General Plan states there are currently no buildings or structures listed in the National Register of Historic Places or as California Historic Landmarks. However, there are 37 sites listed as having local historic significance located within the downtown district (City of Lemoore , 2008). There are no local historic resources within the vicinity of the Project site. The Project is not located in an area that would result in substantial adverse effects on any scenic vistas and no impact would occur.

Mitigation Measures: No mitigation is required.

Conclusion: There would be *no impact*.

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

Mitigation Measures: No mitigation is required.

Conclusion: There would be *no impact*.

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

Mitigation Measures: No mitigation is required.

Conclusion: There would be *no impact*.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
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3.6 - Agriculture and Forestry Resources

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

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

Response: a), b), c), d), e) There will not be any conversion of farmland, nor conflict with any existing zoning for agricultural use or forest land, or Williamson Act contracts. The proposed Project site is classified as “vacant or disturbed land” and “urban or built-up land” by the Department of Conservation’s Farmland Mapping and Monitoring Program (FMMP). The site is partially developed with 13 warehouse spaces and one caretaker residence on the site with the remaining 3.8-acres disturbed undeveloped-vacant land.

Mitigation Measures: None are required.

Conclusion: There would be *no impact*.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than- Significant Impact	No Impact
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3.7 - Air Quality

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

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

The proposed Project is located within the San Joaquin Valley Air Basin (SJVAB). The proposed Project consists of the development and operation of two storage buildings totaling 67,200 sq.ft. The Project applicant would be responsible to coordinate with the SJVAPCD to ensure compliance with Indirect Source Review Rule 9510 since it exceeds the light industrial threshold of 25,000 sq.ft. Additionally, the construction and operation of the proposed Project would be subject to SJVAPCD's Regulation VIII (Fugitive PM10 Prohibitions).

Thresholds of Significance

The San Joaquin Valley Air Pollution Control District (SJVAPCD) has established thresholds of significance for construction impacts, Project operations, and cumulative impacts. The SJVAPCD's Guide for Assessing and Mitigating Air Quality Impacts (GAMAQI) contains significance criteria for evaluating operational-phase emissions from direct and indirect sources associated with a Project. Indirect sources include motor vehicle traffic associated with the proposed Project and do not include stationary sources covered under permit with the SJVAPCD. For this evaluation, the proposed Project would be considered to have a significant effect on the environment if it would exceed the following thresholds:

Table 3-1
 SJVAPCD Pollutant Thresholds of Significance

Pollutant	SJVAPCD Threshold of Significance
PM2.5	15 tons/year
PM10	15 tons/year
ROG	10 tons/year
NOX	10 tons/year

Source: SJVAPCD, GAMAQI 2015

Response: a) The SJVAB is designated nonattainment of state and Federal health based air quality standards for ozone and PM2.5. The SJVAB is designated nonattainment of state PM10. To meet Federal Clean Air Act (CAA) requirements, the SJVAPCD has multiple air quality attainment plan (AQAP) documents, including

- 2016 Ozone Plan;
- 2007 PM10 Maintenance Plan and Request for Redesignation; and
- 2016 PM2.5 Plan.

The SJVAPCD's AQAPs account for projections of vehicle miles traveled (VMT) provided by the Council of Governments (COG) in the SJVAB and identify strategies to bring regional emissions into compliance with federal and State air quality standards. It is assumed that the existing and future pollutant emissions computed in the AQAPs were based on land uses from area general plans that were prepared prior to the AQAP's adoption. Because population growth and VMT projections are the basis of the AQAPs' strategies, a project would conflict with the plans if it results in more growth or VMT than the plans' projections. The proposed Project would result in the construction and operation of two storage buildings. This development could potentially result in new vehicle trips per day in the area with only temporary vehicle trips during the construction period. The proposed Project is consistent with the current General Plan designation for the site of Light Industrial. Therefore, if the proposed Project's VMT are consistent with the General Plan, then the proposed Project is consistent with the growth assumptions used in the applicable AQAPs. In conclusion, the proposed Project is consistent with the General Plan and would not require a general plan amendment. Therefore, the proposed Project is consistent with the applicable AQAPs.

Mitigation Measures: None are required.

Conclusion: Impacts would be *less than significant*.

Response: b) There are two pollutants of concern for this impact: CO and localized PM10. The proposed Project would not result in localized CO hotspots or PM 10 impacts as

discussed below. Therefore, the proposed Project would not violate an air quality standard or contribute to a violation of an air quality standard in the Project area.

Localized PM10

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

CO Hotspot

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

This proposed Project would result in the construction of two storage buildings totaling 67,200 sq.ft. Construction of the proposed Project would result in minor-temporary increases in traffic for the surrounding road network during the construction period and a minor increase in daily trips during the operation. The minor increase in trips would not substantially lower the LOS. Therefore, the Project would not generate, or substantially contribute to, additional traffic that would exceed State or federal CO standards.

Mitigation Measures: None are required.

Conclusion: There would be *no impact*.

Response: c) The nonattainment pollutants for the SJVAPCD are ozone, PM10 and PM2.5. Therefore, the pollutants of concern for this impact are ozone precursors, regional PM10, and PM2.5. As discussed above, the thresholds of significance used for determination of emission significance are shown in Table 3-1.

Construction

The proposed Project consists of the construction of two storage buildings totaling 67,200 sq.ft. The emissions were calculated using default values in CalEEMod, Version 2016.3.1. Table 3-2 shows generated emissions from these activities.

**Table 3-2
Unmitigated Construction Emissions**

Pollutant	Emissions (tons/year)	Significance Threshold (tons/year)	Significant
PM2.5	0.09	15	NO
PM10	0.11	15	NO

Pollutant	Emissions (tons/year)	Significance Threshold (tons/year)	Significant
ROG	0.70	10	NO
NOX	1.60	10	NO

Source: Appendix A

As seen in Table 3-2, emissions from the Project are well below the SJVAPCD’s thresholds.

Operation

The emissions were calculated using default values in CalEEMod, Version 2016.3.1. Table 3-3 shows generated unmitigated emissions from the Project operation.

**Table 3-3
Unmitigated Operation Emissions**

Pollutant	Emissions (tons/year)	Significance Threshold (tons/year)	Significant
PM2.5	0.04	15	NO
PM10	0.13	15	NO
ROG	0.37	10	NO
NOX	0.76	10	YES

Source: Appendix A

As seen in Table 3-3, all emissions from the Project are well below the SJVAPCD’s thresholds.

Mitigation Measures: None are required.

Conclusion: Impacts would be *less than significant*.

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

Mitigation Measures: None are required.

Conclusion: There would be *no impact*.

Response: e) According to the 2015 SJVAPCD’s Guide for Assessing and Mitigating Air Quality Impacts (GAMAQI), analysis of potential odor impacts should be conducted for the following two situations:

- Generators – projects that would potentially generate odorous emissions proposed to locate near existing sensitive receptors or other land uses where people may congregate; and

- Receivers – residential or other sensitive receptor projects or other projects built for the intent of attracting people locating near existing odor sources.

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

Mitigation Measures: None are required.

Conclusion: There would be *no impact*.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
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3.8 - Biological Resources

Would the project:

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

Methodology: Database searches were conducted to determine which sensitive biological resources historically occurred on and within 10 miles of the Project site. The California Natural Diversity Database (CNDDDB) (CNDDDB 2017), California Native Plants Society (CNPS) database (CNPS 2017), U.S. Fish and Wildlife Service (USFWS) Threatened and Endangered

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

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

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

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

The proposed Project site is highly disturbed and surrounded by similar disturbed land and industrial uses. The potential for special-status species to occur on the site is low; however, a pre-construction survey would need to be completed on the Project site and within 500 feet of its perimeter within 14 days and no more than 30 days prior to the start of construction activities to ensure there is no evidence of occupation by special-status species on the Project site. Therefore, there would be a less-than-significant impact.

Mitigation Measures:

None are required.

Conclusion: Impacts would be *less than significant*.

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

Project site (Figure 3-6). There are two NWI records for freshwater pond (PUBKx) that occur south of the site that match the location of existing ponding basins.

Mitigation Measures: None are required.

Conclusion: There would be *no impact*.

Response: d) The proposed Project site does not occur within a known migration route, significant wildlife corridor, or linkage area as identified in the Recovery Plan for Upland Species in the San Joaquin Valley (USFWS 1998). The sites are located within areas of industrial uses and disturbed, undeveloped land. Wildlife movement corridors are routes that provide shelter and sufficient food supplies to support regular movements of wildlife species. A movement corridor is a continuous geographic extent of habitat that either spatially or functionally links ecosystems across fragmented, or otherwise inhospitable, landscapes. Faunal movement may include seasonal or migration movement, life cycle links, species dispersal, re-colonization of an area, and movement in response to external pressures. Movement corridors typically include riparian habitats, ridgelines, and ravines, as well as other contiguous expanses of natural habitats. Movement corridors may be functional on regional, sub-regional, or local scales.

No significant wildlife movement corridors, core areas, or Essential Habitat Connectivity areas occur on or near the Project site. The Project would not substantially affect migrating birds or other wildlife. The Project will not restrict, eliminate, or significantly alter wildlife movement corridors, core areas, or Essential Habitat Connectivity areas either during construction or after the Project has been constructed. Project construction will not substantially interfere with wildlife movements or reduce breeding opportunities.

Mitigation Measures: None are required.

Conclusion: There would be *no impact*.

Response: e), f) The City of Lemoore does not have any local policies or ordinances protecting biological resources nor an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. Therefore, there would be no impact.

Mitigation Measures: None are required.

Conclusion: There would be *no impact*.

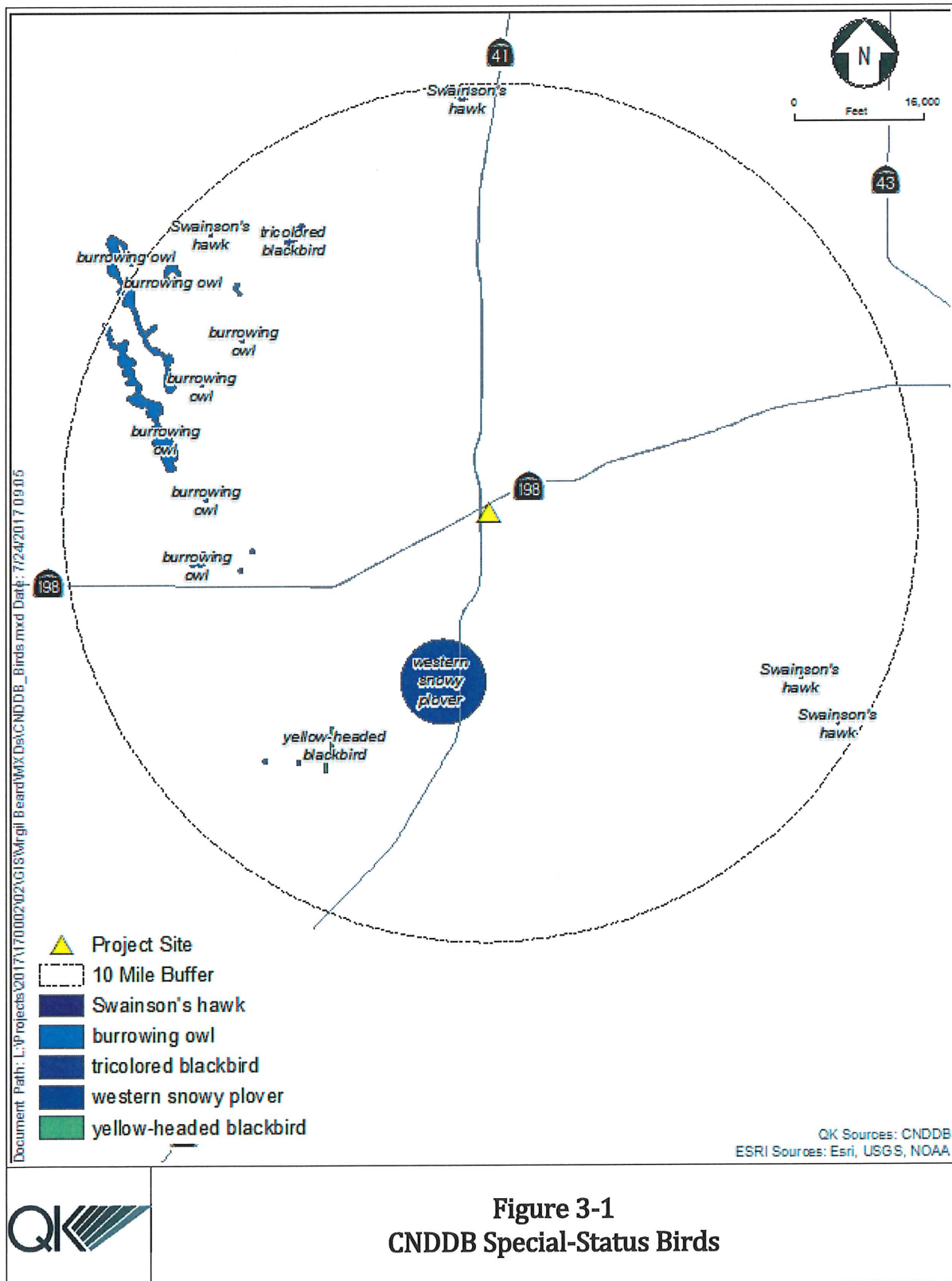


Figure 3-1
CNDDDB Special-Status Birds

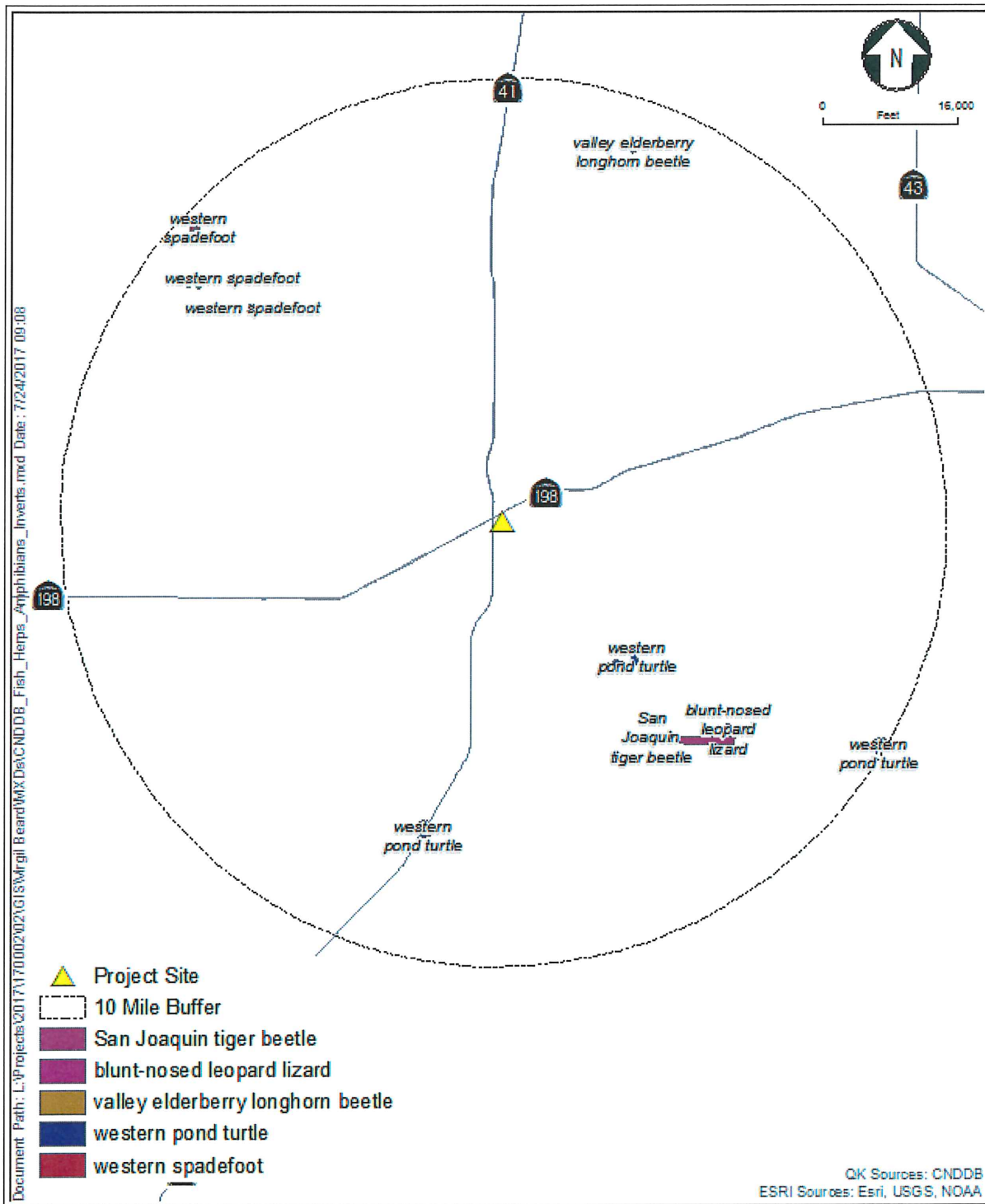
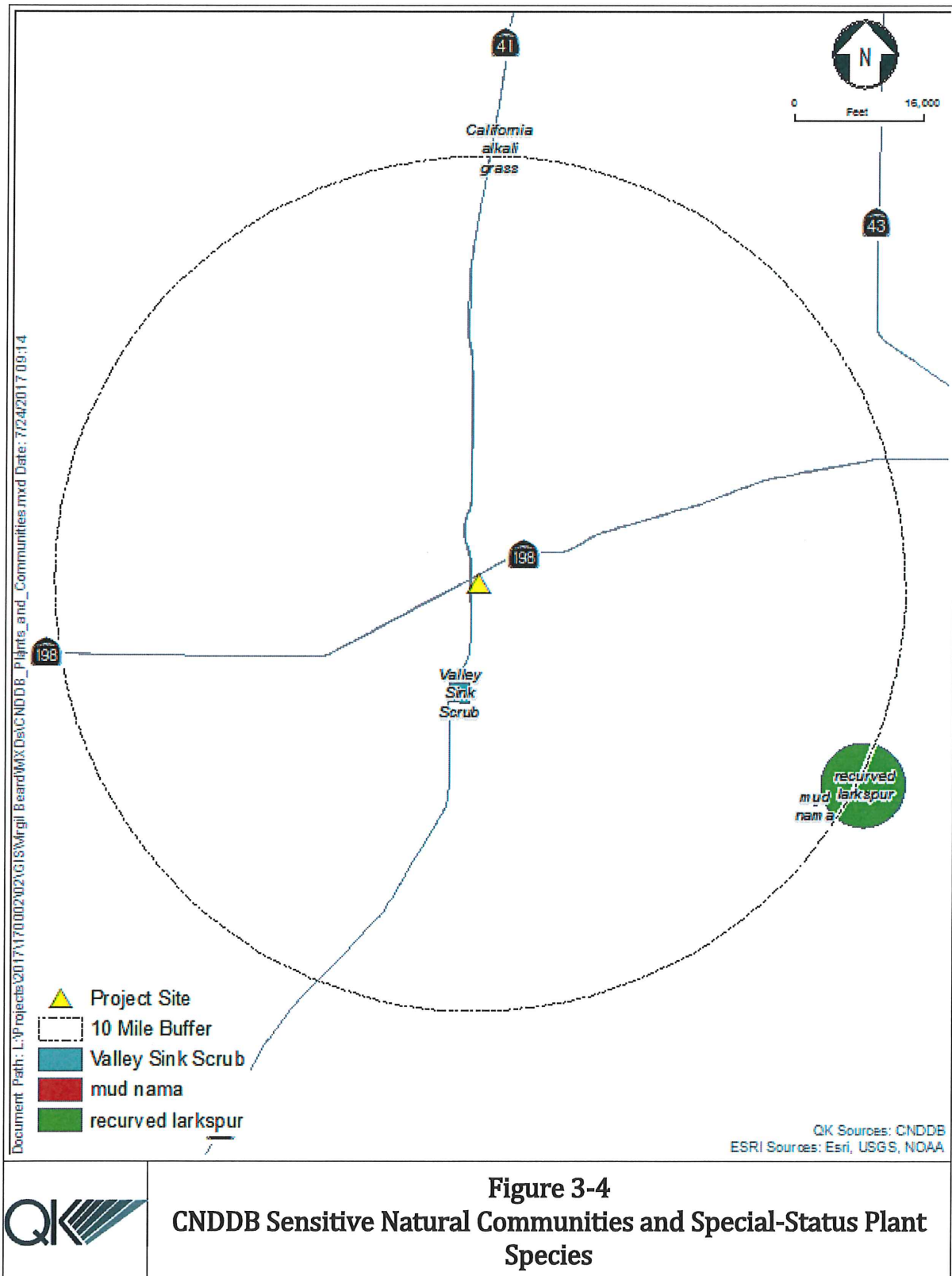
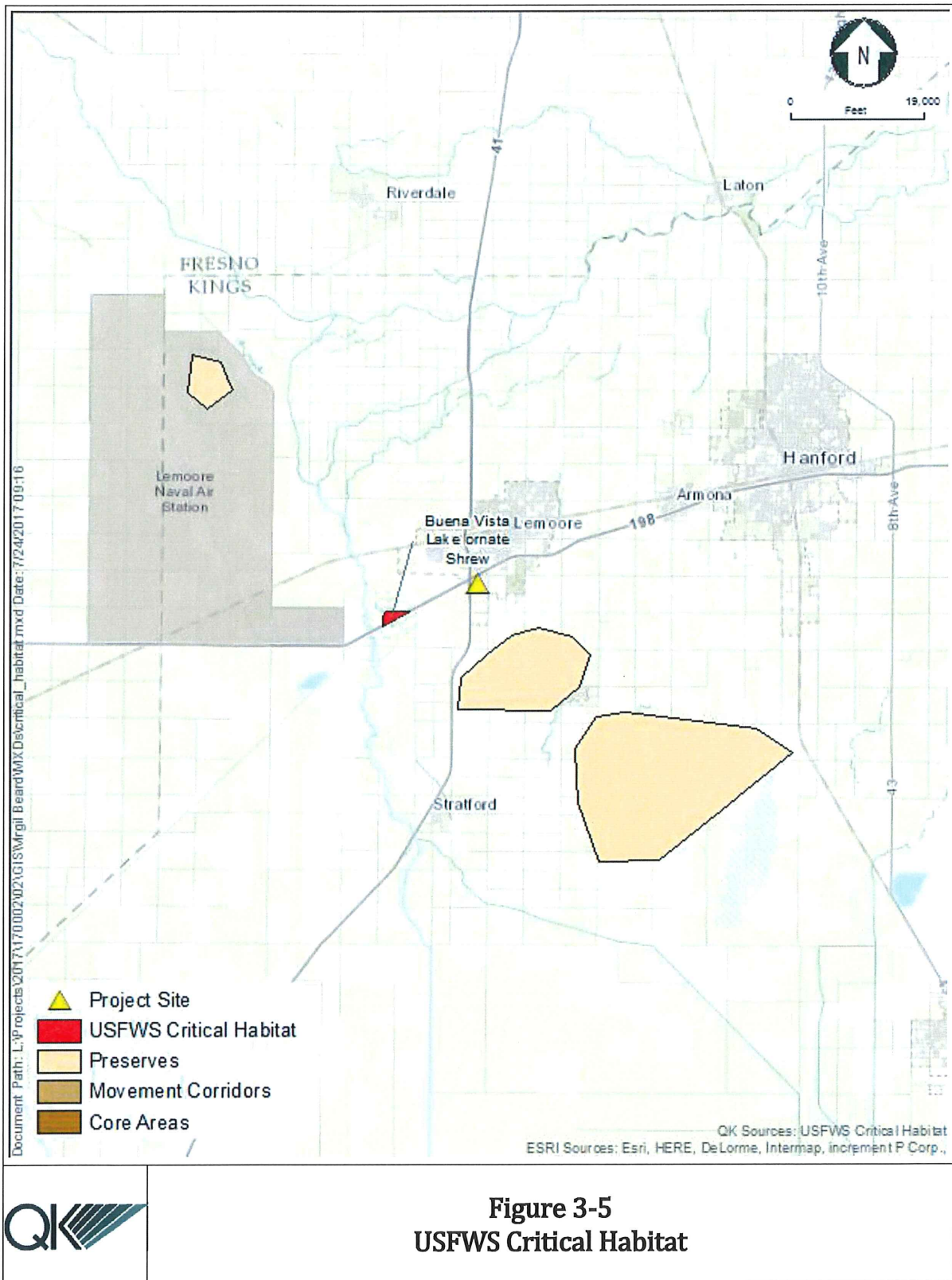


Figure 3-2
CNDDB Special-Status Invertebrates, Fish, Amphibians and Reptiles





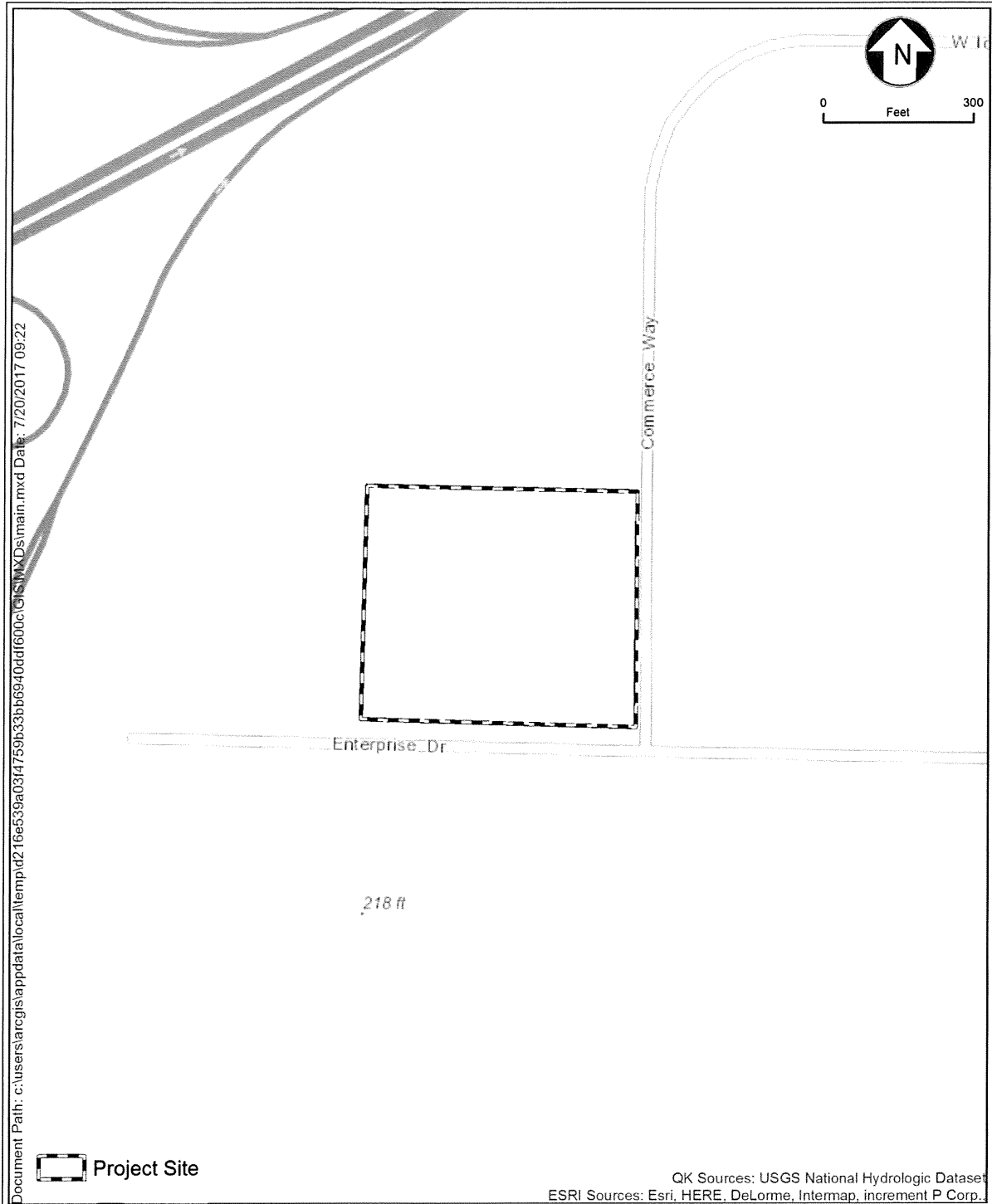


Figure 3-6
National Wetland Inventory and Hydrologic Information

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
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3.9 - Cultural Resources

Would the project:

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

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

Although considered unlikely since there is no indication of any archaeological resources on or in the vicinity of the Project site, subsurface construction activities associated with the proposed Project could potentially damage or destroy previously undiscovered archaeological resources. However, if prehistoric or historic-era cultural or archaeological materials are encountered during construction activities, all work within 25 feet of the find shall halt until a qualified professional archaeologist, meeting the Secretary of the Interior’s Professional Qualification Standards for prehistoric and historic archaeologist, can evaluate the significance of the find and make recommendations. If the qualified professional archaeologist determines that the discovery represents a potentially significant cultural resource, additional investigations may be required to mitigate adverse impacts from Project implementation.

Mitigation Measures:

None are required.

Conclusion: Impacts would be *less than significant*.

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

Mitigation Measures:

None are required.

Conclusion: Impacts would be *less than significant*.

Response: d) Human remains including known cemeteries are not known to exist within the Project area. However, construction would involve earth-disturbing activities, and it is still possible that human remains may be discovered, possibly in association with archaeological sites. If human remains are discovered during construction or operational activities, further excavation or disturbance shall be prohibited pursuant to Section 7050.5 of the California Health and Safety Code. The protocol, guidelines, and channels of communication outlined by the Native American Heritage Commission, in accordance with Section 7050.5 of the Health and Safety Code, Section 5097.98 of the Public Resources Code (Chapter 1492, Statutes of 1982, Senate Bill 297), and Senate Bill 447 (Chapter 44, Statutes of 1987), shall be followed. Section 7050.5(c) shall guide any potential Native American involvement, in the event of discovery of human remains, at the direction of the county coroner.

Mitigation Measures:

None are required.

Conclusion: Impacts would be *less than significant*.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
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3.10 - Geology and Soils

Would the project:

a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

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

Response: a), b), c), d), e) There are no known active seismic faults in Kings County or within its immediate vicinity. The principle earthquake hazard affecting the area is ground shaking as opposed to surface rupture or ground failure (City of Lemoore, 2008). Per the Department of Conservation Landslide Map, the City of Lemoore does not contain any areas that are prone to landslides (Department of Conservation, 2017). As shown in Figure 3-7, the site contains Lemoore sandy loam soil. This soil type is very deep, somewhat poorly drained, moderately permeable soil that is mainly used for urban development. The risk of erosion is increased if the soil is left exposed during site development (United States Department of Agriculture, 1986). Impacts from soil erosion would be minimal as it most likely occurs on sloped areas and the project site is relatively flat and the site soils contain zero to one percent slopes. Per Table 15 of the Kings County Soil Survey, the site soil has a low shrink-swell potential; therefore, the site does not contain expansive soils (United States Department of Agriculture, 1986). The proposed storage buildings will be required to comply with City building code requirements and Lemoore's General Plan policies, and their cited regulations that mitigate seismic hazards and soils-related structural concerns for permitted development.

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

Mitigation Measures: None are required.

Conclusion: Impacts would be *no impact and less than significant*.

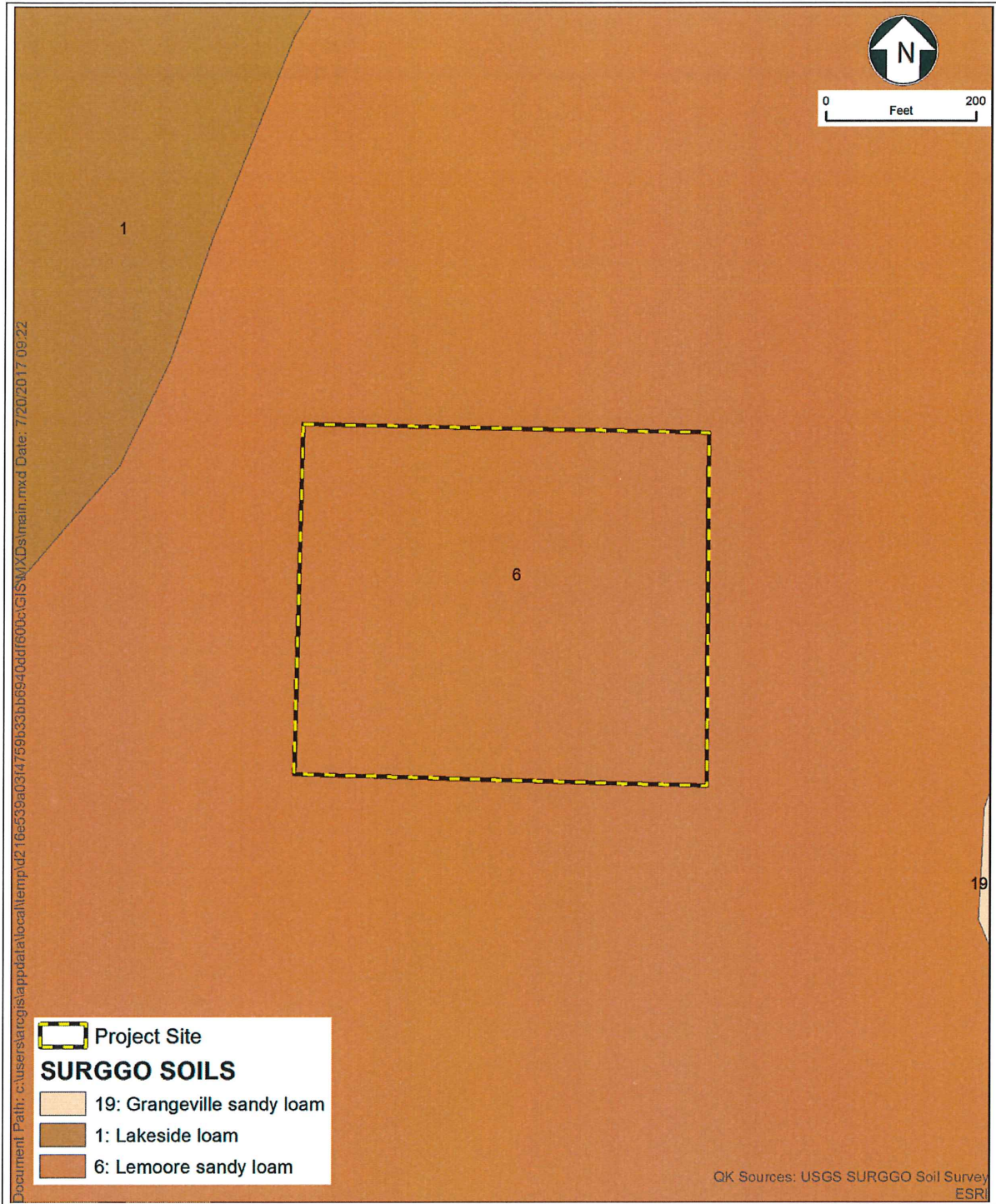


Figure 3-7
Project Site Soil Map

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
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3.11 - Greenhouse Gas Emissions

Would the project:

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

Response: a), b) Greenhouse gas (GHG) significance thresholds are based on the 2014 Kings County Regional Climate Action Plan (CAP). According to the CAP, the AB 32 Scoping Plan encourages local governments to establish a GHG reduction target that “parallels the State’s commitment to reduce GHG emissions by approximately 15 percent from current levels by 2020.” Therefore, this CAP establishes a reduction target to achieve emissions levels 15 percent below 2005 baseline levels by 2020 consistent with the AB 32 Scoping Plan. Proposed development projects that are consistent with the emission reduction and adaptation measures included in the CAP and the programs that are developed as a result of the CAP, would be considered to have a less than significant cumulative impact on climate change. The proposed Project is a low intensive use and is consistent with the City’s General Plan and Zoning Ordinance. No emissions would be emitted from the building and the development is expected to have low generated travel trips. From a qualitative analysis, the proposed Project is expected to have a less-than-significant impact.

Mitigation Measures: None are required.

Conclusion: Impacts would be *less than significant*.

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

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

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

PW Engvall Elementary School is located approximately 2.2-mile north of the proposed Project site. The proposed Project would not emit hazardous emissions or involve handling hazardous or acutely hazardous materials, substances, or waste within ¼-mile of an existing school.

Mitigation Measures: None are required.

Conclusion: Impacts would be *less than significant*.

d) Per the Cortese List, there are no hazardous waste and substances sites in the vicinity of the Project site (Cal EPA, 2017). Additionally, the State Water Resources Control Board GeoTracker compiles a list of Leaking Underground Storage Tank (LUST) Sites. There are no LUST Cleanup Sites within the vicinity of the Project site (California Water Resources Board, 2017). The proposed Project site is not located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and would therefore not create a significant hazard to the public or the environment.

Mitigation Measures: None are required.

Conclusion: There would be *no impact*.

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

Mitigation Measures: None are required.

Conclusion: There would be *no impact*.

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

Mitigation Measures: None are required.

Conclusion: There would be *no impact*.

h) The proposed Project site is in an unzoned area of the Kings County Fire Hazard Severity Zone Map Local Responsibility Area (LRA). However, Cal Fire has determined that portions of the City of Lemoore are categorized as a Moderate Fire Hazard Severity Zone in LRA. The Project site is not within a wildland area nor is there within the vicinity of the Project site. The Project would not expose people or structures to a significant risk of loss, injury, or death involving wildland fires. Therefore, there would be no impact.

Mitigation Measures: None are required.

Conclusion: There would be *no impact*.

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

Would the project:

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

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

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

As required by the State Water Resources Control Board’s (SWRCB) National Pollutant Discharge Elimination System (NPDES) General Permit (No. 2012-0006-DWQ) for stormwater discharges associated with construction and land disturbance activities, the City must develop and implement a SWPPP that specifies BMPs to prevent construction pollutants from contacting stormwater, with the intent of keeping all products of erosion from moving offsite. The City is required to comply with the Construction General Permit because Project-related construction activities result in soil disturbances of at least 1 one acre of total land area. With implementation of a SWPPP, the Project would not violate any water quality standards or waste discharge requirements (WDRs) during the construction period, and impacts would be less than significant.

Mitigation Measures:

None are required.

Conclusion:

Impacts would be *less than significant*.

Response: b) The City of Lemoore currently utilizes local groundwater as its sole source of supply from underground aquifers via ten active groundwater wells. The groundwater basin underlying the City is the Tulare Lake Basin and the City of Lemoore is immediately adjacent to the south boundary of the Kings subbasin. Water for construction and operation would come from the City of Lemoore’s existing water system. Per the City’s Urban Water Management Plan, the City’s existing system has a total supply capacity of 21,674,000 gallons per day with an average day demand of 8,769,000 gallons (City of Lemoore, 2013). Since the

proposed Project is consistent with the General Plan land use designations the water demand from the proposed Project would have minimal impacts on the City's water supply, impacts would be less than significant.

Mitigation Measures: None are required.

Conclusion: Impacts would be *less than significant*.

Response: c), d), e) The Project site is relatively flat and Project grading would be minimal and consist of mostly grubbing the site to remove vegetation. The topography of the site would not appreciably change because of grading activities. The site does not contain any blue-line water features, including streams or rivers. Construction-related erosion and sedimentation impacts as a result of soil disturbance would be less than significant after implementation of a SWPPP. The Project would include development of impervious surfaces and would mitigate surface runoff. Therefore, the Project would not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or offsite. Impacts would be less than significant.

Mitigation Measures: None are required.

Conclusion: Impacts would be *less than significant*.

Response: g), h) As shown in Figure 3-8, the Project is not located within a FEMA 100-year floodplain. The Project would not place housing within a 100-year flood hazard area as mapped on a federal flood hazard boundary or flood insurance rate map or other flood hazard delineation map. The Project would not place, within a 100-year flood hazard area, structures that would impede or redirect flood flows. There would be no impact.

Mitigation Measures: None are required.

Conclusion: There would be *no impact*.

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

Mitigation Measures: None are required.

Conclusion: Impacts would be *less than significant*.

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

Mitigation Measures: None are required.

Conclusion: There would be *no impact*.

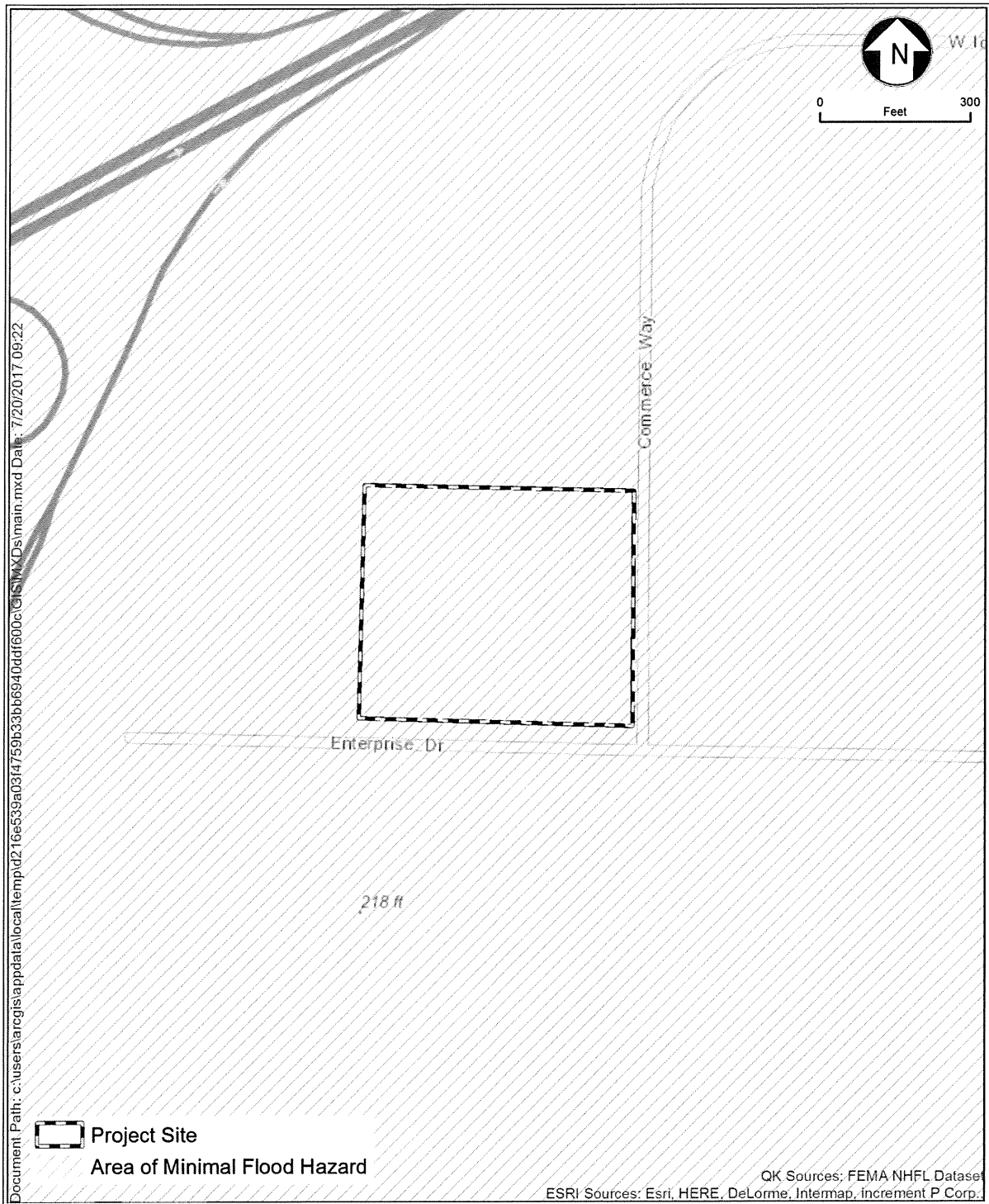


Figure 3-8
FEMA Map

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
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3.14 - Land Use and Planning

Would the project:

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

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

Mitigation Measures: None are required.

Conclusion: There would be *no impact*.

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

Mitigation Measures: None are required.

Conclusion: There would be *no impact*.

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

Mitigation Measures: None are required.

Conclusion: There would be *no impact*.

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

Would the project:

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

Response: a), b) The City of Lemoore and the surrounding area are designated as Mineral Resources Zone 1 (MRZ-1) by the State Mining and Geology Board (SMGB). MRZ-1 areas are described as those for which adequate information indicates that no significant mineral deposits are present or where it is judged that little likelihood exists for their presence. Additionally, per the California Division of Oil, Gas, and Geothermal Resources (DOGGR), there are no active, inactive, or capped oil wells located within the Project site, and it is not within a DOGGR-recognized oilfield. Therefore, there would be no impact.

Mitigation Measures: None are required.

Conclusion: There would be *no impact*.

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

Would the project result in:

a.	Exposure of persons to, or generate, noise levels in excess of standards established in a local general plan or noise ordinance or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b.	Exposure of persons to or generate excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c.	A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d.	A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e.	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f.	For a project located within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Response: a) Project construction would generate temporary increases in noise levels. Title 5, Chapter 6 of the City’s Municipal Code establishes regulations and enforcement procedures for noise generated in the city. The regulations do not apply to the operation on days other than Sunday of construction equipment or of a construction vehicle, or the performance on days other than Sunday of construction work, between the hours of 7:00 A.M. and 8:00 P.M., provided that all required permits for the operation of such construction equipment or construction vehicle or the performance of such construction work have been obtained from the appropriate city department (Lemoore Municipal Code 5-6-1-C.4). The City of Lemoore 2030 General Plan (City of Lemoore , 2008) has objectives to minimize residential development noise levels. The proposed Project would comply with all regulations, standards and policies within the City’s General Plan and Municipal Code.

Therefore, the Project would not result in the exposure of persons to, or generate, noise levels more than standards established in a local general plan or noise ordinance or applicable standards of other agencies. Impacts would be less than significant.

Mitigation Measures: None are required.

Conclusion: Impacts would be *less than significant*.

Response: b), c), d) The Project involves the construction and operation of two storage buildings. As shown in Figure 2-44, the Project would be consistent with the surrounding land uses and would not cause out of the ordinary noise levels than what is currently established in the area. Construction of the Project would generate temporary ground borne vibrations. However, like construction noise, such vibrations would be attenuated over distance to the point where they would not be felt by the nearest receptors. Additionally, construction would be done during the daylight hours and would be temporary so the surrounding land uses would not be affected by construction of the new development. The Project would not expose persons to or generate excessive groundborne vibration or noise levels and would not result in substantial permanent, temporary or periodic increase in ambient noise levels above the existing environment.

Mitigation Measures: None are required.

Conclusion: Impacts would be *less than significant*.

Response: e), f) There are no airports within two miles of the Project site, nor is it in the vicinity of a private airstrip. Therefore, there would be no impact.

Mitigation Measures: None are required.

Conclusion: Impacts would be *less than significant*.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less- than Significant Impact	No Impact
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3.17 - Population and Housing

Would the project:

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

Response: a) The proposed Project would not induce population growth as there are no new homes being proposed as part of the Project. Therefore, there would be no impact.

Mitigation Measures: None are required.

Conclusion: There would be *no impact*.

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

Mitigation Measures: None are required.

Conclusion: There would be *no impact*.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than- Significant Impact	No Impact
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3.18 - Public Services

Would the project:

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

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

Response: a) In general, impacts to public services from implementation of a Project are due to its ability to induce population growth and, in turn, result in a greater need for fire and police protection, etc. to serve the increased population. The proposed Project does not include residential development that would induce population growth. Additionally, the Project would not physically affect any existing government facilities as the proposed site is currently undeveloped. As part of the City’s project approval processes, the applicant will be required to construct the infrastructure needed to serve the Project site and pay the appropriate impact fees to cover the Project’s impacts to public services.

i. Fire suppression support is provided by the City of Lemoore Volunteer Fire Department (LVFD). The LVFD has three stations and the closest station to the Project site is located near the intersection of C Street and Fox Street approximately two miles northeast of the Project site. The proposed Project would result in the construction and operation of two storage buildings located in south-central Lemoore. Construction activities would be in accordance with local and State fire codes. Fire services are adequately planned for within the City’s General Plan through policies to ensure the City maintains Fire Department performance and response standards by

allocating the appropriate resources. As stated, the Project applicant is responsible for constructing any infrastructure needed to serve the Project and pay the appropriate impact fees, which would reduce impacts to less than significant.

Mitigation Measures: None are required.

Conclusion: Impacts would be *less than significant*.

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

Mitigation Measures: None are required.

Conclusion: Impacts would be *less than significant*.

- iii. The proposed Project does not contain any residential uses and would not directly or indirectly induce population growth. Therefore, the proposed Project would not result in the need for new or expanded school facilities. As such, no impacts would occur.

Mitigation Measures: None are required.

Conclusion: There would be *no impact*.

- iv. The proposed Project does not include the construction of residential uses that would require new parks. Additionally, there will be no impacts to any existing parks in the surrounding community. Therefore, there would be no impact.

Mitigation Measures: None are required.

Conclusion: There would be *no impact*.

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

Mitigation Measures: None are required.

Conclusion: There would be *no impact*.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than- Significant Impact	No Impact
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3.19 - 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 type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Response: a), b) The proposed Project includes the development of two storage buildings. This would not increase the use of existing neighborhood and regional parks or other recreational facilities. The Project also includes 50% of the building space to be used for indoor fitness, sport and amusement. The development of this recreational facility portion would not have an adverse physical effect on the environment as the building would be consistent with the existing storage space and surrounding area. There would be no impact.

Mitigation Measures: None are required.

Conclusion: There would be *no impact*.

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

Would the project:

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

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

the City of Lemoore 2030 General Plan Update (City of Lemoore, 2008), the “City of Lemoore does not currently have any adopted level of service (LOS) standard. However, recent traffic studies have used level of service D as the standard for evaluating project impacts at intersections.” A LOS of D is characterized by congestion with average vehicle speeds decreasing below the user’s desired level for two and four land roads. There is not a designated Level of Service for Enterprise Drive or Commerce Way. It is assumed that the LOS of the surrounding streets would remain the same as the surrounding area is sparse with industrial development and undeveloped land. Additionally, trips to bring materials for construction to the site would be temporary. Therefore, the Project would not conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system. Impacts would be less than significant.

Mitigation Measures: None are required.

Conclusion: Impacts would be *less than significant*.

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

Mitigation Measures: None are required.

Conclusion: There would be *no impact*.

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

Mitigation Measures: None are required.

Conclusion: There would be *no impact*.

Response: d), e) The Project would not involve design features that would increase hazards or involve the development of incompatible uses. The site has existing sidewalk, landscaping and drive approaches from the current warehouse building. It would also not result in inadequate emergency access. Therefore, there would be no impact.

Mitigation Measures: None are required.

Conclusion: There would be *no impact*.

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

Mitigation Measures: None are required.

Conclusion: There would be *no impact*.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
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3.21 - Tribal Cultural Resources

Would the project:

a. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Mitigation Measures: None are required.

Conclusion: There would be *no impact*.

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

Would the project:

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

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

Mitigation Measures: None are required.

Conclusion: Impacts would be *less than significant*.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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3.23 - Mandatory Findings of Significance

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

Response: a) As evaluated in this IS/ND, the proposed Project would not substantially degrade the quality of the environment; substantially reduce the habitat of a fish or wildlife species; cause a fish or wildlife population to drop below self-sustaining levels; threaten to eliminate a plant or animal community; reduce the number or restrict the range of an endangered, rare, or threatened species; or eliminate important examples of the major periods of California history or prehistory. The Project applicant is required to have a pre-construction biological survey completed to lessen the significance of potential impacts. Consequently, the incremental effects of the proposed Project would not contribute to an adverse cumulative impact on these resources. Therefore, the Project would have a less-than-significant impact.

Mitigation Measures:

None are required

Conclusion:

Impacts would be *less than significant*.

Response: b) As described in the impact analyses in Sections 3.5 through 3.22 of this IS/ND, there are no potentially significant impacts of the proposed Project. All planned projects in the vicinity of the proposed Project would be subject to review in separate environmental documents and required to conform to the City of Lemoore General Plan, zoning, and provide appropriate engineering to ensure the development meets applicable federal, State and local regulations and codes. As currently designed the proposed Project would not contribute to a cumulative impact. Thus, the cumulative impacts of past, present, and reasonably foreseeable future projects would be less than cumulatively considerable.

Mitigation Measures:

None are required.

Conclusion:

Impacts would be *less than significant*.

Response: c) All of the Project's impacts, both direct and indirect, that are attributable to the Project were identified as having less than significant level. All planned projects in the vicinity of the proposed Project would be subject to review in separate environmental documents and required to conform to the City of Lemoore General Plan, zoning, mitigate for project-specific impacts, and provide appropriate engineering to ensure the development meets applicable federal, State and local regulations and codes. Thus, the cumulative impacts of past, present, and reasonably foreseeable future projects would be less than cumulatively considerable. Therefore, the proposed Project would not either directly or indirectly cause substantial adverse effects on human beings because all potentially adverse direct impacts of the proposed Project are identified as having no impact, less than significant impact, or less than significant impact.

Mitigation Measures:

None are required.

Conclusion:

Impacts would be *less than significant*.

SECTION 4 - REFERENCES

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APPENDIX A

Virgil Beard Site Plan Review - Kings County, Annual

Virgil Beard Site Plan Review
Kings County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Unrefrigerated Warehouse-No Rail	67.20	1000sqft	1.54	67,200.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	37
Climate Zone	3			Operational Year	2019
Utility Company	Pacific Gas & Electric Company				
CO2 Intensity (lb/MW hr)	641.35	CH4 Intensity (lb/MW hr)	0.029	N2O Intensity (lb/MW hr)	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use -

Table Name	Column Name	Default Value	New Value
tblProjectCharacteristics	OperationalYear	2018	2019

2.0 Emissions Summary

Virgil Beard Site Plan Review - Kings County, Annual

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	10-2-2017	1-1-2018	0.8376	0.8376
2	1-2-2018	4-1-2018	0.7047	0.7047
3	4-2-2018	7-1-2018	0.7113	0.7113
4	7-2-2018	9-30-2018	0.8732	0.8732
		Highest	0.8732	0.8732

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.3092	1.0000e-005	6.2000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.2000e-003	1.2000e-003	0.0000	0.0000	1.2800e-003
Energy	6.5800e-003	0.0598	0.0503	3.6000e-004		4.5500e-003	4.5500e-003		4.5500e-003	4.5500e-003	0.0000	231.8777	231.8777	8.7900e-003	2.7500e-003	232.9181
Mobile	0.0547	0.7000	0.5416	2.4600e-003	0.1269	3.0000e-003	0.1299	0.0342	2.8500e-003	0.0370	0.0000	228.9588	228.9588	0.0238	0.0000	229.5538
Waste						0.0000	0.0000		0.0000	0.0000	12.8229	0.0000	12.8229	0.7578	0.0000	31.7683
Water						0.0000	0.0000		0.0000	0.0000	4.9301	24.4619	29.3920	0.5075	0.0122	45.7102
Total	0.3705	0.7598	0.5925	2.8200e-003	0.1269	7.5500e-003	0.1345	0.0342	7.4000e-003	0.0416	17.7531	485.2996	503.0527	1.2979	0.0149	539.9516

Virgil Beard Site Plan Review - Kings County, Annual

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.3092	1.0000e-005	6.2000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.2000e-003	1.2000e-003	0.0000	0.0000	1.2800e-003
Energy	6.5800e-003	0.0598	0.0503	3.6000e-004		4.5500e-003	4.5500e-003		4.5500e-003	4.5500e-003	0.0000	231.8777	231.8777	8.7900e-003	2.7500e-003	232.9181
Mobile	0.0547	0.7000	0.5416	2.4600e-003	0.1269	3.0000e-003	0.1299	0.0342	2.8500e-003	0.0370	0.0000	228.9588	228.9588	0.0238	0.0000	229.5538
Waste						0.0000	0.0000		0.0000	0.0000	12.8229	0.0000	12.8229	0.7578	0.0000	31.7683
Water						0.0000	0.0000		0.0000	0.0000	4.9301	24.4619	29.3920	0.5075	0.0122	45.7102
Total	0.3705	0.7598	0.5925	2.8200e-003	0.1269	7.5500e-003	0.1345	0.0342	7.4000e-003	0.0416	17.7531	485.2996	503.0527	1.2979	0.0149	539.9516

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.0 Construction Detail

Construction Phase

Virgil Beard Site Plan Review - Kings County, Annual

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	10/2/2017	10/27/2017	5	20	
2	Site Preparation	Site Preparation	10/28/2017	10/31/2017	5	2	
3	Grading	Grading	11/1/2017	11/6/2017	5	4	
4	Building Construction	Building Construction	11/7/2017	8/13/2018	5	200	
5	Paving	Paving	8/14/2018	8/27/2018	5	10	
6	Architectural Coating	Architectural Coating	8/28/2018	9/10/2018	5	10	

Acres of Grading (Site Preparation Phase): 1

Acres of Grading (Grading Phase): 1.5

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 100,800; Non-Residential Outdoor: 33,600; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Virgil Beard Site Plan Review - Kings County, Annual

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Building Construction	Cranes	1	6.00	231	0.29
Building Construction	Forklifts	1	6.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	1	6.00	97	0.37
Building Construction	Welders	3	8.00	46	0.45
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Rubber Tired Dozers	1	8.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Grading	Graders	1	6.00	187	0.41
Grading	Rubber Tired Dozers	1	6.00	247	0.40
Grading	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Paving	Cement and Mortar Mixers	1	6.00	9	0.56
Paving	Pavers	1	6.00	130	0.42
Paving	Paving Equipment	1	8.00	132	0.36
Paving	Rollers	1	7.00	80	0.38
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Site Preparation	Graders	1	8.00	187	0.41
Site Preparation	Rubber Tired Dozers	1	7.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	1	8.00	97	0.37

Trips and VMT

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Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Architectural Coating	1	6.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	7	28.00	11.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Demolition	5	13.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	3	8.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	5	13.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	3	8.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Demolition - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0276	0.2676	0.1556	2.4000e-004		0.0165	0.0165		0.0154	0.0154	0.0000	21.9668	21.9668	5.5600e-003	0.0000	22.1057
Total	0.0276	0.2676	0.1556	2.4000e-004		0.0165	0.0165		0.0154	0.0154	0.0000	21.9668	21.9668	5.5600e-003	0.0000	22.1057

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3.2 Demolition - 2017

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	8.1000e-004	6.9000e-004	6.3400e-003	1.0000e-005	1.0400e-003	1.0000e-005	1.0500e-003	2.8000e-004	1.0000e-005	2.8000e-004	0.0000	0.9802	0.9802	5.0000e-005	0.0000	0.9814
Total	8.1000e-004	6.9000e-004	6.3400e-003	1.0000e-005	1.0400e-003	1.0000e-005	1.0500e-003	2.8000e-004	1.0000e-005	2.8000e-004	0.0000	0.9802	0.9802	5.0000e-005	0.0000	0.9814

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0276	0.2676	0.1556	2.4000e-004		0.0165	0.0165		0.0154	0.0154	0.0000	21.9668	21.9668	5.5600e-003	0.0000	22.1057
Total	0.0276	0.2676	0.1556	2.4000e-004		0.0165	0.0165		0.0154	0.0154	0.0000	21.9668	21.9668	5.5600e-003	0.0000	22.1057

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3.2 Demolition - 2017

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	8.1000e-004	6.9000e-004	6.3400e-003	1.0000e-005	1.0400e-003	1.0000e-005	1.0500e-003	2.8000e-004	1.0000e-005	2.8000e-004	0.0000	0.9802	0.9802	5.0000e-005	0.0000	0.9814
Total	8.1000e-004	6.9000e-004	6.3400e-003	1.0000e-005	1.0400e-003	1.0000e-005	1.0500e-003	2.8000e-004	1.0000e-005	2.8000e-004	0.0000	0.9802	0.9802	5.0000e-005	0.0000	0.9814

3.3 Site Preparation - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					5.8000e-003	0.0000	5.8000e-003	2.9500e-003	0.0000	2.9500e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.9300e-003	0.0222	8.4000e-003	2.0000e-005		1.0500e-003	1.0500e-003		9.6000e-004	9.6000e-004	0.0000	1.6005	1.6005	4.9000e-004	0.0000	1.6128
Total	1.9300e-003	0.0222	8.4000e-003	2.0000e-005	5.8000e-003	1.0500e-003	6.8500e-003	2.9500e-003	9.6000e-004	3.9100e-003	0.0000	1.6005	1.6005	4.9000e-004	0.0000	1.6128

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3.3 Site Preparation - 2017

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.0000e-005	4.0000e-005	3.9000e-004	0.0000	6.0000e-005	0.0000	6.0000e-005	2.0000e-005	0.0000	2.0000e-005	0.0000	0.0603	0.0603	0.0000	0.0000	0.0604
Total	5.0000e-005	4.0000e-005	3.9000e-004	0.0000	6.0000e-005	0.0000	6.0000e-005	2.0000e-005	0.0000	2.0000e-005	0.0000	0.0603	0.0603	0.0000	0.0000	0.0604

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					5.8000e-003	0.0000	5.8000e-003	2.9500e-003	0.0000	2.9500e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.9300e-003	0.0222	8.4000e-003	2.0000e-005		1.0500e-003	1.0500e-003		9.6000e-004	9.6000e-004	0.0000	1.6005	1.6005	4.9000e-004	0.0000	1.6128
Total	1.9300e-003	0.0222	8.4000e-003	2.0000e-005	5.8000e-003	1.0500e-003	6.8500e-003	2.9500e-003	9.6000e-004	3.9100e-003	0.0000	1.6005	1.6005	4.9000e-004	0.0000	1.6128

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3.3 Site Preparation - 2017

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.0000e-005	4.0000e-005	3.9000e-004	0.0000	6.0000e-005	0.0000	6.0000e-005	2.0000e-005	0.0000	2.0000e-005	0.0000	0.0603	0.0603	0.0000	0.0000	0.0604
Total	5.0000e-005	4.0000e-005	3.9000e-004	0.0000	6.0000e-005	0.0000	6.0000e-005	2.0000e-005	0.0000	2.0000e-005	0.0000	0.0603	0.0603	0.0000	0.0000	0.0604

3.4 Grading - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					9.8300e-003	0.0000	9.8300e-003	5.0500e-003	0.0000	5.0500e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	3.2000e-003	0.0366	0.0141	3.0000e-005		1.7500e-003	1.7500e-003		1.6100e-003	1.6100e-003	0.0000	2.6216	2.6216	8.0000e-004	0.0000	2.6417
Total	3.2000e-003	0.0366	0.0141	3.0000e-005	9.8300e-003	1.7500e-003	0.0116	5.0500e-003	1.6100e-003	6.6600e-003	0.0000	2.6216	2.6216	8.0000e-004	0.0000	2.6417

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3.4 Grading - 2017

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.0000e-004	8.0000e-005	7.8000e-004	0.0000	1.3000e-004	0.0000	1.3000e-004	3.0000e-005	0.0000	4.0000e-005	0.0000	0.1206	0.1206	1.0000e-005	0.0000	0.1208
Total	1.0000e-004	8.0000e-005	7.8000e-004	0.0000	1.3000e-004	0.0000	1.3000e-004	3.0000e-005	0.0000	4.0000e-005	0.0000	0.1206	0.1206	1.0000e-005	0.0000	0.1208

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					9.8300e-003	0.0000	9.8300e-003	5.0500e-003	0.0000	5.0500e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	3.2000e-003	0.0366	0.0141	3.0000e-005		1.7500e-003	1.7500e-003		1.6100e-003	1.6100e-003	0.0000	2.6216	2.6216	8.0000e-004	0.0000	2.6417
Total	3.2000e-003	0.0366	0.0141	3.0000e-005	9.8300e-003	1.7500e-003	0.0116	5.0500e-003	1.6100e-003	6.6600e-003	0.0000	2.6216	2.6216	8.0000e-004	0.0000	2.6417

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3.4 Grading - 2017

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.0000e-004	8.0000e-005	7.8000e-004	0.0000	1.3000e-004	0.0000	1.3000e-004	3.0000e-005	0.0000	4.0000e-005	0.0000	0.1206	0.1206	1.0000e-005	0.0000	0.1208
Total	1.0000e-004	8.0000e-005	7.8000e-004	0.0000	1.3000e-004	0.0000	1.3000e-004	3.0000e-005	0.0000	4.0000e-005	0.0000	0.1206	0.1206	1.0000e-005	0.0000	0.1208

3.5 Building Construction - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0578	0.3751	0.2800	4.3000e-004		0.0240	0.0240		0.0232	0.0232	0.0000	36.1562	36.1562	7.6000e-003	0.0000	36.3462
Total	0.0578	0.3751	0.2800	4.3000e-004		0.0240	0.0240		0.0232	0.0232	0.0000	36.1562	36.1562	7.6000e-003	0.0000	36.3462

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3.5 Building Construction - 2017

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	1.3900e-003	0.0320	7.8900e-003	6.0000e-005	1.4300e-003	2.9000e-004	1.7200e-003	4.1000e-004	2.8000e-004	6.9000e-004	0.0000	5.9768	5.9768	7.3000e-004	0.0000	5.9950
Worker	3.4100e-003	2.8900e-003	0.0266	5.0000e-005	4.3900e-003	3.0000e-005	4.4200e-003	1.1700e-003	3.0000e-005	1.2000e-003	0.0000	4.1167	4.1167	2.1000e-004	0.0000	4.1220
Total	4.8000e-003	0.0349	0.0345	1.1000e-004	5.8200e-003	3.2000e-004	6.1400e-003	1.5800e-003	3.1000e-004	1.8900e-003	0.0000	10.0935	10.0935	9.4000e-004	0.0000	10.1170

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0578	0.3751	0.2800	4.3000e-004		0.0240	0.0240		0.0232	0.0232	0.0000	36.1561	36.1561	7.6000e-003	0.0000	36.3462
Total	0.0578	0.3751	0.2800	4.3000e-004		0.0240	0.0240		0.0232	0.0232	0.0000	36.1561	36.1561	7.6000e-003	0.0000	36.3462

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3.5 Building Construction - 2017

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	1.3900e-003	0.0320	7.8900e-003	6.0000e-005	1.4300e-003	2.9000e-004	1.7200e-003	4.1000e-004	2.8000e-004	6.9000e-004	0.0000	5.9768	5.9768	7.3000e-004	0.0000	5.9950
Worker	3.4100e-003	2.8900e-003	0.0266	5.0000e-005	4.3900e-003	3.0000e-005	4.4200e-003	1.1700e-003	3.0000e-005	1.2000e-003	0.0000	4.1167	4.1167	2.1000e-004	0.0000	4.1220
Total	4.8000e-003	0.0349	0.0345	1.1000e-004	5.8200e-003	3.2000e-004	6.1400e-003	1.5800e-003	3.1000e-004	1.8900e-003	0.0000	10.0935	10.0935	9.4000e-004	0.0000	10.1170

3.5 Building Construction - 2018

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.2087	1.4030	1.1171	1.7700e-003		0.0852	0.0852		0.0822	0.0822	0.0000	148.3089	148.3089	0.0299	0.0000	149.0553
Total	0.2087	1.4030	1.1171	1.7700e-003		0.0852	0.0852		0.0822	0.0822	0.0000	148.3089	148.3089	0.0299	0.0000	149.0553

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3.5 Building Construction - 2018

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	4.9200e-003	0.1239	0.0279	2.6000e-004	5.9000e-003	9.5000e-004	6.8500e-003	1.7000e-003	9.1000e-004	2.6200e-003	0.0000	24.5712	24.5712	2.8800e-003	0.0000	24.6431
Worker	0.0123	0.0102	0.0948	1.8000e-004	0.0181	1.3000e-004	0.0182	4.8100e-003	1.2000e-004	4.9300e-003	0.0000	16.3363	16.3363	7.6000e-004	0.0000	16.3552
Total	0.0173	0.1341	0.1227	4.4000e-004	0.0240	1.0800e-003	0.0251	6.5100e-003	1.0300e-003	7.5500e-003	0.0000	40.9074	40.9074	3.6400e-003	0.0000	40.9983

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.2087	1.4030	1.1171	1.7700e-003		0.0852	0.0852		0.0822	0.0822	0.0000	148.3087	148.3087	0.0299	0.0000	149.0551
Total	0.2087	1.4030	1.1171	1.7700e-003		0.0852	0.0852		0.0822	0.0822	0.0000	148.3087	148.3087	0.0299	0.0000	149.0551

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3.5 Building Construction - 2018

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	4.9200e-003	0.1239	0.0279	2.6000e-004	5.9000e-003	9.5000e-004	6.8500e-003	1.7000e-003	9.1000e-004	2.6200e-003	0.0000	24.5712	24.5712	2.8800e-003	0.0000	24.6431
Worker	0.0123	0.0102	0.0948	1.8000e-004	0.0181	1.3000e-004	0.0182	4.8100e-003	1.2000e-004	4.9300e-003	0.0000	16.3363	16.3363	7.6000e-004	0.0000	16.3552
Total	0.0173	0.1341	0.1227	4.4000e-004	0.0240	1.0800e-003	0.0251	6.5100e-003	1.0300e-003	7.5500e-003	0.0000	40.9074	40.9074	3.6400e-003	0.0000	40.9983

3.6 Paving - 2018

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	5.0900e-003	0.0523	0.0450	7.0000e-005		3.0500e-003	3.0500e-003		2.8100e-003	2.8100e-003	0.0000	6.1073	6.1073	1.8700e-003	0.0000	6.1540
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	5.0900e-003	0.0523	0.0450	7.0000e-005		3.0500e-003	3.0500e-003		2.8100e-003	2.8100e-003	0.0000	6.1073	6.1073	1.8700e-003	0.0000	6.1540

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3.6 Paving - 2018

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.6000e-004	2.9000e-004	2.7300e-003	1.0000e-005	5.2000e-004	0.0000	5.3000e-004	1.4000e-004	0.0000	1.4000e-004	0.0000	0.4711	0.4711	2.0000e-005	0.0000	0.4716
Total	3.6000e-004	2.9000e-004	2.7300e-003	1.0000e-005	5.2000e-004	0.0000	5.3000e-004	1.4000e-004	0.0000	1.4000e-004	0.0000	0.4711	0.4711	2.0000e-005	0.0000	0.4716

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	5.0900e-003	0.0523	0.0450	7.0000e-005		3.0500e-003	3.0500e-003		2.8100e-003	2.8100e-003	0.0000	6.1073	6.1073	1.8700e-003	0.0000	6.1540
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	5.0900e-003	0.0523	0.0450	7.0000e-005		3.0500e-003	3.0500e-003		2.8100e-003	2.8100e-003	0.0000	6.1073	6.1073	1.8700e-003	0.0000	6.1540

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3.6 Paving - 2018

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.6000e-004	2.9000e-004	2.7300e-003	1.0000e-005	5.2000e-004	0.0000	5.3000e-004	1.4000e-004	0.0000	1.4000e-004	0.0000	0.4711	0.4711	2.0000e-005	0.0000	0.4716
Total	3.6000e-004	2.9000e-004	2.7300e-003	1.0000e-005	5.2000e-004	0.0000	5.3000e-004	1.4000e-004	0.0000	1.4000e-004	0.0000	0.4711	0.4711	2.0000e-005	0.0000	0.4716

3.7 Architectural Coating - 2018

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.4672					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.4900e-003	0.0100	9.2700e-003	1.0000e-005		7.5000e-004	7.5000e-004		7.5000e-004	7.5000e-004	0.0000	1.2766	1.2766	1.2000e-004	0.0000	1.2797
Total	0.4687	0.0100	9.2700e-003	1.0000e-005		7.5000e-004	7.5000e-004		7.5000e-004	7.5000e-004	0.0000	1.2766	1.2766	1.2000e-004	0.0000	1.2797

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3.7 Architectural Coating - 2018

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.6000e-004	1.4000e-004	1.2600e-003	0.0000	2.4000e-004	0.0000	2.4000e-004	6.0000e-005	0.0000	7.0000e-005	0.0000	0.2174	0.2174	1.0000e-005	0.0000	0.2177
Total	1.6000e-004	1.4000e-004	1.2600e-003	0.0000	2.4000e-004	0.0000	2.4000e-004	6.0000e-005	0.0000	7.0000e-005	0.0000	0.2174	0.2174	1.0000e-005	0.0000	0.2177

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.4672					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.4900e-003	0.0100	9.2700e-003	1.0000e-005		7.5000e-004	7.5000e-004		7.5000e-004	7.5000e-004	0.0000	1.2766	1.2766	1.2000e-004	0.0000	1.2797
Total	0.4687	0.0100	9.2700e-003	1.0000e-005		7.5000e-004	7.5000e-004		7.5000e-004	7.5000e-004	0.0000	1.2766	1.2766	1.2000e-004	0.0000	1.2797

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3.7 Architectural Coating - 2018

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.6000e-004	1.4000e-004	1.2600e-003	0.0000	2.4000e-004	0.0000	2.4000e-004	6.0000e-005	0.0000	7.0000e-005	0.0000	0.2174	0.2174	1.0000e-005	0.0000	0.2177
Total	1.6000e-004	1.4000e-004	1.2600e-003	0.0000	2.4000e-004	0.0000	2.4000e-004	6.0000e-005	0.0000	7.0000e-005	0.0000	0.2174	0.2174	1.0000e-005	0.0000	0.2177

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

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	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.0547	0.7000	0.5416	2.4600e-003	0.1269	3.0000e-003	0.1299	0.0342	2.8500e-003	0.0370	0.0000	228.9588	228.9588	0.0238	0.0000	229.5538
Unmitigated	0.0547	0.7000	0.5416	2.4600e-003	0.1269	3.0000e-003	0.1299	0.0342	2.8500e-003	0.0370	0.0000	228.9588	228.9588	0.0238	0.0000	229.5538

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Unrefrigerated Warehouse-No Rail	112.90	112.90	112.90	329,601	329,601
Total	112.90	112.90	112.90	329,601	329,601

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Unrefrigerated Warehouse-No Rail	9.50	7.30	7.30	59.00	0.00	41.00	92	5	3

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Unrefrigerated Warehouse-No Rail	0.480541	0.029898	0.145962	0.133853	0.023791	0.005025	0.012238	0.156969	0.001786	0.002002	0.006069	0.001023	0.000844

5.0 Energy Detail

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Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	166.7551	166.7551	7.5400e-003	1.5600e-003	167.4085
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	166.7551	166.7551	7.5400e-003	1.5600e-003	167.4085
NaturalGas Mitigated	6.5800e-003	0.0598	0.0503	3.6000e-004		4.5500e-003	4.5500e-003		4.5500e-003	4.5500e-003	0.0000	65.1226	65.1226	1.2500e-003	1.1900e-003	65.5096
NaturalGas Unmitigated	6.5800e-003	0.0598	0.0503	3.6000e-004		4.5500e-003	4.5500e-003		4.5500e-003	4.5500e-003	0.0000	65.1226	65.1226	1.2500e-003	1.1900e-003	65.5096

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5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Unrefrigerated Warehouse-No Rail	1.22035e+006	6.5800e-003	0.0598	0.0503	3.6000e-004		4.5500e-003	4.5500e-003		4.5500e-003	4.5500e-003	0.0000	65.1226	65.1226	1.2500e-003	1.1900e-003	65.5096
Total		6.5800e-003	0.0598	0.0503	3.6000e-004		4.5500e-003	4.5500e-003		4.5500e-003	4.5500e-003	0.0000	65.1226	65.1226	1.2500e-003	1.1900e-003	65.5096

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Unrefrigerated Warehouse-No Rail	1.22035e+006	6.5800e-003	0.0598	0.0503	3.6000e-004		4.5500e-003	4.5500e-003		4.5500e-003	4.5500e-003	0.0000	65.1226	65.1226	1.2500e-003	1.1900e-003	65.5096
Total		6.5800e-003	0.0598	0.0503	3.6000e-004		4.5500e-003	4.5500e-003		4.5500e-003	4.5500e-003	0.0000	65.1226	65.1226	1.2500e-003	1.1900e-003	65.5096

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5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Unrefrigerated Warehouse-No Rail	573216	166.7551	7.5400e-003	1.5600e-003	167.4085
Total		166.7551	7.5400e-003	1.5600e-003	167.4085

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Unrefrigerated Warehouse-No Rail	573216	166.7551	7.5400e-003	1.5600e-003	167.4085
Total		166.7551	7.5400e-003	1.5600e-003	167.4085

6.0 Area Detail

6.1 Mitigation Measures Area

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	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.3092	1.0000e-005	6.2000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.2000e-003	1.2000e-003	0.0000	0.0000	1.2800e-003
Unmitigated	0.3092	1.0000e-005	6.2000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.2000e-003	1.2000e-003	0.0000	0.0000	1.2800e-003

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0467					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.2625					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	6.0000e-005	1.0000e-005	6.2000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.2000e-003	1.2000e-003	0.0000	0.0000	1.2800e-003
Total	0.3092	1.0000e-005	6.2000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.2000e-003	1.2000e-003	0.0000	0.0000	1.2800e-003

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6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0467					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.2625					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	6.0000e-005	1.0000e-005	6.2000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.2000e-003	1.2000e-003	0.0000	0.0000	1.2800e-003
Total	0.3092	1.0000e-005	6.2000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.2000e-003	1.2000e-003	0.0000	0.0000	1.2800e-003

7.0 Water Detail

7.1 Mitigation Measures Water

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	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	29.3920	0.5075	0.0122	45.7102
Unmitigated	29.3920	0.5075	0.0122	45.7102

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Unrefrigerated Warehouse-No Rail	15.54 / 0	29.3920	0.5075	0.0122	45.7102
Total		29.3920	0.5075	0.0122	45.7102

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7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Unrefrigerated Warehouse-No Rail	15.54 / 0	29.3920	0.5075	0.0122	45.7102
Total		29.3920	0.5075	0.0122	45.7102

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	12.8229	0.7578	0.0000	31.7683
Unmitigated	12.8229	0.7578	0.0000	31.7683

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8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Unrefrigerated Warehouse-No Rail	63.17	12.8229	0.7578	0.0000	31.7683
Total		12.8229	0.7578	0.0000	31.7683

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Unrefrigerated Warehouse-No Rail	63.17	12.8229	0.7578	0.0000	31.7683
Total		12.8229	0.7578	0.0000	31.7683

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
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Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
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User Defined Equipment


Equipment Type	Number
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11.0 Vegetation



119 Fox Street • Lemoore, California 93245 • (559) 924-6700 • Fax (559) 924-9003

Staff Report

To: Lemoore Planning Commission **Item No. 6**
From: Steve Brandt, City Planner 
Date: August 7, 2017 **Meeting Date:** August 14, 2017
Subject: 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), located at the northeast corner of Hanford Armona Road and 18¾ Avenue (APN 021-570-001 and 021-560-001).

NOTE: *This report is basically the same as the report submitted for the July 10 Planning Commission meeting, with two exceptions. The conditions of approval of the PUD related to home façade treatments on corner lots has been modified. Also, the total lot count is 175.*

Proposed Motion:

Move to adopt Resolution No. 2017-15, approving Vesting Tentative Subdivision 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.

Project Proposal:

This project is requesting approval of Tract No. 920 for 175 lots along with the single-family home master plans. The site would also contain a ponding basin that would support the project site, and a park that would be maintained by the project's public facilities maintenance district. The project would be constructed in two phases, with the south portion of the site developing first. Lot sizes range from 5,265 square feet to 12,699 square feet with an average size of 6,296 square feet. The applicant has submitted elevations and floor plans for four home plans that will be built on the lots. Each plan has two different elevation types.

Applicant	Lennar Homes
Location	Northeast corner of Hanford Armona Road and 18 ¾ Avenue
Existing Land Use	Vacant Land

APN(s) 021-570-001 and 021-560-001
Total Building Size Min. 1,847 sq.ft. – Max. 2,245 sq.ft.
Lot Size Min. 5,265 sq.ft. – Max. 12,699 sq.ft. Average 6,296 sq.ft.
Zoning RLD
General Plan Low Density Single-Family Residential

Adjacent Land Use, Zone and General Plan Designation

Direction	Current Use	Zone	General Plan
North	Agricultural fields	N/A	Low Density Single Family Residential
South	Residential Subdivision	RLD	Low Density Single Family Residential
East	Mobile home park	RLMD	Low-Medium Density Residential
West	Residential Subdivision and Agricultural fields	RLD	Low Density Single Family Residential

Previous Relevant Actions:

On June 12, 2017, the Planning Commission found that annexation of the site would be consistent with the General Plan. The Commission also found that the RLD zone would be the appropriate zone for the site to be consistent with the General Plan.

On June 20, 2017, the City Council initiated annexations proceedings, which began the process with the Local Agency Formation Commission to annex the site.

According to State law, a City may approve a tentative subdivision map on land that is not yet annexed. The land must be annexed before the final map is accepted.

These items were originally noticed for hearing by the Planning Commission on July 10, 2017. The applicant requested a continuance prior to the meeting, and the Planning Commission continued the items to August 14, 2017.

Zoning and General Plan

The site is designated Low Density Residential by the General Plan. It has been rezoned RLD (Low Density Residential) in anticipation of annexation. The proposal is consistent with this land use designation and rezoning.

Vesting Tentative Map and Major Site Plan Review

The Major Site Plan Review comments are attached. Except as noted in the comments, the proposed map is consistent with City standards for new subdivisions.

Planned Unit Development

The RLD zone has a minimum lot size of 7,000 square feet as shown in the Lemoore Municipal Code (LMC), Table 9-5A-4A below. The applicant has proposed modifications to the development standards, which can be obtained through the approval of a Planned Unit Development (LMC, Title 9, Chapter 9), which would be conditioned on the future adoption of an ordinance by the City Council establishing an overlay zone for the Planned Unit Development. The proposed Planned Unit Development would modify those standards to allow smaller sized lots. The smallest lot would be 5,265 square feet, with the average size being 6,296 square feet. The minimum width is 55 feet and minimum depth is 100 feet. Building setbacks would be 18 to 22 feet in the front, 5 feet on the side, 10 feet on the street side, and 10 feet in the rear. Staff is recommending 10 feet in the rear so that the homeowners have the same opportunities to build in the back yards as other lots in the City. The home plans submitted appear to fit on the lots with these setbacks.

Access and Right of Way

There would be no access points on Hanford-Armona Road and two access points on Liberty Drive. This means that all vehicle trips would move through the intersection of Hanford-Armona Road and Liberty Drive. Staff has reviewed the estimated trips generated by the project and concluded that the increase in trips would not trigger the need for a traffic signal.

Park and Storm Drainage Basin

The site is planned to drain to a new basin in the center of the site. The pond shall be constructed to City of Lemoore design standards. The pond would need to be constructed by the developer, and maintenance funded through a Public Facilities Maintenance District (PFMD.)

The park shall be built to City standards by the developer and dedicated to the City. Maintenance shall be funded through the PFMD. Staff is recommending a condition that the park be completed and opened for use by the public prior to the final inspection on the 5th home in Phase 2 of the project.

City Ordinance requires 0.16 acres per single-family lot be dedicated with a new subdivision. 175 lots requires 2.78 acres of park acreage. Based on the tentative map, it appears that 0.74 acres are being provided (The final acreage shall be determined based on the final map). The remaining acreage required shall be provided through an in-lieu fee with the amount based upon an appraisal made by a certified general real estate appraiser in accordance with City Ordinance Section 8-7N-4.

Residential Master Home Plans:

The architecture of the home plans is depicted in the attached floor plan and elevation plans. Five floor plans were submitted with square footages of between 1,725 and 2,171 square feet. All of the home plans are single-story homes. All homes will have tile roofs.

Two plans have three bedrooms. Three plans have four bedrooms. Each plan is available in two types of front facades, which results in ten possible front façades in the neighborhood.

The types of façades are differentiated by changes to roof pitch in the front of the home and in front façade detailing.

Staff reviewed the home master plans and elevations for conformance with Lemoore's Zoning Ordinance Section 9-5C-3 (Design Standards for Residential Projects.) In all, a total of eight possible different front elevation "looks" would be available to meet the City's "six pack" rule. However, while the two floor plans of the Torrey Plan are different, it appears that they would look very similar from the street. Therefore, Staff is recommending that to meet the intent of the "six-pack" rule, there be added a requirement that when those two specific plans are within the same "six-pack" area they shall be of a different color, have a different front door or window style or color, have a different carriage light style, and have a different garage door window style.

Staff also added the standards requirement that the detailing placed on the front of the house be wrapped around to the side of the house and on the street side of corner lots and that all homes shall be oriented to the street with garages deemphasized and living areas placed toward the front of homes. All other requirements for new master plan home designs are being met, including the requirement that all home plans provide entry features from a public or common sidewalk.

Utilities and Development Impact Fees

All utilities will be installed by the developer. Development impact fees (eastside fees) will be paid when the homes are constructed.

Environmental Assessment:

An Initial Study/Mitigated Negative Declaration was prepared for the project in accordance with the California Environmental Quality Act (CEQA.) The document was accepted by the City Council when the annexation proceedings were initiated on June 20, 2017.

Recommended Findings:

1. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the general plan and all applicable provisions of the Subdivision Ordinance.
2. The proposed project does not exceed the total density under the base zoning district or the general plan land use designation.
3. The proposed project will not be substantially detrimental to adjacent property, and will not materially impair the purposes of the Zoning Ordinance or the public interest.
4. As proposed and conditioned herein, the site design of the project is consistent with the new residential development standards in the Zoning Ordinance.
5. The proposed project is consistent with the objectives of the general plan and complies with applicable zoning regulations, including the proposed overlay zone for the Planned Unit Development, specific plan provisions, and improvement standards adopted by the city.

6. 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.
7. The architecture, character, and scale of the building and the site are compatible with the character of buildings on adjoining and nearby properties.
8. The proposed project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation.
9. The project's lot sizes are consistent with densities in the General Plan and are appropriate for this site.

Recommended Conditions

1. The site shall be developed consistent with the approved tentative map and applicable development standards found in the Zoning Ordinance and City Municipal Code.
2. The site shall be developed consistent with the Site Plan Review comments dated June 30, 2017.
3. The project shall be developed and maintained in substantial compliance with the vesting tentative map, except for any modifications that may be needed to meet these conditions of approval.
4. The final subdivision map shall be submitted in accordance with City ordinances and standards.
5. Plans for all public and private improvements, including but not limited to, water, sewer, storm drainage, road pavement, curb and gutter, sidewalk, street lights, landscaping, and fire hydrants shall be approved by the City Engineer, and these improvements shall be completed in accordance with the approved plans to the satisfaction of the Public Works Department.
6. Park land in-lieu fees shall be paid to the City for 2.78 acres minus the acres provides for the park on the final map, in accordance with the procedures in Section 8-7N-4 of the City Municipal Code. Fees shall be paid prior to approval of the final map.
7. The park shall be constructed and opened to the public for use prior to the final inspection of the 5th new home constructed in Phase 2.
8. A public facilities maintenance district shall be formed in conjunction with the final map acceptance in order to provide the maintenance costs for the park, storm drain basin, common landscaping, and other improvements, in accordance with existing City policy.
9. The project shall be subject to the applicable development impact fees adopted by resolution of the City Council.

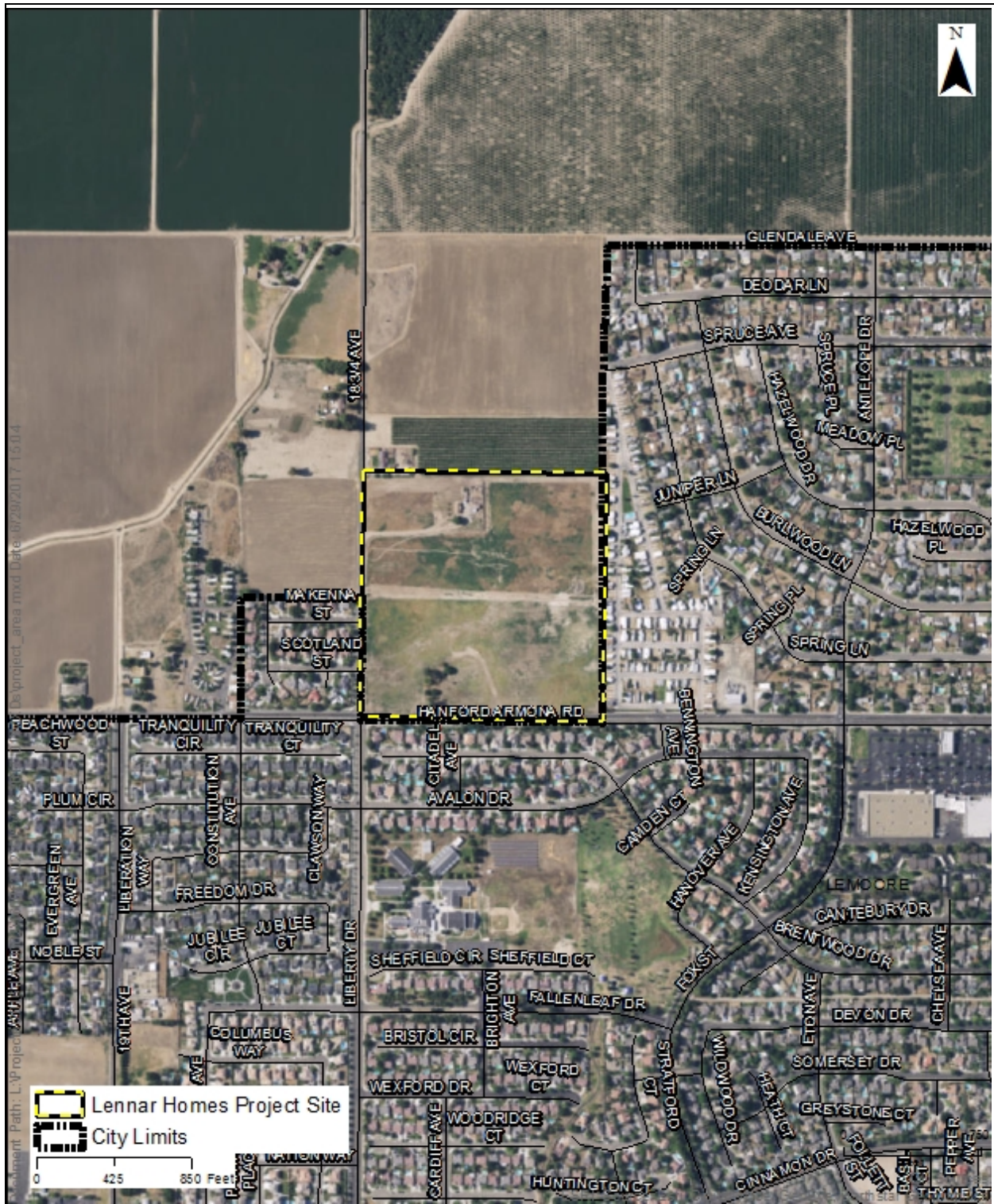
10. A noise and odor easement shall be recorded on the property, in a form acceptable to the City Attorney, to acknowledge the presence of nearby industry and railroad, and the right of the industry and railroad to continue to emit such noise and odors as are otherwise allowable by law and to ensure that industry in these areas is not unreasonable hindered by residential users and owners that move nearby at a later date.
11. The developer shall comply with the standards, provisions, and requirements of the San Joaquin Valley Air Pollution Control District that relate to the project.
12. A 6-foot to 7-foot block wall shall be constructed adjacent Liberty Drive, Hanford-Armona Road, and the east side of the subdivision.
13. Fire hydrant types and locations shall be approved by the Lemoore Volunteer Fire Department.
14. Concrete pads for installation of mailboxes shall be provided in accordance with determinations made by the Lemoore Postmaster.
15. Street trees from the city approved street tree list shall be planted with root barriers as per Public Works Standards and Specifications.
16. Street lights shall be provided within the project as per City local street lighting standards.
17. All sidewalks shall be of "Parkway Type" as per City standard.
18. Lot sizes less than 7,000 square feet are approved, consistent with the sizes shown on the vesting tentative map.
19. The building setbacks shall be as follows: front yard – 18 to 22 feet, side yard 5 feet, street side yard 10 feet, rear yard 10 feet.
20. The front yard setback of adjacent homes shall have a minimum 2-foot stagger between adjacent lots.
21. Any existing roadway, sidewalk, or curb and gutter that is damaged during construction shall be repaired or replaced to the satisfaction of the Public Works Department.
22. All signs shall require a sign permit separate from the building permit.
23. 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.
24. Master home plans shall be substantially consistent to the floor plans and elevations submitted with the vesting tentative map, unless subsequently modified by the Planning Commission.
25. For homes placed on corner lots, the stone/brick veneer placed on the front of the homes shall be wrapped around the street side of the home up to the fence, and

stucco/foam window treatments used on the front of the home shall also be used on the street side of the home where windows are visible from the street. Where stone/brick veneer on the front of the home, the veneer on the street side of the home need only be at the base of the home.

26. All homes shall be oriented to the street with garages deemphasized and living areas placed toward the front of homes.
27. This tentative subdivision map approval shall expire within two years, unless a final map is filed or an extension is granted via legislation or by the City, in accordance with the Subdivision Map Act. Approvals and expiration dates for the Major Site Plan Review and Planned Unit Development shall run consisted with the vesting tentative map.
28. The approval of the Planned Unit Development is condition on the future adoption of an Ordinance by the City Council establishing an overlay zone for the Planned Unit Development.

Attachments:

Site Location - Aerial Photo
Resolution
Tentative Subdivision Map
Building Elevation and Floor Plans
Major Site Plan Review Comments dated June 30, 2017
Mitigated Negative Declaration
Correspondence (Phyllis Whitten) received July 10, 2017
Email (Lennar) received July 10, 2017



Site Location – Aerial Photo
 Vesting Tentative Subdivision Map No. 2017-01 (Tract No. 920), Planned Unit
 Development No. 2017-01, and Major Site Plan Review No. 2017-01

RESOLUTION NO. 2017-15

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LEMOORE
APPROVING VESTING TENTATIVE SUBDIVISION MAP NO. 2017-01 (TRACT 920), PLANNED UNIT
DEVELOPMENT NO. 2017-01, SUBJECT TO THE ADOPTION OF AN ORDINANCE ESTABLISHING
AN OVERLAY ZONE, AND MAJOR SITE PLAN REVIEW NO. 2017-01
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) LOCATED AT THE NORTHEAST CORNER OF HANFORD-ARMONA ROAD AND LIBERTY
DRIVE (18 $\frac{3}{4}$ AVENUE) JUST OUTSIDE THE CITY OF LEMOORE**

At a Regular Meeting of the Planning Commission of the City of Lemoore duly called and held on August 14, 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, Lennar Homes has requested approval of a vesting tentative subdivision map, planned unit development, and major site plan review 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), located at the northeast corner of Hanford Armona Road and 18 $\frac{3}{4}$ Avenue, just outside the City of Lemoore (APN: 021-570-001 and 021-560-001); and

WHEREAS, the City Council of the City of Lemoore initiated annexation proceedings for the site on June 20, 2017, and;

WHEREAS, the proposed site is 40 acres in size and is rezoned Low Density Residential (RLD); and

WHEREAS, an initial study was prepared in conformance with the California Environmental Quality Act (CEQA) Guidelines, and it was found that the proposed project could not have a significant effect on the environment, with mitigations. Therefore, a Mitigated Negative Declaration has been prepared, accepted, and will be utilized for this project; and

WHEREAS, the Lemoore Planning Commission held a duly noticed public hearing at its August 14, 2017, meeting.

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

1. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the general plan and all applicable provisions of the Subdivision Ordinance.
2. The proposed project does not exceed the total density under the base zoning district or the general plan land use designation.
3. The proposed project will not be substantially detrimental to adjacent property, and will not materially impair the purposes of the Zoning Ordinance or the public interest.

4. As proposed and conditioned herein, the site design of the project is consistent with the new residential development standards in the Zoning Ordinance.
5. The proposed project is consistent with the objectives of the general plan and complies with applicable zoning regulations, specific plan provisions, and improvement standards adopted by the city.
6. 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.
7. The architecture, character, and scale of the building and the site are compatible with the character of buildings on adjoining and nearby properties.
8. 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 approves Vesting Tentative Subdivision Map No. 2017-01 (Tract 920), Planned Unit Development No. 2017-01 subject to the future adoption of an ordinance by the City Council establishing an overlay zone for the Planned Unit Development, and Major Site Plan Review No. 2017-01, subject to the following conditions:

1. The site shall be developed consistent with the approved tentative map and applicable development standards found in the Zoning Ordinance and City Municipal Code, including the overlay zone established for the Planned Unit Development by ordinance.
2. The site shall be developed consistent with the Site Plan Review comments dated June 30, 2017.
3. The project shall be developed and maintained in substantial compliance with the vesting tentative map, except for any modifications that may be needed to meet these conditions of approval.
4. The final subdivision map shall be submitted in accordance with City ordinances and standards.
5. Plans for all public and private improvements, including but not limited to, water, sewer, storm drainage, road pavement, curb and gutter, sidewalk, street lights, landscaping, and fire hydrants shall be approved by the City Engineer, and these improvements shall be completed in accordance with the approved plans to the satisfaction of the Public Works Department.
6. Park land in-lieu fees shall be paid to the City for 2.78 acres minus the acres provides for the park on the final map, in accordance with the procedures in Section 8-7N-4 of the City Municipal Code. Fees shall be paid prior to approval of the final map.
7. The park shall be constructed and opened to the public for use prior to the final inspection of the 5th new home constructed in Phase 2.
8. A public facilities maintenance district shall be formed in conjunction with the final map acceptance in order to provide the maintenance costs for the park, storm drain basin, common landscaping, and other improvements, in accordance with existing City policy.

9. The project shall be subject to the applicable development impact fees adopted by resolution of the City Council.
10. A noise and odor easement shall be recorded on the property, in a form acceptable to the City Attorney, to acknowledge the presence of nearby industry and railroad, and the right of the industry and railroad to continue to emit such noise and odors as are otherwise allowable by law and to ensure that industry in these areas is not unreasonable hindered by residential users and owners that move nearby at a later date.
11. The developer shall comply with the standards, provisions, and requirements of the San Joaquin Valley Air Pollution Control District that relate to the project.
12. A 6-foot to 7-foot block wall shall be constructed adjacent Liberty Drive, Hanford-Armona Road, and the east side of the subdivision.
13. Fire hydrant types and locations shall be approved by the Lemoore Volunteer Fire Department.
14. Concrete pads for installation of mailboxes shall be provided in accordance with determinations made by the Lemoore Postmaster.
15. Street trees from the city approved street tree list shall be planted with root barriers as per Public Works Standards and Specifications.
16. Street lights shall be provided within the project as per City local street lighting standards.
17. All sidewalks shall be of "Parkway Type" as per City standard.
18. Lot sizes less than 7,000 square feet are approved, consistent with the sizes shown on the vesting tentative map.
19. The building setbacks shall be as follows: front yard – 18 to 22 feet, side yard 5 feet, street side yard 10 feet, rear yard 10 feet.
20. The front yard setback of adjacent homes shall have a minimum 2-foot stagger between adjacent lots.
21. Any existing roadway, sidewalk, or curb and gutter that is damaged during construction shall be repaired or replaced to the satisfaction of the Public Works Department.
22. All signs shall require a sign permit separate from the building permit.
23. 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.
24. Master home plans shall be substantially consistent to the floor plans and elevations submitted with the vesting tentative map, unless subsequently modified by the Planning Commission.
25. For homes placed on corner lots, the stone/brick veneer placed on the front of the homes shall be wrapped around the street side of the home up to the fence, and stucco/foam window treatments used on the front of the home shall also be used on the street side of

the home where windows are visible from the street. Where stone/brick veneer on the front of the home, the veneer on the street side of the home need only be at the base of the home.

26. All homes shall be oriented to the street with garages deemphasized and living areas placed toward the front of homes.

27. This tentative subdivision map approval shall expire within two years, unless a final map is filed or an extension is granted via legislation or by the City, in accordance with the Subdivision Map Act. Approvals and expiration dates for the Major Site Plan Review and Planned Unit Development shall run consisted with the vesting tentative map.

Passed and adopted at a Regular Meeting of the Planning Commission of the City of Lemoore held on August 14, 2017, by the following votes:

AYES:

NOES:

ABSTAINING:

ABSENT:

APPROVED:

Ron Meade, Chairperson

ATTEST:

Kristie Baley, Commission Secretary

VESTING TENTATIVE SUBDIVISION MAP COUNTY TRACT NO. 920

CITY OF LEMOORE, COUNTY OF KINGS, STATE OF CALIFORNIA

LEGAL DESCRIPTION

THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, T. 18 S., R. 20 E., M.D.B.&M., IN THE COUNTY OF KINGS, STATE OF CALIFORNIA.

LOT INFORMATION

TOTAL LOTS: 175 LOTS
LOTS PER ACRE: 4.34

MINIMUM LOT SIZE: 5,265 S.F. (LOT 96)
MAXIMUM LOT SIZE: 11,547 S.F. (LOT 60)
AVERAGE LOT SIZE: 6,296± S.F.

AREA

PHASE 1: 19.47 AC. GR. LOT "A": 16,101 S.F.
PHASE 2: 20.81 AC. GR. LOT "B": 8,603 S.F.
TOTAL AREA: 40.28 AC. GR.

BASIN/PARK: 2.16 AC.
OPEN PARK AREA: 32,872 S.F.
PLAYGROUND EQUIPMENT AREA: 3,403 S.F.

STREET DEDICATION
HANFORD-ARMONA RD & LIBERTY DR.: 2.52 AC.

STREET DEDICATION
INTERIOR STREETS: 10.26 AC.

APPLICANT

LENNAR HOMES OF CALIFORNIA, INC.
8080 N. PALM AVE., SUITE 110
FRESNO, CA 93711

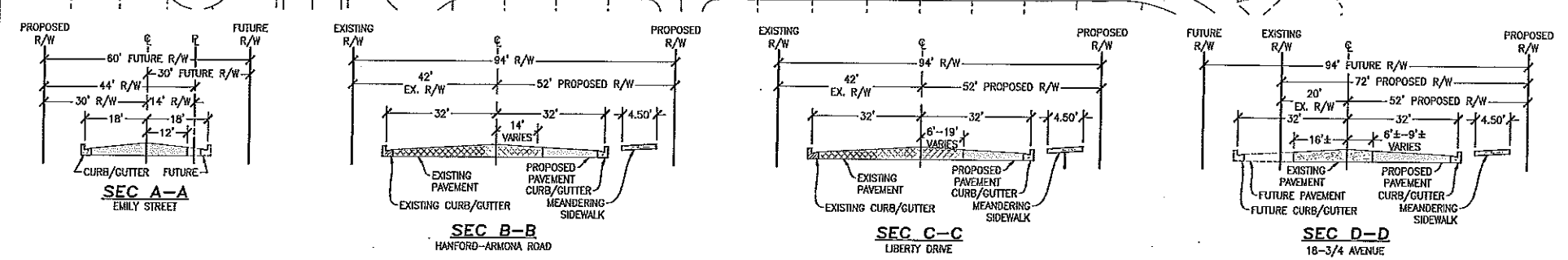
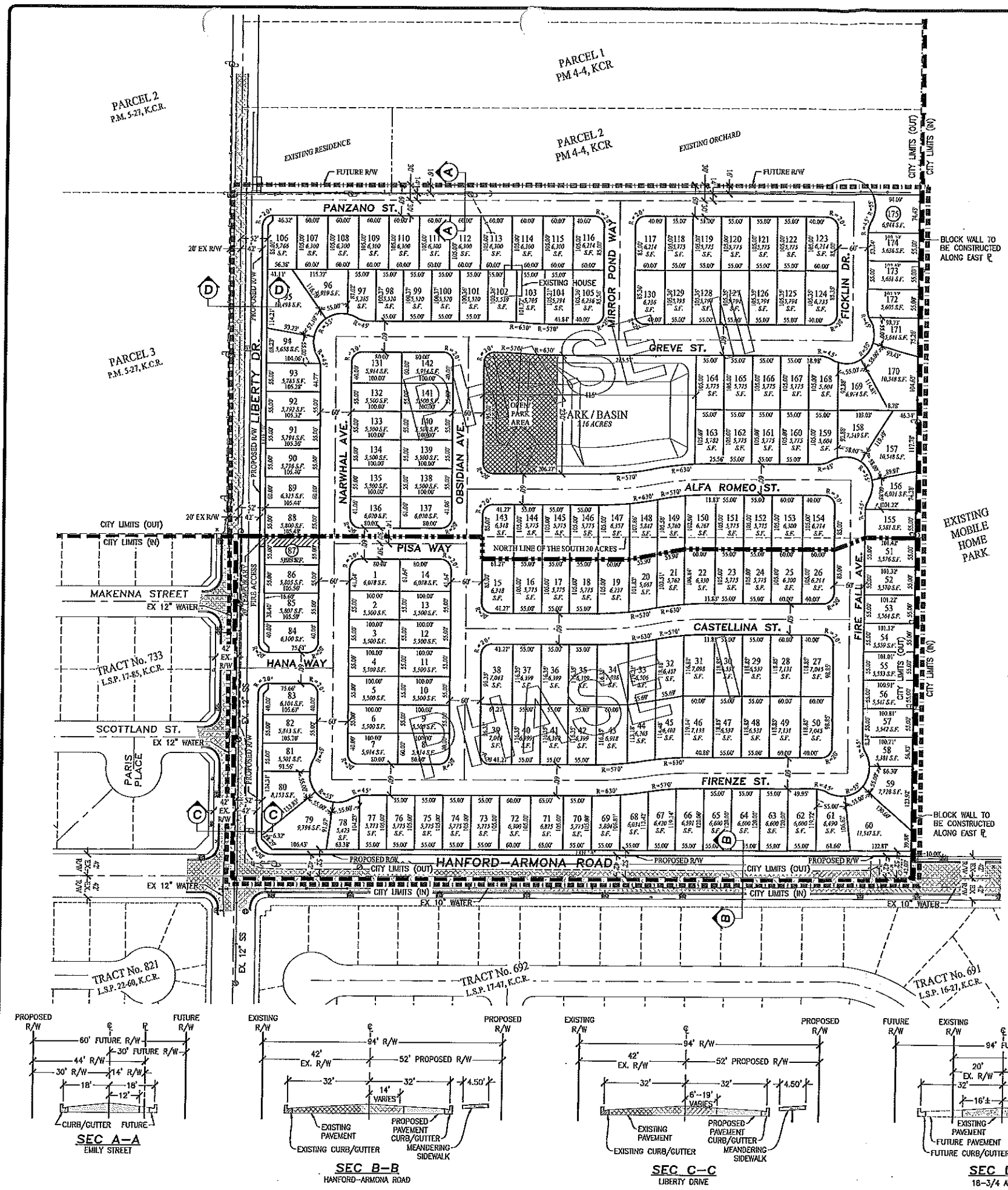
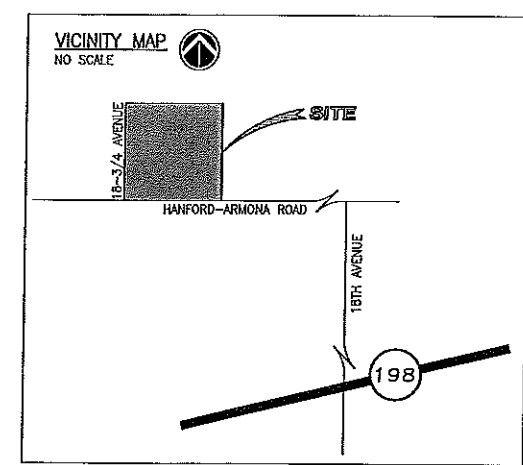
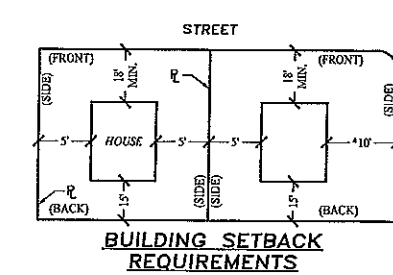
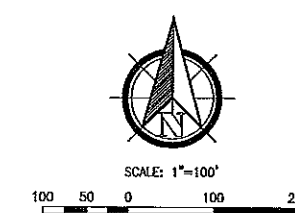
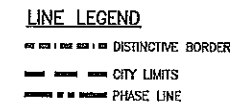
OWNER

RANDAL & MARLENE SIMAS (SOUTH 20 AC)
9753 22ND AVENUE
LEMOORE, CA 93245

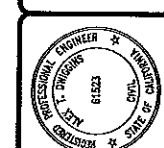
LUIS LEDEZMA (NORTH 20 AC)
10771 18-3/4 AVENUE
LEMOORE, CA 93245

GENERAL INFORMATION

EXISTING ZONE	(KINGS COUNTY) LIMITED AG
PROPOSED ZONE	(CITY OF LEMOORE) RLD
EXISTING USE	SFR ON LEDEZMA PARCEL / VACANT (SIMAS)
PROPOSED USE	SINGLE FAMILY RESIDENTIAL
SEWER	CITY OF LEMOORE
WATER	CITY OF LEMOORE
STORM DRAIN	ON-SITE DRAINAGE BASIN
A.F.M.	021-570-001 & 021-560-001
ELECTRIC	PGE
GAS	GAS COMPANY
TELEPHONE	AT&T
CATV	COMCAST



LENNAR HOMES OF CALIFORNIA, INC.
8080 N. PALM AVE., SUITE 110
FRESNO, CA 93711



**VESTING TENTATIVE SUBDIVISION MAP
COUNTY TRACT No. 920**

**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: 3/31/2017
JOB NO.: 0759112
SHEET: 1 OF 1



MAP OF TERRITORY ANNEXED TO THE CITY OF LEMOORE

LEGAL DESCRIPTION
 BEING THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22,
 T. 18 S., R. 21 E., M.D.B. & M., IN THE COUNTY OF KINGS, STATE OF CALIFORNIA.

SURVEYORS' STATEMENT
 THIS MAP WAS PREPARED BY ME ON _____, AND IS BASED
 UPON RECORD DATA AND LAFCO RESOLUTION No. _____
 DATED _____

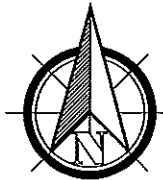


JOHN A. ZUMWALT, R.C.E. 21489

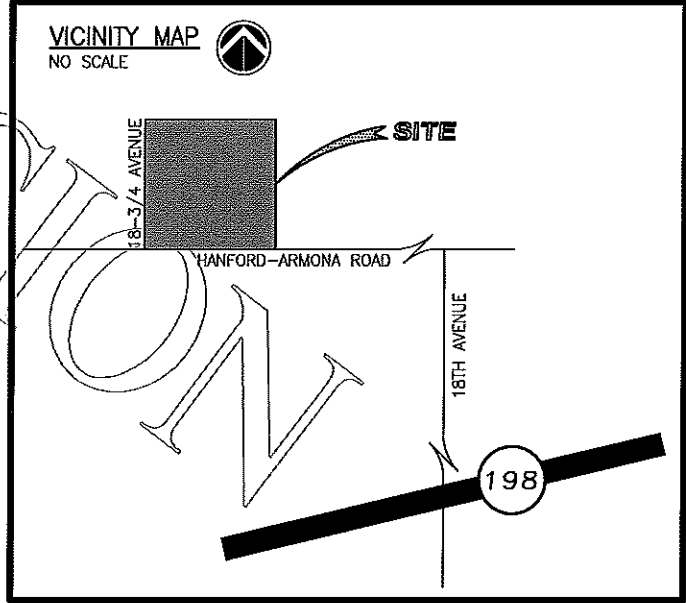
CERTIFICATE OF COMPLETION
 RECORDED AS DOCUMENT NO. _____
 FEE _____
 DOCUMENT NO. _____
 RECORDED AT THE REQUEST OF THE LOCAL AGENCY FORMATION COMMISSION OF KINGS COUNTY,
 AT _____ MINUTES PAST _____ O'CLOCK _____ M., _____, 200____ VOLUME _____ OF
 LICENSED SURVEYORS' PLATS PAGE _____, KINGS COUNTY, STATE OF CALIFORNIA.

KRISTINE LEE
 COUNTY RECORDER
 BY: _____
 DEPUTY

- LEGEND**
- ▬ CITY LIMITS
 - ▬ BOUNDARY OF PROPERTIES TO BE ANNEXED
 - ① COURSE SEGMENT NUMBER



SCALE: 1"=200'



W. 1/4 COR. OF
 SEC. 34-18/20

CENTER OF
 SEC. 34-18/20

LINE #	LENGTH	DIRECTION
1	1324.28'	S89° 51' 18"W
2	662.04'	N00° 07' 10"W
3	662.04'	N00° 06' 01"W
4	1325.94'	N89° 51' 22"E
5	1324.05'	S00° 02' 17"E

19TH AVE. (ALIGNMENT)

SW. COR. OF
 SEC. 34-18/20

S. 1/4 COR. OF
 SEC. 34-18/20

CITY LIMITS (OUT)
 CITY LIMITS (IN)
CIVIL ENGINEERS
ZUMWALT
HANSEN &
LAND SURVEYORS

TRACT No. 821
 L.S.P. 22-60, K.C.R.
 APN No. 021-780-000
 (REFER TO APN MAP FOR
 SPECIFIC LOT NUMBERS)
609 N. IRWIN ST.

LIBERTY DR.
HANFORD, CA. 93230

TRACT No. 692
 L.S.P. 17-47, K.C.R.
 APN No. 021-580-000
 (REFER TO APN MAP FOR
 SPECIFIC LOT NUMBERS)
PH. (559) 582-1056

TRACT No. 691
 L.S.P. 16-27, K.C.R.
 APN No. 021-530-000
 (REFER TO APN MAP FOR
 SPECIFIC LOT NUMBERS)
FILE NO. 0759412

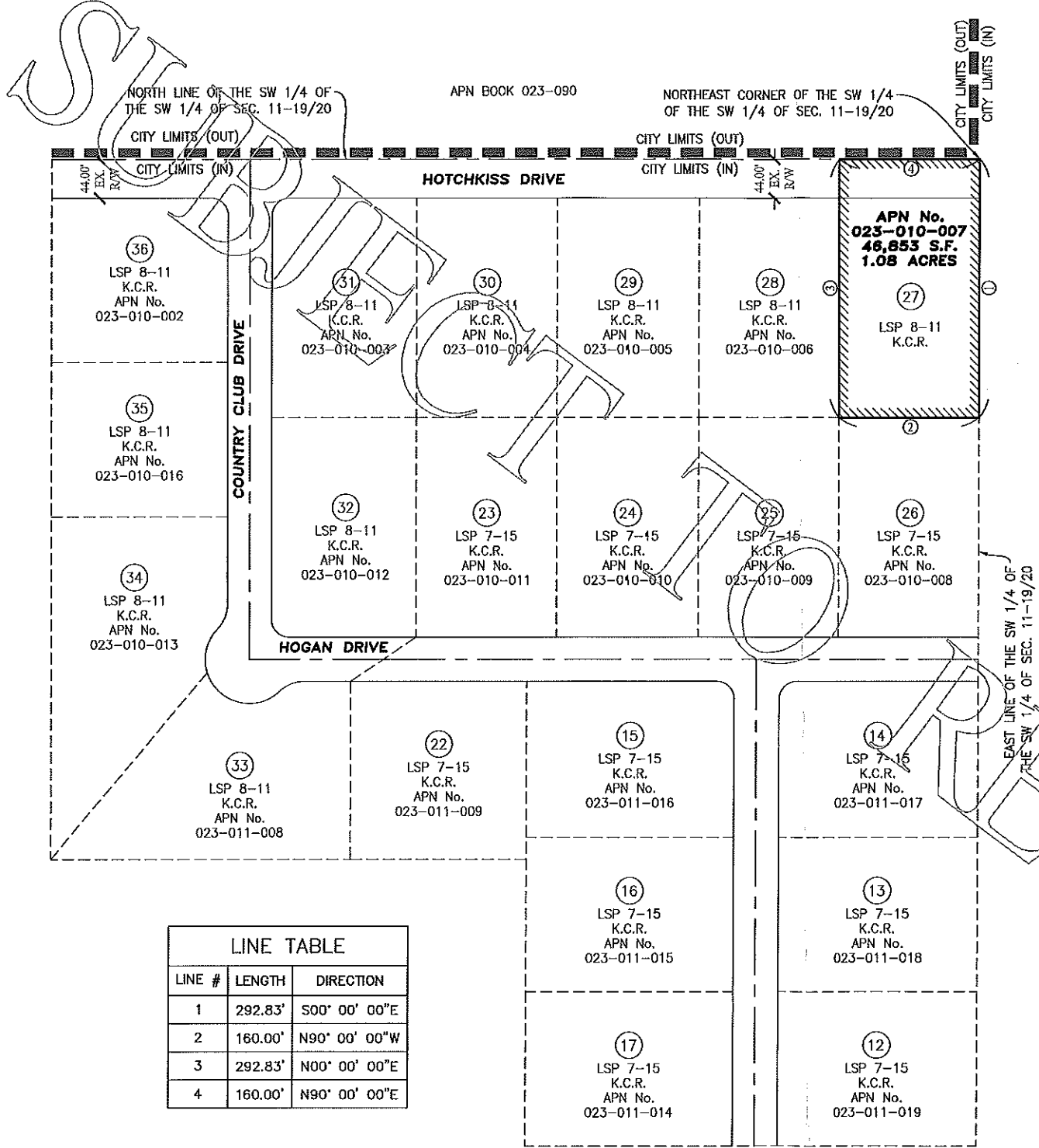
SHEET ONE OF TWO

SUBJECT

REVISION

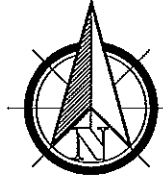
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MAP OF TERRITORY ANNEXED TO THE CITY OF LEMOORE



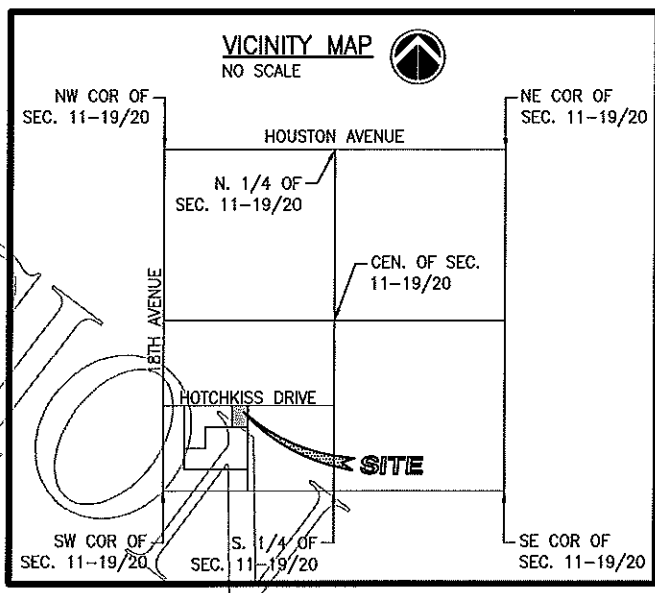
LEGAL DESCRIPTION
 LOT 27 AS SHOWN ON A MAP RECORDED IN VOL. 8 AT PG. 11 OF LICENSED SURVEYORS' PLATS KINGS COUNTY RECORDS, BEING A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, T. 19 S., R. 20 E., M.D.B. & M., IN THE COUNTY OF KINGS, STATE OF CALIFORNIA.

LEGEND
 [Symbol] CITY LIMITS
 [Symbol] BOUNDARY OF PROPERTIES TO BE ANNEXED
 [Symbol] COURSE SEGMENT NUMBER



SCALE: 1"=100'
 100 50 0 100 200

LINE #	LENGTH	DIRECTION
1	292.83'	S00° 00' 00"E
2	160.00'	N90° 00' 00"W
3	292.83'	N00° 00' 00"E
4	160.00'	N90° 00' 00"E



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CIVIL ENGINEERS
**ZUMWALT
 HANSEN**
 LAND SURVEYORS

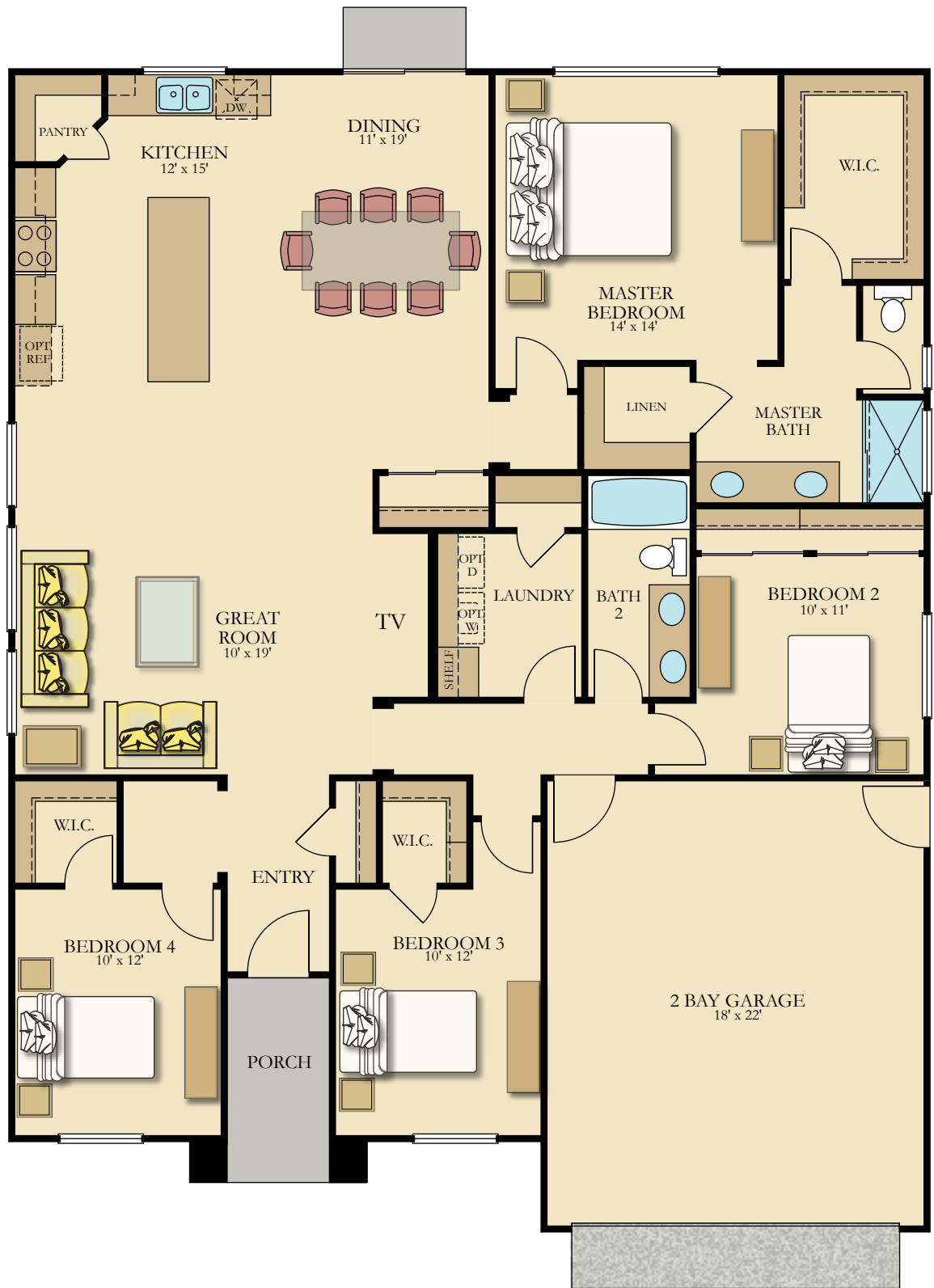
Bristol







FIRST FLOOR



FIRST FLOOR

Fox







FIRST FLOOR



FIRST FLOOR

Pond







FIRST FLOOR

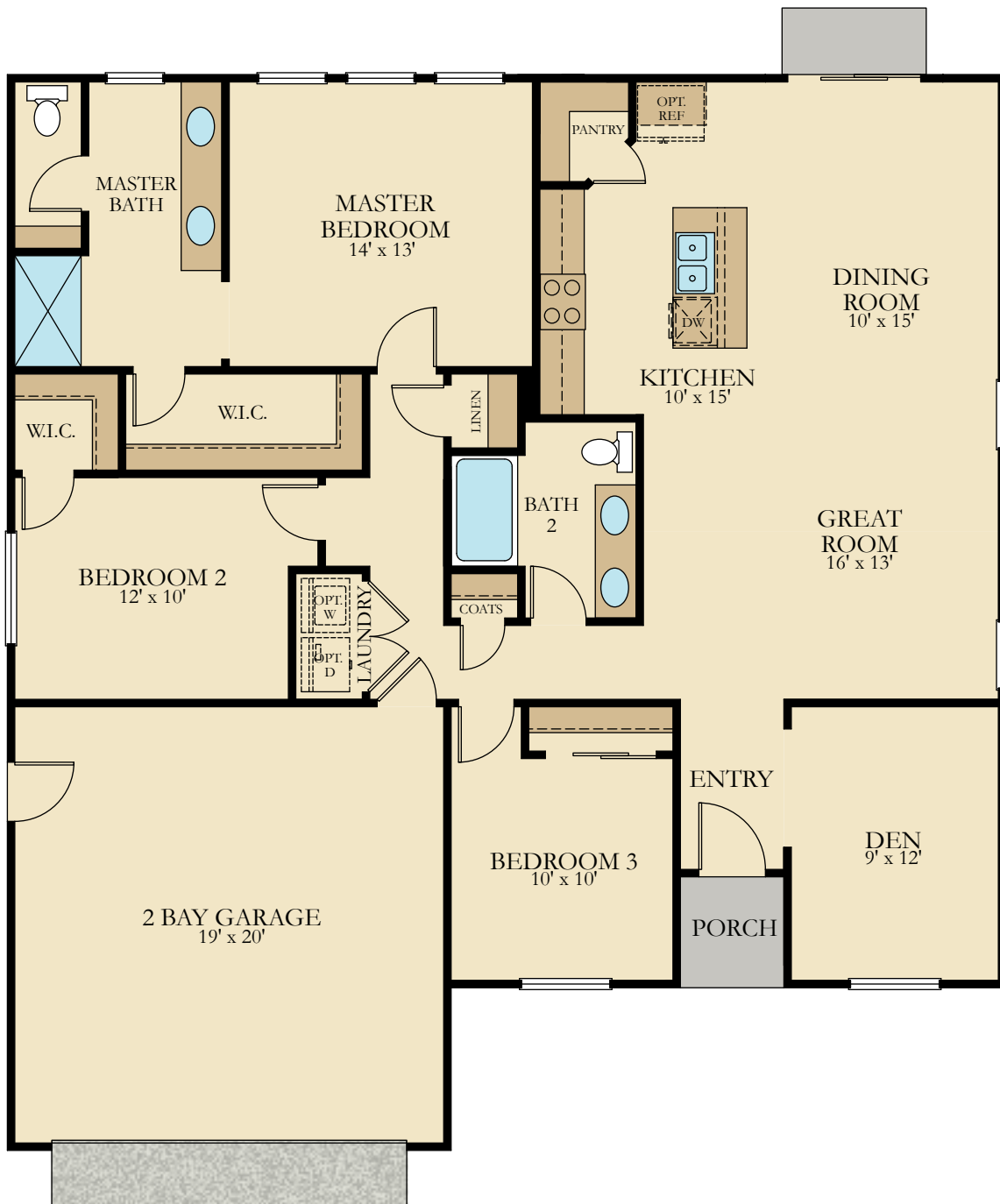


FIRST FLOOR

Torrey







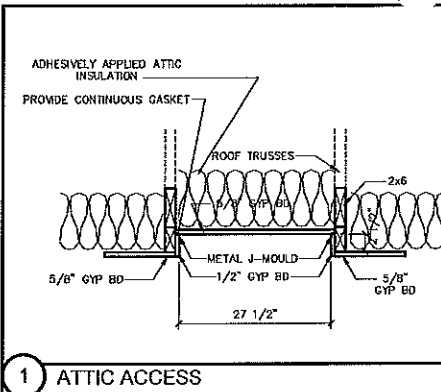
FIRST FLOOR



FIRST FLOOR







1 ATTIC ACCESS

SOLAR READY HOME MINIMUM REQUIREMENTS:

- 200 AMP. MAIN SERVICE ENTRANCE WITH END BUS FEED. (SEE SECTION 110.10(A) AND 2 (NO CENTER FEED BUS PANELS ALLOWED))
- MAIN SERVICE PANEL SHALL RESERVE AS A MINIMUM, A SPACE FOR DOUBLE POLE CIRCUIT BREAKER AT THE OPPOSITE END OF THE BUS FROM THE UTILITY FEED POINT AND SHALL BE MARKED "RESERVED FOR SOLAR INVERTERS" CEC 110.10(C) 2 A AND B
- ALL BUILDINGS THAT MUST INCLUDE A SOLAR ZONE MUST ALSO INCLUDE A PLAN FOR CONNECTION A PV AND SWH SYSTEM TO THE BUILDING ELECTRICAL AND PLUMBING SYSTEM. THE CONSTRUCTION DOCUMENTS SHALL INCLUDE:
 - A LOCATION FOR INVERTERS AND METERING
 - EQUIPMENT FOR FUTURE SOLAR ELECTRICAL SYSTEMS
 - A PATHWAY FOR ROUTING CONDUIT FROM THE SOLAR ZONE TO THE POINT OF INTERCONNECTION WITH THE ELECTRICAL SERVICE. THERE IS NO REQUIREMENT TO INSTALL AND CONDUIT. CEC 110.10 (C)

- SMOKE DETECTORS:**
- SMOKE DETECTORS SHALL NOT BE INSTALLED WITHIN 36" CEILING SUPPLY REGISTERS AND THE BLADE TIP OF CEILING FANS
 - SMOKE DETECTORS TO BE INSTALLED MIN 20 FT. FROM PERMANENTLY INSTALLED COOKING APPLIANCES
- COMBINATION CARBON - MONOXIDE / SMOKE DETECTORS**
- MULTI-PURPOSE CARBON MONOXIDE ALARMS WITH SMOKE DETECTORS SHALL COMPLY WITH SEC. R315 AND ALL APPLICABLE STANDARDS FOR LISTING AND APPROVAL BY THE STATE FIRE MARSHALL.

FUTURE E.V. CHARGING REQUIREMENTS

SPECIFY PROPOSED LOCATION OF E.V. CHARGING LOCATION ON ELECTRICAL PLAN (SEE PLAN)

INSTALL A LISTED RACEWAY OF NOT LESS THAN NOMINAL 1" INSIDE DIA. TO ACCOMMODATE A DEDICATED BRANCH CIRCUIT

THE SERVICE PANEL AND/OR SUB-PANEL SHALL PROVIDE THE CAPACITY TO INSTALL A 40 AMP. MINIMUM DEDICATED BRANCH CIRCUIT AND SPACE RESERVED FOR OVER CURRENT PROTECTIVE DEVICE

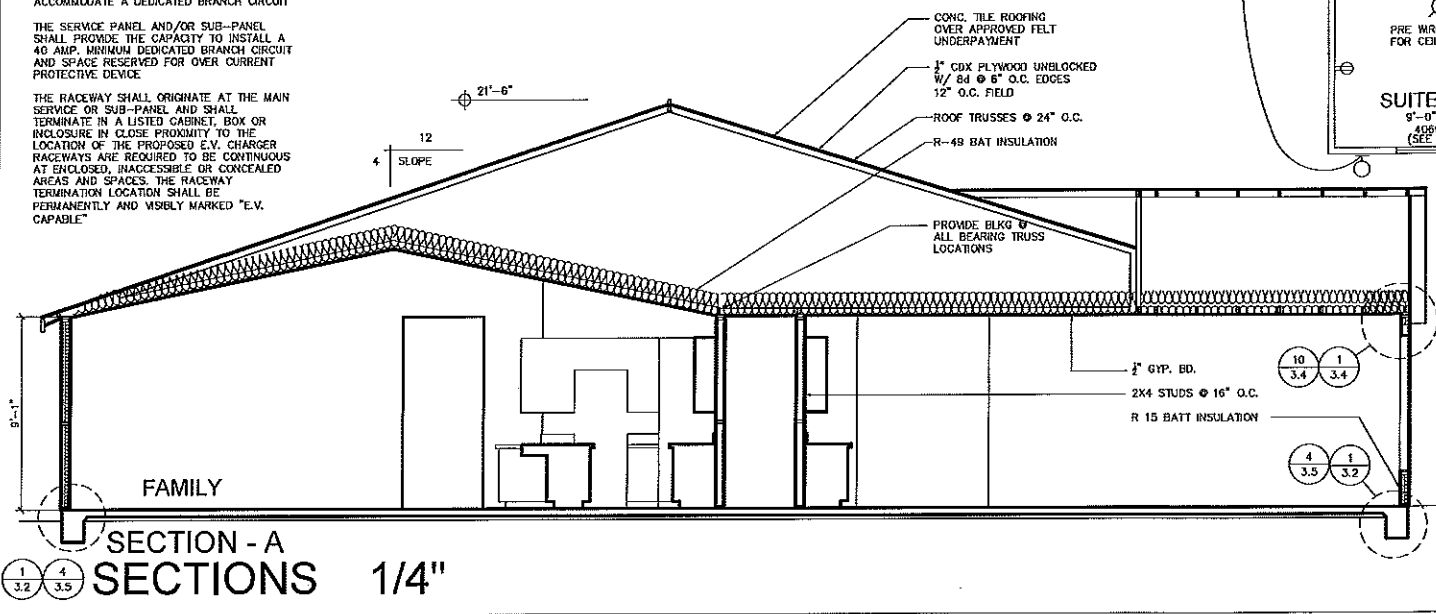
THE RACEWAY SHALL ORIGINATE AT THE MAIN SERVICE OR SUB-PANEL AND SHALL TERMINATE IN A LISTED CABINET, BOX OR ENCLOSURE IN CLOSE PROXIMITY TO THE LOCATION OF THE PROPOSED E.V. CHARGER RACEWAYS ARE REQUIRED TO BE CONTINUOUS AT ENCLOSED, INACCESSIBLE OR CONCEALED AREAS AND SPACES. THE RACEWAY TERMINATION LOCATION SHALL BE PERMANENTLY AND CLEARLY MARKED "E.V. CAPABLE"

SERVICE CALCULATIONS			
GENERAL LIGHTING AND RECEPTACLE LOADS (N.E.C. 220-30-10):			
SQUARE FOOTAGE x 3 WATTS	2171x3=	6513	1
SMALL APPLIANCE AND LAUNDRY LOADS (N.E.C. 220-16a,b):			
TWO SMALL APPLIANCE CIRCUITS	3600		2
ADDITIONAL APPLIANCE (1500w)	1800		3
LAUNDRY CIRCUIT (1500w MIN)	1500		4
SUBTOTAL GENERAL LIGHTING, SMALL APPLIANCE & LAUNDRY			
1x 3000 W @ 120V	2600		5
BALANCE @ 25%	8013-6513	858	7
SPECIAL APPLIANCE LOADS			
RANGE (NEC 220-19)	8000 UP TO 12kw	12000	8
DRYER (NEC 220-18)	5000	5000	9
HEATING / AC @ 100%	7200x1	7200	10
APPLIANCES FASTENED IN PLACE (NEC 220-17)			
MICROWAVE (1300) X 2	2600		11
DISHWASHER (1500)	1500		12
REFRIGERATOR (900)	900		13
DISPOSER (600)	600		14
ATIC FAN (1000)	1000		15
OTHER	2000		16
			17
			18
			19
SUB TOTAL			
			20
IF FOUR APPLIANCES, ENTER SUBTOTAL @ 100% OR			
			21
IF 3 OR FOUR APPLIANCES, ENTER SUBTOTAL x 75%			
			22
LARGEST MOTOR x 25%			
			23
TOTAL LOAD / 240v = SERVICE AMPS			
			24

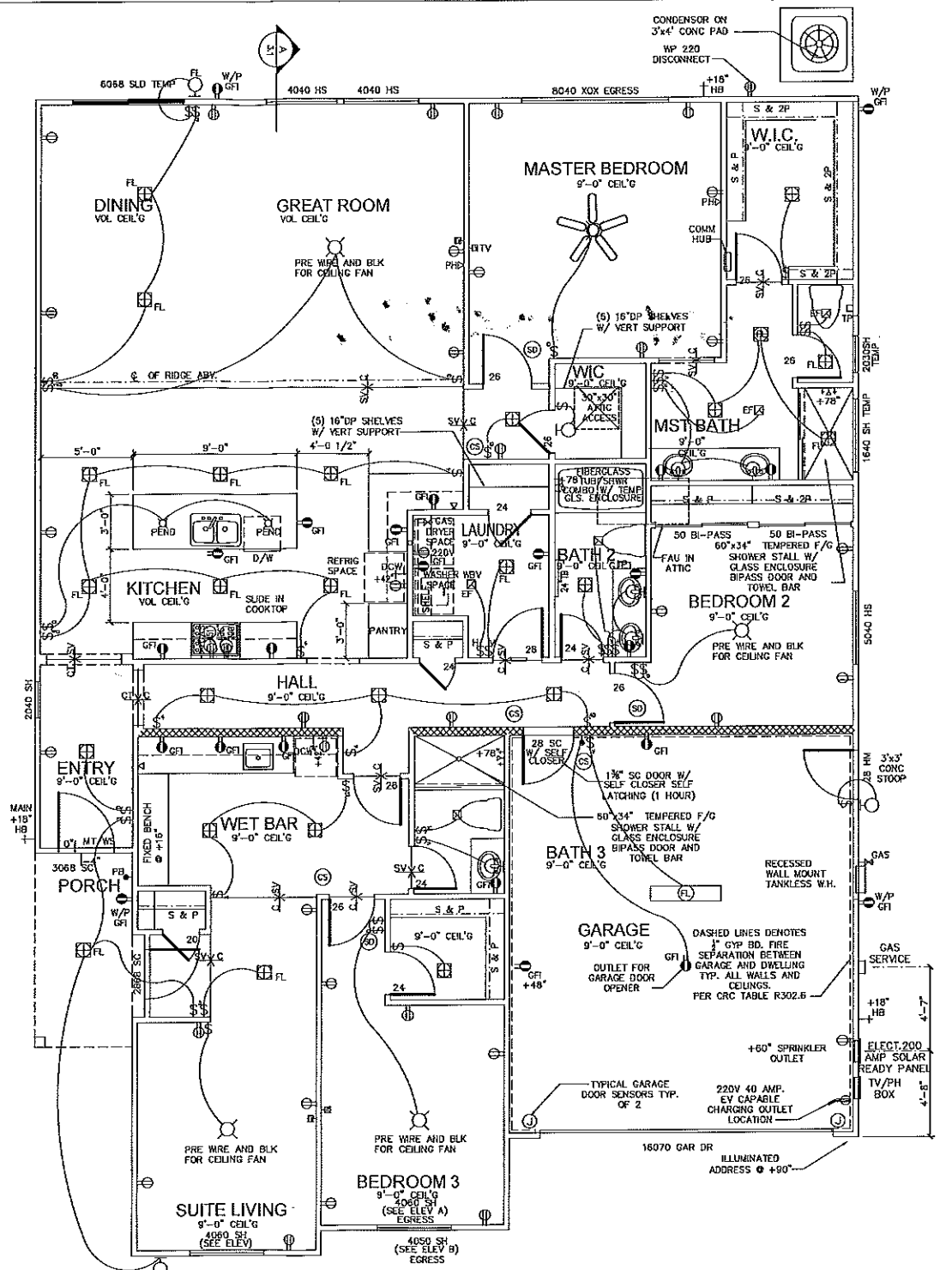
TRADEWINDS EAST - PLAN 2005	
WALLS:	R-15 W/ 1" FOAM
CEILING:	R-49 W/ RADIANT BARRIER
HVAC UNIT SIZE:	
A/C:	SEER: 16.0 EER: 13.0 AFUE: .95
WINDOWS:	VINYL LOW E U=0.30 SHGC=.23
REFRIGERANT CHARGE TEST:	YES
SEER VERIFICATION:	YES
EER VERIFICATION:	YES
ADEQUATE AIRFLOW TEST:	YES
CONDENSER VERIFICATION TEST:	YES
DUCT LEAKAGE TEST:	YES DUCTS: R-8

RECEPTACLES SERVING COUNTER TOPS:

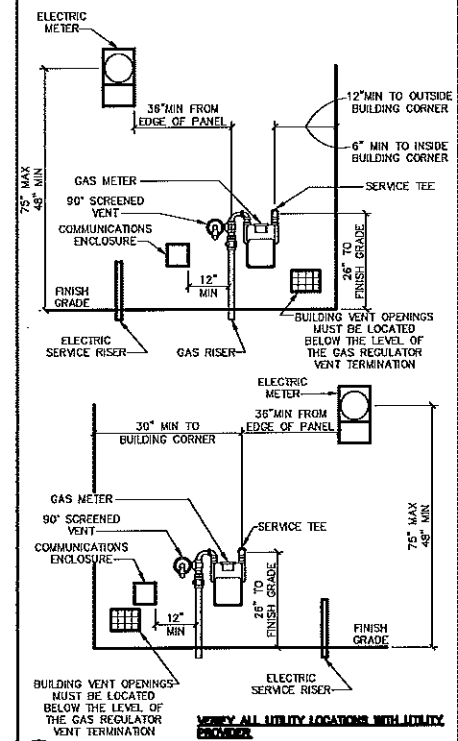
- Receptacle outlets shall not be installed in a face up position at any work surface.
- Receptacle outlets shall be located on or above, but not more than 20 in. above the counter top. (cec 210-52(c)(3))
- Receptacle outlets shall be permitted not more than 12 in. below the counter top provided the countertop does not extend more than 6 in. beyond it's support base. (CEC 210-52(c)(3))
- On island and peninsula countertops, receptacles may be mounted a maximum 12 in. below countertop provided there are no backrests or dividers and no means to mount within 20 in. above countertop, such as an overhead cabinet. (CEC 210-52(c)(3))



SECTION - A SECTIONS 1/4"



FLOOR PLAN 1/4"



1 GAS METER CLEARANCES

FLOOR PLAN NOTES

- ALL HOSE BIBBS TO HAVE BACK FLOW PREVENTER PER LOCAL CODE.
 - KITCHEN OUTLETS SHALL BE MOUNTED @ 4'-48" ABOVE FINISH FLOOR (A.F.F.) UNLESS NOTED OTHERWISE.
 - ALL BATH AND VANITY OUTLETS SHALL BE @ 4'-2" (U. N. O.)
 - NO PART OF CORD CONNECTED FIXTURE, HANGING FIXTURES, TRACK LIGHTING, PENDANT OR CEILING FANS SHALL BE LOCATED DIRECTLY ABOVE THE TUB AND WITHIN A 3 FT. ZONE AND 6" VERTICALLY FROM THE BATH TUB RIM.
 - MOUNT KITCHEN PHONE OUTLET @ 4'-48" (U. N. O.)
 - ALL CEILING MOUNTED LIGHT FIXTURES TO BE BRACED FOR CEILING FANS.
 - PROVIDE A MIN. OF (1) VANITY OUTLET PER BATH ON IT'S OWN 20 AMP CIRCUIT WITH NO OTHER OUTLET
 - PROVIDE AFCI BREAKERS FOR ALL 15/20 AMP CIRCUITS, EXCEPT BATHROOM, GARAGE AND EXTERIOR (CEC 210.12 (A)) THE AFCI SHALL BE INSTALLED IN A READILY ACCESSIBLE LOCATION
 - PROVIDE DEDICATED 20 AMP CIRCUIT TO LAUNDRY FOR APPLIANCE OUTLETS
 - CEILING TO RECEIVE 1/2" SAG RESISTANT GYP. BD. APPLIED PERPENDICULAR TO FRAMING MEMBERS
 - PROVIDE FIBER REINFORCED CEMENT PLASTER BACKING AT ALL TUB/SHOWER LOCATION THAT CERAMIC TILE IS INSTALLED AND AT "WALL PANELS IN SHOWER AREA"
 - ALL DWELLING UNIT 125-VOLT, 15 AND 20 amp SHALL BE LISTED "TAMPER-RESISTANT" PER SECTION CEC 406.12
 - ALL ANNULAR SPACES AROUND PIPES, ELECTRICAL, CABLE CONDUITS OR OTHER OPENINGS IN BOTTOM PLATE AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS IN ACCORDANCE WITH CODES CH. 4.4, CEC 602.3.4.1
 - ALL LUMINAIRES (LIGHT FIXTURES) REQUIRED TO BE CERTIFIED HIGH EFFICACY
 - SCREW SHELL LUMINAIRES QUALIFY IF JAB CERTIFIED WITH JAB LAMPS. (NOT PERMITTED IN RECESSED DOWN LIGHTS)
- NOTE: THIS PROJECT SHALL COMPLY WITH THE 2016 CALIFORNIA RESIDENTIAL CODE 2016 CALIFORNIA BUILDING CODE (STRUCTURAL) 2016 MECHANICAL CALIFORNIA CODE 2016 PLUMBING CALIFORNIA CODE 2016 NATIONAL ELECTRICAL CODE

ELECTRICAL SYMBOL SCHEDULE

220 V. OUTLET	SURFACE MOUNTED 1" X 4" FLUORESCENT
110V DUPLEX OUTLET AFCI TYPICAL	HIDDEN SINGLE TUBE FLUORESCENT, OVER OR UNDER COUNTER
1/2 110V DUPLEX OUTLET HALF HOT	SURFACE MOUNTED FIXTURE
110V DUPLEX OUTLET GFI CIRCUIT	RECESSED FIXTURE FLUORESCENT
110V DUPLEX FLOOR OUTLET	WALL MOUNTED SCENCE
SINGLE POLE SWITCH	DIRECTIONAL 5" SPOT JUNCTION BOX
3-WAY SWITCH	AUTO SETBACK THERMOSTAT
SINGLE POLE W/ DIMMER	SMOKE DETECTOR DIRECT WIRE W/ BATTERY BACK UP (FIRE MARSHAL APPROVED)
HUMIDISTAT CONTROL	COMB CARBON MONOXIDE / SMOKE DETECTOR DIRECT WIRE W/ BATTERY BACK UP INTERCONNECTED (FIRE MARSHAL APPROVED)
SINGLE POLE W/ VACANCY SENSOR	CEILING FAN WITH LIGHT KIT BLOCK AND BRACE
PUSH BUTTON	CEILING FAN WITH LIGHT KIT BLOCK AND BRACE

LENNAR

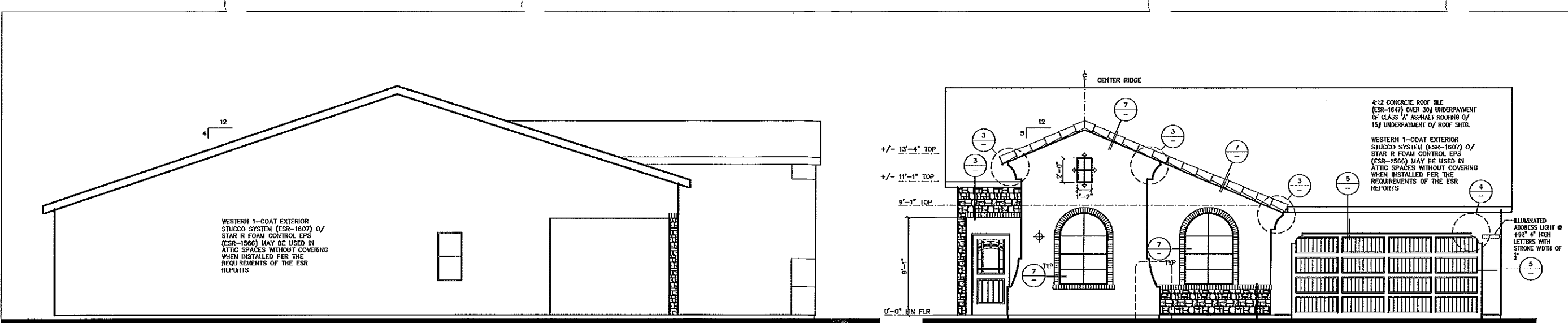


2005-SUGAR PINE
2171 SQ. FT.
FLOOR PLAN

CALIFORNIA COLLECTION
LENNAR CENTRAL VALLEY
8080 N. palm - SUITE 110 - fresno, CALIFORNIA 93711 - 559.437.4228

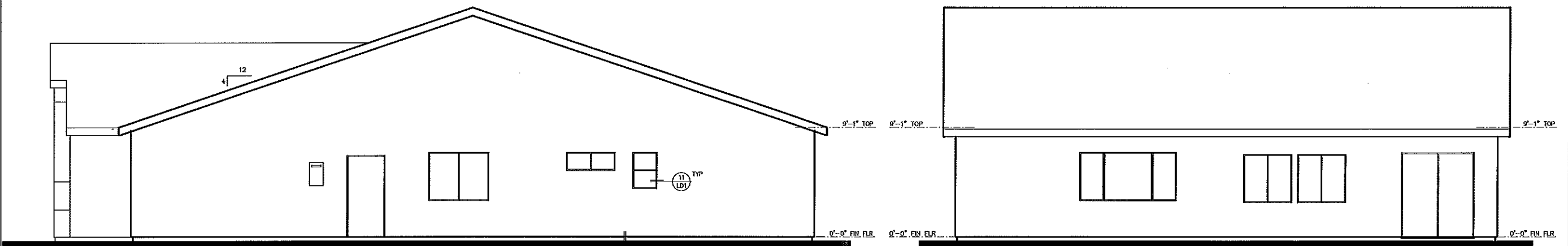
REVISIONS	DATE
1	12.1.2016
2	2/16/2017

SHEET NO. 4.1
2 OF 9



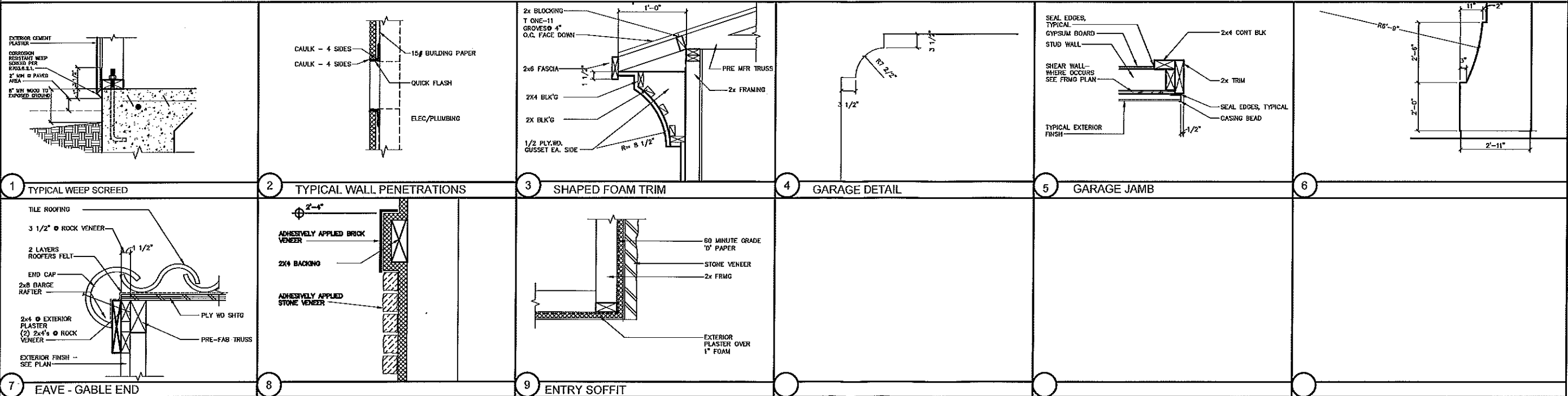
LEFT SIDE

FRONT A



RIGHT EXTERIOR ELEVATIONS A 1/4"

REAR



1 TYPICAL WEEP SCREED
 2 TYPICAL WALL PENETRATIONS
 3 SHAPED FOAM TRIM
 4 GARAGE DETAIL
 5 GARAGE JAMB
 6
 7 EAVE - GABLE END
 8
 9 ENTRY SOFFIT

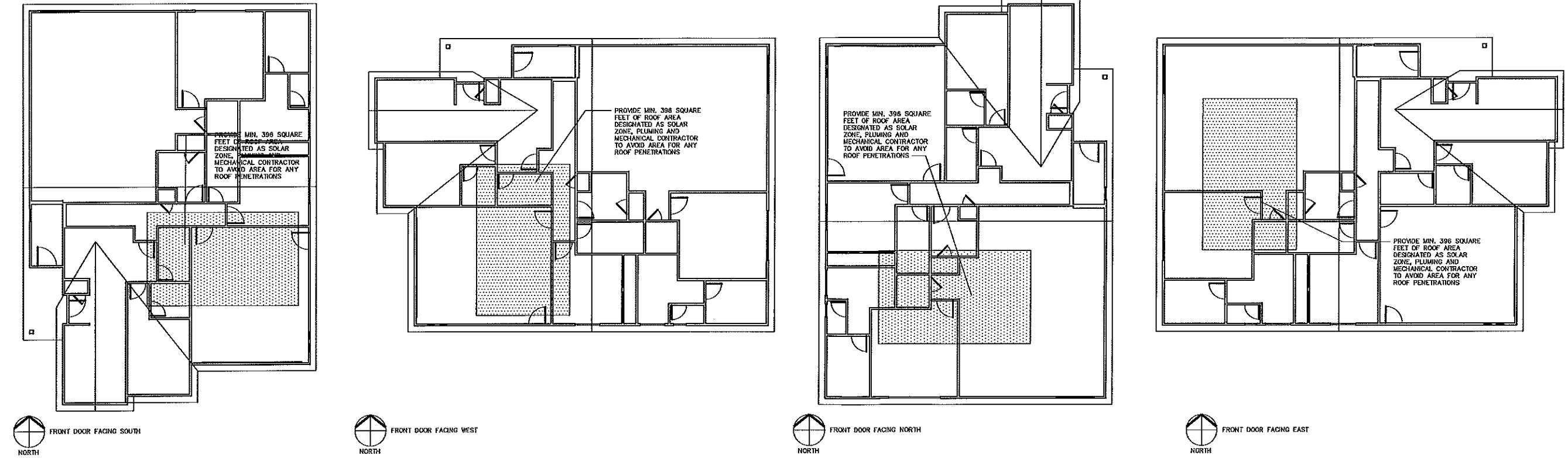
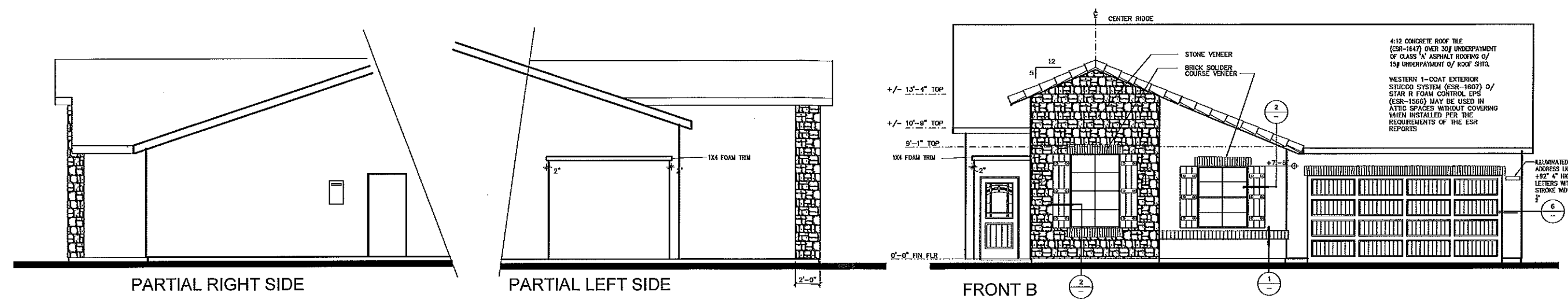
LENNAR.

LICENSED ARCHITECT
PAUL & BROWN
No. C20001
11/2017
STATE OF CALIFORNIA

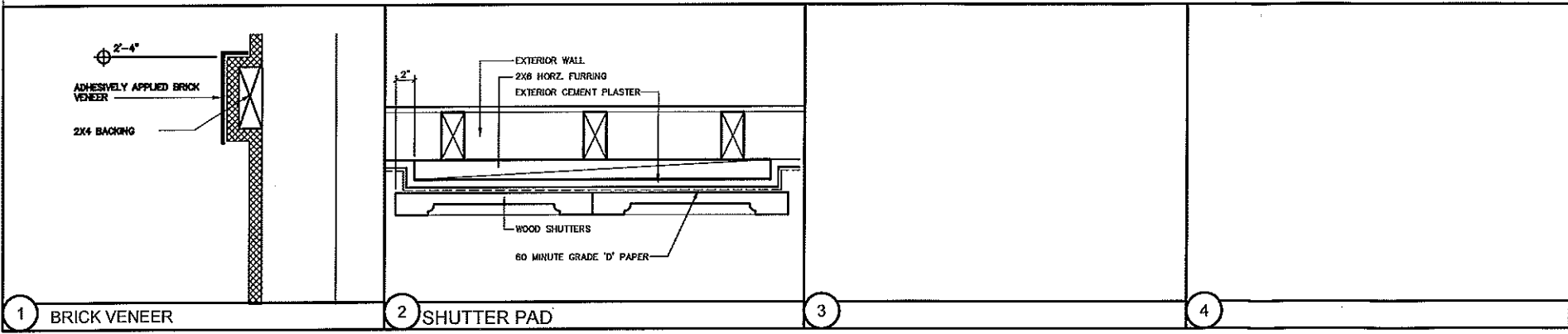
2005 - SUGAR PINE
2171 SQ. FT.
EXTERIOR ELEVATIONS-A

CALIFORNIA COLLECTION
LENNAR CENTRAL VALLEY
8080 N. PALM SUITE 110 FRESNO CA 93711 - 555-437-4228

REVISIONS	DATE
▲	
▲	
▲	
▲	
▲	
▲	
BID SETS:	
MODEL SETS:	
CONSTRUCTION SETS:	
PRODUCTION SETS:	
DATE	12.1.2016
REV.	2/16/2017
SHEET NO.	4.5
	6 OF 9



SOLAR ZONE DESIGNATIONS



LENNAR



2005-SUGAR PINE
 1988 SQ. FT.
 "B" ELEVATIONS

MOUNTAIN GATE II
 LENNAR CENTRAL VALLEY
 8080 N. PALM SUITE 110 FRESNO CA 93711 - 559-437-4228

REVISIONS	DATE
MODEL SETS:	
CONSTRUCTION SETS:	
PRODUCTION SETS:	
DATE	4/4/08
REV.	2/16/2017
SHEET NO.	3.6
	7 OF 9



119 Fox Street • Lemoore, California 93245 • (559) 924-6700 • Fax (559) 924-9003

Major Site Plan Review Comments

To: Lemoore Planning Commission
From: Steve Brandt, Planner 
Date: June 30, 2017
Subject: Major Site Plan Review No. 2017-01 (Tract 920)

This site plan is being reviewed under the current Zoning Ordinance requirements for Preapplication Conferences and Major Site Plan Review. These are City staff's recommended comments. The comments will be approved by the Planning Commission.

SITE PLAN DESCRIPTION

The site is located on the northeast corner of Hanford-Armona Road and Liberty Drive (Avenue 18^{3/4}). The project would divide roughly 40 acres into 174 single-family lots, a park, and a storm drainage basin.

USE

The site has been rezoned Low Density Residential (RLD).

RIGHT OF WAY AND ACCESS

Hanford-Armona Road is an arterial status roadway in the City General Plan. Road rights of way for the streets shown are acceptable.

Single-family drive approaches on corner lots shall be placed on the interior side of the lot.

STREET NAMES

Street names shall be adjusted on the final map as follows:
Rename Hazelwood to a different, new name. Spell Scotland with one T.

Streets less than 500 feet long shall use the suffix 'WAY.' This includes Hana, Mylo, Sophia (both), and the northerly Keirin.

All other east-west streets shall use the suffix 'STREET.' All other north-south streets shall use the suffix 'AVENUE.'

Label Avenue 18¾ as Liberty Drive. Its name will be changed to Liberty Drive upon annexation.

The City Ordinance does not allow street names to be first names. Adjust accordingly.

AREA, SETBACK, HEIGHT AND COVERAGE STANDARDS

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

The project, as shown, does NOT meet the standards in Table 9-5A-4A. A Planned Unit Development permit shall be required to allow alternative lot sizes.

For single-family residential subdivisions, the front yard setback of adjacent homes shall have a minimum two-foot (2') stagger between adjacent lots.

The tentative map shows a typical 15-foot rear setback for homes. Since the normal City standard is 10 feet, Staff will recommend 10 feet so that the neighborhood does not have a more restrictive standard than the rest of the city lots.

DRAINAGE

The site is planned to drain to a new basin in the center of the site. The pond shall be constructed to City of Lemoore design standards. The pond would need to be constructed by the developer, and maintenance funded through the PFMD.

PARK

The park shall be built to City standards by the developer and dedicated to the City. Maintenance shall be funded through the PFMD.

The park may be constructed in Phase 2. The park shall be completed and opened for use by the public prior to the final inspection on the 5th home in Phase 2 of the project.

City Ordinance requires 0.16 acres per single-family lot be dedicated with a new subdivision. 174 lots requires 2.78 acres of park acreage. Based on the tentative map, it appears that 0.74 acres are being provided (The final acreage shall be determined based on the final map). The remaining acreage required shall be provided through an in-lieu fee with the amount based upon an appraisal made by a certified general real estate appraiser in accordance with City Ordinance Section 8-7N-4.

DESIGN STANDARDS

9-5B-2: NOISE, ODOR, VIBRATION, AND MAINTENANCE PERFORMANCE STANDARDS

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.

A block wall is required along Liberty Drive, Hanford-Armona Road, and the east side of the subdivision adjacent to the existing mobilehome park.

9-5B-3: PROPERTY AND UTILITY IMPROVEMENTS:

Installation of curbs, gutters, and sidewalks shall be required. All on site utilities shall be installed underground.

9-5B-4: OUTDOOR LIGHTING:

The project shall meet all the applicable requirements for outdoor lighting found in Section 9-5B-4 of the Zoning Ordinance.

9-5B-6: SCREENING:

All exterior roof and ground mounted mechanical equipment, including, but not limited to, heating, air conditioning, refrigeration equipment, plumbing lines, duct work, and transformers, shall be screened from public view from abutting public streets. Screening of mechanical equipment shall be compatible with other on site development in terms of colors, materials, and/or architectural styles.

9-5C-3: DESIGN STANDARDS FOR RESIDENTIAL PROJECTS

See section 9-5C-3 of the Zoning Ordinance for standards pertaining to the residential building design and architecture. Submittal of conceptual elevation and floor plans for the multi-family units and for each single-family master home plan will be required with the tentative map application.

9-5D1-2: LANDSCAPE STANDARDS

Show conceptual locations of trees, shrubs, and groundcover. Identify species of street trees. Drought tolerant species must be used.

C. Plant Type: Landscape planting shall emphasize drought tolerant and native species (especially along natural, open space areas), shall complement the architectural design of structures on the site, and shall be suitable for the soil and climatic conditions specific to the site. (Ord. 2013-05, 2-6-2014)

2. Street And Parking Lot Trees: Street and parking lot trees shall be selected from the city's adopted master list of street trees and parking lot trees.

3. Tree Root Barriers: Trees planted within five feet (5') of a street, sidewalk, paved trail, curb, or walkway shall be separated from hardscapes by a root barrier to prevent physical damage to public improvements.

D. Planting Size, Spacing, And Planter Widths: In order to achieve an immediate effect of a landscape installation and to allow sustained growth of planting materials, minimum plant material sizes, plant spacing, and minimum planter widths (inside measurements) are as follows:

1. Trees: The minimum planting size for trees shall be fifteen (15) gallon, with twenty five percent (25%) of all trees on a project site planted at a minimum twenty four inch (24") box size. For commercial, office, community/civic, and industrial development, tree spacing within perimeter planters along streets and abutting residential property shall be planted no farther apart on center than the mature diameter of the proposed species. Minimum planter widths shall be five feet (5').

Street Trees: Street trees shall be provided a minimum of every thirty feet (30') on center on street adjacent to a side yard, and a minimum one per lot when adjacent to a front yard. Tree species shall be approved by the city as part of the improvement plan review process and shall be selected from a city approved tree list. Trees shall be planted ten feet (10') away from alleys, driveways, fire hydrants, water lines, and sewer lines and five feet (5') from gas, electrical, telephone, cable television, and adjoining property lines. They shall also be planted a minimum of twenty feet (20') from city streetlights. Ultimate planting locations shall be subject to city review and approval based upon field conditions.

Master Landscape Plans for the landscaping of front yards that meet the Model Water Efficient Landscape Ordinance (MWELo) shall be submitted concurrently with Master Home Building Plans.

PARKING

9-5E-3: GENERAL PARKING REGULATIONS:

The site plan meets the parking requirements for off-street parking.

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

CITY OF LEMOORE

Lennar Homes Tract 920 and Riley Jones Property

May 2017

Contact:

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

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



INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

City of Lemoore

Prepared for:



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

Consultant:



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

August 2017

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MITIGATED NEGATIVE DECLARATION

As Lead Agency under the California Environmental Quality Act (CEQA), the City of Lemoore reviewed the Project described below to determine whether it could have a significant effect on the environment because of its development. In accordance with CEQA Guidelines Section 15382, “[s]ignificant effect on the environment” means a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project, including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance.

Project Name

Lennar Homes Tract 920 and Riley Jones Property

Project Location

The subdivision site is located at the northeast corner of Hanford-Armona Road and Avenue 18 $\frac{3}{4}$ (Liberty Drive) (APNs 021-570-001 and 021-560-001). The additional rural residential site is located at 285 Hotchkiss Drive (APN 023-100-007).

Project Description

A request by Lennar Homes for annexation of 40 acres into the City of Lemoore and for approval of a tentative subdivision map of 174 single-family lots and a 2.14-acre park/basin. The annexation also includes a non-contiguous developed rural residential lot.

Mailing Address and Phone Number of Contact Person

Jeff Callaway
Lennar Homes of California, Inc.
8080 North Palm Avenue, Suite 110
Fresno, CA 93711
(559) 437-4202

Findings

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

Mitigation Measures Included in the Project to Avoid Potentially Significant Effects

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

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

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

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

MM 3.8.2: A qualified biologist shall be obtained to assist in the removal of the on-site trees. The removal of trees shall be done between February 15th to August 15th to avoid potential impacts with nesting birds.

MM 3.8.3: If initial grading activities are planned during the potential nesting season for migratory birds/raptors that may nest on or near the Project site, the preconstruction survey shall evaluate the sites and accessible lands within an adequate buffer for active nests of migratory birds/raptors. If any nesting birds/raptors are observed, a qualified biologist shall determine buffer distances and/or the timing of Project activities so that the proposed Project does not cause nest abandonment or destruction of eggs or young. This measure shall

be implemented so that the proposed Project remains in compliance with the Migratory Bird Treaty Act and applicable state regulations.

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

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

MM 3.8.4: If any burrowing owl burrows are observed during the preconstruction survey, avoidance measures shall be consistent and in accordance with protocols outlined in the Burrowing Owl Survey Protocol and Mitigation Guidelines (Burrowing Owl Consortium 1993) and the Staff Report on Burrowing Owl Mitigation (CDFW 2012). Active burrows shall be avoided, but if avoidance is not possible then compensation shall be provided for the active or passive displacement of western burrowing owls, and habitat acquisition and the creation of artificial dens for any western burrowing owls shall be provided for any owls relocated from construction areas. These measures are outlined as follows:

1. A pre-construction survey of construction area, including a 150-meter buffer (500 feet), shall be conducted no less than 14 days and no more than 30 days prior to ground disturbing activities. If more than 30 days lapse between the time of the pre-construction survey and the start of ground-disturbing activities, another pre-construction survey shall be completed. The second survey (or other subsequent surveys if necessary) shall be conducted and timed to occur sometime between 30 days and 24 hours prior to ground disturbance.
2. If western burrowing owls are present on the construction site (or within 500 feet of the construction site), exclusion fencing shall be installed between the nest site or active burrow and any earth-moving activity or other disturbance. Exclusion areas shall extend 160 feet around occupied burrows during the non-breeding season (September 1 through January 31) and extend 250 feet around occupied burrows during the breeding season (February 1 through August 31) as described in The California Burrowing Owl Consortium's Survey Protocol and Mitigation Guidelines (California Burrowing Owl Consortium 1993).

3. If western burrowing owls are present in the non-breeding season and must be passively relocated from the Project site, passive relocation shall not commence until October 1st and must be completed by February 1st. Passive relocation must only be conducted by a qualified biologist or ornithologist and with approval by CDFW. After passive relocation, the area where owls occurred and its immediate vicinity shall be monitored by a qualified biologist daily for one week and once per week for an additional two weeks to document that owls are not reoccupying the site.
4. If permanent impacts to nesting, occupied and satellite burrows, or burrowing owl habitat occur, compensation shall be based upon the number of owls or pairs of owls relocated from the construction area. Compensation acreage shall be determined as described in the CDFW's Staff Report on Burrowing Owl Mitigation (CDFW 2012).

MM 3.8.5: The measures listed below shall be implemented during construction:

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

San Joaquin kit fox USFWS Exclusion Zone Recommendations

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

2. If any den must be removed, it must be appropriately monitored and excavated by a trained wildlife biologist. Destruction of natal dens and other "known" kit fox dens must not occur until authorized by USFWS. Replacement dens will be required if such dens are removed. Potential dens that are removed do not need to be replaced if they are determined to be inactive by using standard monitoring techniques (e.g., applying tracking medium around the den opening and monitoring for San Joaquin kit fox tracks for three consecutive nights).
3. Project-related vehicles shall observe a daytime speed limit of 20-mph throughout the site in all Project areas, except on County roads and State and federal highways; this is particularly important at night when kit foxes and badgers are most active. Night-time construction shall be minimized to the extent possible. However, if construction at night does occur, then the speed limit shall be reduced to 10-mph. Off-road traffic outside of designated Project areas shall be prohibited.

4. To prevent inadvertent entrapment of kit foxes or other animals during the construction phase of a Project, all excavated, steep-walled holes or trenches more than 2-feet deep should be covered at the close of each working day by plywood or similar materials. If the trenches cannot be closed, one or more escape ramps constructed of earthen-fill or wooden planks shall be installed. Before such holes or trenches are filled, they shall be thoroughly inspected for trapped animals. If at any time a trapped or injured kit fox is discovered, the USFWS and the CDFW shall be contacted at the addresses provided below.
5. Kit foxes are attracted to den-like structures such as pipes and may enter stored pipes and become trapped or injured. All construction pipes, culverts, or similar structures with a diameter of 4-inches or greater that are stored at a construction site for one or more overnight periods shall be thoroughly inspected for kit foxes before the pipe is subsequently buried, capped, or otherwise used or moved in any way. If a kit fox is discovered inside a pipe, that section of pipe shall not be moved until the USFWS has been consulted. If necessary, and under the direct supervision of the biologist, the pipe may be moved only once to remove it from the path of construction activity, until the fox has escaped.
6. All food-related trash items such as wrappers, cans, bottles, and food scraps shall be disposed of in securely closed containers and removed at least once a week from a construction or Project sites.
7. No pets, such as dogs or cats, shall be permitted on the Project sites to prevent harassment, mortality of kit foxes, or destruction of dens.
8. Use of rodenticides and herbicides in Project areas shall be restricted. This is necessary to prevent primary or secondary poisoning of kit foxes and the depletion of prey populations on which they depend. All uses of such compounds shall observe label and other restrictions mandated by the U.S. Environmental Protection Agency, California Department of Food and Agriculture, and other State and Federal legislation, as well as additional Project-related restrictions deemed necessary by the USFWS. If rodent control must be conducted, zinc phosphide shall be used because of a proven lower risk to kit fox.
9. A representative shall be appointed by the Project proponent who will be the contact source for any employee or contractor who might inadvertently kill or injure a kit fox or who finds a dead, injured or entrapped kit fox. The representative will be identified during the employee education program and their name and telephone number shall be provided to the USFWS.
10. An employee education program shall be conducted. The program shall consist of a brief presentation by persons knowledgeable in San Joaquin kit fox biology and legislative protection to explain endangered species concerns to contractors, their employees, and military and/or agency personnel involved in the Project. The program shall include: a description of the San Joaquin kit fox and its habitat needs; a report of the occurrence of

kit fox in the Project area; an explanation of the status of the species and its protection under the Endangered Species Act; and a list of measures being taken to reduce impacts to the species during Project construction and implementation. A fact sheet conveying this information shall be prepared for distribution to the previously referenced people and anyone else who may enter the Project sites.

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

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

MM 3.9.1: If prehistoric or historic-era cultural or archaeological materials are encountered during construction activities, all work within 25 feet of the find shall halt until a qualified professional archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards for prehistoric and historic archaeologist, can evaluate the significance of the find and make recommendations. Cultural resource materials may include prehistoric resources such as flaked and ground stone tools and debris, shell, bone, ceramics, and fire-affected rock as well as historic resources such as glass, metal, wood, brick, or structural remnants. If the qualified professional archaeologist determines that the discovery represents a potentially significant cultural resource, additional investigations may be required to mitigate adverse impacts from Project implementation. These additional studies may include avoidance, testing, and evaluation or data recovery excavation.

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

MM 3.9.2: During any ground disturbance activities, if paleontological resources are encountered, all work within 25 feet of the find shall halt until a qualified paleontologist as defined by the Society of Vertebrate Paleontology Standard Procedures for the Assessment and Mitigation of Adverse Impacts to Paleontological Resources (2010), can evaluate the find and make recommendations regarding treatment. Paleontological resource materials may include resources such as fossils, plant impressions, or animal tracks preserved in rock. The qualified paleontologist shall contact the University of California Museum of Paleontology, or other appropriate facility regarding any discoveries of paleontological resources.

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

Construction in that area shall not resume until the resource appropriate measures are recommended or the materials are determined to be less than significant. If the resource is significant and fossil recovery is the identified form of treatment, then the fossil shall be deposited in an accredited and permanent scientific institution. Copies of all correspondence and reports shall be submitted to the Lead Agency.

MM 3.9.3: If human remains are discovered during construction or operational activities, further excavation or disturbance shall be prohibited pursuant to Section 7050.5 of the California Health and Safety Code. The protocol, guidelines, and channels of communication outlined by the Native American Heritage Commission, in accordance with Section 7050.5 of the Health and Safety Code, Section 5097.98 of the Public Resources Code (Chapter 1492, Statutes of 1982, Senate Bill 297), and Senate Bill 447 (Chapter 44, Statutes of 1987), shall be followed. Section 7050.5(c) shall guide any potential Native American involvement, in the event of discovery of human remains, at the direction of the county coroner.

MM 3.12.1: Prior to ground-disturbing activities, the City shall prepare and implement a Stormwater Pollution Prevention Plan (SWPPP) that specifies best management practices (BMP), with the intent of keeping all products of erosion from moving offsite. The SWPPP shall include contain a site map that shows the construction site perimeter, existing and proposed man-made facilities, stormwater collection and discharge points, general topography both before and after construction, and drainage patterns across the Project site. Additionally, the SWPPP shall contain a visual monitoring program and a chemical monitoring program for non-visible pollutants to be implemented (if there is a failure of best management practices). The requirements of the SWPPP and BMPs shall be incorporated into design specifications and construction contracts. Recommended best management practices for the construction phase may include the following:

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

SECTION 1 - INTRODUCTION

1.1 - Overview

A request by Lennar Homes for annexation of 40 acres into the City of Lemoore and for approval of a tentative subdivision map of 174 single-family lots and a 2.14-acre park/basin. The annexation also includes a non-contiguous developed rural residential lot.

1.2 - CEQA Requirements

The City of Lemoore is the Lead Agency for this Project pursuant to the CEQA Guidelines (Public Resources Code Section 15000 et seq.). The Environmental Checklist (CEQA Guidelines Appendix G) or Initial Study (IS) (see *Section 3 – Initial Study*) provides analysis that examines the potential environmental effects of the construction and operation of the Project. Section 15063 of the CEQA Guidelines requires the Lead Agency to prepare an IS to determine whether a discretionary project will have a significant effect on the environment. A Mitigated Negative Declaration (MND) is appropriate when an IS has been prepared and a determination can be made that no significant environmental effects will occur because revisions to the Project have been made or mitigation measures will be implemented that reduce all potentially significant impacts to less-than-significant levels. The content of a MND is the same as a Negative Declaration, with the addition of identified mitigation measures and a Mitigation Monitoring and Reporting Program (MMRP) (see *Appendix A – Mitigation Monitoring and Reporting Program*).

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

1.3 - Impact Terminology

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

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

1.4 - Document Organization and Contents

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

- *Section 1 – Introduction:* This section provides an overview of CEQA requirements, intended uses of the IS/MND, document organization, and a list of regulations that have been incorporated by reference.
- *Section 2– Project Description:* This section describes the Project and provides data on the site’s location.
- *Section 3 – Environmental Checklist:* This chapter contains the evaluation of 18 different environmental resource factors contained in Appendix G of the CEQA Guidelines. Each environmental resource factor is analyzed to determine whether the proposed Project would have an impact. One of four findings is made which include: no impact, less-than-significant impact, less than significant with mitigation, or significant and unavoidable. If the evaluation results in a finding of significant and unavoidable for any of the 18 environmental resource factors, then an Environmental Impact Report will be required.
- *Section 4 – References:* This chapter contains a full list of references that were used in the preparation of this IS/MND.
- *Appendix A – Mitigation Monitoring and Reporting Program:* This appendix contains the Mitigation Monitoring and Reporting Program.

SECTION 2 - PROJECT DESCRIPTION

2.1 - Introduction

The Project is the annexation, construction and operation of a tentative subdivision map of 174 single-family lots and a 2.14-acre park/basin (Project). The annexation also includes a non-contiguous developed rural residential lot.

2.2 - Project Location

The subdivision site consists of two-contiguous parcels (APN 021-560-001 and 021-570-001) located at the northeast corner of the Hanford Armona Road and 18 ³/₄ Avenue (Liberty Drive) intersection in north-central Lemoore. Both parcels are located entirely within Kings County with the entire east, south and half of the west parcel lines adjacent to the existing City limits. The site is in Section 34, Township 18 South, Range 20 East, Mount Diablo Base and Meridian (MDB&M) within the Lemoore United States Geological Survey (USGS) 7.5-minute topographic quadrangle.

The non-contiguous developed rural residential lot is located at 285 Hotchkiss Drive in southeast Lemoore (APN 023-100-007). The property is also located entirely within Kings County with the north parcel line adjacent to City limits. The site is in Section 11, Township 19 South, Range 20 East, MDB&M within the Lemoore USGS 7.5-minute topographic quadrangle.

Both sites are located within the General Plan Urban Growth Boundary. Figure 2-3 and Figure 2-4 provide a regional vicinity and location map of the Project site, respectively.

2.3 - Surrounding Land Uses

The area surrounding the proposed subdivision site consists of a small orchard to the north, disked-undeveloped agricultural land to the west, a mobile home park to the east and single-family residential development to the south and southwest. Land uses and development surrounding the subdivision site are depicted on Figure 2-5.

The area surrounding the residential lot solely includes similar rural residential development. Beyond the residences to the east is an open space area with dense tree coverage. Land uses and development surrounding the residential lot are depicted on Figure 2-6.

2.4 - Proposed Project

The proposed Project is the development of 174 single-family lots and a 2.14-acre park/basin on two contiguous parcels totaling 40 acres (Figure 2-1). The lot size will range from approximately 5,200 sq.ft. to approximately 13,000 sq.ft. The City actions required to permit the Project include an annexation with rezoning consistent with the General Plan, minor site plan review, and a vesting tentative subdivision map. Currently, the site, is

undeveloped apart from several trees and a single-family residence. The site's General Plan land use designation is Low Density Single-family Residential and is zoned Low Density Residential (RLD).

The annexation request also includes a non-contiguous developed rural residential lot (Figure 2-2). On August 26, 2015, LAFCo approved an extension of service to allow the City to provide water service to the identified property. LAFCo's approval included a condition that the City submit an application to LAFCo initiating annexation of the site when feasible. The City will be submitting an annexation request to LAFCo that includes both the Lennar Homes Tract 920 project and the residential property. The rural residential lot will create zero impacts identified in the Initial Study Checklist as the use of the property will remain completely unchanged and no new development is being proposed. The site is considered as having no impact. The site's General Plan Land use designation is Very Low Density Residential and is zoned Very Low Density Residential (RVLD).



Figure 2-1
Proposed Lennar Homes Project Site

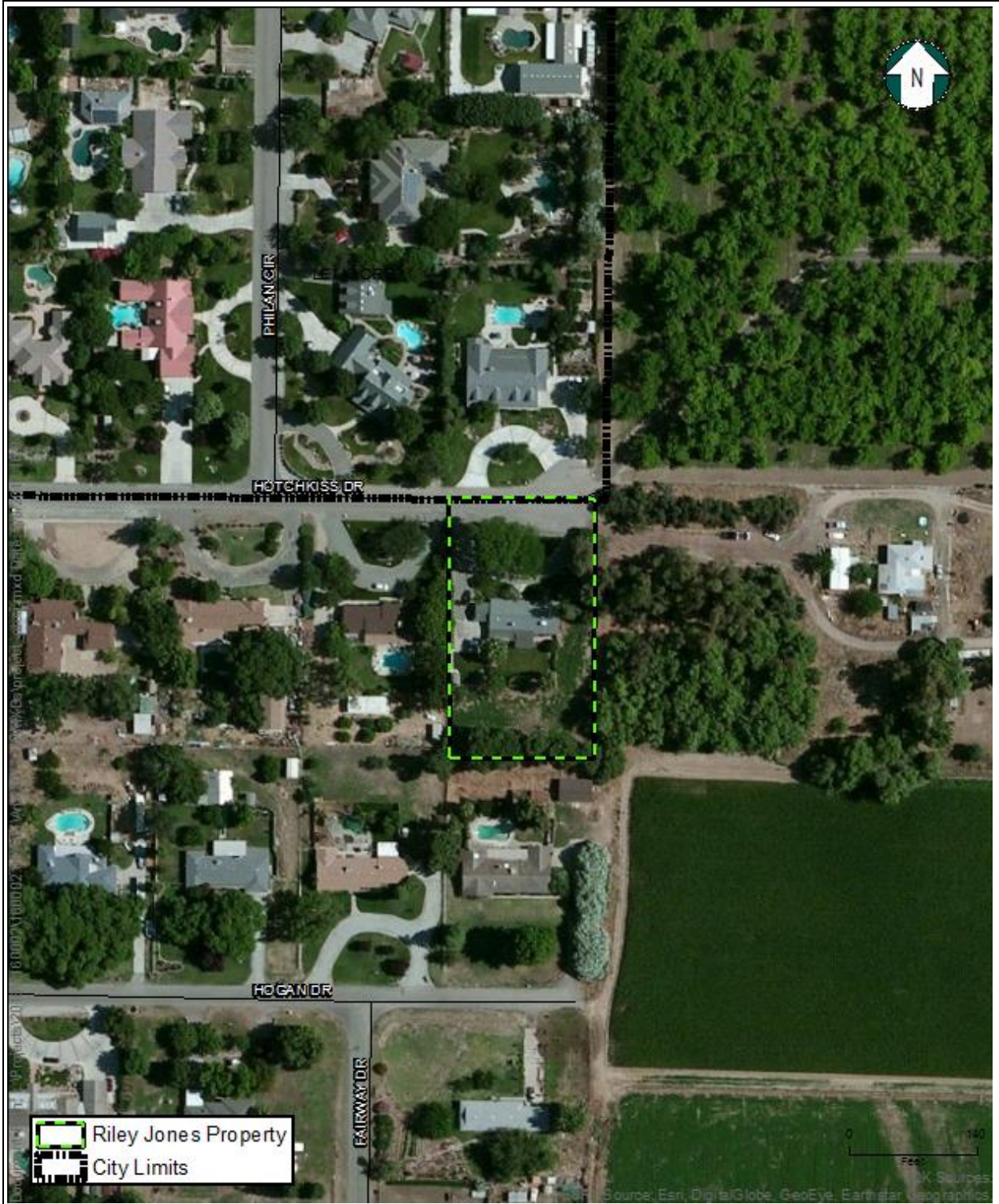
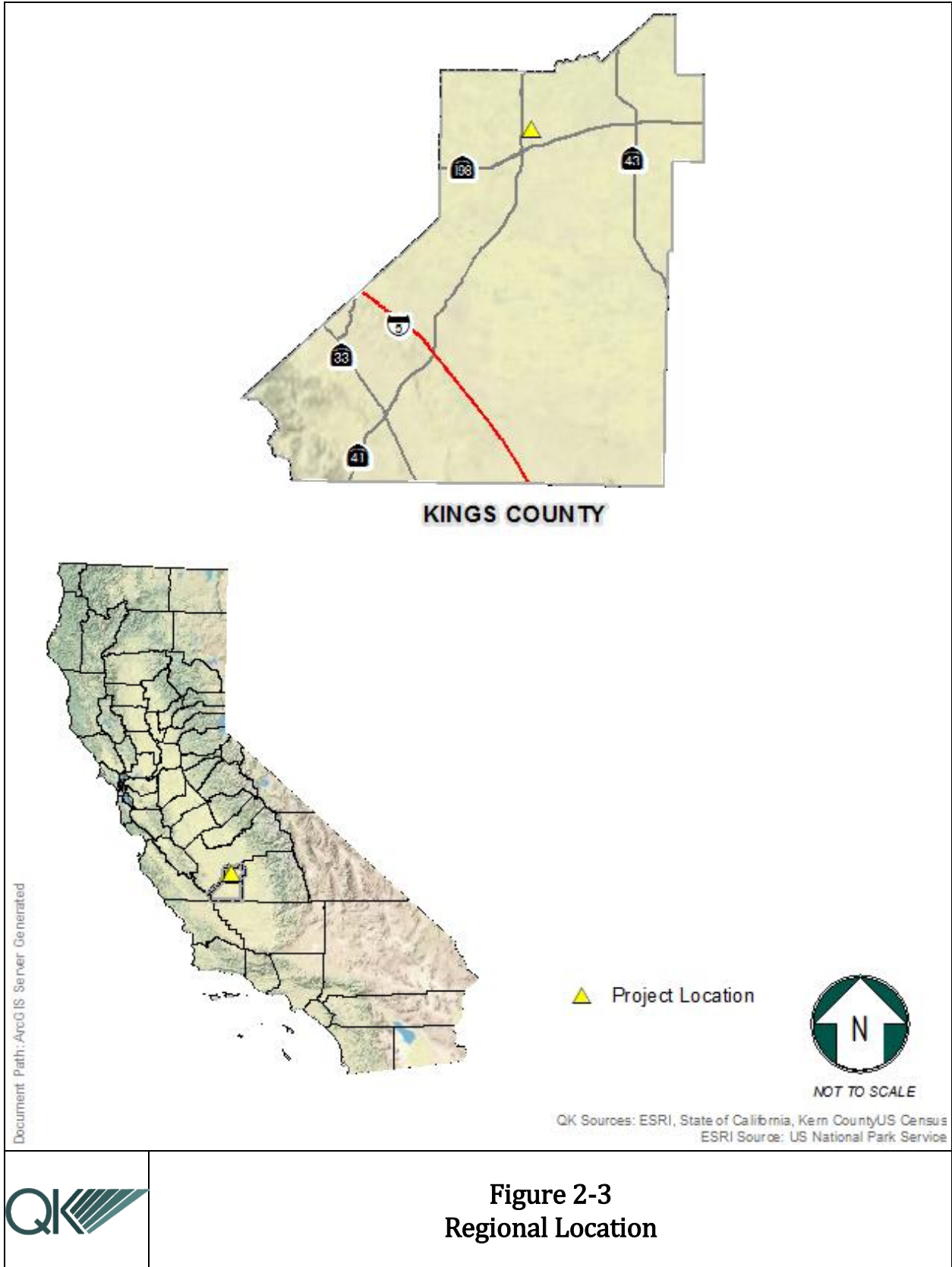


Figure 2-2
Riley Jones Property



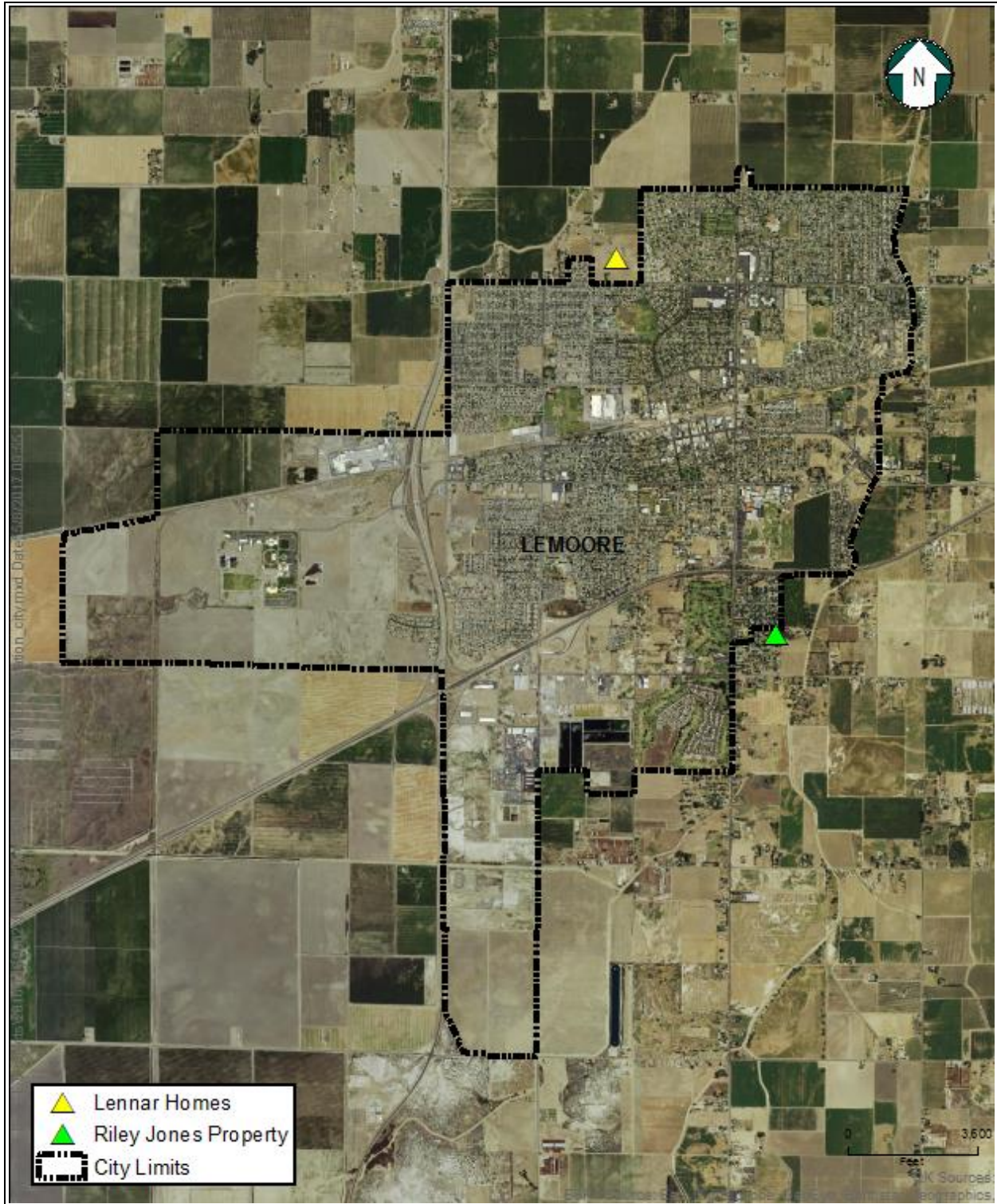


Figure 2-4
Project Location in City



Figure 2-5
Neighborhood Location and Land Uses

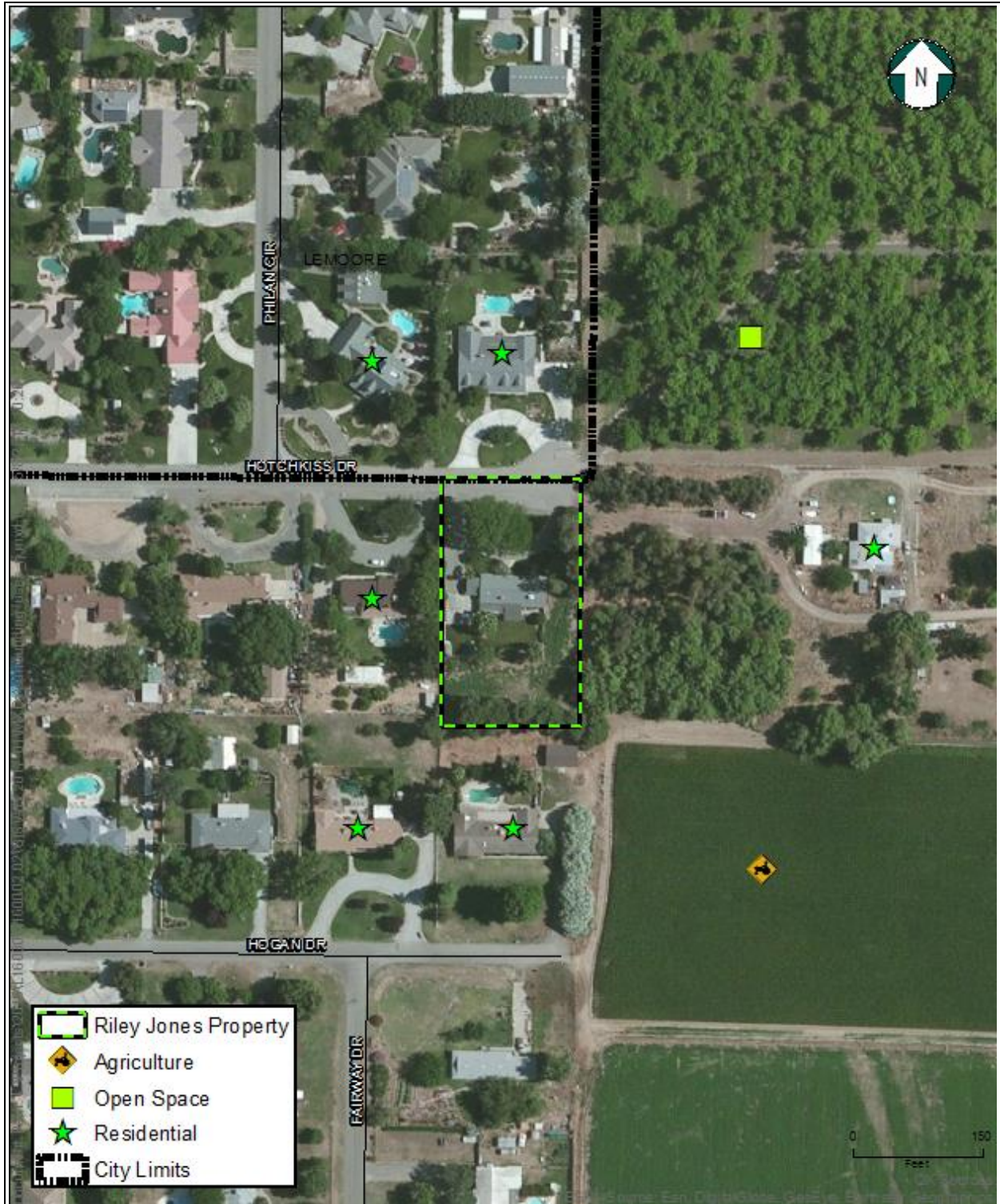


Figure 2-6
Neighborhood Location and Land Uses

SECTION 3 - EVALUATION OF ENVIRONMENTAL IMPACTS

3.1 - Environmental Checklist and Discussion

1. Project Title:

Annexation of Lennar Homes Tract 920 and Riley Jones Property

2. Lead Agency Name and Address:

City of Lemoore
119 Fox Street
Lemoore, CA 93245

3. Contact Person and Phone Number:

Judy Holwell
(559) 924-6740

4. Project Location:

The subdivision site is located at the northeast corner of Hanford-Armona Road and Avenue 18 $\frac{3}{4}$ (Liberty Drive) (APNs 021-570-001 and 021-560-001). The additional rural residential site is located at 285 Hotchkiss Drive (APN 023-100-007).

5. Project Sponsor's Name and Address:

Lennar Homes of California, Inc.
8080 North Palm Avenue, Suite 110
Fresno, CA 93711

6. General Plan Designation:

Lennar Homes – Low Density Single-family Residential

Riley Jones Property – Very Low Density Residential

7. Zoning:

Lennar Homes – RLD

Riley Jones Property – RVL D

8. Description of Project:

See *Section 2.4 – Proposed Project*.

9. Surrounding Land Uses and Setting:

See *Section 2.3 – Surrounding Land Uses* and Figures 2-5 and 2-6.

10. Other Public Agencies Approval Required:

None.

11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, has consultation begun?

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

NOTE: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21083.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

3.2 - Environmental Factors Potentially Affected:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” as indicated by the checklist on the following pages.

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

3.3 - Determination

On the basis of this initial evaluation:

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

standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

/ss

Judy Howell, Development Services Director

May 25, 2017

Date

3.4 - Evaluation of Environmental Impacts

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

6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
9. The explanation of each issue should identify:
 - a. the significance criteria or threshold, if any, used to evaluate each question; and
 - b. the mitigation measure identified, if any, to reduce the impact to less than significance.

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

Would the project:

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

The proposed annexation for the non-contiguous rural residential lot would have no impact to visual resources as no new development would occur as a result of the annexation. The responses below are in regards to the proposed subdivision development.

Response: a) The Project site is located adjacent to agricultural land and similar residential developments in north-central Lemoore. As seen in Figure 2-5, the southwest, south and east adjacent land is single-family and mobile home residential development. To the north is orchards and to the northwest is a disked undeveloped agricultural land.

The City of Lemoore 2030 General Plan states there are currently no buildings or structures listed in the National Register of Historic Places or as California Historic Landmarks. However, there are 37 sites listed as having local historic significance located within the downtown district (City of Lemoore , 2008). There are no local historic resources within the vicinity of the Project site. The Project is not located in an area that would result in substantial adverse effects on any scenic vistas and no impact would occur.

Mitigation Measures: No mitigation is required.

Conclusion: There would be *no impact*.

Response: b), c) There are no listed State scenic highways within Kings County; therefore, the site would not damage scenic resources within a state scenic highway (Caltrans, 2017).

The Project site does have several trees that would be removed prior to construction, which is addressed in *Section 3.8 - Biological Resources*. As discussed, the proposed subdivision development is consistent with the existing character and uses of the surrounding area. There would be no substantial degrade to the existing visual character or quality of the site and its surroundings.

Mitigation Measures: No mitigation is required.

Conclusion: There would be *no impact*.

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

Mitigation Measures: No mitigation is required.

Conclusion: There would be *no impact*.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than- Significant Impact	No Impact
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3.6 - Agriculture and Forestry Resources

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

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

The proposed annexation for the non-contiguous rural residential lot would have no impact to agriculture and forestry resources as no new development would occur as a result of the annexation. The responses below are in regards to the proposed subdivision development.

Response: a), b), c), d), e) There will not be any conversion of farmland, nor conflict with any existing zoning for agricultural use or forest land, or Williamson Act contracts. The proposed Project site is classified as “vacant or disturbed land” and “rural residential land”

by the Department of Conservation's Farmland Mapping and Monitoring Program (FMMP). The site is an undeveloped-vacant urban parcel.

Mitigation Measures: None are required.

Conclusion: There would be *no impact*.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than- Significant Impact	No Impact
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3.7 - Air Quality

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

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

The proposed annexation for the non-contiguous rural residential lot would have no impact to air quality as no new development would occur as a result of the annexation. The responses below are in regards to the proposed subdivision development.

The proposed Project is located within the San Joaquin Valley Air Basin (SJVAB). The proposed Project consists of the development and operation of 174 single-family lot subdivision. The construction and operation of the proposed Project would be subject to SJVAPCD's Regulation VIII (Fugitive PM10 Prohibitions).

Thresholds of Significance

The San Joaquin Valley Air Pollution Control District (SJVAPCD) has established thresholds of significance for construction impacts, Project operations, and cumulative impacts. The SJVAPCD's Guide for Assessing and Mitigating Air Quality Impacts (GAMAQI) contains significance criteria for evaluating operational-phase emissions from direct and indirect sources associated with a Project. Indirect sources include motor vehicle traffic associated with the proposed Project and do not include stationary sources covered under permit with

the SJVAPCD. For this evaluation, the proposed Project would be considered to have a significant effect on the environment if it would exceed the following thresholds:

Table 3-1
SJVAPCD Pollutant Thresholds of Significance

Pollutant	SJVAPCD Threshold of Significance
PM2.5	15 tons/year
PM10	15 tons/year
ROG	10 tons/year
NOX	10 tons/year

Source: SJVAPCD, GAMAQI 2015

Response: a) The SJVAB is designated nonattainment of state and Federal health based air quality standards for ozone and PM2.5. The SJVAB is designated nonattainment of state PM10. To meet Federal Clean Air Act (CAA) requirements, the SJVAPCD has multiple air quality attainment plan (AQAP) documents, including

- 2016 Ozone Plan;
- 2007 PM10 Maintenance Plan and Request for Redesignation; and
- 2016 PM2.5 Plan.

The SJVAPCD's AQAPs account for projections of population growth and vehicle miles traveled (VMT) provided by the Council of Governments (COG) in the SJVAB and identify strategies to bring regional emissions into compliance with federal and State air quality standards. It is assumed that the existing and future pollutant emissions computed in the AQAPs were based on land uses from area general plans that were prepared prior to the AQAP's adoption. Because population growth and VMT projections are the basis of the AQAPs' strategies, a project would conflict with the plans if it results in more growth or VMT than the plans' projections. The proposed Project would result in the construction and operation of 174 single-family unit subdivision. This development could potentially result in new vehicle trips per day in the area with only temporary vehicle trips during the construction period. The Project would contribute to the Regional Housing Needs Allocation (RHNA) Plan through the development of new homes to accommodate population growth. Additionally, the proposed Project is consistent with the current General Plan designation for the site of Low Density Single-family Residential. Therefore, if the proposed Project's population growth and VMT are consistent with the General Plan, then the proposed Project is consistent with the growth assumptions used in the applicable AQAPs. In conclusion, the proposed Project is consistent with the General Plan and would not require a general plan amendment. Therefore, the proposed Project is consistent with the applicable AQAPs.

Mitigation Measures: None are required.

Conclusion: Impacts would be *less than significant*.

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

Localized PM10

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

CO Hotspot

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

This proposed Project would result in the division of 40.26 gross acres to create 174 residential lots. Construction of the proposed Project would result in minor-temporary increases in traffic for the surrounding road network during the construction period and an estimated 1,665 daily trips (174 lots x 9.57 average trips per household) during the operation, which is the worst-case scenario. The minor increase in trips would not substantially lower the LOS. Therefore, the Project would not generate, or substantially contribute to, additional traffic that would exceed State or federal CO standards.

Mitigation Measures: None are required.

Conclusion: There would be *no impact*.

Response: c) The nonattainment pollutants for the SJVAPCD are ozone, PM10 and PM2.5. Therefore, the pollutants of concern for this impact are ozone precursors, regional PM10, and PM2.5. As discussed above, the thresholds of significance used for determination of emission significance are shown in Table 3-1.

Construction

The proposed Project consists of the division of 40.26 gross acres to create 174 residential lots. The emissions were calculated using default values in CalEEMod, Version 2016.3.1. Table 3-2 shows generated emissions from these activities.

**Table 3-2
Unmitigated Construction Emissions**

Pollutant	Emissions (tons/year)	Significance Threshold (tons/year)	Significant
PM2.5	0.45	15	NO
PM10	0.78	15	NO
ROG	2.97	10	NO
NOX	3.85	10	NO

Source: Appendix B

As seen in Table 3-2, emissions from the Project are well below the SJVAPCD's thresholds.

Operation

The emissions were calculated using default values in CalEEMod, Version 2016.3.1. Table 3-3 shows generated unmitigated emissions from the Project operation.

**Table 3-3
Unmitigated Operation Emissions**

Pollutant	Emissions (tons/year)	Significance Threshold (tons/year)	Significant
PM2.5	0.56	15	NO
PM10	1.89	15	NO
ROG	2.38	10	NO
NOX	10.43	10	YES

Source: Appendix B

As seen in Table 3-3, all emissions from the Project are well below the SJVAPCD's thresholds except for NOX emissions. However, standard land use and site enhancement mitigation measures were inputted into the Project air quality model and reduced all operation emissions below the established thresholds. The mitigation measures include features of the site plan design and location of the Project in respect to the City including the increase in density, the improved walkability design, improved destination and transit accessibility through the development of the Project.

**Table 3-4
Mitigated Operation Emissions**

Pollutant	Emissions (tons/year)	Significance Threshold (tons/year)	Significant
PM2.5	0.25	15	NO
PM10	0.79	15	NO
ROG	2.08	10	NO
NOX	7.54	10	NO

Source: Appendix B

As seen in Table 3-4, all emissions from the Project are well below the SJVAPCD's thresholds with the added mitigation measures that the Project design currently meets.

Mitigation Measures: None are required.

Conclusion: Impacts would be *less than significant*.

Response: d) The proposed Project is consistent with the surrounding land uses and would not create or expose sensitive receptors to substantial pollutant concentrations or emissions (Figure 2-5).

Mitigation Measures: None are required.

Conclusion: There would be *no impact*.

Response: e) According to the 2015 SJVAPCD's Guide for Assessing and Mitigating Air Quality Impacts (GAMAQI), analysis of potential odor impacts should be conducted for the following two situations:

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

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

Mitigation Measures: None are required.

Conclusion: There would be *no impact*.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than- Significant Impact	No Impact
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3.8 - Biological Resources

Would the project:

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

The proposed annexation for the non-contiguous rural residential lot would have no impact to biological resources as no new development would occur as a result of the annexation. The responses below are in regards to the proposed subdivision development.

Methodology: Database searches were conducted to determine which sensitive biological resources historically occurred on and within 10 miles of the Project site. The California Natural Diversity Database (CNDDDB) (CNDDDB 2017), California Native Plants Society (CNPS) database (CNPS 2017), U.S. Fish and Wildlife Service (USFWS) Threatened and Endangered Species List (USFWS 2017a), and USFWS Critical Habitat database (USFWS 2017b) were reviewed to identify State and federal special-status species were searched. The CNDDDB provides element-specific spatial information on individual documented occurrences of special-status species and sensitive natural vegetation communities. The CNPS database provides similar information specific to plant species, but at a much lower spatial resolution. The USFWS query generates a list of federally-protected species known to potentially occur within individual USGS quadrangles. Wildlife species designated as “Fully Protected” by California Fish and Game Code Sections 5050 (Fully Protected reptiles and amphibians), 3511 (Fully Protected birds), 5515 (Full Protected Fish), and 4700 (Fully Protected mammals) are added to the list.

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

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

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

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

Mitigation Measures:

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

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

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

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

MM 3.8.2: A qualified biologist shall be obtained to assist in the removal of the on-site trees. The removal of trees shall be done between February 15th to August 15th to avoid potential impacts with nesting birds.

MM 3.8.3: If initial grading activities are planned during the potential nesting season for migratory birds/raptors that may nest on or near the Project site, the preconstruction survey shall evaluate the sites and accessible lands within an adequate buffer for active nests of migratory birds/raptors. If any nesting birds/raptors are observed, a qualified biologist shall determine buffer distances and/or the timing of Project activities so that the proposed Project does not cause nest abandonment or destruction of eggs or young. This measure shall

be implemented so that the proposed Project remains in compliance with the Migratory Bird Treaty Act and applicable state regulations.

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

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

MM 3.8.4: If any burrowing owl burrows are observed during the preconstruction survey, avoidance measures shall be consistent and in accordance with protocols outlined in the Burrowing Owl Survey Protocol and Mitigation Guidelines (Burrowing Owl Consortium 1993) and the Staff Report on Burrowing Owl Mitigation (CDFW 2012). Active burrows shall be avoided, but if avoidance is not possible then compensation shall be provided for the active or passive displacement of western burrowing owls, and habitat acquisition and the creation of artificial dens for any western burrowing owls shall be provided for any owls relocated from construction areas. These measures are outlined as follows:

5. A pre-construction survey of construction area, including a 150-meter buffer (500 feet), shall be conducted no less than 14 days and no more than 30 days prior to ground disturbing activities. If more than 30 days lapse between the time of the pre-construction survey and the start of ground-disturbing activities, another pre-construction survey shall be completed. The second survey (or other subsequent surveys if necessary) shall be conducted and timed to occur sometime between 30 days and 24 hours prior to ground disturbance.
6. If western burrowing owls are present on the construction site (or within 500 feet of the construction site), exclusion fencing shall be installed between the nest site or active burrow and any earth-moving activity or other disturbance. Exclusion areas shall extend 160 feet around occupied burrows during the non-breeding season (September 1 through January 31) and extend 250 feet around occupied burrows during the breeding season (February 1 through August 31) as described in The California Burrowing Owl Consortium's Survey Protocol and Mitigation Guidelines (California Burrowing Owl Consortium 1993).

7. If western burrowing owls are present in the non-breeding season and must be passively relocated from the Project site, passive relocation shall not commence until October 1st and must be completed by February 1st. Passive relocation must only be conducted by a qualified biologist or ornithologist and with approval by CDFW. After passive relocation, the area where owls occurred and its immediate vicinity shall be monitored by a qualified biologist daily for one week and once per week for an additional two weeks to document that owls are not reoccupying the site.
8. If permanent impacts to nesting, occupied and satellite burrows, or burrowing owl habitat occur, compensation shall be based upon the number of owls or pairs of owls relocated from the construction area. Compensation acreage shall be determined as described in the CDFW's Staff Report on Burrowing Owl Mitigation (CDFW 2012).

MM 3.8.5: The measures listed below shall be implemented during construction:

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

San Joaquin kit fox USFWS Exclusion Zone Recommendations

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

17. If any den must be removed, it must be appropriately monitored and excavated by a trained wildlife biologist. Destruction of natal dens and other "known" kit fox dens must not occur until authorized by USFWS. Replacement dens will be required if such dens are removed. Potential dens that are removed do not need to be replaced if they are determined to be inactive by using standard monitoring techniques (e.g., applying tracking medium around the den opening and monitoring for San Joaquin kit fox tracks for three consecutive nights).
18. Project-related vehicles shall observe a daytime speed limit of 20-mph throughout the site in all Project areas, except on County roads and State and federal highways; this is particularly important at night when kit foxes and badgers are most active. Night-time construction shall be minimized to the extent possible. However, if construction at night does occur, then the speed limit shall be reduced to 10-mph. Off-road traffic outside of designated Project areas shall be prohibited.

19. To prevent inadvertent entrapment of kit foxes or other animals during the construction phase of a Project, all excavated, steep-walled holes or trenches more than 2-feet deep should be covered at the close of each working day by plywood or similar materials. If the trenches cannot be closed, one or more escape ramps constructed of earthen-fill or wooden planks shall be installed. Before such holes or trenches are filled, they shall be thoroughly inspected for trapped animals. If at any time a trapped or injured kit fox is discovered, the USFWS and the CDFW shall be contacted at the addresses provided below.
20. Kit foxes are attracted to den-like structures such as pipes and may enter stored pipes and become trapped or injured. All construction pipes, culverts, or similar structures with a diameter of 4-inches or greater that are stored at a construction site for one or more overnight periods shall be thoroughly inspected for kit foxes before the pipe is subsequently buried, capped, or otherwise used or moved in any way. If a kit fox is discovered inside a pipe, that section of pipe shall not be moved until the USFWS has been consulted. If necessary, and under the direct supervision of the biologist, the pipe may be moved only once to remove it from the path of construction activity, until the fox has escaped.
21. All food-related trash items such as wrappers, cans, bottles, and food scraps shall be disposed of in securely closed containers and removed at least once a week from a construction or Project sites.
22. No pets, such as dogs or cats, shall be permitted on the Project sites to prevent harassment, mortality of kit foxes, or destruction of dens.
23. Use of rodenticides and herbicides in Project areas shall be restricted. This is necessary to prevent primary or secondary poisoning of kit foxes and the depletion of prey populations on which they depend. All uses of such compounds shall observe label and other restrictions mandated by the U.S. Environmental Protection Agency, California Department of Food and Agriculture, and other State and Federal legislation, as well as additional Project-related restrictions deemed necessary by the USFWS. If rodent control must be conducted, zinc phosphide shall be used because of a proven lower risk to kit fox.
24. A representative shall be appointed by the Project proponent who will be the contact source for any employee or contractor who might inadvertently kill or injure a kit fox or who finds a dead, injured or entrapped kit fox. The representative will be identified during the employee education program and their name and telephone number shall be provided to the USFWS.
25. An employee education program shall be conducted. The program shall consist of a brief presentation by persons knowledgeable in San Joaquin kit fox biology and legislative protection to explain endangered species concerns to contractors, their employees, and military and/or agency personnel involved in the Project. The program shall include: a description of the San Joaquin kit fox and its habitat needs; a report of the occurrence of

kit fox in the Project area; an explanation of the status of the species and its protection under the Endangered Species Act; and a list of measures being taken to reduce impacts to the species during Project construction and implementation. A fact sheet conveying this information shall be prepared for distribution to the previously referenced people and anyone else who may enter the Project sites.

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

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

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

Response: c) No National Wetlands Inventory (NWI) features or blue-line drainages (as found on USGS topographic maps and in the National Hydrography Dataset) occurred on the Project site (Figure 3-6). There are two NWI records for freshwater pond (PUBKx) that occur south of the site that match the location of existing ponding basins.

Mitigation Measures: None are required.

Conclusion: There would be *no impact*.

Response: d) The proposed Project site does not occur within a known migration route, significant wildlife corridor, or linkage area as identified in the Recovery Plan for Upland Species in the San Joaquin Valley (USFWS 1998). The sites are located within areas of residential development and agricultural land. Wildlife movement corridors are routes that provide shelter and sufficient food supplies to support regular movements of wildlife species. A movement corridor is a continuous geographic extent of habitat that either spatially or functionally links ecosystems across fragmented, or otherwise inhospitable, landscapes. Faunal movement may include seasonal or migration movement, life cycle links, species dispersal, re-colonization of an area, and movement in response to external pressures. Movement corridors typically include riparian habitats, ridgelines, and ravines, as well as other contiguous expanses of natural habitats. Movement corridors may be functional on regional, sub-regional, or local scales.

No significant wildlife movement corridors, core areas, or Essential Habitat Connectivity areas occur on or near the Project site. The Project would not substantially affect migrating birds or other wildlife. The Project will not restrict, eliminate, or significantly alter wildlife movement corridors, core areas, or Essential Habitat Connectivity areas either during construction or after the Project has been constructed. Project construction will not substantially interfere with wildlife movements or reduce breeding opportunities.

Mitigation Measures: None are required.

Conclusion: There would be *no impact*.

Response: e), f) The City of Lemoore does not have any local policies or ordinances protecting biological resources nor an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. Therefore, there would be no impact.

Mitigation Measures: None are required.

Conclusion: There would be *no impact*.

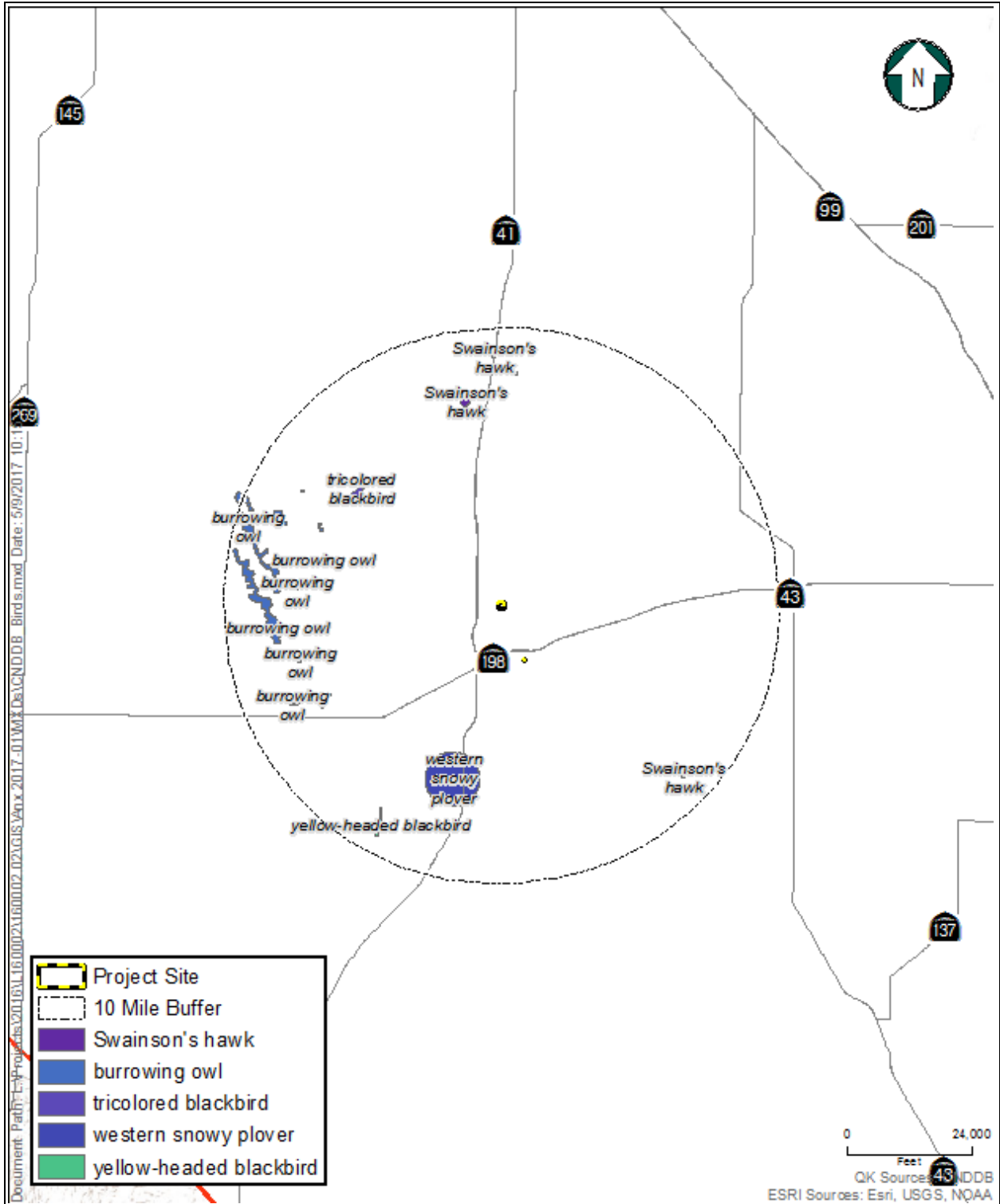


Figure 3-1
CNDDDB Special-Status Birds



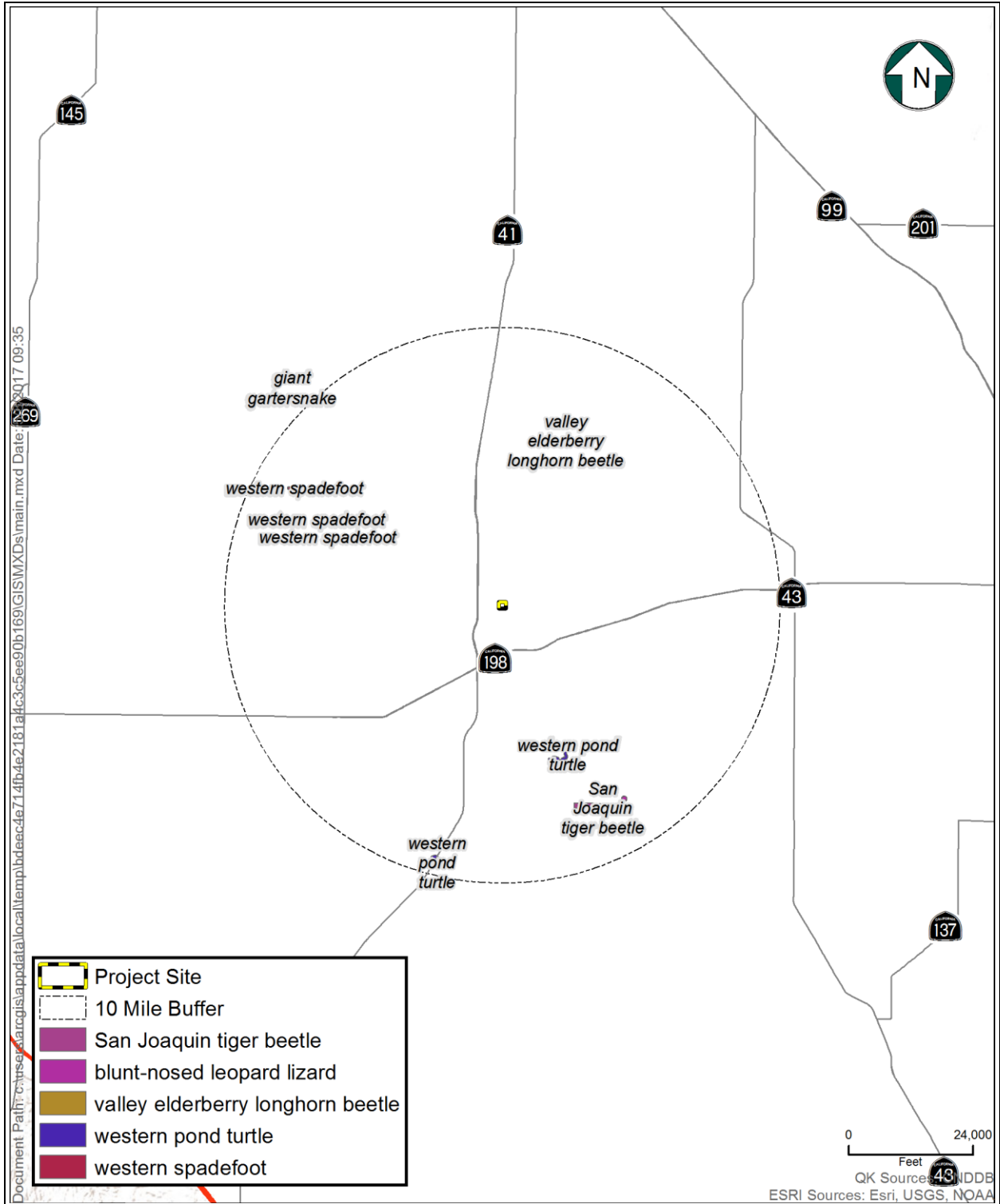


Figure 3-2
CNDDB Special-Status Invertebrates, Fish, Amphibians and Reptiles

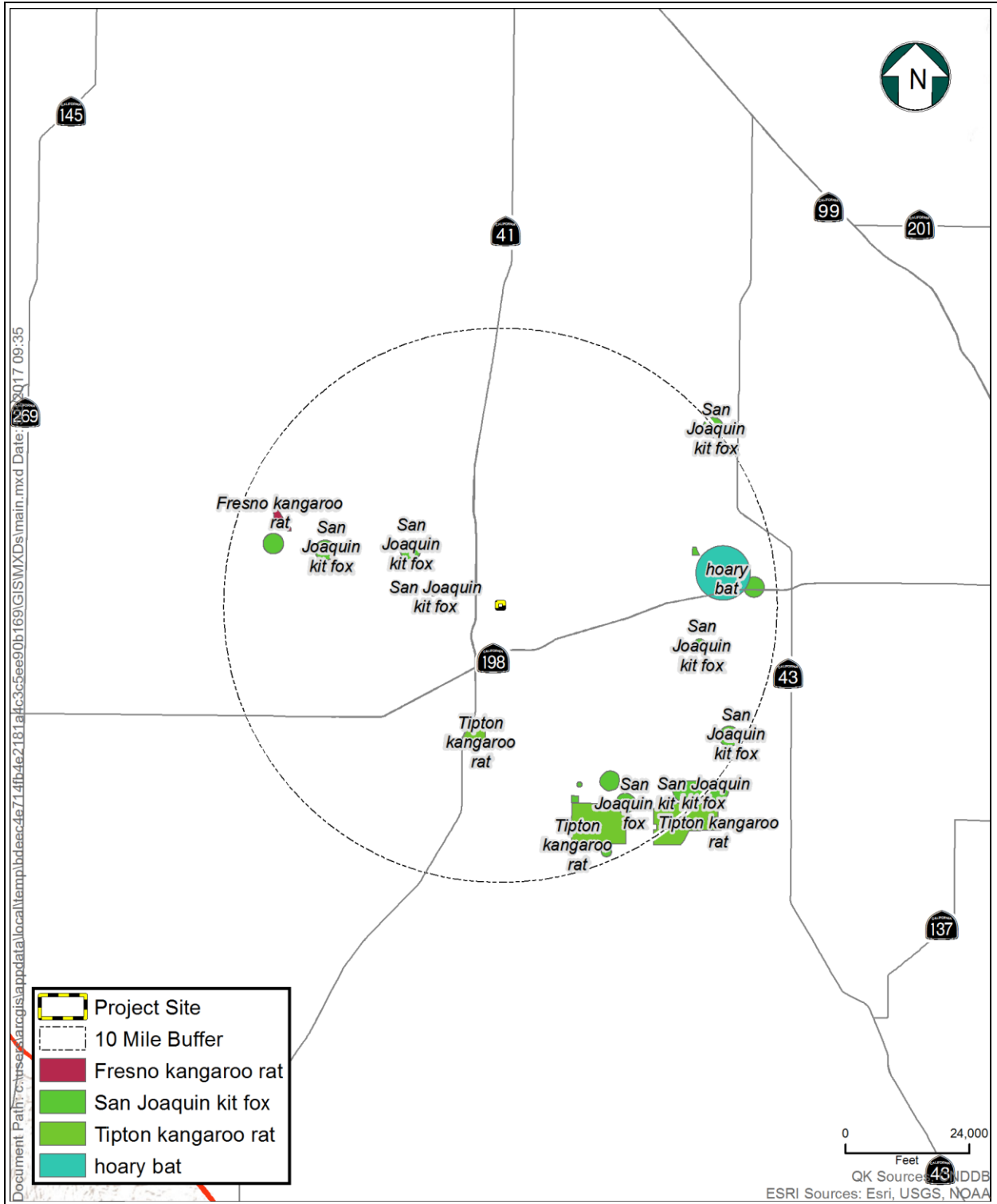


Figure 3-3
CNDDDB Special-Status Mammals



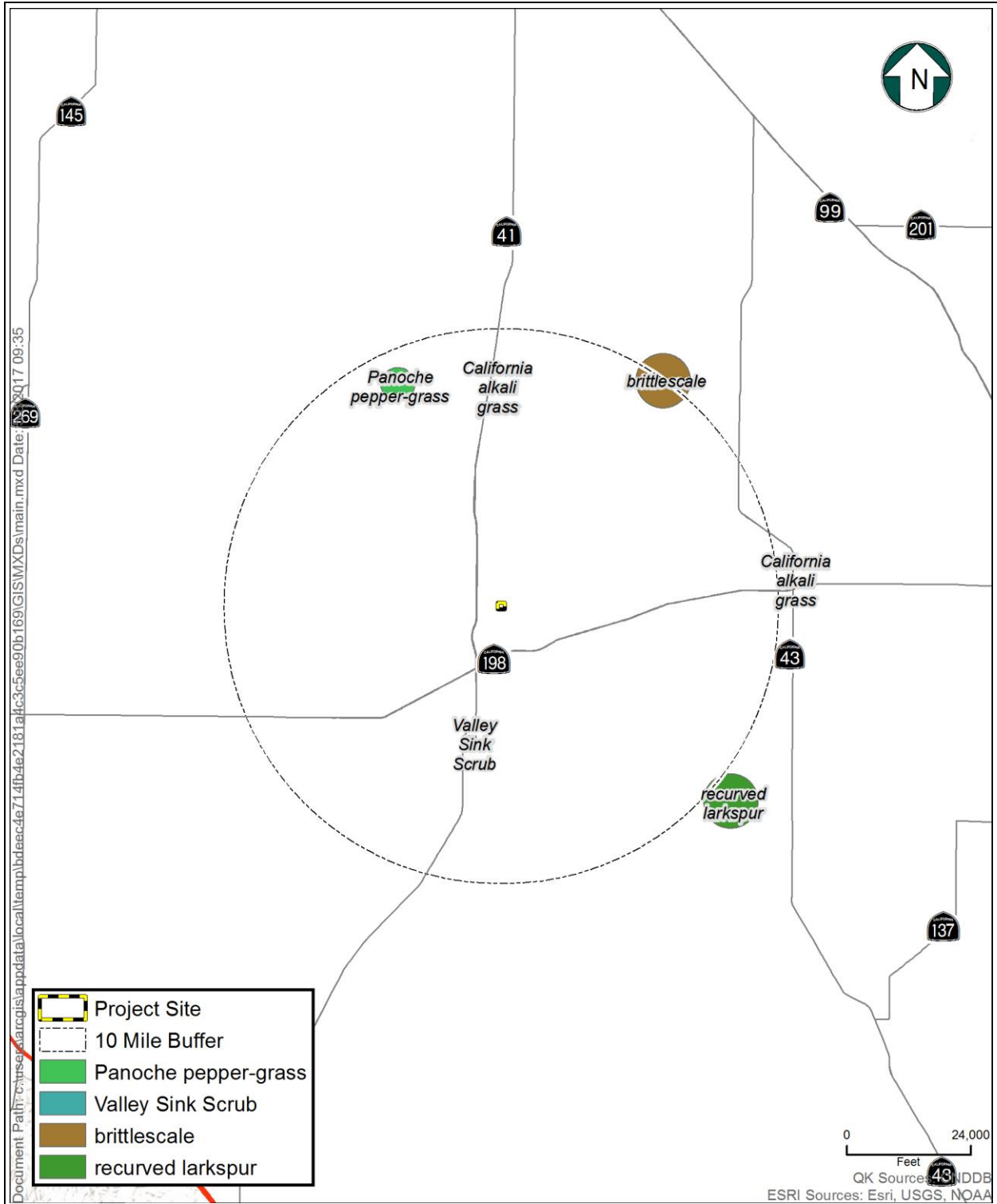


Figure 3-4
CNDDB Sensitive Natural Communities and Special-Status Plant Species



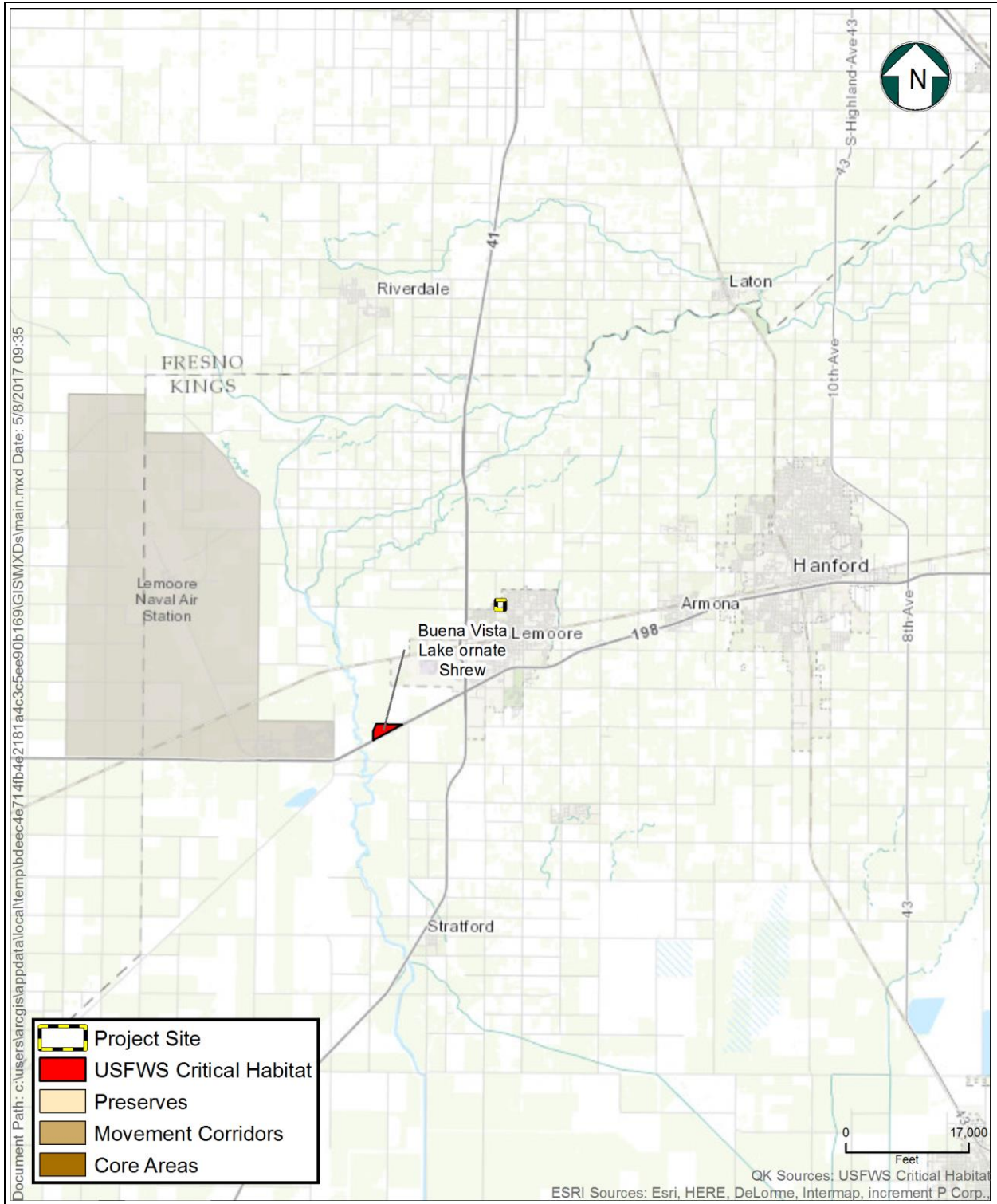


Figure 3-5
USFWS Critical Habitat

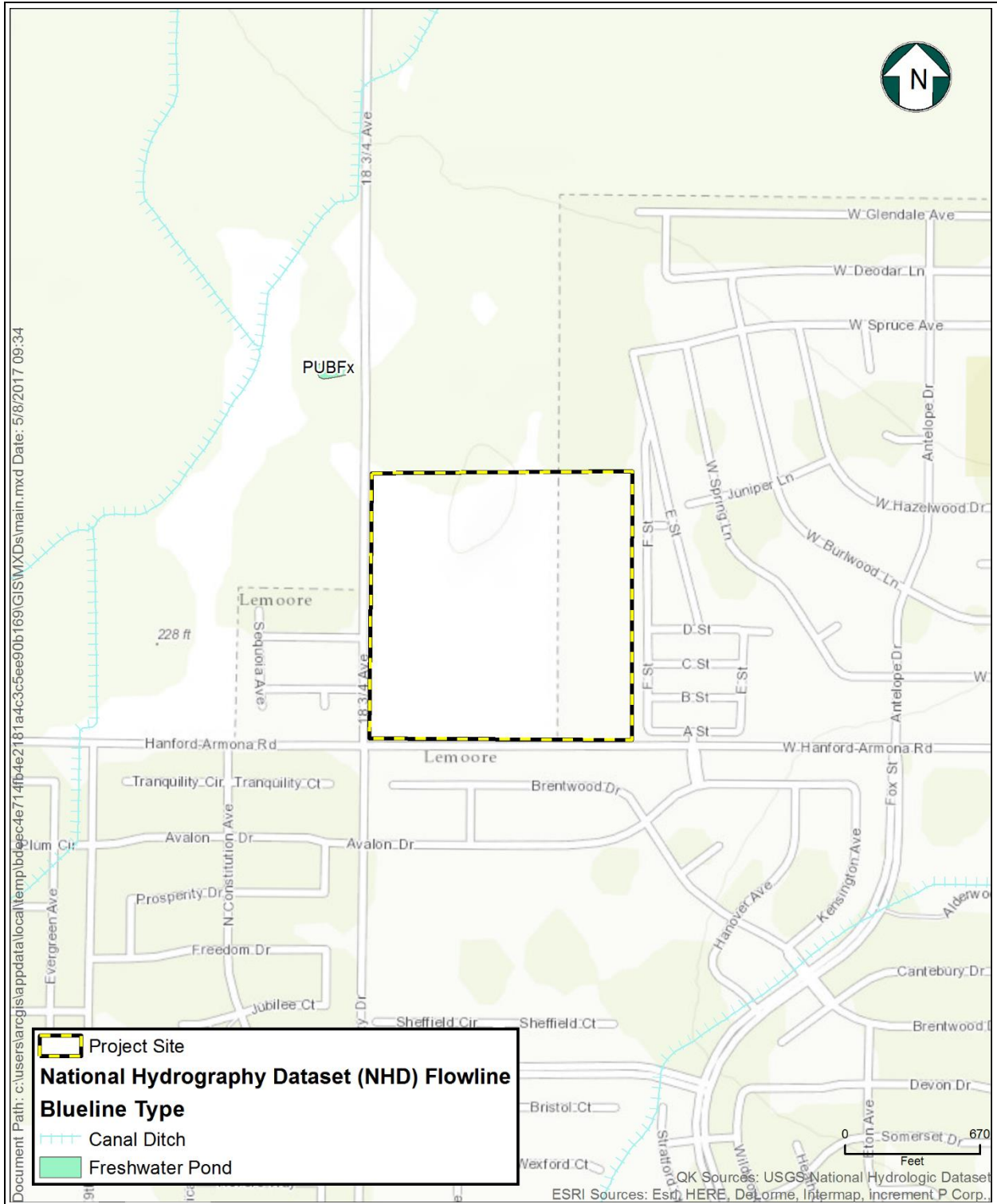


Figure 3-6
National Wetland Inventory and Hydrologic Information



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than- Significant Impact	No Impact
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3.9 - Cultural Resources

Would the project:

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

The proposed annexation for the non-contiguous rural residential lot would have no impact to cultural resources as no new development would occur as a result of the annexation. The responses below are in regards to the proposed subdivision development.

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

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

Mitigation Measures:

MM 3.9.1: If prehistoric or historic-era cultural or archaeological materials are encountered during construction activities, all work within 25 feet of the find shall halt

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

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

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

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

Mitigation Measures:

MM 3.9.2: During any ground disturbance activities, if paleontological resources are encountered, all work within 25 feet of the find shall halt until a qualified paleontologist as defined by the Society of Vertebrate Paleontology Standard Procedures for the Assessment and Mitigation of Adverse Impacts to Paleontological Resources (2010), can evaluate the find and make recommendations regarding treatment. Paleontological resource materials may include resources such as fossils, plant impressions, or animal tracks preserved in rock. The qualified paleontologist shall contact the University of California Museum of Paleontology, or other appropriate facility regarding any discoveries of paleontological resources.

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

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

Construction in that area shall not resume until the resource appropriate measures are recommended or the materials are determined to be less than significant. If the resource is significant and fossil recovery is the identified form of treatment, then the fossil shall be deposited in an accredited and permanent scientific institution. Copies of all correspondence and reports shall be submitted to the Lead Agency.

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

Response: d) Human remains including known cemeteries are not known to exist within the Project area. However, construction would involve earth-disturbing activities, and it is still possible that human remains may be discovered, possibly in association with archaeological sites.

Mitigation Measures:

MM 3.9.3: If human remains are discovered during construction or operational activities, further excavation or disturbance shall be prohibited pursuant to Section 7050.5 of the California Health and Safety Code. The protocol, guidelines, and channels of communication outlined by the Native American Heritage Commission, in accordance with Section 7050.5 of the Health and Safety Code, Section 5097.98 of the Public Resources Code (Chapter 1492, Statutes of 1982, Senate Bill 297), and Senate Bill 447 (Chapter 44, Statutes of 1987), shall be followed. Section 7050.5(c) shall guide any potential Native American involvement, in the event of discovery of human remains, at the direction of the county coroner.

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
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3.10 - Geology and Soils

Would the project:

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

The proposed annexation for the non-contiguous rural residential lot would have no impact to or would be impacted by geology or soils as no new development would occur as a result of the annexation. The responses below are in regards to the proposed subdivision development.

Response: a), b), c), d), e) There are no known active seismic faults in Kings County or within its immediate vicinity. The principle earthquake hazard affecting the area is ground shaking as opposed to surface rupture or ground failure (City of Lemoore , 2008). Per the Department of Conservation Landslide Map, the City of Lemoore does not contain any areas that are prone to landslides (Department of Conservation, 2017). As shown in Figure 3-7, the site contains Grangeville sandy loam soil. This soil type is very deep, somewhat poorly drained, moderately permeable soil that is mainly used for urban development. The risk of erosion is increased if the soil is left exposed during site development (United States Department of Agriculture, 1986). Impacts from soil erosion would be minimal as it most likely occurs on sloped areas and the project site is relatively flat and the site soils contain zero to one percent slopes. Per Table 15 of the Kings County Soil Survey, the site soil has a low shrink-swell potential; therefore, the site does not contain expansive soils (United States Department of Agriculture, 1986). The proposed single-family dwellings will be required to comply with City building code requirements and Lemoore’s General Plan policies, and their cited regulations that mitigate seismic hazards and soils-related structural concerns for permitted development.

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

Mitigation Measures: None are required.

Conclusion: Impacts would be *no impact and less than significant*.

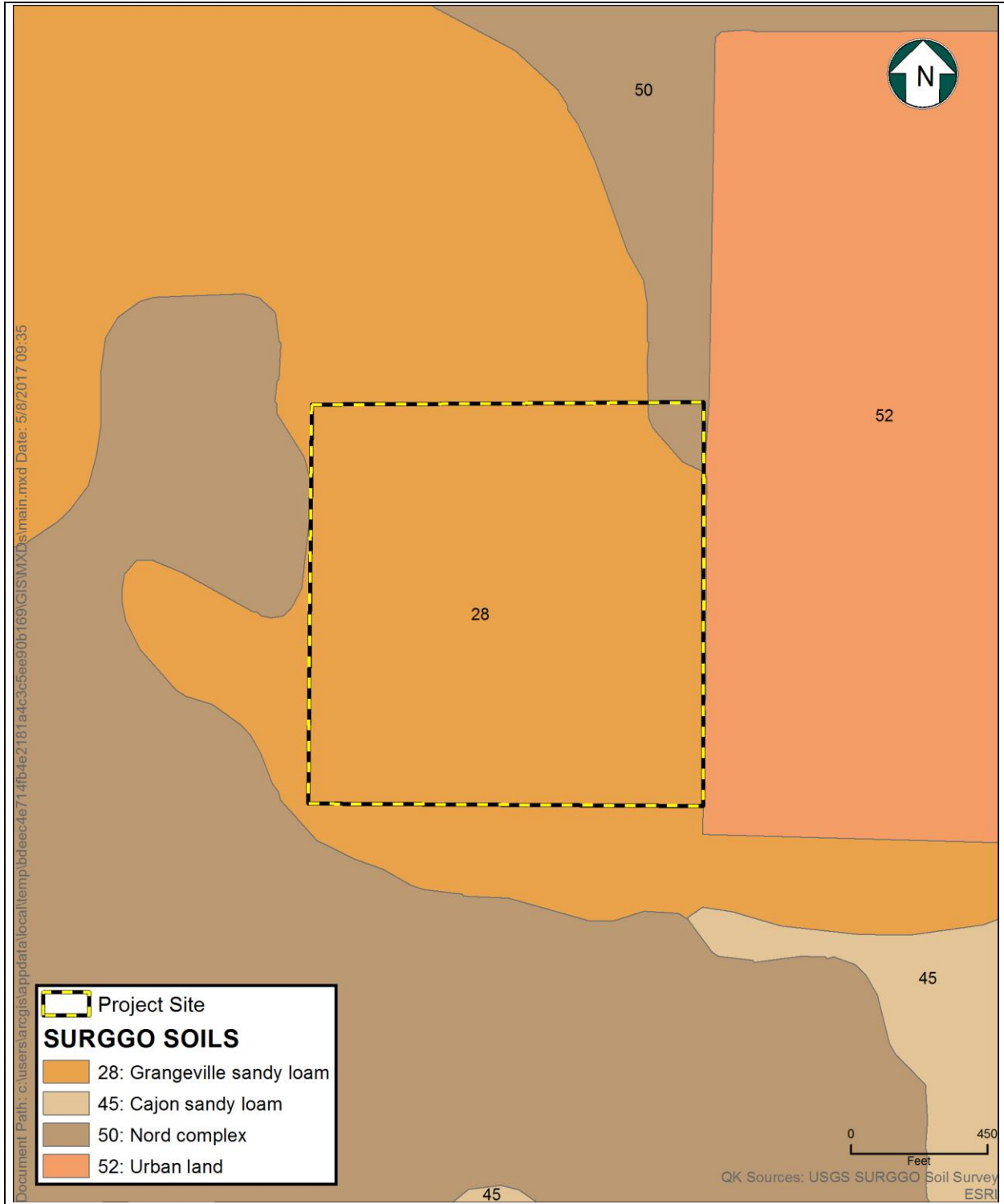


Figure 3-7
Project Site Soil Map

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than- Significant Impact	No Impact
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3.11 - Greenhouse Gas Emissions

Would the project:

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

The proposed annexation for the non-contiguous rural residential lot would have no impact to greenhouse gas emissions as no new development would occur as a result of the annexation. The responses below are in regards to the proposed subdivision development.

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

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

**Table 3-5
Project GHG Emissions**

	CO2e (tons/year)
Business as Usual (2005)	4,809
Project (2019)	2,630
% reduction	58%
15% reduction met?	YES

*See Appendix B for calculations

Mitigation Measures: None are required.

Conclusion: Impacts would be *less than significant*.

3.12 - Hazards and Hazardous Materials

Would the project:

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

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

The proposed annexation for the non-contiguous rural residential lot would have no impact to or be impacted by hazards and hazardous materials as no new development would occur as a result of the annexation. The responses below are in regards to the proposed subdivision development.

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

Liberty Middle School is located approximately 0.2-mile south of the proposed Project site. The proposed Project would not emit hazardous emissions or involve handling hazardous or acutely hazardous materials, substances, or waste within ¼-mile of an existing school.

Mitigation Measures: None are required.

Conclusion: Impacts would be *less than significant*.

d) Per the Cortese List, there are no hazardous waste and substances sites in the vicinity of the Project site (Cal EPA, 2017). Additionally, the State Water Resources Control Board GeoTracker compiles a list of Leaking Underground Storage Tank (LUST) Sites. There are no LUST Cleanup Sites within the vicinity of the Project site (California Water Resources Board, 2017). The proposed Project site is not located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and would therefore not create a significant hazard to the public or the environment.

Mitigation Measures: None are required.

Conclusion: There would be *no impact*.

e), f) There are two private airstrips and no public airports within the Lemoore area including Reeves Field at the Naval Air Station and Stone Airstrip. There is no adopted airport

land use plan for the City of Lemoore. Both are located outside of the City's limits and would not impact the proposed Project.

Mitigation Measures: None are required.

Conclusion: There would be *no impact*.

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

Mitigation Measures: None are required.

Conclusion: There would be *no impact*.

h) The proposed Project site is in an unzoned area of the Kings County Fire Hazard Severity Zone Map Local Responsibility Area (LRA). However, Cal Fire has determined that portions of the City of Lemoore are categorized as a Moderate Fire Hazard Severity Zone in LRA. The Project site is not within a wildland area nor is there within the vicinity of the Project site. The Project would not expose people or structures to a significant risk of loss, injury, or death involving wildland fires. Therefore, there would be no impact.

Mitigation Measures: None are required.

Conclusion: There would be *no impact*.

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

Would the project:

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

Evaluation of Environmental Impacts

- | | | | | | |
|----|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| 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"/> |

The proposed annexation for the non-contiguous rural residential lot would have no impact to or be impacted by hydrology and water quality as no new development would occur as a result of the annexation. The responses below are in regards to the proposed subdivision development.

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

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

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

Project operation would not violate any water quality standards or WDRs because it: 1) does not result in point-source pollution (e.g., outfall pipe) discharges into surface waters that require WDRs and 2) would be developed in compliance with the General Permit for the Discharge of Stormwater from Small MS4s (No. 2013-0001-DWQ) in which the City is one of

the permittees. Operators of MS4s¹, like the City, serve urbanized areas with populations fewer than 100,000. To comply with the MS4 General Permit, the Project would have to comply with City design standards to maximize the reduction of pollutant loading in runoff to the maximum extent practicable. The City Building Department would review grading and site plans to ensure compliance before approving such plans. The site plan review process ensures that operations of the Project would not violate water quality standards outlined in the MS4 General Permit, and operational impacts would be less than significant.

Mitigation Measures:

MM 3.12.1: Prior to ground-disturbing activities, the City shall prepare and implement a Stormwater Pollution Prevention Plan (SWPPP) that specifies best management practices (BMP), with the intent of keeping all products of erosion from moving offsite. The SWPPP shall include contain a site map that shows the construction site perimeter, existing and proposed man-made facilities, stormwater collection and discharge points, general topography both before and after construction, and drainage patterns across the Project site. Additionally, the SWPPP shall contain a visual monitoring program and a chemical monitoring program for non-visible pollutants to be implemented (if there is a failure of best management practices). The requirements of the SWPPP and BMPs shall be incorporated into design specifications and construction contracts. Recommended best management practices for the construction phase may include the following:

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

Conclusion:

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

Response: b) The City of Lemoore currently utilizes local groundwater as its sole source of supply from underground aquifers via ten active groundwater wells. The groundwater basin underlying the City is the Tulare Lake Basin and the City of Lemoore is immediately adjacent to the south boundary of the Kings subbasin. Water for construction and operation would come from the City of Lemoore's existing water system. Per the City's Urban Water

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

Management Plan, the City's existing system has a total supply capacity of 21,674,000 gallons per day with an average day demand of 8,769,000 gallons (City of Lemoore, 2013). The proposed Project would have temporary construction water usage and operation is estimated to demand approximately 53,070 gallons per day requiring 0.24% of the total supply capacity. Since the proposed Project would have minimal impacts on the City's water supply, impacts would be less than significant.

Mitigation Measures: None are required.

Conclusion: Impacts would be *less than significant*.

Response: c), d), e) The Project site is relatively flat and Project grading would be minimal and consist of mostly grubbing the site to remove vegetation. The topography of the site would not appreciably change because of grading activities. The site does not contain any blue-line water features, including streams or rivers. Construction-related erosion and sedimentation impacts as a result of soil disturbance would be less than significant after implementation of a SWPPP (MM 3.12.1). The Project would include development of impervious surfaces; however, the proposed development includes a 2.14-acre drainage basin, which would mitigate surface runoff. Therefore, the Project would not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or offsite. Impacts would be less than significant.

Mitigation Measures: None are required.

Conclusion: There would be *no impact*.

Response: g), h) As shown in Figure 3-8, the Project is not located within a FEMA 100-year floodplain. The Project would not place housing within a 100-year flood hazard area as mapped on a federal flood hazard boundary or flood insurance rate map or other flood hazard delineation map. The Project would not place, within a 100-year flood hazard areas, structures that would impede or redirect flood flows. There would be no impact.

Mitigation Measures: None are required.

Conclusion: There would be *no impact*.

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

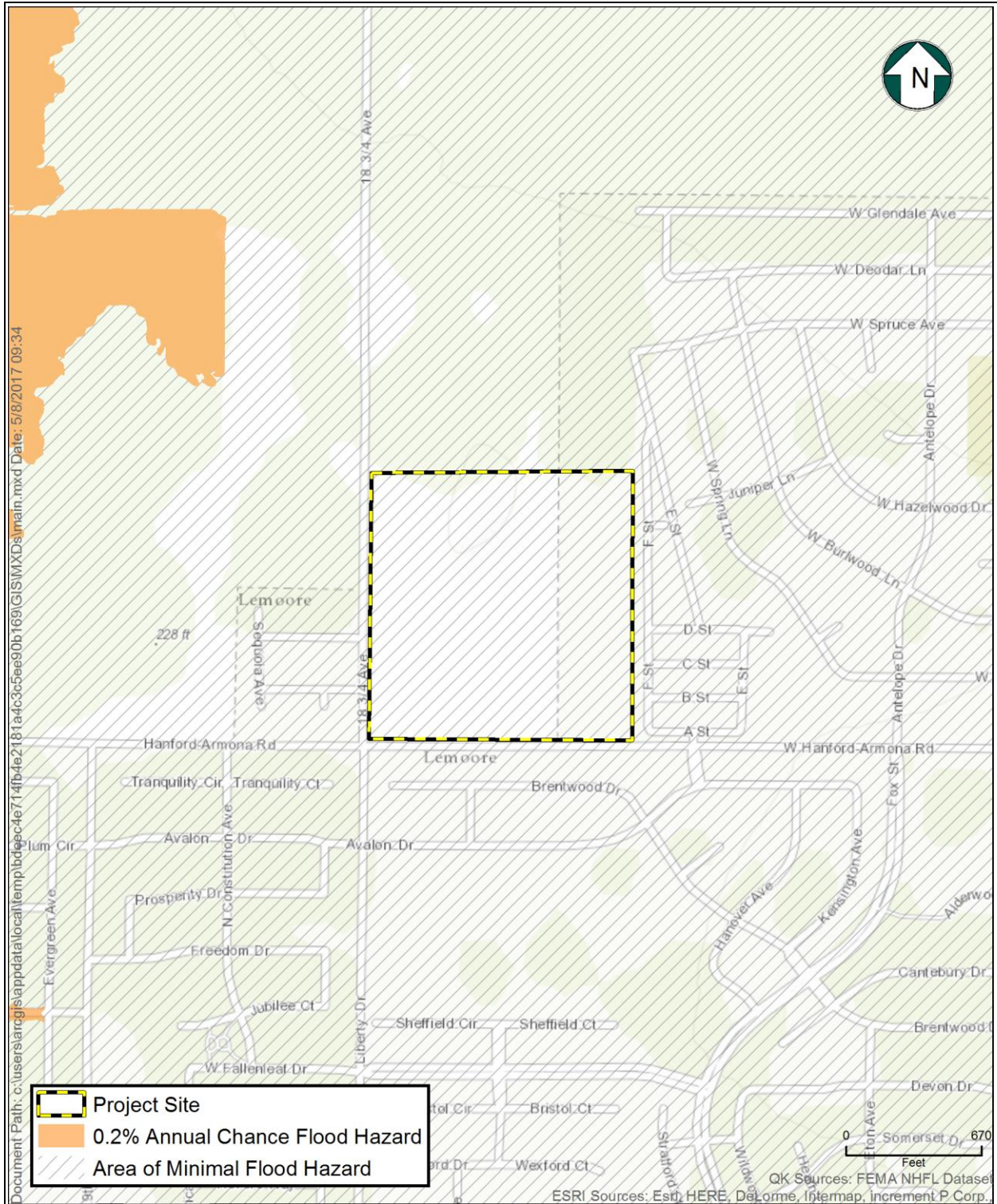
Mitigation Measures: None are required.

Conclusion: Impacts would be *less than significant*.

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

Mitigation Measures: None are required.

Conclusion: There would be *no impact*.



**Figure 3-8
FEMA Map**

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
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3.14 - Land Use and Planning

Would the project:

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

The proposed annexation for the non-contiguous rural residential lot would have no impact to local land use and planning as no new development would occur as a result of the annexation. The responses below are in regards to the proposed subdivision development.

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

Mitigation Measures: None are required.

Conclusion: There would be *no impact*.

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

Mitigation Measures: None are required.

Conclusion: There would be *no impact*.

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

Mitigation Measures: None are required.

Conclusion: There would be *no impact*.

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

Would the project:

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

The proposed annexation for the non-contiguous rural residential lot would have no impact to mineral resources as no new development would occur as a result of the annexation. The responses below are in regards to the proposed subdivision development.

Response: a), b) The City of Lemoore and the surrounding area are designated as Mineral Resources Zone 1 (MRZ-1) by the State Mining and Geology Board (SMGB). MRZ-1 areas are described as those for which adequate information indicates that no significant mineral deposits are present or where it is judged that little likelihood exists for their presence. Additionally, per the California Division of Oil, Gas, and Geothermal Resources (DOGGR), there are no active, inactive, or capped oil wells located within the Project site, and it is not within a DOGGR-recognized oilfield. Therefore, there would be no impact.

Mitigation Measures: None are required.

Conclusion: There would be *no impact*.

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

Would the project result in:

a. Exposure of persons to, or generate, noise levels in excess of standards established in a local general plan or noise ordinance or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Exposure of persons to or generate excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. For a project located within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The proposed annexation for the non-contiguous rural residential lot would have no impact to or be impacted by substantial noise levels as no new development would occur as a result of the annexation. The responses below are in regards to the proposed subdivision development.

Response: a) Project construction would generate temporary increases in noise levels. Title 5, Chapter 6 of the City’s Municipal Code establishes regulations and enforcement procedures for noise generated in the city. The regulations do not apply to the operation on days other than Sunday of construction equipment or of a construction vehicle, or the performance on days other than Sunday of construction work, between the hours of 7:00

A.M. and 8:00 P.M., provided that all required permits for the operation of such construction equipment or construction vehicle or the performance of such construction work have been obtained from the appropriate city department (Lemoore Municipal Code 5-6-1-C.4). The City of Lemoore 2030 General Plan (City of Lemoore , 2008) has objectives to minimize residential development noise levels. The proposed Project would comply with all regulations, standards and policies within the City's General Plan and Municipal Code. Therefore, the Project would not result in the exposure of persons to, or generate, noise levels more than standards established in a local general plan or noise ordinance or applicable standards of other agencies. Impacts would be less than significant.

Mitigation Measures: None are required.

Conclusion: Impacts would be *less than significant*.

Response: b), c), d) The Project involves the construction and operation of 174-residential units. As shown in Figure 2-5, the Project would be consistent with the surrounding land uses and would not cause out of the ordinary noise levels than what is currently established in the area. Construction of the Project would generate temporary ground borne vibrations. However, like construction noise, such vibrations would be attenuated over distance to the point where they would not be felt by the nearest receptors. Additionally, construction would be done during the daylight hours and would be temporary so the surrounding land uses would not be affected by construction of the new development. The Project would not expose persons to or generate excessive groundborne vibration or noise levels and would not result in substantial permanent, temporary or periodic increase in ambient noise levels above the existing environment.

Mitigation Measures: None are required.

Conclusion: Impacts would be *less than significant*.

Response: e), f) There are no airports within two miles of the Project site, nor is it in the vicinity of a private airstrip. Therefore, there would be no impact.

Mitigation Measures: None are required.

Conclusion: Impacts would be *less than significant*.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less- than Significant Impact	No Impact
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3.17 - Population and Housing

Would the project:

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

The proposed annexation for the non-contiguous rural residential lot would have no impact to or be impacted by population and housing growth as no new development would occur as a result of the annexation. The responses below are in regards to the proposed subdivision development.

Response: a) The proposed Project would accommodate, but not induce, population growth. Table 2-34 of the Kings County and Cities of Avenal, Corcoran, Hanford and Lemoore 2016-2024 Housing Element (2016-2024 Housing Element) shows the City of Lemoore’s housing needs allocations for the 2014-2024 period. The Regional Housing Needs Allocation (RHNA) Plan determines the number and affordability of housing units that jurisdictions need to plan for through land use policies, regulations, infrastructure plans, and other housing assistance programs (Kings County, 2016). Construction and development of the proposed 174 single-family units would assist in meeting the RHNA Plan, which allocates for 2,773 units of different income category. Therefore, there would be no impact.

Mitigation Measures: None are required.

Conclusion: There would be *no impact*.

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

Mitigation Measures: None are required.

Conclusion: There would be *no impact*.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than- Significant Impact	No Impact
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3.18 - Public Services

Would the project:

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

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

The proposed annexation for the non-contiguous rural residential lot would have no impact to public services as no new development would occur as a result of the annexation. The responses below are in regards to the proposed subdivision development.

Response: a) In general, impacts to public services from implementation of a Project are due to its ability to induce population growth and, in turn, result in a greater need for fire and police protection, etc. to serve the increased population. The proposed Project includes the construction and operation of 174 single-family residential units, which would accommodate the City’s future population growth and require amenities provided by public services. Additionally, the Project would not physically affect any existing government facilities as the proposed site is currently undeveloped. As part of the City’s project approval processes, the applicant will be required to construct the infrastructure needed to serve the Project site and pay the appropriate impact fees to cover the subdivision’s impacts to public services.

- i. Fire suppression support is provided by the City of Lemoore Volunteer Fire Department (LVFD). The LVFD has three stations and the closest station to the Project

site is located near the intersection of Cinnamon Drive and North Lemoore Avenue approximately a mile southeast of the Project site. The proposed Project would result in the construction and operation of 174 single-family units in north-central Lemoore. Construction activities would be in accordance with local and State fire codes. Fire services are adequately planned for within the City's General Plan through policies to ensure the City maintains Fire Department performance and response standards by allocating the appropriate resources. As stated, the Lennar Homes Project applicant is responsible for constructing any infrastructure needed to serve the subdivision and pay the appropriate impact fees, which would reduce impacts to less than significant.

Mitigation Measures: None are required.

Conclusion: Impacts would be *less than significant*.

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

Mitigation Measures: None are required.

Conclusion: Impacts would be *less than significant*.

- iii. The schools that would be accommodating the proposed subdivision are Meadow Lane Elementary School, Liberty Middle School, and Lemoore Union High School. Per the Parks, Schools, and Community Facilities Element of the 2030 General Plan, both the elementary and middle schools are running under capacity. Additionally, the City has identified several sites for a future high school to accommodate population growth as the current high school is running 17% over capacity. The proposed Project site is considered as a viable new high school location; however, a new high school is proposed along Pedersen Avenue in southwest Lemoore and is considered high priority. Since the proposed Project would be accommodating population growth, the impact to schools would be considered less than significant.

Mitigation Measures: None are required.

Conclusion: Impacts would be *less than significant*.

- iv. The proposed Project includes the development of 174 single-family residences along with a 2.14-acre park/basin area. The City is currently maintaining a 5-acre to 1,000 residents park ratio, which exceeds current City Park Standards and Quimby Act

requirements (City of Lemoore , 2008). The Project would have no impact to the City park system as the development would be contributing to the existing park ratio.

Mitigation Measures: None are required.

Conclusion: There would be *no impact*.

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

Mitigation Measures: None are required.

Conclusion: There would be *no impact*.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than- Significant Impact	No Impact
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3.19 - 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 type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

The proposed annexation for the non-contiguous rural residential lot would have no impact to or be impacted by recreation facilities as no new development would occur as a result of the annexation. The responses below are in regards to the proposed subdivision development.

Response: a), b) As stated in *Section 3.17.a.iv*, the proposed Project includes the construction of a 2.14-acre open space park/basin area within the subdivision. The population growth accommodated by the Project (174 homes x 3.05 persons per home) is approximately 530 people. The City's General Plan indicates that the City is continuing to maintain its parkland dedication standard of 5 acres of park land per 1,000 residents. The 2.14-acre park land dedication described, complies with that standard. There would be no impact.

Mitigation Measures: None are required.

Conclusion: There would be *no impact*.

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

Would the project:

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

The proposed annexation for the non-contiguous rural residential lot would have no impact to transportation and traffic as no new development would occur as a result of the annexation. The responses below are in regards to the proposed subdivision development.

Response: a) The City's transportation policies and requirements are incorporated in its General Plan. The only such policy which is affected by this Project is that requiring that no Level of Service violations be engendered by a Project. Per the City's Circulation Element of the City of Lemoore 2030 General Plan Update (City of Lemoore, 2008), the "City of Lemoore does not currently have any adopted level of service (LOS) standard. However, recent traffic studies have used level of service D as the standard for evaluating project impacts at intersections." A LOS of D is characterized by congestion with average vehicle speeds decreasing below the user's desired level for two and four land roads. The Level of Service for Hanford Armona Road is C and for Liberty Drive is A; the daily traffic of the Project site is, 1,665 cars per day (9.67 trips per day per residence; see *Section 3.3 - Air Quality*; 9.67 x 174 residences). As discussed in the Population and Housing Section, the Project will be accommodating future population growth, that being said, the calculated trips per day is considered the worst-case scenario. It is assumed that the LOS of the surrounding streets would remain the same. Additionally, trips to bring materials for construction to the site would be temporary. Therefore, the Project would not conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system. Impacts would be less than significant.

Mitigation Measures: None are required.

Conclusion: Impacts would be *less than significant*.

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

Mitigation Measures: None are required.

Conclusion: There would be *no impact*.

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

Mitigation Measures: None are required.

Conclusion: There would be *no impact*.

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

Mitigation Measures: None are required.

Conclusion: There would be *no impact*.

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

Mitigation Measures: None are required.

Conclusion: There would be *no impact*.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than- Significant Impact	No Impact
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3.21 - Tribal Cultural Resources

Would the project:

a. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

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

The proposed annexation for the non-contiguous rural residential lot would have no impact to tribal cultural resources as no new development would occur as a result of the annexation. The responses below are in regards to the proposed subdivision development.

Response: a) The Project is not located within an area with known tribal cultural resources. As discussed in the *Section 3.9 - Cultural Resources*, there are no historical resources located on or within the vicinity of the Project site. Additionally, consultation has been requested

from the local tribes; however, no responses have been received. Therefore, the proposed Project would have no impact to tribal cultural resources.

Mitigation Measures: None are required.

Conclusion: There would be *no impact*.

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

Would the project:

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

The proposed annexation for the non-contiguous rural residential lot would have no impact to utilities and service systems as no new development would occur as a result of the annexation. The responses below are in regards to the proposed subdivision development.

Response: a), b), c), d), e), f), g) Like public services, the Project applicant is required to either extend the needed utility infrastructure or pay impact fees to accommodate the subdivision's

impact to local utility and infrastructure systems. The City's wastewater facilities, water system, storm drainage system, and solid waste disposal programs have capacity for, or are planned to maintain capacity for, community growth in accord with the adopted General Plan.

Mitigation Measures: None are required.

Conclusion: Impacts would be *less than significant*.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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3.23 - Mandatory Findings of Significance

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

Response: a) As evaluated in this IS/MND, the proposed Project would not substantially degrade the quality of the environment; substantially reduce the habitat of a fish or wildlife species; cause a fish or wildlife population to drop below self-sustaining levels; threaten to eliminate a plant or animal community; reduce the number or restrict the range of an endangered, rare, or threatened species; or eliminate important examples of the major periods of California history or prehistory. Mitigation measures have been included to lessen the significance of potential impacts. Similar mitigation measures would be expected of other projects in the surrounding area, most of which share a similar cultural paleontological and biological resources. Consequently, the incremental effects of the proposed project, after mitigation, would not contribute to an adverse cumulative impact on these resources. Therefore, the Project would have a less-than-significant impact with mitigation incorporated.

Mitigation Measures:

Implement Mitigation Measures MM 3.8.1 through MM 3.8.5, MM CUL 3.9.1 through MM 3.9.3 and MM 3.12.1.

Conclusion:

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

Response: b) As described in the impact analyses in Sections 3.5 through 3.22 of this IS/MND, any potentially significant impacts of the proposed Project would be reduced to a less-than significant level following incorporation of the mitigation measures listed in *Appendix A – Mitigation Monitoring and Reporting Program*. All planned projects in the vicinity of the proposed Project would be subject to review in separate environmental documents and required to conform to the City of Lemoore General Plan, zoning, mitigate for project-specific impacts, and provide appropriate engineering to ensure the development meets applicable federal, State and local regulations and codes. As currently designed, and with compliance of the recommended mitigation measures, the proposed Project would not contribute to a cumulative impact. Thus, the cumulative impacts of past, present, and reasonably foreseeable future projects would be less than cumulatively considerable.

Mitigation Measures:

Implement Mitigation Measures MM 3.8.1 through MM 3.8.5, MM CUL 3.9.1 through MM 3.9.3 and MM 3.12.1.

Conclusion:

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

Response: c) All of the Project's impacts, both direct and indirect, that are attributable to the Project were identified and mitigated to a less than significant level. As shown in *Appendix A - Mitigation Monitoring and Reporting Program*, the Project proponent has agreed to implement mitigation substantially reducing or eliminating impacts of the Project. All planned projects in the vicinity of the proposed Project would be subject to review in separate environmental documents and required to conform to the City of Lemoore General Plan, zoning, mitigate for project-specific impacts, and provide appropriate engineering to ensure the development meets applicable federal, State and local regulations and codes. Thus, the cumulative impacts of past, present, and reasonably foreseeable future projects would be less than cumulatively considerable. Therefore, the proposed Project would not either directly or indirectly cause substantial adverse effects on human beings because all potentially adverse direct impacts of the proposed Project are identified as having no impact, less than significant impact, or less than significant impact with mitigation incorporated.

Mitigation Measures:

Implement Mitigation Measures MM 3.8.1 through MM 3.8.5, MM CUL 3.9.1 through MM 3.9.3 and MM 3.12.1.

Conclusion:

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

SECTION 4 - REFERENCES

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Lennar Homes - Tract 920 - Kings County, Annual

**Lennar Homes - Tract 920
Kings County, Annual**

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Single Family Housing	174.00	Dwelling Unit	40.26	313,200.00	498

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	37
Climate Zone	3			Operational Year	2005
Utility Company	Pacific Gas & Electric Company				
CO2 Intensity (lb/MW hr)	641.35	CH4 Intensity (lb/MW hr)	0.029	N2O Intensity (lb/MW hr)	0.006

1.3 User Entered Comments & Non-Default Data

- Project Characteristics -
- Land Use - per subdivision map
- Mobile Land Use Mitigation -
- Area Mitigation -

Lennar Homes - Tract 920 - Kings County, Annual

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	EF_Nonresidential_Exterior	250.00	150.00
tblArchitecturalCoating	EF_Nonresidential_Interior	250.00	150.00
tblArchitecturalCoating	EF_Residential_Exterior	250.00	150.00
tblArchitecturalCoating	EF_Residential_Interior	250.00	150.00
tblAreaCoating	Area_EF_Nonresidential_Exterior	250	150
tblAreaCoating	Area_EF_Nonresidential_Interior	250	150
tblAreaCoating	Area_EF_Residential_Exterior	250	150
tblAreaCoating	Area_EF_Residential_Interior	250	150
tblLandUse	LotAcreage	56.49	40.26
tblProjectCharacteristics	OperationalYear	2018	2005

2.0 Emissions Summary

Lennar Homes - Tract 920 - Kings County, Annual

2.1 Overall Construction

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2003	1.6095	10.6933			0.6400	0.6362	1.2762	0.2956	0.6355	0.9311						610.8931
2004	1.4824	7.5155			0.0829	0.5333	0.6162	0.0224	0.5317	0.5541						489.0826
2005	1.2089	6.4284			0.0823	0.4804	0.5627	0.0222	0.4791	0.5014						482.8049
2006	3.6678	4.1214			0.0426	0.2957	0.3383	0.0115	0.2952	0.3067						293.6811
Maximum	3.6678	10.6933			0.6400	0.6362	1.2762	0.2956	0.6355	0.9311						610.8931

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	1-6-2003	4-5-2003	2.8688	2.8688
2	4-6-2003	7-5-2003	4.1601	4.1601
3	7-6-2003	10-5-2003	3.0946	3.0946
4	10-6-2003	1-5-2004	2.2698	2.2698
5	1-6-2004	4-5-2004	2.2440	2.2440
6	4-6-2004	7-5-2004	2.2244	2.2244
7	7-6-2004	10-5-2004	2.2500	2.2500
8	10-6-2004	1-5-2005	2.2517	2.2517

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9	1-6-2005	4-5-2005	1.8951	1.8951
10	4-6-2005	7-5-2005	1.9044	1.9044
11	7-6-2005	10-5-2005	1.9260	1.9260
12	10-6-2005	1-5-2006	1.9379	1.9379
13	1-6-2006	4-5-2006	1.8951	1.8951
14	4-6-2006	7-5-2006	1.8060	1.8060
15	7-6-2006	9-30-2006	2.3196	2.3196
		Highest	4.1601	4.1601

2.2 Overall Operational
Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	2.4101	0.2070				1.2271	1.2271		1.2271	1.2271						259.8027
Energy	0.0301	0.2574				0.0208	0.0208		0.0208	0.0208						778.4322
Mobile	3.9772	29.3866			1.8211	0.6945	2.5156	0.4915	0.6636	1.1551						3,640.070 1
Waste						0.0000	0.0000		0.0000	0.0000						90.1602
Water						0.0000	0.0000		0.0000	0.0000						40.6523
Total	6.4174	29.8510			1.8211	1.9424	3.7635	0.4915	1.9115	2.4030						4,809.117 5

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2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	2.4101	0.2070				1.2271	1.2271		1.2271	1.2271						259.8027
Energy	0.0301	0.2574				0.0208	0.0208		0.0208	0.0208						778.4322
Mobile	3.9772	29.3866			1.8211	0.6945	2.5156	0.4915	0.6636	1.1551						3,640.070 1
Waste						0.0000	0.0000		0.0000	0.0000						90.1602
Water						0.0000	0.0000		0.0000	0.0000						40.6523
Total	6.4174	29.8510			1.8211	1.9424	3.7635	0.4915	1.9115	2.4030						4,809.117 5

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.0 Construction Detail

Construction Phase

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Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Architectural Coating	Architectural Coating	8/26/2006	11/10/2006	5	55	
2	Building Construction	Building Construction	8/9/2003	6/9/2006	5	740	
3	Demolition	Demolition	1/6/2003	3/14/2003	5	50	
4	Grading	Grading	4/26/2003	8/8/2003	5	75	
5	Paving	Paving	6/10/2006	8/25/2006	5	55	
6	Site Preparation	Site Preparation	3/15/2003	4/25/2003	5	30	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 187.5

Acres of Paving: 0

Residential Indoor: 634,230; Residential Outdoor: 211,410; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

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Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Demolition	Excavators	3	8.00	158	0.38
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Grading	Excavators	2	8.00	158	0.38
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Paving	Pavers	2	8.00	130	0.42
Paving	Rollers	2	8.00	80	0.38
Demolition	Rubber Tired Dozers	2	8.00	247	0.40
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Grading	Graders	1	8.00	187	0.41
Grading	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Paving	Paving Equipment	2	8.00	132	0.36
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Grading	Scrapers	2	8.00	367	0.48
Building Construction	Welders	1	8.00	46	0.45

Trips and VMT

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3.7 Site Preparation - 2003

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	tons/yr										MT/yr						
Hauling	0.0000	0.0000			0.0000	0.0000	0.0000	0.0000	0.0000	0.0000							0.0000
Vendor	0.0000	0.0000			0.0000	0.0000	0.0000	0.0000	0.0000	0.0000							0.0000
Worker	7.0600e-003	8.1600e-003			2.1700e-003	9.0000e-005	2.2600e-003	5.8000e-004	8.0000e-005	6.6000e-004							2.3050
Total	7.0600e-003	8.1600e-003			2.1700e-003	9.0000e-005	2.2600e-003	5.8000e-004	8.0000e-005	6.6000e-004							2.3050

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

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	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	3.9772	29.3866			1.8211	0.6945	2.5156	0.4915	0.6636	1.1551						3,640.0701
Unmitigated	3.9772	29.3866			1.8211	0.6945	2.5156	0.4915	0.6636	1.1551						3,640.0701

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Single Family Housing	1,656.48	1,724.34	1499.88	4,704,973	4,704,973
Total	1,656.48	1,724.34	1,499.88	4,704,973	4,704,973

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Single Family Housing	10.80	7.30	7.50	42.30	19.60	38.10	86	11	3

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Single Family Housing	0.404531	0.053546	0.132256	0.184203	0.044106	0.005671	0.014637	0.148129	0.001331	0.002758	0.005848	0.001227	0.001758

5.0 Energy Detail

Historical Energy Use: N

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5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Land Use	kBTU/yr	tons/yr										MT/yr						
Single Family Housing	5.58637e+006	0.0301	0.2574				0.0208	0.0208		0.0208	0.0208							299.8816
Total		0.0301	0.2574				0.0208	0.0208		0.0208	0.0208							299.8816

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Single Family Housing	1.63858e+006				478.5507
Total					478.5507

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5.3 Energy by Land Use - Electricity

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Single Family Housing	1.63858e+006				478.5507
Total					478.5507

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	2.4101	0.2070				1.2271	1.2271		1.2271	1.2271						259.8027
Unmitigated	2.4101	0.2070				1.2271	1.2271		1.2271	1.2271						259.8027

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6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
SubCategory	tons/yr										MT/yr						
Architectural Coating	0.2940					0.0000	0.0000		0.0000	0.0000							0.0000
Consumer Products	1.2232					0.0000	0.0000		0.0000	0.0000							0.0000
Hearth	0.8281	0.1866				1.2208	1.2208		1.2208	1.2208							257.6078
Landscaping	0.0648	0.0204				6.3300e-003	6.3300e-003		6.3300e-003	6.3300e-003							2.1949
Total	2.4101	0.2070				1.2271	1.2271		1.2271	1.2271							259.8027

7.0 Water Detail

7.1 Mitigation Measures Water

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	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated				40.6523
Unmitigated				40.6523

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Single Family Housing	11.3368 / 7.14711				40.6523
Total					40.6523

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7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Single Family Housing	11.3368 / 7.14711				40.6523
Total					40.6523

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated				90.1602
Unmitigated				90.1602

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8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Single Family Housing	179.28				90.1602
Total					90.1602

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Single Family Housing	179.28				90.1602
Total					90.1602

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
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Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
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User Defined Equipment

Equipment Type	Number
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11.0 Vegetation

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1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Single Family Housing	174.00	Dwelling Unit	40.26	313,200.00	498

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	37
Climate Zone	3			Operational Year	2019
Utility Company	Pacific Gas & Electric Company				
CO2 Intensity (lb/MW hr)	641.35	CH4 Intensity (lb/MW hr)	0.029	N2O Intensity (lb/MW hr)	0.006

1.3 User Entered Comments & Non-Default Data

- Project Characteristics -
- Land Use - per subdivision map
- Mobile Land Use Mitigation -
- Area Mitigation -

Table Name	Column Name	Default Value	New Value
tblLandUse	LotAcreage	56.49	40.26
tblProjectCharacteristics	OperationalYear	2018	2019
tblWoodstoves	NumberCatalytic	40.26	0.00
tblWoodstoves	NumberNoncatalytic	40.26	0.00

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2.1 Overall Construction

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2017	0.3278	3.5574			0.6054	0.1749	0.7804	0.2863	0.1615	0.4478						296.6629
2018	0.4343	3.8527			0.4019	0.2128	0.6147	0.1556	0.1994	0.3550						471.7947
2019	0.3606	3.1112			0.0826	0.1711	0.2536	0.0223	0.1609	0.1832						434.9494
2020	0.3144	2.7709			0.0780	0.1447	0.2227	0.0211	0.1360	0.1570						418.5811
2021	2.9708	0.2765			5.0400e-003	0.0148	0.0199	1.3400e-003	0.0138	0.0152						47.5174
Maximum	2.9708	3.8527			0.6054	0.2128	0.7804	0.2863	0.1994	0.4478						471.7947

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	7-3-2017	10-2-2017	1.6346	1.6346
2	10-3-2017	1-2-2018	2.3169	2.3169
3	1-3-2018	4-2-2018	1.3397	1.3397
4	4-3-2018	7-2-2018	0.9569	0.9569
5	7-3-2018	10-2-2018	0.9675	0.9675
6	10-3-2018	1-2-2019	0.9678	0.9678

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7	1-3-2019	4-2-2019	0.8566	0.8566
8	4-3-2019	7-2-2019	0.8640	0.8640
9	7-3-2019	10-2-2019	0.8736	0.8736
10	10-3-2019	1-2-2020	0.8739	0.8739
11	1-3-2020	4-2-2020	0.7870	0.7870
12	4-3-2020	7-2-2020	0.7854	0.7854
13	7-3-2020	10-2-2020	0.7940	0.7940
14	10-3-2020	1-2-2021	0.7050	0.7050
15	1-3-2021	4-2-2021	1.8761	1.8761
16	4-3-2021	7-2-2021	1.3592	1.3592
		Highest	2.3169	2.3169

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	1.5645	0.0801				0.0124	0.0124		0.0124	0.0124						77.9882
Energy	0.0301	0.2574				0.0208	0.0208		0.0208	0.0208						778.4322
Mobile	0.7900	10.0969			1.8120	0.0429	1.8549	0.4875	0.0408	0.5282						3,289.4069
Waste						0.0000	0.0000		0.0000	0.0000						90.1602
Water						0.0000	0.0000		0.0000	0.0000						40.6523
Total	2.3846	10.4345			1.8120	0.0761	1.8881	0.4875	0.0739	0.5614						4,276.6398

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2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	1.4655	0.0150				7.1100e-003	7.1100e-003		7.1100e-003	7.1100e-003						2.1622
Energy	0.0301	0.2574				0.0208	0.0208		0.0208	0.0208						778.4322
Mobile	0.5880	7.2647			0.7369	0.0206	0.7575	0.1983	0.0195	0.2178						1,718.4308
Waste						0.0000	0.0000		0.0000	0.0000						90.1602
Water						0.0000	0.0000		0.0000	0.0000						40.6523
Total	2.0836	7.5372			0.7369	0.0485	0.7854	0.1983	0.0475	0.2457						2,629.8377

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	12.62	27.77	0.00	0.00	59.33	36.25	58.40	59.33	35.81	56.23	0.00	0.00	0.00	0.00	0.00	38.51

3.0 Construction Detail

Construction Phase

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Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Architectural Coating	Architectural Coating	2/20/2021	5/7/2021	5	55	
2	Building Construction	Building Construction	2/3/2018	12/4/2020	5	740	
3	Demolition	Demolition	7/3/2017	9/8/2017	5	50	
4	Grading	Grading	10/21/2017	2/2/2018	5	75	
5	Paving	Paving	12/5/2020	2/19/2021	5	55	
6	Site Preparation	Site Preparation	9/9/2017	10/20/2017	5	30	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 187.5

Acres of Paving: 0

Residential Indoor: 634,230; Residential Outdoor: 211,410; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

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Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Demolition	Excavators	3	8.00	158	0.38
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Grading	Excavators	2	8.00	158	0.38
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Paving	Pavers	2	8.00	130	0.42
Paving	Rollers	2	8.00	80	0.38
Demolition	Rubber Tired Dozers	2	8.00	247	0.40
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Grading	Graders	1	8.00	187	0.41
Grading	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Paving	Paving Equipment	2	8.00	132	0.36
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Grading	Scrapers	2	8.00	367	0.48
Building Construction	Welders	1	8.00	46	0.45

Trips and VMT

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3.7 Site Preparation - 2017

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000			0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						0.0000
Vendor	0.0000	0.0000			0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						0.0000
Worker	1.6800e-003	1.4300e-003			2.1700e-003	2.0000e-005	2.1900e-003	5.8000e-004	2.0000e-005	5.9000e-004						2.0384
Total	1.6800e-003	1.4300e-003			2.1700e-003	2.0000e-005	2.1900e-003	5.8000e-004	2.0000e-005	5.9000e-004						2.0384

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Increase Density

Improve Walkability Design

Improve Destination Accessibility

Increase Transit Accessibility

Improve Pedestrian Network

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	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.5880	7.2647			0.7369	0.0206	0.7575	0.1983	0.0195	0.2178						1,718.4308
Unmitigated	0.7900	10.0969			1.8120	0.0429	1.8549	0.4875	0.0408	0.5282						3,289.4069

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Single Family Housing	1,656.48	1,724.34	1499.88	4,704,973	1,913,445
Total	1,656.48	1,724.34	1,499.88	4,704,973	1,913,445

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Single Family Housing	10.80	7.30	7.50	42.30	19.60	38.10	86	11	3

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Single Family Housing	0.480541	0.029898	0.145962	0.133853	0.023791	0.005025	0.012238	0.156969	0.001786	0.002002	0.006069	0.001023	0.000844

5.0 Energy Detail

Historical Energy Use: N

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5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Land Use	kBTU/yr	tons/yr										MT/yr						
Single Family Housing	5.58637e+006	0.0301	0.2574				0.0208	0.0208		0.0208	0.0208							299.8816
Total		0.0301	0.2574				0.0208	0.0208		0.0208	0.0208							299.8816

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Single Family Housing	1.63858e+006				478.5507
Total					478.5507

Lennar Homes - Tract 920 - Kings County, Annual

5.3 Energy by Land Use - Electricity**Mitigated**

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Single Family Housing	1.63858e+006				478.5507
Total					478.5507

6.0 Area Detail**6.1 Mitigation Measures Area**

No Hearths Installed

Use Low VOC Cleaning Supplies

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6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.2940					0.0000	0.0000		0.0000	0.0000						0.0000
Consumer Products	1.1318					0.0000	0.0000		0.0000	0.0000						0.0000
Hearth	0.0000	0.0000				0.0000	0.0000		0.0000	0.0000						0.0000
Landscaping	0.0397	0.0150				7.1100e-003	7.1100e-003		7.1100e-003	7.1100e-003						2.1622
Total	1.4655	0.0150				7.1100e-003	7.1100e-003		7.1100e-003	7.1100e-003						2.1622

7.0 Water Detail

7.1 Mitigation Measures Water

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	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated				40.6523
Unmitigated				40.6523

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Single Family Housing	11.3368 / 7.14711				40.6523
Total					40.6523

Lennar Homes - Tract 920 - Kings County, Annual

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Single Family Housing	11.3368 / 7.14711				40.6523
Total					40.6523

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated				90.1602
Unmitigated				90.1602

Lennar Homes - Tract 920 - Kings County, Annual

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Single Family Housing	179.28				90.1602
Total					90.1602

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Single Family Housing	179.28				90.1602
Total					90.1602

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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Lennar Homes - Tract 920 - Kings County, Annual

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
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Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
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User Defined Equipment

Equipment Type	Number
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11.0 Vegetation

JUL 10 2017

Comments of Phyllis A. Whitten on the Public Hearing—Vesting Tentative Subdivision Map No. **RECEIVED** (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, for approval of new single-family lots and a park/ponding basin, and for approval of a new single family home master plan (floor plans and elevation plans) located at the northeast corner of Hanford-Armona Road and the 18 3/4 Ave (APN 021-570-001 and 021-560-001

Standing: I am the Trustee of a Whitten family trust that owns over 20 acres of land near the subject property on Hanford-Armona Road in Kings County. I comment as a party with a direct interest and fiduciary duty to protect the interests of the trust and my family. The land is current is in agricultural use. I note that the City initiated the annexation process by accepting a flawed Initial Study/Mitigated Negative Declaration (Declaration) for the project prepared to meet CEQA requirements and was “accepted” by the City Council on June 20, 2017, closing the comment period for the Declaration before public hearings on this matter, and before consultation with the LAFCO. According to Ad # 3284, “Notice of Public Hearing” published by the City of Lemoore (City) in the Hanford Sentinel on June 29, 2017, any legal challenges to the City’s actions are limited to those issues raised by the public at the public hearing or in written correspondence delivered to the City at, or prior to the public hearing. This written statement is delivered to the City on July 10, 2017, the day of the hearing, and I will appear in person at the hearing to relay my public interest concerns and encourage the City to extend the time for comments/ public participation in the Annexation process—I understand that the City will still need LAFCO approval, and the parties should be able to comment on the issues addressed (or failed to be addressed) in the Declaration during the LAFCO process.

Notice: If legal proceedings are brought in this matter, the court should consider whether adequate notice was provided to all interested/affected parties of the issues presented in the case.

Adequacy of Mitigation Measures to Support the Negative Declaration: The CEQA report was presented to the City Counsel and “accepted” prior to any public hearings on the proposed annexation and the mitigation measures have not been described with any particularity. For example, the Declaration states, somewhat disingenuously (at page 81), that the proposed annexation of rural land would have “no impact” to utilities and service system as “no new development would occur as the result of the annexation,” when they are seeking, in the same series of proceedings and documents to give approval to a subdivision development. The document fails to adequately address the impact of the development on nearby agricultural land, on water and sewer services and stormwater management. The developer seeks authority to build a pond/basin/ park, presumably to address stormwater management issues, but there is no evaluation of the proposed mitigation because the plan is not yet in existence. It is also not clear whether the developer has accepted the proposed mitigation plan, because it appears that many of the details remain to be worked out.

Special Districts and Overlay Zoning: It appears that in subsequent phases of the proposed project, the developer will be seeking to have the City enact an overlay PUD and a special maintenance district. It is not clear how water and sewer will connect, and it is not clear if one or more special districts will be proposed to address infrastructure issues, and if so, how these districts will be funded, and how these

page 1

Comments of
Phyllis A. Whitten,
Con.

districts will related to existing city and county services and funding. These issues should be available for public review and comment (and in some instances, perhaps a vote) and should be included in both the City and LAFCO projects.

Piecemeal Approach: This planning process for annexation does not appear to have adequately considered surrounding uses (such as agricultural) and potential future annexation of nearby properties. It does not consider how the proposed infrastructure needs of the property (water, sewer and other utilities—telecommunication and electrical) would relate to other nearby county and City properties, and how these improvements would be funded.

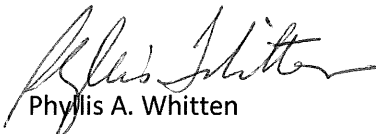
Proposed non-contiguous annexation of Riley Jones property: This proposed annexation seems to have no relation to the proposed Project, but merely seems to “piggy-back” on this Lennar project as a way to formalize the provision of City services to a single house in a neighborhood. The City and Lennar should explain why this property was included in the Declaration, and why the plan does not include proposed City services to others in the neighborhood.

Scope of “Project” The scope of what is considered in this project is not clearly defined.

No build option: The report does not appear to include a “no-build” option.

Additional time necessary for meaningful public participation: It does not appear that the City has given parties sufficient time to consider the issues presented.

Respectfully submitted,


Phyllis A. Whitten

Kristie Baley

From: Bill Walls <Bill.Walls@Lennar.com>
Sent: Monday, July 10, 2017 4:26 PM
To: Judy Holwell; Steve Brandt (steveB@qk.com)
Cc: Jeff Callaway; Alex Dwiggins; Kristie Baley
Subject: RE: Tentative Tract No. 920 - Condition 25 and 26

Judy,

Per our discussion earlier I would like to request that our item be tabled until the Planning Commission on August 14th.

Thank you very much.

Bill Walls

Land Development Manager
www.lennar.com



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From: Judy Holwell [mailto:jholwell@lemoore.com]
Sent: Monday, July 10, 2017 3:44 PM
To: Bill Walls <Bill.Walls@Lennar.com>; Steve Brandt (steveB@qk.com) <steveB@qk.com>
Cc: Jeff Callaway <Jeff.Callaway@lennar.com>; Alex Dwiggins <adwiggins@zumwalt-hansen.com>; Kristie Baley <kbaley@lemoore.com>
Subject: RE: Tentative Tract No. 920 - Condition 25 and 26

** External email from: jholwell@lemoore.com. If suspicious, forward to: NotifySecurity@lennar.com **

Hi Bill,

The Lemoore Municipal Code requires such treatment. I've attached the design standards and highlighted the section that requires it. Please see page 7.

Kind regards,

Judy Holwell

Community Development Director

City of Lemoore
711 W. Cinnamon Drive
Lemoore CA 93245
(559) 924-6704
jholwell@lemoore.com



From: Bill Walls [<mailto:Bill.Walls@Lennar.com>]

Sent: Monday, July 10, 2017 1:51 PM

To: Steve Brandt (steveB@qk.com) <steveB@qk.com>

Cc: Judy Holwell <jholwell@lemoore.com>; Jeff Callaway <Jeff.Callaway@lennar.com>; Alex Dwiggin <adwiggin@zumwalt-hansen.com>

Subject: Tentative Tract No. 920 - Condition 25 and 26

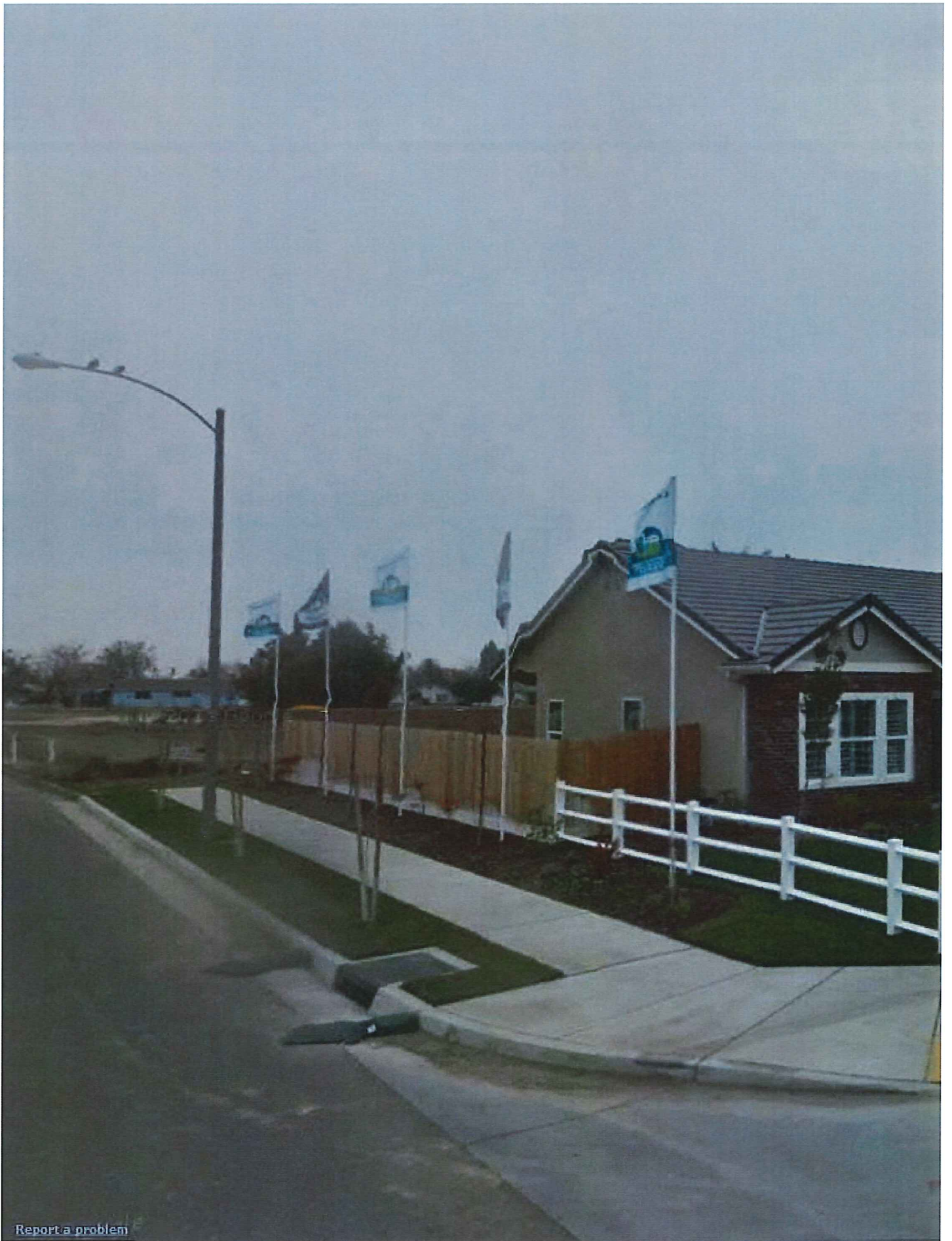
Steve,

We would like to know if condition 25 and 26 can be removed or modified so they will be less restrictive. Typically the wrap (stone or brick veneer) on our homes extends beyond the corner onto the side of the home 18-inches not as noted in the conditions. Is this a Municipal Code requirement (I didn't see it in the planning sections) or a policy. The

25. For homes placed on corner lots, the stone/brick veneer placed on the front of the homes shall be wrapped around the street side of the home up to the fence, and stucco/foam window treatments used on the front of the home shall also be used on the street side of the home where windows are visible from the street.

26. All homes shall wrap façade materials along the side yard elevations to the fence line. (This condition would be very difficult to implement on the garage side of a home that has stone or brick veneer on the front of the garage knowing that the utility panels are on the garage side of the home in front of the fence).

I attached a couple of examples from homes constructed by Lennar in Lemoore.



[Report a problem](#)



I would like to discuss these conditions prior to the map going to hearing this evening.

Please contact me as soon as possible.

Thank you.

Bill Walls

Land Development Manager

www.lennar.com



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