

Local Agency Formation Commission OF KINGS COUNTY

CITY MEMBERS	COUNTY MEMBERS	PUBLIC MEMBERS
Sid Palmerin	Joe Neves - Chair	Vacant
Justin Mendes	Doug Verboon – Vice Chair	Vacant, Alternate
Ray Madrigal, Alternate	Richard Valle, Alternate	
Greg Gatzka, Executive Officer, (559) 852-2682		

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Community Development Agency at (559) 852- 2680 by 4:00 p.m. on the Monday prior to this meeting.

Agenda backup information and any public records provided to the Commission after the posting of the agenda for this meeting will be available for public review at the Kings County Community Development Agency, 1400 W. Lacey Blvd., Hanford, CA 93230.

AGENDA

**SPECIAL MEETING DATE AND TIME:
Friday, November 17, 2017 at 3:00 P.M.**

The Local Agency Formation Commission of Kings County Regular Meetings are held in the Board of Supervisors Chambers in the Administration Building (Bldg. No. 1) of the Kings County Government Center located at 1400 West Lacey Blvd., Hanford, CA.

I. CALL MEETING TO ORDER – Chairman

A. Unscheduled Appearances:

Any person may address the Commission on any subject matter within the jurisdiction or responsibility of the Commission at the beginning of the meeting; or may elect to address the Commission on any agenda item at the time the item is called by the Chair, but before the matter is acted upon by the Commission. Unscheduled comments will be limited to five minutes.

B. Approval of June 28, 2017 Minutes (Voice Vote)

II. OLD BUSINESS

None

III. NEW BUSINESS

A. LAFCO Case No. 17-02, City of Lemoore Annexation No. 2017-01

a. Executive Officer's Report

b. Consideration of LAFCO Resolution 17-03

B. Appointment of Public Member and Alternate Public Member

IV. LEGISLATION

None

V. MISCELLANEOUS

- A. Correspondence –**
- B. Items from the Commission -**
- C. Staff Comments –**

VII. ADJOURNMENT

- A. Next Scheduled Meeting – Regular Meeting Date December 13, 2017 at 3:00 p.m.**

LOCAL AGENCY FORMATION COMMISSION MINUTES

CITY MEMBERS

Sid Palmerin
Justin Mendes
Sid Palmerin - Alternate

COUNTY MEMBERS

Joe Neves – Chair
Doug Verboon – Vice Chair
Richard Valle - Alternate

PUBLIC MEMBERS

Vacant
Vacant - Alternate

CALL TO ORDER: A regular meeting of the Local Agency Formation Commission of Kings County was called to order by Chairman, Joe Neves, at 3:00 p.m., on June 28, 2017 in the Board of Supervisors Chambers of the Kings County Government Center, located at 1400 W. Lacey Blvd., in Hanford, California.

COMMISSIONERS PRESENT:

Joe Neves, Doug Verboon, Sid Palmerin, Justin Mendes

COMMISSIONERS ABSENT:

STAFF PRESENT:

Greg Gatzka – Executive Officer, Chuck Kinney – Assistant Executive Officer, Diane Freeman – County Counsel

VISITORS PRESENT:

Alex Dwiggins

UNSCHEDULED APPEARANCES: None

APPROVAL OF MINUTES:

A motion was made and seconded (Mendes/Verboon) to approve the minutes of the May 24, 2017 meeting. Motion carried unanimously.

OLD BUSINESS:

None

NEW BUSINESS

LAFCO Case No. 17-01, Hanford Reorganization No. 152

Mr. Kinney noted that the LAFCO Case No. 17-01 should be new business instead of old business. Mr. Kinney provided an overview of a proposal to annex three parcels totaling 80.86 acres east of 13th Avenue and south of Fargo Avenue into the City of Hanford. The proposed parcels are within the City of Hanford's primary sphere of influence and are not subject to a Williamson Act Contract. There is one resident on one of the three parcels and all three property owners have consented to the annexation. The City of Hanford completed an initial study and adopted a mitigated negative declaration on June 6, 2017, no significant effects on the environment were found and no written comments were received.

Commissioner Verboon stated there had been previous conversations that annexations wouldn't be approved until the City of Hanford worked with the County to take over some of the county islands. He reported the City of Hanford is working with the County on a plan to clean up the islands within the next couple of years.

A motion was made and seconded (Verboon/Mendes) to approve LAFCO Resolution 17-02 approving Hanford Reorganization No. 152 without notice, hearing or election. Motion carried unanimously.

LEGISLATION

None

MISCELLANEOUS

- A. **Correspondence** – Correspondence was presented for the CALAFCO conference. Mr. Gatzka stated there were funds budgeted for one commissioner to attend the conference.
- B. **Items from the Commission** – None
- C. **Staff Comments** – Mr. Gatzka stated that county staff continues to strongly encourage annexations of the county islands. Commissioner Neves stated he would like to see the islands that are totally surrounded taken care of quickly. He stated this will make it easier for emergency services.

ADJOURNMENT – With no further business before the Commission, the meeting was adjourned at 3:15 p.m.

- A. **A meeting is scheduled for July 26, 2017 at 3:00 p.m.**

Respectfully submitted,

**LOCAL AGENCY FORMATION COMMISSION
OF KINGS COUNTY**



Gregory R. Gatzka, Executive Officer

h:\lafco\commission meetings\minutes\2017\6-28-17 lafco minutes.doc

Local Agency Formation Commission OF KINGS COUNTY

MAILING ADDRESS:
1400 W. LACEY BLVD. BLDG 6, HANFORD, CA 93230
(559) 582-3211, EXT. 2670, FAX: (559) 584-8989

STAFF REPORT November 17, 2017

EXECUTIVE OFFICER'S REPORT

LAFCO CASE NO. 17-02
CITY OF LEMOORE ANNEXATION
NO. 2017-01

I. BRIEF OVERVIEW OF PROPOSAL:

The proposal is to annex one area which totals 40.28 acres to the City of Lemoore, and detachment of the same from the Kings River Conservation District and Excelsior-Kings River Resource Conservation District. The area is comprised of 40.28 acres and includes two parcels located on the Northeast corner of Hanford Armona Road and 18 ¾ Ave. This territory is adjacent to the City of Lemoore and is within the City's Primary Sphere of Influence as adopted by LAFCO and effective January 1, 2008. See Exhibit "A" for a location map of the project site. This proposed reorganization is not considered inhabited since fewer than 12 registered voters reside within the boundaries of the proposed annexation. 100% of the property owners have signed a document consenting to this area of land being annexed into the City of Lemoore. The Commission may consider the proposal without notice, hearing, or election pursuant to Government Code Section 56662. The proposal is not under a Williamson Act Contract.

II. EXECUTIVE OFFICERS RECOMMENDATION

The Executive Officer recommends the LAFCO Commission consider the project without notice, hearing or election and adopt LAFCO Resolution No. 17-03 for approval of LAFCO Case No. 17-02 "City of Lemoore Annexation No. 2017-01". The application does represent 100 percent consent of land owners, and the Commission may consider approval without notice, hearing, or election.

III. ANALYSIS OF PROPOSAL:

A. Discussion of Proposal

A City of Lemoore application for annexation of territory was received on September 25, 2017, and the application was certified complete on October 26, 2017. The purpose of the action is to annex one area containing two parcels totaling 40.28 acres into the City of Lemoore. Both properties are privately owned and the city is the project proponent.

The area represents two parcels located on the Northeast corner of Hanford Armona Road and 18 ¾ Ave. Under the Kings County General Plan, the project area is designated as Limited Agriculture. The site is zoned AL-10 – Limited Agriculture. City Pre-Zoning is addressed in the City of Lemoore Ordinance No. 2017-07, attached as Exhibit “B.”

B. Factors required by Government Code Section 56668:

1.

Project Site

Population:	4
Population Density:	0.10 residents per acre
Land Area:	40.28 acres
Land Use:	Agriculture
Assessed Value of Annexation Area:	\$568,563
Per Capita Assessed Valuation:	\$142,141
Topography:	Flat land
Natural Boundaries:	Hanford-Armona Rd. and 18 ¾ Ave.
Drainage Basins:	None
Proximity to other populated areas:	Within planned growth direction of the City of Lemoore
Likelihood of growth in area:	Yes – Single Family Residences
Detachment:	Kings River Conservation District, and Excelsior-Kings River Conservation District.

2. Need for organized community services; the present cost and adequacy of governmental services and controls in the area; probable future needs for those services and controls; probable effect of the proposed incorporation, formation, annexation, or exclusion and of alternative courses of action on the cost and adequacy of services and controls in the area and adjacent areas.

The current land use surrounding Area No. 1 is primarily agricultural operations and residential uses. The Lemoore General Plan designates the area as Low Density Single Family land uses. The area is comprised of a single family

residence located at 10771 18 ³/₄ Avenue. Future development that may occur on the project area will result in a need for municipal services. The City of Lemoore is the most logical provider of urban type services within the Lemoore Fringe Area, and annexation is required for the City to provide services. The City of Lemoore maintains standard rates for residential water and sewer services and connection fees throughout the City and sufficient capacity has been identified to exist to serve the annexed territory. Any additional development based upon the current General Plan on this property would be reviewed according to the City of Lemoore Water System Master Plan in addition to the preparation of the required CEQA study.

3. The effect of the proposed action and of alternative actions, on adjacent areas, on mutual social and economic interests, and on the local governmental structure of the county.

The proposal will result in minimal reduction in property taxes to the County, and have minimal impact on County government. The County will lose tax revenue (\$629), but will no longer be primarily responsible for road maintenance, police, and fire protection on the northern side of Hanford Armona Road and the eastern side of 18 ³/₄ Avenue which borders the project area. The property is adjacent to the City, and City services can be provided to the area.

4. The conformity of both the proposal and its anticipated effects with both the adopted commission policies on providing planned, orderly, efficient patterns of urban development, and the policies and priorities set forth in Section 56377.

The proposed annexation is a planned and orderly extension of the City of Lemoore. The 2030 Lemoore General Plan designates this area for low density single family residential uses. Therefore, the impact of this proposal upon patterns of urban development will occur as outlined in the City's General Plan. Since the City currently borders the project area along the southern, eastern and half of the western borders, this territory would keep extension of services in line with the orderly development of the City. This proposal is in keeping with the intent of LAFCO as detailed in Section 56301, and is reflected in the Policies and Procedures manual for LAFCO of Kings County whereby it encourages the orderly formation of local governmental agencies.

All future development within the proposed annexation territory will require City services such as water, sewer, and storm drainage and a connection to these services can efficiently be added as development occurs and connects.

5. The effect of the proposal on maintaining the physical and economic integrity of agricultural lands, as defined by Section 56016.

The annexation territory is planned for Low Density Single Family Residential uses under the City's 2030 General Plan. The City of Lemoore is primarily surrounded by prime agricultural land and farming is currently practiced along most of the City's existing edges. These properties, however, are within the planned growth pattern of the City and are within the adopted 2008 Primary Sphere of Influence for the City. All of this territory is planned for residential uses in the City's 2030 General Plan.

Neither of the parcels are under a Williamson Act Contract and the subject land is bordered by the City on the south, east and half of the western sides.

The City has planned for future growth to occur as outlined in their 2030 Lemoore General Plan. As the City expands, impacts to prime agricultural land are considered unavoidable, and the 2030 Lemoore General Plan Program EIR addressed this issue along with an adopted statement of overriding consideration. The City's General Plan recognizes the importance of prime agricultural land and the growth impacts to this valuable local and regional resource.

6. The definiteness and certainty of the boundaries of the territory, the nonconformance of proposed boundaries with lines of assessment or ownership, the creation of islands or corridors of unincorporated territory, and other similar matters affecting the proposed boundaries.

The boundaries are definite and certain (See Exhibit "A" of the Resolution). No islands or substantially surrounded areas will be created as a result of this annexation.

7. A regional transportation plan adopted pursuant to Section 65080.

The 2016 Kings County Regional Transportation Plan was adopted on February 24, 2016 pursuant to Section 65080 of the California Government Code.

8. Consistency with city or county general and specific plans.

The annexation is consistent with the City of Lemoore's General Plan

Current Zoning:	Limited Agriculture (AL-10)
City Rezoning:	Low Density Residential (RLD)
County General Plan Designation:	Limited Agriculture.

City General Plan Designation: The 2030 Lemoore General Plan designates this area for Low Density Single Family Residential.

9. The sphere of influence of any local agency which may be applicable to the proposal being reviewed.

This annexation is within the Primary Sphere of Influence of the City of Lemoore as adopted by LAFCO and effective January 1, 2008. It is also within the boundaries of both the Kings River Conservation District and the Excelsior-Kings River Resource Conservation District. These districts' policies are to detach the area proposed for annexation to a city.

10. The comments of any affected local agency or other public agency.

No written comments have been received by the Executive Officer as of November 9, 2017.

11. The ability of the newly formed or receiving entity to provide the services which are the subject of the application to the area, including the sufficiency of revenues for those services following the proposed boundary change.

The City indicates that services such as water, sewer, storm drainage, fire and police can all be provided to the annexation territory. The city already maintains a 10 inch water service line in Hanford Armona Road and an 12 inch water service line in 18 ¾ Avenue which currently borders the southern and western portion of the proposed area. The City has indicated that a 12 inch line could be extended into the annexation area from 18 ¾ Avenue as development occurs. The existing residence in the area will be allowed to maintain their existing domestic well until the residence is demolished. All other existing water wells located within the proposed development shall be abandoned in conformance with State of California Department of Health Standards. At the time of any other future development of the annexed area, water service will be reviewed according to the City's Urban Water Management Plan. New development of the annexed area will be subject to water impact fees.

Sanitary sewer service can be provided to the project site in conformance with the city requirements. The City maintains an existing 12 inch line in 18 ¾ Avenue, which will be extended into the annexation area as development occurs. The developer is required to pay for sanitary sewer as development occurs. Funding for the ongoing maintenance of the system is provided from monthly user charges. Existing development will be required to connect to the sanitary sewer system if the septic system fails and sanitary sewer is available within 100 feet of the property. At the time of any future development of the annexed area, sanitary sewer service would be reviewed according to the City's Sanitary Sewer Master Plan.

Storm drainage from new development will drain via new storm drain lines to a new ponding basin planned for the middle of the site. All costs will be borne by the developer. The basin will be sized to accept storm water for the entire annexation site. There will be a park next to the basin that will be maintained with funds from a Public Facilities Maintenance District that will be established prior to new home sales.

The annexation is along a portion of Hanford Armona Road and 18 ¾ Avenue. The area is proposed to be developed under Tract 920. In total, the development proposes 175 single-family residences. Conditions of approval for development include requirements for new streets and improvement of existing streets. New development of the annexed area will be subject to traffic impact fees.

12. Timely availability of water supplies adequate for projected needs as specified in Section 65352.5.

The City presently has sufficient water availability to serve the property. Future residential development would have to be reviewed according to the City's Water System Master Plan, and connection to the City's main water lines would be borne by future development and required to develop according to City Standards. Due to the drought, the physical project, when proposed, will be required to comply with all State and local regulations regarding water conservation measures and landscaping.

13. The extent to which the proposal will affect a city or cities and the county in achieving their respective fair shares of the regional housing needs as determined by the appropriate council of governments consistent with Article 10.6 (commencing with Section 65580) of Chapter 3 of Division 1 of Title 7.

The subject territory is planned for Low Density Single Family Residential uses and will assist the City of Lemoore in meeting their fair share of affordable housing. The City General Plan designated residential properties in the unincorporated fringe were relied upon as available residential land resources for the City under the 2014 Kings County Regional Housing Needs Allocation Plan, and included in the 2016 Housing Element update.

14. Any information or comments from the landowner or owners.

The City of Lemoore provided notices and held public hearings to inform existing residents and land owners in the annexation area. All of the landowners of the area proposed for annexation have signed a consent form for the proposed annexation to the City of Lemoore. No additional information or comments have been received by property owners or residents in regards to this proposal.

15. Any information relating to existing land use designations.

No other information is applicable.

16. Extent to which the proposal will promote environmental justice.

The proposed annexation will not result in inferior services being provided to areas of low income residents. The annexation does include project specific information regarding future development of the land to be used for 175 single-family residences. In addition, the proposal will not locate undesirable land uses within the proximity of low income residents.

IV. ENVIRONMENTAL ASSESSMENT:

The City completed an initial study for this annexation and adopted a mitigated negative declaration on June 20, 2017. The City adopted an addendum to the mitigated negative declaration on September 5, 2017. The initial study found no significant effects upon the environment associated with the annexation. LAFCO, as a Responsible Agency, may rely upon the mitigated negative declaration and the addendum to the mitigated negative declaration for this action. A copy of the initial study and addendum is attached as Exhibit "C".

V. RECOMMENDATIONS:

The Executive Officer recommends:

1. That the Commission make the following determinations:
 - a) It is a Responsible Agency under the California Environmental Quality Act Guidelines, Section 15096.
 - b) The annexation is being taken pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000.
 - c) The distinctive short form designation of the annexation is "City of Lemoore Annexation No. 2017-01".
 - d) The City requested annexation of one unincorporated area and all of the property owners have given consent to the annexation.
 - e) The proposed annexation conforms to the adopted sphere of influence for the City of Lemoore.
 - f) The subject territory is not considered inhabited.
 - g) All of the factors required by Government Code Section 56668 have been considered by the Commission before rendering a decision.

- h) The reorganization is necessary to provide services to planned, well-ordered, and efficient urban development patterns that include appropriate consideration of the preservation of open-space lands within those urban development patterns.
 - i) The regular county assessment roll will be utilized for this annexation.
 - j) The affected territory will not be taxed for existing general bonded indebtedness.
- 2. Find that the Commission has reviewed the Initial Study/Mitigated Negative Declaration and Addendum to the Mitigated Negative Declaration prepared for the annexation by the City of Lemoore and has relied on the determination therein that this project will not have a significant effect on the environment.
- 3. That the Commission approve LAFCO Case No. 17-02, City of Lemoore Annexation No. 2017-01 by adopting Resolution No. 17-03 and order the annexation to the City of Lemoore and detachment from the Kings River Conservation District and the Excelsior - Kings River Resource Conservation District subject to the following conditions:
 - a) The Kings County Local Agency Formation Commission be designated as the conducting authority for the “City of Lemoore Annexation No. 2017-01” and be authorized to proceed with legal steps necessary to complete the annexation without notice, hearing or election.
 - b) The City prepare a final map for recordation with an accompanying legal description that meets Board of Equalization Standards.
 - c) The City shall provide a sufficient fee deposit with LAFCO to cover all administrative processing prior to final recording of the Certificate of Completion.

VI. APPROVED LEGAL DESCRIPTION

A legal description of the annexation territory is attached to the resolution.

ADDENDUM

A. Proponent:

City of Lemoore

B. Affected Districts Whose Boundaries Will Change:

City of Lemoore

Kings River Conservation District

Excelsior - Kings River Resource Conservation District

C. Affected Districts Who's Boundaries Will Not Change:

County of Kings

Lemoore Cemetery District

Lemoore Union Elementary School District

Lemoore Union High School District

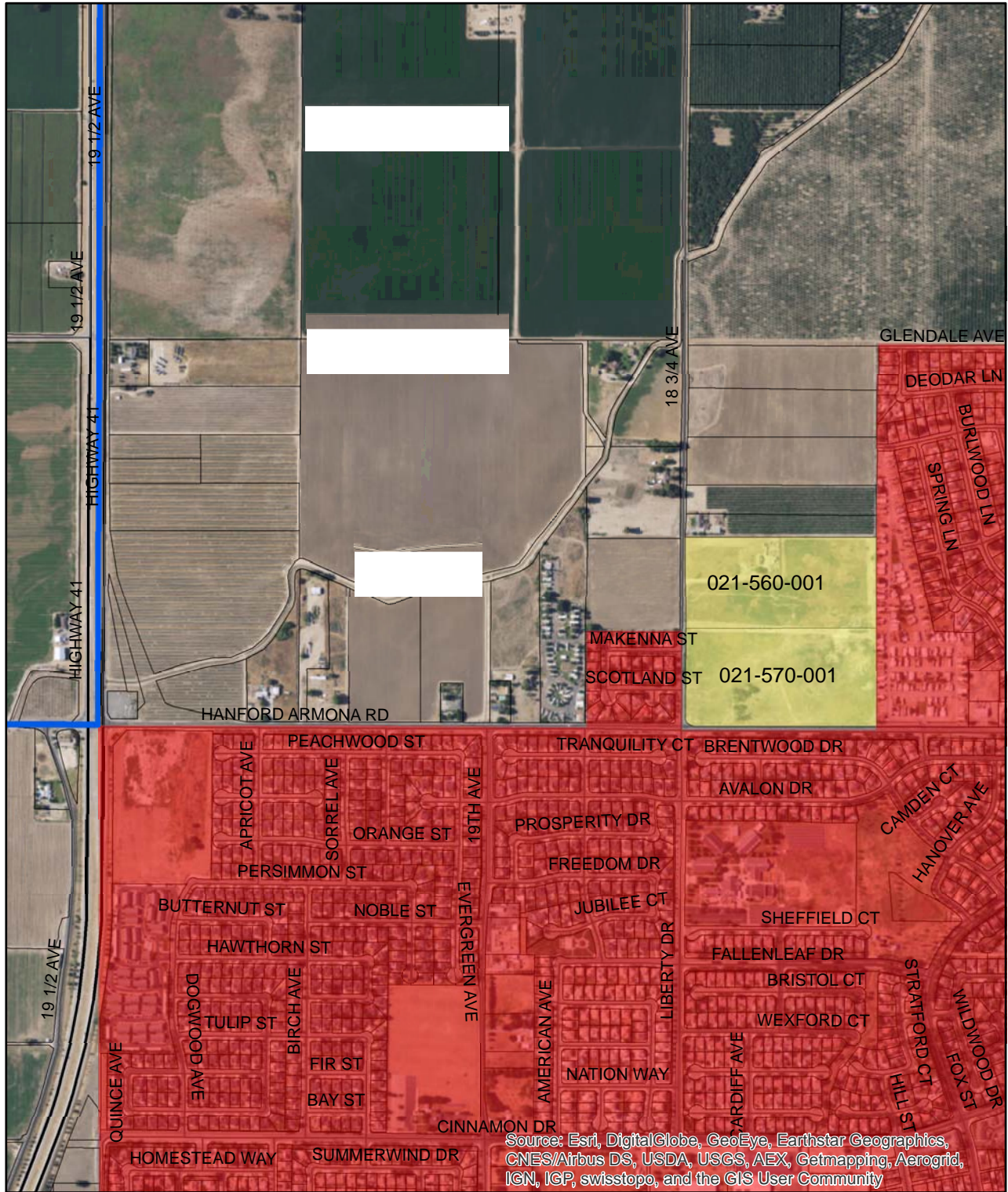
Lemoore Irrigation District

Kings Mosquito Abatement District





West Hills Community College

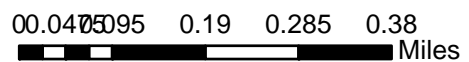
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CITY OF LEMOORE ANNEXATION NO. 2017-01



Legend

-  Primary Sphere
-  Secondary Sphere
-  City of Lemoore
-  Proposed Annexation area



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: _____

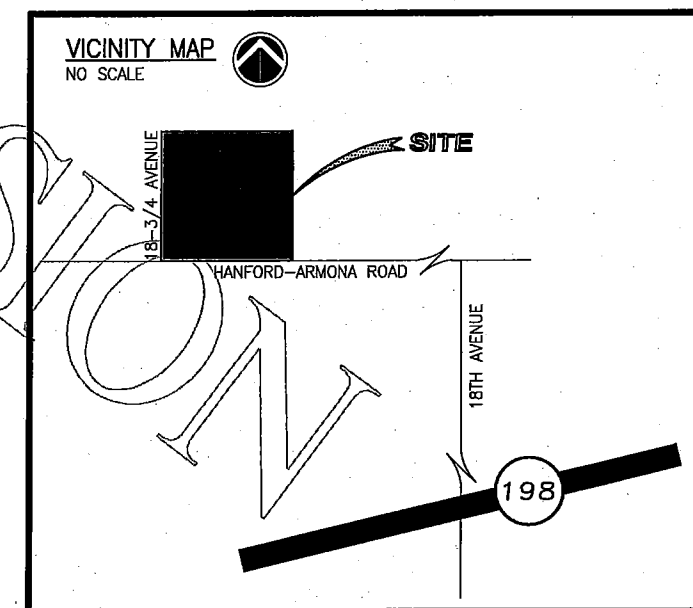
DEPUTY

LEGEND

- CITY LIMITS
- BOUNDARY OF PROPERTIES TO BE ANNEXED
- 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 & ASSOCIATES
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.

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

HANFORD, CA. 93230

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

PH. (559) 582-1056

FILE NO. 0759412

SHEET ONE OF TWO

P:\JOB FILES\0759412 Lemore\920 Lemore\DWG\0759412m (ANNEX).dwg, 3/17/2017 9:48:20 AM, Plotted by JRL For Filing

ORDINANCE NO. 2017-07

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LEMOORE
PREZONING TERRITORY LOCATED AT THE NORTHEAST CORNER OF
HANFORD-ARMONA ROAD AND AVENUE 18¾ (LIBERTY DRIVE), AND
AT 285 HOTCHKISS DRIVE

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

SECTION 1. FINDINGS.

- (a) The property owner of property located at the northeast corner of Hanford-Armona Road and Avenue 18¾ (Liberty Drive) (APNs 021-570-001 and 021-560-001) has requested annexation into the City of Lemoore.
- (b) The City of Lemoore previously committed to the Local Agency Formation Commission to annex property located at 285 Hotchkiss Drive (APN 023-100-007), and the property owner has consented to annexation.
- (c) Government Code Section 56375(a)(7) requires that applications to the Local Agency Formation Commission for annexation include prezoning of the territory proposed for annexation.
- (d) The above-referenced prezoning is consistent with the City of Lemoore General Plan and Lemoore Municipal Code, and would not be detrimental to the public interest, health, safety, convenience, and welfare of the City.
- (e) A Mitigated Negative Declaration for the above-referenced projects was prepared in accordance with the California Environmental Quality Act (CEQA), and was adopted at a duly noticed public meeting on August 15, 2017.

SECTION 2. The property located at the northeast corner of Hanford-Armona Road and Avenue 18¾ (Liberty Drive) (APNs 021-570-001 and 021-560-001) is hereby prezoned Low Density Residential (RLD.)

SECTION 3. The property located at 285 Hotchkiss Drive (APN 023-100-007) is hereby prezoned Very Low Density Residential (RVLD.)


SECTION 4. The official Zoning Map shall be amended to reflect this change upon completion of annexation proceedings.

The foregoing Ordinance was introduced at a regular meeting of the City Council of the City of Lemoore held on the 20th day of June 2017 and was passed and adopted at a regular meeting of the City Council held on the 5th day of September 2017 by the following vote:

AYES: Brown, Blair, Chedester, Neal, Madrigal
NOES: None
ABSTAINING: None
ABSENT: None

ATTEST:

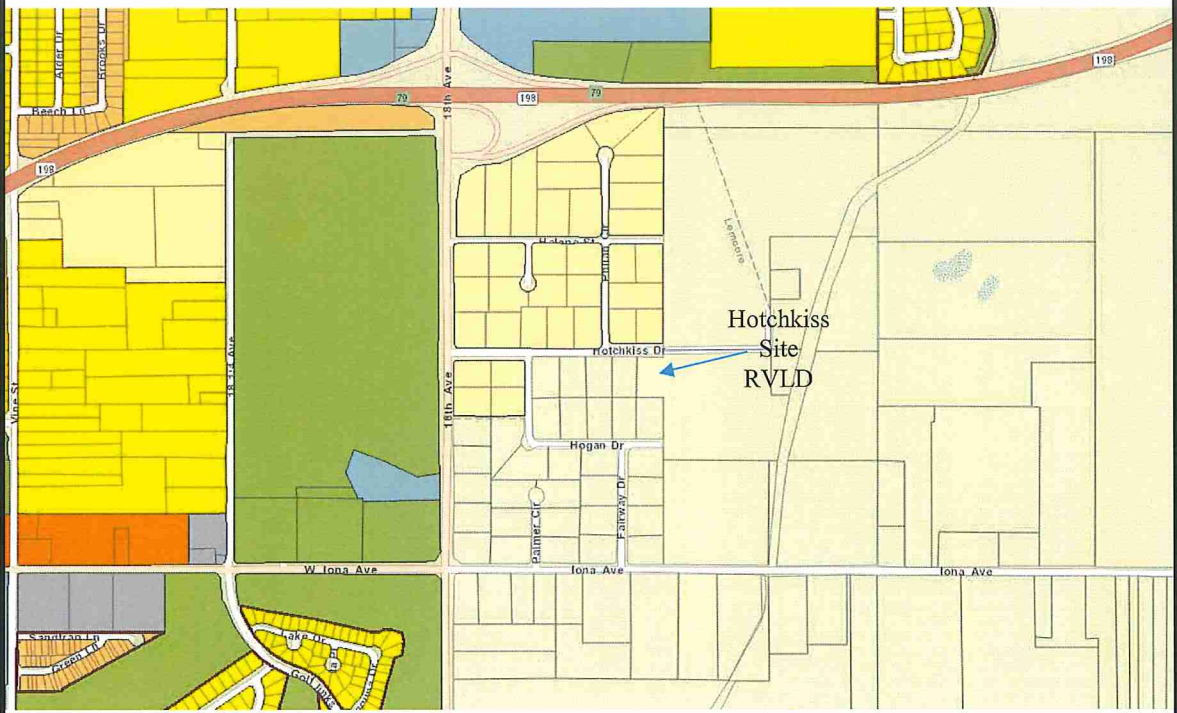
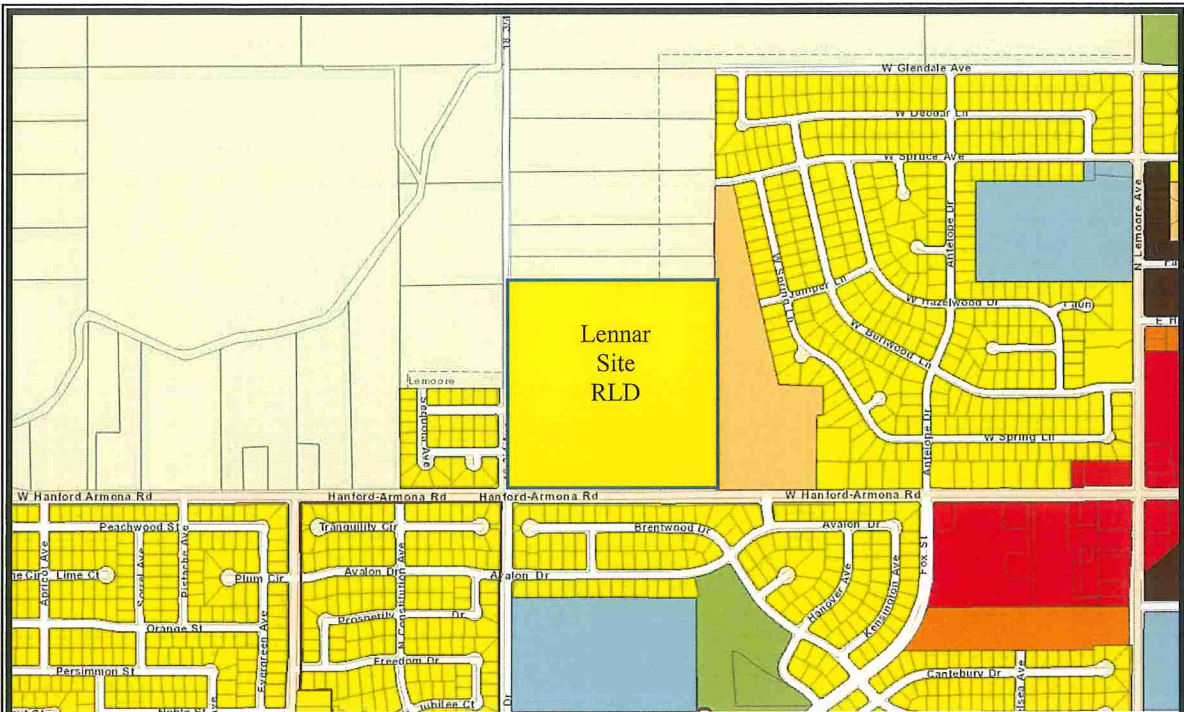
APPROVED:



Mary J. Venegas, City Clerk



Ray Madrigal, Mayor



Prezoning



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 (CNDDB). A copy of the reporting form and a topographic map clearly marked with the location of where the kit fox was observed shall also be provided to the Service at the address below.

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).

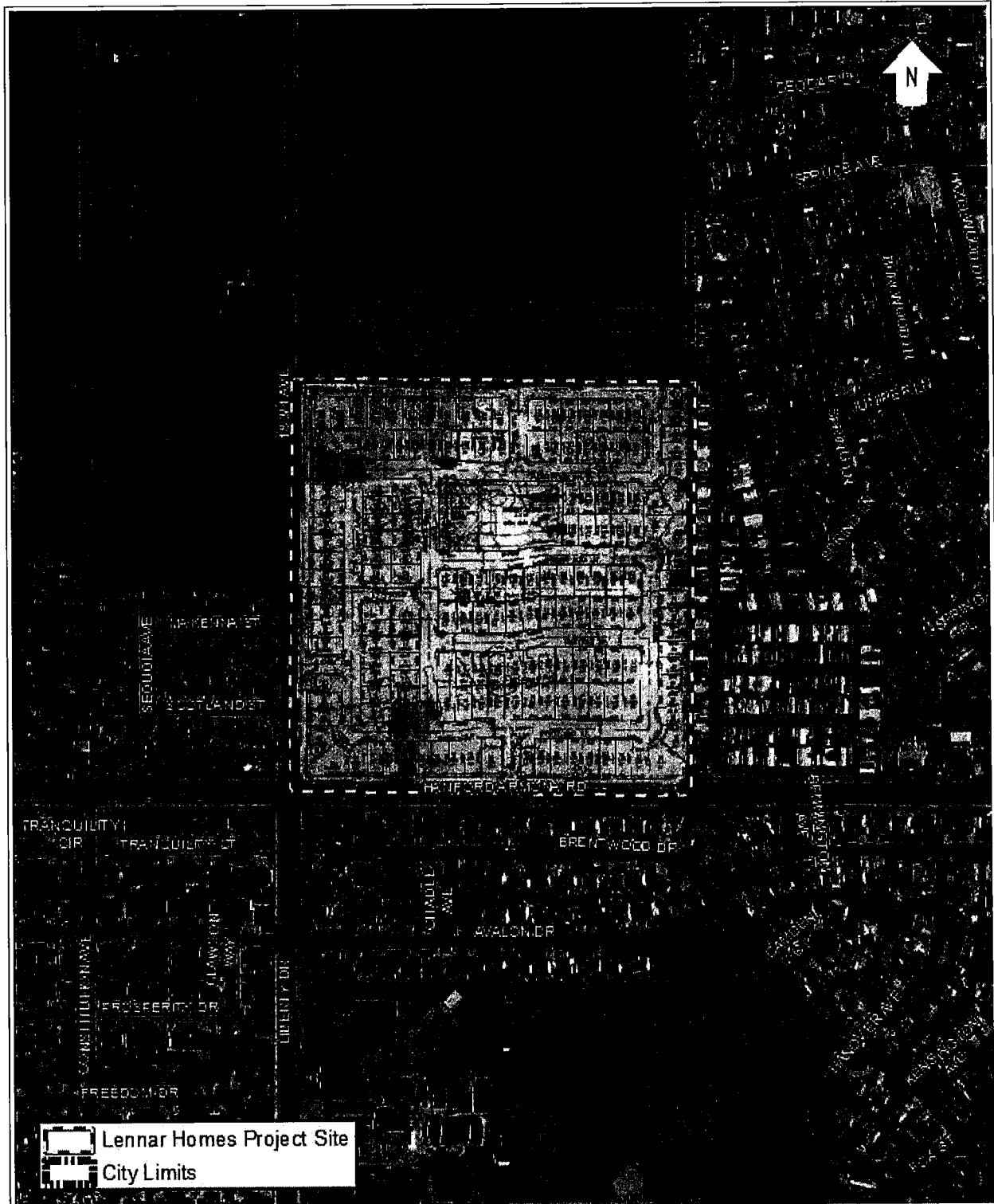


Figure 2-1
Proposed Lennar Homes Project Site

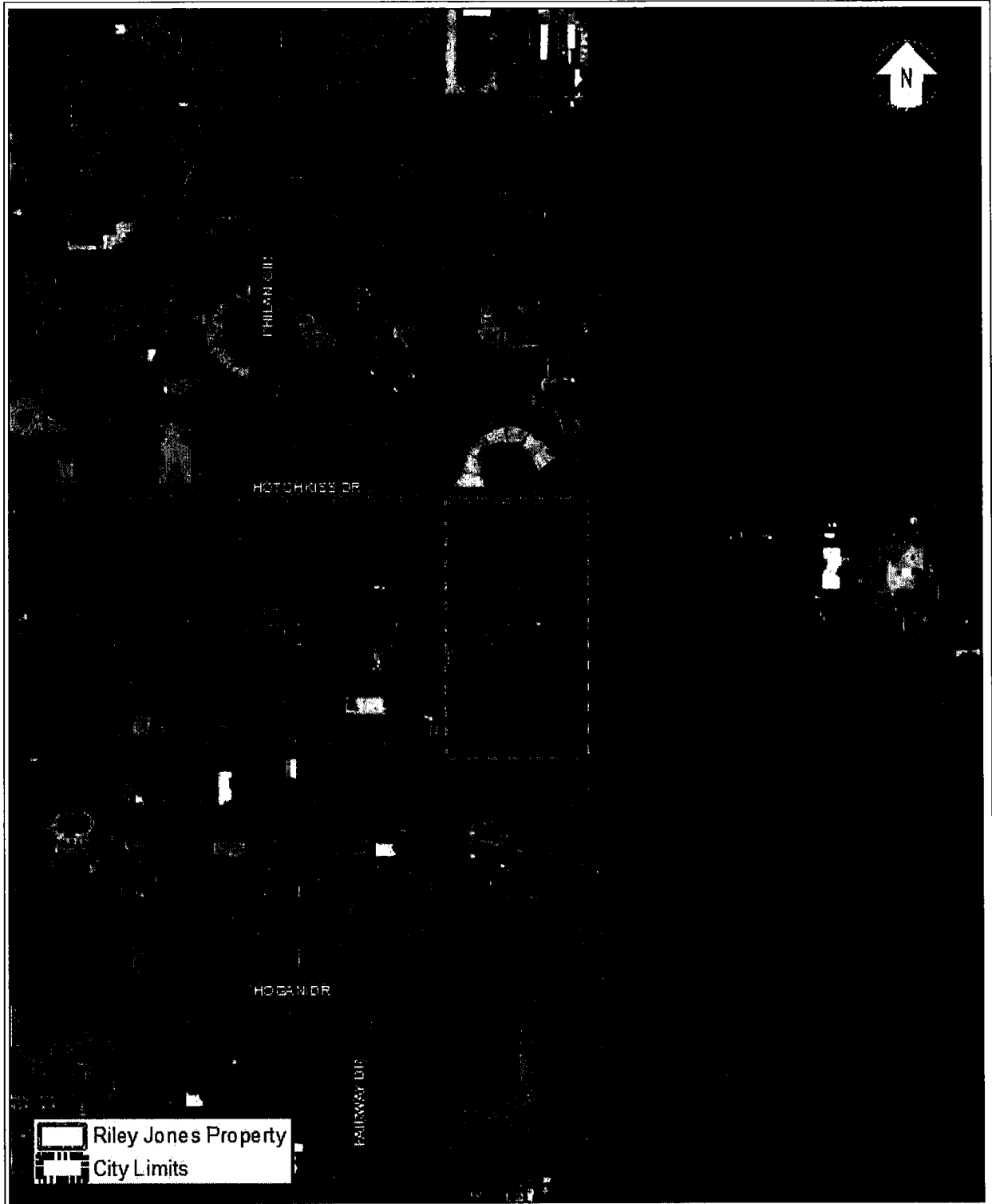
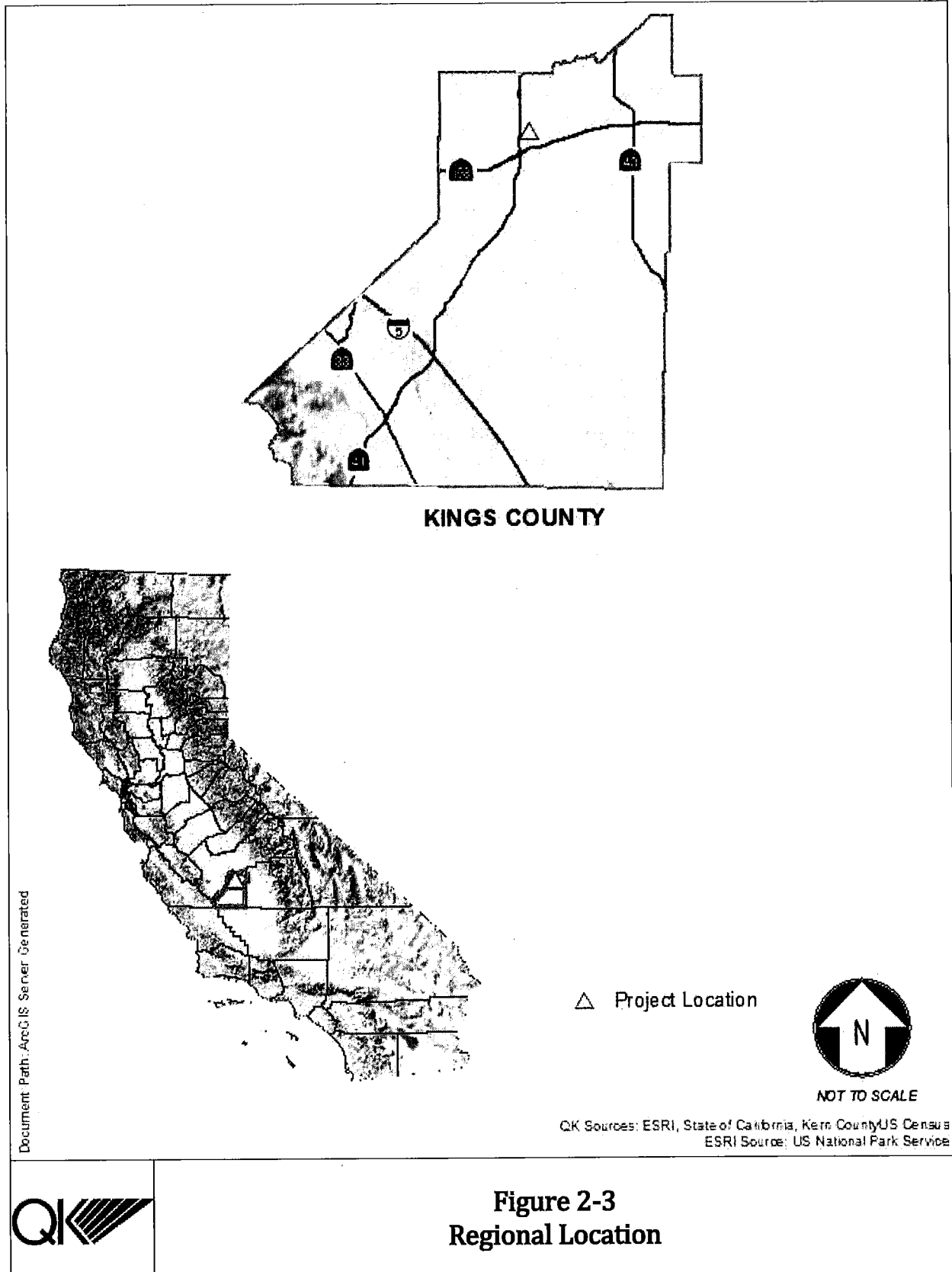


Figure 2-2
Riley Jones Property



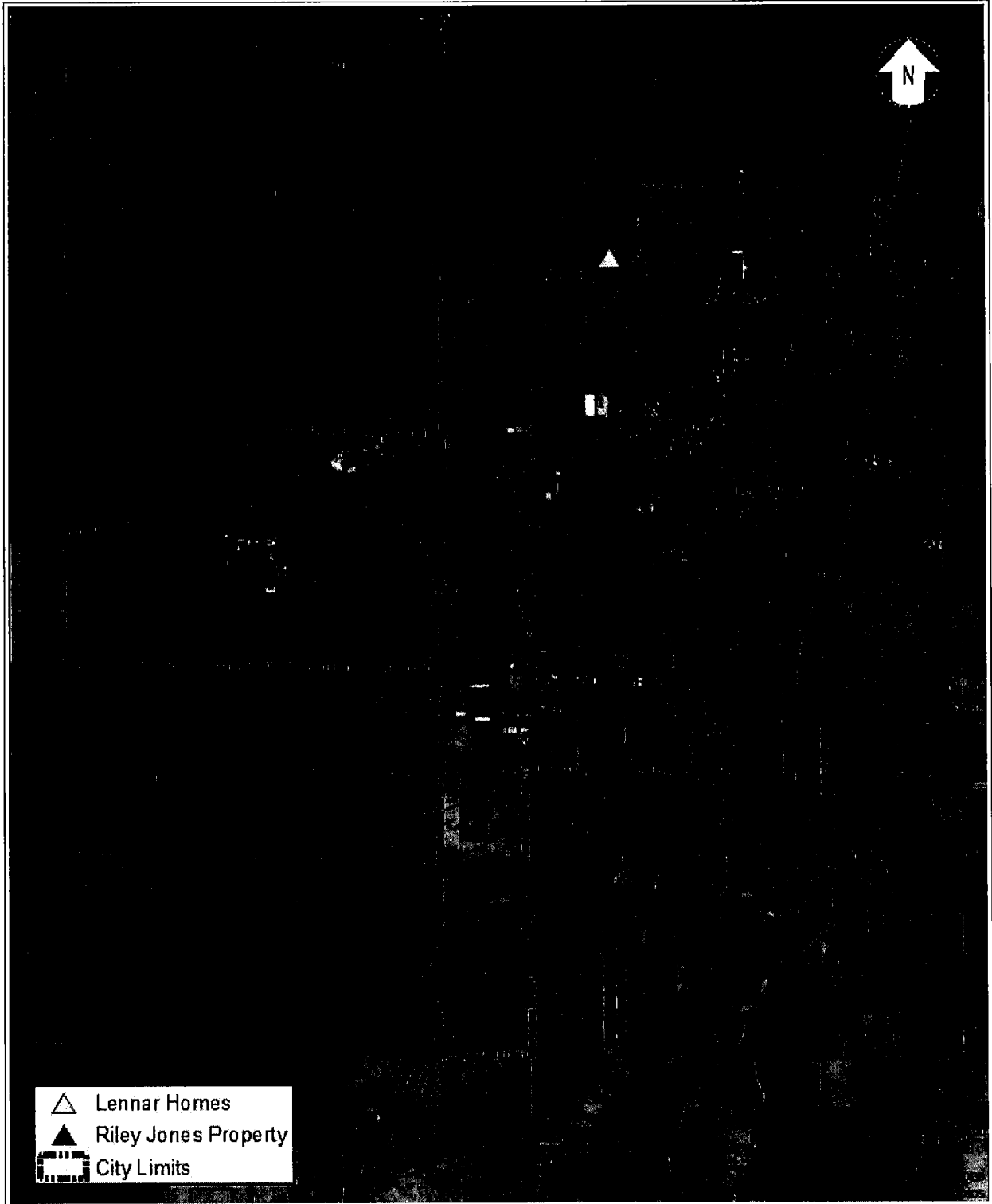


Figure 2-4
Project Location in City

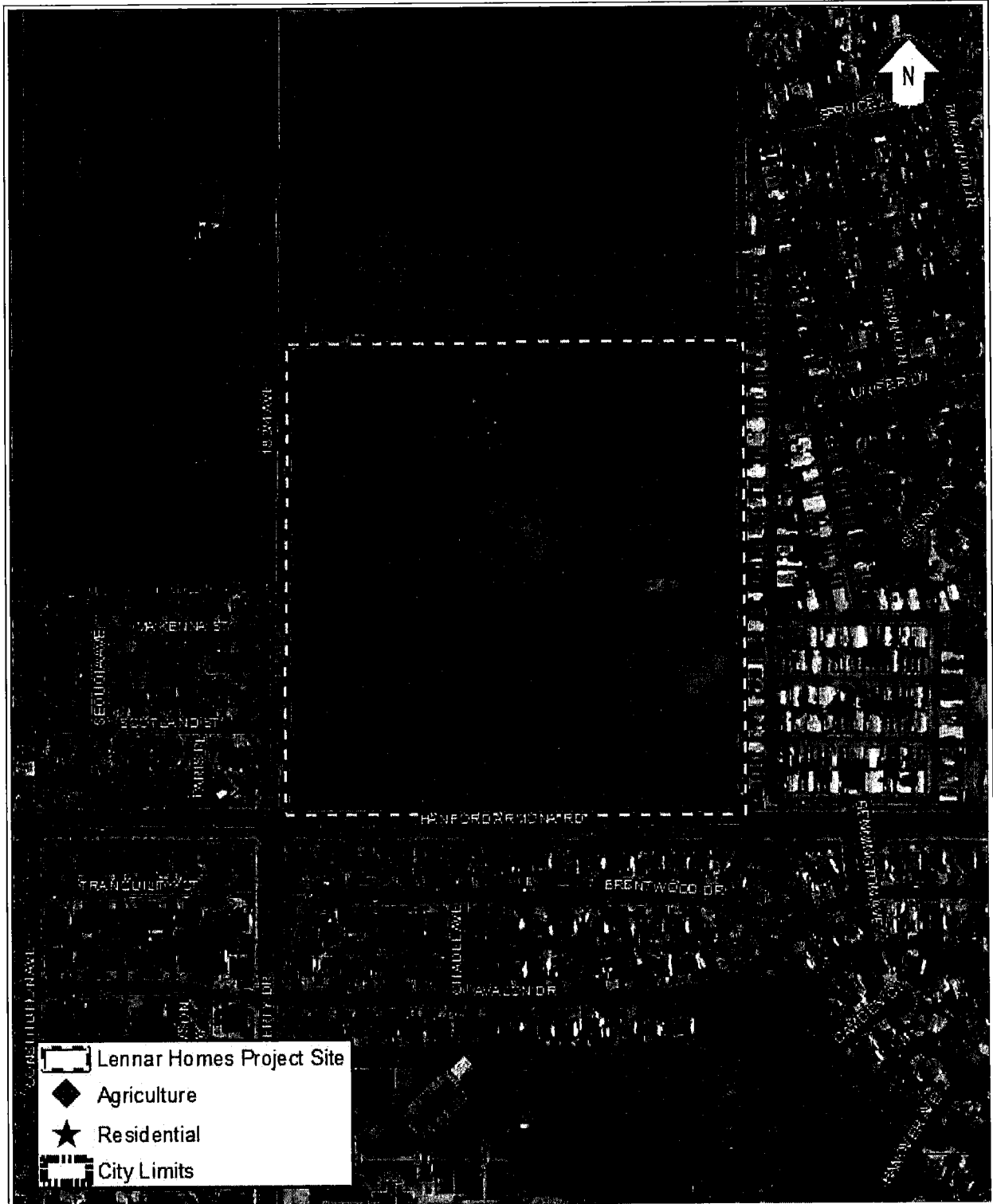
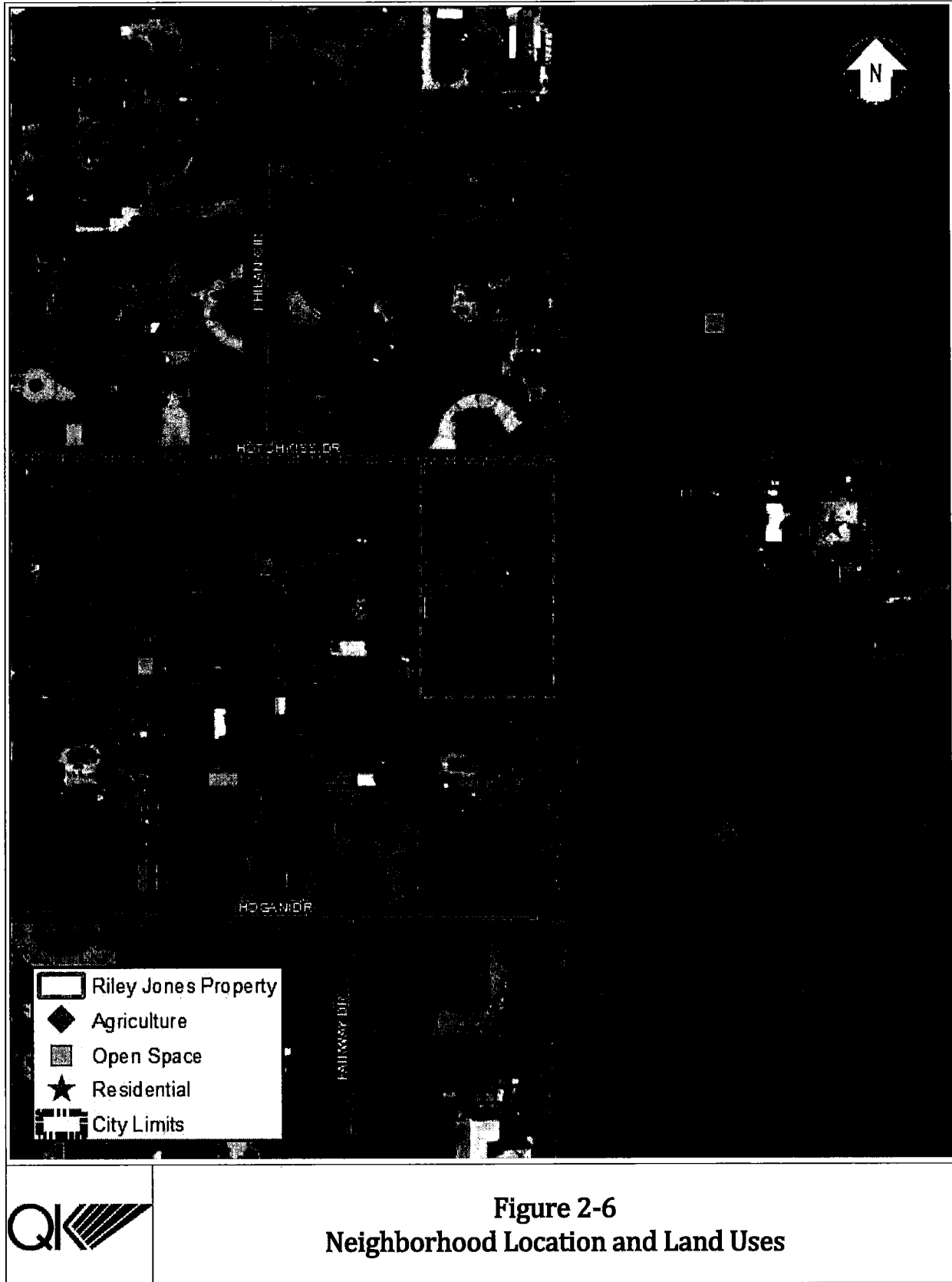


Figure 2-5
Neighborhood Location and Land Uses



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 – RVLD

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

Evaluation of Environmental Impacts

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 (CNDDB). A copy of the reporting form and a topographic map clearly marked with the location of where the kit fox was observed shall also be provided to the Service at the address below.

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*.

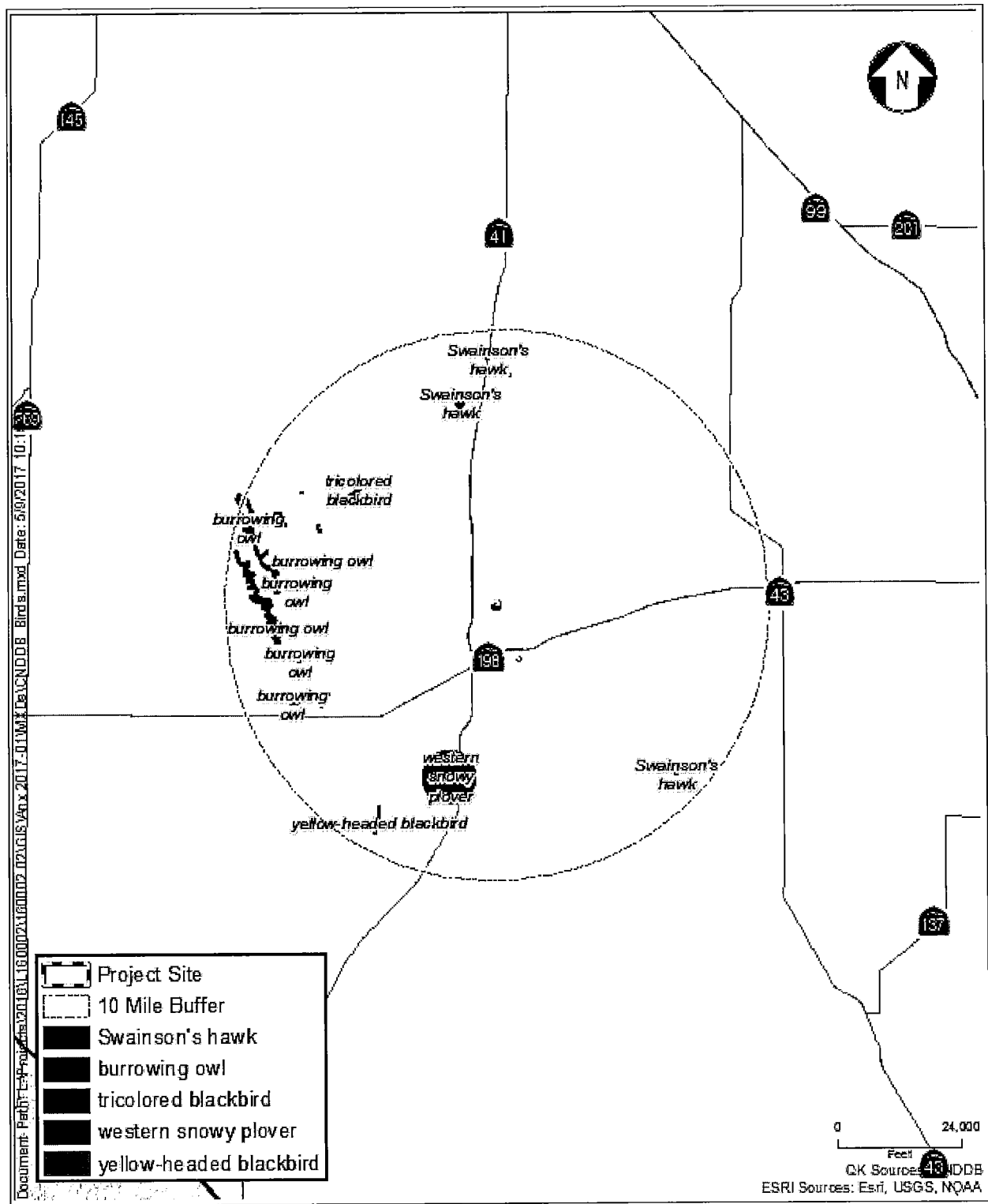


Figure 3-1
CNDDDB Special-Status Birds

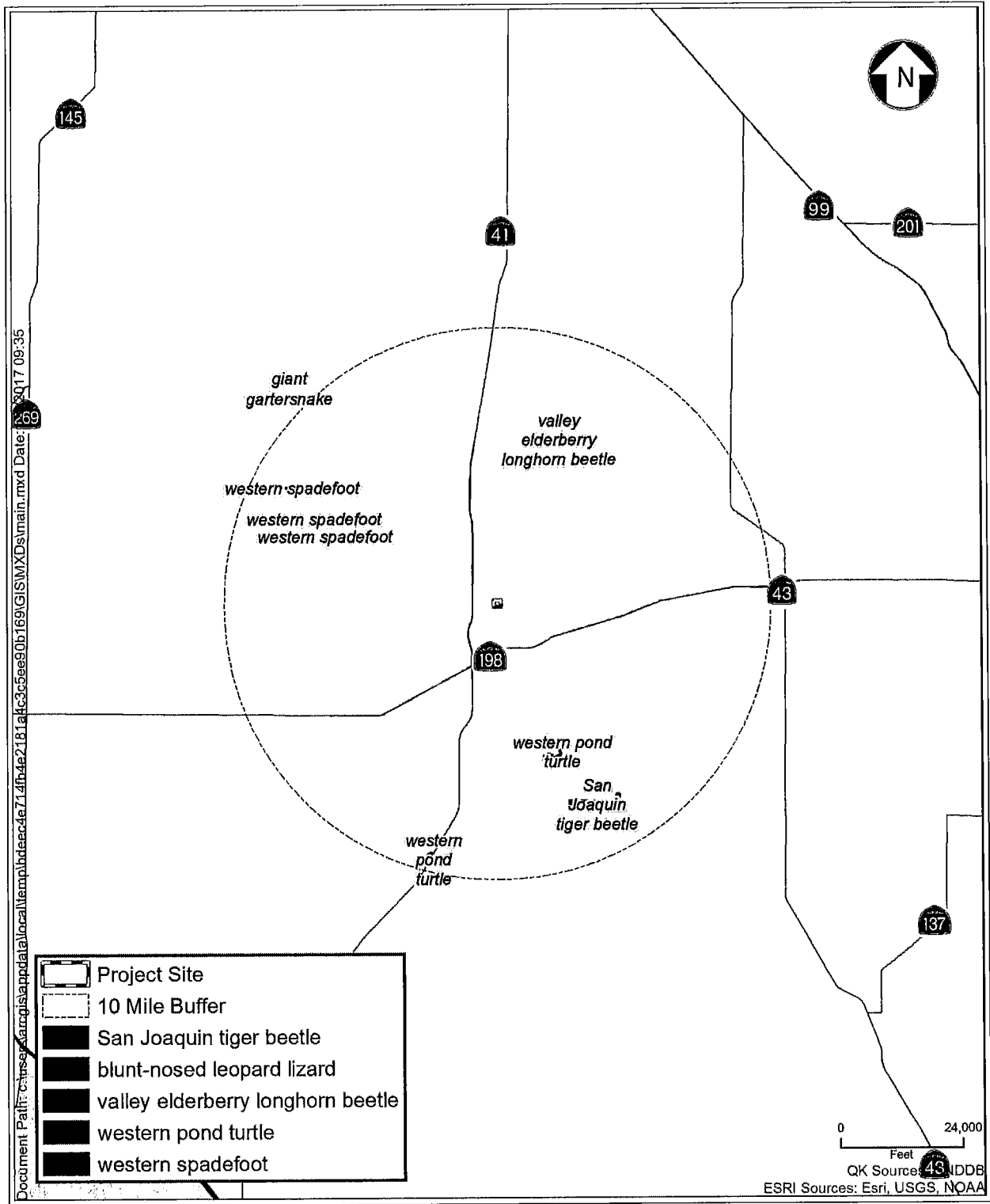


Figure 3-2
CNDDDB Special-Status Invertebrates, Fish, Amphibians and Reptiles



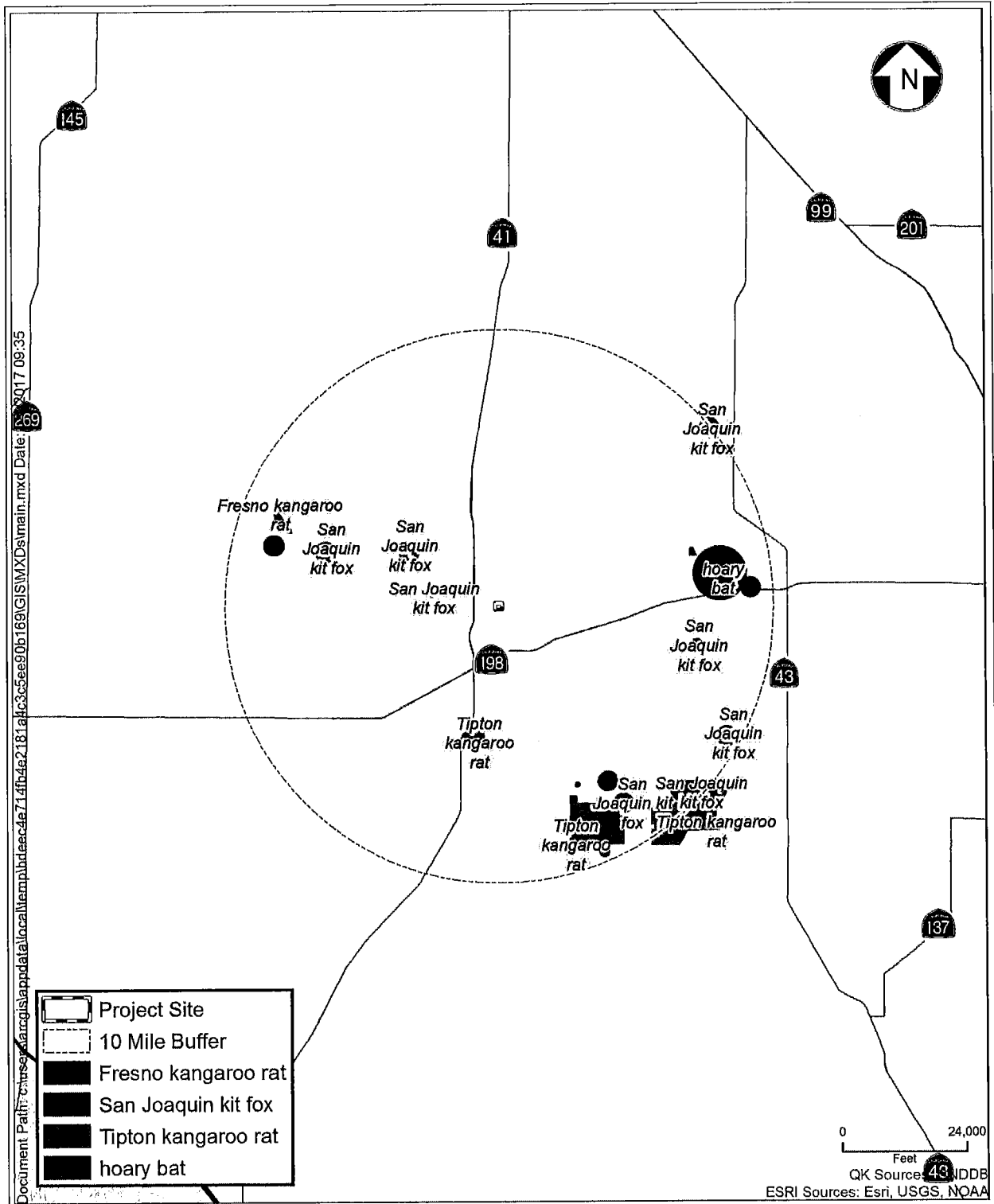


Figure 3-3
CNDDDB Special-Status Mammals

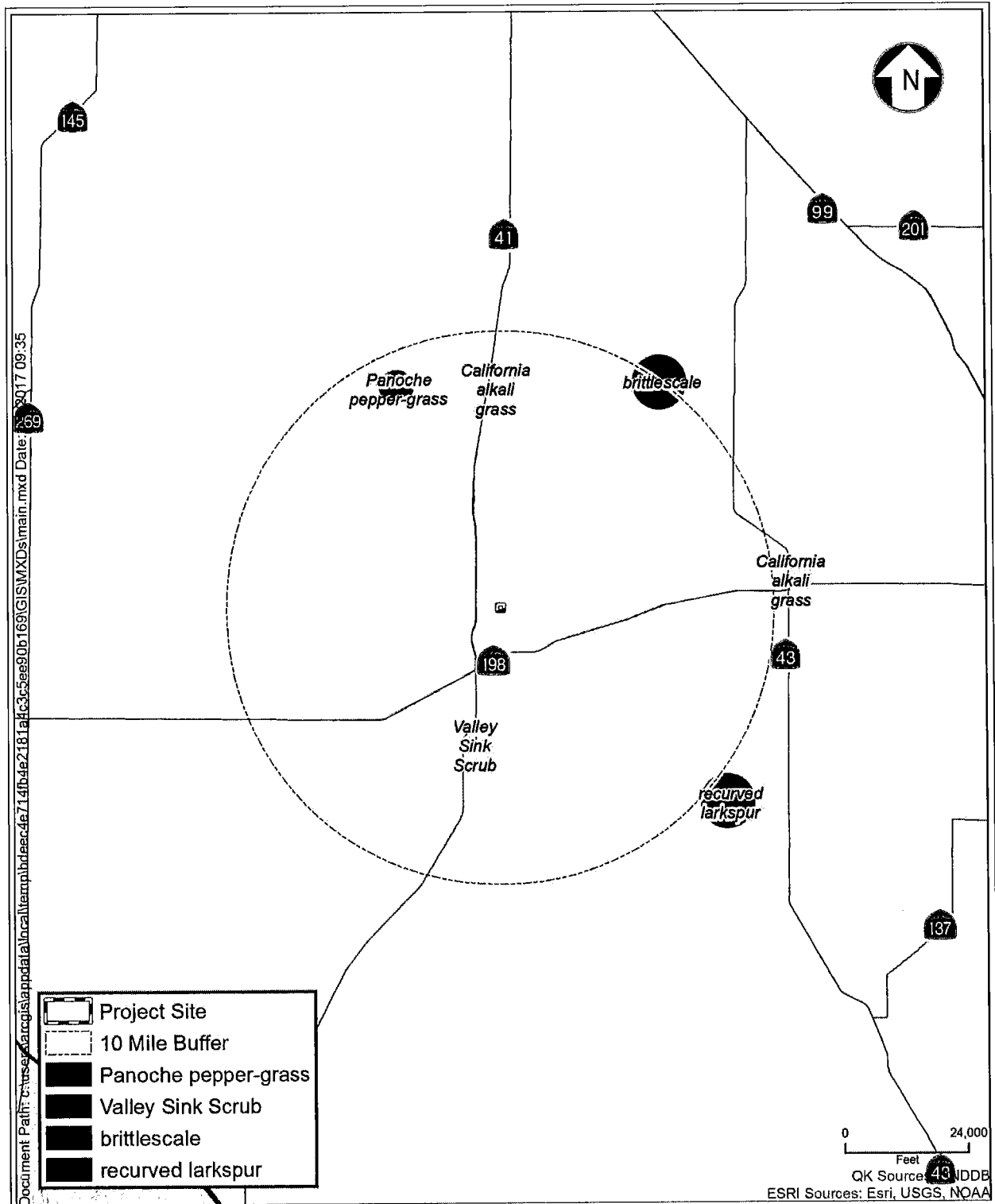


Figure 3-4
CNDDB Sensitive Natural Communities and Special-Status Plant Species



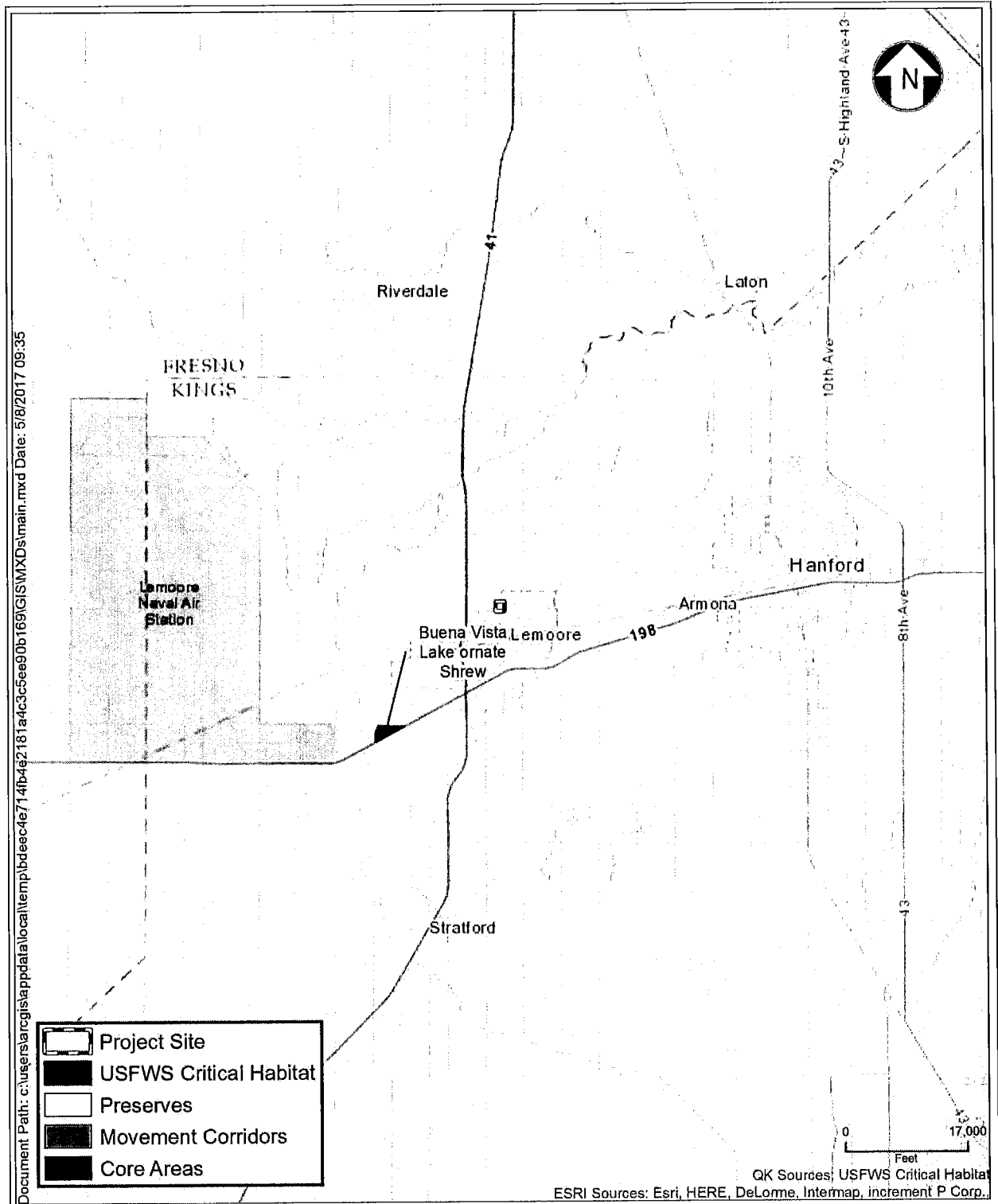


Figure 3-5
USFWS Critical Habitat

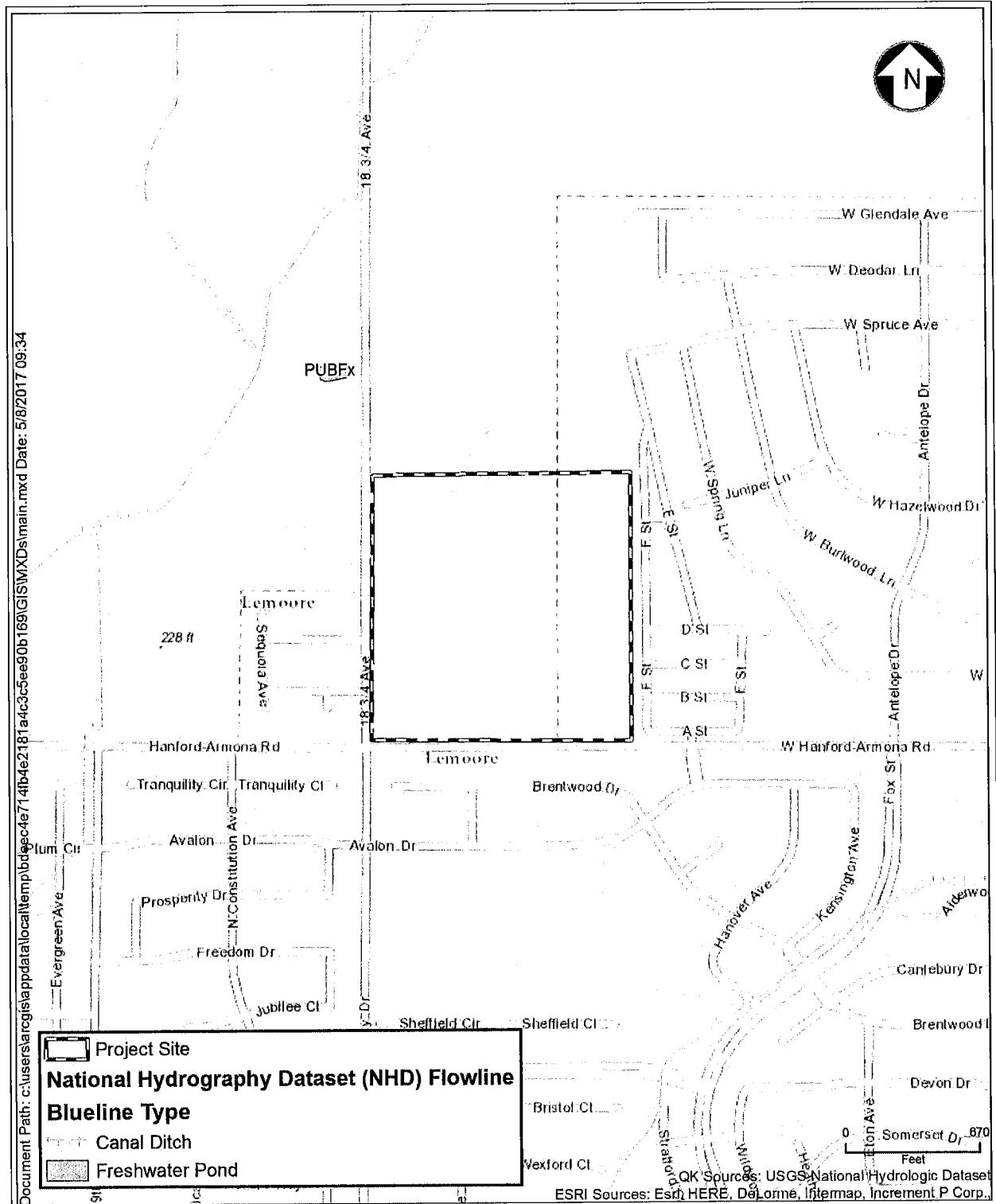


Figure 3-6
National Wetland Inventory and Hydrologic Information

	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*.

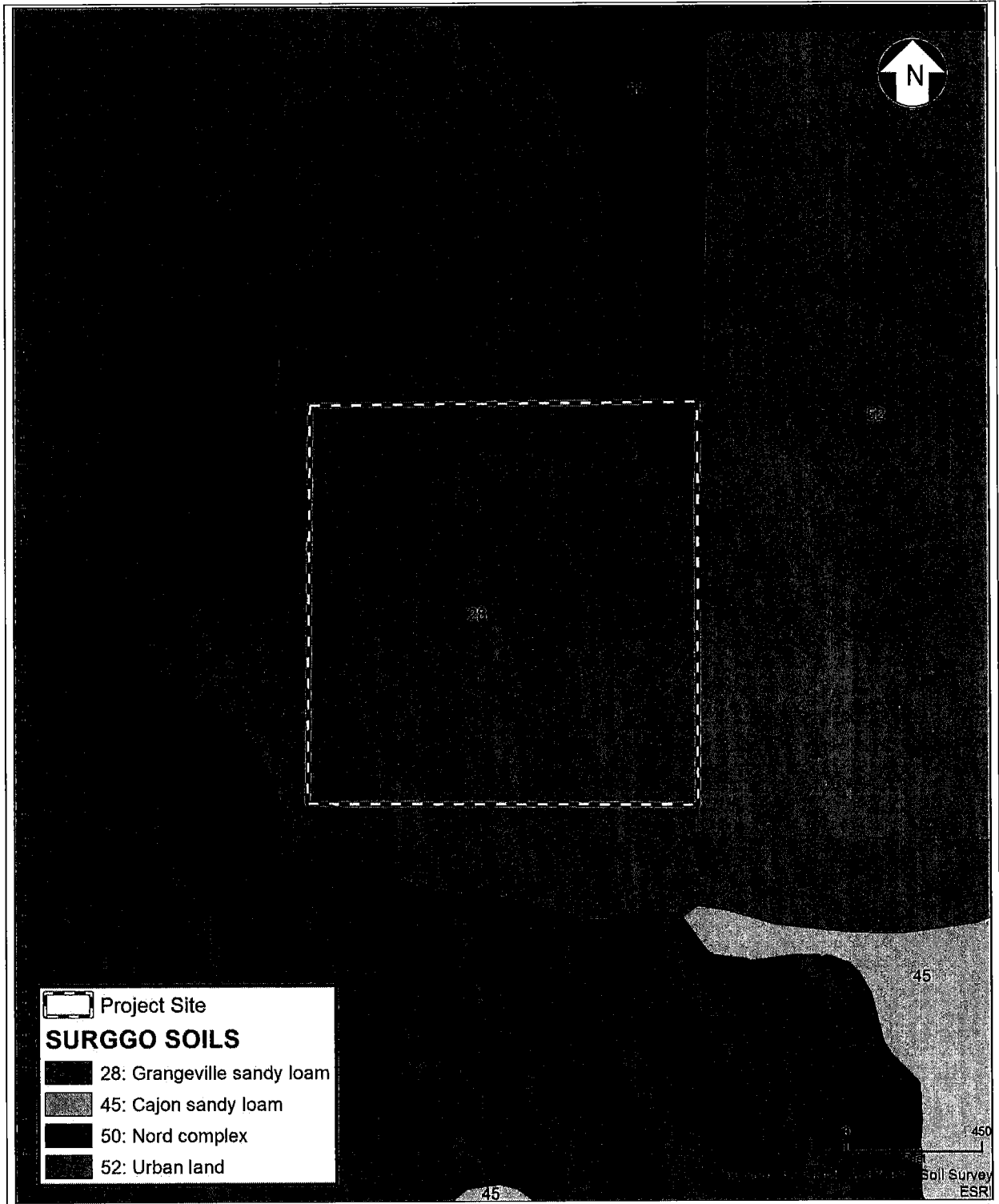


Figure 3-7
Project Site Soil Map

	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

Evaluation of Environmental Impacts

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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3.12 - 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?

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*.

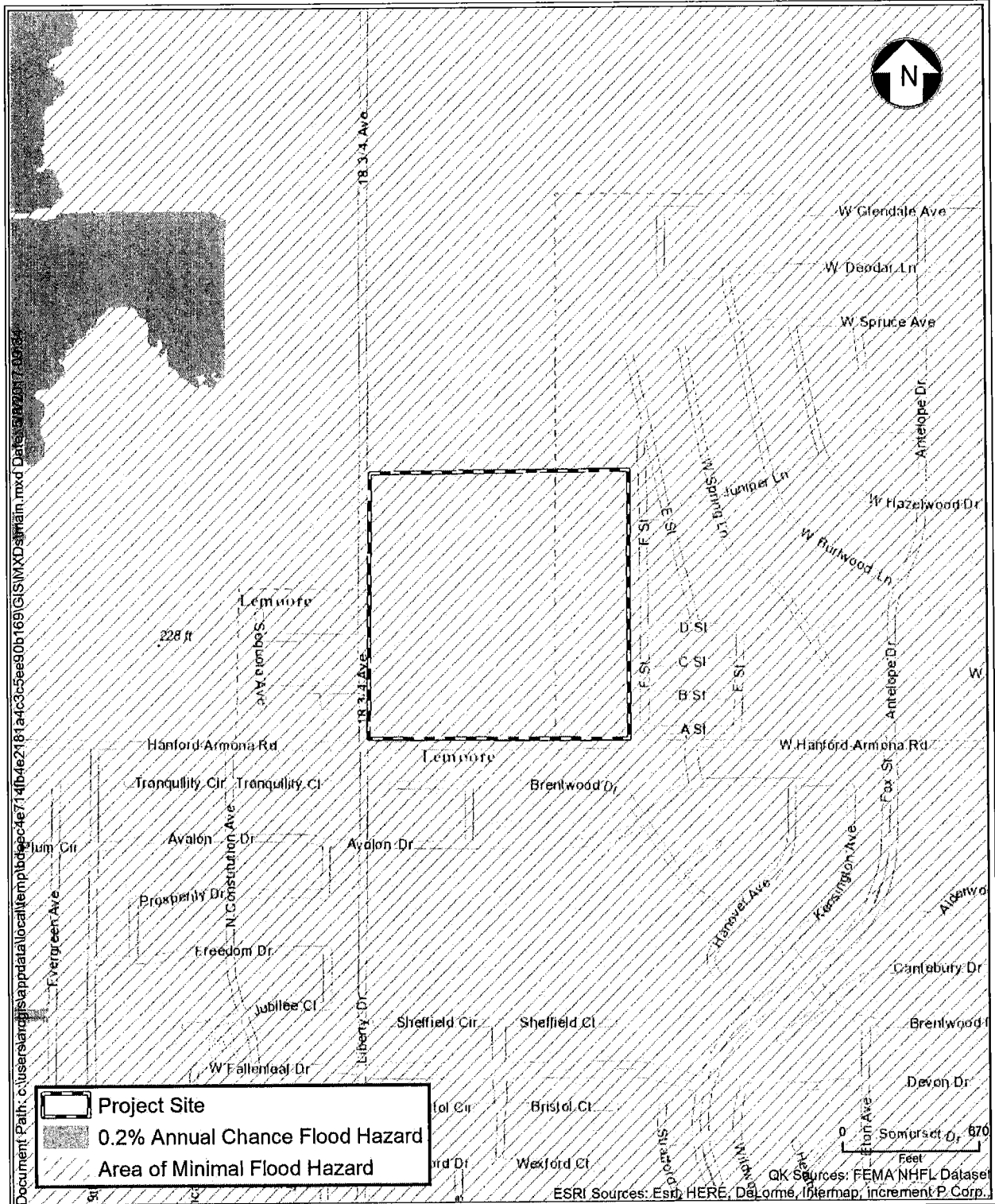


Figure 3-8
FEMA Map

	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 lane 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

Evaluation of Environmental Impacts

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

- Cal EPA. (2017, May 8). *Superfund Cleanup Site List*. Retrieved from Cortese List:
<https://www.envirostor.dtsc.ca.gov/public/>
- Cal Fire. (2006). *California Wildland Hazard Severity Zone Map Update*. Retrieved from Local
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- Kings County. (2007). *Kings County Multi-Hazard Mitigation Plan*.
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- Kings County. (2016). *2016-2024 Housing Element of Kings County and the Cities of Avenal,
Corcoran, Hanford and Lemoore*.
- United States Department of Agriculture. (1986). *Soil Survey of Kings County California*.

ADDENDUM TO

Initial Study/Mitigated Negative Declaration for Lennar Homes Tract 920 and Riley Jones Property

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

Project #L16002.02

ADDENDUM TO 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 § 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. A Mitigated Negative Declaration was prepared, and was then adopted by the Lemoore City Council on June 20, 2017. This document is an Addendum to that Mitigated Negative Declaration, and has been prepared in accordance with CEQA Guidelines §15162 and §15164.

The Addendum has been prepared for two purposes. The first is to correct a typographical error in Mitigation Measure 3.8.2. The second is to provide additional information requested by the Local Agency Formation Commission of Kings County regarding the potential loss of farmland.

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 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

Purpose of Addendum

When a proposed project is changed or there are changes in environmental setting, a determination must be made by the lead agency as to whether an Addendum or Subsequent EIR or MND is prepared. CEQA Guidelines §15162 and §15164 sets forth criteria to assess which environmental document is appropriate. The criteria for determining whether an Addendum or Subsequent MND is prepared are outlined below. If the criteria below are true, then an Addendum is the appropriate document:

- No new significant impacts will result from the project or from new mitigation measures.
- No substantial increase in the severity of environmental impact will occur.
- No new feasible alternatives or mitigation measures that would reduce impacts previously found not to be feasible have, in fact, been found to be feasible.

Based upon provided information in this document, the changes to the Approved Project will not result in any new significant impacts or substantially increase the severity of impacts previously identified in the IS/MND, and there are no previously infeasible alternatives that are now feasible. None of the other factors set forth in §15162(a)(3) are present. Therefore, an Addendum is appropriate, and this Addendum has been prepared to address the environmental effects of the refinements to the project.

SECTION 1 - PROJECT DESCRIPTION

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.

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 $\frac{3}{4}$ Avenue (Liberty Drive) inter§ 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 1-3 and Figure 1-4 provide a regional vicinity and location map of the Project site, respectively.

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 1-5.

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 1-6 and Figure 1-5.

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 1-1). 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 1-2). 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).

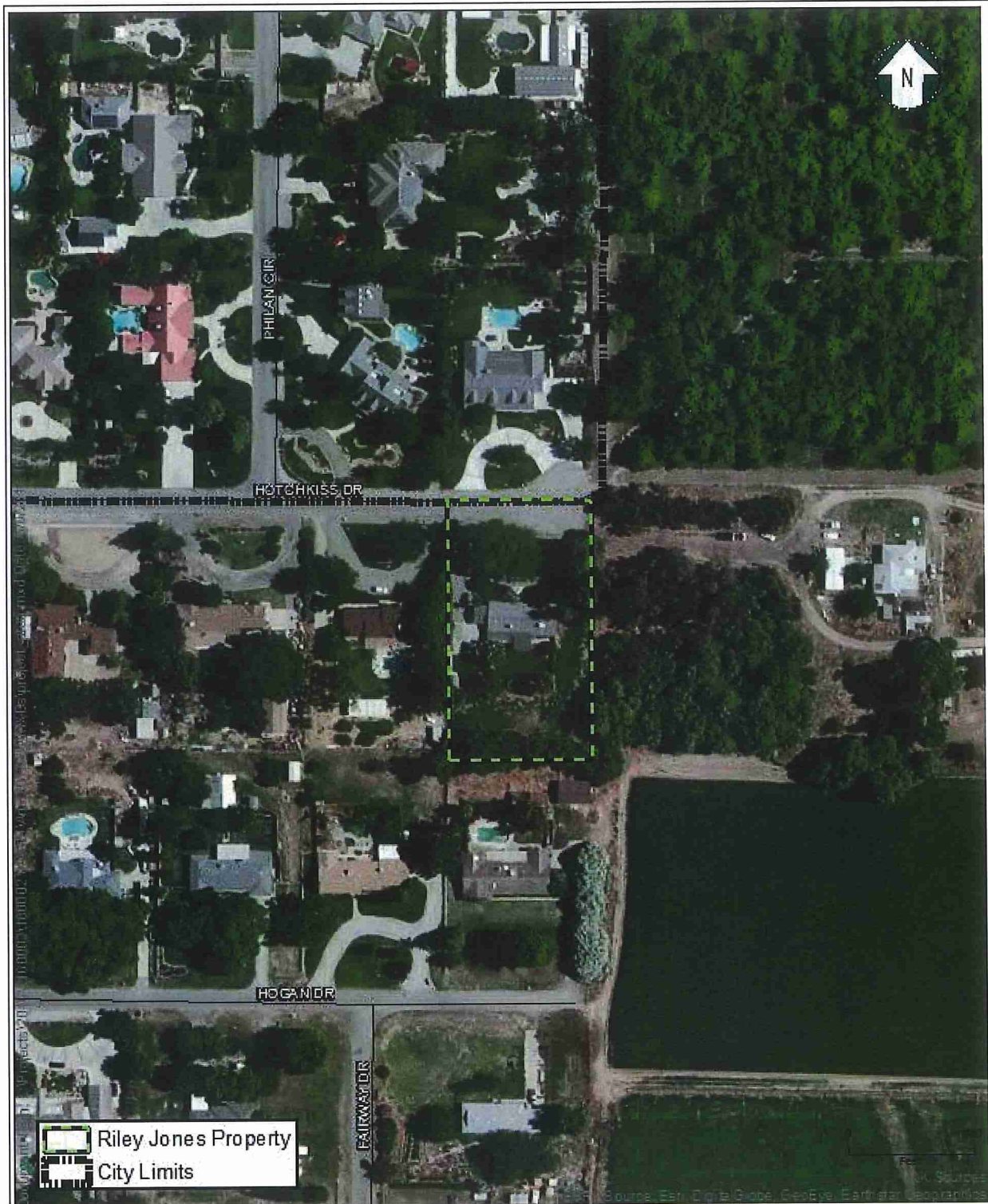
Conclusion

The revisions and additions to the Mitigated Negative Declaration described in the §§ 2 and 3 of this Addendum do not result in new significant impacts, nor do they increase the severity of impacts previously identified. Based on the criteria in CEQA Guidelines §15162 and §15164, and Addendum is the appropriate environmental document for this situation.

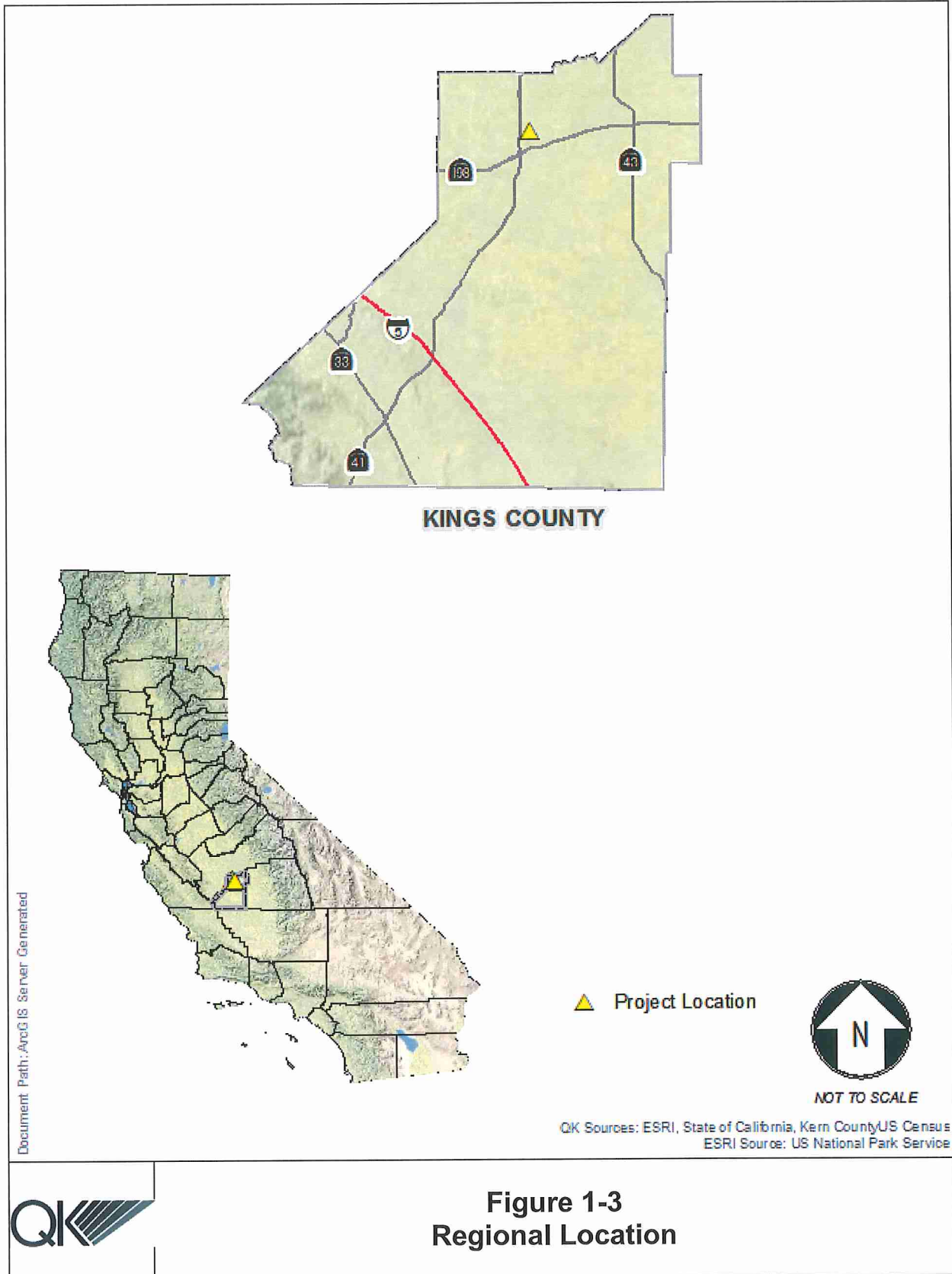


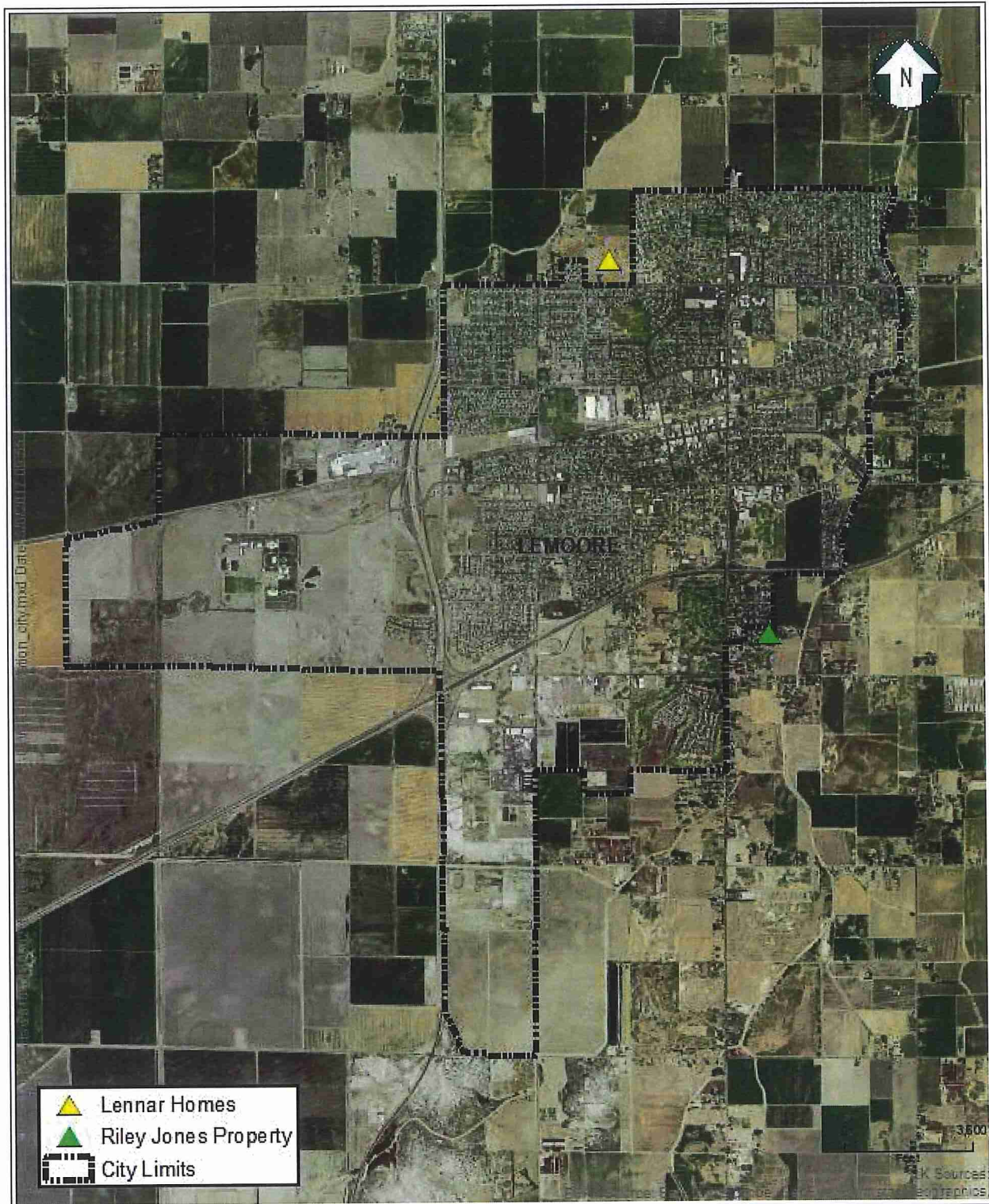
Figure 1-1
Proposed Lennar Homes Project Site





**Figure 1-2
Riley Jones Property**





**Figure 1-4
Project Location in City**



Figure 1-5
Neighborhood Location and Land Uses



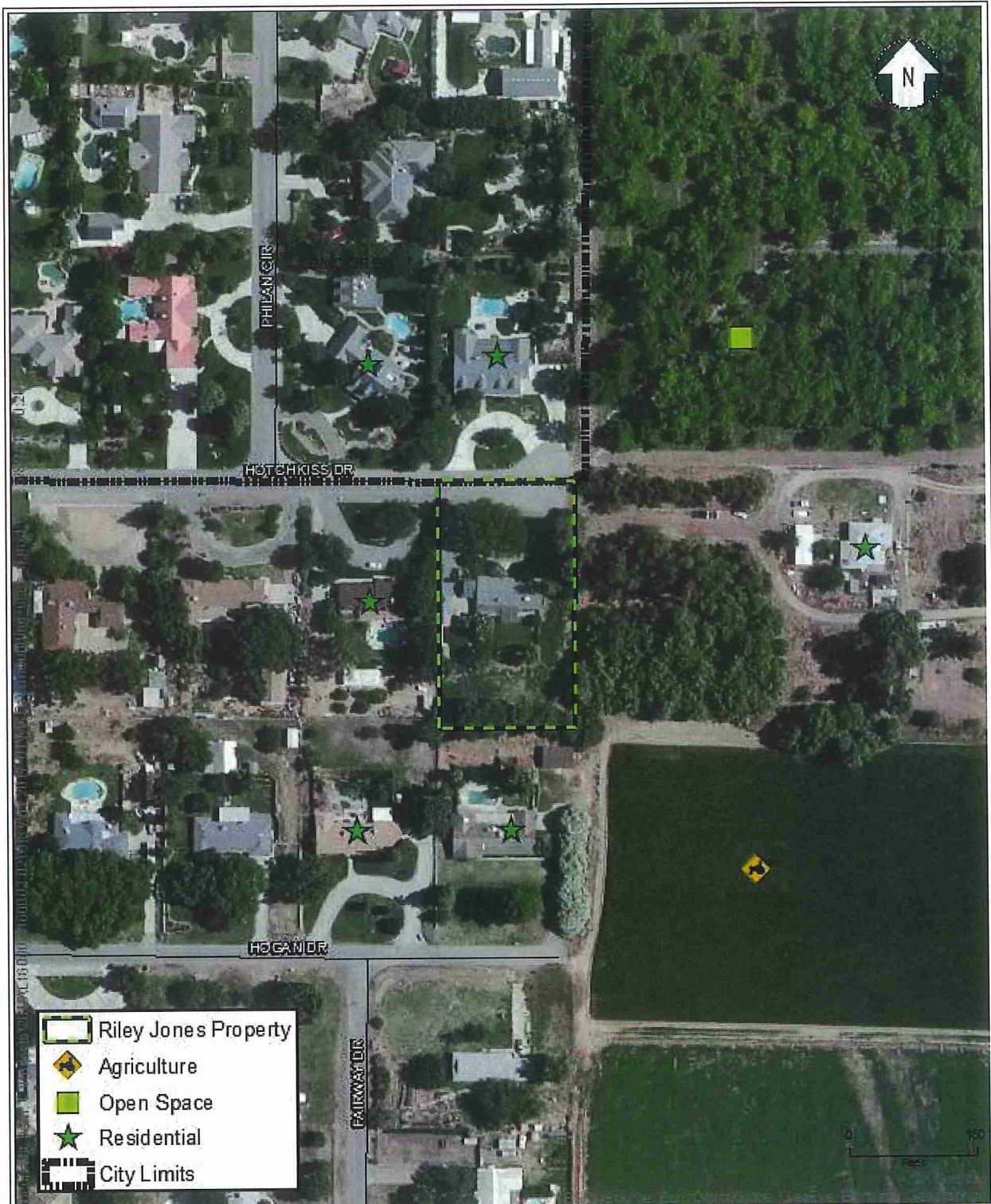


Figure 1-6
Neighborhood Location and Land Uses



SECTION 2 - MODIFICATION TO MITIGATION MEASURE 3.8.2

After the Mitigated Negative Declaration was adopted, a typographical error was discovered in Mitigation Measure 3.8.2. This mitigation measure reads:

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.

In actuality, the allowable period for removal of trees to avoid nesting periods is August 15th to February 15th. Therefore, the mitigation measure is hereby changed to read:

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 August 15th and February 15th to avoid potential impacts with nesting birds.

This change does not affect the conclusions of the mitigated negative declaration.

SECTION 3 - ADDITIONAL INFORMATION REGARDING AGRICULTURE RESOURCES

The Initial Study originally prepared provided the following information and evaluation on the project's impact to Agriculture Resources.

Potential Significant Impact	Less than Significant with Mitigation Incorporated	Less- than- Significa nt Impact	No Impact
------------------------------------	--	---	--------------

3.1 - 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 § 12220(g)), timberland (as defined by Public Resources Code § 4526), or timberland zoned Timberland Production (as defined by Government Code § 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 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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

nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

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*.

The Local Agency Formation Commission of Kings County (LAFCO) has requested additional information in the environmental document to address the impacts and potential mitigation to the loss of prime farmland. While the Mitigated Negative Declaration correctly states that the 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), LAFCO evaluates the potential loss of farmland due to annexation using the definition of prime agricultural land found in Government Code § 56064.

Government Code 56064

According to Government Code §56064, “prime agricultural land” means an area of land, whether a single parcel or contiguous parcels, that has not been developed for a use other than agricultural use and that meets any of the following qualifications:

- (a) Land that qualifies, if irrigated, for rating as class I or class II in the USDA Natural Resources Conservation Service land use capability classification, whether or not land is actually irrigated, provided that irrigation is feasible.
- (b) Land that qualifies for rating 80 through 100 Storie Index Rating.
- (c) Land that supports livestock used for the production of food and fiber and that has an annual carrying capacity equivalent to at least one animal unit per acre as defined by the United States Department of Agriculture in the National Range and Pasture Handbook, Revision 1, December 2003.

- (d) Land planted with fruit or nut-bearing trees, vines, bushes, or crops that have a nonbearing period of less than five years and that will return during the commercial bearing period on an annual basis from the production of unprocessed agricultural plant production not less than four hundred dollars (\$400) per acre.
- (e) Land that has returned from the production of unprocessed agricultural plant products an annual gross value of not less than four hundred dollars (\$400) per acre for three of the previous five calendar years.

The Project site has not been used for agricultural purposes during the last six FMMP surveys, dating back to 2006. However, agricultural use before that time may have occurred. A rural residence has been built on approximately five acres of the site. This is the area that is identified as rural residential land by the FMMP. Therefore, up to 35 acres could qualify as prime agricultural land if it meets one of the five criteria in §56064.

The site does not support livestock used for production of food or fiber. It is not planted in fruit or nut-bearing trees, vines, bushes, or crops. The land also has not returned over \$400 per acre in any of the last five calendar years. Therefore, the land does not qualify as prime farmland under criteria c, d, or e.

As shown in Figure 3 -, the site contains Grangeville sandy loam soil. This soil type is very deep, somewhat poorly drained, moderately permeable soil. It has a Storie Index of 51. It has Class II rating if irrigated, and a Class VI rating if not irrigated.

The Project site is surrounded on three sides by urban development, making it difficult to determine if the site could feasibly be irrigated. The startup costs of drilling a new well that would only serve 35 acres or of obtaining surface water rights and constructing a pipeline to the site may be enough to question whether irrigation is feasible. If irrigation is feasible, then 35 acres out of the 40 acres would be considered prime agricultural land under §56064 based on its class II soil rating.

Government Code 56668 and 56016

Government Code §56668 also requires LAFCO to effect of the proposal on maintaining the physical and economic integrity of agricultural lands, as defined by §56016. This section defines "agricultural land" as land currently used for the purpose of producing an agricultural commodity for commercial purposes, land left fallow under a crop rotational program, or land enrolled in an agricultural subsidy or set-aside program. By this definition, the Project area does not qualify as agricultural land because it does not meet any of the three listed criteria.

Lemoore General Plan and General Plan EIR

The site is surrounded on three sides by urban development. The area was planned for Low Density Residential uses in the 2008 Lemoore General Plan, as were additional properties to the north of the site. The site is within the planned growth pattern of the

city and is within the Primary Sphere of Influence of the City. The site is not under a Williamson Act contract.

The Lemoore General Plan EIR addressed the loss of agricultural land due to planned urban growth, and a statement of overriding considerations was adopted. The project area was included in that review. No new environmental impacts or increases in the planned rate of loss of agricultural land are anticipated.

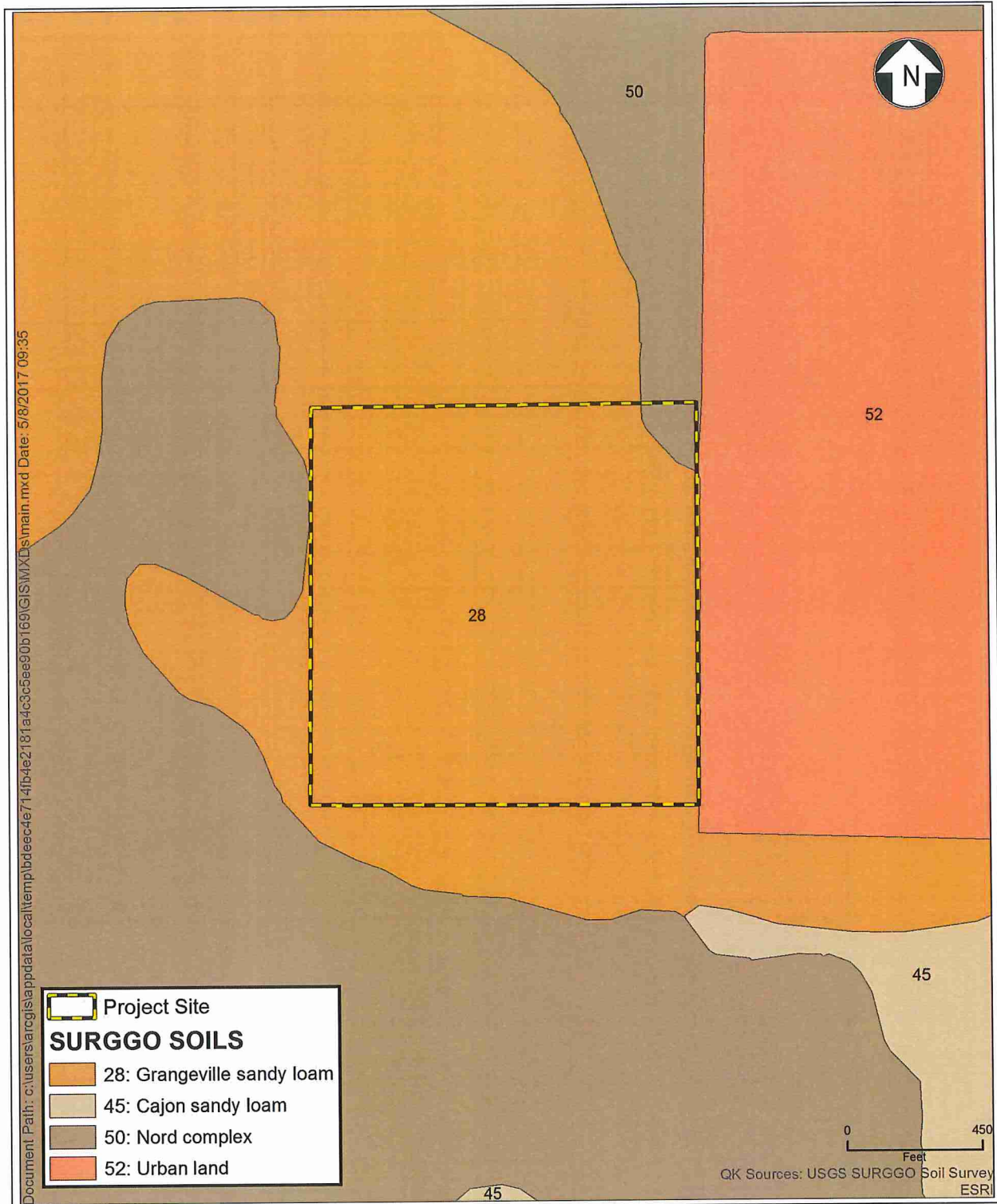


Figure 3-1
Project Site Soil Map

As stated above, the site is surrounded on three sides by urban development. The area was planned for urban development by both the Lemoore General Plan and the Primary Sphere of Influence. Therefore, this additional information provided does not affect the original conclusions of the Mitigated Negative Declaration.

SECTION 4 - REFERENCES

City of Lemoore . (2008). *2030 General Plan*.

Kings County. (2010). *2035 General Plan* . Hanford: Kings County Community Development Agency.

Kings County. (2016). *2016-2024 Housing Element of Kings County and the Cities of Avenal, Corcoran, Hanford and Lemoore*.

United States Department of Agriculture. (1986). *Soil Survey of Kings County California*.

United States Department of Agriculture. (1971). *Soil Survey of Eastern Fresno County California*.

**BEFORE THE LOCAL AGENCY FORMATION COMMISSION
COUNTY OF KINGS, STATE OF CALIFORNIA**

* * * * *

**IN THE MATTER OF APPROVING LEMOORE)
ANNEXATION NO. 2017-01)**

**Resolution No. 17-03
Re: LAFCO Case No. 17-02**

WHEREAS, on September 25, 2017, an application was accepted for filing by the City of Lemoore with the Executive Officer and certified complete on October 26, 2017, to annex certain territory to the City of Lemoore and detach the same territory from the Kings River Conservation District and Excelsior-Kings River Resource Conservation District; and

WHEREAS, the reorganization represents 100 percent consent of all landowners within the subject territory; and

WHEREAS, the Executive Officer's report, with recommendations, was forwarded to officers, persons, and public agencies as prescribed by law and was reviewed at said public meeting held before LAFCO on November 17, 2017; and

WHEREAS, the Commission has duly considered the Executive Officer's Report, testimony, and the proposal; and

WHEREAS, the proposed reorganization is considered within the scope of the 2030 Lemoore General Plan and its associated Environmental Impact Report (EIR); and

WHEREAS, on June 20, 2017, the City of Lemoore adopted a Mitigated Negative Declaration for the reorganization.

WHEREAS, on September 5, 2017, the City of Lemoore adopted an Addendum to the Mitigated Negative Declaration for the reorganization.

NOW, THEREFORE, THE LOCAL AGENCY FORMATION COMMISSION OF KINGS COUNTY RESOLVED AS FOLLOWS:

1. The Commission finds that:
 - a) It is a Responsible Agency under the California Environmental Quality Act Guidelines, Section 15096.
 - b) The reorganization is being taken pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000.
 - c) The distinctive short form designation of the reorganization is "City of Lemoore Annexation No. 2017-01".

- d) The City of Lemoore is the applicant who requested annexation of APN 021-560-001 and 021-570-001 (hereinafter the “subject territory”) to proceed and all of the property owners have given consent to the annexation.
 - e) The proposed reorganization conforms to the adopted Sphere of Influence for the City of Lemoore as adopted by LAFCO of Kings County and became effective January 1, 2008.
 - f) The subject territory is not considered inhabited.
 - g) All of the factors required by Government Code Section 56668 have been considered by the Commission before rendering a decision.
 - h) The reorganization is necessary to provide services to planned, well-ordered, and efficient urban development patterns that include appropriate consideration of the preservation of open-space lands within those urban development patterns.
 - i) The regular county assessment roll will be utilized for this reorganization.
 - j) The affected territory will not be taxed for existing general bonded indebtedness.
2. The Commission has reviewed the Initial Study/Mitigated Negative Declaration and Addendum to the Mitigated Negative Declaration prepared for the annexation by the City of Lemoore and has relied on the determination therein that this project will not have a significant effect on the environment.
3. The Commission approves LAFCO Case No. 17-02, “City of Lemoore Annexation No. 2017-01” by adopting Resolution No. 17-03 and orders the reorganization to the City of Lemoore and detachment from the Kings River Conservation District and Excelsior-Kings River Resource Conservation District subject to the following conditions:
- a) The Kings County Local Agency Formation Commission be designated as the conducting authority for the “City of Lemoore Annexation No. 2017-01” and be authorized to proceed with legal steps necessary to complete the annexation without notice, hearing or election.
 - b) The City prepare a final map for recordation with an accompanying legal description that meets Board of Equalization Standards.
 - c) The City shall provide a sufficient fee deposit with LAFCO to cover all administrative processing prior to final recording of the Certificate of Completion.
4. The legal description for the annexation to the City of Lemoore is attached as Exhibit A and the same area would be removed from the Kings River Conservation District and Excelsior-Kings River Resource Conservation District.

The foregoing Resolution was adopted upon a motion by Commissioner _____,
seconded by Commissioner _____, at a special meeting held November 17, 2017
by the following vote:

AYES: Commissioners –
NOES: Commissioners –
ABSENT: Commissioner
ABSTAIN: Commissioner

**LOCAL AGENCY FORMATION
COMMISSION OF KINGS COUNTY**

Joe Neves, Chairman

WITNESS, my hand this _____ day of November, 2017.

Gregory R. Gatzka, Executive Officer

ANNEXATION NO. XXX
ANNEXATION TO THE CITY OF LEMOORE
GEOGRAPHIC DESCRIPTION

All that portion of the Southeast Quarter of the Southwest Quarter of Section 34, Township 18 South, Range 20 East, Mount Diablo Base and Meridian, in the County of Kings, State of California, according to the approved Government Township Plats thereof, described as follows:

Beginning at the Southeast corner of said Southeast Quarter of the Southwest Quarter, said point being in the City of Lemoore;

Thence along the existing City of Lemoore boundary the following courses:

1. South 89° 51' 18" West, along the South line of said Southeast Quarter of the Southwest Quarter a distance of 1324.28 feet to the Southwest corner of said Southeast Quarter;
2. Thence North 00° 07' 10" West, along the West line of said Southeast Quarter a distance of 662.04 feet;

Thence departing from the existing City of Lemoore boundary the following courses:

3. Continuing along the West line of said Southeast Quarter, North 00° 06' 01" West, a distance of 662.04 feet, to the Northwest corner of said Southeast Quarter;
4. Thence North 89° 51' 22" East, along the North line of said Southeast Quarter, a distance of 1325.94 feet, to the Northeast corner of said Southeast Quarter, also being a point on the existing City of Lemoore boundary;

Thence along the existing City of Lemoore boundary the following course:

5. South 00° 02' 17" East, along the East line of said Southeast Quarter, a distance of 1324.05 feet, to the **Point of Beginning**.

Containing 40.28 Acres, more or less.



3.30.2017

Local Agency Formation Commission OF KINGS COUNTY

GREGORY R. GATZKA, EXECUTIVE OFFICER

MAILING ADDRESS: 1400 W. LACEY BLVD., HANFORD, CA 93230

OFFICES AT: ENGINEERING BUILDING, KINGS COUNTY GOVERNMENT CENTER, HANFORD
(559) 852-2670 • FAX: (559) 584-8989 • WWW.KINGSLAFCO.COM

TO: LAFCO of Kings County Commissioners
FROM: Greg Gatzka, Executive Officer
DATE: November 13, 2017
SUBJECT: LAFCO Public Member Appointment

INTRODUCTION

Commissioners serving on the Local Agency Formation Commission of Kings County (LAFCO) serve four year terms. LAFCO Commissioners' terms expire on the first Monday in May of the fourth year of their respective term (Government Code Section 56334). This past May, the LAFCO Public Member's (Paul Thompson) term expired. The Clerk of the Board, Catherine Venturella, published a notice of vacancy for the Public Member term on April 6, 2017.

The City and County Members of the Commission are the appointing authority for the public member (Government Code Section 56325 (d)). Certain restrictions apply to candidates for Public member and alternate public member (see Attachment 2). Staff recommends that LAFCO consider appointing a candidate to the Public Member position and also the Public Member Alternate position. All interviews of candidates must be held in open session.

Attachments (2)

ATTACHMENT No. 1

SECTION II: KINGS COUNTY LAFCO

1. LOCAL AGENCY FORMATION COMMISSION OF KINGS COUNTY (LAFCO)

MEMBERS

EXPIRATION OF TERM - FIRST MONDAY IN

MAY

CITY MEMBERS ¹:

Sid Palmerin (Corcoran)	2021
Justin Mendes (Hanford)	2020
Ray Madrigal (Lemoore) Alternate City Member	2019

COUNTY MEMBERS ²:

Joe Neves (Lemoore-Stratford area) *	2018
Doug Verboon (North Lemoore – North Hanford area) **	2018
Richard Valle (Avenal, Corcoran, and Kettleman City) Alternate County Member	2018

PUBLIC MEMBER ³:

Vacant

Vacant Alternate Public Member

* Chairman

** Vice-Chairman

Terms of Commissioner: Four Years (G.C. Section 56334)

Staff:

Greg Gatzka	Executive Officer
Chuck Kinney	Assistant Executive Officer
Diane Freeman	Legal Counsel
Terri Yarbrough	LAFCo Clerk

Appointing Authority:

¹ City Members: Appointed by: City (Mayors) Selection Committee

² County Members: Appointed by Board of Supervisors

³ Public Member: Appointed by LAFCO City & County Members

Meeting Dates and Location: Fourth Wednesday of each month at 3:30 P.M., held in the Board of Supervisors Chambers, Administration Building, (Bldg. #1) Kings County Government Center, Hanford CA.

Revised: 11/13/2017

ATTACHMENT No. 2

Government Code Section 56325(d), Public Member Appointment:

(d) One representing the general public appointed by the other members of the commission. The other members of the commission may also appoint one alternate member who shall serve pursuant to Section 56331. Appointment of the public member and alternate public member shall be subject to the affirmative vote of at least one of the members appointed by each of the other appointing authorities. Whenever a vacancy occurs in the public member or alternate public member position, the commission shall cause a notice of vacancy to be posted as provided in Section 56158. A copy of this notice shall be sent to the clerk or secretary of the legislative body of each local agency within the county. Final appointment to fill the vacancy may not be made for at least 21 days after the posting of the notice.

Government Code Section 56331, Public Member Restrictions:

56331. When appointing a public member pursuant to Sections 56325, 56326, 56326.5, 56327, 56328, 56328.5, and 56329, the commission may also appoint one alternate public member who may serve and vote in place of a regular public member who is absent or who disqualifies himself or herself from participating in a meeting of the commission. The public member and the alternate public member shall be residents of the county of the appointing commission. If the office of a regular public member becomes vacant, the alternate member may serve and vote in place of the former regular public member until the appointment and qualification of a regular public member to fill the vacancy. No person appointed as a public member or alternate public member pursuant to this chapter shall be an officer or employee of the county or any city or district with territory in the county, provided, however, that any officer or employee serving on January 1, 1994, may complete the term for which he or she was appointed.

LAFCO OF KINGS COUNTY
COMMISSION - PUBLIC MEMBER APPLICATION

Filed with the Kings County
Clerk of the Board

AUG 24 2017

I hereby express an interest in being nominated for membership on the following Commission: LAFCO Commission Public Member or Alternate

Received by:

[Signature]

Name: THOMAS F. ROSS

Address: 1712 N. STRATFORD Way Telephone: (559) 362-9059

City/St/Zip: Hanford Ca 93230 Date of Birth: 11-13-36

Length of Residency in Kings County: since 1949 - 68 yrs

Occupation: Retired - KC Human Services

Education: DR. THEODORE - CHRISTIAN ED -

Membership on other Boards/Commissions: none

Affiliations: none

Reason(s) for seeking appointment: interest in growth of Kings County - and promote & protect our agricultural heritage as we expand into the future

An Officer or Employee of the County or any City or District with territory in the county is not eligible to serve as a Public member of LAFCO. (Gov. Code Sec. 56331). By signing you verify that you are not an officer or employee of any of these entities.

Thomas F. Ross
Signature

Return completed form to: Executive Officer
LAFCO of Kings County
c/o Kings County Community Development Agency
1400 W. Lacey Blvd.
Hanford, CA 93230

For inquiries, phone: (559) 852-2680

LAFCO OF KINGS COUNTY
COMMISSION - PUBLIC MEMBER APPLICATION

I hereby express an interest in being nominated for membership on the following

Commission: LAFCO Commission Public Member or Alternate

Name: Lee Wisecarver

Address: 2301 W Bristol LN Telephone: 5594103795

City/St/Zip: Hanford, Ca 93230 Date of Birth: 02/11/1992

Length of Residency in Kings County: 25 years

Occupation: Farmer, Rancher, Agribusinessman

Education:

-Oklahoma State University: Bachelors Degree- Animal Science

-Hanford High School- Diploma, CSF Honor Student

Membership on other Boards/Commissions:

-Young Republican of Kings County Chairman

-Republican Party of Kings County 2nd Vice Chairman

Affiliations:

-Young Farmers & Ranchers

-The Well Community Church

-NRA

-OSU Alumni Association: Lifetime Member

Reason(s) for seeking appointment:

-I want to bring my ideas and values to Kings County and the city of Hanford.

I have a lot of good ideas to help Hanford continue to grow and prosper, being

a commissioner would be one way for me to help Hanford thrive.

An Officer or Employee of the County or any City or District with territory in the county is not eligible to serve as a Public member of LAFCO. (Gov. Code Sec. 56331). By signing you verify that you are not an officer or employee of any of these entities.



Signature

Return completed form to: Executive Officer

RECEIVED

AUG 14 2017

KINGS COUNTY COMMUNITY DEVELOPMENT AGENCY
RECEIVED

AUG 14 2017

BOARD OF SUPERVISORS

LAFCO of Kings County
c/o Kings County Community Development Agency
1400 W. Lacey Blvd.
Hanford, CA 93230

For inquiries, phone:

(559) 852-2680

**LAFCO OF KINGS COUNTY
COMMISSION - PUBLIC MEMBER APPLICATION**

**I hereby express an interest in being nominated for membership on the following
Commission: LAFCO Commission Public Member or Alternate**

Name: Vernon Joseph Costa

Address: 13451 12th Avenue

Telephone: 559-362-3337

City/St/Zip: Hanford, CA 93230

Date of Birth: July 23, 1957

Length of Residency in Kings County: 60 years

Occupation: Self Employed Farmer/Cattle Rancher

Education: Hanford Joint Union High School

Membership on other Boards/Commissions: None

Affiliations:

25 year member of the Kings County Volunteer Fire Department-Retired

Reason(s) for seeking appointment:

**As a lifelong resident of Kings County, a farmer and land owner, I feel I have the
experience and historical knowledge about Kings County to assist local government
officials in making planning decisions to better shape the future.**

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county is not eligible to serve as a Public member of LAFCO. (Gov. Code Sec.
56331). By signing you verify that you are not an officer or employee of any of these
entities.**

Signature



Return completed form to:

**Executive Officer
LAFCO of Kings County
c/o Kings County Community Development Agency
1400 W. Lacey Blvd.
Hanford, CA 93230**

For inquiries, phone:

(559) 852-2680

RECEIVED

LAFCO OF KINGS COUNTY
COMMISSION - PUBLIC MEMBER APPLICATION

JUN - 3 2017

I hereby express an interest in being nominated for membership on the following
Commission: LAFCO Commission Public Member or Alternate BOARD OF SUPERVISORS

Name: Dan Chin

Address: 2177 Burl Dr. Telephone: (559) 288-1608

City/St/Zip: Hanford, CA 93230 Date of Birth: 02/03/58

Length of Residency in Kings County: 59 years

Occupation: Retired

Education: Fresno State University
Bachelor in Science in Business

Membership on other Boards/Commissions: None currently
1988-1998 Hanford Planning Commission

Affiliations: _____

Reason(s) for seeking appointment: As a former Public Servant, I
have a lot of experience in land use management.

An Officer or Employee of the County or any City or District with territory in the county is not eligible to serve as a Public member of LAFCO. (Gov. Code Sec. 56331). By signing you verify that you are not an officer or employee of any of these entities.

Daniel Chin

Signature

Return completed form to: Executive Officer
LAFCO of Kings County
c/o Kings County Community Development Agency
1400 W. Lacey Blvd.
Hanford, CA 93230

For inquiries, phone: (559) 852-2680

**KINGS COUNTY BOARD OF SUPERVISORS
COMMITTEE APPLICATION FOR APPOINTMENT**

I hereby express an interest in being nominated for membership on the following
Board: BUSINESS REPRESENTATIVE LAFCO

Name: MARIELA CHILDRESS

Address: 895 LEGACY DR. Telephone: 8583616474

City/St/Zip: LEMOORE, CA 93245 Date of Birth: 06.11.1979

Email: MARIELA.OLEARY@GMAIL.COM

Length of Residency in Kings County: 19 YEARS

Supervisorial District: 1

Occupation: OWNER/OPERATOR KIDS BARN, LLC

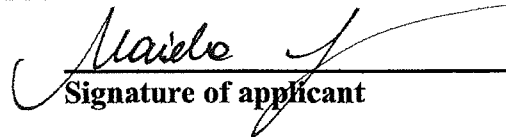
Education: BA, MARKETING UCSD

MBA, INTERNATIONAL BUSINESS UCSD

Membership on other Boards/Commissions: NA

Affiliations: DAU and AMERICAN LEGION

Reason(s) for seeking appointment: OPPORTUNITY TO SERVE MY
COMMUNITY.


Signature of applicant

Return completed form to:

**Kings County Board of Supervisors
Attn: Clerk of the Board
1400 W. Lacey Blvd.
Hanford, CA 93230**

For inquiries on the application process: (559) 852-2362

Mariela Childress

Lemoore, CA 93245
mariela.oleary@gmail.com - (858) 361-6474

Authorized to work in the US for any employer

WORK EXPERIENCE

Owner/Operator

Kids Barn, LLC - Lemoore, CA - September 2014 to Present

Kids Barn will be a farming enterprise that utilizes hydro-organic technology to grow certified organic produce. Headquartered in Lemoore, California, Kids Barn grows basil, kale, and other herbs and produce. Our methods of crop production are not only highly efficient, it maximizes available natural resources, and focused on local sales distribution channels

At Kids Barn, we believe a key aspect of successful business is how it meets its responsibility to the community in which it operates and the customers which make up its marketplace. We integrate into our business model an opportunity to support others including our military service members and veterans. Kids Barn provides a one of a kind world-class agricultural entrepreneurial incubator program, the KB Institute For Sustainable Agriculture Training (SAT), with a partnership with West Hills College and Fresno State, and also local schools with the intent to expose strong leaders to the entrepreneurial opportunities which exist in the agriculture industry today. SAT will be open to everyone who is willing to take the challenge, providing training to those interested in learning more about the production and business behind sustainable agriculture.

We also offer a variety of classes to our local and neighboring community schools, like Nutritional Programs, Cooking Classes, Agricultural Exploration Classes, Farm Day, a Petting Zoo, and much more.

Entrepreneur

iglobalbusinessconsultant.com - January 2006 to Present

Worldwide

As a specialist in International Business Development, I assist companies in the professional or business services sector to create growth through successful expansion into international markets. My services include:
MARKET ENTRY STRATEGIES ►

I undertake research to provide market intelligence that will support your planning process, and ensures the best market presence for your business.

REPRESENTATION AND BUSINESS PARTNERING ►

I facilitate business contacts and links to alliances and partners, and offer representation and liaison services including running representative offices.

INTERCULTURAL SUPPORT ►

My service is provided to multi-nationals needing assistance with translation, localization, cultural orientation programs, and other cultural challenges. My role is that of strategist at the planning stage, facilitator of key contacts, and project manager in the execution phase. I offer expertise in a number of markets with a particular emphasis on The Latin American Market.

My Consulting business based in Fallbrook, California assisting firms enter or grow their business within the Brazilian market.

I offer fully flexible services and I can advise at all stages of a company's entry strategy up to and including project managing a full business start-up in Brazil.

My core consultancy services are in the areas of; Strategic & Business Planning, Finance & Accounting, Mergers & Acquisitions, Business Development, HR, Legal, Recruitment, Marketing, Market Research, IT & Network Support, Purchasing & Procurement, Property Search, Importing & Exporting, Programme & Project Management, Ex-Pat Support, Executive Leadership Development & Training.

In areas where I do not have specialist consultants I have carefully chosen partners in the areas of; Regulatory Affairs (e.g. seeking ANVISA approval), Translation (e.g. for specialist legal or technical translations), Law firm specializing in the area of Visa and Brazilian legal documents, an import/export trading company, executive search. These partners are all tried and tested and fall under the umbrella of my one stop shop services.

A key benefit for international companies is my language capabilities. There will be no confusion trying to communicate with a non-English speaker as I am native Brazilian speaker as well as English and Spanish.

My experience shows that the typical path followed by a successful new entrant to the Brazilian market is:

- Initial feasibility Study
- Market entry Business Planning Services
- Market entry Business Planning Execution
- General Consultancy and Business Services Support

My focus is on easing the customer experience, by offering a value add 'one stop shop' single point of contact solution to; a) Simplify entering the Brazilian market; and b) Assist, where necessary throughout the entire business cycle.

National Account Executive

RecruitMilitary - September 2015 to April 2016

Work Remote

Prospect and close business with direct employers, college's and universities, and other veteran friendly organizations. I focus my time on growing the RecruitMilitary Opportunity Expo (Job Fairs) line of business. I primarily utilize phone prospecting and develop marketing techniques to create new relationships and close new business opportunities.

I prospect out of the RecruitMilitary Salesforce.com Customer Relationship Management ("CRM") system with the objective of establishing myself as the "go to" resource for organizations looking to attend expos as a way to hire talent from the military veteran niche.

- Immediately contacting prospects who inquire about RecruitMilitary
- Identifying new prospects through cold calling and lead generation
- Achieving weekly, monthly and annual activity and sales objectives
- Continually conducting follow up calls to sales, ensuring solutions are performing as promised
- Aggressively closing new business
- Maintaining detailed records of prospecting, sales, and follow-up activity utilizing CRM

Senior Marketing Director

Nutrily Del Mar/Military Formula - Carlsbad, CA - June 2010 to December 2013

- Created sustainable growth through successful expansion into new markets, including but not limited to new partnerships, military partnerships, product development, PR, sales, marketing, did a lot of extensive travel. Medical and Pharmaceutical Sales expert.
- Managed market research, digital media, and subscription technology services.
- Accountability, perseverance and over-quota achievement.

- Knowledge of how to position and sell premium solutions..
- Worked with Microsoft Excel, PowerPoint and Word.
- Leveraged LinkedIn and other social media tools and generated leads and trusted advisor relationships.
- Directed sales models to penetrate C-Level and V-Level.
- Heavy healthcare marketing, including marketing to primary care physician practices and patient market segments.
- Monitored and analyzed market requirements and trends.
- Monitored and responded to competition.
- Identified target markets, including patient market segments and developed appropriate revenue generating strategies
- Developed a new line and brand from French products to American.
- Managed website and developed content.
- Social media and SRO.

Corporal E-4

United States Marine Corps - Quantico, VA - 2002 to 2006

Quantico, VA

Receiving, inspecting, locating, storing, rotating, safekeeping, issuing, preparing, shipping, material return and disposal of supplies and equipment as relates to ground supply operations. Maintained personal computer and mainframe locator systems, conducted inventories, maintained records of sub custody principal end items, monitored shelf life items through CD ROM and the mainframe support systems, and inputted data entry transactions and retrieved of historical records. Maintained hand held optical character recognition scanners, devices, and multimedia retrieval systems. Licensed to operate MHE (forklifts, tractors, etc.) and operated bulk and small parts conveyer systems used in warehousing operations. Identified packaging requirements and ensured items are maintained as required; complied with fire and safety regulations; used protective measures for items in storage, including open storage lots and hazardous materials storage areas; established field supply support areas. Used detailed technical data from the Federal Logistics System in the care and storage program; developed storage space requirements; and stored materiel per weight, cube, and clearance factors by categories of supply.

EDUCATION

MBA in Marketing and International Business

UCSD - San Diego, CA

2003 to 2007

SKILLS

Salesforce (5 years), Marketing (10+ years), Sales (10+ years)

MILITARY SERVICE

Service Country: United States

Branch: US Marines

Rank: E-4

January 2002 to August 2006

CERTIFICATIONS/LICENSES

Master Nutritionist

September 2014 to Present

GROUPS

DAV (Disabled American Veteran)

August 2006 to Present

American Legion

August 2006 to Present

ADDITIONAL INFORMATION

Key Competencies

- * Fluent in Portuguese and Spanish
- * Strategic Business Planning
- * Business Development/Planning
- * Staff Training
- * Marketing Program Design, Merchandizing, Advertising Expert
- * Team Building & Leadership
- * Account Relationship Management
- * International Client Relations
- * Key Networking Skills
- * US Military Expert (Sales and Contract Entry)
- * Great at closing large sales contracts