

# Notice of Preparation of a Draft Environmental Impact Report Notice of Availability of an Initial Study

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**Date:** August 20, 2020

**To:** Responsible Agencies, Interested Parties and Organizations

**Subject:** Notice of Preparation of an Environmental Impact Report and Notice of Availability of an Initial Study for the proposed Lacey Ranch Area Master Plan Project in Lemoore, CA

**Lead Agency:** City of Lemoore

**Contact:** Judy Holwell  
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City of Lemoore  
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Lemoore, CA 93245  
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**Notice is Hereby Given:** The City of Lemoore (City) is the Lead Agency on the below-described Lacey Ranch Area Master Plan Project (Project) and has prepared an Initial Study and Notice of Preparation (IS/NOP) of an Environmental Impact Report (EIR), pursuant to the California Environmental Quality Act (CEQA). The complete Project description, location and the potential environmental effects are contained in the Initial Study. Those environmental issues that have been determined to have no impact, or to be less than significant are detailed and evaluated in the Initial Study. The Initial Study also lists potentially significant environmental issues that will require detailed analysis and technical studies that will need to be prepared for the Project EIR to determine the level of significance of the environmental effect. The IS/NOP is intended to disclose environmental information and to solicit the views of the public, interested parties, and/or agencies as to the scope and content of the environmental information which is germane to you or your agency's statutory responsibilities in connection with the proposed Project. Specifically, the City is requesting that commenters provide comments on the Initial Study, identify additional environmental topics (and/or special studies) that they believe need to be explored in the forthcoming EIR, and to identify other relevant environmental issues related to the Initial Study and scope and content of the forthcoming EIR.

**Project Title:** Lacey Ranch Area Master Plan Project

**Project Location:** The proposed Project is located on approximately 156-acres immediately north of the City of Lemoore in Kings County and is bounded by W. Lacey Blvd to the north and 18<sup>th</sup> Avenue to the west. An existing residential development abuts the Project's southern boundary. The Project is on assessor parcel number 021-030-057-000. See Figures 1 and 2.

**Project Description:** Within the Lacey Ranch Area Master Plan, the Project applicant is proposing to subdivide and develop approximately 156 acres of land into a planned residential community with a mix of single-family and multi-family housing units. The exact number of each housing type may vary slightly, depending on final density, however, there will be a maximum of 825 housing units in total. Approximately 75% of the site will be developed with single family housing units on a variety of lot sizes, with the remainder to be developed with multi-family housing and parks/trails. The Project applicant proposes to annex the site into the City Limits of Lemoore and will require a General Plan Amendment and Zone Change to change the

land use designations from agriculture to residential. The Project will also require a modification to the City's Sphere of Influence.

**Areas of Potential Environmental Effects:** The Initial Study found that the proposed Project would have less than significant impacts (or could be mitigated to a less than significant level) in the following CEQA Guidelines Appendix G checklist topics: Aesthetics, Mineral Resources, Recreation, and Wildfire. The Initial Study found that the proposed Project could potentially result in significant impacts to the following resource areas: Agricultural Resources, Air Quality, Biological Resources, Cultural Resources, Energy, Geology/Soils, Greenhouse Gas Emissions, Hazards/Hazardous Materials, Hydrology/Water Quality, Land Use / Planning, Noise, Population/Housing, Public Services, Transportation, Tribal Cultural Resources and Utilities/Service Systems. These topics will be evaluated in the EIR that will be prepared for the Project. To support the environmental analysis, the following technical studies will be prepared: Agricultural Conversion Study, Air Quality/Energy/Greenhouse Gas Study, Biological Resources Report, Cultural Resources Report, Noise Assessment, SB 610 Water Supply Assessment, and a Traffic Impact Study.

**Document Availability and Public Review Timeline:** Due to the time limits mandated by State law, your response to the IS/NOP must be sent *no later than 30 days* after receipt of this notice. The review period for the IS/NOP will be from August 20, 2020 to September 21, 2020. Copies of the IS/NOP can be reviewed at the City of Lemoore, 711 W. Cinnamon Drive, Lemoore, CA 93245. Electronic copies can also be accessed on the City's website at: <https://lemoore.com/departments/community-development>

**Public Scoping Meeting:** A scoping meeting will be conducted to collect oral comments from agencies and the public as to the scope and content of the Draft EIR that will be prepared for the Project. Due to current restrictions related to Covid-19, the meeting will be conducted online and via telephone. In order to ensure ability to participate, interested parties may participate in the scoping meeting through a live-streamed YouTube meeting and/or via telephone as follows:

Date: September 14, 2020  
Time: 5:30 – 6:30 PM  
YouTube Meeting Access: [www.Youtube.com/c/cityoflemoore](http://www.Youtube.com/c/cityoflemoore)  
Phone Access: (559) 924-6744 ext. 105  
Password: 119711

**Submitting Comments:** Comments and suggestions as to the appropriate scope of analysis of the EIR are invited from all interested parties. Written comments or questions concerning the EIR for the proposed Project should be directed to the City's Community Development Director at the following address by 5:00 p.m. on September 21, 2020. Please include the commenter's full name and address. Please submit comments to:

Judy Holwell  
Community Development Director  
City of Lemoore  
711 W. Cinnamon Drive  
Lemoore, CA 93245  
(559) 924-6744 ext. 740  
[planning@lemoore.com](mailto:planning@lemoore.com)

Figure 1  
Regional Map

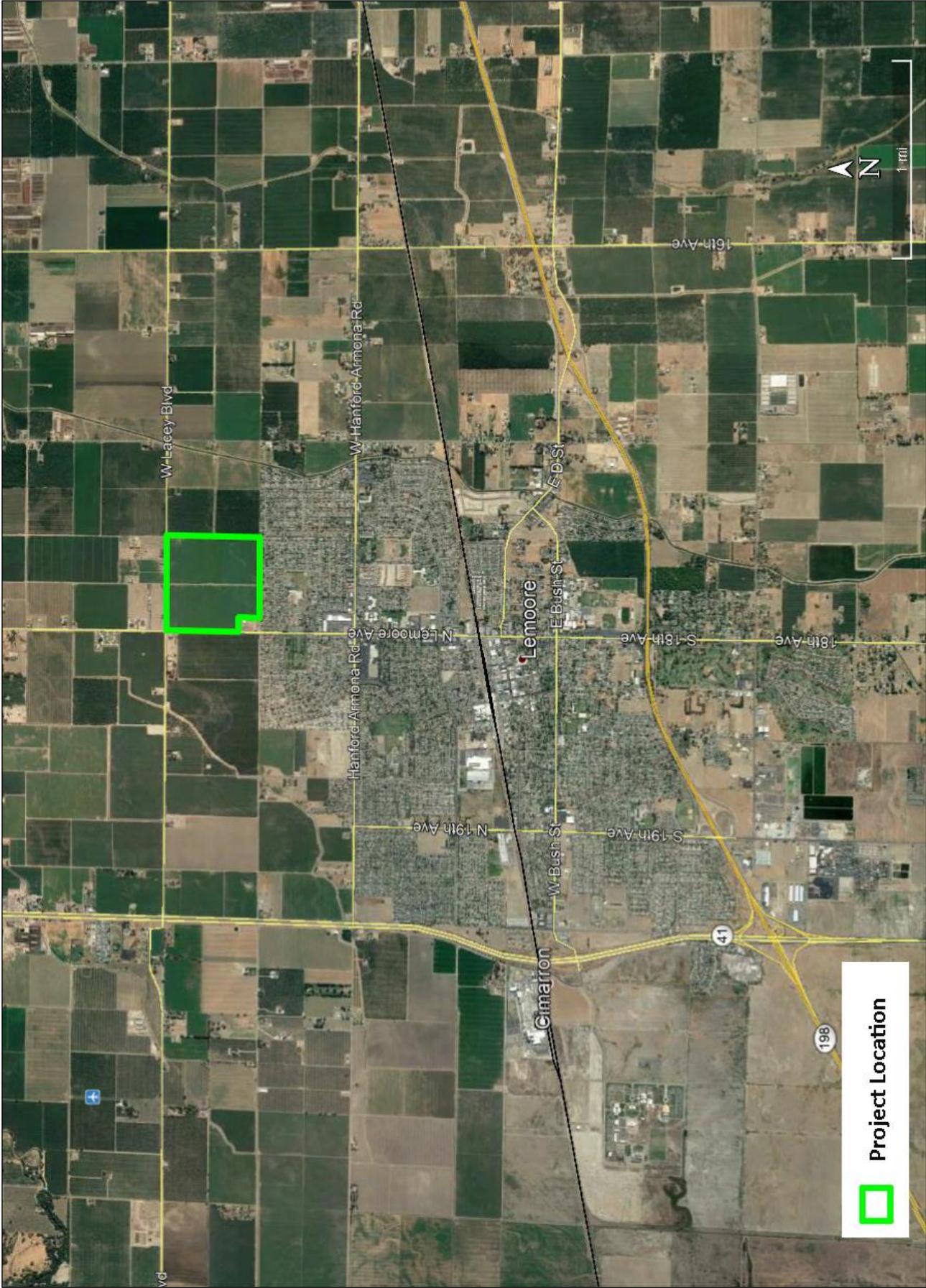


Figure 2  
Project Site Plan

