



INITIAL STUDY

Lacey Ranch Area Master Plan Project

August 2020

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Initial Study
Lacey Ranch Area Master Plan Project

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Chapter 1

INTRODUCTION

INTRODUCTION

1.1 Project Summary

This document is the Initial Study (IS) on the potential environmental effects of the proposed Lacey Ranch Area Master Plan Project (Project). The Project Applicant is proposing to subdivide and develop approximately 156-acres of vacant land into a 825-unit residential community with a mix of single-family and multi-family housing units. The proposed Project is bounded by W. Lacey Blvd to the north and 18th Avenue to the west.

The proposed Project is more fully described in Chapter Two – Project Description.

The City of Lemoore will act as the Lead Agency for this project pursuant to the *California Environmental Quality Act (CEQA)* and the *CEQA Guidelines*.

1.2 Purpose of the Initial Study

An Initial Study is a preliminary analysis that is prepared to determine the relative environmental impacts associated with a proposed project. It is designed as a measuring mechanism to determine if a project will have a significant adverse effect on the environment, thereby triggering the need to prepare an Environmental Impact Report (EIR). This Initial Study has been prepared consistent with CEQA Guidelines Section 15063, to determine if the proposed Lacey Ranch Area Master Plan Project may have a significant effect upon the environment. A Notice of Preparation (NOP) of an EIR has been prepared along with this IS.

1.3 Document Format

This IS contains four chapters, and appendices. Chapter One - Introduction, provides an overview of the project and the CEQA environmental documentation process. Chapter Two - Project Description, provides a detailed description of project objectives and components. Chapter Three - Initial Study Checklist, presents the CEQA checklist and environmental analysis for all impact areas. If the proposed Project does not have the potential to significantly impact a given issue area, the relevant section provides a brief discussion of the reasons why no impacts are expected. If the project could have a potentially significant impact on a resource, the issue area discussion provides a description of potential impacts, and appropriate mitigation measures and/or permit requirements that would reduce those impacts to a less than significant level. Finally, if impacts are determined to be potentially significant, those topics will be noted and will be analyzed in the

forthcoming EIR that will be prepared for the Project. Chapter Four - List of Preparers, provides a list of key personnel involved in the preparation of the IS.

Environmental impacts are separated into the following categories:

Potentially Significant Impact. This category is applicable if there is substantial evidence that an effect may be significant, and no feasible mitigation measures can be identified to reduce impacts to a less than significant level. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.

Less Than Significant After Mitigation Incorporated. This category applies where the incorporation of mitigation measures would reduce an effect from a “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measure(s), and briefly explain how they would reduce the effect to a less than significant level (mitigation measures from earlier analyses may be cross-referenced).

Less Than Significant Impact. This category is identified when the project would result in impacts below the threshold of significance, and no mitigation measures are required.

No Impact. This category applies when a project would not create an impact in the specific environmental issue area. “No Impact” answers do not require a detailed explanation if they are adequately supported by the information sources cited by the lead agency, which show that the impact does not apply to the specific project (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.)

Regardless of the type of CEQA document that must be prepared, the basic purpose of the CEQA process as set forth in the CEQA Guidelines Section 15002(a) is to:

- (1) Inform governmental decision makers and the public about the potential, significant environmental effects of proposed activities.
- (2) Identify ways that environmental damage can be avoided or significantly reduced.
- (3) Prevent significant, avoidable damage to the environment by requiring changes in projects through the use of alternatives or mitigation measures when the governmental agency finds the changes to be feasible.
- (4) Disclose to the public the reasons why a governmental agency approved the project in the manner the agency chose if significant environmental effects are involved.

The Initial Study contained in Section Three of this document has determined that there are potentially significant impacts associated with the Project and an EIR will be prepared.

Chapter 2

PROJECT DESCRIPTION

Project Description

2.1 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 18th Avenue to the west. The Project is on assessor parcel number 021-030-057-000. See Figure 1 – Regional Location, Figure 2 – Vicinity Map and Figure 3 – Site Aerial. The site lies within a portion of the NW quarter of Section 35, Township 18 South, Range 20 East, Mount Diablo Base and Meridian.

2.2 Surrounding Land Use

The proposed Project site is located in an area that is dominated by farmland / agricultural operations and scattered rural residential housing to the north, east and west, and residential development to the south. The site is partially designated by the City of Lemoore General Plan for future residential uses and is currently zoned as Limited Agricultural-10 District (AL-10) by Kings County. Approximately one-third of the site (the southern one-third) is within the City's Sphere of Influence (SOI) while the remaining two-thirds are currently outside the SOI. The entire site is proposed for annexation into the City limits of Lemoore. As of Spring 2020, the land is being farmed for alfalfa. Table 2-1 shows land uses and zoning designations of adjacent parcels surrounding the site.

Table 2-1: Surrounding Land Use and Zoning

Location	Existing Land Use	Current Zoning Classification
North	Agriculture	AL-10 (Limited Agricultural-10 District) – County
South	Residential	Low Density Residential (RLD) - City

Location	Existing Land Use	Current Zoning Classification
West	Agriculture/City Water tank and treatment facility	AL-10 (Limited Agricultural- 10 District) – County / PR (Parks and Recreation/Ponding Basin) - City
East	Agriculture	AL-10 (Limited Agricultural- 10 District) - County

Figure 1 - Regional Location

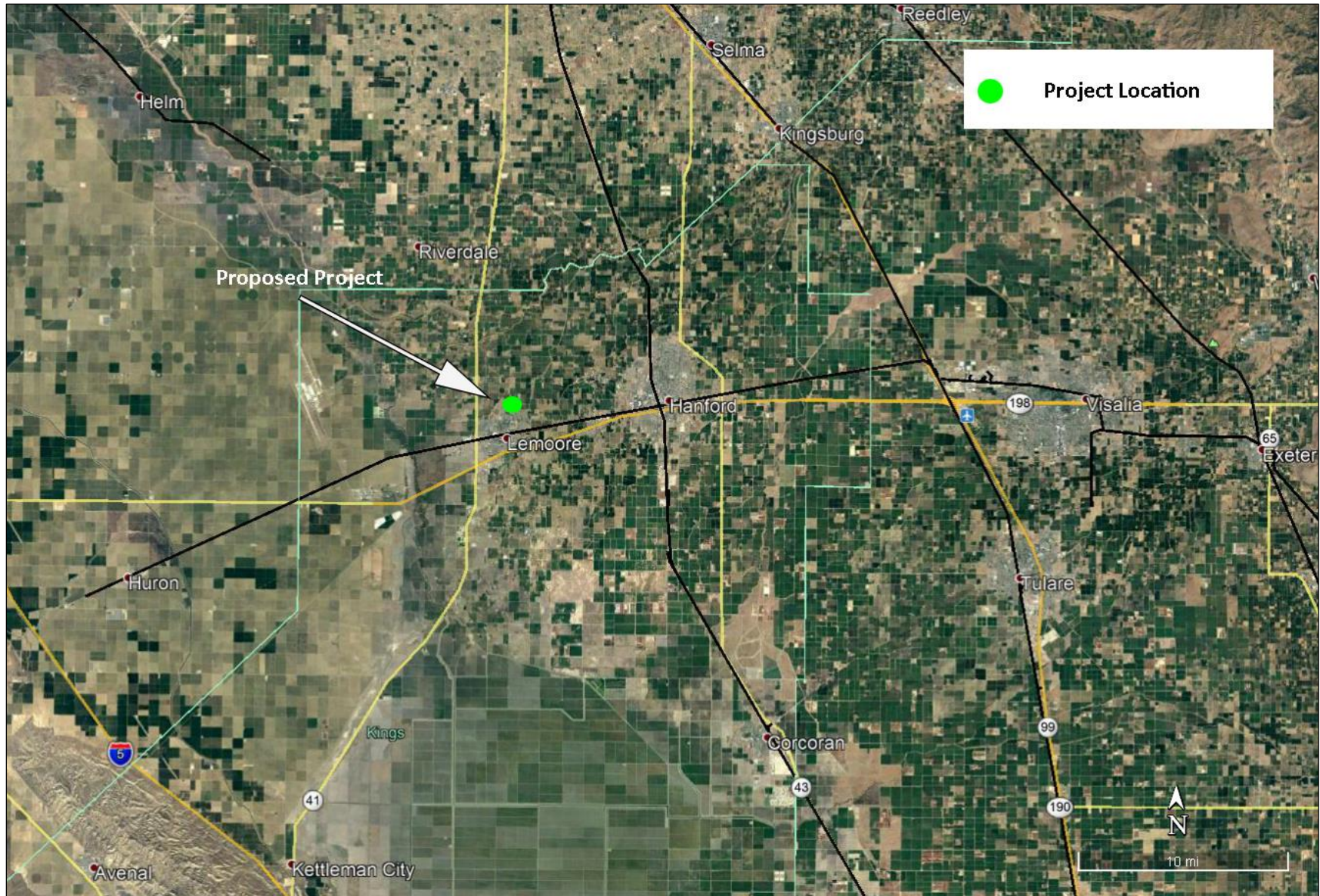


Figure 2 - Project Vicinity

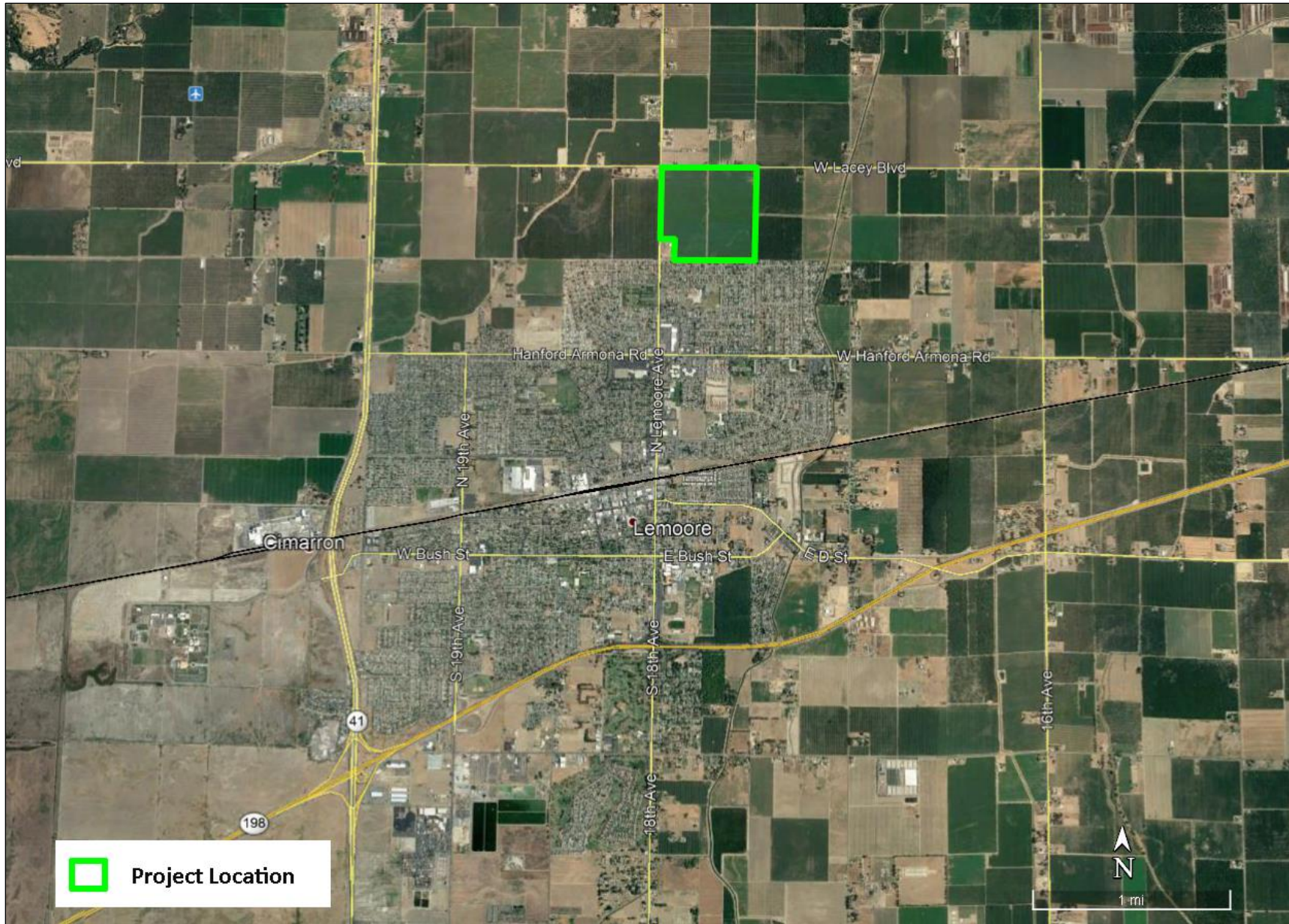
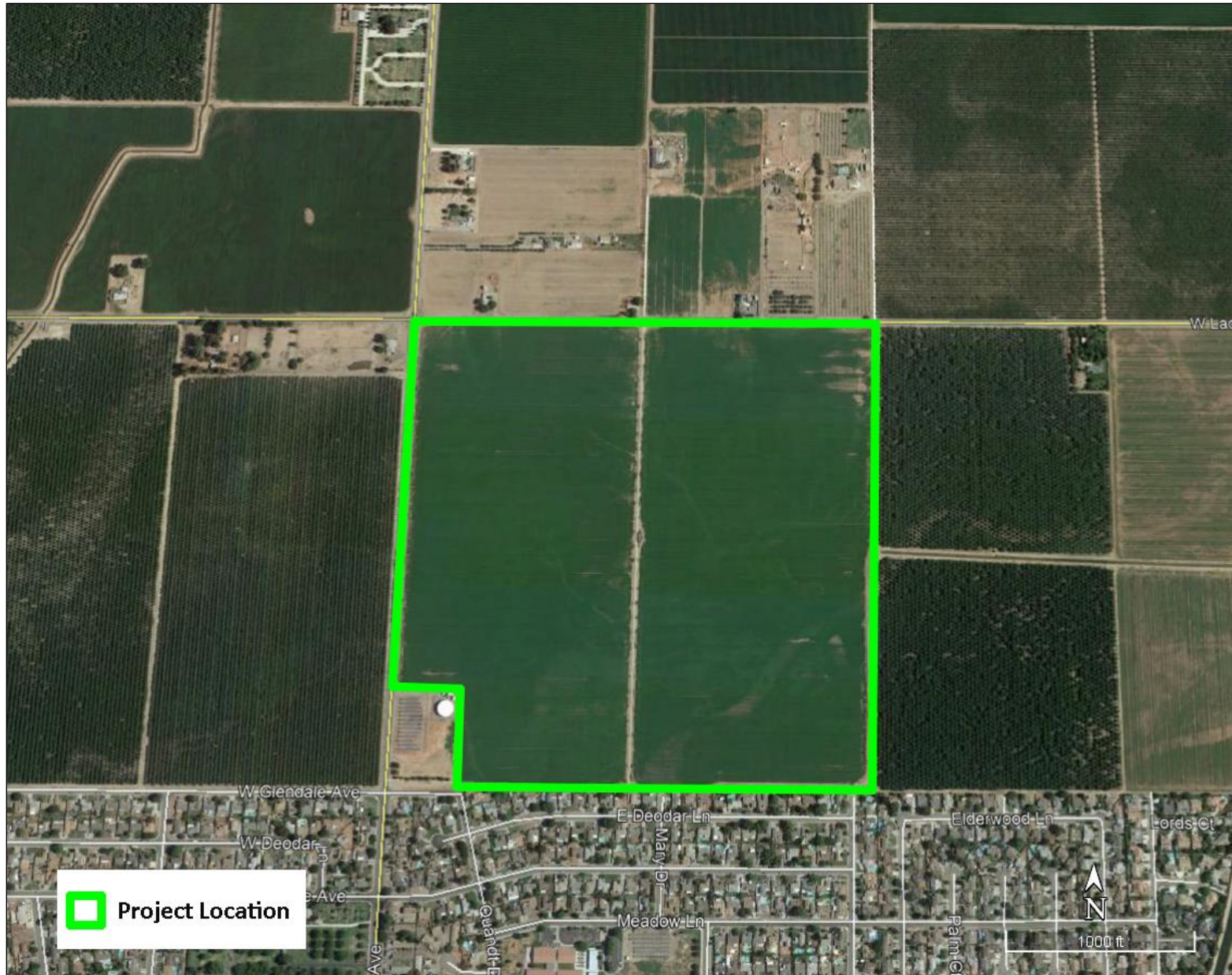


Figure 3 - Site Aerial



2.3 Project Description

This EIR examines the potential environmental impacts of a proposed Project that includes:

- Annex approximately 156 acres from Kings County into the City of Lemoore
- Approve a General Plan Amendment
- Approve a Zone Change
- Adopt the Lacey Ranch Area Master Plan through a Planned Unit Development
- Approve the Project's Tentative Tract Map
- Amend Sphere of Influence

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 Project will be constructed in four phases, as outlined below. The exact numbers of each housing type may vary slightly, depending on final density. However, there will be a maximum of 825 housing units in total (see Figure 4). Specific housing types include:

- ±164 compact lots with an average lot size of 4,500 square feet
- ±310 medium lots with an average lot size of 6,500 square feet
- ±73 estate lots with an average lot size of 9,500 square feet
- ±145 multifamily units at 20 units per acre
- ±59 multifamily units at 12 units per acre

Table 2-2 depicts the proposed land use designations and zone districts of the proposed Project.

Table 2-2: Proposed Land Use and Zoning Designations

Proposed Land Use	Proposed Land Use Designation	Proposed Zone District
Single Family lots	Low Density Residential	RLD – Low Density Residential
12 unit per acre multifamily	Medium Density Residential	RMD – Medium Density Residential
20 unit per acre multifamily	High Density Residential	RHD – High Density Residential
Parks	Parks/Recreation	PR – Parks/Recreation
Storm drainage basin	Greenway/Detention Basin	PR – Parks/Recreation

Parks and Open Space

The Project includes a total of four parks for a total of 7.9 acres and 1.64 acres of trail area, as depicted on Figure 4. The 1.64 acres of trail area will be designated and zoned consistent with the designations and zoning of their adjacent parcels.

Site Circulation and Access

The site has been designed with seven points of ingress and egress. One of these points connects at W. Lacey Blvd along the northern edge of the Project; three access points connect at 18th Avenue on the western edge; two access points are along the southern edge; and one access point is along the eastern edge. The Project will be responsible for construction of internal roadways as well as for potential improvements to surrounding roadways to accommodate the Project.

Infrastructure

The Project includes the construction of a 4.39-acre storm drain basin and will require connection to various City-operated systems such as sewer, water and storm drain facilities. The Project will be responsible for construction of connection points to the City's existing infrastructure. The Project also includes improvements and landscaping along the frontage roads and within the site itself.

The Project will require a 50-foot easement for irrigation water to Lemoore Canal & Irrigation District Co. as the canal along a portion of the western and southern boundary will be abandoned and relocated.

Phasing / Construction Schedule

Proposed Project construction will require site preparation activities such as demolition to remove the existing alfalfa crop and site grading activities. Construction is expected to occur over 16 years as determined by market demands and will be constructed over four phases, broken down as follows:

- Phase 1 – 125 single family lots and 90 multifamily lots
- Phase 2 – 125 single family lots and 100 multifamily lots
- Phase 3 – Dependent on market conditions
- Phase 4 – Dependent on market conditions

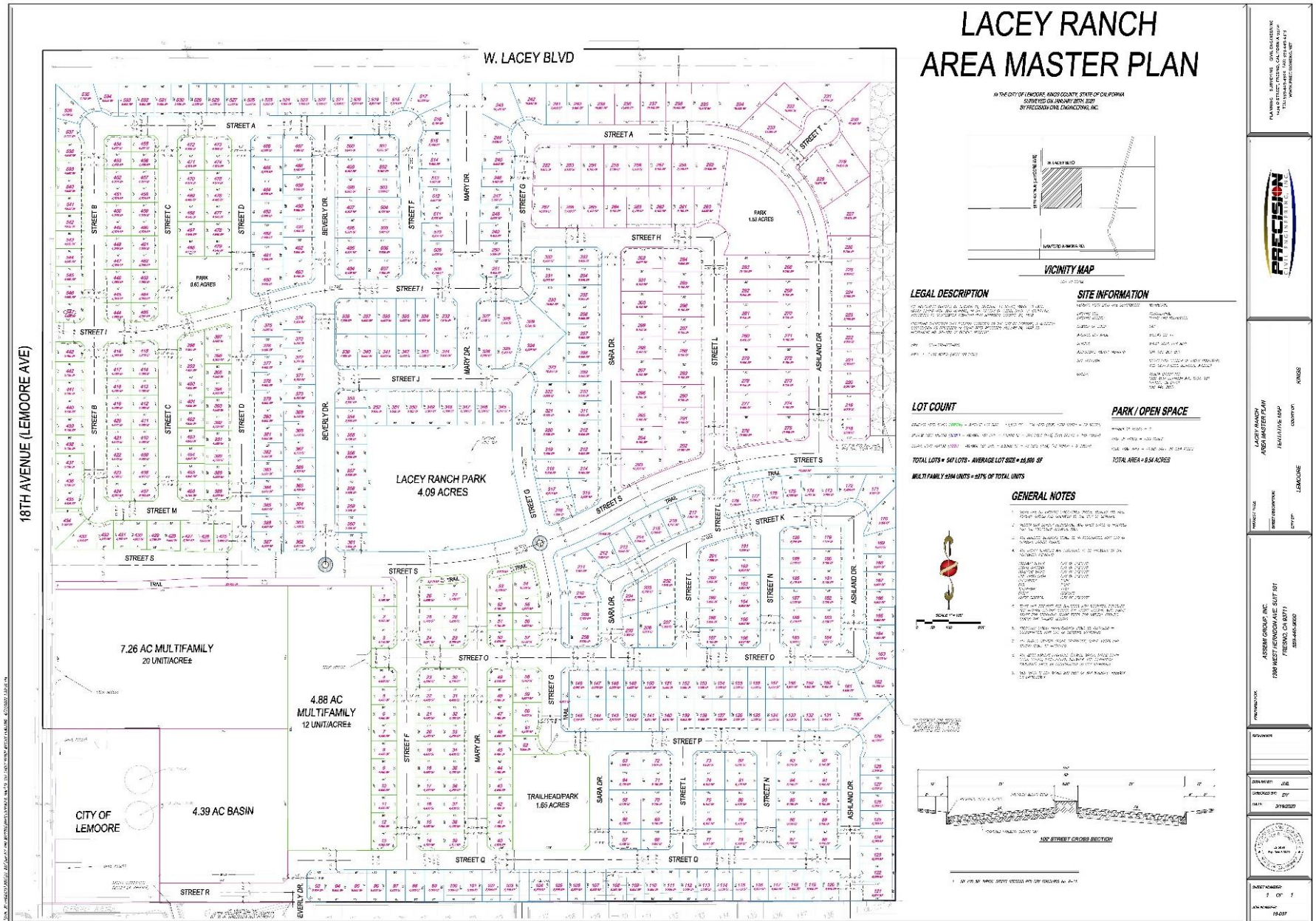
It is anticipated that the Project would begin development in 2022.

2.4 Project Objectives

In accordance with CEQA Guidelines Section 15124(b), the following are the City of Lemoore's Project objectives:

- To provide a variety of housing opportunities with a range of densities, styles, sizes and values that will be designed to satisfy existing and future demand for quality housing in the area.
- To provide a sense of community and walkability within the development through the use of street patterns, parks/trails, landscaping and other project amenities.
- To provide a residential development that is compatible with surrounding land uses and is near major services.
- To provide a residential development that assists the City in meeting its General Plan and Housing Element requirements and objectives.

Figure 4 - Site Plan



2.5 Other Required Approvals

City of Lemoore

The City of Lemoore is Lead Agency for the proposed Project, pursuant to the California Environmental Quality Act (CEQA). The Project will require the following approvals and/or entitlements from the City of Lemoore:

- Initiation of annexation from Kings County into the City of Lemoore
- Approval of a General Plan Amendment
- Approval of a Zone Change
- Adoption of the Lacey Ranch Master Plan through a Planned Unit Development
- Approval of Tentative Tract Map(s)
- Approval of Major Site Plan Review
- Certification of the Project EIR
- Certification of the Final EIR
- Adoption of the Mitigation Monitoring and Reporting Program
- Adoption of 15091 and 15093 Findings and Statement of Overriding Considerations
- Issuance of Grading / Building Permits
- Approval of the Project Water Supply Assessment

Other Public Agencies

The Project will require various permits and/or entitlements from regulatory agencies. These may include, but not be limited to the following:

- Kings County LAFCO – approval of annexation and Sphere of Influence Amendment
- San Joaquin Valley Air Pollution Control District – approval of Rule 9510 AIA Application
- Regional Water Quality Control Board- Storm Water Pollution Prevention Plan

Chapter 3

IMPACT ANALYSIS

Initial Study Checklist

3.1 Environmental Checklist Form

Project title:

Lacey Ranch Area Master Plan Project

Lead agency name and address:

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

Contact person and phone number:

Judy Holwell, Community Development Director
City of Lemoore
559.924.6744 Ext. 740

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 18th Avenue to the west. The Project is on Assessor Parcel Number 021-030-057-000. See Figure 1 – Regional Location, Figure 2 – Vicinity Map and Figure 3 – Site Aerial. The site lies within a portion of the NW quarter of Section 35, Township 18 South, Range 20 East, Mount Diablo Base and Meridian.

Project sponsor's name/address:

Assemi Group, Inc.
1396 W. Herndon Ave., Suite 110
Fresno, CA 93711

General plan designation:

Limited Agriculture 10 acres (by Kings County)

Zoning:

AL-10 (by Kings County)

Description of project:

The Project applicant is proposing to subdivide and develop 156 acres of vacant land into an 825-unit planned residential community with a mix of single-family and multi-family housing units. The proposed Project is more fully described in Chapter Two – Project Description.

Surrounding land uses/setting:

The proposed Project site is located in an area that is dominated by farmland / agricultural operations and scattered rural residential housing to the north, east and west, and residential development to the south. Approximately one-third of the site (the southern one-third) is within the City's Sphere of Influence (SOI) while the remaining two-thirds are currently outside the SOI. The entire site is proposed for annexation into the City limits of Lemoore. As of Spring 2020, the land is being farmed for alfalfa. The environmental setting is fully described in Chapter Two – Project Description.

Other Required Approvals:*City*

The City of Lemoore will be the Lead Agency for the proposed Project, pursuant to the California Environmental Quality Act (CEQA). The Project will require the following approvals from the City of Lemoore:

- Annexation of 156 acres from Kings County into the City of Lemoore
- Adoption of General Plan Amendment
- Adoption of Zone Change
- Adoption of Lacey Ranch Master Plan through a Planned Unit Development
- Approval of Tentative Tract Map
- Approval of Major Site Plan Review
- Certification of Project EIR
- Certification of Final EIR
- Adoption of Mitigation Monitoring and Reporting Program
- Adoption of 15091 and 15093 Findings and Statement of Overriding Considerations
- Issuance of Grading / Building Permits
- Approval of Project Water Supply Assessment

Other Public Agencies

The Project will require various permits and/or entitlements from regulatory agencies. These may include, but not be limited to the following:

- Kings County LAFCO – approval of annexation and Sphere of Influence Amendment
- San Joaquin Valley Air Pollution Control District – approval of Rule 9510 AIA Application
- Regional Water Quality Control Board – Storm Water Pollution Prevention Plan

California Native American Tribal Consultation:

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 or is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

In accordance with Assembly Bill (AB) 52, potentially affected Tribes will be formally notified of this Project and will be given the opportunity to request consultation on the Project. The City will contact the Native American Heritage Commission, requesting a contact list of applicable Native American Tribes. Once provided to the City, the City will provide letters to the listed Tribes, notifying them of the Project and requesting consultation, if desired. The City will also formally notify the Santa Rosa Rancheria Tachi Yokut Tribe, which has formally requested of the City to receive notice.

3.2 Environmental Setting

Regional Setting

The City of Lemoore (City) is situated within the northern portion of Kings County, in the center of the San Joaquin Valley. The City is located near the junction of California State Route (SR) 198 and SR 41. The City of Lemoore City Limits encompass approximately 5,430 acres (8.5 square

miles) of incorporated land. The existing City Limits include residential, commercial, professional office and industrial developments as well as public facilities, including City Hall, Police Department, two fire stations, schools, wastewater treatment facility, Lemoore Municipal Complex and numerous park and recreational facilities.¹

The Naval Air Station Lemoore (NAS Lemoore) is located approximately three miles west of Lemoore's City Limits. NAS Lemoore is the United States Navy's West Coast Master Jet Base and is a major economic driver for Lemoore. According to the 2008 General Plan, the base provides approximately 1,400 civilian jobs to people living in the City.²

The Santa Rosa Rancheria tribal lands are located approximately two miles south of the City and it consists of approximately 40 acres owned by the Santa Rosa Rancheria Tachi Yokut Tribe. The Tachi Palace Casino Resort is located at the northern edge of the Santa Rosa Rancheria. According to the 2008 General Plan, the casino is the second largest employer for people living in Lemoore, providing approximately 800 jobs.³

Project Site

The proposed Project site is located just north of the northern Lemoore City Limits in an area that is generally utilized for agricultural purposes. The site is currently in agricultural production with alfalfa. A City municipal well is located adjacent to the southwest site boundary. The lower third of the site is within the City's SOI and is planned for development. Site photos A and B were taken in June 2020 by Emily Bowen, Environmental Consultant for Lemoore.

Meadow Lane Elementary School is approximately 0.1 mile to the south of the site, while a commercial development with restaurants is approximately 0.35 miles to the south of the site. There is no public airport in the City; however, the nearest public airport is the Hanford municipal airport, approximately eight miles to the east. The NAS Lemoore air strips are approximately nine miles to the west of the site.

¹ City of Lemoore 2030 General Plan. May 2008. <https://lemoore.com/communitydevelopment/general-plan/>. Page 1-6. Accessed June 2020.

² Ibid. Page 1-4.

³ Ibid.

Site View A – View from 18th Avenue looking north



Site View B – View from Lacey Blvd looking south along eastern boundary



3.3 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 checked="" type="checkbox"/> Agriculture Resources
and Forest Resources | <input checked="" type="checkbox"/> Air Quality |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Energy |
| <input checked="" type="checkbox"/> Geology / Soils | <input checked="" type="checkbox"/> Greenhouse Gas
Emissions | <input checked="" type="checkbox"/> Hazards &
Hazardous
Materials |
| <input checked="" type="checkbox"/> Hydrology / Water
Quality | <input checked="" type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Mineral Resources |
| <input checked="" type="checkbox"/> Noise | <input checked="" type="checkbox"/> Population / Housing | <input checked="" type="checkbox"/> Public Services |
| <input type="checkbox"/> Recreation | <input checked="" type="checkbox"/> Transportation | <input checked="" type="checkbox"/> Tribal Cultural
Resources |
| <input checked="" type="checkbox"/> Utilities / Service
Systems | <input type="checkbox"/> Wildfire | |

3.3 Determination

Based on 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 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Judy Holwell, Community Development Director
City of Lemoore

Date

I. AESTHETICS

Except as provided in Public Resources Code Section 21099, would the project:

	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a. Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

RESPONSES

a. Have a substantial adverse effect on a scenic vista?

Less than Significant Impact. The Project Applicant is proposing to subdivide and develop 156 acres of land into a residential community with a mix of single-family and multi-family housing units. The proposal features five different types of housing for a total of up to 825 residential units at full buildout. The five different types of housing consist of single family units on compact lots, medium lots, estate lots, and multifamily units at two different densities. In addition to housing, the Project will include park areas, trail areas, frontage improvements, roadway improvements, landscaping and related features.

The City of Lemoore 2030 General Plan (General Plan) Community Design Element includes an implementing action specific to scenic vistas:

- CD-I-4: Maintain scenic vistas to the Coalinga Mountains, other natural features, and landmark buildings.

The General Plan states that there are no buildings or structures listed in the National Register of Historic Places or California Historic Landmarks within or in the vicinity of the proposed Project site. Similarly, there are no natural features or landmark buildings within or in the vicinity of the proposed Project site. The proposed Project will not impede scenic vistas to the Coalinga Mountains to the west as no building within the development will be greater than two stories in height and all structures will conform to design standards set forth by the City's General Plan, Zoning Ordinance, and Municipal and Building Codes. In addition, the proposed Project site is located immediately adjacent to a residential subdivision and, will appear as an extension of an existing residential development. The Project will not result in a use that is visually incompatible with the surrounding area.

The impact will be *less than significant* and will not be evaluated in the EIR.

Mitigation Measures: None are required.

b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

Less than Significant Impact. See Response to Impact a, above. There are no trees, rock outcroppings or historic buildings located on or near the site. There are two state highways within the City of Lemoore; SR 41 is 1.5 miles to the west of the proposed Project site while SR 198 is two miles to the south. Both roadways are listed as an "Eligible State Scenic Highway," however; neither roadway is designated as such within Kings County. Impacts would be considered *less than significant* and will not be evaluated in the EIR.

Mitigation Measures: None are required.

c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and regulations governing scenic quality?

Less than Significant Impact. The Project is currently undeveloped agricultural land located immediately north of an urbanized, residential neighborhood. The overall visual character of the site itself would change with the proposed residential uses; however, the Project would be similar in visual appearance to the existing residential developments found throughout the City. With approval of the proposed General Plan Amendment and Zone Change, the Project would be consistent with the zoning and land use designations. The development has been designed so that all structures will conform to design standards set forth by the City's General Plan, Zoning Ordinance, Municipal Codes and Improvement Standards. The Project will not result in a use that is visually incompatible with the surrounding area. The impact is considered to be *less than significant* and will not be evaluated in the EIR.

Mitigation Measures: None are required.

d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

Less Than Significant Impact. Nighttime lighting is necessary to provide and maintain safe, secure, and attractive environments; however, these lights have the potential to produce spillover light and glare and waste energy, and if designed incorrectly, could be considered unattractive. Light that falls beyond the intended area is referred to as "light trespass." Types of light trespass include spillover light and glare. Minimizing all these forms of obtrusive light is an important environmental consideration. A less obtrusive and well-designed energy efficient fixture would face downward, emit the correct intensity of light for the use, and incorporate energy timers.

Spillover light is light emitted by a lighting installation that falls outside the boundaries of the property on which the installation is sited. Spillover light can adversely affect light-sensitive uses, such as residential neighborhoods at nighttime. Because light dissipates as it travels from the source, the intensity of a light fixture is often increased at the source to compensate for the dissipated light. This can further increase the amount of light that illuminates adjacent uses. Spillover light can be minimized by using only the level of light necessary, and by using cutoff type fixtures or shielded light fixtures, or a combination of fixture types.

Glare results when a light source directly in the field of vision is brighter than the eye can comfortably accept. Squinting or turning away from a light source is an indication of glare. The presence of a bright light in an otherwise dark setting may be distracting or annoying, referred to as discomfort glare, or it may diminish the ability to see other objects in the darkened environment, referred to as disability glare. Glare can be reduced by design features that block direct line of sight to the light source and that direct

light downward, with little or no light emitted at high (near horizontal) angles, since this light would travel long distances. Cutoff-type light fixtures minimize glare because they emit relatively low-intensity light at these angles.

Currently the sources of light in the Project area are from streetlights, vehicles traveling along adjacent roadways, and security lighting from the agricultural uses in the area and lights from housing in the area. The Project would include nighttime lighting such as streetlights, residential outdoor lighting, vehicle lights and other similar urban lighting. The proposed Project would be in compliance with the City's lighting standards established in the City's 2030 General Plan Community Design Element, Municipal Code (Title 8, Chapter 1), Zoning Ordinance (Title 9, Chapter 5, Article B, Section 4), and Improvement Standards (STD No. ST-10 through ST-11), to ensure that the proposed Project is not a source of substantial light or glare that would adversely affect day or nighttime views in the area.

Potential impacts are considered to be *less than significant* will not be evaluated in the EIR

Mitigation Measures: None are required.

II. AGRICULTURE AND FOREST RESOURCES

Would the project:

	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Result in the loss of forest land or conversion of forest land to non-forest use?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

RESPONSES

- a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?
- b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?
- 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))?
- d. Result in the loss of forest land or conversion of forest land to non-forest use?
- 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?

Potentially Significant Impact. The Project site includes 156 acres of farmland that is currently under crop cultivation. The Project would result in the conversion of agricultural lands, therefore, this impact is *potentially significant* and this topic will be addressed in the EIR.

The EIR will describe the agricultural resources in the proposed Project vicinity and a Land Evaluation and Site Assessment (LESA) will be prepared in compliance with methodology set forth by the California Department of Conservation. An Agricultural Conversion Study will also be prepared and will be the basis of the analysis discussed in the EIR.

III. AIR QUALITY

Would the project:

	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a. Conflict with or obstruct implementation of the applicable air quality plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Expose sensitive receptors to substantial pollutant concentrations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Result in other emissions (such as those leading to odors or adversely affecting a substantial number of people)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

RESPONSES:

- a. Conflict with or obstruct implementation of the applicable air quality plan?
- b. 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?
- c. Expose sensitive receptors to substantial pollutant concentrations?
- d. Result in other emissions (such as those leading to odors or adversely affecting a substantial number of people)?

Potentially Significant Impact. The proposed Project is located in Kings County within the San Joaquin Valley Air Basin (SJVAB), where the San Joaquin Valley Air Pollution Control District (SJVAPCD) acts as the regulatory agency for air pollution control and is the local agency empowered to regulate air pollutant emissions within the proposed Project area.

The SJVAB is designated as being in nonattainment by California Air Quality Standards (CAAQS) for O₃, PM₁₀, and PM_{2.5}. To meet Federal Clean Air Act (CAA) requirements, the SJVAPCD has multiple air quality attainment plan documents, including the 2016 Ozone Plan, 2007 PM₁₀ Maintenance Plan and Request for Redesignation, and the 2016 PM_{2.5} Plan. The Project will contribute to air quality impacts from construction and operation which may result in exceedance of established thresholds. Therefore, this impact is *potentially significant*, and this topic will be addressed in the EIR.

An Air Quality Analysis Report will be prepared and will be the basis of the analysis discussed in the EIR.

IV. BIOLOGICAL RESOURCES

Would the project:

	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
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 Game or U.S. Fish and Wildlife Service?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

IV. BIOLOGICAL RESOURCES

Would the project:

	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

RESPONSES

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 Game or U.S. Fish and Wildlife Service?

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 Game or U.S. Fish and Wildlife Service?

c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

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?

e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

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?

Potentially Significant Impact. The 156-acre Project site is located in an area that has been in agricultural production for the past several decades. The site may provide habitat or foraging ground for special status species and as such, *potentially significant* impacts could result. A reconnaissance-level biological survey will be conducted and a Biological Analysis Report will be prepared. Potential impacts to biological resources will be evaluated in the EIR.

V. CULTURAL RESOURCES

Would the project:

	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a. Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Disturb any human remains, including those interred outside of formal cemeteries?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

RESPONSES

- a. Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?
- b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?
- c. Disturb any human remains, including those interred outside of formal cemeteries?

Potentially Significant Impact. The site consists of 156 acres of agricultural land currently in crop production. Although the site has been actively farmed, it is unknown whether cultural resources are located on the proposed Project site and as such, this impact is considered *potentially significant*. A cultural resources assessment will be conducted, and this impact area will be analyzed and discussed in the EIR.

VI. ENERGY

Would the project:

	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

RESPONSES:

- a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?
- b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

Potentially Significant Impact. California’s total energy consumption is second-highest in the nation, but, in 2018, the state’s per capita energy consumption was the fourth lowest, due in part to its mild climate and its energy efficiency programs. In 2018, California ranked first in the nation as producer of electricity from solar, geothermal, and biomass resources and fourth in the nation in conventional hydroelectric power generation. Also in 2018, large- and small-scale solar PV and solar thermal installations provided about 19% of California’s net electricity generation.⁴

⁴ U.S. Energy Information Administration. Independent Statistics and Analysis. California Profile Overview. <https://www.eia.gov/state/?sid=CA#tabs-1>. Accessed June 2020.

Energy usage is typically quantified using the British thermal unit (BTU). As a point of reference, the approximate amounts of energy contained in common energy sources are as follows:

Energy Source	BTUs ⁵
Gasoline	120,429 per gallon
Natural Gas	1,037 per cubic foot
Electricity	3,412 per kilowatt-hour

California electrical consumption in 2018 was 7,966.6 trillion BTU⁶, as provided in Table 3-1.

**Table 3-1
2018 California Energy Consumption⁷**

End User	BTU of energy consumed (in trillions)	Percentage of total consumption
Residential	1,439.2	18.1
Commercial	1,509.2	18.9
Industrial	1,848.2	23.2
Transportation	3,170	39.8
Total	7,966.6	--

The proposed Project will contribute to the consumption of energy resources that could lead to *potentially significant* impacts in this issue area. Therefore, this topic will be analyzed in the EIR. Project-related energy impacts will be quantified to the extent feasible and it will be based in part on information from the Project traffic study and air quality reports.

⁵ U.S. Energy Information Administration. Energy Units and Calculators Explained. https://www.eia.gov/energyexplained/index.php?page=about_energy_units. Accessed June 2020.

⁶ U.S. Energy Information Administration. Independent Statistics and Analysis. California Profile Overview. <https://www.eia.gov/state/?sid=CA#tabs-1>. Accessed June 2020.

⁷ Ibid.

VII. GEOLOGY AND SOILS

Would the project:

a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:

i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

ii. Strong seismic ground shaking?

iii. Seismic-related ground failure, including liquefaction?

iv. Landslides?

b. Result in substantial soil erosion or the loss of topsoil?

c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

d. Be located on expansive soil, as defined in Table 18-1-B of the most recently

	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii. Strong seismic ground shaking?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv. Landslides?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Result in substantial soil erosion or the loss of topsoil?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Be located on expansive soil, as defined in Table 18-1-B of the most recently	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

VII. GEOLOGY AND SOILS

Would the project:

Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
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adopted Uniform Building Code creating substantial direct or indirect risks to life or property?

e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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RESPONSES:

a-i. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

a-ii. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking?

a-iii. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving seismic-related ground failure, including liquefaction?

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

b. Result in substantial soil erosion or the loss of topsoil?

- c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?
- d. Be located on expansive soil, as defined in Table 18-1-B of the most recently adopted Uniform Building Code creating substantial risks to life or property?

Potentially Significant Impact. According to the City of Lemoore 2030 General Plan, there are no known active seismic faults in Kings County or its immediate vicinity⁸ and the Project site is not located within a currently designated Earthquake Fault Zone (formerly Alquist-Priolo Earthquake Fault Zone).⁹ Additionally, according to the Seismic Safety Map contained within the Health and Safety Element of the 2035 Kings County General Plan, the proposed Project site is located within an area designated as Zone V1 or Valley Zone 1, which is identified as the area of least expected seismic shaking by the Kings County Seismic Zone Description.¹⁰ The nearest active fault is the Nunez fault located in western Fresno County. The absence of active seismic faults in the Project vicinity would preclude the risk of strong seismic ground shaking. In addition, new structures are required to adhere to current California Uniform Building Code standards, providing adequate design, construction and maintenance of structures to prevent exposure of people and structures to major geologic hazards.

As geologic site-specifics are unknown, the proposed Project could expose people or structures to potential geologic hazards that could lead to *potentially significant* impacts in this issue area. Project-related impacts will be analyzed in a site-specific geotechnical analysis and results will be presented in the EIR.

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

No Impact. The Project does not include the construction, replacement, or disturbance of septic tanks or alternative wastewater disposal systems as the Project would connect to the City's existing sewer system.

Therefore, there is *no impact*.

⁸ California Department of Conservation. CGS Information Warehouse: Regulatory Maps. <http://maps.conservation.ca.gov/cgs/informationwarehouse/index.html?map=regulatorymaps>. Accessed June 2020.

⁹ City of Lemoore 2030 General Plan. Safety and Noise Element. May 2008. https://lemoore.com/wp-content/uploads/2018/01/lemoore_gp_ch7_conserv_open_space_082208_v2.pdf. Page 8-2. Accessed June 2020.

¹⁰ County of Kings 2035 General Plan. Health and Safety Element. <https://www.countyofkings.com/home/showdocument?id=13515>. Pages HS-7 and 8. Accessed June 2020.

Mitigation Measures: None are required.

- f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Less Than Significant Impact. There are no unique geological features or known fossil-bearing sediments in the vicinity of the proposed Project site. However, there remains the possibility for previously unknown, buried paleontological resources or unique geological sites to be uncovered during subsurface construction activities. Implementing Policy COS-I-33 of the City of Lemoore 2030 General Plan requires inadvertent discovery practices to be implemented should previously undiscovered paleontological resources be located.¹¹

As such, impacts to undiscovered paleontological resources would be *less than significant and* further analysis is not warranted in the EIR.

Mitigation Measures: None are required.

¹¹ City of Lemoore 2030 General Plan. Conservation and Open Space Element. May 2008. https://lemoore.com/wp-content/uploads/2018/01/lemoore_gp_ch7_conserv_open_space_082208_v2.pdf. Page 7-33. Accessed June 2020.

VIII. GREENHOUSE GAS EMISSIONS

Would the project:

a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
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b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

RESPONSES

Potentially Significant Impact. Various gases in the earth’s atmosphere play an important role in moderating the earth’s surface temperature. Solar radiation enters earth’s atmosphere from space and a portion of the radiation is absorbed by the earth’s surface. The earth emits this radiation back toward space, but the properties of the radiation change from high-frequency solar radiation to lower-frequency infrared radiation. GHGs are transparent to solar radiation, but are effective in absorbing infrared radiation. Consequently, radiation that would otherwise escape back into space is retained, resulting in a warming of the earth’s atmosphere. This phenomenon is known as the greenhouse effect. Scientific research to date indicates that some of the observed climate change is a result of increased GHG emissions associated with human activity. Among the GHGs contributing to the greenhouse effect are water vapor, carbon dioxide (CO₂), methane (CH₄), ozone, Nitrous Oxide (NO_x), and chlorofluorocarbons. Human-caused emissions of these GHGs in excess of natural ambient concentrations are considered responsible for enhancing the greenhouse effect. GHG emissions contributing to global climate change are attributable, in large part, to human activities associated with the industrial/manufacturing, utility, transportation, residential, and agricultural sectors. In California, the transportation sector is the largest emitter of GHGs, followed by electricity generation. Global climate change is, indeed, a global issue. GHGs are global pollutants, unlike criteria pollutants and TACs (which are pollutants of regional and/or local concern). Global climate change, if it occurs, could potentially affect water resources in California. Rising temperatures could be anticipated to result in sea-level rise (as polar ice caps melt) and possibly change the timing and amount of precipitation, which could alter water quality. According to some, climate change could result in more extreme weather patterns; both heavier precipitation that could lead to flooding, as well as more extended drought periods. There is

uncertainty regarding the timing, magnitude, and nature of the potential changes to water resources as a result of climate change; however, several trends are evident.

Snowpack and snowmelt may also be affected by climate change. Much of California's precipitation falls as snow in the Sierra Nevada and southern Cascades, and snowpack represents approximately 35 percent of the state's useable annual water supply. The snowmelt typically occurs from April through July; it provides natural water flow to streams and reservoirs after the annual rainy season has ended. As air temperatures increase due to climate change, the water stored in California's snowpack could be affected by increasing temperatures resulting in: (1) decreased snowfall, and (2) earlier snowmelt.

The Project may contribute to increased GHGs and global climate change. Therefore, this impact is *potentially significant* and this topic will be addressed in the EIR. The EIR will include an Air Quality / Greenhouse Gas Analysis and will be the basis of the analysis discussed in the EIR.

IX. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Emit hazardous emissions or handle 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 which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Impair implementation of or physically interfere with an adopted emergency	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

IX. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

response plan or emergency evacuation plan?

- g. Expose people or structures either directly or indirectly to a significant risk of loss, injury or death involving wildland fires?

Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
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<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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RESPONSES

- a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Less Than Significant Impact. This impact is associated with hazards caused by the routine transport, use, or disposal of hazardous materials or through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.

Construction

Proposed Project construction activities may involve the use and transport of hazardous materials. These materials may include fuels, oils, mechanical fluids, and other chemicals used during construction. Transportation, storage, use, and disposal of hazardous materials during construction activities would be required to comply with applicable federal, state, and local statutes and regulations. Compliance would ensure that human health and the environment are not exposed to hazardous materials. In addition, the Project would be required to comply with the National Pollutant Discharge Elimination System (NPDES) permit program through the submission and implementation of a Stormwater Pollution Prevention Plan during construction activities to prevent contaminated runoff from leaving the Project site. Therefore, no significant impacts would occur during construction activities.

Operation

The operational phase of the proposed Project would occur after construction is completed and residents move in to occupy the structures on a day-to-day basis. The proposed Project includes land uses that are considered compatible with the surrounding uses, including single and multi-family residential uses, open space and natural drainage areas. None of these land uses routinely transport, use, or dispose of

hazardous materials, or present a reasonably foreseeable release of hazardous materials, with the exception of common residential grade hazardous materials such as cleaners, paint, petroleum products, etc. The proposed Project would not create a significant hazard through the routine transport, use, or disposal of hazardous materials, nor would a significant hazard to the public or to the environment through the reasonably foreseeable upset and accidental conditions involving the likely release of hazardous materials into the environment occur.

Compliance with all federal, State and local regulations, and the City of Lemoore 2030 General Plan Implementing Policies SN-I-18 through SN-I-21 in the Safety and Noise Element would ensure that the Project would not cause an adverse effect on the environment with respect to the use, storage, or disposal of general household and commercial hazardous substances generated from future development or uses.

Therefore, the proposed Project will not create a significant hazard to the public or the environment and any impacts would be *less than significant* and further analysis of this issue is not warranted in the EIR.

Mitigation Measures: None are required.

- 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?

Potentially Significant Impact. The Project site has been under cultivation for a number of years. There is a potential for concentrations of organo-chlorine pesticides (OCPs) 4,4'-DDT, chlordane and dieldrin or other chemicals to occur in the soil. Ground disturbance activities have the potential to release dust, which may be contaminated with these substances and pose a potential threat to construction workers and nearby residences. A Phase 1 Environmental Site Assessment of the Project will be prepared for the Project. Impacts may be *significant* and will be analyzed further in the EIR.

- c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

Less Than Significant Impact. Meadow Lane Elementary School is within ¼ mile of the proposed Project site. Based on the proposed Project description of a residential development, it is not reasonably foreseeable that the proposed Project will cause a significant impact by emitting hazardous waste or bringing hazardous materials within one-quarter mile of an existing or proposed school. Residential developments typically do not generate, store, or dispose of significant quantities of hazardous materials.

Such uses also do not normally involve dangerous activities that could expose persons onsite or in the surrounding areas to large quantities of hazardous materials. See the responses to a) and b) above regarding hazardous material handling. Any impacts would be *less than significant* and further analysis of this issue is not warranted in the EIR.

Mitigation Measures: None are required.

- d. Be located on a site which 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?

Less Than Significant Impact. The proposed Project site is not located on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 (Geotracker¹² and DTSC Envirostor¹³ databases). The nearest Department of Toxic Substances Control listed site is the Gateway Plaza Cleanup Site (Geotracker identified the hazardous substance at this location as “Dichloroethene”). The site address is 1104-1290 North Lemoore Avenue and is approximately one-half mile south of the Project site. The site is listed as Open – Site Assessment as of 2/5/2016. There are no hazardous materials sites that impact the Project and therefore there is *a less than significant impact* and further analysis is not warranted in the EIR

Mitigation Measures: None are required.

- 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 or excessive noise for people residing or working in the project area?

Potentially Significant Impact. There are no public airports located within two miles of the proposed Project site. The nearest public airport is the Hanford Municipal Airport, located approximately eight miles to the east. The Lemoore NAS Boundary is approximately nine miles to the west of the Project site. While the proposed Project is located outside of the 3-mile buffer boundary of Lemoore NAS, should it

¹² California State Water Resources Control Board GeoTracker.
<https://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=tehachapi%2C+ca>. Accessed June 2020.

¹³ California Department of Toxic Substances Control.Envirostor.
<https://www.envirostor.dtsc.ca.gov/public/map/?myaddress=Lemoore+california>. Accessed June 2020.

be in non-conformance with the 2011 Joint Land Use Study, *potential significant impacts* could occur. Proposed Project compliance with the 2011 Joint Land Use study will be discussed in the EIR.

Mitigation Measures: None are required.

- f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Less Than Significant Impact. The City of Lemoore’s Emergency Operations Plan (EOP) provides guidance to City staff in the event of extraordinary emergency situation associated with natural disaster and technological incidents. The EOP concentrates on operation concepts and response procedures relative to large-scale disasters. In the event of a county-wide disaster, the City is to assume its role assigned in the Kings County EOP.¹⁴ The proposed Project would also comply with the appropriate local and State requirements regarding emergency response plans and access. The Project would not inhibit the ability of local roadways to continue to accommodate emergency response and evacuation activities and as such, the Project would not interfere with the City’s adopted emergency response plan. Any impacts are *less than significant* and further analysis is not warranted in the EIR

Mitigation Measures: None are required.

- g. Expose people or structures either directly or indirectly to a significant risk of loss, injury or death involving wildland fires?

Less Than Significant Impact. Wildfire hazard data for the City of Lemoore is provided by the California Department of Forestry and Fire Protection. The majority of the City is considered to have either little or no threat or a moderate threat of wildfire.¹⁵ According to the City of Lemoore 2030 General Plan Hazards and Safety Services Figure 8-2¹⁶, the proposed Project nor its vicinity have a high wildfire threat. There are no other factors of the proposed Project or the surrounding area that would exacerbate wildfire or the uncontrolled spread of a wildfire.

¹⁴ City of Lemoore 2030 General Plan. Safety and Noise Element. May 2008. https://lemoore.com/wp-content/uploads/2018/01/lemoore_gp_ch8_safety_noise_3_20_2012.pdf. Page 8-13. Accessed June 2020.

¹⁵ Ibid. Page 8-7.

¹⁶ Ibid. Page 8-2.

For these reasons, the impact is considered *less than significant* and further analysis is not warranted in the EIR

Mitigation Measures: None are required.

X. HYDROLOGY AND WATER QUALITY

Would the project:

	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input checked="" 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 or through the addition of impervious surfaces, in a manner which would:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i. Result in substantial erosion or siltation on- or off- site;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii. substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii. create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv. impede or redirect flood flows?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

X. HYDROLOGY AND WATER QUALITY

Would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

RESPONSES

- a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?
- b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?
- c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:
 - i. Result in substantial erosion or siltation on- or off- site;
 - ii. substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;
 - iii. create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or
- d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

- e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Potentially Significant Impact. The proposed Project is located on a relatively flat site currently in agricultural production. The City currently utilizes local groundwater as its sole source of municipal water supply. The City's municipal water system extracts its water supply from underground aquifers via groundwater wells within the City. One of which is immediately south of the proposed Project site. The water is treated and stored in above-ground tanks for distribution. The Project will be required to connect to the City's existing water system.

The Project will require potable water and will modify the existing natural drainage on site. A Water Supply Assessment (WSA) for the Project will be prepared in accordance with Senate Bill 610. In addition, water quality impacts from the Project will be assessed. It has been determined that these impacts are *potentially significant* and therefore these topics will be addressed in the EIR.

XI. LAND USE AND PLANNING

Would the project:

	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

RESPONSES

a. Physically divide an established community?

Less than Significant Impact The proposed Project site is located in an area that is dominated by farmland and scattered rural residential housing to the north, east and west, and residential development to the south. The Project would not divide or physically impact the established community but would provide a variety of housing opportunities with a range of densities, styles, sizes and values that will be designed to satisfy existing and future demand for quality housing in the area. The Project will also provide local vehicular and pedestrian access points from the Project site to existing urban development to the south. Additionally, this development assists the City in meeting its General Plan and Housing Element requirements and objectives.

For these reasons, the impact is considered *less than significant* and further analysis is not warranted in the EIR.

b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

Potentially Significant Impact. The proposed Project site is located immediately north of the City of Lemoore limits, in Kings County. The southern third of the proposed Project site is within the adopted Sphere of Influence for Lemoore. The proposed Project will result in the construction of up to 825 residential units at full buildout. According to the Kings County 2016-2024 Housing Element, the average household size for owner-occupied housing units in Lemoore is 3.14 persons per unit and the average

household size for renter-occupied housing units is 2.83 persons per unit.¹⁷ Using these figures, the Project could potentially result in an additional 2,295 to 2,527 residents (depending on final buildout configuration).

Because of the relatively large size of the Project, this is a *potentially significant* impact. The EIR will analyze the Project's consistency with the City's General Plan, Zoning Ordinance, and other land use plans (as applicable).

¹⁷ Kings County 2016-2024 Housing Element, Table 2-18, page 2-19.

XI. MINERAL RESOURCES

Would the project:

	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
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"/>

RESPONSES

- 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?
- 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?

No Impact. There are no mapped mineral resources in the City of Lemoore, and no regulated mine facilities as of July, 2007.¹⁸ The City is outside an identified California Geologic Energy Management (CalGEM, formerly the Division of Oil, Gas and Geothermal Resources) oil or gas field jurisdictional boundary¹⁹.

As such, there are *no impacts* and further analysis is not warranted in the EIR.

Mitigation Measures: None are required.

¹⁸ City of Lemoore 2030 General Plan. Conservation and Open Space Element. May 2008. https://lemoore.com/wp-content/uploads/2018/01/lemoore_gp_ch7_conserv_open_space_082208_v2.pdf. Page 7-9. Accessed June 2020.

¹⁹ CalGEM GIS Well Finder. <https://maps.conservation.ca.gov/doggr/wellfinder/#openModal/-119.52112/36.39028/12> Accessed July 2020.

XII. NOISE

Would the project:

	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Generation of excessive groundborne vibration or groundborne noise levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

RESPONSES

Potentially Significant Impact. The proposed Project site is located in a primarily agricultural area with residential development immediately south. The proposed Project may result in significant increases in both temporary as well as permanent noise and/or vibration. A Noise Assessment Report will be prepared that will consider traffic patterns in and around the Project and will utilize the noise exposure criteria developed in the City of Lemoore 2030 General Plan. Therefore, this impact is *potentially significant*, and this topic will be addressed in the EIR.

XIV. POPULATION AND HOUSING

Would the project:

	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a. Induce substantial unplanned 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

RESPONSES

a. Induce substantial unplanned 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)?

Potentially Significant Impact. The proposed Project includes the construction of up to 825 residential units. According to the Kings County 2016-2024 Housing Element, the average household size for owner-occupied housing units in Lemoore is 3.14 persons per unit and the average household size for renter-occupied housing units is 2.83 persons per unit.²⁰ Using these figures, the Project could potentially result in an additional 2,295 to 2,527 residents (depending on final buildout configuration).

Because of the relative size of the Project, an assessment of population projections, the potential for substantial population growth and its impact on the City will be addressed in the EIR. This impact is *potentially significant*.

²⁰ Kings County 2016-2024 Housing Element, Table 2-18, page 2-19.

b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

No Impact. As shown in Figure 3 – Site Aerial, (see Chapter Two – Project Description), the proposed Project will be located on undeveloped agricultural land with no housing. Since there are no people living on the site or existing housing on the site, none will be displaced and there is no necessity to construct replacement housing elsewhere. Therefore, there is *no impact* and further analysis of this issue is not warranted in the EIR.

Mitigation Measures: None are required.

XV. PUBLIC SERVICES

Would the project:

	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
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- a. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Fire protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Police protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Schools?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parks?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other public facilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

RESPONSES

Potentially Significant Impact. The Project will increase the demand for fire and police protection services and could cause potentially significant increased demand on schools, parks and other facilities. Therefore, this impact is *potentially significant* and this topic will be addressed in the EIR. The EIR analysis will include information pertaining to existing staffing levels, ability to serve the Project, and any potential measures required to reduce Project impacts to public services.

XVI. RECREATION

Would the project:

	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

RESPONSES

- a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?
- b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

Less Than Significant Impact. Currently, the City of Lemoore Parks and Recreation Department maintains approximately 88 acres of parkland, excluding the City-owned municipal golf course. The City’s current park standard for public parkland is five acres of parkland per 1,000 residents. With a population of 25,585 residents in 2015, the City currently maintains that standard.

The proposed Project includes four parks for a total of 7.98 acres and 1.64 acres of trail area. Since the Project does not include enough parkland to maintain the current park standard, the Project developer will also be required to pay in lieu fees, in compliance with the goals, policies, and implementation measures of the General Plan and Lemoore City Municipal Code Title 9, Chapter 7, Article N. Therefore, the proposed Project would not increase the use of existing parks or the need to construct or expand existing recreational facilities. Impacts are *less than significant* and further analysis of this issue is not warranted in the EIR.

Mitigation Measures: None are required.

XVII. TRANSPORTATION/ TRAFFIC

Would the project:

	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a. Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Result in inadequate emergency access?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact. The proposed Project site is located immediately north of the City and is surrounded to the north, east and west by active agriculture. The southern site boundary is developed with residential uses. The trip generation rates for the proposed Project were obtained from the 10th Edition of the Trip Generation Manual published by the Institute of Transportation Engineers. At buildout, the proposed Project is estimated to generate a maximum of 7,362 daily trips, 554 AM peak hour trips and 730 PM peak hour trips.

The proposed Project may result in substantial increases in traffic in and around the Project area. The Project is located at the northern edge of the City and may increase the vehicle miles traveled by future residents to shopping, government services and employment opportunities. Therefore, this impact is *potentially significant* and this topic will be addressed in the EIR. The EIR will include a Traffic Impact Study to assist in evaluation of this environmental topic.

XVIII. TRIBAL CULTURAL RESOURCES

Would the project:

Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
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a. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or

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

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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RESPONSES

- a). Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:
- i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or
 - ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

Potentially Significant Impact. The site consists of 156 acres of agricultural land currently in production with alfalfa. Although the site has been actively farmed, it is unknown whether tribal resources are located on the proposed Project site and as such, this impact is considered *potentially significant*. A cultural and tribal evaluation will be conducted, and this impact area will be analyzed and discussed in the EIR.

XIX. UTILITIES AND SERVICE SYSTEMS

Would the project:

	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Result in a determination by the wastewater treatment provider which 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

RESPONSES

- a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?
- b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?
- c. Result in a determination by the wastewater treatment provider which 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?
- d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?
- e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

Potentially Significant Impact. The proposed Project will generate solid waste and wastewater and will require water supply and infrastructure to serve the residents housed in the development. It has been determined that these impacts are *potentially significant* and therefore these topics will be addressed in the EIR. The analysis will include quantification of Project-related water, wastewater and solid waste impacts.

XX. WILDFIRE

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

RESPONSES

a. Substantially impair an adopted emergency response plan or emergency evacuation plan?

Less than Significant Impact. The Project will be designed for adequate emergency access and will be reviewed by the City prior to final design. Emergency access will be maintained at all times both during construction and operation. Therefore, the Project will not impair or physically interfere with an adopted emergency response plan or emergency evacuation plan. Any impacts are *less than significant* and further analysis is not warranted in the EIR.

Mitigation Measures: None are required.

- b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?
- c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?
- d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

Less Than Significant Impact. Wildfire hazard data for the City of Lemoore is provided by the California Department of Forestry and Fire Protection. The majority of the City is considered to have either little or no threat or a moderate threat of wildfire.²¹ According to the City of Lemoore 2030 General Plan Hazards and Safety Services Figure 8-2²², the proposed Project nor its vicinity have a high wildfire threat. There are no other factors of the proposed Project or the surrounding area that would exacerbate wildfire or the uncontrolled spread of a wildfire.

The proposed Project would require the installation or maintenance of additional distribution lines to connect the residences to the existing utility grid; however, the Project would be constructed in accordance with all local and State regulations regarding power lines and other related infrastructure, as well as fire suppression requirements.

The proposed Project site is flat, with no topographic relief, which precludes post-fire slope instability. The Project site is not located near the ocean or a steep topographic feature. Additionally, there is no body of water within the Project vicinity.

The proposed Project will not expose people or structures to risks of flooding, landslides, runoff, slope instability, drainage changes; or exacerbate wildfire risks. Impacts are *less than significant* and further analysis is not warranted in the EIR.

²¹ City of Lemoore 2030 General Plan. Safety and Noise Element. May 2008. https://lemoore.com/wp-content/uploads/2018/01/lemoore_gp_ch8_safety_noise_3_20_2012.pdf. Page 8-7. Accessed June 2020.

²² City of Lemoore 2030 General Plan. Safety and Noise Element. May 2008. https://lemoore.com/wp-content/uploads/2018/01/lemoore_multi_hazards.pdf. Figure 8-2. Accessed June 2020.

Mitigation Measures: None are required.

Chapter 4

PREPARERS & REFERENCES

LIST OF PREPARERS

List of Preparers

Crawford & Bowen Planning, Inc.

- Travis Crawford, AICP, Principal Environmental Planner
- Emily Bowen, LEED AP, Principal Environmental Planner

Persons and Agencies Consulted

City of Lemoore



August 31, 2020

Judy Holwell
City of Lemoore
711 W Cinnamon Dr
Lemoore, CA 93245

Ref: Gas and Electric Transmission and Distribution

Dear Judy Holwell,

Thank you for submitting the Lacey Ranch Area Master Plans for our review. PG&E will review the submitted plans in relationship to any existing Gas and Electric facilities within the project area. If the proposed project is adjacent/or within PG&E owned property and/or easements, we will be working with you to ensure compatible uses and activities near our facilities.

Attached you will find information and requirements as it relates to Gas facilities (Attachment 1) and Electric facilities (Attachment 2). Please review these in detail, as it is critical to ensure your safety and to protect PG&E's facilities and its existing rights.

Below is additional information for your review:

1. This plan review process does not replace the application process for PG&E gas or electric service your project may require. For these requests, please continue to work with PG&E Service Planning: https://www.pge.com/en_US/business/services/building-and-renovation/overview/overview.page.
2. If the project being submitted is part of a larger project, please include the entire scope of your project, and not just a portion of it. PG&E's facilities are to be incorporated within any CEQA document. PG&E needs to verify that the CEQA document will identify any required future PG&E services.
3. An engineering deposit may be required to review plans for a project depending on the size, scope, and location of the project and as it relates to any rearrangement or new installation of PG&E facilities.

Any proposed uses within the PG&E fee strip and/or easement, may include a California Public Utility Commission (CPUC) Section 851 filing. This requires the CPUC to render approval for a conveyance of rights for specific uses on PG&E's fee strip or easement. PG&E will advise if the necessity to incorporate a CPUC Section 851 filing is required.

This letter does not constitute PG&E's consent to use any portion of its easement for any purpose not previously conveyed. PG&E will provide a project specific response as required.

Sincerely,

Plan Review Team
Land Management



Attachment 1 – Gas Facilities

There could be gas transmission pipelines in this area which would be considered critical facilities for PG&E and a high priority subsurface installation under California law. Care must be taken to ensure safety and accessibility. So, please ensure that if PG&E approves work near gas transmission pipelines it is done in adherence with the below stipulations. Additionally, the following link provides additional information regarding legal requirements under California excavation laws: <https://www.usanorth811.org/images/pdfs/CA-LAW-2018.pdf>

1. **Standby Inspection:** A PG&E Gas Transmission Standby Inspector must be present during any demolition or construction activity that comes within 10 feet of the gas pipeline. This includes all grading, trenching, substructure depth verifications (potholes), asphalt or concrete demolition/removal, removal of trees, signs, light poles, etc. This inspection can be coordinated through the Underground Service Alert (USA) service at 811. A minimum notice of 48 hours is required. Ensure the USA markings and notifications are maintained throughout the duration of your work.
2. **Access:** At any time, PG&E may need to access, excavate, and perform work on the gas pipeline. Any construction equipment, materials, or spoils may need to be removed upon notice. Any temporary construction fencing installed within PG&E's easement would also need to be capable of being removed at any time upon notice. Any plans to cut temporary slopes exceeding a 1:4 grade within 10 feet of a gas transmission pipeline need to be approved by PG&E Pipeline Services in writing PRIOR to performing the work.
3. **Wheel Loads:** To prevent damage to the buried gas pipeline, there are weight limits that must be enforced whenever any equipment gets within 10 feet of traversing the pipe.

Ensure a list of the axle weights of all equipment being used is available for PG&E's Standby Inspector. To confirm the depth of cover, the pipeline may need to be potholed by hand in a few areas.

Due to the complex variability of tracked equipment, vibratory compaction equipment, and cranes, PG&E must evaluate those items on a case-by-case basis prior to use over the gas pipeline (provide a list of any proposed equipment of this type noting model numbers and specific attachments).

No equipment may be set up over the gas pipeline while operating. Ensure crane outriggers are at least 10 feet from the centerline of the gas pipeline. Transport trucks must not be parked over the gas pipeline while being loaded or unloaded.

4. **Grading:** PG&E requires a minimum of 36 inches of cover over gas pipelines (or existing grade if less) and a maximum of 7 feet of cover at all locations. The graded surface cannot exceed a cross slope of 1:4.
5. **Excavating:** Any digging within 2 feet of a gas pipeline must be dug by hand. Note that while the minimum clearance is only 12 inches, any excavation work within 24 inches of the edge of a pipeline must be done with hand tools. So to avoid having to dig a trench entirely with hand tools, the edge of the trench must be over 24 inches away. (Doing the math for a 24 inch



wide trench being dug along a 36 inch pipeline, the centerline of the trench would need to be at least 54 inches [$24/2 + 24 + 36/2 = 54$] away, or be entirely dug by hand.)

Water jetting to assist vacuum excavating must be limited to 1000 psig and directed at a 40° angle to the pipe. All pile driving must be kept a minimum of 3 feet away.

Any plans to expose and support a PG&E gas transmission pipeline across an open excavation need to be approved by PG&E Pipeline Services in writing PRIOR to performing the work.

6. Boring/Trenchless Installations: PG&E Pipeline Services must review and approve all plans to bore across or parallel to (within 10 feet) a gas transmission pipeline. There are stringent criteria to pothole the gas transmission facility at regular intervals for all parallel bore installations.

For bore paths that cross gas transmission pipelines perpendicularly, the pipeline must be potholed a minimum of 2 feet in the horizontal direction of the bore path and a minimum of 12 inches in the vertical direction from the bottom of the pipe with minimum clearances measured from the edge of the pipe in both directions. Standby personnel must watch the locator trace (and every ream pass) the path of the bore as it approaches the pipeline and visually monitor the pothole (with the exposed transmission pipe) as the bore traverses the pipeline to ensure adequate clearance with the pipeline. The pothole width must account for the inaccuracy of the locating equipment.

7. Substructures: All utility crossings of a gas pipeline should be made as close to perpendicular as feasible ($90^\circ \pm 15^\circ$). All utility lines crossing the gas pipeline must have a minimum of 12 inches of separation from the gas pipeline. Parallel utilities, pole bases, water line 'kicker blocks', storm drain inlets, water meters, valves, back pressure devices or other utility substructures are not allowed in the PG&E gas pipeline easement.

If previously retired PG&E facilities are in conflict with proposed substructures, PG&E must verify they are safe prior to removal. This includes verification testing of the contents of the facilities, as well as environmental testing of the coating and internal surfaces. Timelines for PG&E completion of this verification will vary depending on the type and location of facilities in conflict.

8. Structures: No structures are to be built within the PG&E gas pipeline easement. This includes buildings, retaining walls, fences, decks, patios, carports, septic tanks, storage sheds, tanks, loading ramps, or any structure that could limit PG&E's ability to access its facilities.

9. Fencing: Permanent fencing is not allowed within PG&E easements except for perpendicular crossings which must include a 16 foot wide gate for vehicular access. Gates will be secured with PG&E corporation locks.

10. Landscaping: Landscaping must be designed to allow PG&E to access the pipeline for maintenance and not interfere with pipeline coatings or other cathodic protection systems. No trees, shrubs, brush, vines, and other vegetation may be planted within the easement area. Only those plants, ground covers, grasses, flowers, and low-growing plants that grow unsupported to a maximum of four feet (4') in height at maturity may be planted within the easement area.



11. Cathodic Protection: PG&E pipelines are protected from corrosion with an “Impressed Current” cathodic protection system. Any proposed facilities, such as metal conduit, pipes, service lines, ground rods, anodes, wires, etc. that might affect the pipeline cathodic protection system must be reviewed and approved by PG&E Corrosion Engineering.

12. Pipeline Marker Signs: PG&E needs to maintain pipeline marker signs for gas transmission pipelines in order to ensure public awareness of the presence of the pipelines. With prior written approval from PG&E Pipeline Services, an existing PG&E pipeline marker sign that is in direct conflict with proposed developments may be temporarily relocated to accommodate construction work. The pipeline marker must be moved back once construction is complete.

13. PG&E is also the provider of distribution facilities throughout many of the areas within the state of California. Therefore, any plans that impact PG&E’s facilities must be reviewed and approved by PG&E to ensure that no impact occurs which may endanger the safe operation of its facilities.

Attachment 2 – Electric Facilities

It is PG&E's policy to permit certain uses on a case by case basis within its electric transmission fee strip(s) and/or easement(s) provided such uses and manner in which they are exercised, will not interfere with PG&E's rights or endanger its facilities. Some examples/restrictions are as follows:

1. Buildings and Other Structures: No buildings or other structures including the foot print and eave of any buildings, swimming pools, wells or similar structures will be permitted within fee strip(s) and/or easement(s) areas. PG&E's transmission easement shall be designated on subdivision/parcel maps as **"RESTRICTED USE AREA – NO BUILDING."**
2. Grading: Cuts, trenches or excavations may not be made within 25 feet of our towers. Developers must submit grading plans and site development plans (including geotechnical reports if applicable), signed and dated, for PG&E's review. PG&E engineers must review grade changes in the vicinity of our towers. No fills will be allowed which would impair ground-to-conductor clearances. Towers shall not be left on mounds without adequate road access to base of tower or structure.
3. Fences: Walls, fences, and other structures must be installed at locations that do not affect the safe operation of PG&E's facilities. Heavy equipment access to our facilities must be maintained at all times. Metal fences are to be grounded to PG&E specifications. No wall, fence or other like structure is to be installed within 10 feet of tower footings and unrestricted access must be maintained from a tower structure to the nearest street. Walls, fences and other structures proposed along or within the fee strip(s) and/or easement(s) will require PG&E review; submit plans to PG&E Centralized Review Team for review and comment.
4. Landscaping: Vegetation may be allowed; subject to review of plans. On overhead electric transmission fee strip(s) and/or easement(s), trees and shrubs are limited to those varieties that do not exceed 15 feet in height at maturity. PG&E must have access to its facilities at all times, including access by heavy equipment. No planting is to occur within the footprint of the tower legs. Greenbelts are encouraged.
5. Reservoirs, Sumps, Drainage Basins, and Ponds: Prohibited within PG&E's fee strip(s) and/or easement(s) for electric transmission lines.
6. Automobile Parking: Short term parking of movable passenger vehicles and light trucks (pickups, vans, etc.) is allowed. The lighting within these parking areas will need to be reviewed by PG&E; approval will be on a case by case basis. Heavy equipment access to PG&E facilities is to be maintained at all times. Parking is to clear PG&E structures by at least 10 feet. Protection of PG&E facilities from vehicular traffic is to be provided at developer's expense AND to PG&E specifications. Blocked-up vehicles are not allowed. Carports, canopies, or awnings are not allowed.
7. Storage of Flammable, Explosive or Corrosive Materials: There shall be no storage of fuel or combustibles and no fueling of vehicles within PG&E's easement. No trash bins or incinerators are allowed.



8. Streets and Roads: Access to facilities must be maintained at all times. Street lights may be allowed in the fee strip(s) and/or easement(s) but in all cases must be reviewed by PG&E for proper clearance. Roads and utilities should cross the transmission easement as nearly at right angles as possible. Road intersections will not be allowed within the transmission easement.

9. Pipelines: Pipelines may be allowed provided crossings are held to a minimum and to be as nearly perpendicular as possible. Pipelines within 25 feet of PG&E structures require review by PG&E. Sprinklers systems may be allowed; subject to review. Leach fields and septic tanks are not allowed. Construction plans must be submitted to PG&E for review and approval prior to the commencement of any construction.

10. Signs: Signs are not allowed except in rare cases subject to individual review by PG&E.

11. Recreation Areas: Playgrounds, parks, tennis courts, basketball courts, barbecue and light trucks (pickups, vans, etc.) may be allowed; subject to review of plans. Heavy equipment access to PG&E facilities is to be maintained at all times. Parking is to clear PG&E structures by at least 10 feet. Protection of PG&E facilities from vehicular traffic is to be provided at developer's expense AND to PG&E specifications.

12. Construction Activity: Since construction activity will take place near PG&E's overhead electric lines, please be advised it is the contractor's responsibility to be aware of, and observe the minimum clearances for both workers and equipment operating near high voltage electric lines set out in the High-Voltage Electrical Safety Orders of the California Division of Industrial Safety (<https://www.dir.ca.gov/Title8/sb5g2.html>), as well as any other safety regulations. Contractors shall comply with California Public Utilities Commission General Order 95 (http://www.cpuc.ca.gov/gos/GO95/go_95_startup_page.html) and all other safety rules. No construction may occur within 25 feet of PG&E's towers. All excavation activities may only commence after 811 protocols has been followed.

Contractor shall ensure the protection of PG&E's towers and poles from vehicular damage by (installing protective barriers) Plans for protection barriers must be approved by PG&E prior to construction.

13. PG&E is also the owner of distribution facilities throughout many of the areas within the state of California. Therefore, any plans that impact PG&E's facilities must be reviewed and approved by PG&E to ensure that no impact occurs that may endanger the safe and reliable operation of its facilities.



08/27/2020

City of Lemoore, Community Development (11428)
Judy Holdwell
711 W. Cinnamon Drive, Lemoore, CA 93245, CA 93245, USA
planning@lemoore.com

Construction Site Well Review (CSWR) ID: 1012054

Assessor Parcel Number(s): 021030057000

Property Owner(s): Judy Holdwell

Project Location Address: North of the City of Lemoore, Lemoore, California, 93245

Project Title: Lacey Ranch Area Master Plan Project - SCH # 2020080314

Public Resources Code (PRC) § 3208.1 establishes well reabandonment responsibility when a previously plugged and abandoned well will be impacted by planned property development or construction activities. Local permitting agencies, property owners, and/or developers should be aware of, and fully understand, that significant and potentially dangerous issues may be associated with development near oil, gas, and geothermal wells.

The Division of Oil, Gas, and Geothermal Resources (Division) has received and reviewed the above referenced project dated 8/20/2020. To assist local permitting agencies, property owners, and developers in making wise land use decisions regarding potential development near oil, gas, or geothermal wells, the Division provides the following well evaluation.

The project is located in Kings County, within the boundaries of the following fields:

Any Field

In addition to the plugged & abandoned well, there might be pipelines associated to oil and gas production.

Our records indicate there are 1 known oil or gas wells located within the project boundary as identified in the application.

- Number of wells Not Abandoned to Current Division Requirements as Prescribed by Law and Projected to Be Built Over or Have Future Access Impeded by this project: 1
- Number of wells Not Abandoned to Current Division Requirements as Prescribed by Law and Not Projected to Be Built Over or Have Future Access Impeded by this project: 0
- Number of wells Abandoned to Current Division Requirements as Prescribed by Law and Projected to Be Built Over or Have Future Access Impeded by this project: 0
- Number of wells Abandoned to Current Division Requirements as Prescribed by Law and

Not Projected to Be Built Over or Have Future Access Impeded by this project: 0

The Division categorically advises against building over, or in any way impeding access to, oil, gas, or geothermal wells. Impeding access to a well could result in the need to remove any structure or obstacle that prevents or impedes access including, but not limited to, buildings, housing, fencing, landscaping, trees, pools, patios, sidewalks, roadways, and decking. Maintaining sufficient access is considered the ability for a well servicing unit and associated necessary equipment to reach a well from a public street or access way, solely over the parcel on which the well is located. A well servicing unit, and any necessary equipment, should be able to pass unimpeded along and over the route, and should be able to access the well without disturbing the integrity of surrounding infrastructure.

There are no guarantees a well abandoned in compliance with current Division requirements as prescribed by law will not start leaking in the future. It always remains a possibility that any well may start to leak oil, gas, and/or water after abandonment, no matter how thoroughly the well was plugged and abandoned. The Division acknowledges wells plugged and abandoned to the most current Division requirements as prescribed by law have a lower probability of leaking in the future, however there is no guarantees that such abandonments will not leak.

The Division advises that all wells identified on the development parcel prior to, or during, development activities be tested for liquid and gas leakage. Surveyed locations should be provided to the Division in Latitude and Longitude, NAD 83 decimal format. The Division expects any wells found leaking to be reported to it immediately.

Failure to plug and reabandon the well may result in enforcement action, including an order to perform reabandonment well work, pursuant to PRC § 3208.1, and 3224.

PRC § 3208.1 give the Division the authority to order or permit the re-abandonment of any well where it has reason to question the integrity of the previous abandonment, or if the well is not accessible or visible. Responsibility for re-abandonment costs may be affected by the choices made by the local permitting agency, property owner, and/or developer in considering the general advice set forth in this letter. The PRC continues to define the person or entity responsible for reabandonment as:

1. The property owner - If the well was plugged and abandoned in conformance with Division requirements at the time of abandonment, and in its current condition does not pose an immediate danger to life, health, and property, but requires additional work solely because the owner of the property on which the well is located proposes construction on the property that would prevent or impede access to the well for purposes of remedying a currently perceived future problem, then the owner of the property on which the well is located shall obtain all rights necessary to reabandon the well and be responsible for the reabandonment.
2. The person or entity causing construction over or near the well - If the well was plugged and abandoned in conformance with Division requirements at the time of plugging



and abandonment, and the property owner, developer, or local agency permitting the construction failed either to obtain an opinion from the supervisor or district deputy as to whether the previously abandoned well is required to be reabandoned, or to follow the advice of the supervisor or district deputy not to undertake the construction, then the person or entity causing the construction over or near the well shall obtain all rights necessary to reabandon the well and be responsible for the reabandonment.

3. The party or parties responsible for disturbing the integrity of the abandonment - If the well was plugged and abandoned in conformance with Division requirements at the time of plugging and abandonment, and after that time someone other than the operator or an affiliate of the operator disturbed the integrity of the abandonment in the course of developing the property, then the party or parties responsible for disturbing the integrity of the abandonment shall be responsible for the reabandonment.

No well work may be performed on any oil, gas, or geothermal well without written approval from the Division. Well work requiring approval includes, but is not limited to, mitigating leaking gas or other fluids from abandoned wells, modifications to well casings, and/or any other re-abandonment work. The Division also regulates the top of a plugged and abandoned well's minimum and maximum depth below final grade. CCR §1723.5 states well casings shall be cut off at least 5 feet but no more than 10 feet below grade. If any well needs to be lowered or raised (i.e. casing cut down or casing riser added) to meet this regulation, a permit from the Division is required before work can start.

The Division makes the following additional recommendations to the local permitting agency, property owner, and developer:

1. To ensure that present and future property owners are aware of (a) the existence of all wells located on the property, and (b) potentially significant issues associated with any improvements near oil or gas wells, the Division recommends that information regarding the above identified well(s), and any other pertinent information obtained after the issuance of this letter, be communicated to the appropriate county recorder for inclusion in the title information of the subject real property.
2. The Division recommends that any soil containing hydrocarbons be disposed of in accordance with local, state, and federal laws. Please notify the appropriate authorities if soil containing significant amounts of hydrocarbons is discovered during development.

As indicated in PRC § 3106, the Division has statutory authority over the drilling, operation, maintenance, and abandonment of oil, gas, and geothermal wells, and attendant facilities, to prevent, as far as possible, damage to life, health, property, and natural resources; damage to underground oil, gas, and geothermal deposits; and damage to underground and surface waters suitable for irrigation



or domestic purposes. In addition to the Division's authority to order work on wells pursuant to PRC §§ 3208.1 and 3224, it has authority to issue civil and criminal penalties under PRC §§ 3236, 3236.5, and 3359 for violations within the Division's jurisdictional authority. The Division does not regulate grading, excavations, or other land use issues.

If during development activities, any wells are encountered that were not part of this review, the property owner is expected to immediately notify the Division's construction site well review engineer in the Inland district office, and file for Division review an amended site plan with well casing diagrams. The District office will send a follow-up well evaluation letter to the property owner and local permitting agency.

Should you have any questions, please contact me at (661) 326-6016 or via email at Victor.Medrano@conservation.ca.gov

Sincerely,

DocuSigned by:

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Chris Jones
Acting District Deputy



Wells Not Abandoned to Current Division Requirements as Prescribed by Law & Projected to be Built Over or Have Future Access Impeded

The wells listed below are not abandoned to current Division requirements as prescribed by law, and based upon information provided, are projected to be built over or have future access impeded. **The Division expects these wells to be reabandoned in compliance with current California law, prior to development activities.**

API	Well Designation	Operator	Well Evaluations
04031005 83	Kreyenhagen 23-35	Richard S. Rheem, Operator	<p>CCR § 1723.5: The hole and all annuli shall be plugged at the surface with at least a 25-foot cement plug.</p> <p>CCR § 1723.2 (a)(1): A minimum 200-foot cement plug shall be placed across all fresh-saltwater interfaces.</p> <p>Notes:</p> <p>1. Drilled Total Depth: 9,090', 10.75" Casing Shoe @ 510', Open Hole (510' - 9,090'), Base of Fresh water sands @ 2,470', Dry Hole (no oil or gas shows)</p> <p>2. Surface cement plug (10' - 0'), Casing Shoe cement plug (560' - 440'), BFW cement plug (2,520' - 2,410')</p>



AUGUST 24, 2020

VIA EMAIL: PLANNING@LEMOORE.COM

Judy Holwell
Community Development Director
City of Lemoore
Lemoore, CA 93245

Dear Ms. Holwell:

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, SCH# 2020080314

The Department of Conservation's (Department) Division of Land Resource Protection (Division) has reviewed the Notice of Preparation and Initial Study for the Lacey Ranch Area Master Plan Project (Project). The Division monitors farmland conversion on a statewide basis, provides technical assistance regarding the Williamson Act, and administers various agricultural land conservation programs. We offer the following comments and recommendations with respect to the proposed project's potential impacts on agricultural land and resources.

Project Description

The 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. 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 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. The project site was historically, and is currently, used for agriculture and contains Prime Farmland as identified by the Department of Conservation's Farmland Mapping and Monitoring Program.¹ The site is also subject to a Williamson Act contract.

¹ California Department of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program, <https://maps.conservation.ca.gov/DLRP/CIFF/>

Department Comments

The conversion of agricultural land represents a permanent reduction and significant impact to California's agricultural land resources. Under CEQA, a lead agency should not approve a project if there are feasible alternatives or feasible mitigation measures available that would lessen the significant effects of the project.² All mitigation measures that are potentially feasible should be included in the project's environmental review. A measure brought to the attention of the lead agency should not be left out unless it is infeasible based on its elements.

As the courts have shown³, agricultural conservation easements on land of at least equal quality and size can mitigate project impacts in accordance with CEQA Guideline § 15370. The Department highlights agricultural conservation easements because of their acceptance and use by lead agencies as an appropriate mitigation measure under CEQA. Agricultural conservation easements are an available mitigation tool and should always be considered; however, any other feasible mitigation measures should also be considered.

A source that has proven helpful for regional and statewide agricultural mitigation banks is the California Council of Land Trusts. They provide helpful insight into farmland mitigation policies and implementation strategies, including a guidebook with model policies and a model local ordinance. The guidebook can be found at:

<http://www.calandtrusts.org/resources/conserving-californias-harvest/>

Conclusion

Prior to approval of the proposed project the Department recommends further discussion of the following issues:

- Type, amount, and location of farmland conversion resulting directly and indirectly from implementation of the proposed project.
- Impacts on any current and future agricultural operations in the vicinity; e.g., land-use conflicts, increases in land values and taxes, loss of agricultural support infrastructure such as processing facilities, etc.
- Incremental impacts leading to cumulative impacts on agricultural land. This would include impacts from the proposed project, as well as impacts from past, current, and likely future projects.
- Proposed mitigation measures for all impacted agricultural lands within the proposed project area.
- Projects compatibility with, or, potential contract resolutions for land in an agricultural preserve and/or enrolled in a Williamson Act contract.

² Public Resources Code section 21002.

³ *Masonite Corp. v. County of Mendocino* (2013) 218 Cal.App.4th 230, 238.

Thank you for giving us the opportunity to comment on the Notice of Preparation and Initial Study for the Lacey Ranch Area Master Plan Project. Please provide this Department with notices of any future hearing dates as well as any staff reports pertaining to this project. If you have any questions regarding our comments, please contact Farl Grundy, Associate Environmental Planner at (916) 324-7347 or via email at Farl.Grundy@conservation.ca.gov.

Sincerely,

Monique Wilber

Monique Wilber
Conservation Program Support Supervisor



www.candbplanning.com