

Notice of Availability of a Draft Environmental Impact Report Lacey Ranch Area Master Plan Project - Lemoore, CA

Notice is Hereby Given: The City of Lemoore (City), as the Lead Agency, has prepared a Draft Environmental Impact Report (Draft EIR) (SCH#2020080314) in accordance with the California Environmental Quality Act (CEQA) for the proposed project identified below. The Draft EIR is available for review and public comment as identified below. The complete Project description, location and the potential environmental effects of the proposed project are contained in the Draft EIR. As described in the Draft EIR, it was determined that all impacts were either less than significant or could be mitigated to a less than significant level with the exception of the following: Agriculture - Loss of Farmland (project and cumulative level); Biological Resources (cumulative level only); Hydrology – Water Supply (cumulative level only); and Transportation - Vehicle Miles Traveled impacts (project and cumulative level). The Draft EIR follows an Initial Study and Notice of Preparation and public scoping period that was duly noticed and conducted for the Project from August 20, 2020 to September 20, 2020.

Project Title: Lacey Ranch Area Master Plan Project

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

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

Document Availability and Public Review Timeline: Due to the time limits mandated by State law, your comments on the Draft EIR must be sent at the earliest possible date *but not later than 45 days* after receipt of this notice. The review period for the EIR will be from January 25, 2022 to March 11, 2022. Copies of the Draft EIR can be reviewed at the City of Lemoore, 711 W. Cinnamon Drive, Lemoore, CA 93245. Electronic copies can also be accessed on the City's website at: <https://lemoore.com/departments/community-development>.

Submitting Comments: Comments on the Draft EIR are invited from all interested parties. Written comments or questions concerning the Draft EIR for the proposed Project should be directed to the Lemoore Community Development Department by 5:00 p.m. on March 11, 2022. Please include the commenter's full name and address. Please submit comments to:

Kristie Baley
Community Development Department
City of Lemoore
711 W. Cinnamon Drive
Lemoore, CA 93245
(559) 924-6700
kbaley@lemoore.com

Public Hearing: Following the public review period, the Final EIR; Mitigation Monitoring and Reporting Program; and Responses to Comments will then be submitted to the Planning Commission at a public hearing for review and recommendation to the City Council, who has final authority to adopt and/or certify the Project documents. The Planning Commission meeting is scheduled as follows:

Date: April 11, 2022
Time: On or after 7:00 p.m.
Location: Lemoore City Council Chambers
429 C Street
Lemoore, CA 93245

The City of Lemoore appreciates your interest in this Project and welcomes your involvement in the environmental review process for the Lacey Ranch Area Master Plan Project.