

## **NOTICE OF PUBLIC HEARING AND INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

This is to advise that the City of Lemoore has prepared a Mitigated Negative Declaration for the project identified below that is scheduled to be considered at the Lemoore City Council's regular meeting on **Tuesday, May 16, 2023**.

PLEASE BE ADVISED that the City Council will consider adopting the Mitigated Negative Declaration at a future meeting held after the Planning Commission meeting. That date is uncertain at this time and will be noticed in the future.

All upcoming regular and special Planning Commission and City Council meetings will also be accessible online at [www.youtube.com/c/cityoflemoore](http://www.youtube.com/c/cityoflemoore).

Persons having comments or concerns about the proposed project are encouraged to attend or submit public comments by e-mail to: [planning@lemoore.com](mailto:planning@lemoore.com). Emailed comments must be received by 4:30 p.m. on the day of the hearing to be entered into the record. In the subject line of the e-mail, please state your name and the item you are commenting on. Persons unable to email comments may send them via USPS mail or another courier to the City of Lemoore, Attn: City Clerk, 711 W. Cinnamon Drive, Lemoore CA 93245. Mailed comments must be received by 4:30 p.m. on the day of the hearing to be entered into the record.

### ***Project Name***

Maverik Gas Station and Industrial Park Project

### ***Project Location***

The project site is a 20.5-acre property located on the northeast corner of South 19th Avenue and West Iona Avenue in the City of Lemoore, Kings County, CA. The project site is on Assessor's Parcel Numbers (APN) 023-310-012-000 and 023-210-011-000 within Section 10, Township 19S, Range 20E, Mount Diablo Base and Meridian (MDB&M).

### ***Project Description***

The project requests a Zone Change/General Plan Amendment from Mixed Use to Regional Commercial for an approximately 4.13-acre portion of the site and approval of a Conditional Use Permit to allow for the construction and development of a gas station/mini-mart. The project would include an 8,952-square-foot building with fuel canopies for gas and diesel pumps. In the future, a fast-food restaurant with a drive-through lane would be developed. Development of the gas station/mini-mart is anticipated to occur over a six-month period.

The remaining easterly portion of the site would change from Mixed Use to Light Industrial to allow for the development of an industrial park to accommodate future compatible uses. The site would be divided into 23 separate lots with the approval of a subdivision map. The size of the buildings is not known, but based on the proposed lot sizes, it can be assumed up

to 100,000 square feet of buildings can be developed. Additional improvements include the development of a retention basin on the north end of the property.

As mandated by the California Environmental Quality Act (CEQA), the public review period for this document was 20 days (CEQA Section 15073[a]). The public review period began on April 7, 2023, and ended on May 8, 2023. For further information, please contact Jaymie Brauer at 661-616-2600 or [jaymie.brauer@qkinc.com](mailto:jaymie.brauer@qkinc.com).