

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 Planning Commission's regular meeting on **Monday, September 11, 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.

Persons having comments or concerns about the proposed project are encouraged to attend or submit public comments by e-mail to: 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

WCP Developers, LLC - 280-Lot Residential Subdivision

Project Location

The Project site is within the jurisdiction of the City of Lemoore, Kings County, California. The site is located on the west side of Madrid Drive between East Bush Street and State Route (SR)-198 at 488 East Bush Street, Lemoore, CA 93245. The site consists of one (1) parcel identified by the Kings County Assessor as Assessor's Parcel Number (APN) 023-040-058 totaling approximately 54.11 acres (gross). The site is a portion of Section 11, Township 19 South, Range 20 East, Mount Diablo Base and Meridian. (MDB&M).

Project Description

WCP Developers, LLC (Applicant/Property Owner) proposes TTM No. 939, Major Site Plan Review No. 2022-02, and Planned Unit Development No. 2022-01 to facilitate the development of a residential subdivision consisting of 280 single-family lots to occupy one (1) parcel totaling approximately 52.61 acres (6.05 du/acre). TTM No. 939 would facilitate the subdivision of the Project site into 280 single-family lots that range in size with an average lot area of 3,977 sf. Planned Unit Development No. 2022-01 and Major Site Plan Review No. 2022-02 requests a deviation from minimum site development standards under LMC Section 9-5A-4 specific to 1) lot size, 2) lot width, 3) lot depth, and 4) front yard setback.

The Project also proposes an internal network of local streets that would connect to the existing circulation system including East Bush Street (arterial), Oporto Street (local), and Athens Street (local). Connections to Oporto Street and Athens Street would provide access between the proposed subdivision and the existing subdivision (Tract No. 700) adjoining the Project site to the east. All future local roads within the subdivision are proposed in accordance with City Standards. Approximately 6.55 acres of the Project site (Remainder) would remain undeveloped.

As mandated by the California Environmental Quality Act (CEQA), the public review period for this document was 30 days (CEQA Section 15073[a]). The public review period began on August 8, 2023, and ended on September 6, 2023. For further information, please contact Kristie Bailey at kristie.bailey@lemoore.com or 559-924-6744.