

**LEMOORE PLANNING COMMISSION
STAFF REPORT**

**E.I.A No.2006-06 – TENTATIVE SUBDIVISION MAP NO.2006-02/ PUD NO. 2006-02/
CUP NO. 2006-02 FOR COUNTY TRACT NO.872 – SUGARPLUM VILLAGE
BY ROBERT BADASCI**

A. General Information:

1. Planning Commission Review: April 10, 2006
2. Owner(s)/Applicant: Robert Badasci Brad Swenson
217 W. D Street 4120 W. Grove Ct.
Lemoore, CA 93245 Visalia, CA 93291
(559) 924-0559 (801) 694-5225
3. Engineer: Reeves & Associates
Nate Reeve
4155 S. Harrison Blvd #310
Ogden, UT 84403
(801) 621-3100
4. Location: South of Boxwood Lane, north of Geneva Drive, east of Cinnamon Drive
5. Property Description: Assessor Parcel No.
APN: 021-110-033, 005, 006 & 007
APN: 021-060-001, 004, 005 & 006
APN: 021-050-001, 005 & 006
6. Site Area: 30.51 Acres
7. Number of Lots: 89 Single Family Lots
8. Lot Sizes: Single Family
Minimum – 7,000 sq ft
Maximum – 27,827 sq ft
Average – 11,350 sq ft
9. Housing Plans: Single family:
Will be submitted later for separate review
10. General Plan Designation: Low-Medium Density Residential
Medium Density Residential
11. Zone District: R-1-7 PUD (Single Family Residential)
RA-20 PUD (Residential Acreage)
12. Proposed Density: 2.92 units per gross acre of single family
3.75 units per net acre of single family

B. Project Description & Location:

Applicant Brad Swenson proposes to subdivide 30.51 acres into 89 single family lots for Tract No. 872 – Sugar Plum Village to accommodate a 89 housing units. The site is located south of Boxwood Drive, north of Geneva Drive and east of Cinnamon Drive.

Ingress/egress to the single family development will be from Himalaya Drive and Boxwood Drive on the north and Daphne Lane and Geneva Drive on the south.

The single-family lot sizes range from 7,000 to 27,827 square feet with the average size being 11,350 square feet. The area of some of the homes abutting the Lemoore canal, to the east of the proposed subdivision, is distorted in that the area is measured to the middle of the canal and includes canal easment property, as required by the canal company.

Property designations surrounding the proposed site include R-1-7 & R-1-10 (Single-Family Residential) and AL-10 (County Agricultural Limited) to the south, RRE (Kings County Residential Rural Estate) as well as the Lemoore Canal to the east; R-1-7 and RM-2.5 (Multi-Family Residential) to the north, and R-1-7 to the west.

C. Project Review & Findings:

The Tentative Subdivision Map/Planned Unit Development (PUD) /Conditional Use Permit (CUP) applications are reviewed hereunder to determine its compliance with City code, policies, standards, PUD Guidelines, Livable Neighborhood Development Guidelines and environmental considerations.

1. Compliance with General Plan:

The total site area is 30.51 acres. Approximately 20.46 acres of land are designated “Low Density Residential” which allows 0.6-2.0 housing units per gross acre and 1.0-3.0 housing units per net acre. Approximately 10.05 acres of land are designated “Low-Medium Density Residential” which allows 2.0-4.0 units per gross acre and 4.0-7.0 units per net acre.

Based on staff’s initial rough tabulations for the site, a total of 37–89 single family units would be allowed without any density bonuses under the gross density calculation. Therefore, the applicant proposed eighty-nine (89) single-family units. Based on the actual net density calculations, included on the attached spreadsheet, up to 105 units might have been accommodated.

The proposed 89 housing units will house approximately 3.06 persons per unit per the 2003-2008 Housing Element Update, household characteristics of the average family size, thereby accommodating a population of approximately 272 persons.

Based on the gross density and net density requirements above the project is deemed in compliance with the Lemoore General Plan in regards to population density.

2. Compliance with Zoning:

A portion of the subject area is zoned R-1-7 PUD and RA-20 PUD (Residential Acreage) while another portion is zoned R-1-7 without a PUD overlay. The applicant is asking for a PUD overlay over the entire subdivision, but is not asking for any density bonuses.

The R-1-7 zoning allows single family homes on 7,000 square foot minimum lot sizes. It also allows up to 33% of the lots to be reduced by a maximum of 10% of the minimum site area (no less than 6,300 square feet), provided that the average area of all lots is *equal to or greater than* the minimum area for a single lot. The proposed average area for this subdivision is 11,350 sq-ft meeting the afore mentioned condition.

A standard R-1-7 district requires that lot widths be a minimum of 65' or 70' with a depth of 90' to 100' for interior lots and corner lots respectively. Required minimum street frontage is 60' for normal lots and 40' for cul-de-sac or loop-out streets. Presently the proposed single family lot layout meets these minimum requirements set by the City Zoning Ordinance.

The RA-20 zone district allows single family homes on 20,000 square foot minimum lot sizes, with lots being 100' wide by 150' deep. However, due to the PUD overlay, the underlying density is the determining factor for compliance as discussed in the general plan section above.

House plan footprints have not yet been submitted. However setbacks should meet and follow the Planned Unit Development (PUD) Standards which allow a varied frontyard setback of 18' to 25', a 5' sideyard setback, and a 10' rear yard setback (5' for backyard garage if applicable).

The maximum site area covered by structures in the R-1-7 cannot exceed 40% and in the RA-20 district 25% of the site area. A condition should be added when reviewing the floorplans the require the actual floor area ratio be listed on each individual plot plan submitted for a building permit, and such area should not exceed the 35% limit.

3. Streets Design and Block Length:

The proposed ingress/egress to the subdivision will be from Himalaya Drive via Boxwood Lane accessing the subdivision from the north and a direct access from Boxwood Lane directly unto the northeast portion of the subdivision. The subdivision is also accessed through Geneva and Daphne Drives on the south. The local streets within the subdivision are proposed to have a 60' Right-of-Way (ROW).

Currently the end of Boxwood Lane has an awkward ending due south of the apartment complex. As part of this subdivision's improvements, Boxwood Lane needs to be modified to have a regular T-intersection as shown on the proposed curb and gutter portion of the Tentative Plat Map to improve traffic safety. Additionally, a stop sign will need to be added to the southbound driveway entrance of the apartment complex into Boxwood Lane.

The subdivision will generate approximately 890 vehicle trips per day and approximately 89 during the peak hour. The City code allows a minimum block length of 330 feet and a maximum block length of 990 feet. All block lengths exceed the minimum requirement. However, one block length appears to exceed the maximum allowed. With the revised map, Geneva Drive from Daphne Lane to the proposed Daisy Street is approximately 1,100 feet in length and an additional 750' is added from Daisy to the proposed Village Street. The designed curve aides towards traffic calming, which is the underlying intent of the block length requirement. However, the long block length is broken up by approximately 400' for pedestrians with a walk-through area at the eastern end of the double headed cul-de-sac, thereby providing pedestrian accessibility in the neighborhood.

Street corner radii are not shown on the proposed map. City code requires that local streets, therefore, all street corners will be required to have a 20' curb radii and shall be denoted on final map.

PG&E has requested that unrestricted access be allowed to an existing 70-kv utility line easement at the southern most portion of the subdivision. With that in mind City staff worked with the developer to modify the subdivision design originally submitted (as shown on the redlined drawings) and added an additional street with two cul-de-sac knuckles to allow unrestricted access to the utility easement while maintaining visibility for the Police Department, versus an locked alleyway. Because there will be no homes on the southside

of the street and for safety purposes, no sidewalk should be located on the southern half of the street, and the additional gained space should be added to the landscape areas on both sides of the street.

The City is no longer able to maintain new streets, therefore all new subdivisions are required to provide funding for maintenance of streets by petitioning inclusion into the new Lighting, Landscape and Maintenance District (LLMD).

4. Street Names and Addresses:

The proposed street names do not follow the 'Guidelines for Naming Streets' convention under the single theme section of the guidelines. Additionally several street names will need to be carried in to the subdivision. The proposed "Lilac Drive" will be an extension of an already existing street 'Geneva Drive' and should continue with the same name. The Fire Department has verbally expressed their desire to continue "Geneva Drive" into the proposed subdivision for purposes of ease of location during an emergency response. Additionally, the cul-de-sac north of Geneva Drive should be Geneva Lane.

The existing Himalaya Drive entering the subdivision via the northeast portion is proposed to have a cul-de-sac at the south end of the street. In order to follow street naming convention the cul-de-sac portion should be named Himalaya Place.

In order to keep with street naming convention of a single theme, suggested street names to consider (which are shown on the redlined drawing) may include Candy Court, Candy Circle, Sugarplum Way, Gingerbread Drive etc.

5. Landscape and Open Space:

Parkway strips within the subdivision are shown on the Tentative Map but are not dimensioned and no landscape plan was submitted. A overall landscape plan must be submitted with the improvement drawings for the subdivision showing the width of parkways, tree spacing and placement of street lights per City Standards for review and approval by the Community Development Department prior to recordation of the Final Map. The trees will be planted with root barriers as per City Specifications from the tree list and spaced at an average of 40'.

The landscape areas along the most southerly east-west double cul-de-sac should have a 7' landscape area on the southern half of the street and 7.5' on the northside of the street within the parkway. Special landscaping and pedestrian access should be accounted for at both ends of the cul-de-sac as approved by the Community Development and Parks and Recreation Departments.

No tot lot area or additional green space is required from the developer, due to the proximity of the existing Heritage Park located approximately a quarter (1/4) of a mile from the proposed subdivision. This recreational area should adequately serve the recreational needs of the residents and developer shall pay appropriate impact fees to off set their fair share impact of the development.

6. Walls and fences:

Section 9-7B-7 allows fences, walls and hedges to be built along the side and rear property lines as well as along any portion of a street side yard of a corner lot. All fence heights should generally not exceed six (6') feet. Any fence, wall or hedge erected or located within an area of a corner lot on the street of a diagonal line connecting points located twenty five feet (25') along the property line as measured from the intersection of the property line at the street corner shall not exceed three (3') feet in height.

Backyard fencing for lots 60 to 75, abutting the Lemoore Canal, will require “protective fencing” per the Lemoore Canal Company. The posts need to be galvanized metal with six (6’) or seven (7’) feet of cedar fence height. However, special permits may be needed for fences exceeding 7’ in height. A detailed cross section of the canal area shall be included in the improvement drawings showing the interceptor line and pump station and its design, the toe, the fence installation with notations on whether or not a retaining wall is needed.

A seven (7’) high decorative masonry wall is required along the northsides of lots 75 to 77 and 81 per Section 9-7C-8:B as a buffer between adjoining multi-family residential and single-family residential) uses.

7. Easements / PG&E 70kv powerlines / Lemoore Canal:

Two easements are identified on the Tentative Subdivision Map of the subject site, 25’ PG&E for overhead 70 kv powerlines (however the PG&E comment letter states the easement is 40’) and 15’ storm drain easement parallel to the southern most boundary of the proposed subdivision (totaling 40’). A written response was received from PG&E requesting a fence set back of twenty (20’) feet to allow access to the poles and lines so that PG&E could continue providing safe and reliable maintenance and operation of utilities, when the developer was proposing a pedestrian pathway in through the easement. However, this pathway was not acceptable to City staff and the subdivision was slightly altered to create a new east-west double-headed cul-de-sac street so that PG&E accessibility could be maintained and the area could be properly patrolled. If part of the PG&E easement is to the south of the subject property, it should be identified on the Final Map for clarity.

The Lemoore Canal bounds the proposed property on the east. An easement exists along some of the parcels abutting this area as disclosed by the preliminary title report. The general policy of the Lemoore Canal & Irrigation Company is have full use of the canal, dirt access road to the canal, and the toe of the slope, but not own the land and restrict direct access to the canal. They also require the installation of an interceptor line and pump station, with power and automatic control facilities that will return water to the canal to control seepage and the installation of protective fencing. The fence line is generally located just outside the toe of the slope and the interceptor line is located just inside the backyards of the subdivision. Lots adjacent to the canal need to waive access rights to the canal easement and the easement shall be fenced. Additionally, a 20’ wide easement must be provided along the south of Lot 60 to provide access to the canal and pump station with a gate at the 25-foot setback line and a drive improved with either gravel or asphalt surface. The Final Map will need to show a restricted access easement along lots 60-75 from the property owner’s fence line towards the canal, the interceptor line easement just inside the fence line in conformance with the requirements of the City Engineer, Public Works Department, and the Lemoore Canal Company, and a 20’ wide easement must be provided along the south side of lot 60.

The storm drain easement connects from Daphne Drive to the Lemoore Canal through a 15’ wide easement which needs to continue to be reflected on the Final Map.

Sempra Energy has requested that private streets or common areas be dedicated for public utility use and/or that a six-foot frontage strip in all lots facing the streets be dedicated as a public utility easement. The Tentative Subdivision Map does not identify any public utility easements (PUE), however City standards require a 10’ PUE be provided along all lots that front public streets within the development and must be reflected on the Final Subdivision Map.

The preliminary title report also states that a 30' access easement exists along the easterly boundary of parcels 111 – 116 but does not state its purpose. Additionally, a “temporary access easement” is shown to access land locked parcels which will no longer be needed with the recording and acceptance of the new street system. These items need to be appropriately addressed on the Final Map.

No landscape easements of 10' are required for this subdivision as it does not contain or directly abutt any collector or arterial streets. However the southerly half of the southernmost east-west street will have a 7' landscape area which will need to be maintained through a Lighting and Landscape Maintaince District as no homes front onto this portion of the street.

The proposed subdivision is within one (1) mile of the unincorporated Kings County territory. Kings County Board of Supervisors have adopted a “Right to Farm” ordinance which requires the applicant/owner notify and disclose the agricultural land use policy to subsequent owners and occupants of the property. All land adjacent to agriculturally zoned areas need to record a Notice and Disclosure Statement prior to recordation of the Final Map which states that neighboring residents should be prepared for the inherent and potential inconveniences and discomforts often associated with normal and usual agricultural activities and operations, and the County will not take any nuisance abatement actions against any normal and usual farming operations (“right-to-farm ordinance”).

8. Water:

Per the City of Lemoore’s GIS System an eight inch (8”) water line exists in Himalaya Drive and Boxwood Lane which are the northern egress/ingress points of the subdivision. The southern egress/ingress point, Geneva Drive, also has an existing eight inch (8”) line. Water calculations will need to be provided with the submittal of improvement plans to confirm compliance with the City of Lemoore fire flow requirements of 1,500 g.p.m at 20 p.s.i.

9. Sewer:

Per the City of Lemoore’s GIS System an eight inch (8”) sanitary sewer line exists in Himalaya Drive and Boxwood Lane which are the northern egress/ingress points of the subdivision. The southern egress/ingress point, Geneva Drive, also has an existing eight inch (8”) line available. New sewer service to the subdivision shall be provided in compliance with the requirements of the City of Lemoore to service all lots. The applicant’s engineer will need to provide sanitary sewer calculations verifying pipe sizes and slopes and coordinate the system development with the City Public Works Department.

10. Storm Drainage:

The storm drainage must be provided for the entire tract and the City Engineer will provide storm drain calculations to ensure that the storm drain line off of Daphne Lane has the necessary capacity. The developer shall determine if the detention basin has the capacity to serve the subdivision. The run-off from the subdivision to a detention basin shall be calculated at 3.32-inches of rain water, 4.98-inches for retention basin, with no allowance for evaporation or percolation. Section 30.5 of the City Standards provides Storm Basin Design Criteria.

If it is determined that the storm drain line is limited, the developer will be required to make the appropriate storm drain system modifications to City Standards and acceptable by City Engineer in order to accomodate storm drain runoff. Additionally, due to possible changes in the site grading, the developer will need to raise the existing storm drain manholes in the storm easement along the south side of the subdivision to finish lot grades.

11. Fire Hydrants:

Fire hydrants are not shown on the Tentative Subdivision Map. The City Fire Department requires the installation of fire hydrants at spacings of approximately 300 feet apart on the south or east side of the streets, with shut off valves and adequate fire flow as determined by the City Engineer. Existing fire hydrants approximate to the proposed subdivision are located at the southeast side of the street on Geneva Drive, north side of the street on Boxwood Drive, and on the northeast corner of the intersection of Himalaya Drive & Boxwood Drive.

The final location of fire hydrants shall be reviewed and accepted by the Lemoore Volunteer Fire Department and shall be included in the improvement drawings.

12. Street Lights:

Street lighting will need to be provided in the street right of ways within the subdivision. Interior streets will be required to follow the City street lighting standard for local streets with lighting spaced every 250 feet.

13. Utilities:

The Lemoore Canal Company requires interceptor lines to be installed along the canal to collect water seepage and pump the water back into the canal. Therefore, the design of such shall be approved by the Canal Company and the City Public Works Department and made part of the improvement drawings.

All proposed, existing or relocated utilities will need to be undergrounded, with the exception of the 70-kv powerlines and poles parallel to the southern boundary of the subdivision. The design of all public improvements (such as sanitary sewer, storm drainage, water, and streets) must be in accordance with applicable Master Plan and/or City standards and specifications.

Improvements, including curb, gutter, sidewalks, street pavement, street lighting and fire hydrants on streets within and adjacent to the subdivision shall be built in accordance with City's Public Works Standards and Specifications, with the exception of the southside of the street parallel to the 70-kv power line as discussed above. The improvement plans for the subdivision will require the approval of the City Engineer and the City of Lemoore prior to recordation of the Final Map.

14. Cluster Mailboxes

Cluster mailbox locations are not shown on the Tentative Subdivision Map. The location of the cluster mailbox pads and installation of boxes are the financial responsibility of the developer. The locations of such boxes need to be coordinated with the Lemoore Postmaster and shall be shown on the improvement drawing prior to recordation of Final Map.

15. Planned Unit Development (PUD):

No housing plans have been submitted at this time.

The PUD portion of the Zoning Ordinance requires that a PUD application "be accompanied by a general development plan of the entire PUD" showing various street and infrastructure information and "...includes dwelling types, lot layout and location, heights and elevations of structures..." including yards and space between the buildings (as stated in the Site Plan review portion of the Ordinance). The PUD Ordinance allows proposals which include the filing of a tentative subdivision map to temporarily waive the above listed requirements, so long as the overall plot plan, elevations and floor plans are submitted and approved prior to the recording of each specified phase of development.

A separate public hearing will be held before the Planning Commission and then reviewed by the City Council once the overall plot plan, elevations and floor plans are ready for review.

Special required findings

A portion of the proposed site was changed to a PUD overlay with many other properties a few years ago. This proposal would add more area to the PUD. The proposed location of the PUD is in accordance with the objectives of the PUD portion of the City ordinance.

The proposed location of the PUD and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety and welfare or materially injurious to properties or improvements in the vicinity so long as the below conditions of approval are added to the project, the subdivider pays appropriate impact fees, infrastructure meets City standards, and the project is included into the City's new lighting, landscape, maintenance district.

The proposed PUD will comply with each of the applicable provisions of the PUD portion of the City ordinance once the overall plot plan, floor plans, and elevations are reviewed and approved prior to the Final Map recordation.

The standards of population density, site area and dimensions, landscaped areas and street design, off-street parking and off-street loading facilities will produce an environment of stable and desirable character consistent with the objectives of the PUD ordinance, and will not generate more traffic than the streets in the vicinity can carry without congestion and will not overload utilities, as discussed above. Site coverage, yard spaces, height of structures, distance between structures will be evaluated and approved to assure their conformance to the PUD prior to Final Map being allowed to record.

Additionally, prior to Final Map recording, the combination of different dwelling types and/or variety of land uses in the development will complement each other and will harmonize with existing and proposed land uses in the vicinity.

16. Soil Conditions:

Krazan & Associates, Inc. produced a soils report for the subject site and concluded that it is suitable for the proposed construction as long as all the recommendations contained therein were incorporated into the project design and construction. Three soil tests indicate an "R" value range from 18 to 45 at the proposed site. Additional "R" value tests will need to be provided to better define the soil with low "R" values. Minimum street structural sections per City Standards are 2-inches of Asphalt Concrete (AC) and 6-inches of Class 2 Aggregate Base.

17. Dust Control:

Soil disruption during construction can cause significant fugitive dust, which is a major contributor to the current air quality problems in the region. The developer will need to comply with the San Joaquin Valley Air Pollution Control District standards and the City of Lemoore dust control requirements.

D. Public Input:

Notices were mailed to owners of properties located within 300 ft. from the subject proposal on March 21, 2006. No comments either in favor or against the proposal have been received to the date of preparing this report.

E. Comments from Other Agencies/Departments:

Referrals were made to various agencies and City Departments who may be impacted by the project. Comments were received from Public Works Director, City Engineer, the Lemoore Fire Chief, Kings County Planning Agency, PG&E, Southern California Gas Company and the Lemoore Canal & Irrigation Company and have been considered in the preparation of this report and recommendations (copies are included with this report).

F. Environmental Impact:

A preliminary environmental impact assessment of the project was conducted by the staff in accordance with California Environmental Quality Act. It was determined that the project could not have any significant adverse impacts on the environment. The Commission should recommend that the City Council adopt a Negative Declaration for the project pursuant to California Environmental Quality Act.

G. Recommendation:

- ? The Planning Commission is required to hold a public hearing on the applications submitted for the project.
- ? The Planning Commission should recommend that the City Council adopt Negative Declaration #2006-06 for the project pursuant to California Environmental Quality Act.
- ? The Planning Commission should accept staff's above listed findings and recommend that the City Council approve Tentative Subdivision Map No.2006-02 for County Tract No.872 – Sugarplum Village with the 19 following conditions, and grant approval for a two (2) year period following City Council's adoption by resolution:

1. Boxwood Drive needs to be altered to accommodate a regular T-intersection, as shown on the detail portion of the submitted Tentative Plat Map, and a new stop sign needs to be added due north of Boxwood to stop southbound apartment traffic from quickly exiting onto the street adjacent to the proposed Praline Street to address a potential traffic hazards.

The interior streets shall be developed with a 60' right-of-way, have 20' radiused returns at all street corners and shall be distributed per City Standards with parkway style sidewalks with the exception to the street parallel to the 70-kv powerlines which will not include a sidewalk but will include a 7' landscape area on the south half of the street and a 7.5' parkway will be installed on the north half of the street.

2. The subdivision shall request inclusion in the lighting and landscaping maintenance district (LLMD) to maintain local streets, street lighting, block walls, interceptor line, and the landscape areas on the southern half of the double headed cul-de-sac street on the southerly portion of the subdivision and at the ends of this same cul-de-sac.
3. The developer shall submit revised street names using a single theme naming convention. Lilac Drive shall be changed to Geneva Drive as it continues from an existing street and the cul-de-sac at the north end of the street shall be named Geneva Lane. Himalaya Drive will need to continue into the subdivision and the cul-de-sac at the end of the street shall be named Himalaya Place.

4. Five (5) sets of an overall landscape plans shall be submitted to determine conformity with City standards. Such plans shall include 7' wide landscape strip along the southside of the street and 7.5' in the northerly parkway of the double-headed east-west cul-de-sac and shall include special landscaping and adequate pedestrian access at the end of the street adjacent to the proposed Sugar Street and Lilac Drive as approved by the Community Development Department prior to recordation of the Final Map.

5. A seven foot (7') tall block wall shall be installed along the northsides of lots 75, 76, 77 and 81 to provide adequate buffering from the multi-family uses.

A six to seven foot (6-7') high cedar fence with galvanize metal postings shall be erected at the toe of the Lemoore Canal slope along lots 60 to 75 to meet the Lemoore Canal & Irrigation Company's and the City of Lemoore's approval to meet "protective fencing" requirements and exact location. Such fencing may require retaining walls as determined by the Public Works. All fence and wall details along with a detailed elevation and cross-section shall be included on one page of the improvement drawings.

6. All existing and proposed easements identified in the preliminary title report will need to be identified and correctly noted on the Final Map which are anticipated to include a 25' PG&E easement (which may be 40' and located partially on property to the south of proposed project), 15' storm drain easement, and a 10' Public Utility Easement adjacent to all lots that front on public streets within the development.

7. A "Right to Farm" Notice and Disclosure Statement must be recorded on the property, in a form acceptable to the City Attorney and Kings County Planning Department, which states that neighboring residents should be prepared for the inherent and potential inconveniences and discomforts often associated with normal and usual agricultural activities and operations, and that the County will not take any nuisance abatement actions against any normal and usual farming operations.

8. Improvement drawings must show existing and proposed water, sanitary sewer, storm drainage, fire hydrants, street lights, and street infrastructure (including curb, gutter, and parkway style sidewalks) associated with the development in locations recommended by the City Engineer per City standards. All proposed and existing onsite utilities shall be undergrounded by the developer at their expense, with the exception of the 70kv lines, in coordination and approved by PG&E and the City of Lemoore. The final location of gas lines shall also be coordinated and approved by the Southern California Gas company. All improvement plans for the subdivision must be coordinated and approved by the City of Lemoore Engineer and Public Works Departments.

✍ Water calculations will need to be provided with the submittal of improvement plans and must show existing water lines associated with the development and confirm compliance with the City of Lemoore fire flow requirements of 1,500 g.p.m at 20 p.s.i.

✍ Sewer shall be provided to the subdivision in compliance with the requirements of the City of Lemoore to service all lots. The applicant's engineer will need to provide sanitary sewer calculations verifying pipe sizes and slopes and coordinate the system development with the City Public Works Department.

- ✍ Storm drainage shall be provided for the entire tract and any storm drain system modifications shall have to meet the approval of the City Engineer. The developer shall provide the require capacity for strom/sewer drainage and basin capacity as needed as and shall be included in the improvement drawings. If capacity does not exist, the development will have to make adequate improvements for such capacity. The developer will need to raise the existing storm drain manholes in the storm easement along the south side of the subdivision to finish lot grades.
 - ✍ Fire hydrants shall be spaced approximately 300 feet apart within the subdivision on the south or east side of the streets, with shut off valves and adequate fire flow as determined by the City Engineer. The total number and locations of such shall be verified by the Lemoore Volunteer Fire Department and included in the improvement drawings.
 - ✍ Street lights within the subdivision shall installed to comply with City Standards for local streets.
9. In order to address the concerns of the Lemoore Canal Company, an interceptor line shall be placed within the private backyards of Lots No. 60 to 75, to control seepage into the adjacent groundwater to be approved by Public Works and the Lemoore Canal & Irrigation Company and include an appropriate pump station, power and automatic control facilities to return the water to the canal.. A detailed elevation and cross-section of the canal area showing toe, interceptor line, pump station, canal and all pertinent information shall be submitted with the improvement drawings. Lots adjacent to the canal shall waive access rights to the canal easement and the easement shall be fenced with "protective fencing". A 20' wide easement shall be provided along the south of Lot 60 to provide access to the canal and strom pump station with a gate at the 25-foot setback line and a drive improved with either gravel or asphalt surface.
10. The final location and number of cluster mail box units shall be coordinated with the Lemoore Postmaster and the financial responsibility of the developer. The pad locations should try to be adjacent to side yards and should be included on the improvement drawings.
11. The PUD overall footprint plan, elevations, and floorplans shall be submitted for seperate review and approval by the Planning Commission and City Council prior to the Final Map being recorded. Review and approval process will be held through a public hearing before the Planning Commission and a City Council meeting and appropriate processing fees paid.
- Single family setbacks should follow the PUD guidelines ranging from 18-25' for front yard and a minimum of 5' for both side yards and all utilized floorplans will not exceed a 35% floor area ratio of the useable lot space (for canal lots this would not include area in the canal easement outside an individuals fenced back yard). All floor plans and elevations shall meet the PUD guidelines.
12. Project design and construction shall be accomplished incorporated all the recommendations contained within the soils report therein were into the. Addtional "R" value tests will need to be provided to better define the soil with low "R" values. Minimum street structural sections per City Standards are 2-inches of Asphalt Concrete (AC) and 6-inches of Class 2 Aggregate Base.

13. *A digital copy of the final map and improvement plans shall be provided to the City prior to Final Map recordation.*
14. *The developer shall at all times comply with the Fugitive Dust Control Standards of the San Joaquin Valley Unified Air Pollution Control District and shall take complete control of dust during the preparation of the subdivision site and during construction by taking the following measures:*
 - a. *Submit for approval of the Public Works Director a program for the control of dust, which shall include, but not limited to, a watering schedule (frequency and time of day), use of dust control emulsions, and/or other measures necessary for control of dust.*
 - b. *Provide equipment and labor for watering of all exposed or disturbed soil surfaces, including weekends and holidays.*
 - c. *Sweep construction area and adjacent streets of all mud and dust at the end of the workday.*
 - d. *In addition, the developer shall deposit with the City an amount of five thousand dollars (\$5,000) which may be used by the City for dust control measures on this development, should the developer fail to adequately control dust. In case the City incurs costs for dust control in excess of the above amount, the developer shall reimburse the City for this additional amount. Upon acceptance by the City of the subdivision improvements, the deposit sum less any amount expended by the City will be refunded to the subdivider.*
15. *The developer and contractor shall comply with all applicable provisions of the NPDES regulations, and are responsible for all General Permit applications to the Regional Water Quality Control Board. Proof of application shall be provided to the City prior to commencement of construction.*
16. *The developer shall submit to the Community Development Department the following documents for processing after approval of the Tentative Subdivision Map.*
 - a) *Five (5) copies of the final subdivision map along with closure calculations, preliminary title report dated within 90 days of submittal, and the final map application fee. The final map shall bear the signature and seal of the licensed land surveyor or registered civil engineer licensed to practice land surveying, preparing the map. If any of these required elements are missing, no attempt will be made to review the submittal.*
 - b) *Five (5) copies of subdivision improvement plans shall be submitted to the Community Development Department including water, sewer, storm drainage, street lighting, sidewalks, curb, gutter and fire hydrants drawn at a scale of not less than 1"-40' horizontal and 1"-4' vertical to be distributed to all commenting parties. General layout and grading may be shown on 24"x36" plan sheets. Plan and profile sheets shall be provided for curb grades and all proposed underground construction, and shall identify points of crossing. Calculations for pavement sections and any nonstandard facilities shall be provided. Details for all construction not covered by City Standard Specifications and/or Detail Drawings shall be provided. Plans shall be signed and sealed by the civil engineer in responsible charge. No review will be attempted on an incomplete submittal.*

- c) *Two (2) copies of the engineer's cost estimates for the proposed improvements showing quantities and unit prices. Unit prices shall conform to the City standard prices, which are available at the Public Works Department.*
 - d) *After review of the final map is complete, the applicant's engineer shall submit a letter certifying that monumentation is in place and ready for field inspection. Upon receipt of that letter, staff will inspect the monumentation of the tract, prior to final approval of the map. If monumentation of individual lots is to be delayed until construction, the owner shall post with the City a bond-guaranteeing placement of all required monumentation.*
 - e) *Prior to submittal of the original tracings of the final map to the City for signature and recordation, the original tracing shall include notarized signatures (in black indelible ink) of all persons having record interest in the area within the boundary of the map, the seal and signature (in indelible ink) of the Registered Civil Engineer/Licensed Land Surveyor preparing the map, and the signature (in black indelible ink) of the Kings County Tax Collector. Use of improper ink for these signatures may cause rejection of the map by the City or the County Recorder's office.*
 - f) *After approval of the improvement drawings, the City will maintain possession of the original drawings for the duration of the project. The developer or his representative may obtain copies through a certified blueprinting service (Western Blueprinting or Airport Blueprint) that will retrieve the originals, make the needed copies and return the originals to the City.*
 - g) *Upon completion of the subdivision improvements and their acceptance by the City, the developer's engineer shall prepare drawings of as built improvements and shall submit to the City one reproducible and three blue line copies for the City's records.*
17. *All subdivision improvements including water, sewer, storm drainage, curbs, gutters, sidewalks, street lights, fire hydrants and street improvements shall comply with the Public Works Standards of the City unless provided differently in this report as an allowed Planned Unit Development standard and meet the approval of the City Engineer.*
 18. *The subdivider shall defend, indemnify and hold harmless the City of Lemoore and all of its departments, officers, agents and employees of and from all claims, actions and proceedings of any kind or nature to attack, set aside, void or annul the actions of the Planning Commission and/or City Council in reviewing and approving the map. This condition is imposed pursuant to Government Code Section 66474.9. The City will promptly notify the subdivider of any such claim or action and will fully cooperate with the subdivider in the defense thereof.*
 19. *In accordance with City Council Resolution 2005-24 adopted on June 7, 2005, the Council has authorized staff to prepare an updated impact fee study which is anticipated to be completed within one year. The project will have an impact on the need for new public facilities and improvements in the City. The costs associated with that impact and the connection between the need for new public facilities and the proposed project will be set forth in a new Resolution to be adopted by the City Council. As a result, the applicant shall be subject to and shall pay these impact fees when they are set forth; should construction commence prior to the completion of such fee schedule an interium assessment will have to be made. Development Impact Fees shall be collected upon issuance of building permits for the development at the rate in effect on the date of the building permit..*

ENVIRONMENTAL CHECKLIST FORM

FOR THE CITY OF LEMOORE

1. Project Title: Tract 872 – Tentative Subdivision Map No. 2006-02/PUD No. 2006-02/ CUP No. 2006-02
2. Lead Agency Name and Address: City of Lemoore, 210 Fox Street, Lemoore California 93245
3. Contact Person and Phone Number: Holly Smyth (559) 924-6740
4. Project Location: Between Boxwood Lane and Geneva Drive, East of Cinnamon Drive
5. Project Sponsor's Name and Address: Reeves & Associates, 4155 W. Harrison Blvd #310, Ogden, Utah 84403
6. General Plan Designation: Low Density and Low-Medium Density Residential
7. Zone District: R-1-7 (PUD), RA (Residential Acreage)
8. Description of Project: Subdivide and develop 30.51 into 89 single family residential lots
9. Surrounding Land Uses and Setting: Single family residential to the west, south and north also to the north is multi-family residential, to the east is rural residential and agricultural land use.
10. Other public agencies whose approval is required: _____

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 type="checkbox"/> Agricultural Resources | <input checked="" type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology/Soils |
| <input type="checkbox"/> Hazards & Hazardous Materials | <input checked="" type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Land Use/Planning |
| <input type="checkbox"/> Mineral Resources | <input checked="" type="checkbox"/> Noise | <input type="checkbox"/> Population/Housing |
| <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation/Traffic |
| <input checked="" type="checkbox"/> Utilities/Service Systems | <input type="checkbox"/> Mandatory Findings of Significance | |

DETERMINATION - On the basis of this initial evaluation:

(To be completed by the Lead Agency)

- 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 the mitigation measures described on an attached sheet have been added to the project. 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, if the effect is a "potentially significant impact" or "potentially significant unless mitigated." 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, there WILL NOT be a significant effect in this case because all potentially significant effects (a) have been analyzed adequately in an earlier EIR 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.

Signature

March 13, 2006
Date

Holly P. Smyth
Printed Name

City of Lemoore
For

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to project like the one involved (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).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effect from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
 - a) The significance criteria or threshold, if any, used to evaluate each question; and
 - b) The mitigation measure identified, if any, to reduce the impact to less than significance.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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I. AESTHETICS - Would the project:

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| a) Have a substantial adverse effect on a scenic vista? | | | XX |
| b) Substantially damage scenic resources, including, but not limited to, trees, rock, outcroppings, and historic buildings within a state scenic highway? | | | XX |
| c) Substantially degrade the existing visual character or quality of the site and its surroundings? | | | XX |
| d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? | | | XX |

II. AGRICULTURAL RESOURCES - Would the project:

(Note: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model(1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland.)

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| 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? | | | XX |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? | | | XX |
| c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use? | | | XX |

III. AIR QUALITY - Would the project:

- a) Conflict with or obstruct implementation of the applicable air quality plan?
- b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?
- c) Result in 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 (including releasing emissions which exceed quantitative thresholds for ozone precursors)?
- d) Expose sensitive receptors to substantial pollutant concentrations?
- e) Create objectionable odors affecting a substantial number of people?

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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IV. BIOLOGICAL RESOURCES - Would the project:

- 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 Dept. of Fish & Game or US Fish & Wildlife Service?
- b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Dept. of Fish & Game or US Fish & Wildlife Service?
- c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (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?

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V. CULTURAL RESOURCES - Would the project:

- a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?
- b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?
- c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?
- d) Disturb any human remains, including those interred outside of formal cemeteries?

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VI. GEOLOGY AND SOILS - Would the project:

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- a) Expose people or structures to 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 & 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 Uniform Building Code (1997), creating substantial 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?

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VII. HAZARDS AND HAZARDOUS MATERIALS- Would the project:

- a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?
- 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?
- c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
- 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?
- 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 for people residing or working in the project area?
- f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?
- g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
- h) Expose people or structures to a significant risk or loss, injury or death involving wildland fires, including where wildlands area adjacent to urbanized areas or where residences are intermixed with wildlands?

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VIII. HYDROLOGY AND WATER QUALITY - Would the project:

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- a) Violate any water quality standards or waste discharge requirements?
- b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted.)?

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- c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?

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- d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?

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- e) 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?

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- f) Otherwise substantially degrade water quality?

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- g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

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- h) Place housing within a 100-year flood hazard area structures which would impede or redirect flood flows?

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- i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

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- j) Inundation by seiche, tsunami, or mudflow?

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IX. LAND USE AND PLANNING - Would the project:

- a) Physically divide an established community?
- b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

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- c) Conflict with any applicable habitat conservation plan or natural community conservation plan?

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X. MINERAL RESOURCES - Would the project:

- 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?

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XI. NOISE - Would the project result in:

- a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

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XI. NOISE - Would the project result in: (cont.)

- b) Exposure of persons to or generations of excessive ground-borne vibration or ground-borne noise levels?
- c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?
- d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?
- 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 expose people residing or working in the project area to excessive noise levels?
- f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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XII. POPULATION AND HOUSING - Would the project:

- a) Induce substantial population growth in an area, either directly (for example, by processing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?
- b) Displace substantial numbers of existing housing necessitating the construction of replacement housing elsewhere?
- c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

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XIII. PUBLIC SERVICES

- 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:
 - i) Fire protection?
 - ii) Police protection?
 - iii) Schools?
 - iv) Parks?
 - v) Other public facilities?

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XIV. RECREATION

- 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 been an adverse physical effect on the environment?

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XV. TRANSPORTATION/TRAFFIC - Would the project:

- a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections.)?
- b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?
- c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?
- d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?
- e) Result in inadequate emergency access?
- f) Result in inadequate parking capacity?
- g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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XVI. UTILITIES AND SERVICE SYSTEMS - Would the project:

- a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?
- b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?
- c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?
- d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?
- e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to the serve the project's projected demand in addition to the provider's existing commitments?
- f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?
- g) Comply with federal, state, and local statutes and regulations related to solid waste?

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XVII. MANDATORY FINDINGS OF SIGNIFICANCE

- a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or pre-history?
- b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)?
- c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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EXPLANATION OF OTHER THAN “NO IMPACT” RESPONSES

- Item IIIb. During the construction of the project considerable dust will be created. Therefore, the project must conform to the San Joaquin Valley Air Pollution Control District and the City of Lemoore air quality measures.
- Item IIIc. The project is located adjacent to AL-10 zoned County territory. As such, the Kings County Planning requires all land adjacent to agriculturally zoned areas to record a notice and disclosure statement which states that neighboring residents should be prepared for the inherent and potential inconveniences and discomforts, such as dust and noise, often associated with normal and usual agricultural activities and operations, and the County will not take any nuisance abatement actions against any normal and usual farming operations. This helps farmers to continue their right-to-farm.
- Item VIIIc. The project will convert existing raw land into residential development causing impervious surface areas and increase surface runoff. This will be handled through the design and building of a storm drainage system for the proposed development adequate to prevent on or off-site flooding to be submitted with the improvement plans.
- Item XIa. The project is located adjacent to AL-10 zoned County territory. As such, the Kings County Planning requires all land adjacent to agriculturally zoned areas to record a notice and disclosure statement which states that neighboring residents should be prepared for the inherent and potential inconveniences and discomforts, such as dust and noise, often associated with normal and usual agricultural activities and operations, and the County will not take any nuisance abatement actions against any normal and usual farming operations. This helps farmers to continue their right-to-farm.
- Item XVIc. The project will convert existing raw land into residential development causing impervious surface areas and increase surface runoff. This will be handled through the design and building of a storm drainage system for the proposed development adequate to prevent on or off-site flooding to be submitted with the improvement plans.