City of

LEMOORE
CALIFORNIA

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Item# 4

Planning Commission Staff Report

To: **Lemoore Planning Commission**

From: **Holly Smyth, Planning Director**

Review Date: **May 11, 2009**

Subject: **Environmental Determination Regarding Removal and Replacement of Original City Hall and Civic Auditorium Windows in Locally Designated Historic Building and Design Review Decision on City Hall Window Replacement Appropriateness**

A. General Information:

1.	**Owner/Applicant:**	**City of Lemoore / Parks and Recreation**
2.	**Engineer/Surveyor:**	**None**
3.	**Location:**	**119 Fox Street and 435 "C" Street**
4.	**Property Descriptions:**	**City Hall and the Civic Auditorium**
5.	**Site Area:**	
6.	**General Plan Designation:**	**Community Facilities and "Locally Designated Buildings of Historic Significance"**
7.	**Current Zone Classification:**	**Recreation School Conservation (RSC)**
8.	**Existing Use:**	**City Hall and Civic Auditorium**
9.	**Proposed Use:**	**Same**

B. Project Location & Description:

The City of Lemoore proposes to replace windows at 119 Fox Street (aka City Hall built in 1924) and 435 "C" Street (aka Civic Auditorium built in 1943) with fiberglass windows predominantly for energy efficiency purposes. According to the applicant, removal of the existing windows at City Hall would be done with a grinding wheel and a saws-all as the subframe is mortared into the building.

The attached draft cost estimates, dated 3/14/2007, show the replacement of 44 original windows within City Hall and 19 wood windows on the Civic auditorium on the side facing "C" Street. However, when counting in the field it appears that City Hall has 46 windows, excluding the 1 window previously changed out that currently contains an air conditioning unit on the south side of the building. In counting the Civic windows, there appeared to only be 14 windows to be replaced. However, the City Manager stated that the Civic auditorium window project will most likely not move forward as City offices will no longer be located in the building and therefore replacing the windows will not provide as much cost savings benefits to the City.

All but one of the windows at City Hall appear to be original Fenestra (which was a subsidiary of Detroit Steel Product Company) rolled solid steel windows,. According to the attached Preservation Brief, "rolled steel sections, generally 1/8" thick and 1-1½" wide, were used for all the components of the windows: sash, frame, and subframe. With the addition of wire glass, a fire-resistant window resulted. These rolled steel windows are almost exclusively found in masonry or concrete buildings". The use of steel in the 1920's and 1930's allowed for extremely large window openings and a very thin profile. The hardware located on the interior of the building appears to be brass with the Fenestra stamping embedded into the pieces. Almost all of the windows open outwards (referred to as casements) and then have a fixed transom above. However, there appears to be one small window that only has the casement, and there are two windows on the Westside of the old fire bay doors that may be "projecting" or "pivot" windows with three tiered section, as discussed in the Brief (see attached pictures) which I'm unsure if they are included in the draft invoice.

The existing windows do have some deferred maintenance problems such as inconsistent types of grout (glazing) being used throughout and chipping and peeling paint. Some window systems have broken "lights"(which are the windows within each grid) in a portion of the window, and some are inoperable (in regards to being able to properly open and close). All these items are repairable, however, the focus of the City window project is to have more energy efficient ones installed.

In verbal discussions, Diamond Cut Glass Inc., the local Milgard window distributor, stated that because the windows are so large at City Hall, most of the window openings will require the installation of two fiberglass windows stacked on top of each other and stuck together rather than one single window frame. It is uncertain per the cost estimate how each window will be configured other than the handwritten note "to match" and a few other descriptors. At the Architectural Design Review Committee meeting it was verbally stated that most lower portions of each window opening is proposed to be a casement window that opens out with a turn crank mechanism (see attached picture) with screens on the interior and a grid pattern similar to the existing design. The top portion of the window will be fixed with a grid pattern and will probably not contain a screen (but this was not discussed), which may give the window opening an uneven look from the exterior. More specific bid sheets should be provided and cross verified in the field to ensure that they do indeed "match" the existing window in regards to the fixed and moving features and same "light" (grid boxed areas) patterns as the existing windows with a current price prior to any ordering being finalized.

The Architectural Design Review Committee reviewed the project and approved it on a 3, 1, 1 vote (3 in favor, 1 against, and 1 abstention due to lack of information) per the attached draft meeting minutes. The project is subject to Planning Commission review under General Plan policy design review requirement and under the California Environmental Quality Act.

C. General Plan Compliance:

General Plan policy COS-I-37 states "Establish an interim design review process for proposed demolitions and exterior alterations and additions to non-residential buildings that are more than 75 years old. The Planning Commission will be the review authority, with their decisions subject to appeal to the City Council. Criteria to be considered in approving or conditionally approving the proposed change will include: *For proposed alterations and additions: The project design is compatible with Secretary of the Interior Standards for the Treatment of Historic Properties and with the Downtown Revitalization Plan…."

General Plan policy COS-G-11 states "Identify and preserve the archaeological and historic resources that are found within the Lemoore Planning Area". Table 7.5 in the Conservation and Open Space Element of the General Plan identifies City Hall and the Civic Auditorium as being "Locally Designated Buildings of Historic Significance". Land Use policy LU-I-32 states to "Promote the rehabilitation of historic structures in Downtown in order to preserve the historic identity of the City for future generations".

One of the purposes of the Downtown Guidelines is to "enhance the street character consistent with Lemoore's historic, cultural, and architectural character as set forth in the Downtown Revitalization Plan and one that will result in a pleasing and pedestrian friendly street scene. Goal #2 in the Downtown Revitalization Plan is to "preserve the historic, human-scaled, pedestrian character of the Downtown, particularly on D Street." Objective 8 in this same Plan is to "encourage rehabilitation of historic structures in the Downtown in order to preserve the historic fabric of the area." The Downtown Plan shows City Hall as a Local Historic Landmark.

In 36 CFR (Code of Federal Regulations) Part 800.5 an "adverse effect" is found when an undertaking may alter, directly or indirectly, any of the characteristics of a historic property that qualify the property for inclusion in the National Register in a manner that would diminish the integrity of the property's location, design, setting, materials, workmanship, feeling, or association. One example outlined in the CFR includes the "alteration of a property, including restoration, rehabilitation, repair, maintenance, stabilization, hazardous material remediation and provision of handicapped access, that is not consistent with the Secretary's Standards for the Treatment of Historic Properties". The Secretary of the Interior Standards (implemented through the National Park Service, and attached herein) "Standards for Rehabilitation" state that "the historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided" Additionally, it states that "distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved". Further in the text it states that replacing windows solely because of peeling paint, broken glass, stuck sash, and high air infiltration is not recommended in the Standards as these conditions in themselves are no indication that windows are beyond repair. The Standards also do not recommend retrofitting or replacing windows rather than maintaining the sash, frame, and glazing. The only time the standards recommend window replacement is when the window is too deteriorated beyond repair using the same sash and pane configuration and other design details, preferably with like materials.

Previously, I did not have a copy of the "Preservation Brief" (which is included herein) which further discusses the Secretary of the Interior Standards for the preservation, repair, and thermal upgrading of historic steel windows (as I did not previously know the windows were steel). It states that "before an informed decision can be made whether to repair or replace metal windows, the significance of the windows must be determined and their physical condition assessed." According to the Brief, "one test of the importance of windows to a building is to ask if the overall appearance of the building would be changed noticeably if the windows were to be removed or radically altered. If so, the windows are important in defining the building's historic character, and should be repaired if their physical condition permits." Many renovations have gone on at the City Hall building, affecting almost every interior office space and even re-pointing the entire exterior of the building (which removed the old deteriorated mortar joints and replaced them with new in a different color than the original).

The windows are the only original feature of the building that remains intact, with the exception of the one window previously changed out for a computer room that has an air conditioning unit in it. Therefore, the loss of the windows may be the last renovation that removes the historic significance of the building.

According to the Brief, the evaluation should include presence and degree of corrosion, condition of paint, deterioration of the metal sections, condition of the glass, and glazing compound, presence and condition of all hardware, condition of the masonry or concrete surrounds (with corrosion being the principal determinate). An inventory and evaluation of each window to be replaced was not provided. In doing a quick visual assessment of the windows that were accessible, it appears that there is light surface rusting, improper use and chipping of glazing, some worn/missing paint, and several "lights" (which are the grid portions of the window) are cracked/broken which all appear to be repairable. According to the Brief, "steel windows have historically been coated with lead paint. The removal of such paint by abrasive methods will produce toxic dust and therefore safety goggles, a toxic dust respirator, and protective clothing should be worn." In the proposed removal and replacement, the applicant stated removal of the windows would be done with a grinding wheel and a saws-all tool. However, it was not clear if the cutting would be done to make the existing steel flush with the brick window opening which is not recommend. The Brief implies that subframes that are built into the masonry surrounds, which is the case with the City Hall windows, can only be cut out with a torch. Therefore, care must be taken to protect employees in the building and those working on the window project for lead toxins if replacement is pursued.

According to the Brief, historic metal windows are generally not energy efficient, but can be made more energy efficient in several ways including caulking and adding weather stripping (spring-metal, vinyl strips, foam tape, or sealant bead) which have quick paybacks. Thermal glazing can also be done to double the original insulating value of the windows, but this can change can have a negative impact on the aesthetics of the building. Not mentioned in the Brief but in other publications, other cost-effective improvements in thermal efficiency could include the use of window shutters or insulated curtains which could bring the U-factor from about 4.8 to 3.0 whereas double glazed windows are at 2.8 while double-glazed Low E windows are at 2.0 (it is uncertain what the project proposes).

The main reason that the Architectural Design Review Committee approved the window project is that they were told that the project would save the City $40,000 per year, or the cost of a low paid City employee. According to the attached utility summaries, the energy costs at City Hall from January 2008 to January 2009 were $11,535 + $1,747 for PG&E and Gas Company costs or approximately $13,000 annually. The applicant estimates that replacing the windows will bring the City a cost savings of $12,000 annually between reductions in the utility bills, the increased longevity of the new 14 seer air conditioning units which means they will not have to be replaced as soon and anticipated reduced cleaning costs due to reduced dust traveling through the existing windows. Independent studies generally show window replacement with a 35-50 year payback on window replacement whereas the enclosed information estimates payback within 9 years (if the cost estimate from 2007 remains at $107,436.59 and the estimates are accurate) because it includes anticipated savings in reduced clean up and lengthened life of the new air conditioning units.

Based on the City policies and Secretary of the Interior Standards and information provided it appears that, even though much attention has been verbally promised that the new windows would try to mimic many features to look like the existing ones, I feel that changing out of City Hall windows would have a negative impact on the building's historic character because the built-in-place historic steel window resource is a defining feature of the building and one of the last original attributes remaining within the building. Based on the information provided, I have no idea of what visual impact will be experienced given the fact that two windows will have to be placed in each opening. One way to verify some of the visual attributes, as was one of the recommendations of the Architectural Design Review Committee, is to replace the one window that was previously changed out to an actual proposed window configuration (as it already is not original to the building and detracts from the visual integrity already) prior to making a wholesale decision for the entire building with little information. An assessment of alternative energy

efficiency methods, as discussed in the report and attachment, that would reduce the impact on the building's historic character should be fully reviewed as an alternative, with the wholesale window replacement considered as a very last resort with various mitigation measures put into place.

D. Environmental Impact Assessment:

"Maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources" can only be processed as a "categorical exemption" under the California Environmental Quality Act (CEQA) if the activity is done "in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Building (1995), Weeks and Gimmer". As discussed above, the project is not consistent with these standards and therefore a mitigated negative declaration or Environmental Impact Report process must be followed.

I conducted a preliminary environmental impact assessment (EIA) of the project in accordance with the California Environmental Quality Act, and it was determined that the project would have a adverse impact on the building's historic character as it removes a defining feature (i.e. the window) which is also the last remaining original physical attribute on this locally designated historic building and replacement does not follow the Secretary of the Interior's Standards for the Treatment of Historic Properties. My preferred alternative, if the City wishes to stay within the Secretary's Standards, would be to pursue other energy efficiency alternatives and preserve the existing windows.

The City's General Plan COS-I-37 states that compatibility with the Secretary of the Interior Standards shall be "considered" in approving or conditionally approving a proposed alteration to a project like the one proposed herein. Therefore, the Planning Commission can choose to adopt a mitigated negative declaration that tries to preserve as much as possible while still moving forward with the project. Mitigations to consider in order of priority might include 1) replacing one previously altered window to review the actual window type prior to deciding to replace all the windows, 2) leaving one predominate window set in place to be fully renovated as a historical marker (such as the top middle window above the front doors of City Hall; this was done at the Antlers Hotel), 3) changing the window type on the northside of the original fire bay to a type closer to what is in place; 4) getting a more specific detail sheet of what is actually being replaced where so that the "match" can be determined before ordering windows, 5) reusing salvageable windows and hardware somewhere in the community for their preservation and community enjoyment, 6) leaving the subframes in place which is traditionally done with this type of project, 7) taking appropriate care in cutting into the metal to protect people from the assumed lead based paint, 8) taking a pictorial log of the building with the current windows in tact and putting together a history of the building's renovations to be made available to the public.

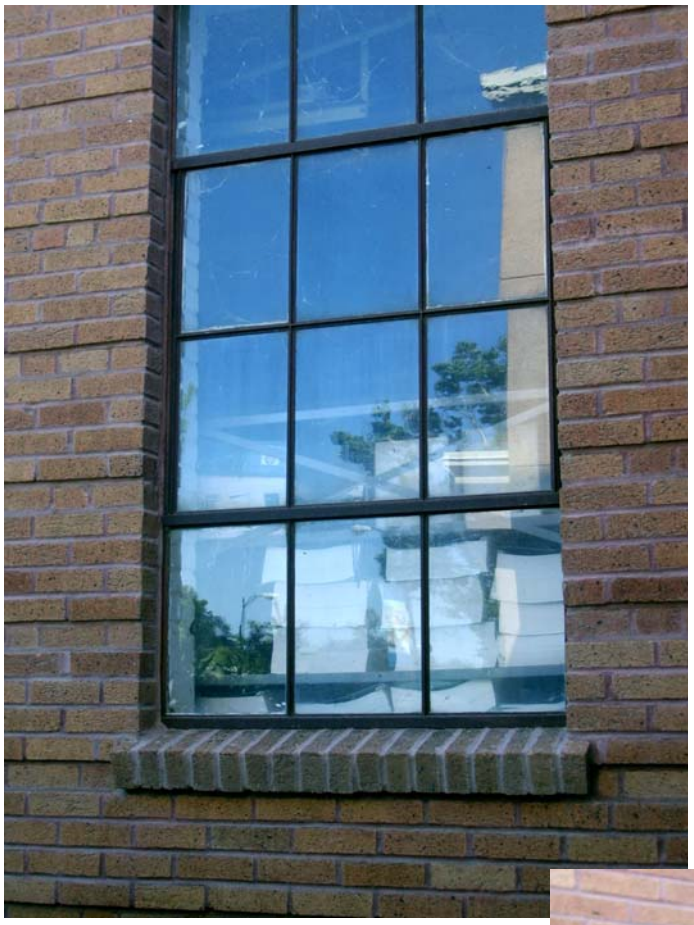
E. Recommendation:

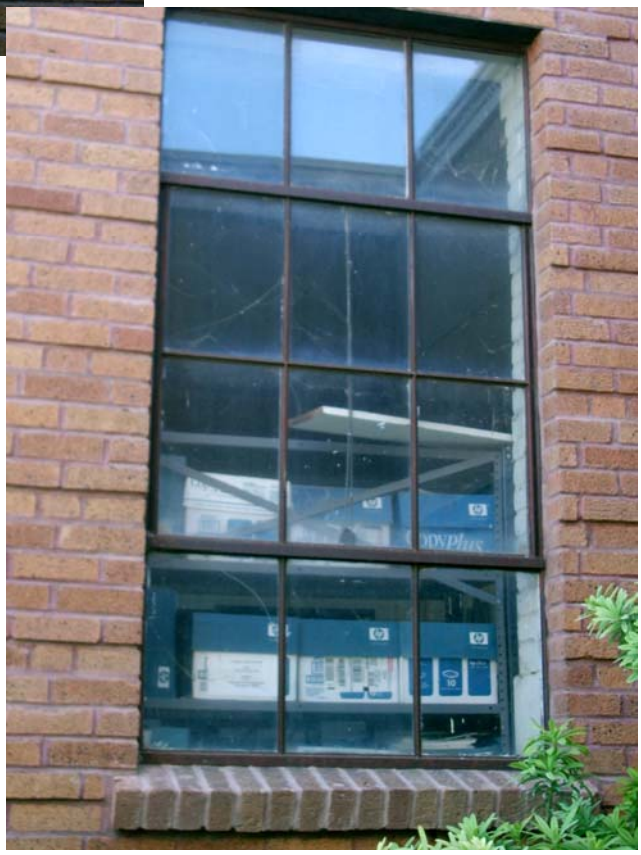
I make the following recommendations:

1. Adopt an environmental determination pursuant to the California Environmental Quality Act that the project does have an adverse affect which can either a) not be mitigated **or** b) can be mitigated with the Planning Commission defining acceptable mitigation measures from the above list.

2. Make the Design Review Finding that the removal and replacement of the City Hall windows is not compatible with Secretary of the Interior Standards for the Treatment of Historic Properties and with the Downtown Revitalization Plan due to its impact on the historically character of the building and therefore a) is not appropriate and other methods should be explored to get energy efficiencies such as weatherization and/or use of interior window treatments such as shutters or blinds that gain some efficiencies and properly rehabilitate the existing windows **or** b) should be able to move forward based on the x,y, and z circumstances with the above mitigation measures put into place.

Windows on Westside of firebay storage area.





ENVIRONMENTAL CHECKLIST FORM
CITY OF LEMOORE

1. **Project Title:** Design Review under General Plan Policy COS-I-37 and environmental assessment
2. **Lead Agency Name and Address:** City of Lemoore, 210 Fox Street, Lemoore California 93245
3. **Contact Person and Phone Number:** Holly P. Smyth, Planning Director (559) 924-6740
4. **Project Location:** City Hall at 119 Fox Street and Civic Building at "C" Street, Lemoore, Ca. 93245
5. **Project Sponsor's Name and Address:** Joe Simonson, City of Lemoore Parks & Recreation Department 429 "C" Street, Lemoore, Ca. 93245 (559) 924-6767
6. **General Plan Designation:** Community Facility
7. **Zone District:** Community Facility
8. **Description of Project:** Change out 44 existing original iron windows of City Hall, circa 1924 and 19 original wood windows on the street facing side of the Civic Auditorium, circa 1943 to dual paned fiberglass windows for energy efficiency purposes.
9. **Surrounding Land Uses and Setting:** North is Professional Office and Central Commercial, South Single Family (R-1-7), East is Professional Office and West is Community facilities including the Library and Court house.
10. **Other public agencies whose approval is required:** Architectural Design Reviews recommended approval April 9, 2009

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.)

X	Aesthetics		Agricultural Resources	X	Air Quality
	Biological Resources	X	Cultural Resources	X	Geology/Soils
X	Hazards & Hazardous Materials		Hydrology/Water Quality		Land Use/Planning
	Mineral Resources	X	Noise		Population/Housing
	Public Services		Recreation		Transportation/Traffic
	Utilities/Service Systems	X	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.

X 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

April 15, 2009
Date

Holly Smyth, Planning Director
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, 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
I. AESTHETICS - Would the project:				
a) Have a substantial adverse effect on a scenic vista?				X
b) Substantially damage scenic resources, including, but not limited to, trees, rock, outcroppings, and historic buildings within a state scenic highway?				X
c) Substantially degrade the existing visual character or quality of the site and its surroundings?		X		
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?				X
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.)				
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?				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
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?				X

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
III. AIR QUALITY - Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?				X
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?				X
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)?				X
d) Expose sensitive receptors to substantial pollutant concentrations?		X		
e) Create objectionable odors affecting a substantial number of people?				X
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?				X
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?				X
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?				X
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?				X
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
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?				X
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?		X		
b) Cause a substantial adverse change in the significance of an Archaeological resource pursuant to Section 15064.5?				X
c) Directly or indirectly destroy a unique pale ontological resource or site or unique geologic feature?				X
d) Disturb any human remains, including those interred outside of formal cemeteries?				X

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
VI. GEOLOGY AND SOILS - Would the project:				
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*.)				X
ii) Strong seismic ground shaking?		X		
iii) Seismic-related ground failure, including liquefaction?				X
iv) Landslides?				X
b) Result in substantial soil erosion or the loss of topsoil?				X
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?				X
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?				X
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?				X
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?			X	
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?				X
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
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?				X
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?				X
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?				X
g) Impair implementation of or physically interfere with an adopted				X

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 wild lands area adjacent to urbanized areas or where residences are intermixed with wild lands?				X

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
VIII. HYDROLOGY AND WATER QUALITY - Would the project:				
a) Violate any water quality standards or waste discharge requirements?				X
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.)?				X
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?				X
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?				X
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?				X
f) Otherwise substantially degrade water quality?				X
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?				X
h) Place housing within a 100-year flood hazard area structures which would impede or redirect flood flows?				X
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?				X
j) Inundation by seiche, tsunami, or mudflow?				X
IX. LAND USE AND PLANNING - Would the project:				
a) Physically divide an established community?				X
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?				X
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?				X
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?				X
b) Result in the loss of availability of a locally-important mineral				X

resource recovery site delineated on a local general plan, specific plan or other land use plan?

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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?				X
b) Exposure of persons to or generations of excessive ground-borne vibration or ground-borne noise levels?				X
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				X
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?		X		
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?				X
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?				X
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?				X
b) Displace substantial numbers of existing housing necessitating the construction of replacement housing elsewhere?				X
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X
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?				X
ii) Police protection?				X
iii) Schools?				X
iv) Parks?				X
v) Other public facilities?				X
XIV. RECREATION				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial				X

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?			X

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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.)?				X
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?				X
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?				X
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
e) Result in inadequate emergency access?				X
f) Result in inadequate parking capacity?				X
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?				X
XVI. UTILITIES AND SERVICE SYSTEMS - Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				X
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?				X
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?				X
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				X
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?				X
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				X
g) Comply with federal, state, and local statutes and regulations related to solid waste?				X
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?				X

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
XVII. MANDATORY FINDINGS OF SIGNIFICANCE: cont'd				
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.)?				**X**
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?		**X**		

EXPLANATION OF OTHER THAN "NO IMPACT" RESPONSES

Item Ic Will change the profile look of a locally designated historical building

Item IIId In the proposed removal and replacement, the applicant stated removal of the windows would be done with a grinding wheel and a saws-all tool. According to one of the reference Briefs, the removal of such paint by abrasive methods will produce toxic dust and therefore safety goggles, a toxic dust respirator, and protective clothing should be worn. Therefore, when utilizing the saw-all to cut out the existing windows, lead based paint chips may negatively affect those working in the building as well as the contractor. Mitigation measures should include either conducting the work on weekends, with the contractor taking appropriate care to not inhale lead dust and plastic being put up on building interior to reduce lead dust from entering building and cleaning of dust out of building.

Item Va City Hall and the Civic Auditorium are listed in the Lemoore General Plan as being "Locally Designated Buildings of Historic Significance.

In 36 CFR (Code of Federal Regulations) Part 800.5 an "adverse effect" is found when an undertaking may alter, directly or indirectly, any of the characteristics of a historic property that qualify the property for inclusion in the National Register in a manner that would diminish the integrity of the property's location, design, setting, materials, workmanship, feeling, or association. One example outlined in the CFR includes the "alteration of a property, including restoration, rehabilitation, repair, maintenance, stabilization, hazardous material remediation and provision of handicapped access, that is not consistent with the Secretary's Standards for the Treatment of Historic Properties". The Secretary of the Interior Standards (implemented through the National Park Service, and attached herein) "Standards for Rehabilitation" state that "the historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided" Additionally, it states that "distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved". Further in the text it states that replacing windows solely because of peeling paint, broken glass, stuck sash, and high air infiltration is not recommended in the Standards as these conditions in themselves are no indication that windows are beyond repair. The Standards also do not recommend retrofitting or replacing windows rather than maintaining the sash, frame, and glazing. The only time the standards recommend window replacement is when the window is too deteriorated beyond repair using the same sash and pane configuration and other design details, preferably with like materials.

Preferred alternative, if the City wishes to stay within the Secretary's Standards, would be to pursue other energy efficiency alternatives and preserve the existing windows, especially since the City's General Plan COS-I-37 states that compatibility with the Secretary of the Interior Standards shall be "considered" in approving or conditionally approving a proposed alteration to a project like the one proposed herein.

If removing and replacing is the City's preferred alternative, the following mitigations should be

considered:

1) replacing one previously altered window to review the actual window type prior to deciding to replace all the windows
2) leaving one predominate window set in place to be fully renovated as a historical marker (such as the top middle window above the front doors of City Hall; this was done at the Antlers Hotel)
3) changing the window type on the northside of the original fire bay to a type closer to what is in place
4) getting a more specific detail sheet of what is actually being replaced where so that the "match" can be determined before ordering windows
5) reusing salvageable windows and hardware somewhere in the community for their preservation and community enjoyment
6) leaving the subframes in place which is traditionally done with this type of project
7) taking appropriate care in cutting into the metal to protect people from the assumed lead based paint
8) taking a pictorial log of the building with the current windows in tact and putting together a history of the building's renovations to be made available to the public.

…Based on the following circumstances so long as the above mitigation measures are put into place.

Item VI It is not clear if the saws-all cutting would be done to make the existing steel flush with the brick window opening which is not recommend. The Brief implies that subframes that are built into the masonry surrounds, which is the case with the City Hall windows, can only be cut out with a torch. Others have stated that a saws-all could damage the brick surround and possibly effect the structural integrity of the building.

Additionally, it is unknown if the removal of part or the entire steel window encasement may create a structural degradation to the City Hall's unreinforced brick masonry building. Therefore, mitigation measure should include leaving the mortared in place flange in place and having a structural engineer evaluate the steel removal with the window specifications to ensure that the steel removal will not cause structural problems for the building.

Item VIIa See Item IIId above.

Item XId During removal and replacement of the windows, substantial noise will be created. Mitigation should include either working on the project when employees are not at work or ask employees to move to a location away from severe noise and/or make ear plugs available to employees of the building.

Item XVII If mitigation measures implemented, this will not be a problem.