



DEPARTMENT OF MOTOR VEHICLES  
DEPARTMENT OF GENERAL SERVICES  
REAL ESTATE SERVICES DIVISION



## NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

# Department of Motor Vehicles Delano Field Office Replacement Project

**Overview:** As lead agency, the Department of Motor Vehicles (DMV), with assistance from the California Department of General Services – Real Estate Services Division (DGS), has prepared an Initial Study/Mitigated Negative Declaration (IS/MND) for the proposed DMV Delano Field Office Replacement Project (proposed project). The IS/MND has been prepared to provide the public, responsible agencies, and trustee agencies with information about the potential environmental effects of construction and operation of DMV's proposed project.

The existing DMV Delano field office is not sized appropriately to accommodate the existing staffing and service demand levels needed at this location. For this reason, DMV is proposing to construct a larger facility to accommodate DMV staff and improve customer services. The existing DMV facility, located at 631 Jefferson Street, is currently leased space. Once the new facility is operational, the current lease will be terminated.

The IS/MND details the proposed project; evaluates the potential environmental impacts associated with the construction and operation of DMV's proposed project; identifies those impacts that could be significant; and presents mitigation measures, which, if adopted by DMV or other responsible agencies, could avoid or minimize these impacts. The IS/MND was released for public review on March 5, 2019.

**Project Location:** The project site is located east of Dover Parkway between Diaz Avenue and Woollomes Avenue in the southern portion of the City of Delano, California, approximately 0.1 miles west of State Route (SR-) 99.

**Project Description:** The proposed project consists of construction of a new approximately 11,000-gross-square-foot, single-story DMV field office with attached carport and associated on-site circulation and landscaping improvements on a 3-acre lot. The building would be a maximum of 35 feet high above finish floor elevation as measured above the top of roof at its highest point. The eastern portion of the project site would accommodate a vehicle staging area with a carport and test lanes. The new field office would accommodate the existing daily staff (12) and would serve up to 350 customers on opening day, the same number of customers it is currently serving. The DMV estimates that by 2030, the new facility would serve up to 400 customers per day. The proposed parking lot layout and configuration would accommodate approximately 65 parking spaces (including three Americans with Disabilities [ADA]-compliant spaces) designated for customers and 17 parking spaces (including one ADA-compliant space) designated for staff. Customer parking would be located to the west and south of the proposed building and staff

parking would be located to the north and east of the proposed building. A solar panel parking canopy would be constructed to cover a portion of the customer parking. The project site would also be equipped with two electric vehicle charging stations. The project site would be accessible from two driveways along Dover Parkway: one in the northern portion and one in the southern portion of the site. A 7-foot-high ornamental wrought-iron fence with a painted finish would be installed along the site perimeter with motorized rolling gates at the site driveways on the west front of the property.

Infrastructure improvements include installation of utilities (water, sewer, and power), walkways, curbs and gutters, signage, landscaping and irrigation, trash enclosures, site drainage, site lighting, surface parking, and fencing. Three small, shallow landscaped stormwater filtration areas are planned to be constructed within the parking lot located along the north, south, and east edge of the site. Storm drainage and sewer require trenching approximately 650 feet to connect to a 30-inch storm sewer and a 12-inch sanitary sewer, respectively. Communication lines and natural gas lines would require trenching approximately 600 feet to connect to existing utility connections. There is an existing water line in the street right-of-way adjacent to the site, which DMV would tie into. The proposed project would install five 30-foot-tall light poles surrounding the northern, eastern, and western portions of the site. The proposed project would also require the addition of one lane to the west of the centerline of Dover Parkway and one lane to east of the current pavement on Dover Parkway, as well as curb, gutter, and sidewalk along the western boundary of the site.

The new field office building would be designed to achieve Leadership in Energy and Environmental Design (LEED) Silver certification and would target Zero Net Energy (ZNE) consumption. ZNE indicates that the total amount of the energy used by the building on an annual basis would be less than the amount of renewable energy generated on site.

**Location of Documents Available for Public Review.** The Draft IS/MND may be viewed online at <http://www.dgs.ca.gov/resd/Programs/EnvironmentalServicesSection/DelanoDMVReplacement>. In addition, copies of the document are available for review at the locations listed in Table 1.

**Table 1  
Public Repository Sites**

Site	Address
Delano Branch Library	925 10th Avenue, Delano, California 93215
California Department of General Services, RESD Environmental Services	707 Third Street, Suite 401, West Sacramento, California 95605

**Public Comment Period:** By this notice, DMV and DGS are announcing the opening of the 30-day comment period (March 5, 2019 to April 4, 2019). All written comments must be received by April 4, 2019, by 5:00 p.m. (end of the 30-day public review period). Please send all comments via mail to Patricia Kelly, California Department of General Services, RESD, PMDB, c/o Dudek, 605 Third Street, Encinitas, California 92024; OR via email to [delanodmv@dudek.com](mailto:delanodmv@dudek.com) (subject line: “**Delano DMV MND Comments**”).

The project is not located on any list of places containing hazardous materials.