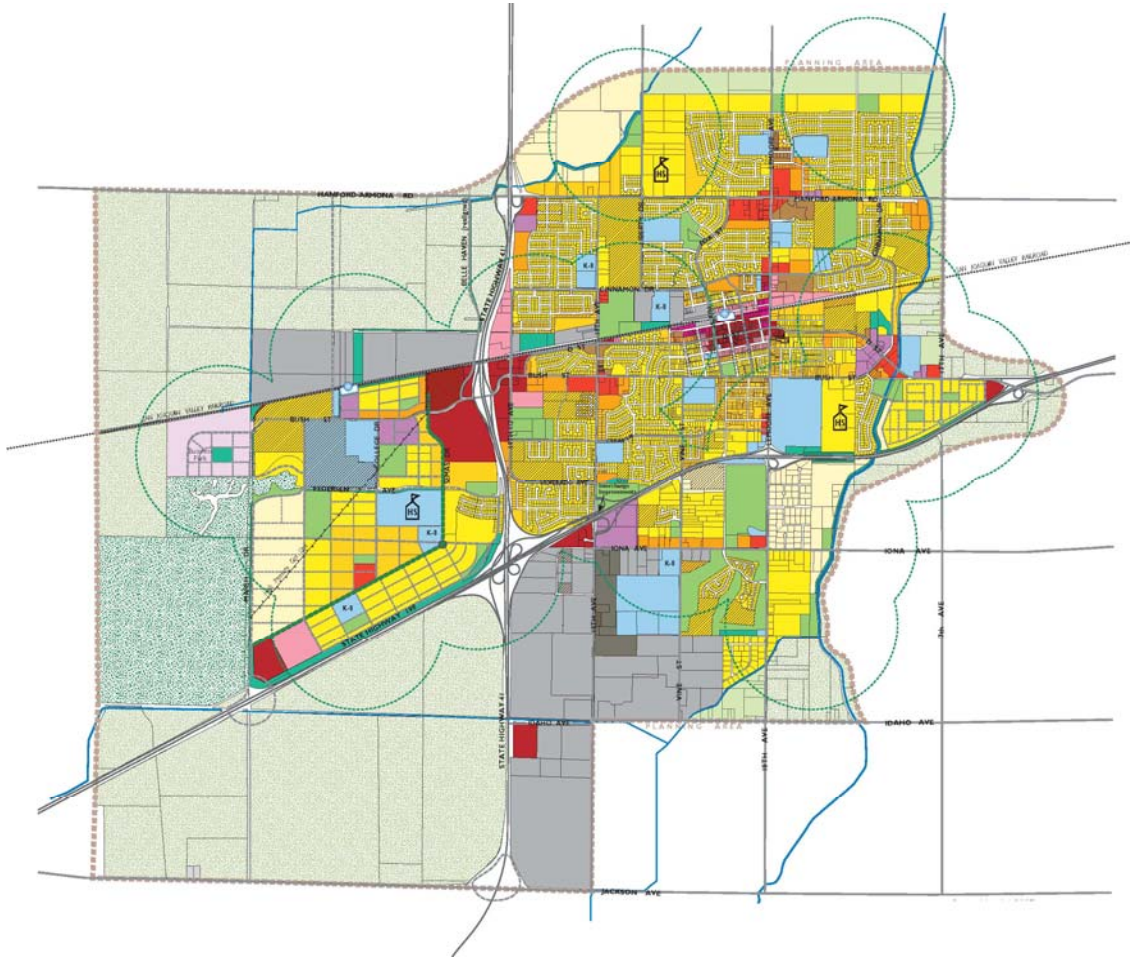


# LEMOORE GENERAL PLAN UPDATE

## Preferred Plan Concept



**City of Lemoore**

**April 4, 2007**

**PREPARED BY**

**DYETT & BHATIA**  
Urban and Regional Planners



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# I Introduction

This report describes the Preferred Plan Land Use Diagram (the “Preferred Plan Concept”) intended for review at the April 9, 2007 Lemoore City Council, Planning Commission, General Plan Advisory Committee Meeting as part of the process of updating the City of Lemoore’s General Plan. The Preferred Plan Concept represents the synthesis of concepts for future land use for the Lemoore Planning Area that emerged from the second Community Workshop held on November 13, 2006 and the GPAC Meeting held the following day.

## **BACKGROUND AND PURPOSE**

Development of the Preferred Plan Concept Map, a part of the General Plan Update process, began in October of 2006. At that time a “Sketch Plan Workbook” was published and distributed to members of the General Plan Advisory Committee (GPAC) and to City Staff. Two land use plan alternatives (Sketch Plans) were presented in the Workbook and then discussed at a community meeting on November 13th, 2006. A summary of community comments on the sketch plans was prepared for GPAC review the next morning and also posted on the City’s website. The Preferred Plan Concept Map, presented in this report, incorporates changes to the Plan map that are a result of comments and issues brought up at the community workshop and technical refinements to respond to City staff comments.

The Plan Concept will be refined based on committee, Planning Commission and City Council comments, community comments, future traffic modeling and additional study of infill development opportunities and then incorporated into the Draft General Plan. A Draft Environmental Impact Report (EIR) on the Plan is also being prepared.

Feedback about the process and the community meeting formats has been positive. The small groups in particular provided a forum for discussion of planning issues and land use concepts of concern to Lemoore residents and enabled many to participate in a more interactive format.

## **PLANNING PRINCIPLES**

The Preferred Plan Land Use Concept Map has evolved to more accurately depict a workable land development pattern in the City of Lemoore, responding to development opportunities, environmental resources constraints, and the needs and desires of City residents.

Six themes guide this Concept Map:

1. *Compact Development.* Compact development and strong urban “edges” will protect adjacent agricultural lands.
2. *Walkable Neighborhoods.* Small town character can be preserved with housing-diversified, walkable, mixed-use neighborhoods with convenient access to parks, schools and neighborhood commerce.
3. *Employment Centers.* Economic and employment centers should focus on the vicinity of West Hills College, Downtown, and near major transportation corridors., with smaller scale neighborhood commercial uses dispersed throughout the City

4. *Connectivity.* An interconnected street system with improved north-south and east-west connections across State Route 198 and State Route 41 will reduce traffic and increase travel options for residents and visitors.
5. *Neighborhood Schools.* Schools should be the center of neighborhoods and closely connected to other neighborhood resources and mixed uses.
6. *New Parks.* Parks and open space are integral to new development; new parks should provide recreational facilities next to schools in central locations within neighborhoods.

## **NEXT STEPS**

The Preferred Plan Concept Map will be refined following the GPAC/Commission/Council Meeting. After refinement, it will be the basis for additional traffic modeling and formulation of new policy initiatives to be reviewed by the GPAC. The Land Use Diagram will be just one component of the General Plan, although it does serve as the framework on which many other plan components are based. The General Plan will include updated policies relating to the full range of development and conservation issues.

The General Plan Update work program includes the following elements.

- Stakeholder Interviews/ City Council & Planning Commission Kickoff Meeting
- Map Atlas Workbook
- Community/GPAC Workshop – Vision and Planning Issues
- Sketch Plan Workbook
- Community/GPAC Workshop – Sketch Plans
- Preferred Plan
- GPAC Meeting on Preferred Plan
- General Plan Design and Drafting
- Draft General Plan EIR Design and Drafting



## 2 Preferred Plan Concept

### OVERVIEW

The Preferred Plan Concept is illustrated in Figure 2-1. The Preferred Plan Concept largely reflects ideas in Sketch Plan A, with some modifications requested by the community and endorsed by the GPAC at the November 14th, 2006 meeting and technical adjustments requested by City staff.

The Preferred Plan Concept distributes new growth around the City along existing community edges as well as to the southwest adjacent to West Hills College. Infill development is proposed within the city center as well as along existing arterials in order to strengthen Downtown and develop vacant and underutilized areas within the city.

The Preferred Plan Concept is based on a neighborhood planning model in which a majority of new homes, neighborhood shopping facilities, services and other community amenities are located within convenient walking distance of elementary and middle schools and neighborhood parks. The size and spacing of neighborhood centers is intended to facilitate the success of neighborhood markets.

New commercial and office development are proposed within the city center as well as along Route 41 and State Route 198. This development will capitalize on the existing transportation infrastructure as well as support mixed use development in Downtown. Larger-scale shopping centers and commercial development are proposed along the State Route 198 and State Route 41 corridors.

Industrial development is concentrated both south of Iona Avenue adjacent to State Route 41 and north of West Hills College adjacent to the San Joaquin Valley Railroad. These areas can accommodate the relocation of existing industrial uses located Downtown along the railroad.

A new Business Park area is proposed at the western edge of the city, west of West Hills College, north of the wetlands and abutting the San Joaquin Valley Railroad.

Land use adjacent to the proposed State Route 198 and State Route 41 interchange has been updated to accommodate proposed interchange configurations.

The Preferred Plan Concept provides more than enough land to meet needs through 2030; however, if future urban policies can provide criteria for evaluating where future growth should occur and considering future General Plan amendments.

### REFINEMENTS CONTRIBUTING TO THE PREFERRED PLAN CONCEPT

As a result of feedback from the community workshop and Steering Committee meeting, certain modifications were made to earlier land use diagrams as part of the process of developing this Preferred Plan. These specific modifications are as follows:

- Alternative sites for the proposed new high school are depicted and some of the primary school sites have been relocated. Separate sites for middle schools were not needed because the City opted to use a K-8 program;

- A proposed neighborhood northwest of SR-41 and Hanford-Armona Road was removed to prevent potential noise impacts and flood plain issues;
- Very low and low density housing was added north of Hanford-Armona Road to replace housing lost from removing the northwestern neighborhood;
- Medium density multi-family housing was replaced with neighborhood commercial and mixed use on the southeast corner of SR-41 and Hanford-Armona Road to take advantage of the site's proximity to SR-41;
- Professional office was replaced with commercial at the corner of Bush Street and 19th ½ Avenue to take advantage of the site's proximity to SR-41;
- The proposed University Village was replaced with a Business Park at Marsh and Bush Drive to reduce potential noise vulnerability to LNAS;
- Low density single family east of the canal at "D" Street replaced housing lost from removing northwestern neighborhood;
- A park was replaced with commercial and professional office uses at SR-198 and Marsh Drive to take advantage of proximity to SR-198 and LNAS; and
- Additional parks and open space were added to the west side development areas to accommodate onsite water detention needs.

## **LAND USE PROPOSAL**

The land use categories used in the Preferred Plan Concept reflect classifications developed for the Sketch Plans with some further refinements. They include density/intensity standards for each use classification. Residential density is expressed as housing units per net acre (including land for public streets and other rights-of-way). A maximum permitted ratio of gross floor area to site area, called a Floor Area Ratio (FAR), is specified for non-residential uses. FAR is a broad measure of building bulk that controls both visual prominence and traffic generation. It can be clearly translated to a limit on building bulk in the Zoning Ordinance and is independent of the type of use occupying the building.

Density (housing units per acre) and intensity (FAR) standards do not imply that development projects will be approved at the maximum density or intensity specified for each use. Zoning regulations consistent with General Plan policies and/or site conditions may reduce development potential within the stated ranges. The classifications are as follows:

### **Residential**

*Agriculture/Rural Residential.* This designation is intended for single family detached residential development in areas with rural and semi-rural characteristics. Lot sizes are greater than 40,000 square feet. Residential buildout is assumed at 0.05 units per gross acre.

*Very Low Residential.* This designation is intended to provide transition between semi-rural residential and single family detached residential areas. Lot sizes are between 15,000 to 40,000 square feet. Typical residential density for this designation ranges from 2 to 3 units per gross acre. Residential buildout is assumed at 2.5 units per gross acre.

*Low Density Residential.* Average density for Single family detached residential development ranges from 4 to 5 units per gross acre. Residential density for this designation is typical of a

single-family residential subdivision and range from 3 to 7 units per gross acre. The minimum lot size is 7,000 to 15,000 square feet. Buildout is assumed at 4.5 units per gross acre.

*Low-Medium Density Residential.* This designation includes a mix of housing types and can accommodate small lot single family, attached single family and duplexes, triplexes, fourplexes and townhomes to encourage homeownership. Typical residential density for this designation ranges from 7 to 12 units per gross acre. The minimum lot size is 3,000 to 7,000 square feet. Residential buildout is assumed at 9 units per gross acre.

*Medium and High Density Residential.* This designation is to accommodate apartments and townhomes. Typically, 2- and 3-story, with balconies and common area open space and shared amenities, intended for development along arterials and around Downtown. The minimum lot size is 2,000 square feet. Typical residential density for this designation ranges from 12 to 25 units per gross acre. Residential buildout is assumed at 14 units per gross acre (i.e. Silva Estate or East Village).

### **Mixed Use**

*Mixed Use.* This neighborhood-oriented mixed-use allows residential uses with ground-floor commercial, office or public uses. Co-location of buildings with different single uses is allowed. Typical residential density for this designation ranges from 10 to 20 units per gross acre. Residential buildout is assumed at 9 units per gross acre and non-residential buildout is assumed at an FAR of 1.00.

### **Commercial/ Office/Industrial**

*Neighborhood Commercial.* This designation is intended for small-scale commercial uses that primarily provide convenience, personal services and social services such as retail and department stores, eating and drinking establishments, and commercial recreation. It is designed to foster a pedestrian setting along public streets. Non-residential buildout is assumed at an FAR of 0.20.

*Commercial.* This designation is intended for large-scale commercial development that serves local and regional needs and that are easily accessible by regional arterials or freeways and contain a variety and depth of goods and services such as retail, eating, drinking establishments, hotels /and motels. Non-residential buildout is assumed at an FAR of 0.30.

*Professional Office.* These uses are professional offices, which typically include administrative, financial, business, professional, medical, dental and public uses. Churches and places for religious assembly and compatible multi-family housing also are allowed. Complementary support services such as copy shops and restaurants within are provided within walking distance. Non-residential buildout is assumed at an FAR of 0.25.

*Business Park.* This classification is intended for campus-like office complex development as well as industrial parks, including single and multi-story office, flex-space, and industrial building for single and multiple users, light industrial and warehouse uses, and research and development activities. Other uses may include wholesale, bulk retail, and business with limited customer access, commercial recreation, and other uses that require large, warehouse-style building. Small-scale retail and service uses serving local employees and visitors may be permitted as secondary and accessory uses. This designation may also allow small restaurants,

support services, and convenience retail activities at appropriate locations, subject to standards to minimize impacts on industrial users. It designation is applied to the area west of West Hills College, south of the San Joaquin Valley Railroad. The maximum FAR is 0.20.

*HeavyIndustrial.* This designation allows primary manufacturing, refining, and similar activities including those with outdoor facilities. It also accommodates warehousing, distribution, with support commercial services and ancillary office space. No retail uses are allowed. An average FAR of 0.20 is assumed for buildout estimates.

*Light Industrial.* This designation is intended for manufacturing, warehousing, storage, distribution, sales and services with ancillary commercial and office space. Freestanding retail is not permitted. Non-residential buildout is assumed at an FAR of 0.20.

*Agriculture.* This designation is intended for active private farmland. There is no assumed buildout for residential or non-residential development.

## **Public**

*Public/Institutional.* Intended for lands owned by public entities, including schools, administrative offices, corporation yards, and public facilities, including recycling centers, sewage treatment ponds, and fire stations. There is no assumed buildout for non-residential development.

*Parks/Recreation.* Intended for improved and unimproved park facilities, including neighborhood, community, and regional parks; public golf courses; and recreational facilities that provide visual open space and serve the outdoor recreational needs of the community. No assumed FAR.

*Greenway/Basin.* This green space acts as a visual buffer between new residential and the freeway and railroad; it also provides stormwater ponding capacity.

*Wetlands.* This designation applies to wetlands. It is intended to protect the wildlife, hydrological, and biological resources in these areas. It allows only very low intensity open space uses that are compatible with and do not disturb the resources to be protected.

**Insert Figure 1-1: Draft Preferred Plan Concept**

Figure 1-1: Draft Preferred Plan Concept (back)

**Table 2-1: General Plan Land Use Density and Intensity Assumptions**

<i>Land Use Classification</i>	<i>Housing Unit Density (du/gross acre)</i>	<i>Building Intensity—Floor Area Ratio (FAR)</i>
Agricultural/Rural Residential	0.05	0.01
Very Low Density	2.5	
Low Density Residential	4.5	
Low-Medium Density Residential	9	
Medium and High Density Residential	14	
Mixed Use	9	0.25
Neighborhood Commercial		0.20
Commercial		0.30
Professional Office		0.25
Business Park		0.20
Industrial		0.20

Source: Dyett & Bhatia, 2007.

## PLANNING FOR NEW NEIGHBORHOODS

The vision for new residential neighborhoods embodied in the Preferred Plan Concept includes their desired character as well as their relationship to the rest of City. The ultimate success of planning for these neighborhoods will likely be based on how this vision is translated into two inter-related components:

- ***An enduring structure.*** The General Plan will provide the framework that will be utilized over time for a cohesive and unified development pattern. Thus, defining the key elements that will form this structure, rather than getting caught-up in the minutiae of fine-grained design detail, will be critical; and
- ***A viable but flexible policy and regulatory framework.*** New homes and neighborhoods in Lemoore may be built by different builders and individual owners over an extended time period. Thus, much of the success of the planning effort will rest on the urban design and regulatory framework that will be put in place. Policies and regulations must be capable of addressing the needs of the community at various stages of the plan’s realization. How to achieve a framework that accomplishes the City’s development objectives for Lemoore with a “light touch” will be a key challenge.

### Development Parameters for New Neighborhoods

The General Plan development policies and standards must provide for flexibility within a general framework for land use, open space, and community facilities. Site planning policies will set forth the basic parameters for more detailed master planning and development agreements. These development parameters would include: the general scale, character and mix of uses, as well as the density/intensity of development. The density/intensity ranges would support the infrastructure investments that would be required. Also included would be guidance for development of parks and open space systems.

These parameters establish the basic character of new neighborhoods within Lemoore. This character is composed of street and block patterns, community infrastructure, open space, civic sites and other elements of the “public realm” that set the framework for private development.

With this in mind, objectives for new residential development could be to:

- Encourage compact development that is pedestrian in scale and sensitive to the environmental characteristics of the planning area.
- Allow sufficient density and intensity to enable new development to be self-sufficient, paying for all required infrastructure, community facilities, and open space.
- Ensure an interconnected local street and pedestrian circulation network that serves the needs of pedestrians, bicycles, and other non-motorized forms of transportation, and that functionally and physically integrates the various land use activities within the community.
- Provide for a range of housing types and prices within neighborhoods, including minimum requirements for townhouses and multi-family housing to ensure that the needs of all economic segments of the community are met and the overall development can support the costs of required infrastructure.
- Provide amenities for residents, with open space, parks, activity centers, recreational opportunities.
- Provide additional revenues (sales tax, property tax, etc.) that would support all services within the area to be developed and also contribute to the City’s General Fund, resulting in a net fiscal benefit for the community at-large.

These six statements establish the ground rules for detailed master planning to be undertaken by the development community after the new General Plan is adopted. To ensure that Lemoore attracts high quality residential development and that desired land use intensities are attained, a minimal overall level of development will need to be established, and special places and community amenities will be needed. The specific requirements for these elements are presented in the following sections.

### **Land Use Mix, Density and Intensity**

The land use mix envisioned overall for new neighborhoods in Lemoore is shown in Table 2-2. The ranges indicated—the minimum and maximum levels of development for each type of land use—are intended to allow for flexibility in master planning in response to market conditions, infrastructure costs, and site planning policies. The specific percentages can be adjusted based on community input. An option for alternative compliance for the residential development land use allocations is also shown. This would allow for some additional flexibility by enabling the goal of housing mix to be met by a combination of housing types rather than a combination of different residential densities.

### **SITE PLANNING POLICIES AND PRINCIPLES**

Specific site planning policies and principles are proposed to guide physical planning for new neighborhoods. These will be refined based on community comment and policy direction from the General Plan Advisory Committee.

## Street Grid and Block Structure

The size and pattern of blocks and the planning of streets and pedestrian systems adjacent to roadways is one of the most important aspects of community design. A grid system of blocks and a hierarchy of streets—from parkways, to connector and collector streets, to alleys—that are designed properly, can truly become an intuitive orientation and navigational device.

**Table 2-2: Potential Land Use Allocations for Residential Neighborhoods**  
(Individual neighborhoods generally should not exceed 80-120 acres)

	Allowable Gross Acreage (Percent of Total)	
	Minimum	Maximum
<i>Residential</i>		
- Low density (2.5 to 7 units/gross residential acre)	50%	80%
- Medium density (7 to 25 units/gross residential acre)	20%	30%
<i>Residential - Option for Alternative Compliance (May be used for up to 30 percent of the total area for residential development)</i>		
- Single family (detached or attached/zero-lot line)	35%	60%
- Townhouse	15%	25%
- Multi-family (minimum 12 units/gross residential acre)	10%	25%
Neighborhood Center	2%	10%
Civic/Institutional – Neighborhood-serving Facilities (e.g. elementary school, public safety facilities and community centers; the latter may be incorporated into Neighborhood Centers)	4%	10%
Parks and Recreation	(6.5 acres/1,000 residents)	--

Source: Dyett & Bhatia, 2007.

Within new neighborhoods, streets and pedestrian systems should be designed to minimize conflicts with the clear goal of pedestrian safety. The generous use of street trees can both define the new community’s character and provide a comfortable microclimate for pedestrian movement through the community. Street trees can also mitigate wind, absorb air pollution, and counteract the emission of greenhouse gases. Street trees shade sidewalks, one of the most important public spaces in a residential community, and are necessary in Lemoore’s climate. The street grid and block structure for Lemoore should be designed to create a comfortable environment for fostering both social interaction and movement.

The following site planning policies and principles are proposed to guide detailed planning and ensure it is consistent with the overall vision and development framework.

- Create compact development and facilitate connectivity and pedestrian accessibility by limiting block size as follows:
  - **Maximum length:** 500 feet, except for blocks with single-family residential uses that may be up to 600 feet long (750 feet with a mid-block pedestrian connection);

- *Maximum ratio of block length to width:* 2:1 for blocks with mixed-use development on them.
- Include a centrally located neighborhood square or “commons” within each residential neighborhood that will serve as a focal point for the surrounding neighborhood. Squares should be at least 25,000 square feet in size and include outdoor seating and other pedestrian amenities.
- Make all streets and alleys connect to other streets and alleys to form a continuous vehicular and pedestrian network. Local, internal streets should be narrow and designed with traffic calming features to control speed.
- Limit use of dead-end streets, such as cul-de-sacs, to no more than 20 percent of the total length of local residential streets.
- Use street trees for shading, orientation and “place making”, creating a framework for an “urban forest” consistent with Lemoore reputation as a Tree City.

### **Parks and Open Space System**

The development of the parks system will be central to integrating park and recreation facilities programming with the overall physical planning for new neighborhoods in Lemoore. Pathways connecting parks to each other and to neighborhoods and public access points should be generous to accommodate a variety of uses. Planting systems will need to be developed that utilize drought tolerant, native materials that are low maintenance and require minimal fertilization, if any at all. Turf should be used only to accommodate desired recreational uses. The physical designs of the park and open space systems for Lemoore should create a unique image and recreational space for the community.

It will be important to give the highest priority to open space when creating new neighborhoods. How open spaces, streets and walkways are used and perceived will be vital to the success of the new neighborhoods. The following principles should guide work on open space planning for new neighborhoods:

- Use the open space system to meet multiple needs, including bike and trail linkages, storm water drainage and treatment, wildlife habitat, and active and passive recreation.
- Open space corridors may be of variable width to allow for more efficient land development and improve access to park and recreation facilities.
- Provide at least 6.5 acres of developed parkland per thousand residents, distributed among neighborhood and community parks.
- Ensure that at least 75 percent of the residents live within easy walking distance (e.g. a quarter mile or less) of a park or golf course.
- Provide one or more community-serving recreational facilities in new neighborhoods, such as tennis courts, golfing opportunities and community facilities.
- Design open spaces as sustainable systems, with drought-tolerant plant materials, recycling of water, and use of recycled materials.

Following General Plan adoption, the City may require planned unit developments (PUDs) or master planning using a Specific or Community Plan for new neighborhoods. At that

point, the City will approve details about the location of various land uses, open spaces and linkages.

## BUILDOUT CALCULATIONS

The acreage for each of the planned land uses is shown in Table 2-3 for both the Preferred Plan Concept and current development projects. In calculating the potential future population, housing and employment base, we made an assumption about how much land would be needed for new schools, using typical school sizes. However, alternative high school sites are not depicted separately on the Preferred Plan Concept Map; they are shown by a symbol.

**Table 2-3: New Development Under the Preferred Plan Concept**

Land Use	Preferred Plan		Development Projects <sup>1</sup>		Total Buildout <sup>2</sup>	
	Acres	Percent	Acres	Percent	Acres	Percent
Agriculture/ Rural Residential	186	2.4%	-	-	186	2.2%
Very Low Density Residential	429	5.5%	50	10.3%	479	5.8%
Low Density Residential	830	10.6%	294	61.1%	1,124	13.6%
Low-Medium Density Residential	257	3.3%	4	0.9%	262	3.2%
Medium Density Residential	74	1.0%	9	1.8%	83	1.0%
Mixed Use	96	1.2%	-	-	96	1.2%
Neighborhood Commercial	41	0.5%	-	-	41	0.5%
Commercial	140	1.8%	31	6.4%	171	2.1%
Professional Office	83	1.1%	-	-	83	1.0%
Business Park	105	1.3%	-	-	105	1.3%
Light Industrial	752	9.6%	9	1.9%	761	9.2%
Public Institutional	123	1.6%	85	17.7%	209	2.5%
Parks/Recreation	165	2.1%	-	-	165	2.0%
Greenway/ Basin	149	1.9%	-	-	149	1.8%
Wetlands	645	8.3%	-	-	645	7.8%
Agriculture	3,734	47.8%	-	-	3,734	45.0%
<b>Grand Total</b>	<b>7,811</b>	<b>100.0%</b>	<b>482</b>	<b>100.0%</b>	<b>8,293</b>	<b>100.0%</b>

<sup>1</sup> For additional information on development projects, see the Sketch Plan Workbook available at the City's website.

<sup>2</sup> For the purposes of this table, "buildout" refers only to the sum of Preferred Plan acres and current Development Project acres. It excludes acres of existing development.

Source: Dyett & Bhatia, 2007.

## Population Growth and New Housing

Based on the current development projects and average buildout densities for new residential land uses, the Preferred Plan Concept accommodates approximately 8,441 new housing units (6,973 from Preferred Plan Concept buildout and 1,468 from current development projects),

which would result in a doubling of Lemoore’s existing population—approximately 24,860 new residents at an average household size of 3.1 people. This buildout will result in an approximate single-family/multi-family split of approximately 82/18 percent. Table 2-4 and Table 2-5 provide housing unit and population calculations.

**Table 2-4: Housing Units and Population<sup>1</sup>**

	<i>DOF 2006 Population</i>	<i>Add'l Housing Units</i>	<i>Add'l Population<sup>2</sup></i>	<i>Total Population, 2030</i>
Preferred Plan Concept	23,390	8,440	24,860	48,250

<sup>1</sup> Numbers rounded to the tenth.

<sup>2</sup> Assumes a household size of 3.1 people and a vacancy rate of 5 percent.

Source: Dyett & Bhatia, 2007.

**Table 2-5: Housing Units by Category**

<i>Land Use Category</i>	<i>Total Units</i>	<i>Percentage of Total</i>
Agriculture/ Rural Residential	7	0.1%
Very Low Density Residential	975	11.6%
Low Density Residential	4,185	49.6%
Low-Medium Density Residential	1,893	22.4%
Medium Density Residential	942	11.2%
Mixed Use	434	5.1%
<b>Total Units</b>	<b>8,440</b>	<b>100%</b>

Source: Dyett & Bhatia, 2007.

## Employment

New development accommodated in the Preferred Plan Concept by new commercial, office, and industrial land designations would allow for approximately 16,520 new jobs. Approximately 28 percent of these new jobs are from retail development, 24 percent from professional office development, 38 percent from industrial development, and 10 percent from other development. Table 2-6 provides employment by land use calculations.

**Table 2-6: New Employment by Land Use Category**

	<i>Additional Employment<sup>1</sup></i>				<i>Total Additional Employment</i>
	<i>Retail (350- 500 sqft/ employee)</i>	<i>Professional/ Office (375 sqft/ employee)</i>	<i>Industry (750 sqft/ employee)</i>	<i>Other<sup>2</sup></i>	
Preferred Plan Concept	4,632	3,938	6,275	1,675	<b>16,520</b>

<sup>1</sup> Calculated on the basis of space needed for employees and floor area to site area ratios (FARs) for each land use.

<sup>2</sup> Others include all jobs not related to retail, professional office, and industry.

Source: Dyett & Bhatia, 2007.

## Schools, Parks and Open Space

The Preferred Plan Concept shows five sites for new elementary or middle schools (K-8) as well a new high school site near West Hills College. Alternative high school sites are also offered, one next to the existing Lemoore High School and another near the intersection of Liberty Drive and Hanford-Armona Road denoted by a symbol. The proposed schools will accommodate approximately 5,113 new students (4,208 students from the Preferred Plan Concept buildout and 905 students from current approved development projects<sup>1</sup>). Table 2-7 provides school demand assumptions and calculations.

**Table 2-7: School Demand**

Schools Needed	Existing Capacity (Students)	New Students <sup>1</sup>	New Students in	
			New Schools	Schools Needed <sup>2</sup>
Elementary	239	2,941	2,702	5 (K-8)
Middle	65	718	653	
High School	-261	1,454	1,715	1.0
<b>Total</b>	<b>43</b>	<b>5,113</b>	<b>5,070</b>	<b>6.3</b>

<sup>1</sup>Assumes student generation rates provided by Lemoore Union School District.

<sup>2</sup>Assumes a capacity of 600 students for elementary, 800 students for middle, and 1,700 students for a high schools, similar to the capacity of existing schools. For more detail see the Map Atlas Workbook (October 2006).

Source: Dyett & Bhatia, 2007.

Currently, Lemoore has approximately 11 park and recreation facilities, with a combined acreage of 254 acres. According to the Department of Finance 2006 population estimate, this results in a current ratio of 10.8 acres of parkland per 1,000 residents. The Preferred Plan Concept increases the total amount of Community and Neighborhood Park space by 164.7 acres for a total of 418.4 acres of parkland in 2030. The resulting overall ratio of park space would be approximately 8.7 acres of park per 1,000 residents in 2030 (with an average ratio of 6.6 acres of parkland per 1,000 residents for new residential development). Table 2-8 summarizes park calculations.

**Table 2-8: Park Acreage Provided**

Category	Existing <sup>1</sup>	Preferred Plan Additions	Total at Buildout
Park Acreage	253.7	164.7	418.4
Population	23,390	24,860	48,250
<b>Ratio</b>	<b>10.8</b>	<b>6.6</b>	<b>8.7</b>

<sup>1</sup> The existing park acreage includes a 140.4 acre golf course. The existing ratio of acres to 1000 residents without the golf course would be 4.9.

Source: Dyett & Bhatia, 2007.

<sup>1</sup> Housing units from current development projects based on Table 2-4 in the *Sketch Plan Workbook*, but excludes housing on land with projects proposed for schools and parks.

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