

Mayor
John Murray
Mayor Pro Tem
John Grego
Council Members
Mary Hornsby
Ed Martin
Willard Rodarmel



**Planning
Department**

210 Fox Street
Lemoore • CA 93245
Phone (559) 924-6700
FAX (559) 924-9003

STAFF REPORT

Item # 8

To: Lemoore City Council
From: Holly Smyth, Planning Director
Date: April 30, 2008
Subject: Public Hearing on 2030 General Plan and Final EIR

Discussion:

The long awaited City Council public hearing on the 2030 General Plan has finally arrived after almost two years of many stakeholder, community, staff, and General Plan Steering Committee meetings with input from City Council and Planning Commissioners along the way, and of course five Planning Commission meetings with public testimony taken at three of the meetings. The Draft General Plan and Draft Environmental Impact Report (EIR) were distributed to the City Council and over 100 agencies back in December and the Final EIR was distributed February 13, 2008. Staff requests you bring these documents with you to the meeting, with areas pages flagged where you have questions or feel further discussion is needed. A copy of the Final EIR is attached in case you did not retain this previously distributed copy.

Also attached to this packet are all the Planning Commission meeting minutes, staff reports, letters, power point presentations, fiscal impact report and additional requests for information that have been reviewed for the General Plan. In the Final EIR, when responding to environmental letters of concern, staff made several recommended modifications that are incorporated in the attached Final EIR.

After reviewing the Final EIR and hearing Captain Townsend of Naval Air Station Lemoore state that the noise information provided in the document is the best information available, the Planning Commission adopted Resolution 2008-10 recommending that the City Council certify the Final EIR. At the April 14, 2008 Planning Commission meeting, Resolution 2008-11 was adopted recommending that the City Council adopt the 2030 General Plan with modifications to the document which are included in the resolution. Copies of the adopted Planning Commission Resolutions are attached directly behind this staff report.

In addition to the Planning Commission's recommendations, the City Manager included a memo to the Council outlining a couple of suggested changes worthy of consideration.

At the time of completing this report, seven additional letters have been received on the General Plan and are also attached to this staff report.

Staff presentations will be given by Michael Dyett from Dyett and Bhatia, Planning Director Holly Smyth and City Manager Jeff Brillz prior to opening the noticed public hearing. It is anticipated that members of the public who wish to speak during the public hearing will submit a speaker's card in advance of the hearing itself that will ask for the names and addresses of persons for the record, the topic on which they intend to speak on and will receive three minutes of time to present their testimony.

After all of the public testimony has been accepted, the Council can begin deliberations on the EIR and General Plan itself. Staff, City Attorney Bacigalupi, and Michael Dyett will also be available to answer any questions you may have. The Council has the option of continuing a) the public hearing itself, b) deliberations and decision on the EIR, c) deliberations and decision on the General Plan, or d) deliberations and decision on both the EIR and General Plan, if necessary.

The Planning Commission also recommended that the City Council direct City staff to enter into a Joint Land Use Study with the Department of Defense and bring back future recommendations to the Planning Commission. Attached to this report is a letter inviting the City to participate in the JLUS program as well as a description of the program itself. If the Council believes the JLUS can provide benefits to the City, NAS, Lemoore, and surrounding area in the way of providing better information and additional alternatives in land use planning, please direct staff to initiate the JLUS application process, identify partners which can assist with the study (Kings County, Fresno County, NAS, Lemoore, etc) and report back on the progress of the application within 60 days.

Budget:

The Fiscal Impacts of the Draft General Plan document, dated July 2007, shows that "the Plan would have a positive impact on the General Fund over the life of the General Plan. In the short term, however, costs would exceed revenues, reducing the balance in the City's reserve fund, but not depleting the fund. The annual balance (revenues minus costs) would turn positive in 2010-11". A large portion of the positive outcomes are due to "the efficacy of fiscal strategies that the City has adopted to date, in particular maintaining a volunteer fire department...and adoption of the new Public Facilities Maintenance Districts covering the costs of street maintenance, street lighting, park maintenance, and other ongoing costs for new residential subdivisions". Other positive strategies includes the collection of impact fees for new capital improvements, the current fiscal policies, the anticipated new revenues that are projected from the proposed land uses and other policies of the General Plan.

Recommendation:

Staff recommends that Council review the Draft General Plan, Draft EIR, Final EIR, and all pertinent testimony attached prior to the meeting, then listen to staff reports, open the public hearing, take public testimony and close the hearing, discuss the options of the General Plan and approve the attached draft Resolution 2008-26 which certifies the Final Environmental Impact Report with attachments included therein and approve draft Resolution 2008-27 adopting the 2030 General Plan.

Additionally, if Council is ready to proceed with a Joint Land Use Study with the Department of Defense, they should direct staff begin the process as described.

RESOLUTION NO. 2008-11

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LEMOORE
RECOMMENDING TO THE CITY COUNCIL THAT THE
2030 GENERAL PLAN UPDATE BE APPROVED**

At a Regular Meeting of the Planning Commission of the City of Lemoore duly called and held on April 14, 2008 at 7:00 p.m. on said day, it was moved by Commission member Norgaard, seconded by Commission member Ormonde and carried that the following Resolution be adopted:

WHEREAS, the Planning Commission held public hearings pertaining to the proposed 2030 General Plan Update on February 25, 2008 and March 10, 2008 in addition to regular meetings on March 24 and April 14, and, in the course of said hearings has received written and verbal public testimony pertaining to the proposed 2030 General Plan Update; and

WHEREAS, the Planning Commission has reviewed the text of the proposed 2030 General Plan and has also received and reviewed the written reports by City staff and the City's consultants pertaining to the proposed 2030 General Plan; and

WHEREAS, the Planning Commission wishes to recommend that the City Council approve the 2030 General Plan; and

WHEREAS, the Planning Commission further wishes to recommend that the City Council give further consideration to those policies and other matters attached hereto as "Exhibit A" in connection with the City Council's consideration and approval of the 2030 General Plan.


NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Lemoore as follows:

1. The Planning Commission hereby recommends that the City Council consider and approve the proposed 2030 Lemoore General Plan, along with those policies and other matters shown on Exhibit "A", attached hereto.

Passed and adopted at a regular meeting of the Planning Commission of the City of Lemoore held on 14th day of April, 2008, by the following vote:

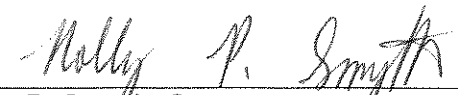
AYES: Norgaard, Ormonde, LeRoy, Elgin, Kendall, Moss
NOES: None
ABSTAIN: Clement
ABSENT: None

APPROVED:



Kimberly Moss, Chairperson

ATTEST:



Holly P. Smyth, Secretary

EXHIBIT A

- A. Approve the west side land uses as proposed in the 2030 General Plan update with an AICUZ noise overlay (that will allow update when the AICUZ study is complete), remove the Business Park designation west of 21st Avenue and use 21st Avenue as the westerly City development boundary in perpetuity, and ask the City Council to postpone land use development project submittals in the area south of the City limit line on the west side until AICUZ and FEMA studies are complete.
- B. Change the Medium and Low-Medium Density Residential land uses north of Cinnamon Drive east of Lemoore Avenue to Mixed Use on the 2030 General Plan Land Use Diagram and modify Table 2.3 and any other tabular data related to such change. Add to Planned Improvements to Accommodate Buildout list ● Cinnamon Drive – Lemoore Avenue to Hanford Armona Road stripe from 2 to 4 lanes if determined to be necessary by future Traffic Impact Study.
- C. Change the Parks and Recreation Land Use designation on the Westside of Liberty Drive north of Hanford-Armona Road to Low-Density Residential and designate an area on the Eastside of Liberty Drive for Parks and Recreation in the same size as the old site near the old general plan designated location.
- D. No changes shall be made in regards to the location of the secondary high school.
- E. Change the proposed Professional Office Land Use designation east of Lemoore Avenue and north of the railroad tracks to mixed use.
- F. Modify and add to the end of the first sentence of the Mixed Use Land Use Classification description on page 2-11 of the 2030 General Plan Update to read "...with different single uses on a site contiguous mixed use area.".
- G. ~~No changes shall be made in regards to changing~~ Modify the existing wrecking yard Land Use designation from Parks/Recreation back to its existing General Plan Designation of commercial.
- H. The residential area south of "Leprino Foods West" and south of the railroad tracks shall have a 50 foot wide RSC Land Use buffer between the proposed Walmart site and the approved Victory Village project.
- I. Change land use designation on southeast corner of Iona and 19th Avenues to Light Industrial as shown on the attached map.
- J. No changes are proposed in regards to the preliminary FEMA flood maps.
- K. No additional language changes shall be made in regards to Downtown for zoning as they are not appropriate in the General Plan.
- L. No Land Use changes are proposed on the industrial piece on Commerce Drive.
- M. No changes are proposed to the northwest corner of Highway 41 and Jackson Avenue as the area was included in the General Plan update.

- N. No changes proposed in wetlands areas brought up by Tim Palmquist and commercial areas discussed by Frank Gornick as they are already addressed in the General Plan.
- O. No changes proposed to area south and west of the Highway 41/198 Interchange as they are already included in the General Plan update.
- P. No changes proposed on property located north of the railroad tracks and west of 19½ Avenue as the Professional Office use allows multi-family uses.
- Q. No additional changes to historic preservation policies proposed as they are adequately addressed in the General Plan.
- R. Move the proposed park west of Lemoore Canal and south of D Street and split into an area near the High School and by 17th Avenue as shown on the attached map.
- S. Change the Land Use designation at the south east corner of G Street and Armstrong Street from residential to Neighborhood Commercial as shown on the attached map.
- T. Change Land Use designation south of Houston Avenue, Near Highway 198 to Medium Density Residential as shown on the attached map.
- U. No additional changes are proposed to the Wetlands area.
- V. No changes proposed to the Land Use at the 500 Block of G Street.

W. Change current Little League site to park designation on 2030 General Plan Land Use Diagram with a footnote that once the Little League is relocated the old site will automatically be designated Neighborhood Commercial and Medium Density Residential and modify Table 2.3 and any other tabular data related to such changes.

X. Modify Policy LU-I-27, 1st bullet under DMX1 Service Commercial types of uses may be allowed when deemed appropriate through a Conditional Use Permit

Y. Modify Figure 4-1 Roadway diagram to add the following local streets segments as shown on the attached redlined drawing as follows: Murphy Drive connecting to Cinnamon Drive, new north-south street east of the Fresh and Easy Site, new east-west street connecting the two previously mentioned streets, Oleander Avenue connecting to East D Street, Sierra Drive in its new north-south alignment, new east-west street connecting Semas Drive north of Bush Street into the residential subdivision, new east-west street connecting Indiana Avenue to Vine Street, and new streets in existing orchard east of the existing Lemoore High School campus.

Add Semas Drive north of Bush Street as an Arterial Landscape street segment.

- Z. Modify Figure 4-2 Planned Improvements diagram legend showing the purple line to read "Widen to 7-8 through and turn lanes". Modify the Planned Improvements to Accommodate Buildout list
 - Bush Street – Between the SR-41 SB and NB ramps widen to 7 8 lanes.

- AA. Add to Planned Improvements to Accommodate Buildout list
 - Sierra Drive – Remove and abandon existing east-west street with 19th Avenue Interchange project and replace with newly aligned north-south Sierra Drive

- BB. Modify Figure 5-1 to make notations as to the 15' trail areas along the railroad corridor and the Lemoore Canal, as the green sliver is not visible at the scale shown in the plan.

City of Moore - Street Map Eastside



Change to low density family

(No change)

Move home designations to old area as proposed location

Change to neighborhood commercial

Change to mixed-use

Change to mixed-use

Need to find area for Little League (as is)

(No change)

Move parks and pedestrian paths to connect neighborhoods

Change to Medium Density if Regional Commercial Remains to the east
~6.44 acres

(No change)

show as park and make a notation at the bottom of the map that should be the Little League neighborhood commercial and designated residential

- Local streets to add
- Park
- low-density residential
- Mixed Use

CITY OF LEMOORE 2030 General Plan

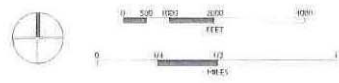


Figure 4-1
Roadway Classification

- Highway
- - - Existing Arterial
- · · Existing Collector
- Existing Local
- · · · · Proposed Arterial
- - - - - Proposed Collector
- Proposed Local
- Landscaped Median/
Parkway Street
- Existing Signalized Intersection
- Potential for Signalized
Intersection or Roundabout
- Railroad
- Planning Area
- · · · · Urban Growth Boundary
- City Limits

Sources: City of Lemoore, 2006; Kings County, 2006.

DYETT & BHATIA
Urban and Regional Planners



CERTIFICATE

STATE OF CALIFORNIA

COUNTY OF KINGS)
CITY OF LEMOORE) ss.

I, Holly P. Smyth, Secretary of the City of Lemoore's Planning Commission, do hereby certify the foregoing Resolution of the Planning Commission of the City of Lemoore was duly passed and adopted at a Regular Meeting of the Planning Commission held on April 14, 2008.

DATED: May 1, 2008

Holly P. Smyth
Holly P. Smyth, Secretary
Lemoore Planning Commission

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Office of the
City Manager

119 Fox Street
Lemoore • CA 93245
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To: Lemoore City Council
From: Jeff Briltz, City Manager
Date: May 2, 2008
Subject: Comments on Planning Commission's Recommendation

The Planning Commission spent nearly 20 hours over nearly three months accepting testimony and deliberating on the General Plan Update and Environmental Impact Report. The Commissioners are to be commended for their service to the City throughout this exhaustive effort.

Contained within the Planning Commission's recommendation are two items that I suggest deserve further consideration prior to acceptance. The first is a result of my failure to properly communicate my recommendation regarding the proposed park areas on the east side of the City, flanking both sides of the Lemoore Canal. The second item concerns the proposed future park area located at 19 ½ and Cedar Lane.

Item 1:

On March 6, 2008 I wrote a report to the Commission that contained my recommendations on how to deal with the 20 plus requests from property owners and developers, largely relating to land use issues. The report contained the following:

R. Proposed Park West of Canal and South of D Street

Letter from Mitch Covington (2/11/08)

Staff Position:

A park is proposed on both side of the Lemoore Canal south of D Street. Should the Commission find it unnecessary to have parks on both sides, staff recommends leaving the park that is on the east side of the canal in place, and adding a pedestrian walkway from the existing neighborhood through the vacant area, and over the canal, so neighborhoods have improved connectivity. Park space would then need to be added to the residentially designated area bounded by the High School, Highway 198, the Lemoore Canal, and Bush Street to appropriately serve the neighborhood. The proposed park on the eastside of the canal should then be relocated along the 17th Avenue alignment in the middle of the proposed, new neighborhood on the eastside of the Lemoore Canal.

STAFF RECOMMENDATION R: Relocate parks area as described above.

Furthermore, Planning Commission Resolution 2008-11, which recommended adoption of the General Plan Update, contained the following:

R. Move the proposed park west of Lemoore Canal and south of D Street and split into an area near the High School and by 17th Avenue as shown on the attached map.

What the referenced map actually showed was the relocation of the park areas on both sides of the canal to nearby neighborhoods.

This lack of clarity was my error. What I suggest at this point is to 1) keep the park area that is located immediately east of and adjacent to the canal, as depicted on the proposed General Plan Land Use Diagram (figure 2-2), 2) eliminate the park that was originally proposed for the west side of the canal, 3) add a pedestrian pathway from Barcelona Dr., through the Covington parcel, over the canal, and into the proposed park on the east side of the canal, 4) add a park area of approximately three acres to the property immediately east of Lemoore High School which is proposed to be designated as Low Density Single Family as well as a High School Alternative Site, and 5) include in the proposed new neighborhood east of the canal and south of Houston Ave. an additional park area of approximately two acres along the 17th Ave. alignment. This solution would benefit pedestrian connectivity through neighborhoods and more importantly, to Lemoore High School. It also maintains the proposed parkland to population ratio.

Item 2:

My March 6, 2008 report contained the following:

G. Park Designation of south of Bush Street on East Side of 19½ Avenue

Comments from Dave Lambert

Staff Position:

The existing industrial type use (wrecking yard) is not ideally compatible with surrounding residential type uses and designations and the existing 10 acre City-owned park/ponding basin known as Bevalaqua Park. Additionally, the Community Design guiding policy to “Enhance key city entrances on primary vehicular corridors” would include improvements to this area. Staff recommends keeping the proposed park designation.

STAFF RECOMMENDATION G: Leave land use designation unchanged.

Furthermore, Planning Commission Resolution 2008-11, which recommended adoption of the General Plan Update, contained the following:

G. ~~No changes shall be made in regards to changing~~ Modify the existing wrecking yard Land Use designation from Parks/Recreation back to its existing General Plan Designation of commercial.

The Planning Commission discussed the land use designation of this property on at least three occasions between February 25th and April 14th, as they attempted to accommodate the request of the

property owner. There remains a couple of issues that surround the recommendation to designate this property as Regional Commercial. First, the deduction of approximately eight acres of parkland has an effect on the ratio of parkland to population. Second, the subject property is an eight acre portion of contiguous 27 acre park and recreation area intended to serve numerous purposes, including housing youth baseball fields, neighborhood and community park amenities, parking, and storm water ponding capabilities (see attached aerial map). By removing a substantial portion of the park area, the future uses will be reduced. The Planning Commission did not address either of these issues in their recommendation to the Council.

There are at least four ways to address the concerns created by the recommendation. They are 1) identify and designate approximately eight acres of land as parkland elsewhere in the planning area to maintain the proposed parkland to population ratio, and reduce the number of potential uses at the originally proposed site, including the possibility not accommodating youth baseball fields, or accommodating a number of youth baseball fields that is less than the needed number at buildout (shorter life span), 2) reduce the proposed parkland to population ratio to accommodate the Planning Commission's recommendation without having to designate additional parkland elsewhere, and reduce the number of potential uses at the originally proposed site, including the possibility not accommodating youth baseball fields, or accommodating a number of youth baseball fields that is less than the needed number at buildout (shorter life span), 3) alter the land use designation of the property located south of the subject area, and identify and designate a different, 20-30 acre area as parkland to accommodate the planned uses originally proposed for the 19 ½ at Cedar site, or 4) disregard the Planning Commission's recommendation for this particular area and designate the land use as originally proposed.

SEE CITY COUNCIL RESOLUTIONS #2008-26 AND #2008-27

SEE PDF ATTACHMENTS FOR ADDITIONAL WRITTEN PUBLIC COMMENTS RECEIVED