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STAFF REPORT

To: Lemoore Planning Commission **ITEM # 6**
From: Holly Smyth, Planning Director
Review Date: November 27, 2006
Subject: Conformity of Fiscal Year 2006-2008 Capital Improvement Program
Budget and Redevelopment with the Lemoore General Plan per
Government Code 65401

BACKGROUND:

California Government Code Section 65401 requires "a list of the proposed public works recommended for planning, initiation or construction during the ensuing fiscal year" to be submitted to the Planning Commission "for review and report to said official agency (i.e. the City Council in Lemoore's case) as to conformity with the adopted general plan". Therefore, the Redevelopment Agency (RDA) and Capital Improvement Program (CIP) budgets are reviewed herein to determine the conformity with the General Plan.

Annually the RDA budget outlines capital improvement projects as well as low-moderate income housing projects and programs as well as general pass-thru agreements. A copy of the Final RDA budget is included in Planning Commissioner's packets or may be accessed at the following link to the City website http://www.lemoore.com/graphics/pdf/2007_rda_budget_final.pdf .

Bi-annually the City's CIP budget outlines specific construction projects for the upcoming two fiscal years. The CIP projects for the 2006-2008 budgeting years are classified into six categories (1) Buildings, (2) Parks, (3) Streets, (4) Water, (5) Sewer, (6) Storm Drain. Summary pages of the CIP budget are included in the Planning Commissioner's packets for reference with a full copy of the budget at the following link to the City website http://www.lemoore.com/graphics/pdf/2006_2008_cip.pdf .

Staff has developed the attached list of current General Plan policies that relate to possible City improvement projects that have not been implemented. In order to determine conformity with the General Plan, staff needed to analyze if the CIP or RDA projects were in conflict with the pertinent policies. The staff has reviewed both budgets and has determined that the projects in the RDA and CIP budgets are in conformity with the General Plan.

RECOMMENDATION:

Staff recommends that the attached Resolution 2006-13 be approved determining conformity of the above budgets with the General Plan and a copy be forwarded to the City Council.

PLANNING COMMISSIONERS

Chairperson – Bob Clement, *Vice-Chair* – Kimberly Moss
Lisa, Elgin, Sharon Kendall, Angie Leroy, Marshall Norgaard, Mel Ormonde

GENERAL PLAN POLICIES RELATED TO CITY PROJECTS:

Chapter 1 – Introduction to the Plan section

Goal 4, Objective 2 on pg. 11 – “Design and implement a community wide bike system directly linking residential areas with major facilities and places of interest”

Goal 4, Objective 3 on pg. 11 – “Provide appropriate and properly located informatory and regulatory signs along traffic routes.”

Goal 4, Objective 4 on pg. 11 – “Provide frontage roads along major arterials, freeways and railroads”.

Goal 5, Objective 1 on pg. 11 – “Adopt and implement pleasant and attractive streetscape designs including street signs, lighting, bus stops, sidewalks and planters.”

Goal 5, Objective 2 on pg. 11 – “Identify and plan entrances to the town providing appropriate signage lighting and landscaping.”

Goal 5, Objective 4 on pg. 11 – “Plan and develop an integrated system of parks, boulevards and open spaces, providing an optimum visual environment and adequate recreational facilities.”

Goal 5, Objective 6 on pg. 11 – “Prevent non-compatible uses from developing on adjacent lands and discourage unplanned mixing of different types of land uses.”

Chapter 4 - Resource Conservation Element

Policy 2 on pg. 55 – “Develop and implement a community wide storm drainage plan.”

Policy 3 on pg. 56 – “The storm drainage fee currently in force, should be used in conjunction with the recreation impact fee to acquire and develop combined pond basin/park sites.”

Policy 9 on pg. 56 – “Landscaping and tree planting should be encouraged to provide cool and aesthetically pleasant environment during summer months.”

Policy 19 on pg. 57 – “Continuously improve the City water system to ensure availability of projected municipal water demands.”

Policy 20 on pg. 57 – “Substantial improvements in the form of additional well, well field and waterlines should be undertaken before the end of the century, when municipal water demand is anticipated to outgrow the present supply.” The Water System Master Plan is incorporated herewith by reference into the Lemoore General Plan.

Chapter 6 - Circulation Element

Objective 1 on pg. 76 – “Increased safety for the citizens by relating design of streets to projected traffic volumes on them and avoiding dangerous situations.”

Objective 3 on pg. 76 – “Lower vehicle operating costs by providing direct travel routes and encouraging bikeways and walkways.”

GENERAL PLAN POLICIES RELATED TO CITY PROJECTS:

Chapter 6 - Circulation Element (continued)

Proposed improvements to the circulation system that have not been completed:

At state highways:

- Traffic entering and exiting Lemoore should be encouraged to use Hanford-Armona Road connection where Highway 41 has four traffic lanes. (pg. 79)
- Construct Diamond Interchange at Grangeville Boulevard (pg. 79)
- Construct Interchange at 19th Avenue at Highway 198 (pg. 81)
- Construct an over-crossing at 16th Avenue at State Highway 198 (pg. 81)

On City streets (other than striping):

- 18th / Lemoore Avenue (pg. 87)
 - o Eliminate present bike lanes & instead provide a bike path on the westside of the street from railroad tracks to Hanford-Armona Road.
 - o Provide median & restrict left hand turning movements from RR tracks to Hanford-Armona Road
- 19th Avenue (pgs. 87 & 89)
 - o Construct 19th Avenue interchange (as no additional ROW will be available for road widening on 18th Avenue and additional facilities are needed to relieve traffic on 18th Avenue)
 - o Provide traffic light signals at 19th and Bush Street
 - o Require frontage road on westside of 19th Avenue from Cherry Lane to Hwy. 198.
 - o Increase roadway width to 4 lanes from Highway 198 to Hanford-Armona Road
 - o Provide bikeways along the road but off the road pavement from "D" Street to Hanford-Armona Road
 - o Provide safety arm controls at railroad crossing with 19th Avenue.
- Hanford-Armona Road (pg. 91)
 - o Provide appropriate signage , build a median and provide attractive landscaping, rebuild the roadway to eliminate pavement distress, provide paved shoulders consider building a frontage road on the southside of the road from Hwy. 41 to 19th Avenue.
 - o Widen to 4 lanes from 19th Avenue to Lemoore Canal
 - o Consider traffic control signs or signals at the intersection with Cinnamon Drive
- "D" Street (pg. 93)
 - o Provide paved shoulder, curb, gutters, and sidewalks to prevent storm flooding and provide safe pedestrian movement from West Bush St. to 19th Avenue.
 - o Widen the road to 4- lanes, with paved shoulders, sidewalk and street lighting from Smith Avenue to Lemoore Canal
- Bush Street (pg. 95 & 97)
 - o Coordinate with Caltrans in developing the intersection of Hwy 41 and Bush Street as an aesthetically pleasant entrance to the City.
 - o Provide a landscaped raised median in the center of the street from Hwy 41 to 19th Avenue.
 - o Explore the possibility of providing bikeway from 19th Avenue to 18th Avenue.
 - o Provide a traffic light signal at the intersection of Bush St./19th Avenue
 - o Eliminate on-street parking in front of the school and instead provide improved pedestrian & bikeway facilities from 18th Avenue to East "D" Street.
 - o The interchange with Highway 41 will be improved to accommodate urban traffic levels including signalization and turn lane channelization west of Highway 41.

GENERAL PLAN POLICIES RELATED TO CITY PROJECTS:

Chapter 6 - Circulation Element (continued)

Proposed improvements to the circulation system that have not been completed:

On City streets (continued):

- Daphne Street (pg. 87 & 98)
 - o Construct between Cinnamon Drive & "D" Street (to relieve traffic on Lemoore Avenue)
 - o Designated as a collector street on the General Plan Diagram

- Follett Street (pg. 97 & 99)
 - o Designated as a collector street on the General Plan Diagram
 - o Approximately 400' portion of this road from its present north end to Hume Avenue (also know as Cinnamon) is not yet built

- Iona Avenue (pg. 102)
 - o Considerable improvement to this road is needed to enable it to fulfill its conceived function, including acquisition of additional right-of-way, widening of the roadway, and providing curbs and gutters to facilitate drainage.

Bikeways – as shown in the 2005 Kings County Regional Bicycle Plan, which is an incorporated plan of the Lemoore General Plan:

- Objective 9 on page 9: "Eliminate physical barriers to bicycle travel"
- Objective 15 on page 10: "Implement the projects identified in the 2005 Kings County Regional Bicycle Plan" (shown on pgs. 43 – 45 and pgs. L-1 to L-NP) and include the following general segments:
 - o Cinnamon Drive from 19½ Avenue to Hanford-Armona Road
 - o 19th Avenue from Highway 198 to West "D" Street
 - o Cedar Lane from 19½ Avenue to Vine Street
 - o "C" Street from Olive to Lemoore Avenue
 - o Bush Street from West Hills College to Highway 41
 - o Bush Street from Lemoore Avenue to East "D" Street
 - o Daphne from East "D" Street to railroad tracks
 - o Follett Street from "F" Street to Bush Street
 - o Hanford-Armona Road from Liberty Drive to Highway 41
 - o Iona Avenue from Lemoore Avenue to Golf Links Drive
 - o Silverado from 19th Avenue to Cedar Lane alignment
 - o U.P. Railroad right-of-way from Lemoore Canal to Highway 41

Where the traffic carrying capacity of the road is found to be insufficient for projected traffic volumes, one or more of the following are applied to alleviate the situations on pg. 85 –

- (1) Reduce traffic on the road by providing alternate traffic routes in the vicinity of the arterial.
- (2) Improve the efficiency of the road through proper signage, striping, lighting etc.
- (3) Increase the traffic capacity of the road by eliminating on street parking and existing bike lanes thereby increasing the number of traffic lanes.
- (4) Encourage alternative transportation modes such as public transit, car pooling etc to reduce vehicular traffic on the street.

GENERAL PLAN POLICIES RELATED TO PUBLIC WORKS PROJECTS:

Chapter 7 – Public Utilities and Facilities (pg. 118 – 152)

This chapter only identifies anticipated projects needed through 1997 for water, sewer, and storm drain facilities and it is uncertain which projects have been completed. Even though it is not mentioned in this section, it is assumed that the December 2005 Urban Water Management Plan, the April 1999 Storm Drainage Master Plan, and the 2001 Wastewater Master Plan are probably incorporated by reference into the General Plan and supersede the items currently listed in the chapter.

Staff did not have all the above plans available and it was difficult to determine the items necessary, therefore staff did not list any proposed projects for this chapter.

Chapter 8 – Housing Element

Lemoore Housing Plan Section Goal 2 – Paint-Up/Fix-Up Program -Objective on pg. 6-27 – “Assist 14 households annually. Increase grant amount to \$8,000”.

Lemoore Housing Plan Section Goal 4 – Community Rehabilitation Project -Objective on pg. 6-28 – “Rehabilitate one home per year”.

Lemoore Housing Plan Section Goal 10 – Homebuyer Assistance Program -Objective on pg. 6-30 – “Assist 5-10 households annually. Increase loan amount to \$30,000”.

Lemoore Housing Plan Section Goal 13 – Senior/Disabled Housing -Objective on pg. 6-31 – “Support the development of senior/disabled housing.”

Chapter 9 – Parks and Recreation

Goal 1, Objective 1 on pg.– 221 “Provide adequate sites for new parks and open space development to meet the anticipated future needs”.

Goal 1, Objective 2 on pg.– 221 “Enhance and complement the location and aesthetics of sites and structures for parks and open spaces.”

Goal 1, Objective 3 on pg.– 221 “Provide easy and safe accessibility to the parks and open spaces.”

Goal 2 on pg.– 221 “Provide various recreational facilities which can satisfy individuals activities.”

Goal 2, Objective 1 on pg.– 221 “Encourage the maintenance and repair of existing recreational facilities to conserve the optimum usage of them.”

Goal 2, Objective 2 on pg.– 221 “Provide adequate supply of recreational passive, active and service facilities to meet the future demands for persons of all age groups.”

The City of Lemoore should have a total of six neighborhood parks and one community park by the Year 2010 (as stated on page 231).

By 2005, or 25,000 residents, the City should have 12 baseball/softball fields, 50 basketball courts, 12 tennis courts, 1 swimming pool, 1 outdoor theater and one and-a half 18-hole golf course (as stated in Table 9-12 on page 237).

Chapter 9 – Parks and Recreation (continued)

Proposals for Parks and Recreation Development (page 238):

1. Develop the Northeast Park (also know as Heritage Park) in accordance to the recently adopted design for this park. Page 234 states the proposed facilities include a recreation building, tennis courts, soft ball diamonds, picnic area, lakes, amphitheater and recreational trails.
2. Provide additional facilities in the Little League Park in order for it to serve as a neighborhood park. Page 233 states additional facilities, other than baseball, should be provided in this park to provide diversified recreational functions.
3. Develop the 19th Avenue Park in order for it to provide neighborhood park functions in addition to its present function of a sports complex. Such additional features as landscaping, trails, children play area should be provided. A block wall or hedges should be provided where this park adjoins the freeway.
5. Provide additional recreational facilities such as children play areas and tennis courts for the residential development anticipated to occur in the vicinity of the expanded golf course.
6. Acquire additional three (3) to four (4) acres adjacent to the East Park site and develop it as a neighborhood park. A master plan for this park should be prepared and adopted prior to its development.
8. A neighborhood park should be developed in the southwest section of the city. This park should be in the general area bounded by Bush Street to the north, 19th Avenue to the east, Highway 198 to the south and Highway 41 to the west.
9. Mini parks or open spaces in the form of landscaped areas should be developed at the main entrance to the city. More specifically, these should be at the intersection of Bush Street and Highway 41, and the intersection of “D” Street and Highway 198.
10. Develop the linear park west of Highway 41 to include passive and active recreation areas; walking and bicycle paths; drainage facilities; and linkages to residential, public facility, and open space areas. This facility is expected to be completed in 2001-2010 period.

RESOLUTION NO. 2006-13

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LEMOORE DETERMINING THAT THE CITY'S 2006-2008 CAPITAL IMPROVEMENT PROGRAM BUDGET AND THE 2006 REDEVELOPMENT AGENCY BUDGET IS IN CONFORMANCE WITH THE LEMOORE GENERAL PLAN AS PER GOVERNMENT CODE 65401

At the Regular Meeting of the Planning Commission of the City of Lemoore duly called and held on November 27, 2006, at 7:00 p.m. on said day, it was moved by Commissioner _____, seconded by Commissioner _____ and carried that the following Resolution be adopted:

WHEREAS, pursuant to Government Code Section 65401, the Planning Commission must make a determination that improvement program budgets are in conformance with the Lemoore General Plan; and

WHEREAS, the Lemoore Redevelopment Agency annually adopts a Redevelopment Agency Budget; and

WHEREAS, Bi-annually the City Council adopts a Capital Improvement Program Budget; and

WHEREAS, City staff reviewed all pertinent General Plan policies to insure that the aforementioned budgets were in conformance with the Lemoore General Plan as stated in the Government Code Section 65401 and determined that:

- 1) The Fiscal Year 2006 Redevelopment Agency Budget is in conformance with the existing Lemoore General Plan,
- 2) The Fiscal Year 2006 – 2008 Capital Improvement Program Budget is in conformance with the existing Lemoore General Plan,

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Lemoore does determine that the above two budgets are in conformance with the current Lemoore General Plan.

Passed and adopted at a Regular Meeting of the Planning Commission of the City of Lemoore, held on the 27th day of November, 2006 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Approved:

Bob Clement, Chairperson, Planning Commission

ATTEST:

Holly P. Smyth, Secretary of Planning Commission

CERTIFICATE

STATE OF CALIFORNIA)
COUNTY OF KINGS) ss.
CITY OF LEMOORE)

I, Holly P. Smyth, Secretary of the City of Lemoore 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 November 27, 2006.

DATED: November 28, 2006

Holly P. Smyth, Secretary