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**Planning  
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## Planning Commission Staff Report

Item # 5

**To: Lemoore Planning Commission**  
**From: Holly Smyth, Planning Director**  
**Review Date: April 14, 2008**  
**Subject: Planning Commission Discussion on the 2030 General Plan Update**

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Over the last three meetings, the public and the Planning Commission have asked for several changes to the draft 2030 General Plan and have recommended approval of the Environmental Impact Report to the City Council. Meeting minutes from the last two Planning Commission meetings, anticipated to be approved prior to this item, and a copy of the previously approved February 24, 2008 meeting minutes provide a synopsis of public and Planning Commission comments on the 2030 General Plan Update and Environmental Impact Report discussed to date (and are included in the agenda packet).

City Manager Britz recently gave a presentation at the City/Council Coordinating Meeting on the 2030 General Plan update. During the presentation encroachment activity at various bases were shown through a series of aerial maps at the same scale to show other bases. This information will be shared with the Commission. Additionally, Dale Bacigalupi has pulled together information on noise litigation experienced at March Air Force Base and Oceana Naval Air Station, as requested by Commission, to try to understand how it may relate to NAS Lemoore issues in the attached 54-pages.

The attached resolution and Exhibit A address all those issues that the Planning Commission had consensus (in regular font) as well as those issues suggested by staff in prior memo (as delineated in italicized fonts). Items A through V are those issues that staff received General Plan comments on and were responded to by City Manager Britz. The next set of items, separated by the line break, were brought up by Planning Commission and the final set of items were brought up by staff.

Item A was intentionally left blank as there has not been a consensus on how to address the Westside land use issues as they are related to the Navy noise contours of the flight path affecting the Westside, usually referred to as the GCA pattern. In listening to all the discussion on the topic, staff offers the following list of possible solutions that might be considered to be inserted into item A of the attached resolution as follows:

- A1. Approve the Westside Land Uses as proposed with no amendments other than those listed below.
- A2. Approve the Westside Land Uses as proposed with an AICUZ noise overlay that will allow update when AICUZ study complete.
- A3. Approve the Westside Land Uses as proposed and ask Council to adopt a policy that would postpone land use decisions on the west side of Highway 41 until the AICUZ study is complete.
- A4. Approve proposed Westside Land Uses within existing City limits and relocate land uses in area between City limits and the southwest quadrant of State Highway 198 and 41 to other areas of

PLANNING COMMISSIONERS

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

the community. Westside residential housing should be maintained to accommodate 1357 single family housing units (.442 students generated per household) or 1538 multi-family units (.39 students generated per household) or a combination thereof that will create a population between 4,300-4,900 persons to support a 600 student K-8 school on the Westside. This option will probably require the removal of the Marsh Drive at Highway 198 interchange from the Planned Improvements list as it may no longer be needed for circulation nor economically viable.

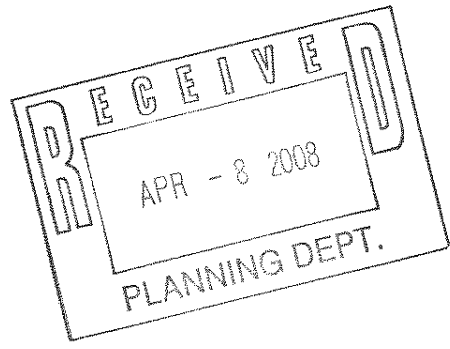
- A5. Relocate residential development from those areas southwest of a diagonal line drawn from the southerly boundary of Victory Village to Cimmaron Park to other areas of the community. Westside residential housing should be maintained to accommodate 1357 single family housing units (.442 students generated per household) or 1538 multi-family units (.39 students generated per household) or a combination thereof that will create a population between 4,300-4,900 persons to support a 600 student K-8 school on the Westside. This option will probably require the removal of the Marsh Drive at Highway 198 interchange from the Planned Improvements list as it may no longer be financially feasible.
- A6. Relocate residential development from those areas west of the western edge of the West Hills College property line to other areas of the community. Westside residential housing should be maintained to accommodate 1357 single family housing units (.442 students generated per household) or 1538 multi-family units (.39 students generated per household) or a combination thereof that will create a population between 4,300-4,900 persons to support a 600 student K-8 school on the Westside. This option will probably require the removal of the Marsh Drive at Highway 198 interchange from the Planned Improvements list as it may no longer be financially feasible.
- A7. Relocate residential development from those areas west of the eastern edge of the West Hills College property line to other areas of the community. Westside residential housing should be maintained to accommodate 1357 single family housing units (.442 students generated per household) or 1538 multi-family units (.39 students generated per household) or a combination thereof that will create a population between 4,300-4,900 persons to support a 600 student K-8 school on the Westside. This option will probably require the removal of the Marsh Drive at Highway 198 interchange from the Planned Improvements list as it may no longer be financially feasible.
- A8. Relocate all residential uses from the Westside to other areas of the community.
- A9. Make no recommendations for land uses on the Westside and let City Council make the determination based on minutes, testimony, and deliberations directly.

Not one of the above options addresses commercial and industrial development as the existing interchange at Bush Street and State Highway 41 has limitations on how much traffic can be handled. Additionally, there is a point in which too much commercially designated land can not support itself and the availability of so much designated land will hurt new prospects and not allow for the sustainability of such given Lemoore's and the region's anticipated population growth.

Should the Planning Commission recommend and the City Council approve any of alternatives A4 through A8, the relocation of such land uses to other areas of the community will need to be determined, the subsequent environmental impacts will need to be re-evaluated, and the Environmental Impact Report will need to be re-circulated. This may cause a delay of three to six months.

An additional comment letter has been received on the General Plan and is included in your packet from Joe De La Cruz in regards to discussion area G in previous reports.

April 03, 2008



City of Lemoore  
Planning-Redevelopment  
210 Fox  
Lemoore, Ca 93245

RE: City of Lemoore's interest in purchase of property located at 500  
19 1/2 AVE LEMOORE, CA 93245, currently zoned for Recreational Park.

To whom it may concern, I Joe De La Cruz, owner of above property,  
personally inquired approximately 16 months ago along with an  
interested client in reference to specific zoning of my property for real  
estate purposes. At that time we were informed that it was zoned for  
**Recreational Park**, and that the City of Lemoore had a potential  
interest in purchasing the property. We were informed to check back  
in 6 months for status concerning this matter. We recently inquired  
again last week, and were informed that the property was still zoned  
under Recreational Park. At this time I would like to request that the  
City of Lemoore, place this matter on the agenda, specifically the  
interest of purchasing the referenced property, and be notified of the  
decision. Currently I have several interested parties that would like to  
purchase the property and are awaiting my response.

Thank You in advance for your response and attention on this matter,  
you can contact me at 559 897-1157.

Sincerely,

JOE DE LA CRUZ  
933 Roosevelt Kingsburg, Ca 93631

*[Faint, illegible text at the bottom of the page]*