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Planning Commission Staff Report

To: Lemoore Planning Commission
From: Holly Smyth, Planning Director
Review Date: February 25, 2006
Subject: Public Hearing on 2030 General Plan and Final Environmental Impact Report

The long awaited first 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. The Draft General Plan and Draft Environmental Impact Report (EIR) were distributed to over 100 agencies back in December and the Final EIR was distributed February 13 and 14, 2008 and all were posted to the City's website. It is suggested that you bring all these documents to the meeting, noting the areas where you have questions or feel further discussion is needed.

Michael Dyett, who has been the lead facilitator for the entire update process, from Dyett and Bhatia will begin the discussion by providing a thorough Power Point presentation of four of the seven General Plan Elements (hard copy is attached). It is anticipated that only the Land Use, Community Design, Circulation, and Parks/School/Community Facility Elements will be reviewed during the February 25th meeting. This should allow adequate time for the overview of these chapters, public hearing testimony/questions and discussion of these very substantial elements. As previously requested by the Planning Commission, staff will bring a transparency map showing the property locations pertinent to the various letters we received regarding general plan land use designations (which you received in your January 28, 2008 Planning Commission agenda packets). Two additional letters and one additional email have been received in the last week on the General Plan and are attached for your review. Because we will not be discussing the environmental impacts of these four elements of the General Plan at the meeting of February 25th, changes to the Plan can not be made until after the environmental impacts have been considered at the March 10th meeting.

The evening should end with the continuation of the public hearing to the March 10, 2008 Planning Commission meeting when we will go over the Public Utilities, Conservation/Open Space, and Safety/ Noise elements as well as the environmental impacts of the overall General Plan. We will also take additional public testimony and bring back any questions that were not able to be answered at the February 25th meeting, and consider a resolution making recommendations to the City Council on the Plan and EIR.

PLANNING COMMISSIONERS

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

The Final General Plan Environmental Impact Report (FEIR), which contains environmental comment letters and the City's responses, was mailed to Planning Commissioners, City Council, the General Plan Steering Committee, and those who had written comment letters regarding the Draft EIR on February 13, 2008. The FEIR was also made available at the 2030 General Plan update portion of the City's website. The FEIR review period prior is from February 14 to February 24, which is at least 10 days prior to the public hearing as required by law. As you will see in the responses, nearly all substantive comments have been dealt with the exception of the Navy's request to not allow any residential development on the Westside of State Route 41. Commission should consider incorporating any mitigations listed in the Final EIR into the General Plan as additional policies. These would likely be in the form of an Addendum that would be cited in the resolution from the Commission to the Council.