


Mayor
John Murray
Mayor Pro Tem
Mary Hornsby
Councilmembers
John Plourde
Willard Rodarmel
Billy Siegel



LEMOORE
CALIFORNIA

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Planning Commission Staff Report

To: Lemoore Planning Commission
From: Holly Smyth, Planning Director 
Review Date: March 23, 2009
Subject: Activity Update

Letters/News

None

Meetings / Events

- Joint Land Use Study (JLUS) meeting attended by planning staff's from Lemoore, Kings County, Fresno County, Kings County Association of Governments, Council of Fresno County Governments, Caltrans, Lemoore Naval Air Station, and the Office of Economic Adjustment on 1/9/2009 to give an overview of the project and identify roles of a policy committee and Technical Advisory Committee. Kings County Association of Governments was willing and supported by others to take the grant administration lead similar to what they are doing on the Housing Element now. See copied attachments of meeting highlights.
- Joint Housing Summit meeting with City Council and Planning Commissioner's was held Tuesday, March 17, 2009. The purpose of the meeting was to provide housing input for the Five year Housing Element and RDA Five Year Implementation Plan. Had input from LNAS, Self-Help Enterprises, City Planning and RDA staff, and consultant in addition to the Council and Commission. Consensus direction was to carry out programs that get the most bang for the buck (RDA staff to bring back affordability analysis to City Council later). Programs to pursue include first time homebuyer program, infill housing to upgrade dilapidated neighborhoods (could include development of vacant lots and demolition and rebuilding of substandard housing), senior housing and/or assisted living project, and using some funds to help the foreclosure problem. Powerpoint presentation and other handouts are available at <http://www.lemoore.com/agendas/2009/mar17.htm>. Complete Draft Housing Element document should be released in Summer 2009 for Planning Commission and City Council review.
- Some Commissioner's will be attending the Planners Institute Conference sponsored by the California League of Cities in Anaheim March 25-27, 2009: Need to discuss travel arrangements and per diem at meeting.

Plans

- See above meeting discussions on the JLUS and Housing Element.

Administrative Approvals made in February

None

Other

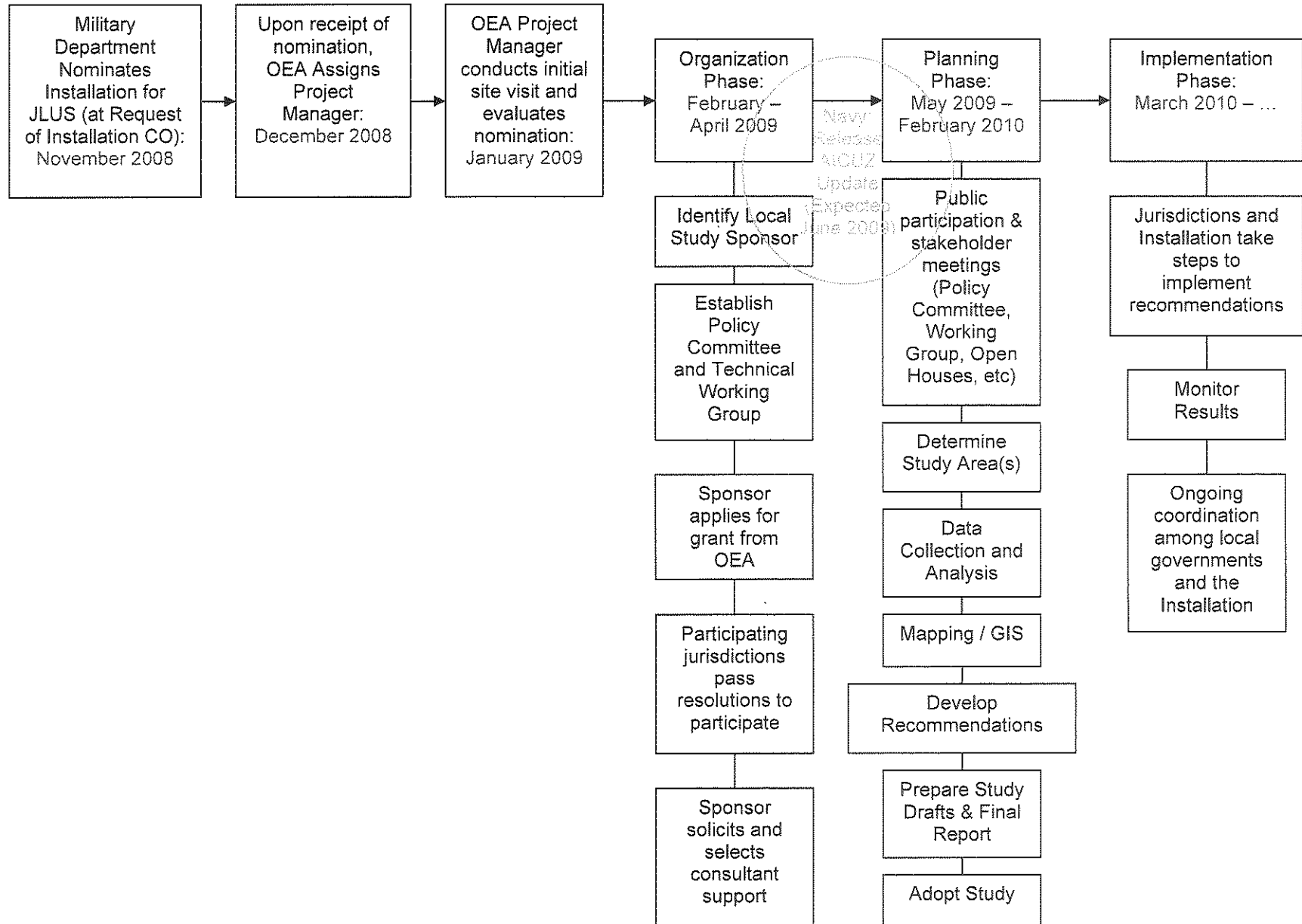
- Attached February 2009 Building Department Report

PLANNING COMMISSIONERS

Chairperson – Sharon Kendall Vice-Chair - Lisa Elgin
Bob Clement, Jim Marvin, Ron Meade, Marshall Norgaard, Mel Ormonde

"In God We Trust"

Naval Air Station (NAS) Lemoore Joint Land Use Study (JLUS) Notional Process & Timeline For Advisory Purposes Only



JOINT LAND USE STUDY PROGRAM

Office of Economic Adjustment
Department of Defense

Most military installations were originally located in remote areas, distant from urban areas due largely to the availability of land and for defense and security purposes. Over time however, installations drew people and businesses closer and closer to take advantage of civilian job opportunities offered by the installation and to provide the goods and services to support the installation's operations. As urban growth and development increased near and around military installations land use conflicts between base operations and civilian development increased.

Military operations can be loud and present safety concerns for nearby civilian communities. For example, low flying, high performance military aircraft create both noise and accident potential during landings, take-off, and training exercises. Likewise, ground-training exercises (e.g., artillery firing ranges, maneuver areas, and aerial bombing ranges) generate impact noise that can adversely affect the surrounding community if the civilian population chooses to locate too close.

Conversely, urban development¹ near the perimeter of active military bases impacts operational effectiveness, training, and readiness missions. If allowed to go unregulated incompatible development may compromise the utility and effectiveness of a military installation and its mission. For example, certain types of

land use activities, such as homes, places of assembly (i.e., schools or religious centers), childcare centers, nursing homes, hospitals, restaurants, theaters, shopping centers, etc. often are not compatible uses/activities if located close to military operations.

When people and communities are exposed to irritating noise and accident potential, they seek relief. Typically this results in public pressure on the military base commander to modify or curtail operations or transfer activities to other installations. Mission constraints can lead to base closure.

The commensurate reduction in installation personnel and mission activities can have a direct and detrimental effect on the jurisdiction through reduced economic activity and loss of jobs, impacting the local tax base and economic health. The extent of urban encroachment impacting the operational utility of an installation is one consideration in determining the future viability of an installation.

Is Smart Planning an Option? Through joint, cooperative military and community planning, growth conflicts can be anticipated, identified, and prevented. These actions help protect the installation's military mission, and the public health, safety, quality of life and community economic stability.

The Department of Defense (DoD) supports several programs designed to provide technical information on noise and aircraft accident potential that communities can use to regulate urban encroachment while promoting economic growth and development.

The Air and/or Range Air Installation Compatible Use Zone (AICUZ/RAICUZ)

¹ The term Urban Development as used here includes all forms of civilian development be it urban, suburban, exurban or rural in character.

and the Operational Noise Management Programs (ONMP): In the mid- 1970's, the DoD established programs in response to existing and potential threat of incompatible land development compromising the defense missions at military installations. These programs are designed to promote compatible development on and off military bases. The programs include noise propagation studies of military activities to delineate on-and off-base areas most likely to be affected by unacceptable noise levels. The programs also identify aircraft landing and take-off accident potential zones that often extend off a base into the neighboring community. The AICUZ/ONMP studies are based on sophisticated, computer based noise models, Federal Aviation Administration guidelines, DoD Directives, and community land use planning principals and practices.

Joint Land Use Study (JLUS) Program: In 1985, Congress authorized the Department of Defense (DoD) to make community planning assistance grants *Title 10 U.S.C. Section 2391* to state and local government to help better understand and incorporate the AICUZ/RAICUZ/ONMP technical data into local planning programs. The Office of Economic Adjustment (OEA) manages the JLUS program.

JLUS Program Purpose: A JLUS is a cooperative land use planning effort between affected local government and the military installation. The recommendations present a rationale and justification, and provide a policy framework to support adoption and implementation of compatible development measures designed to prevent urban encroachment; safeguard the military mission; and protect the public health, safety, and welfare.

JLUS Implementation Measures: may involve revisions to the community's comprehensive plan and traditional land use and development controls, such as zoning, subdivision regulations, structural height restrictions, and promotion of planned unit development concepts.

Additional actions may include amending local building codes to require increased sound attenuation in existing and new buildings, land exchanges, and transfer of development rights, and real estate disclosure.

JLUS Project Initiation: When a Military Service believes an installation may be experiencing incompatible development problems or that there is the likelihood for incompatible development that could adversely affect the military mission, the Service may nominate the installations for a JLUS to OEA. OEA staff visits the installation, meets with the local base command and local government officials. OEA will evaluate existing or potential encroachment problems, the availability of AICUZ/RAICUZ/ONMP information, and local development controls to determine if a JLUS is justified. A JLUS will proceed if there is both base command and local jurisdiction interest.

JLUS assistance normally is technical, but can include funding as well through a Community Planning Assistance Grant.

OEA Community Planning Assistance Grant: The financial incentive for the community is a cost-shared Community Planning Assistance grant to support the cost of a JLUS. OEA makes the grant to a sponsoring jurisdiction.

Study Sponsor: Normally the local governing body with land development

regulatory oversight serves as the sponsor, but it can be a state governmental organization, an airport authority, community planning office, regional planning agency, or a qualified council of governments.

The sponsor, working with OEA and the military base, develops a scope of work, outlines the study contents, including goals and objectives, phases of the study, methods of public involvement, and an implementation plan. The proposal also includes an estimate of the cost to produce the study, and the amount of local funds or match resources that will be pledged by the sponsor. In-house staff can do the work or it can be a contracted effort with a consultant qualified in land use planning, zoning and environmental (principally noise) issues. Typical OEA funding assistance is on a matching dollar for dollar basis. A typical JLUS can cost between \$75,000 and \$135,000 depending on the complexity of the issues involved. OEA can contribute up to 90 percent of the cost to produce a JLUS. However, not all JLUS efforts require planning grants.

OEA technical assistance is available to help with the preparation of the scope of services and a grant application; to provide technical support and guidance during the JLUS; and serve as liaison between the Military Department, and the sponsoring jurisdiction if needed.

Consensus: An important ingredient of a successful JLUS is building community consensus. If the JLUS is to have positive results, the participating jurisdiction and military installation must agree to make a good faith pledge to implement development controls to achieve compatibility.

Program Experience: A JLUS is usually completed in 12-months, although the degree of coordination and complexity may require more or less time to achieve the necessary community consensus and action measures.

Experiences from these studies have shown a high success rate. The JLUS effort can directly benefit both the jurisdiction and the installation by:

- Protecting of the health and safety of residents living or working near military installations;
- Preserving long-term land use compatibility between the installation and the surrounding community;
- Promoting comprehensive community planning;
- Encouraging a cooperative spirit between the local base command and local community officials;
- Integrating the local jurisdiction's comprehensive plans with the installation's plans.

DoD Conservation Partnering Authority:

The FY-03 Defense Authorization Act (Title 10 U.S. Code § 2684a) includes a provision that authorizes the military departments to enter into agreements with eligible entities to acquire real estate interests in the vicinity of military installations. The purpose is to limit incompatible land use near a military installation by creating conservation buffers to protect natural features, endangered

Proposed JLUS Collaborators

<p><u>JLUS Partners</u></p> <ul style="list-style-type: none"> <input type="checkbox"/> NAS Lemoore <input type="checkbox"/> City of Lemoore <input type="checkbox"/> Kings County <p><u>Co-Partners</u></p> <ul style="list-style-type: none"> <input type="checkbox"/> Fresno County Planning Department <p><u>Federal & State Agencies</u></p> <ul style="list-style-type: none"> <input type="checkbox"/> DC OEA <input type="checkbox"/> CA OEA <input type="checkbox"/> CA OPR <input type="checkbox"/> US Fish and Wildlife Service <input type="checkbox"/> US Dept of Ag (USDA) <input type="checkbox"/> California Department of Fish and Game <input type="checkbox"/> CA EDD <input type="checkbox"/> CALTRANS 	<p><u>Kings County Organizations</u></p> <ul style="list-style-type: none"> <input type="checkbox"/> Kings County Association Of Governments <input type="checkbox"/> Kings County Farm Bureau <p><u>Municipalities</u></p> <ul style="list-style-type: none"> <input type="checkbox"/> City of Hanford <input type="checkbox"/> Santa Rosa Rancheria <input type="checkbox"/> Stratford <input type="checkbox"/> Riverdale <p><u>Utilities</u></p> <ul style="list-style-type: none"> <input type="checkbox"/> Westlands Water District <input type="checkbox"/> Kings County Water District <input type="checkbox"/> PG&E 	<p><u>NGO's</u></p> <ul style="list-style-type: none"> <input type="checkbox"/> Sequoia River lands Trust <input type="checkbox"/> Kings County Economic Development Corporation <input type="checkbox"/> Kings River Conservation District <input type="checkbox"/> Tulare Basin Wildlife Partners <p><u>Boards of Education</u></p> <ul style="list-style-type: none"> <input type="checkbox"/> West Hills College <input type="checkbox"/> Kings County Unified School District <input type="checkbox"/> Lemoore Unified School Districts <input type="checkbox"/> Central Union School District 	<p><u>Business</u></p> <ul style="list-style-type: none"> <input type="checkbox"/> Leprino Foods <input type="checkbox"/> Wal-Mart <input type="checkbox"/> Kings County Association of Realtors <input type="checkbox"/> Lemoore Chamber of Commerce <p><u>Citizens</u></p> <ul style="list-style-type: none"> <input type="checkbox"/> Pederson Family <input type="checkbox"/> Brown Family <input type="checkbox"/> Nederden Family <input type="checkbox"/> Newton Family <input type="checkbox"/> Baker Family <input type="checkbox"/> Other Citizens TBD
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Note: Not All Inclusive

NAS Lemoore JLUS – Initiation Meeting March 11, 2009

Roman Benitez, NAS Lemoore Community Plans & Liaison Officer, provided an overview of the mission and operations and discussed the purpose of a Joint Land Use Study (JLUS) for NAS Lemoore. The purpose is to encourage collaboration among Kings County, Fresno County, City of Lemoore, NAS Lemoore and all key stakeholders, and to support local, county and regional planning efforts.

Amanda Fagan, Department of Defense Office of Economic Adjustment Project Manager, provided an overview of the JLUS program and shared a notional timeline and organizational chart for the NAS Lemoore JLUS.

- The JLUS program is a cooperative land use planning effort designed to encourage compatible land use and development around active military installations, and helps the military and local communities to work together more effectively and proactively.
- Local land use planning tools are among the most effective ways to prevent incompatible development around military installations.
- The JLUS program is appropriate for NAS Lemoore given significant population growth in the region, critical importance of NAS Lemoore to the Navy mission and overall national security (as well as to economy of the region). NAS Lemoore historically relatively free from encroachment thanks to agricultural and open space land uses, but regional growth and economic pressures can impact such protections over time. Concern over development in West Hills area, for example.
- Purpose of NAS Lemoore JLUS is to identify current and possible future areas of concern, to provide information needed for land use decisions that will be both protective of public health and safety and will ensure long-term sustainability of the installation and its ability to accomplish its mission.
- Recognize existing protections and policies, such as Kings County General Plan policy on Exclusive Agriculture Buffer and Fresno County Airport Overlay Zones.

The purpose of today's meeting is to identify the JLUS sponsor, discuss roles and responsibilities of participating jurisdictions, and discuss Policy and Technical Committee composition.

CAPT James Knapp, NAS Lemoore Commanding Officer, indicated that an updated Air Installation Compatible Use Zone (AICUZ) study is currently being prepared, and is expected for release in Fall 2009. Noise contours will likely be available in early Summer 2009. The AICUZ update will include data for the Joint Strike Fighter (JSF), based on actual data gathered from the Air Force version of the JSF. CAPT Knapp noted that a home-porting decision will be made for the JSF in the next few years, and an Environmental Review process (Environmental Impact Statement) will accompany the decision. CAPT Knapp indicated that the JLUS would be a valuable tool to help the Navy and local communities work together now to preserve the capabilities of the installation into the future.

After discussion of the roles and responsibilities of the JLUS sponsor (Grant Management, Coordination, Accountability), it was suggested, and agreed upon, that Kings County Association of Governments (KCAG) serve as the sponsor. KCAG Executive Director Terri King agreed to take the lead to sponsor the JLUS.

The composition of the Policy Committee was also discussed, including the appropriate participating jurisdictions, number of representatives and inclusion of elected officials and/or their designee on the Committee. It was agreed that Kings County, Fresno County and the City of Lemoore should each have an elected official (or designee) serve on the Policy Committee. It was also discussed, and the general consensus indicated, that NAS Lemoore should have a voting representative on the Policy Committee (provided that a Navy representative would be allowed to serve as a voting member under Navy rules). It was generally agreed that 3 members was too small, and 4 members was not appropriate (since it was an even number). Five members seemed appropriate, so there was discussion as to how to fill the fifth spot. Options discussed included: (1) an additional Navy representative, possibly the NAS Lemoore Commodore; (2) an Agriculture Commissioner or other representative of ag interests; (3) an Airport Land Use Commissioner; (4) State representative.

Next Steps / To Do Items:

- NAS Lemoore representatives are to find out whether (a) Navy representative may serve as a voting member, and (b) whether the Commodore may be interested in participating. With that information, the group will need to determine an appropriate fifth member, or some alternate solution. *NOTE: Per call on 3/17/2009 from Roman Benitez, the NAS Lemoore Commanding Officer and other Navy representatives must serve on the Policy Committee as ex-officio (non-voting) members. Alternate representatives should be identified. Options include: Ag Commissioner, Airport Authority representative, Kings County EDC, State legislator, or appointed at-large representatives. For example, representatives of the three jurisdictions could appoint two at-large members to bring the committee size up to 5.*
- An email distribution / contact list will be developed from the participants of today's meeting, and will serve as the basis for future communications.
- OEA will provide grant application information, including application examples, to KCAG, and will assist in the preparation of a JLUS application.
- Fresno County representatives inquired whether someone would be available to address the Fresno County Board of Commissioners to discuss the JLUS program and Fresno County's role. Ms. Fagan offered to do so, assisted by Mr. Benitez. OEA will work with Fresno County, KCAG, and NAS Lemoore to schedule a date/time to address the Board as needed. A resolution of participation will likely be needed from Fresno County. OEA will share the resolutions / letters sent by Kings County and City of Lemoore to Fresno County as examples.

CITY OF LEMOORE
BUILDING INSPECTION PERMITS REPORT

Description	PERMITS ISSUED		VALUATION	
	Current Month	Current Year to Date	Current Month	Year to Date
Res. Single Family - New	3	36	\$ 463,191.30	\$ 5,417,654.40
Res. Condo./PUD - New	0	0	\$ -	\$ -
Res. Multi-Family - New	0	0	\$ -	\$ -
Apartment - New	0	2	\$ -	\$ 8,580,180.70
Commercial / Industrial - New	0	3	\$ -	\$ 1,276,998.00
Alterations - Residential	13	153	\$ 78,200.00	\$ 695,009.50
Alterations - Commercial / Industrial	2	51	\$ -	\$ 3,097,285.28
Swimming Pool	0	7	\$ -	\$ 84,134.00
Bldg. Moved or Demolished	1	6	\$ -	\$ -
TOTALS	19	258	\$ 541,391.30	\$ 19,151,261.88

DWELLING UNITS

Description	Current Month	Current Year to Date	Location of Multi-Fam. Units	Last Year to Date
Single Family	3	36		39
Condo/PUD	0	0		0
Multi-Family	0	0		0
Apartments	0	130	1165 EAST HANFORD-ARMONA RD	73 Units OCT. 08
		0	1150 TAMMY LANE	57 Units NOV. 08
TOTALS	3	166		39

City of Lemoore

City of Lemoore Building Division

New Permits Issued

Report for the Month of FEBRUARY 2009

Permit #	APN	Issued To	Job Location	Valuation	Building	Plumbing	Electrical	Mechanica	Seismic
0812-014	023-130-045	DAULTON, JOHN W & RONNETTE	419 CHAMPION ST	50,400.00	586.25	63.00	28.50	31.50	5.04
0901-017	020-061-004	MS FIRE PROTECTION	526 E ST	0.00	0.00	0.00	0.00	0.00	0.00
0901-023	021-780-020	LENNAR-FRESNO, INC	975 TRANQUILITY CT	114,979.16	970.00	134.00	68.10	30.00	11.50
0901-024	021-780-021	LENNAR-FRESNO, INC	987 TRANQUILITY CT	145,656.74	1,125.00	155.00	82.73	30.00	14.57
0901-025	021-780-022	LENNAR-FRESNO, INC	999 TRANQUILITY CT	202,555.40	1,410.00	126.00	108.77	30.00	20.26
0901-029	021-310-007	SOUTH COAST PROPERTY CO. 96-A LP	998 N LEMOORE AVE	0.00	0.00	0.00	33.50	0.00	0.00
0902-001	020-204-002	BRADEN, MELVIN E	15 ELM DR	4,500.00	0.00	0.00	0.00	0.00	0.50
0902-005	020-101-010	MUNOZ, ANTONIO & ANGELICA L	130 W D ST	0.00	0.00	0.00	0.00	0.00	0.50
0902-008	021-290-021	PEREZ, RAUL S & MARIA A	108 FAUN LN	4,000.00	88.00	0.00	0.00	0.00	0.84
0902-012	020-142-006	MC GRATH, DENNIS J & EVANGELINE L	51 FOLLETT ST	4,500.00	100.50	34.00	17.25	0.00	0.50
0902-013	020-113-051	LLOYD, GENEVA LIVING TRUST	248 N LEMOORE AVE	0.00	0.00	0.00	0.00	35.25	0.00
0902-016	021-780-009	LENNAR-FRESNO, INC	1034 TRANQUILITY CT	0.00	0.00	0.00	0.00	0.00	0.00
0902-017	020-233-001	NELSON, ERWIN K AND MARY A	875 W D ST	0.00	0.00	35.00	0.00	0.00	0.00
0902-018	023-380-054	MASSINGILL, DAVID R & SHARON	592 FAIRVIEW DR	12,000.00	0.00	0.00	0.00	0.00	1.20
0902-022	020-063-017	EVANS, MIKE & CAROL LIVING TRUST	525 E ST	0.00	23.00	0.00	0.00	0.00	0.00
0902-023	020-221-025	CARVALHO, ROBERT A LIVING TRUST	1130 W BUSH ST, Apt N	0.00	0.00	0.00	0.00	35.25	0.00
0902-027	023-260-041	SIMAS, FRANK T & ADRIENNE	1090 CEDAR LN	0.00	0.00	0.00	0.00	34.25	0.00
0902-032	020-073-010	MONTOYA, BARBARA L TRUST	654 C ST	2,800.00	75.50	0.00	0.00	0.00	0.00
0902-035	023-060-016	LUIS, DENNIS M & MELINDA K	303 BARCELONA DR	0.00	0.00	0.00	0.00	0.00	0.00
Total Number of Permits		19		541,391.30	4,378.25	547.00	338.85	226.25	54.91
<i>04-Mar-09</i>									