



LEMOORE CITY COUNCIL  
LEMOORE PLANNING COMMISSION  
VETERANS MEMORIAL BUILDING  
411 West "D" STREET  
April 9, 2013

AGENDA

SPECIAL JOINT MEETING LEMOORE CITY COUNCIL/LEMOORE PLANNING COMMISSION –  
6:00 p.m.

**Please turn off cell phones and pagers, as a courtesy to those in attendance. Thank you.**

1. Call to Order:                   A. Pledge of Allegiance
2. Public Comment

*If you wish to comment on an item which is not on the agenda, you may do so under "Public Comment." In order to allow time for all public comments, each individual's comments are limited to five minutes. When addressing the Council/Commission, you are requested to come forward to the speaker's microphone, state your name and address, and then proceed with your presentation.*

3. Public Hearing – CDBG Grant Application Submittal
4. Adjourn to Special Lemoore Planning Commission Meeting
5. Reconsideration of Sign Variance #2012-03 Application by David Rose from Elite Acid from Section 9-5F-5-B1 and 9-5F-5B2 to Allow Flexibility
6. Adjourn to Special Joint Lemoore City Council/Lemoore Planning Commission Meeting
7. Discussion – 2012 Zoning Code Implementation Adjustments
8. Adjourn to Special Lemoore City Council Meeting
9. Report and Recommendation – Letter of Support for State Route 198 Corridor Preservation and Improvement Strategic Plan
10. Adjourn to Lemoore City Council Closed Session:
  - ◆ Conference with Labor Negotiator  
Pursuant to Government Code Section 54957.6  
Agency Negotiator: Susan Wells  
Employee Organization: Lemoore Police Sergeant's Unit
11. Adjournment

Notice of ADA Compliance: If you or anyone in your party needs reasonable accommodation to attend, or participate in, any City Council Meeting, please make arrangements by contacting the Human Resources Office at City Hall 24 hours prior to the meeting. They can be reached by calling 924-6700, or by mail at 119 Fox Street, Lemoore, California 93245.

Any writings or documents provided to a majority of the City Council regarding any item on this agenda will be made available for public inspection at the City Clerk's Counter at City Hall located at 119 Fox Street, Lemoore, CA during normal business hours. In addition, most documents will be posted on the City's website at [www.lemoore.com](http://www.lemoore.com).

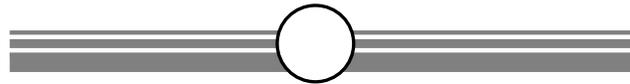
## CERTIFICATION OF POSTING

I, Kristie R. Baley, City Clerk of the City of Lemoore, do hereby declare that the foregoing agenda for the Special Joint Meeting of the Lemoore City Council and Lemoore Planning Commission for Tuesday, April 9, 2013 was posted on the outside bulletin board located at City Hall, 119 Fox Street in accordance with applicable legal requirements. Dated this 5<sup>th</sup> day of April 2013.

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Kristie R. Baley, City Clerk

**Mayor**  
William Siegel  
**Mayor Pro Tem**  
Lois Wynne  
**Council Members**  
John Gordon  
Eddie Neal  
Willard Rodarmel



City of  
**LEMOORE**  
CALIFORNIA

**Planning  
Department**

711 Cinnamon Drive  
Lemoore □ CA 93245  
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## **STAFF REPORT**

**Item #** 3

**To:** Lemoore City Council  
**From:** Holly Smyth, Planning Director *HS*  
**Date:** April 4, 2013  
**Subject:** Public Hearing – Community Development Block Grant (CDBG) application  
submittal to State Department of Housing & Community Development

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### **Discussion:**

On March 5<sup>th</sup>, City Council held a Design Phase public hearing on potential CDBG activities to apply for in the upcoming fiscal year. Applications are due to the State April 12<sup>th</sup>. Council directed staff to work on grant applications for the following activities:

1. Public Facilities Rehabilitation for the Lemoore Seniors, Inc. non-profit
2. Restaurant Business Incubator Planning Technical Assistance grant in partnership with West Hills College Culinary
3. Business Assistance, micro-enterprise assistance, business training for economic development
4. Potentially a Planning Technical Assistance grant for a local citizen providing homeless shelter (which staff determined that Kings County already has a CDBG grant in place for this activity which can be rolled into their current efforts)

**On the first activity**, Planning staff worked with the Building & Public Works Departments, Lemoore Seniors, Inc., Chevron Energy Solutions, the Building Maintenance Division and various contractors to pull together prevailing wage cost estimates for the necessary rehabilitation of the onsite buildings, as generally outlined in Attachment A to:

- a) Take care of health, safety and handicapped accessibility needs such as ceiling replacement, replacement of pvc fire sprinklers/ansul system/fire value, adding ADA accessibility components, and abating termites;
- b) Repair or replace deferred maintenance items such as exterior particle board paneling with stucco and new roofing
- c) Replacing inefficient utilities such as interior and exterior lighting, HVAC units, windows, and adding solar so that deficiencies can be eradicated and ongoing cost can be reduced to remain self supporting.

**On the second activity**, Planning staff has been working with West Hills College Culinary on a Planning Technical Assistance grant for a restaurant business incubator utilizing locally grown product in order to eliminate potential blight, create new targeted income jobs in non-competing niches, and to spur on economic revitalization in the heart of our historic downtown, as generally shown in Attachment B (which will be forwarded when complete).

**On the third activity**, Planning staff had discussions with Community Services Employment Training (CSET), Kings Economic Development Corporation and the City Project Manager to determine potential gaps that could be filled with Micro-Enterprise Training/Technical Assistance, Micro-Enterprise Loans, and Business Assistance Loans, as generally shown in

Attachment C (which will be forwarded when complete). We are also in the process of distributing a Business Needs Survey with Assistance from the Chamber of Commerce and Downtown Merchants that will become part of the grant. This funding source is not anticipated to duplicate services already offered in Kings County but reach some of the smallest existing or new businesses or entrepreneurs (that meet the Targeted Income Household thresholds).

In all cases, eligible activities paid for with State CDBG funds must meet one or more of the three national objectives listed in CDBG Federal Statutes as follows:

- 1) Benefit to low income households or persons
- 2) Elimination of slums and blight
- 3) Meeting urgent community development need

The purpose of today's public hearing is to give citizens an opportunity to make their comments known regarding the activities the City is applying for this coming fiscal year under the State's CDBG program. Additionally, the Draft Resolution authorizes the City to file the grant applications. It should be noted that at the time of this report staff was still waiting for a few revised bids. Therefore, the dollar amounts in the resolution may change. A final version of Resolution 2013-06 will be presented Tuesday night for approval.

**Budget Impact:**

If awarded, the Draft Resolution outlines a maximum of \$2,500 in General Fund revenues that would pay for the required 5% match for the Planning Technical Assistance Grant. As outlined in the Resolution, grant administration costs and activity delivery for the various activities would be covered by the grant.

**Recommendation:**

The Council should:

- 1) Ask that the general public sign the public participation form that is being passed around the room, as required by the grant.
- 2) Ask for staff to present their report with any updates.
- 3) Open the public hearing to encourage citizen participation regarding the outlined grant application activities.
- 4) Approve Resolution 2013-06 to submit a CDBG application for the activities listed therein.

**RESOLUTION NO. 2013-06**  
**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LEMOORE**  
**APPROVING AN APPLICATION AND CONTRACT EXECUTION FOR FUNDING**  
**FROM THE GENERAL ALLOCATION OF THE STATE**  
**COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM AND**  
**AUTHORIZING THE EXECUTION OF A GRANT AGREEMENT AND ANY AMENDMENTS THERETO**  
**WITH THE STATE OF CALIFORNIA FOR THE PURPOSES OF THIS GRANT.**

At a Special Meeting of the City Council of the City of Lemoore duly called and held on April 9, 2013, at 6:00 p.m., it was moved by Councilmember \_\_\_\_\_, seconded by Councilmember \_\_\_\_\_ and carried that the following Resolution be adopted:

**WHEREAS**, the City Council of Lemoore held a duly noticed Design Phase public hearing for CDBG on March 5, 2013 and directed staff to prepare grant applications based on the meeting; and

**WHEREAS**, the Lemoore Seniors, Inc. has ask for the City to apply for grant funds to rehabilitate and upgrade the Center, as generally shown in Attachment A, and will enter into a Subrecipient Agreement with the City should a grant be awarded as required by the grant; and

**WHEREAS**, Attachments A, B, & C outline each of the proposed project activities as to their scope and anticipated cost structure; and

**WHEREAS**, the City Council of Lemoore held a duly noticed Public Hearing on and reviewed the scope of work of the proposed grant applications on April 9, 2013 for three grant activities that meet the national objectives of the grant program; and

**NOW THEREFORE, BE IT RESOLVED** by the City Council of the City of Lemoore as follows:

**1. The City Council has reviewed and hereby approves grant applications for three (3) Community Development Block Grant Program (CDBG) General Allocation funds as follows:**

Public Facility Rehabilitation for Lemoore Senior Centers	\$	800,000
Activity Delivery for Senior	\$	96,000
Grant Administration:	\$	<u>67,200</u>
Sub-Total		\$963,200
Planning Technical Assistance Grant for Restaurant Incubator	\$	50,000
Micro-Enterprise Training & Technical Assistance		80,000
Micro-Enterprise Loans (10@ \$10,000 average)		100,000
Business Assistance Loans (4 FTE jobs created)		140,000
Activity Delivery	\$	36,000
Grant Administration:	\$	<u>26,700</u>
Sub-Total		\$382,700

**TOTAL ALL ACTIVITIES** **\$ 1,182,338**

2. If the grant application(s) is(are) approved, the City of Lemoore will provide 5% local match from the General Fund (equating to a maximum of \$2,500) for the Planning Technical Assistance grant as required by CDBG.
3. The City Manager is hereby authorized and directed to act on the City's behalf in all matters pertaining to this application.
4. If the application is approved, the City Manager is authorized to enter into and sign the Grant Agreement and any amendments thereto with the State of California for the purposes of this grant.

\*\*\*\*\*

Passed and adopted at a Special Meeting of the City Council of the City of Lemoore held on the 9<sup>th</sup> day of April, 2013 by the following vote:

- AYES:**
- NOES:**
- ABSTAINING:**
- ABSENT:**

**APPROVED:**

\_\_\_\_\_  
**William M. Siegel, Jr., Mayor**

**ATTEST:**

\_\_\_\_\_  
**Kristie R. Baley, City Clerk**

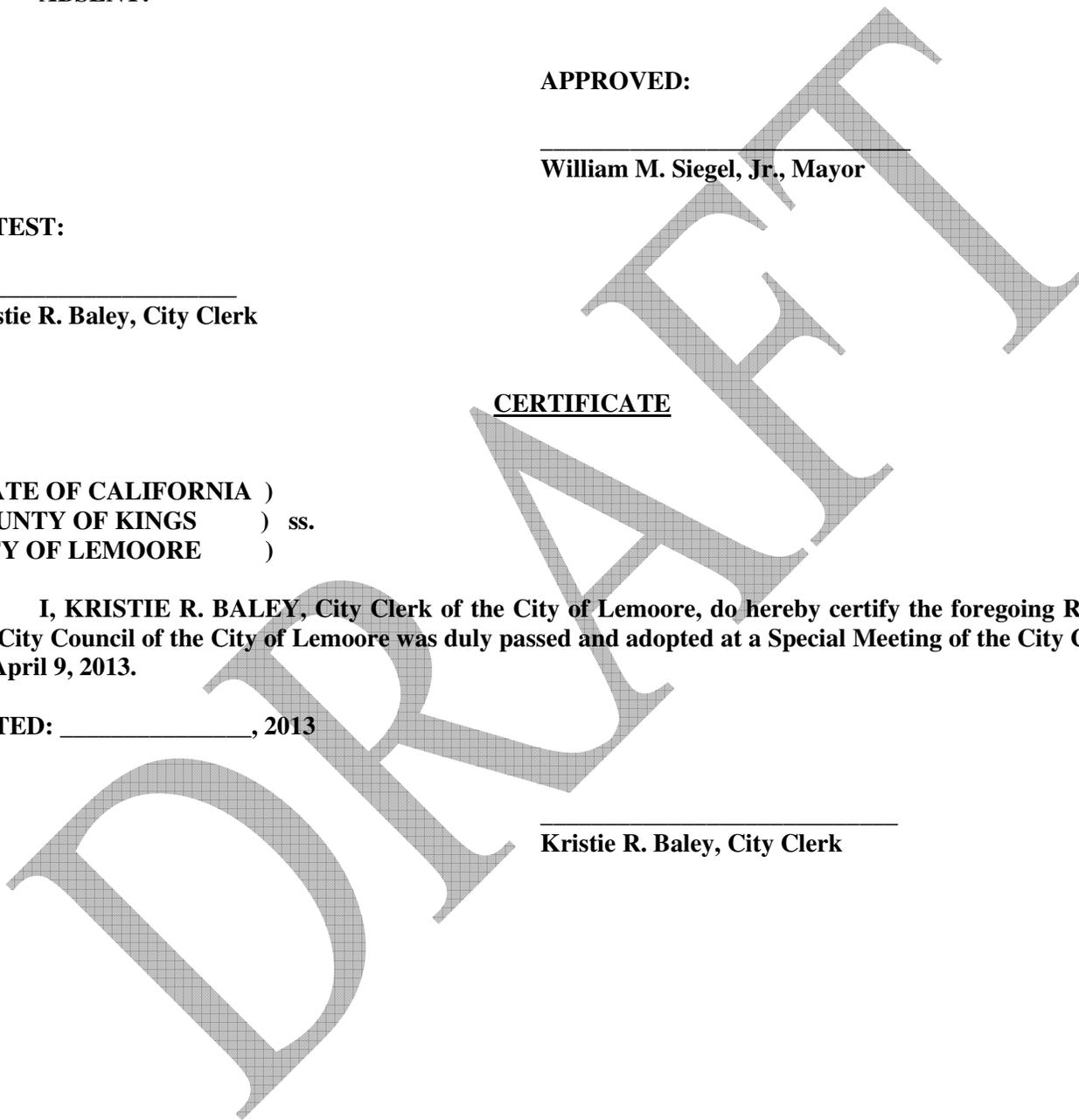
**CERTIFICATE**

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

I, **KRISTIE R. BALEY**, City Clerk of the City of Lemoore, do hereby certify the foregoing Resolution of the City Council of the City of Lemoore was duly passed and adopted at a Special Meeting of the City Council held on April 9, 2013.

**DATED:** \_\_\_\_\_, 2013

\_\_\_\_\_  
**Kristie R. Baley, City Clerk**



DRAFT

**ATTACHMENT A  
PROJECT SCOPE OF WORK FOR REHABILITATION OF LEMOORE SENIORS**

The City of Lemoore proposes to rehabilitate existing building deficiencies and upgrade existing/warn utilities and add solar to reduce on-going maintenance and operating costs at the existing Lemoore Seniors Center located at 789 S. Lemoore Avenue built in 1985. Once completed the facility will be able to continue to provide Senior service such as daily lunch program to “limited clientele” seniors and disabled persons.

	<b><u>PROJECT COSTS:</u></b>	<b><u>Comments</u></b>	<b><u>Cost at Prevailing Wage</u></b>	<b><u>Basis for Doing Work</u></b>
1.	Replace Fire Sprinklers / Ansul systems / Fire Valve / Alarms (excludes upgrade to separate water service)	Per phone with Jorgenson's	\$140,000	Code Deficiency
2.	Minor ADA upgrades to restrooms partitions & toilet accessories & doors	Initial estimate per Frank Rivera	\$15,000	Code Deficiencies
3.	Remove damaged popcorn-sheetrock ceiling in the Nutrition Building (app. 8,050 square feet).	Based on estimates from Patterson Construction &	\$24,070,	Abate failing ceiling caused by water leaks
4.	Tie-into existing walls and repaint interior walls (app. 4,500 sq ft in area)	Initial estimate from Joe Simonson	\$15,750	Tie into replaced ceilings
5.	Termite tenting to address drywood termites	Based on estimate from ResCom	\$4,960	Stop Deterioration after abating problem areas
6.	Remove and replace existing tile & composition roofs and add insulation board	Based on estimates from Hanford Roofing on each of 3 buildings	\$78,158	Reduced long-term maintenance repairs & further damage
7.	Remove damaged siding and recoat buildings with new stucco and repair existing stucco building	Based on estimates from Kenyon Plastering, Inc.	\$61,350	Reduced long-term maintenance repairs & further damage
8.	Install R-36 Insulation above new ceiling in Nutrition Building (1.36/ft blown in @prevailing wage)	Contractor through Joe Simonson	\$11,000	Improved Energy Efficiency
9.	Retrofit the Interior and Exterior Lighting	Based on Chevron Energy Solutions estimate w/incentive	\$25,060	\$5,240 annual savings
10.	Replace seven 5-ton, one 7.5 ton and add one new 7.5 ton Heating, Ventilating and Air Conditioning Units	Based on Chevron Energy Solutions estimate w/incentive	\$130,000	\$6,932 annual savings
11.	Add solar parking canopies to offset remaining electricity costs after other upgrades	Based on Chevron Energy Solutions estimate w/incentive	\$180,875	\$35,375 annual savings
12.	Replace louvered single pane windows and 2 double glass shop doors with ½” gaps on southside of Stebbins	Based on estimate from	\$24,600	Improved Energy Efficiency
13.	Replace existing air conditioning ducts with rigid insulating ducting system in Nutrition Bldg.	contractor through Joe Simonson	\$ 42,000	Code Compliance & Energy Efficiency
	Subtotal		\$752,823.00	
	Contingency & minor engineering if any (5.9%)		\$47,177	
	<b>ESTIMATE CONSTRUCTION TOTAL</b>		<b>\$800,000</b>	<b>\$46,160 annual savings</b>
	<b>ACTIVITY DELIVERY (AD) COSTS (12% MAX)</b>		<b>\$96,000</b>	
		<b>Sub-Total in Activity</b>	<b>\$896,000</b>	
	<b>GENERAL ADMINISTRATION (GA) COSTS (7.5%)</b>		<b>67,200</b>	
		<b>TOTAL-TOTAL COSTS</b>	<b>963,200</b>	

Date:

by Harry Tow, City Engineer (see resume in grant application Part C, page 31)

**Mayor**  
William Siegel  
**Mayor Pro Tem**  
Lois Wynne  
**Council Members**  
John Gordon  
Eddie Neal  
Willard Rodarmel



City of

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**Planning  
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**STAFF REPORT**

**Item #** 5

**To:** Lemoore Planning Commission  
**From:** Holly Smyth, Planning Director *HS*  
**Review Date:** April 9, 2013  
**Subject:** Reconsideration of Sign Variance #2012-03 Application by David Rose from Elite Acid from Sign Regulations Sections 9-5F-5-B1 and 9-5F-5-B2 to Allow Flexibility

**Background:**

At the January 14, 2013 Planning Commission meeting sign variance #2012-03 was reviewed and approved by the Planning Commission as originally drafted by staff and is available for review at <http://lemoore.com/planning/agendas/2013/jan14.htm> under item #6. After the meeting, the Planning Commission chairperson approached staff stating he did not believe that the Commissioners fully understood what they approved and asked if it could be re-considered. In talking to the City Attorney at that time, he stated that they could bring it back without re-noticing the public hearing but should do so at their next meeting.

The subject site is located at 317 S. Lemoore Avenue on the west side of South Lemoore Avenue approximately 200 feet south of Larish Street and directly west of the parking area at Lemoore High School. Currently, there is one other business in this small complex which has three (3) signs in the front area for one business. The applicant requested to allow a 4' tall x 8' wide wall sign on the front portion of his building which is 16' in height. This sign size is taller than what would normally be allowed under Table 9-5F-5-B1 of the Lemoore Zoning Code, which only allows for a single 2'x8' wall sign at the proposed location to be in "scale with the overall building height and generally not take up more than 10% of the height of the building". Given the 16' building height, this would equate to a sign of 1.6' or "generally 2'" in sign height.

In January, Planning Commission approved the size of the sign as well as a location for the sign to be in line with the other on-site signs as was shown in the redlined photo attached to the draft resolution. It is staff's understanding that the Commission did not realize they were asking the applicant to change the location of his sign from the location it is currently placed at and would like to re-visit their decision. Therefore, staff modified the Resolution and attachments with what they believe Commissioners might want to see to allow the sign to stay in its current location in the 4' x 8' size.

**Recommendation:**

The Planning Commission should review the attached Revised Resolution and consider if they would like to approve it as re-written to replace their original decision on the variance.

**PLANNING COMMISSIONERS**

Chairperson –Ron Meade, Vice-Chair –Jeff Garcia  
Dave Brown, Bob Clement, Jim Marvin, Calvin Monreal, Bill Wynne

REVISED RESOLUTION #2012-19

**A RESOLUTION OF THE LEMOORE PLANNING COMMISSION APPROVING  
VARIANCE #2012-03 FOR ELITE ACID TO ALLOW FLEXIBILITY  
FROM THE SIGN ORDINANCE SECTION 9-5F-5-B1**

At a Regular Meeting of the Planning Commission of the City of Lemoore duly called and held on January 14, 2013 at 7:00 p.m. on said day, it was moved by Commission Member \_\_\_\_\_, seconded by Commission Member \_\_\_\_\_ and carried that the following Revised Resolution be adopted:

**WHEREAS**, Elite Acid has submitted an application for variance to allow flexibility from Tables 9-5F-5-B1 and Section 9-5F-4-B.6e of the new 2012 Zoning Code to allow a 4' x 8' wall sign at 317 S. Lemoore Avenue; and

**WHEREAS**, the code currently allows for building attached signs to be in scale with the overall building and frontage signs and should generally not take up more than ten (10) percent of the height of the building for NC (Neighborhood Commercial) zone districts; and

**WHEREAS**, City staff report was prepared and a public hearing conducted on January 14, 2013 and then re-considered on April 9, 2013; and

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Commission of the City of Lemoore does hereby:

- I. Find that based on the particular circumstances of the proposed sign, as per Section 9-2B-16D-2, the following:
  - There are special circumstances applicable to the property (e.g. location, shape, size, surrounding, topography, or other conditions) so that the strict application of this zoning code denies the property owner privileges enjoyed by other property owners in the vicinity and within the same zoning district.*
  - Granting the variance is necessary for the preservation and enjoyment of substantial property rights enjoyed by other property owners in the same vicinity and zoning district and denied to the property owner for which the variance is sought.*
  - Granting the variance will not adversely affect the interests of the public or the interests of residents and property owners in the vicinity of the premises in question.*
  - The variance is consistent with the general plan, any applicable specific plan or development agreement, and the intent of the Zoning Code so long as the below conditions are applied.*
  
- II. Approve a sign variance to allow the proposed sign with ~~modifications~~ as shown in Exhibit A and the ~~location shown in Exhibit B~~ with the following conditions of approval pertaining thereto:
  1. The property will need to adhere to the sign regulations for any and all new and additional signage for the area located at and described as Assessor Parcel #023-130-020 which consist of 315, 317 and 321 S. Lemoore Avenue before any signs are allowed to be placed at this location. Any changes to the attached approvals will need to be resubmitted and fees paid for processing by this department.

"In God We Trust"

~~2. Sign shall be placed to the south of their entrance awning in line with the other signs (as shown in Exhibit B), and the faded sign area shall be painted to match the existing building base.~~

~~3. Building Department must be contacted at (559) 924-6730 or in person at 714 Cinnamon Drive in Lemoore prior to the installation of any signs to obtain any necessary approval and building permits. The installation of all signs shall be per City standards and as per building codes.~~

~~4. If the Sign Company listed on the application does not have a license to do business in the City of Lemoore, they must contact the Business License Department at (559) 924-6710 or in person at 119 Fox Street to obtain any necessary business licenses prior to the installation of any signs.~~

5.2. Signs and sign structures shall be constructed, operated and maintained in such a manner as to comply with all applicable Federal, State and Local statutes, ordinances and regulations. Every sign and all its associated parts, portions and materials shall be kept neatly painted, clean and free of rust and corrosion, as determined by the City. Any missing copy, malfunctioning light, crack, tearing, fading, broken surface or other not maintained, deteriorated or damaged portion of a sign shall be repaired or replaced within thirty (30) days following notification from the City.

Passed and adopted at a Regular Special Meeting of the Planning Commission of the City of Lemoore held on \_\_\_\_\_, 2013, by the following votes:

**AYES:**  
**NOES:**  
**ABSTAINING:**  
**ABSENT:**

**APPROVED:**

\_\_\_\_\_  
Chairman

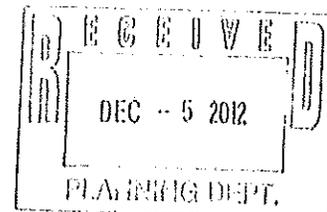
**ATTEST:**

\_\_\_\_\_  
Holly P. Smyth, Secretary

"In God We Trust"



- Sign @ 317 S Lemore, Ace



"In God We Trust"

CERTIFICATE

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

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 Special Meeting of the Planning Commission held on \_\_\_\_\_, 2013.

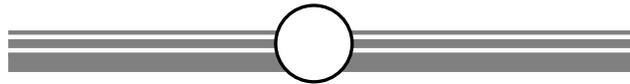
DATED: \_\_\_\_\_, 2013

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Holly P. Smyth, Secretary  
Lemoore Planning Commission

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**Mayor**  
William Siegel  
**Mayor Pro Tem**  
Lois Wynne  
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## **STAFF REPORT**

**Item #** 7

**To:** Lemoore City Council & Planning Commission  
**From:** Holly Smyth, Planning Director *HS*  
**Date:** March 27, 2013  
**Subject:** Discussion - 2012 Zoning Code Implementation Adjustments

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### **Discussion:**

In May 2012, the City Council adopted a Comprehensive Zoning and Development Code Update. It was prepared by PMC consulting with input from the public, staff, Planning Commission and the City Council to be consistent with the 2030 General Plan. At the time of adoption, staff stated they would bring back a status update after utilizing the new code for a year, given the size and complexity of the new Ordinance. The update was to include how the new code is working and suggested modifications. Over the last year, Planning staff has taken notes on various sections of the code as it is being utilized to identify potential areas of change that are more business and user friendly. In order to better understand how zoning policy works, staff has attached a flow chart of the "Simplified Planning Review Process" and the key sections of the Zoning Code that are utilized by the development community.

The "Policy Issues/Questions on Zoning Code" page identifies big picture issues that require further direction from Council and Planning Commission. In an effort to better explain the technical portions of the Zoning Code, staff will review some of the issues that we believe need to be addressed using the attached example pages out of the Zoning Code. In addition, the "Proposed issues with the 2012 Zoning Ordinance – Title 9" page shows a potential review format that identifies specific code sections that may need to be modified, the issue staff is having with the specific code section, followed by suggested language fixes on how the code might need to be adjusted. Staff needs to know if this type of matrix format is appropriate to utilize in reviewing specific zoning sections and what review body should be helping form the actual Ordinance that would be brought back.

Any modifications to the Zoning Code require: 1) drafting of an Ordinance; 2) the Planning Commission to hold public hearings on the Ordinance and make recommendations to the City Council; 3) the City Council to hold at least one more public hearing before making their final decision; 4) adoption of the Ordinance; and 5) codification.

Therefore, a special joint meeting has been called so that both decision making bodies are on the same page. During the discussion, staff is seeking consensus on how to move forward with the various types of changes. We are especially interested in hearing from you and the public on items in the Zoning Code that you believe may need to be further reviewed and modified.

### **Budget Impact:**

None at this time; however depending on the direction given, there is a potential financial impact based on the number of documents or sections that will need to be modified.

### **Recommendation:**

The City Council and Planning Commission should feel free to share areas of the Zoning Code they feel are not very business friendly and provide adequate direction to staff to begin the update process. Ideally, staff would like answers to each of the items listed on the "Policy Issues" page.

## SIMPLIFIED PLANNING REVIEW PROCESS FOR THE PUBLIC

A business owner, resident, or developer type wants to use an existing building or construct something new for a particular "use"

Go to City Offices or City Website under Planning and use these 3 reference documents in any order depending on what information you have to start with.

Determine the "Zoning" District of the project site by reviewing the City Zoning Map

Review Table 9-4G-2 Allowed Uses Table in the Zoning Ordinance to determine what "uses" are allowed in existing buildings in the applicable Zoning District

Review land use definition in Section "9-4A-5 Description of Land Uses" for the one that best describes the proposed use

See the Planning Department

Look for alternative sites or zone districts that might allow the proposed use or look at different land use descriptions that better fits the proposal if the first review doesn't give you the answer you want.

Determine what "Planning Process" is required, if any, that needs to be done (i.e. Home Occupation, Administrative Use Permit, Site Plan Review, Conditional Use Permit, etc...). New construction on additional square feet always requires Site Plan Review.

-Determine if Preliminary Site Plan review needed or if it would be helpful to get answers from all applicable departments up front.  
-Get any needed applications/fees for the project to get started, if applicable.

-Submit completed applications for review by the applicable City body to process using the "Development Standards" applicable to the use.

## Policy Issues/Questions on Zoning Code

- 1) **Are there specific things or sections of the Zoning Code that should be tackled first?**
  - a. Simplify Review Processes (see Table 9-2A-6-1)
  - b. Modify Land Use Table (see Table 9-4B-2 Allowed Uses....)
  - c. Modify some Land Use Definitions (see Section 9-4A-5)
  - d. Edit policy on Residential Accessory Structures (see Table 9-5A-8-C1 & Figure 9-5A-8-C1) or carports
  - e. Suggest individualized corrections to the Zoning Code (see Proposed Issues Table)
  - f. Modify Sign Ordinance (see summary tables and consolidate downtown signage)
  - g. Temporary Use Permit
  - h. Others
  
- 2) **What review body should be used to suggest proposed changes to the Zoning Code?**
  - a) Planning Commission to be the review committee
  - b) Appoint special review committee to work with staff to make suggested changes before going before the Planning Commission
  - c) Have Planning Department and Building Department suggest modifications to items that are conflicting or confusing with the Building and Fire Codes (such as accessory structures and carports)
  - d) Other
  
- 3) **What sections of the Code have you heard or believe are the most problematic?**

See Attachments

**TABLE 9-2A-6-1 – PLANNING PERMIT AND ENTITLEMENTS AND REVIEW AND APPEAL AUTHORITY<sup>1</sup>**

Planning Permit or Entitlement	Notice/Hearing Requirement	Planning Director	Authority Planning Commission	City Council
<b>Administrative Permits</b>				
Zoning Clearance (e.g., building permit, signs, business license)	None	Final	–	Appeal
Temporary Use Permit	None	Final	–	Appeal
Tree Permit for Trees on Private Property	None	Final	–	Appeal
Reasonable Accommodation	None	Final	–	Appeal
Similar Use Determination	None	Final	–	Appeal
Official Zoning Interpretation	None	Final	–	Appeal
<b>Home Occupation Permit</b>				
Minor Home Occupation Permit	None	Final	–	Appeal
Major Home Occupation Permit	Public Hearing only if requested	Final	–	Appeal
Administrative Use Permit	None	Final	–	Appeal
Minor Deviation	None	Final	–	Appeal
Minor Site Plan and Architectural Review	None	Final	–	Appeal
Sign Program	None	Final	–	Appeal
<b>Quasi-Judicial Permits and Entitlements</b>				
Conditional Use Permit	Public Hearing	Recommending	Final	Appeal <sup>2</sup>
Major Site Plan and Architectural Review	Public Hearing	Recommending	Final	Appeal <sup>2</sup>
Variance	Public Hearing	Recommending	Final	Appeal <sup>2</sup>
Public Convenience or Necessity	Public Hearing	Recommending	Final	Appeal <sup>2</sup>
Highway-Oriented Sign Permit	Public Hearing	Recommending	Final	Appeal <sup>2</sup>
<b>Legislative Approvals</b>				
Planned Unit Development	Public Hearing <sup>3</sup>	Recommending	Recommending	Final
Specific Plan	Public Hearing <sup>3</sup>	Recommending	Recommending	Final
Development Agreement	Public Hearing <sup>3</sup>	Recommending	Recommending	Final
Zoning Amendment	Public Hearing <sup>3</sup>	Recommending	Recommending	Final
Prezoning	Public Hearing <sup>3</sup>	Recommending	Recommending	Final
General Plan Amendment	Public Hearing <sup>3</sup>	Recommending	Recommending	Final

**Notes**

1. See chapter 8-7 (land division) for subdivision permits.
2. The appeal for this permit requires a noticed public hearing.
3. A noticed public hearing shall be held for both the planning commission and city council review.

**Table 9-4B-2: ALLOWED USES AND REQUIRED ENTITLEMENTS FOR BASE ZONING DISTRICTS**

Land Use/ Zoning District	Residential Zoning Districts							Mixed Use Zoning Districts				Office, Commercial, and Industrial Zoning Districts					Special Purpose Zoning Districts			
	AR	RVLD	RLD	RN	RLMD	RMD	RHD	DMX-1	DMX-2	DMX-3	MU	NC	RC	PO	ML	MH	W	AG	PR	CF
<b>Residential Uses</b>																				
Caretaker Housing	C	P	P	P	P	P	P	P	P	P	P	C	C	P	P	P	C	N	C	C
Child Day Care Facility – Family Day Care Home, Large <sup>1</sup>	N	A	A	A	A	A	A	A	A	A	A	N	N	N	N	N	N	N	N	N
Child Day Care Facility – Family Day Care Home, Small	N	P	P	P	P	P	P	P	P	P	P	N	N	N	N	N	N	N	N	N
Dwelling, Multi- Family	N	N	N	N	P	P	P	P <sup>2</sup>	P	P	P	P <sup>27</sup>	N	C	N	N	N	N	N	N
Dwelling, Second Unit <sup>3</sup>	N	A	A	A	A	A	A	N	A	A	N	N	N	N	N	N	N	N	N	N
Dwelling, Single- Family	P	P	P	P	P	P	N	N	A	P	N	N	N	N	N	N	N	N	N	N
Dwelling, Two- Family	N	N	A	P	P	P	N	N	P	P	N	N	N	N	N	N	N	N	N	N
Emergency Shelter	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N	N	N	N	P
Employee Housing, Large	C	C	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Employee Housing, Small	P	P	P	P	P	P	N	N	P	P	N	N	N	N	N	N	N	N	N	N
Gated Residential Community	C	C	C	C	C	C	C	N	N	N	N	N	N	N	N	N	N	N	N	N

*P = Permitted by right | A = Administrative Use Permit required | H = Home Occupation Permit required | C = Conditional Use Permit required | N = Not Permitted*

Attachment 1b

**Table 9-4B-2: ALLOWED USES AND REQUIRED ENTITLEMENTS FOR BASE ZONING DISTRICTS**

Land Use/ Zoning District	Residential Zoning Districts							Mixed Use Zoning Districts				Office, Commercial, and Industrial Zoning Districts					Special Purpose Zoning Districts			
	AR	RVLD	RLD	RN	RLMD	RMD	RHD	DMX-1	DMX-2	DMX-3	MU	NC	RC	PO	ML	MH	W	AG	PR	CF

**Notes**

1. See additional regulations for large family daycare homes in section 9-4D-7.
2. Only permitted on the first floor when located along an alley or side street; otherwise must be on an upper floor.
3. See additional regulations for second dwelling units in section 9-4D-12.
4. See additional regulations for home occupations in section 9-4D-5.
5. See additional regulations for live-work facilities in section 9-4D-8.
6. See additional regulations for mobile home parks in section 9-4D-10
7. Minimum lot size shall be 20,000 square feet.
8. All activities and storage shall be located within an enclosed structure(s).
9. See additional regulations for community gardens in section 9-4D-3.
10. See special permit requirements in article 3-4C.
11. Maximum tenant space shall be 10,000 square feet.
12. See additional regulations for telecommunication facilities in section 9-4D-15.
13. Facilities less than 75' tall are permitted by right, except that major site plan and architectural review is still required. Otherwise, a conditional use permit is required in addition to major site plan and architectural review.
14. See additional regulations for alcoholic beverage sales in section 9-4D-2.
15. Use is permitted by right when located on the ground floor. Otherwise, a conditional use permit is required.
16. See additional regulations for drive-in and drive-through facilities in section 9-4D-4.
17. See additional regulations for massage therapy in section 9-4D-9. Additionally, see additional permit requirements in chapter 4-7.
18. Maximum tenant space shall be 30,000 square feet; however, store size may be larger upon approval of an administrative use permit.
19. See additional regulations for semi-permanent mobile food vendors in section 9-4D-13.
20. See additional regulations for sexually oriented businesses in section 9-4D-14.
21. See additional regulations for thrift stores in section 9-4D-16.
22. See additional regulations for fueling stations in section 9-4D-6.
23. Use is permitted by right when located more than five hundred feet (500') from a residential use or district.
24. See additional regulations for recreational vehicle parks in section 9-4D-11.

*P = Permitted by right | A = Administrative Use Permit required | H = Home Occupation Permit required | C = Conditional Use Permit required | N = Not Permitted*

Attachment 1b

## 9-4A-5 Description of Land Uses

This section provides a listing and definition of all the land uses referred to elsewhere in this chapter. The uses are organized alphabetically for ease of use.

### A. "A" Definitions

**Adult Day Health Care Center.** A facility, as defined under Health and Safety Code §1570.7, that provides nonmedical care and supervision for adult health care, including organized day program of therapeutic, social, and skilled nursing health activities and services to elderly persons or adults with disabilities with functional impairments, either physical or mental, for the purpose of restoring or maintaining optimal capacity for self-care. Programs offered are on a less than twenty-four (24) hour basis. State law does not limit the city's ability to regulate these uses.

**Agricultural Products Processing.** The act of changing an agricultural crop after harvest from its natural state to the initial stage of processing in order to prepare it for market and for further processing at an off-site location. Examples of this processing include nut hulling and shelling, bean cleaning, corn shelling and sorting, grape sorting and crushing, primary processing of fruits to juice and initial storage of the juice, without fermentation, and cleaning and packing of fruits. More comprehensive processing facilities (e.g., raw milk processed to cheese) are considered food and beverage manufacturing and, as such, are included under the definition of manufacturing, minor.

**Agricultural Tourism.** Establishments that cater to tourists and provide agricultural products either produced on the site or within the community. Such uses include but are not limited to wineries with tasting rooms and permanent roadside crop stands or fruit stands.

**Airport.** A facility where aircraft such as airplanes can take off and land. An airport minimally consists of one runway but other common components are hangars and terminal buildings.

**Alcoholic Beverage Sales, Off-Site.** The retail sale of beer, wine, and/or other alcoholic beverages for off-premises consumption.

**Alcoholic Beverage Sales, On-Site.** See "bar/nightclub" and "restaurant."

**Ambulance Service.** Emergency medical care and transportation, including incidental storage and maintenance of vehicles.

**Animal Husbandry.** Raising and breeding of animals or production of animal products. Typical uses include grazing, ranching, dairy farming, poultry farming, beekeeping, and enclosed fisheries, but exclude slaughterhouses and feedlot operations. This classification includes accessory agricultural buildings accessory to such uses. Animal sales, boarding, and grooming are defined separately under "animal sales and grooming." Keeping of animals is defined separately under "animal keeping."

**Animal Keeping.** The keeping of farm animals, including, but not limited to, cows, horses, goats, sheep, and fowl or poultry (except roosters). Does not include the keeping of common household pets, which are separately defined.

**Animal Sales and Grooming.** Retail sales of domestic and exotic animals, bathing and trimming services, and boarding of said animals for a maximum period of seventy-two (72) hours conducted entirely within

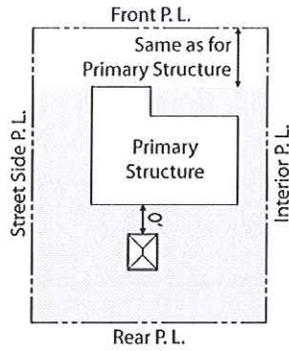
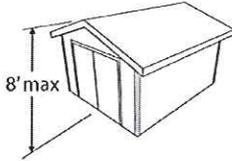
TABLE 9-5A-8-C1 – DEVELOPMENT STANDARDS FOR RESIDENTIAL ACCESSORY STRUCTURES					
Accessory Structure	Development Standard			Minimum Distance Between Structures <sup>2</sup>	Maximum Height
	Minimum Setback Distance from Property Line <sup>1</sup>				
	Front	Street Side	Interior (including rear)		
Building, ≤120 sf					
< 8 ft. tall	Same as for Primary Structure	No minimum	No minimum <sup>3</sup>	0'	8'
≥ 8 ft. tall	Same as for Primary Structure	15'	5'	10'	16'
Building, >120 sf					
Fully Enclosed	Same as for Primary Structure	15'	5'	10'	16'
Limited/No Enclosure	Same as for Primary Structure	15'	5'	10'	16'
Garden Structure					
< 8 ft. tall	12'	0'	0'	10'	8'
≥ 8 ft. tall	12'	15'	5'	10'	16'
Carports <sup>4</sup>					
Combustible and/or Portable	Set back even with or behind the front of the house	Not permitted on the street-side of a corner lot	5'	10'	Height of house
Non-Combustible and Permanent	No minimum <sup>5</sup>	Not permitted on the street-side of a corner lot	No minimum <sup>3</sup>	10'	Height of house
Pool/Spa (built-in)	Same as for Primary Structure	5'	5'	3'	2'
Deck (detached)	No minimum	No minimum	No minimum <sup>2</sup>	No minimum	2'
Play Equipment	Same as for Primary Structure	15'	5'	10'	16'

**Notes**

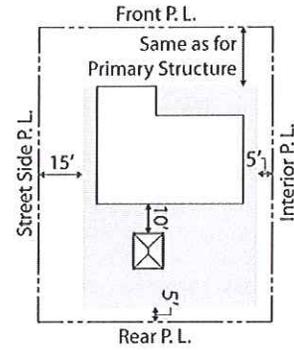
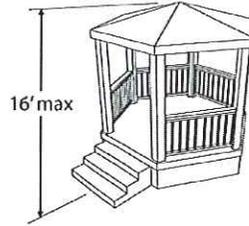
1. No accessory structure shall be permitted within an established easement.
2. A lesser or greater distance between structures may be permitted or required under the city-adopted building code/fire code.
3. When a rear yard abuts a public street, structure must be on the interior side of the lot.
4. See subsections 9-5C-3-B-4 and 5 for design requirements for carports.
5. Shall be located a minimum of four feet (4') behind the sidewalk outside of public right-of-way and outside of the clear visibility area.

**Figure 9-5A-8-C1**  
**DEVELOPMENT STANDARDS FOR RESIDENTIAL ACCESSORY STRUCTURES**

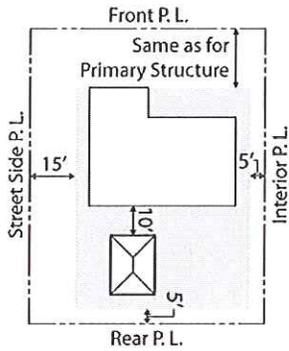
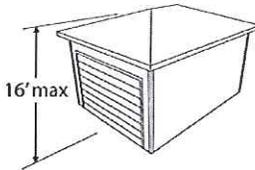
**Building,**  
 ≤120 sf and < 8 ft. tall



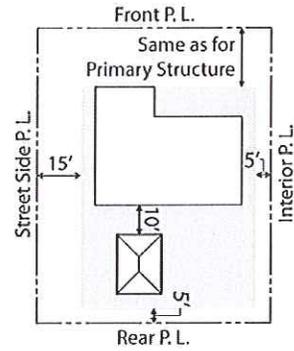
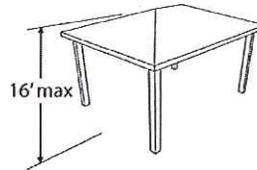
**Building,**  
 ≤120 sf and ≥ 8 ft. tall



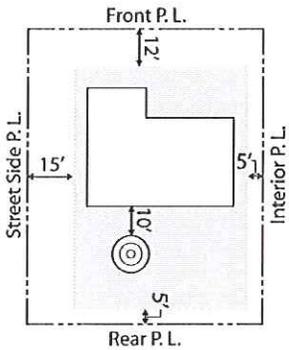
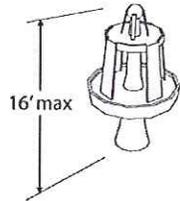
**Building,**  
 >120 sf, Fully Enclosed



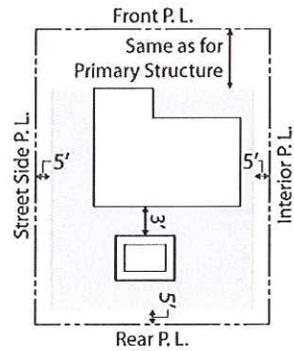
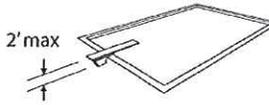
**Building,**  
 >120 sf, Limited/No Enclosure



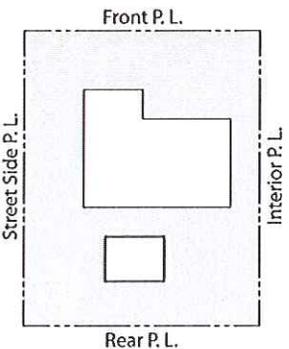
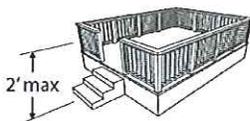
**Garden Structure,**  
 ≥ 8' ft. tall



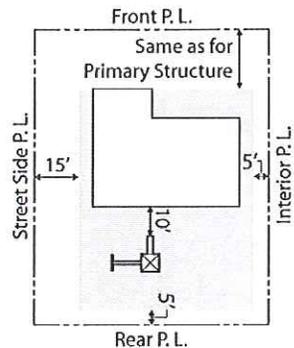
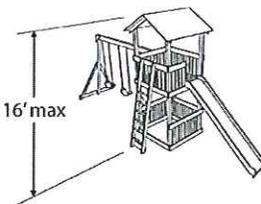
**Pool/Spa**  
 (built-in)



**Deck**  
 (detached)

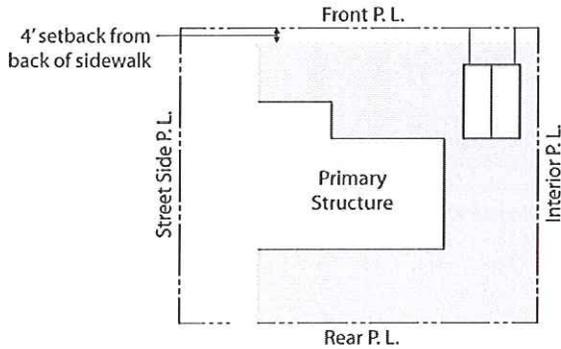


**Play Equipment**

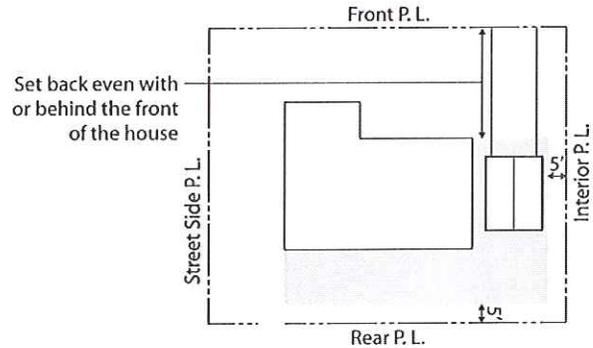


**Figure 9-5A-8-C2**  
**DEVELOPMENT STANDARDS FOR CARPORTS**

Permanent Carports constructed from non combustible materials



Permanent Carports constructed from combustible materials and Portable Carports



**9-5A-9 Screening**

**A. Purpose**

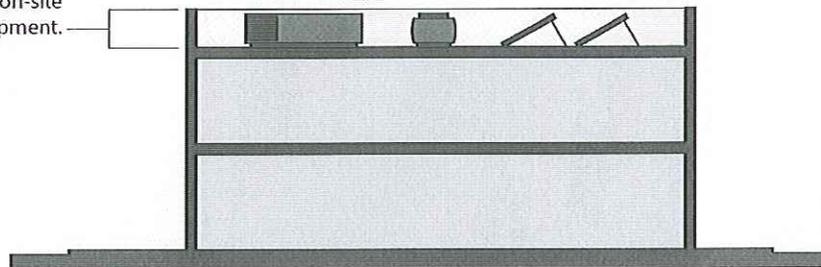
This section establishes screening standards for mechanical equipment, refuge areas, and outdoor storage in all zoning districts and land uses.

**B. Screening of Mechanical Equipment**

All exterior roof- and ground-mounted mechanical equipment, including, but not limited to, heating, air conditioning, refrigeration equipment, plumbing lines, duct work, and transformers, shall be screened from public view from abutting public streets and abutting area(s) zoned for residential or open space uses. Screening of mechanical equipment shall be compatible with other on-site development in terms of colors, materials, and/or architectural styles.

**Figure 9-5A-9-B1**  
**SCREENING OF ROOF-MOUNTED EQUIPMENT**

Mechanical Equipment shall be screened with concrete, wood, or other material. This method of screening shall be architecturally compatible with other on-site development.



**C. Screening of Refuse Areas**

1. Refuse areas shall be screened from public view and adjoining public streets and rights-of-way and residential zoned areas.
2. The method of screening shall be architecturally compatible with other on-site development in terms of colors, materials, and architectural style. Exceptions may be permitted for sites with

**PROPOSED ISSUES WITH THE 2012 ZONING ORDINANCE – TITLE 9**

ZONING SECTION	ISSUE	SOLUTION
Table 9-2A-6-1 Planning Permit & Entitlements...	-Table does not give code reference sections to quickly find the descriptive info for staff of the public	-Should add a column that includes "Section Reference" and then add all the references to each of the permit types
Table 9-2A-6-1 Planning Permit & Entitlements...	-Planning Director approval not always needed and could be Building Department for simple items like setback determination	-Should add footnote #4 to Planning Director column with the following language added " <u>4. Approvals for Zoning Clearance, Reasonable Accommodation and Minor Deviation categories can also be done by the building official or designee in lieu of the Planning Director if design standards are not a critical component.</u> "
Table 9-2A-6-1 Planning Permit & Entitlements...	-There are too many processes outlined as well as some things are too high of a clearance level and should be modified and/or streamlined	<p>-Zoning Clearances should only include those things that we do not charge for or take a separate application for as it is confusing to the public.</p> <p>- Signs should not be grouped with zoning clearance but Administrative Use Permit due to similar approval times and process</p> <p>-Home occupation permits, large daycare, signs, and semi-permanent mobile food vending should be rolled under Administrative Use Permit (<u>minor and major</u>) process in the table and in the zoning text and have only one application form with check boxes at the bottom with the "standards" still called out separately</p> <p>-Signs in Downtown should be moved from Minor site plan &amp; architectural review to Administrative Use Permit Process to reduce fees and use the same process and fees as regular signs.</p> <p><b>-Should remove the Public Hearing requirement Major Site Plan and architectural review as it is unnecessarily noticing to the newspaper and adjacent neighbors which increases the approval time period and costs</b></p>
Table 9-2A-6-1 Planning Permit & Entitlements...	Each of the permit types do not list example types that are included and should be clarified in the footnotes	<p>-Should remove the parenthesis at the top portions and add various footnotes to clarify the type of approvals that are included in the permits potentially as follows:</p> <p>-Zoning Clearance footnote " Includes structures that require building permits, business license, planning entitlements that ensure meeting applicable conditions, encroachment permits, grading permits, and similar city applications"</p>

Attachment  
1e

**Mayor**  
William Siegel  
**Mayor Pro Tem**  
Lois Wynne  
**Council Members**  
John Gordon  
Eddie Neal  
Willard Rodarmel



**Office of the  
City Manager**

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

## Staff Report

ITEM 9

**To:** Lemoore City Council  
**From:** Judy Holwell, Project Manager   
**Date:** April 5, 2013  
**Subject:** Letter of Support for State Route 198 Corridor  
Preservation and Improvement Strategic Plan

### Discussion

Kings County Association of Governments (KCAG) in partnership with the Fresno Council of Governments, Tulare County Association of Governments and Caltrans is applying for a Partnership Planning Grant to develop a State Route 198 (SR 198) Corridor Preservation and Improvement Strategic Plan (Plan) (attached). The intent of the Plan is to establish up to date transportation data for the corridor; to establish performance measure criteria to evaluate future projects on the corridor; and to apply the measures to provide operational and safety improvements to the corridor. The Plan will also evaluate the economic development benefits that would result from the recommended improvements.

SR 198 is a critical east-west roadway connecting State Route 99 to Interstate 5. It is essential in moving people and goods through the region and it is the primary transportation and re-supply corridor supporting Naval Air Station Lemoore (NASL). Caltrans identifies the corridor as a "key east-west corridor", while at the same time describes it as "a smaller two-lane facility that is not suitable to carry existing heavy traffic/truck volumes and will also experience substantial truck growth into the future."

Widening SR 198 to four lanes from NASL to Interstate 5 would enhance Lemoore's ability to attract business and industry to our area and we should pursue every effort to improve the effectiveness and safety of the highway. Therefore, it is essential that the Lemoore City Council shows its support for this project and may do so by authorizing the Mayor to sign and submit the attached letter in support of the State Route 198 Corridor Preservation and Improvement Strategic Plan.

### Budget Impact

None.

### Recommendation

That Council authorizes the Mayor to sign the attached letter in support of State Route 198 Corridor Preservation and Improvement Strategic Plan.

**Mayor**  
William Siegel  
**Mayor Pro Tem**  
Lois Wynne  
**Council Members**  
John Gordon  
Eddie Neal  
Willard Rodarmel



**Office of the  
Mayor**

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FAX (559) 924-9003

April 9, 2013

Ms. Terri King  
Executive Director  
Kings County Association of Governments  
339 W. D. Street, Suite B  
Lemoore, CA 93245

RE: Caltrans Partnership Grant Application:

**State Route 198 Corridor Preservation and Improvement Strategic Plan**

Dear Ms. King:

As State Route 198 (SR 198) is a critical east-west roadway connecting State Route 99 to Interstate 5 through Fresno, Kings, and Tulare Counties, and as SR 198 is essential in moving people and goods through the region and to points beyond, and as SR 198 is the primary transportation and re-supply corridor supporting the Navy's essential aviation facilities at the Lemoore Naval Air Station; it is essential to the public and private interests to seek every avenue to improve the effectiveness and safety of the highway.

The SR 198 Corridor System Management Plan (CSMP) prepared by Caltrans Staff identifies the corridor as a "key east-west corridor, while at the same time describing it as "a smaller two-lane facility that is not suitable to carry existing heavy traffic/truck volumes and will also experience substantial truck growth into the future."

The CSMP recommends that the next step for SR 198 is to propose and implement an alternative mix of incremental and lower cost/higher benefit improvements, strategies, and actions to optimize corridor performance and promote the highest sustained safety, productivity, and reliability of the highway. We agree with the position of the transportation planning agencies that the best approach to accomplishing this step is to start with the preparation of a study that will evaluate the safety and effectiveness of SR 198, that will update the highway information, and will establish a set of performance measures to prioritize a list of recommended projects for incremental improvements and leading to the (CSMP) established ultimate design, while at the same time meeting the freight corridor requirements included in the Moving Ahead for Progress in the 21<sup>st</sup> Century (MAP-21) legislation.

Additionally, as the economic vitality of the region is dependent on the efficient flow of goods and services to and from this area and a reduction in traffic delays and efficient goods movement plays a role in efforts to reduce the region's high unemployment rate. Improvements to SR 198 will

*"In God We Trust"*

Ms. Terri King  
Caltrans Partnership Grant Application  
April 9, 2013  
Page 2

be a key factor in the potential for economic development for the project area and areas connected to the corridor.

On behalf of the City of Lemoore, we strongly support the application and the goals of the project and recommend that Caltrans award the requested grant funding for the **State Route 198 Corridor Preservation and Improvement Strategic Plan**.

Sincerely,

William M. Siegel Jr.  
Mayor

## SCOPE OF WORK:

### State Route 198 Corridor Preservation and Improvement Strategic Plan

#### INTRODUCTION:

The scope of work for the **State Route 198 Corridor Preservation and Improvement Strategic Plan** (hereinafter Plan) indicated below is designed to provide the local, regional, and state agencies with responsibility for the operation, efficiency, safety, and preservation of the SR 198 Corridor with the tools necessary to prepare the roadway for improvements leading to the ultimate design of the highway as described in the SR 198 Corridor System Management Plan and to improve the quality of life for those dependent on the corridor for access.

#### RESPONSIBLE PARTIES:

The Kings County Association of Governments (KCAG) is the lead applicant with, the Fresno Council of Governments (FCOG), and the Tulare County Association of Governments (TCAG) as partners (hereinafter Staff) in the application for this project and will be responsible for the administration of the grant. Staff will select a consultant team to perform most of the tasks and prepare the draft and final Plan resulting from this project.

#### OVERALL PROJECT OBJECTIVES:

To implement the recommendations of the SR 198 Corridor Systems Management Plan, the San Joaquin Valley Goods Movement Plan, and the requirements of MAP-21 by gathering, analyzing, and updating the information related to the operation, efficiency, safety, and preservation of the SR 198 Corridor; to develop performance measures to evaluate potential projects to improve the corridor; to use the performance measures developed to evaluate proposed incremental and lower cost/higher benefit alternative improvements, strategies, and actions to optimize corridor performance; and to evaluate the economic and freight movement impacts based on the proposed improvements to the SR 198 Corridor.

#### 1. Project Initiation and Contracting

**Task 1.1 Project Initiation:** Staff will hold kick-off meeting with Caltrans to finalize the scope and schedule based on grant award and availability of funding schedule.

**Task 1.2 Request for Proposals (RFP) for consultant services:** KCAG will initiate and complete the RFP process for selection of consultant. Staff will establish a proposal review committee to evaluate the proposals and select consultant.

**Task 1.3 Staff coordination:** Conference calls and face-to-face meetings with the planning team will occur frequently to effectively coordinate the project and planning activities. Caltrans staff will be invited to participate in these calls and meetings.

- **Responsible Party: Staff**

Task	Deliverable
1.1 - Project Initiation	Agenda, minutes, and any agreements/contracts.
1.2 - Request for Proposals	RFP, proposal scoring criteria, and record of consultant selection.
1.3 - Staff Coordination	Agendas, meeting summaries or minutes

## 2. Public Outreach

- Task 2.1** Staff/Consultant Coordination: KCAG will host the kick-off meeting with the selected consultant to discuss the project details and establish a communications plan for the project. Staff and the Stakeholder Advisory Group will meet with the consultants for project updates on a quarterly basis.
- Task 2.2** Public Meetings and Workshops: Staff and Consultant will plan, coordinate, and implement four Public Outreach Meetings/Workshops at strategic locations to include the stakeholders in the SR 198 Corridor.
- Task 2.3** Local Governing Board Updates: Staff and the consultant team will give comprehensive updates to local governing boards at key milestones of the grant.
- Task 2.4** Develop a List of Potential Projects for incremental improvements leading to the (CSMP) ultimate design of SR 198 from the public outreach and from Staff and Caltrans recommendations

- **Responsible Party: Staff/Consultant**

Task	Deliverable
2.1 - Staff/ Consultant Coordination	Agendas, meeting summaries or minutes, Memos and/or reports completed by consultant.
2.2 – Public Meetings and Workshops	Agendas, meeting summaries or minutes, materials for the meetings/workshops, Memo to cumulatively summarize public comments and recommendations received from each meeting.
2.3 – Governing Board Updates	Agendas, meeting summaries or minutes, Memos and/or reports completed by consultant
2.4 - List of Potential Projects	List of potential projects

## 3. Corridor Study

- Task 3.1** Review and analyze Existing Traffic and Performance Data for SR 198, including all plans and reports related to the SR 198 Corridor from the intersection with I-5 to the intersection with SR 99
- Task 3.2** Develop New Data for SR 198 from I-5 to SR 99 (Segments 4-12) through a focused traffic study supplemented by a pavement condition review and a safety analysis with an accident index.
- Task 3.3** Develop Performance Measures Based on Criteria such as Benefit/Cost Ratio, Safety Assessment (accident rates), incident rates (clearing times for incidents), operations assessments (AADT, LOS, % trucks, congestion, mobility, travel times, forecasts, etc.)
- Task 3.4** Evaluate the List of Potential Projects developed in Task 2.4 utilizing the performance measures developed in Task 3.3

- **Responsible Party: Consultant/Staff**

Task	Deliverable
3.1 - Existing Traffic and Performance Data	A memo summarizing the sources examined and the existing data gathered

3.2 - New Data for SR 198	A report that summarizes the data developed and then provides a comparing and contrasting of the new data to the results from Task 1
3.3 - Performance Measures	A set of performance measures based on the stated criteria
3.4 - Evaluate Potential Projects	A list of potential projects prioritized by the established performance measures.

#### 4. Economic and Quality of Life Assessment Based on SR 198 Improvements

**Task 4.1 Economic Development Analysis** Perform an analysis to assess potential increases resulting from incremental improvements and from completion of (the CSMP stated ultimate design of) SR198 as a four-lane expressway from I-5 to Lemoore NAS (Segments 4-5).

**Task 4.2 Evaluate Goods Movement** and economic development as performance measures and the potential for reducing the region's high unemployment rate through more efficient employment opportunities related to transportation improvements

**Task 4.3 Additional Performance Measures:** Develop measures that consider preservation of agricultural areas, open spaces, natural resources, noise and visual impacts, sensitive habitats, surface water areas, air quality, and sustainability concepts for rural, suburban, and urbanized areas.

- **Responsible Party: Consultant**

Task	Deliverable
4.1 - Economic Development Analysis	Memo identifying how improving regional access conditions will also affect economic development opportunities
4.2 - Goods Movement Analysis	Memo identifying the 'farm-to-market' and business activity performance measures to be considered in project evaluation
4.3 - Additional Performance Measures	Memo identifying performance measures to consider quality of life issues in project evaluation

#### 5. Preparation and Acceptance of the Plan

**Task 5.1** Preparation of the Draft State Route 198 Corridor Preservation and Improvement Strategic Plan

**Task 5.2** Review, Comment, and revision of the Draft Plan and preparation of the Final State Route 198 Corridor Preservation and Improvement Strategic Plan

**Task 5.3** Presentation and Acceptance of the Final Plan

- **Responsible Party: Staff/Consultant**

Task	Deliverable
5.1 Preparation of the Draft Plan	Draft of the Plan for public review and comment
5.2 Review Comment and Revision of the Draft Plan	Collated comments, revisions of the Draft Plan
5.3 Preparation and Acceptance of the Final Plan	Final State Route 198 Corridor Preservation and Improvement Strategic Plan

## 6. Project Management and Administration

**Task 6.1 Project Administration:** KCAG staff will manage the consultant contract, invoicing, and provide the Quarterly progress reports on the project.

- **Responsible Party: Staff/Consultant**

Task	Deliverable
6.1 Project Administration	Detailed invoices, progress reports to governing bodies and Quarterly reports to Caltrans