

CITY OF LEMOORE 2012 GENERAL PLAN AMENDMENT

Addendum to the Final EIR For the 2030 General Plan



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This Addendum was prepared in accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines. This document has been prepared to serve as an Addendum to the previously certified General Plan Environmental Impact Report (General Plan EIR, State Clearinghouse Number 2006081113). The City of Lemoore is the lead agency for the environmental review of the General Plan (project).

1.1 BACKGROUND AND PURPOSE OF THE EIR ADDENDUM

The General Plan EIR (SCH #2006081113) was certified in May 2008 by the Lemoore City Council. Text changes are proposed to the General Plan and the Final EIR in order to address changing market conditions and policy desires of the City. Please refer to Section 2.0 (Project Description) for a detailed description of the proposed changes.

In determining whether an Addendum is the appropriate document to analyze the modifications to the project and its approval, CEQA Guidelines Section 15164 (Addendum to an EIR or Negative Declaration) states:

- (a) The lead agency or a responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.*
- (b) An addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.*
- (c) An addendum need not be circulated for public review but can be included in or attached to the final EIR or adopted negative declaration.*
- (d) The decision-making body shall consider the addendum with the final EIR or adopted negative declaration prior to making a decision on the project.*
- (e) A brief explanation of the decision not to prepare a subsequent EIR pursuant to Section 15162 should be included in an addendum to an EIR, the lead agency's required findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence.*

1.2 BASIS FOR DECISION TO PREPARE ADDENDUM

When an environmental impact report has been adopted for a project, Public Resources Code Section 21166 and CEQA Guidelines Sections 15162 and 15164 set forth the criteria for determining whether a subsequent EIR, subsequent negative declaration, addendum, or no further documentation be prepared in support of further agency action on the project. Under these Guidelines, a subsequent EIR or negative declaration shall be prepared if any of the following criteria are met.

- (a) When an EIR has been certified or negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:*

- (1) *Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;*
 - (2) *Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or*
 - (3) *New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:*
 - (A) *The project will have one or more significant effects not discussed in the previous EIR or negative declaration;*
 - (B) *Significant effects previously examined will be substantially more severe than shown in the previous EIR;*
 - (C) *Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or*
 - (D) *Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.*
- (b) *If changes to a project or its circumstances occur or new information becomes available after adoption of a negative declaration, the lead agency shall prepare a subsequent EIR if required under subdivision (a). Otherwise the lead agency shall determine whether to prepare a subsequent negative declaration, and addendum, or no further documentation.*

As demonstrated in the environmental analysis provided in Section 3.0 (Environmental Analysis), the proposed changes do not meet the criteria for preparing a subsequent EIR or negative declaration. An addendum is appropriate here because, as explained in Section 3.0, none of the conditions calling for preparation of a subsequent EIR or negative declaration have occurred.

1.3 ORGANIZATION AND SCOPE

SECTION 1.0 – INTRODUCTION

Section 1.0 provides an introduction and overview describing the intended use of the EIR Addendum.

SECTION 2.0 – PROJECT DESCRIPTION

This section provides a detailed description of the proposed project.

SECTION 3.0 – ENVIRONMENTAL ANALYSIS

This section contains an analysis of environmental topic areas that were addressed in the General Plan EIR.

APPENDIX A – GENERAL PLAN AMENDMENT

This section contains the changes proposed in this General Plan amendment.

This section provides a detailed description of the proposed Lemoore General Plan Amendment and the purpose of this Addendum. The reader is referred to Section 3.0 (Environmental Analysis) for the analysis of environmental effects of this project in relation to the previous analysis provided in the Lemoore General Plan Final EIR (State Clearinghouse No. 2006081113).

2.1 LOCAL AND REGIONAL SETTING

PROJECT LOCATION

The City of Lemoore is situated within the northern portion of Kings County, in the center of the San Joaquin Valley. The City is conveniently located in the center of California at the junction of California State Route 198 (SR-198) and State Route 41 (SR-41), approximately 170 miles southeast of San Jose and 100 miles northwest of Bakersfield. It is the second largest City in the County after the City of Hanford and is located a short drive away from Interstate 5. Yosemite, Sequoia, and Kings Canyon National Parks, as well as the scenic Central Coast, are located within a two-hour drive of the City of Lemoore.

The Naval Air Station Lemoore (NAS Lemoore) is located approximately 3 miles west of the Planning Area. NAS Lemoore is one of the Navy's master jet bases in the United States and a major economic driver for Lemoore. By one estimate, NASL provides approximately 1,400 civilian jobs to people living in the City.¹ Approximately 6,300 military personnel work on base in 2006.² By 2009, the population of military personal is expected to increase to approximately 8,800—a 52 percent increase—while the total population is expected to reach 26,000.³

The Santa Rosa Rancheria is located approximately 2 miles south of the Planning Area. The Rancheria consists of approximately 40 acres of land owned by the Tachi Yokuts Indians. The Palace Indian Gaming Center is located at the northern edge of the site. This facility—comprising nearly 500,000 square feet of space—includes a 177,000 square-foot casino, a seven-story hotel, and 53,000 square feet of warehouse space. The 235,000 square-foot, crescent-shaped hotel includes 252 rooms, two swimming pools, a restaurant, a coffee shop, a conference center, a day spa, and a 2,000-seat amphitheatre. The casino is currently the second largest employer for people living in Lemoore, providing approximately 800 jobs.

2.2 OVERVIEW OF THE LEMOORE GENERAL PLAN AND ITS ASSOCIATED EIR

PURPOSE OF A GENERAL PLAN

The 2030 Lemoore General Plan is a document required under State law to address issues related to physical development and conservation of resources. Specifically, the General Plan has the following key purposes:

- Outline a long-range vision that reflects the aspirations of the community, and provide steps to achieve this vision;
- Establish long-range development policies that will guide the Planning Department, Redevelopment Division, Public Works Department, Planning Commission, Parks and Recreation Commission, and City Council decision-making;
- Provide a basis for judging whether specific development proposals and public projects are in harmony with the City's long-range vision;

- Allow City departments, other public agencies, and private developers to design projects that will enhance the character of the community, preserve environmental resources, and minimize hazards; and
- Provide the basis for establishing and setting priorities for detailed plans and implementing programs, such as the Zoning Ordinance, subdivision regulations, specific and area plans, and the Capital Improvements Program.

Plan policies focus on what is concrete and achievable and set forth actions to be undertaken by the City. The Plan is both general and long-range. It is designed to be used on an ongoing basis as State law requires a variety of City regulations, requirements, and actions to be consistent with the General Plan. Nonetheless, the General Plan does not and cannot cover all aspects of City government. There are some instances where detailed studies are necessary before Plan policies can be implemented.

PLAN OBJECTIVES

The 2030 Lemoore General Plan focuses on meeting current community requirements and future needs. It is forward looking and is designed to address the challenge of accommodating growth while enhancing Lemoore's quality of life. Broad topics such as "economic development", "quality of life" and "neighborhood character" are tailored in support of community objectives united under one overarching vision – *to create a vibrant, safe, and attractive City with small town character, a strong and diverse economy, affordable housing, an efficient and attractive circulation system and a superb quality of life.* These objectives provide the foundation for the key initiatives, guiding policies, and implementing policies that comprise the General Plan.

KEY INITIATIVES

Several ideas for the General Plan were identified and considered by the General Plan Steering Committee, based on input by the public, key stakeholders, and City staff. As the Plan took shape, these ideas were further refined. The maps and policies in the General Plan are structured around the following nine key initiatives:

- ***Promoting compact development.*** Compact development and strong urban "edges" will protect adjacent agricultural lands and enhance the visual character of the City's edge.
- ***Integrating neighborhoods and neighborhood centers.*** A central idea in the General Plan is the concept of neighborhoods. Neighborhoods are the essential building blocks of good cities. Walkable neighborhoods help build small town character by providing residents with convenient access to parks, schools and neighborhood retail and reducing the reliance on cars.
- ***Enhancing Lemoore's visual character.*** The Community Design Element of the General Plan addresses qualities that form the City's larger visual character. It establishes design policies at a citywide scale and in individual areas for Downtown, industrial, or neighborhood areas.
- ***Creating a safe, efficient, and attractive circulation system with an emphasis on connectivity.*** General Plan policies promote a well-integrated and coordinated transit

network as well as convenient pedestrian and bicycle circulation. An interconnected street system with improved north-south and east-west connections across SR-198 and SR-41 will reduce traffic and increase travel options for residents and visitors. Also, the Plan proposes a system of plantings, trees, and other street amenities to enhance the visual quality of Lemoore's streets.

- **Providing a range of sites for small businesses as well as large employers.** The Plan supports economic development by providing a range of sites for employment generating uses. Land for small businesses are located in neighborhood centers and mixed use centers scattered throughout the City. Large scale employment centers are concentrated in the vicinity of West Hills College and industrial areas south of SR-198.
- **Providing new parks.** Parks are an essential part of any city and are especially important to families with children. The General Plan aims to create a system of neighborhood and community parks for use by all residents regardless of age or physical ability.
- **Protecting natural and environmental assets.** While allowing growth to occur, the Plan aims to limit its impact on the natural environment. Plan policies are geared towards preserving environmental resources such as open space, prime farmland, wetlands, special species, water resources, air quality, and other elements of value to Lemoore residents. Recognizing the challenge of global warming, the proposed Plan has a special section on greenhouse gases and policies and actions the City will take to reduce them.
- **Providing ample retail shopping opportunities.** Quality communities are often gauged by the quality of retail outlets. With this in mind, the Plan includes a mix of retail sites with the jobs and sales tax revenue that commercial properties produce. These are intended to serve both local residents and a regional population and are to be accessible by both automobiles and pedestrians, depending on type and location.
- **Planning for environmental justice.** The City will plan for the equitable distribution of community facilities and services to meet the needs of all segments of the population and provide services for special needs that increase and enhance the community's quality of life, while avoiding over-concentration in any one area.

GENERAL PLAN LAND USE DIAGRAM

The land use framework of the General Plan is illustrated in the General Plan Diagram, which is a graphic representation of the themes and policies in the Plan. It designates the proposed general location, distribution, and extent of land uses through buildout. As required by State law, land use classifications—shown as color/graphic patterns, letter designations, or labels on the diagram—specify a range for housing density and building intensity for each type of designated land use. These density/intensity standards allow circulation and public facility needs to be determined.

The Diagram is to be used and interpreted only in conjunction with the text and other figures contained in the proposed General Plan. The legend of the General Plan Diagram includes the land use classifications described below, which represent an adopted component of the Plan. The Diagram is not parcel-specific, and uses on sites less than one acre in size are generally not depicted.

PURPOSE OF THE EIR

A Program Environmental Impact Report (EIR) was prepared accordance with the California Environmental Quality Act (CEQA). Lemoore is the lead agency responsible for ensuring that the proposed General Plan complies with CEQA.

The EIR of the General Plan has three primary purposes:

- First, the EIR will help the City of Lemoore meet California Environmental Quality Act (CEQA) requirements for analysis of environmental impacts by including a complete and comprehensive programmatic evaluation of the physical impacts of the proposed General Plan and its alternatives.
- Second, the EIR will inform residents and members of the City Council and Planning Commission of the environmental impacts prior to the Commission and Council taking action on the Plan. This information will assist City officials in reviewing and adopting the proposed Plan.
- Third, the EIR will assist local decision-makers in determining appropriate amendments to Lemoore's land use regulations and other implementation actions, based on a balanced assessment of the environmental impacts of the proposed General Plan.

The EIR also identifies further measures that decision-makers may want to incorporate into the General Plan or implementation programs to minimize environmental effects.

The General Plan consists of policies and proposals to guide the future growth of the City of Lemoore within its Planning Area (see Chapter 2 of the EIR for discussion and map of planning and jurisdictional boundaries). The Planning Area includes all areas within and adjacent to the current City limits that have a potential for long-term development or conservation. Not all land within the Planning Area is anticipated to be utilized for urban growth. The EIR evaluated the potential impacts of the adoption of the proposed General Plan. In addition, the EIR is used as a reference for subsequent environmental review of specific plans, infrastructure improvements, zoning amendments, impact fees and development proposals.

2.3 PROPOSED AMENDMENT TO THE GENERAL PLAN

In 2010, the City initiated a comprehensive amendment to the City's Municipal Code to bring its relevant zoning and development codes into conformance with the 2030 General Plan. As part of this effort, in the late fall of 2011, the Council and Planning Commission identified a number of amendments necessary to the Plan to reflect changing market conditions and policy desires. These changes specifically included the following:

- Modify Land Use Policy LU-I-28 to remove the figure showing the boundaries of the various Downtown Mixed Use districts.
- Modify Community Design Policy CD-I-11 to remove cottonwood and eucalyptus from the list of protected trees and provide more flexibility in the implementation of a tree preservation ordinance.
- Modify Community Design Policy CD-I-23 to reference the Zoning Code, rather than the Architectural Design Guidelines for Downtown (the design guidelines are being incorporated into the Zoning Code).
- Modifying Community Design Policy CD-I-54, Table 4.4, and Figure 4-3 to remove the requirement for a tree within parkways along Local Streets and reducing the parkway width to five feet. One tree would be required behind the back of the sidewalk and

- Updating Table 9.1 in the Implementation Chapter to reflect the new zoning districts.

The specific changes, show in track changes, are provided in **Appendix A**.

2.4 PURPOSE OF ADDENDUM

This Addendum addresses these proposed amendments to the Lemoore General Plan in relation to the previous environmental review under the Lemoore General Plan EIR. CEQA Guidelines Section 15164 defines an Addendum as:

The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurredA brief explanation of the decision not to prepare a subsequent EIR pursuant to Section 15162 should be included in an addendum to an EIR, the lead agency's findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence.

The analysis provided in this Addendum (see Section 3.0 for the technical analysis) provides the substantial evidence to support that none of the following circumstances set forth in CEQA Guidelines Section 15162 would result from adoption of the proposed Lemoore General Plan Amendment:

- (1) *Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;*
- (2) *Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or*
- (3) *New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:*
 - (A) *The project will have one or more significant effects not discussed in the previous EIR or negative declaration;*
 - (B) *Significant effects previously examined will be substantially more severe than shown in the previous EIR;*
 - (C) *Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or*
 - (D) *Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.*

Information and technical analyses from the Lemoore General Plan EIR are utilized throughout this Addendum. Relevant passages from this document (consisting of the Draft EIR and Final EIR) are cited and available for review at:

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INTRODUCTION

This section of the Addendum provides analysis and cites substantial evidence that support's the City's determination that the proposed amendments to the Lemoore General Plan do not meet the criteria for preparing a subsequent or supplemental EIR under CEQA Guidelines Section 15162.

First, as addressed in the analysis below, the proposed amendments to the General Plan are not substantial changes to existing policies and actions. They would not cause a new significant impact or substantially increase the severity of a previously identified significant impact from the General Plan Final EIR (CEQA Guidelines Section 15162[a][1]) that would require major revisions to the General Plan Final EIR. All impacts would be nearly equivalent to the impacts previously analyzed in the General Plan Final EIR.

Second, proposed modifications to the General Plan are programmatic in nature and are not changes in physical circumstances that would cause a new significant impact or substantially increase the severity of a previously identified significant impact, and there have been no other changes in the circumstances that meet this criterion (CEQA Guidelines Section 15162[a][2]). There have been no changes in the environmental conditions in the City of Lemoore Planning Area not contemplated and analyzed in the General Plan EIR that would result in new or substantially more severe environmental impacts.

Third, as documented in Section 3.0, there is no new information of substantial importance (which was not known or could not have been known at the time of the General Plan adoption in June 2006) that identifies: a new significant impact (condition "A" under CEQA Guidelines Section 15162[a][3]); a substantial increase in the severity of a previously identified significant impact (condition "B" CEQA Guidelines Section 15162[a][3]); mitigation measures or alternatives previously found infeasible that would now be feasible and would substantially reduce one or more significant effects of the General Plan; or mitigation measures or alternatives which are considerably different from those analyzed in the General Plan EIR which would substantially reduce one or more significant effects on the environment (conditions "C" and "D" CEQA Guidelines Section 15162[a][3]). The reader is referred to City Resolution No. 2008-26 regarding findings on the feasibility of alternatives evaluated in the Draft EIR. None of the "new information" conditions listed in the CEQA Guidelines Section 15162[a][3] are present here to trigger the need for a subsequent or supplemental EIR.

CEQA Guidelines Section 15164 states that "The lead agency or a responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred." An addendum is appropriate here because, as explained above, none of the conditions calling for preparation of a subsequent EIR have occurred.

3.1 LAND USE AND AGRICULTURE

PREVIOUSLY IDENTIFIED IMPACTS IN THE LEMOORE GENERAL PLAN FINAL EIR

Impact 3.1-1 Buildout of the proposed General Plan would convert substantial amounts of Farmland of Statewide Importance to non-agricultural use. (Significant and Unavoidable)

Impact 3.1-2 Buildout of the proposed General Plan will conflict with existing zoning for agricultural use and result in the conversion of lands under Williamson Act contract to urban use. (Significant and Unavoidable)

These impacts were identified and discussed on pages 3.1-12 through 16. None of these impacts made reference to the General Plan policies and action items proposed for amendment.

PROPOSED GENERAL PLAN AMENDMENT

As noted above, none of these impacts made reference to the General Plan policies and action items proposed for amendment. In addition, the amendments would not affect land use or agriculture impacts because they would not change land use designations or the extent of anticipated urban development. Thus, no new or increased severity of significant land use or agricultural impacts would occur beyond what was addressed in the General Plan Final EIR. There are no changed circumstances or new information that meets the standard for requiring further environmental review under CEQA Guidelines Section 15162. The City has received development applications for new projects or amendments to existing projects in the City since the adoption of the General Plan, and the Kings County Association of Governments (KCAG) has prepared a Joint Land Use Study for Naval Air Station Lemoore. However, the environmental effects and land use and agricultural impacts of urban development of these projects, as well as the development areas identified in the Joint Land Use Study, were evaluated in the General Plan EIR. Thus, these circumstances and information would not result in new or more severe impacts beyond what was addressed in the General Plan Final EIR.

3.2 TRANSPORTATION

PREVIOUSLY IDENTIFIED IMPACTS IN THE LEMOORE GENERAL PLAN FINAL EIR

Impact 3.2-1 Implementation of the proposed General Plan will cause an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system, but with planned improvements required by the proposed General Plan, an acceptable level of service will be maintained on City roadways. (Less than Significant)

Impact 3.2-2 Implementation of the proposed General Plan will create traffic that will increase congestion, but will not create unacceptable levels of service on State highways with planned improvements. (Less than Significant)

Impact 3.2-3 Implementation of the General Plan may create local impacts at intersections and along major access routes to future developments, including increases in vehicles queuing and requirements for left turn storage lanes. (Less than Significant)

Impact 3.2-4 Implementation of the proposed General Plan could substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses as well as potentially adversely affect emergency access needs. (Less than Significant)

Impact 3.2-5 Implementation of the General Plan will have an impact on pedestrian circulation and bicycling. (Less than Significant)

Impact 3.2-6 Implementation of the proposed General Plan Update will create additional demand for parking facilities but on-street and off-street parking capacity will accommodate these needs. (Less than Significant)

These impacts were identified and discussed on pages 3.2-28 through 52. None of these impacts made reference to the General Plan policies and action items proposed for amendment.

PROPOSED GENERAL PLAN AMENDMENT

As noted above, none of these impacts made reference to the General Plan policies and action items proposed for amendment. However, the descriptions of the roadway classifications, which are proposed for amendment, were identified in the discussion of traffic operations and analysis. But the amendments would not affect transportation impacts because they would not change land use designations or the extent of anticipated urban development and thus would not result in changes in roadway capacity from what was identified in the EIR. Thus, no new or increased severity of significant transportation impacts would occur beyond what was addressed in the General Plan Final EIR. There are no changed circumstances or new information that meets the standard for requiring further environmental review under CEQA Guidelines Section 15162. The City has received development applications for new projects or amendments to existing projects in the City since the adoption of the General Plan, and the Kings County Association of Governments (KCAG) has prepared a Joint Land Use Study for Naval Air Station Lemoore. However, the environmental effects and transportation impacts of urban development of these projects, as well as the development areas identified in the Joint Land Use Study, were evaluated in the General Plan EIR. Thus, these circumstances and information would not result in new or more severe impacts beyond what was addressed in the General Plan Final EIR.

3.3 PUBLIC UTILITIES AND SERVICES

PREVIOUSLY IDENTIFIED IMPACTS IN THE LEMOORE GENERAL PLAN FINAL EIR

- Impact 3.3-1 Implementation of the proposed General Plan will increase enrollment, exceed the capacity of existing schools, and require new school facilities. (Less than Significant)
- Impact 3.3-2 Implementation of the proposed General Plan will increase demand for public water which may exceed supply. (Less than Significant)
- Impact 3.3-3 Implementation of the proposed General Plan will generate wastewater flows that exceed the treatment and disposal capacity of the existing wastewater treatment plant. (Less than Significant)
- Impact 3.3-4 Implementation of the proposed General Plan will generate additional amounts of solid waste that exceed available disposal capacity. (Less than Significant)
- Impact 3.3-5 Implementation of the proposed General Plan will place a higher demand on available police and fire protection services and increase the risk from crime and structural fires. (Less than Significant)

These impacts were identified and discussed on pages 3.3-19 through 30. None of these impacts made reference to the General Plan policies and action items proposed for amendment.

PROPOSED GENERAL PLAN AMENDMENT

As noted above, none of these impacts made reference to the General Plan policies and action items proposed for amendment. Therefore, the amendments would not affect public utilities and services impacts because they would not change land use designations or the extent of anticipated urban development. Thus, no new or increased severity of significant public utilities and services impacts would occur beyond what was addressed in the General Plan Final EIR. There are no changed circumstances or new information that meets the standard for requiring further environmental review under CEQA Guidelines Section 15162. The City has received development applications for new projects or amendments to existing projects in the City since the adoption of the General Plan, and the Kings County Association of Governments (KCAG) has prepared a Joint Land Use Study for Naval Air Station Lemoore. However, the environmental effects and public utilities and services impacts of urban development of these projects, as well as the development areas identified in the Joint Land Use Study, were evaluated in the General Plan EIR. Thus, these circumstances and information would not result in new or more severe impacts beyond what was addressed in the General Plan Final EIR.

3.4 PARKS, RECREATION, AND PUBLIC OPEN SPACE

PREVIOUSLY IDENTIFIED IMPACTS IN THE LEMOORE GENERAL PLAN FINAL EIR

- Impact 3.4-1 Buildout of the General Plan will increase the ratio of parkland from the existing 5 acres per thousand residents but still fall short of the City’s goal of 6 acres per thousand residents. (Less than Significant)

- Impact 3.4-2 Implementation of the proposed General Plan will increase the percentage of residents living within ½ mile of a community park and ¼ mile of neighborhood or pocket park (Beneficial).

- Impact 3.4-3 Buildout of the General Plan will result in the increase in use of existing parks such that substantial physical deterioration of the facility could occur or be accelerated. (Less than Significant)

These impacts were identified and discussed on pages 3.4-4 through 8. None of these impacts made reference to the General Plan policies and action items proposed for amendment.

PROPOSED GENERAL PLAN AMENDMENT

As noted above, none of these impacts made reference to the General Plan policies and action items proposed for amendment. Therefore, the amendments would not affect parks, recreation, and public open space impacts because they would not change land use designations or the extent of anticipated urban development. Thus, no new or increased severity of significant parks, recreation, and public open space impacts would occur beyond what was addressed in the General Plan Final EIR. There are no changed circumstances or new information that meets the standard for requiring further environmental review under CEQA Guidelines Section 15162. The City has received development applications for new projects or amendments to existing projects in the City since the adoption of the General Plan, and the Kings County Association of Governments (KCAG) has prepared a Joint Land Use Study for Naval Air Station Lemoore. However, the environmental effects and parks, recreation, and public open space impacts of urban development of these projects, as well as the development areas identified in the Joint Land Use Study, were evaluated in the General Plan EIR. Thus, these circumstances

and information would not result in new or more severe impacts beyond what was addressed in the General Plan Final EIR.

3.5 BIOLOGICAL RESOURCES

PREVIOUSLY IDENTIFIED IMPACTS IN THE LEMOORE GENERAL PLAN FINAL EIR

- Impact 3.5-1 Implementation of the proposed General Plan could result in substantial adverse effects on candidate, sensitive, or special status species, their habitats, or other sensitive vegetation communities. (Significant and Unavoidable)
- Impact 3.5-2 Implementation of the proposed Lemoore General Plan could have a substantial adverse effect on riparian habitat identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service. (Less than Significant)
- Impact 3.5-3 Development under the proposed General Plan could have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means. (Less than Significant)

These impacts were identified and discussed on pages 3.5-14 through 20. All three impacts made reference to General Plan policy CD-I-11 (tree protection). Impact 3.5-1 was identified as significant and unavoidable because development within the City and General Plan Planning Area would result in loss of habitat for sensitive status species, including Swainson's hawk, ferruginous hawk, northern harrier, white-tailed kite, and tricolored blackbird. Impact 3.5-2 was identified as less than significant because the great valley riparian cottonwood forest is located well south of the City outside of the Urban Growth Boundary and not subject to development. Impact 3.5-3 was also identified as less than significant because no direct modifications to known wetlands follow from development under the proposed General Plan. (See Draft EIR pages 3.5-14 through 20)

PROPOSED GENERAL PLAN AMENDMENT

As noted above, all three impacts made reference to adopted General Plan policy CD-I-11. A further analysis of this change is provided below.

Policy CD-I-11

As described earlier and in Attachment A, this policy would be amended to remove cottonwood and eucalyptus from the list of protected trees and provide more flexibility in the implementation of a tree preservation ordinance. These tree types would continue to be protected if they qualify as habitat for special status species. This change would continue to protect the majority of trees identified in the policy, but would remove species that are less successful when not part of a riparian area (cottonwoods) and that are not native to Lemoore and the central valley of California (eucalyptus).

Development resulting from buildout of the General Plan, while affecting only a portion of the habitat within the larger Planning Area, will result in both direct and indirect significant impacts

to plants and wildlife occurring in the Planning Area. The tree preservation and protection policy in CD-I-11 would protect specified “heritage trees” that provide habitat to wildlife. However, even with implementation of all the General Plan policies and mitigation measures identified in the EIR, as well as the proposed changes to policy CD-I-11, potential impacts on sensitive status species, habitat, and wildlife corridors is considered significant and unavoidable primarily due to the conversion of agricultural land and valley sink scrub (sources of habitat and food for various sensitive status species) to urban uses. Therefore, there is no net change in the conclusion to this impact.

Cottonwoods and eucalyptus can provide nesting habitat for sensitive species of aviary, including Swainson’s hawk. Additionally, cottonwoods are typically found in riparian and wetland areas. No direct modifications to known wetlands follow from development under the General Plan. Areas with known wetlands are not proposed for development, and the majority of wetland areas are outside of the Urban Growth Boundary. The proposed change to the policy would clarify the intent such that these trees would not be uniformly protected, but rather be addressed through focused protection in the event the tree(s) were providing habitat for these and other sensitive species. Additional site-specific measures will be identified during CEQA review of specific development proposals made to the City. Given that the intent of this provision (to protect trees as part of the development review process where they provide habitat for special status species) would not be substantially modified, Impacts 3.5-2 and 3 would remain less than significant.

3.6 HYDROLOGY AND WATER QUALITY

PREVIOUSLY IDENTIFIED IMPACTS IN THE LEMOORE GENERAL PLAN FINAL EIR

- Impact 3.6-1 Implementation of the proposed General Plan could indirectly contribute to violations of water quality standards. (Less than Significant)

- Impact 3.6-2 Implementation of the proposed General Plan would result in substantially increased nonpoint source pollution entering storm water runoff and entering the regional storm drain system or surrounding water resources (from either construction or long-term development). (Less than Significant)

- Impact 3.6-3 Implementation of the proposed General Plan would result in storm drainage systems being inadequate to accommodate 100-year flood flows. (Less than Significant)

- Impact 3.6-4 Implementation of the proposed General Plan would result in increased rates and amounts of runoff due to additional impervious surfaces, higher runoff values, or alterations to drainage systems that could cause potential flood hazards. (Less than Significant)

- Impact 3.6-5 Implementation of the proposed General Plan would result in reduced rates of groundwater recharge due to the increased amount of impervious surfaces. (Less than Significant)

- Impact 3.6-6 Implementation of the proposed General Plan would result in development within the 100-year flood zone. (Less than Significant)

These impacts were identified and discussed on pages 3.6-11 through 20. None of these impacts made reference to the General Plan policies and action items proposed for amendment.

PROPOSED GENERAL PLAN AMENDMENT

As noted above, none of these impacts made reference to the General Plan policies and action items proposed for amendment. Therefore, the amendments would not affect hydrology and water quality impacts because they would not change land use designations or the extent of anticipated urban development. Thus, no new or increased severity of hydrology and water quality impacts would occur beyond what was addressed in the General Plan Final EIR. There are no changed circumstances or new information that meets the standard for requiring further environmental review under CEQA Guidelines Section 15162. The City has received development applications for new projects or amendments to existing projects in the City since the adoption of the General Plan, and the Kings County Association of Governments (KCAG) has prepared a Joint Land Use Study for Naval Air Station Lemoore. However, the environmental effects and hydrology and water quality impacts of urban development of these projects, as well as the development areas identified in the Joint Land Use Study, were evaluated in the General Plan EIR. Thus, these circumstances and information would not result in new or more severe impacts beyond what was addressed in the General Plan Final EIR.

3.7 AIR QUALITY

PREVIOUSLY IDENTIFIED IMPACTS IN THE LEMOORE GENERAL PLAN FINAL EIR

- Impact 3.7-1 Implementation of the proposed General Plan would result in a cumulatively considerable net increase of criteria pollutants. Future growth in accordance with the Plan and traffic associated with the Plan would generate emissions exceeding the annual SJVAPCD thresholds for NOx and ROG. (Significant and Unavoidable)

- Impact 3.7-2 Implementation of the proposed General Plan would expose sensitive receptors to substantial pollutant concentrations. (Significant and Unavoidable)

These impacts were identified and discussed on pages 3.7-18 through 22. None of these impacts made reference to the General Plan policies and action items proposed for amendment.

PROPOSED GENERAL PLAN AMENDMENT

As noted above, none of these impacts made reference to the General Plan policies and action items proposed for amendment. Therefore, the amendments would not affect air quality impacts because they would not change land use designations or the extent of anticipated urban development. Thus, no new or increased severity of air quality impacts would occur beyond what was addressed in the General Plan Final EIR. There are no changed circumstances or new information that meets the standard for requiring further environmental review under CEQA Guidelines Section 15162. The City has received development applications for new projects or amendments to existing projects in the City since the adoption of the General Plan, and the Kings County Association of Governments (KCAG) has prepared a Joint Land Use Study for Naval Air Station Lemoore. However, the environmental effects and air quality impacts of urban development of these projects, as well as the development areas identified in the Joint Land Use Study, were evaluated in the General Plan EIR. Thus, these circumstances and

information would not result in new or more severe impacts beyond what was addressed in the General Plan Final EIR.

3.8 NOISE

PREVIOUSLY IDENTIFIED IMPACTS IN THE LEMOORE GENERAL PLAN FINAL EIR

- Impact 3.8-1 New development under the proposed General Plan would cause exterior traffic noise exposure in the “Conditionally Acceptable” (between 60 dB and 70 dB) or “Normally Unacceptable” (between 70 dB and 75 dB) ranges; or cause interior noise levels in habitable rooms in multi-family dwellings to exceed 45 dB due to traffic noise. (Less than Significant)
- Impact 3.8-2 Implementation of the proposed General Plan would potentially expose existing noise-sensitive uses to construction-related noise consisting of groundborne vibration and ambient noise. (Less than Significant)
- Impact 3.8-3 Implementation of the proposed General Plan would expose about 7,000 persons to noise in excess of 65 dB generated by aircraft originating from or destined for the Lemoore Naval Air Station facility. (Significant and Unavoidable)

These impacts were identified and discussed on pages 3.8-12 through 24. Impact 3.8-3 relates to the mapping of noise impacts from NAS Lemoore operations. Since adoption of the General Plan, the Kings County Association of Governments (KCAG) has prepared a Joint Land Use Study for Naval Air Station Lemoore. The Joint Land Use Study resulted in updated noise contours for NAS Lemoore operations. The City proposes to update the General Plan Future Noise Contour map (Figure 8-4 of the General Plan) to reflect the information from the Joint Land Use Study. Impact 3.8-3 was identified as significant and unavoidable given that development is proposed under the General Plan within aircraft overflight areas, namely the west side of Highway 41. (See Draft EIR pages 3.8-20 through 23)

PROPOSED GENERAL PLAN AMENDMENT

As noted above, Impact 3.8-3 relates to the mapping of noise impacts. This map is proposed for amendment for consistency with the Joint Land Use Study. A further analysis of these changes are provided below.

Figure 8-4

As described previously, this figure would be updated for consistency with the Joint Land Use Study. The proposed change would reduce the amount of land impacted by aircraft operations from NAS Lemoore. Figure 8-4 from the General Plan was provided as Figure 3.8-3 in the Draft EIR and Table 3.8-5 of the Draft EIR summarized the acres of urban land exposed to NAS Lemoore noise contours. Based upon the revised contours that are proposed, Table 3.8-5 would be updated as follows, with the edits shown with ~~strikeout~~ for deletion and underline for additions.

TABLE TO BE COMPLETED AFTER BUDGET AMENDMENT

Table 3.8-5 Proposed General Plan Land Use Exposure to NAS Lemoore Noise (acres)

<i>Land Use</i>	<i>60 to 64 dB</i>	<i>65 to 74 dB</i>	<i>Total</i>
Agriculture	1,199	714	1,913
Very Low Density Residential	52	0	52
Low Density Residential	152	256	408
Low Medium Density Residential	53	158	212
Medium Density Residential	5	16	21
Commercial	65	87	151
Neighborhood Commercial	11	0	11
Professional Office	27	0	27
Mixed-Use	0	30	30
Business Park	59	0	59
Industrial	460	230	690
Public/Institutional	12	117	188
Parks/Recreation	50	47	97
Greenway/Detention Basin	34	32	66
Wetlands	54	10	64
Total	2,232	1,758	3,990
<i>Each Contour as Percent of Total Land in Planning Area</i>	<i>18</i>	<i>14</i>	<i>33</i>

Source: Dyett & Bhatia, 2007; City of Lemoore, 2012; PMC, 2012

As shown in the revised figure and in the revision to Table 3.8-5, the result of the proposed amendment would lessen the potential impacts to future development from noise for NAS Lemoore operations. While this change would reduce the impacts, the analysis in the Draft EIR would not change because some new development would remain exposed to aircraft noise. Therefore this impact would remain significant and unavoidable.

3.9 SEISMIC AND GEOLOGIC HAZARDS

PREVIOUSLY IDENTIFIED IMPACTS IN THE LEMOORE GENERAL PLAN FINAL EIR

- Impact 3.9-1 Implementation of the proposed General Plan has the potential to expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death resulting from ground shaking, seismic related ground failure, landslides or liquefaction. (Less than Significant)
- Impact 3.9-2 Implementation of the proposed Lemoore General Plan has the potential to result in substantial soil erosion or the loss of topsoil. (Less than Significant)
- Impact 3.9-3 Implementation of the proposed Lemoore General Plan has the potential to create structural damage from placing development on a potentially unstable geologic unit or soil. (Less than Significant)
- Impact 3.9-4 Implementation of the proposed Lemoore General Plan may have the potential to create risk to life or property by placing development on expansive soils. (Less than Significant)

These impacts were identified and discussed on pages 3.9-12 through 16. None of these impacts made reference to the General Plan policies and action items proposed for amendment.

PROPOSED GENERAL PLAN AMENDMENT

As noted above, none of these impacts made reference to the General Plan policies and action items proposed for amendment. Therefore, the amendments would not affect seismic and geologic hazard impacts because they would not change land use designations or the extent of anticipated urban development. Thus, no new or increased severity of seismic and geologic hazard impacts would occur beyond what was addressed in the General Plan Final EIR. There are no changed circumstances or new information that meets the standard for requiring further environmental review under CEQA Guidelines Section 15162. The City has received development applications for new projects or amendments to existing projects in the City since the adoption of the General Plan, and the Kings County Association of Governments (KCAG) has prepared a Joint Land Use Study for Naval Air Station Lemoore. However, the environmental effects and seismic and geologic hazard impacts of urban development of these projects, as well as the development areas identified in the Joint Land Use Study, were evaluated in the General Plan EIR. Thus, these circumstances and information would not result in new or more severe impacts beyond what was addressed in the General Plan Final EIR.

3.10 HAZARDOUS MATERIALS AND WILDFIRES

PREVIOUSLY IDENTIFIED IMPACTS IN THE LEMOORE GENERAL PLAN FINAL EIR

- Impact 3.10-1 Implementation of the proposed General Plan would increase the probability of hazards to the public or the environment through the routine transport, use, or disposal of hazardous materials or create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials to the environment. (Less than Significant)

- Impact 3.10-2 Facilities developed under the proposed General Plan could emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. (Less than Significant)

- Impact 3.10-3 New development under the proposed General Plan could be located on a site which is included on a list of hazardous materials sites compiled pursuant to government code section 65962.5 and, as a result, could create a significant hazard to the public or the environment. (Less than Significant)

- Impact 3.10-4 Buildout of the proposed General Plan could impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. (Less than Significant)

- Impact 3.10-5 Implementation of the proposed General Plan could increase the likelihood of people or structures being exposed to wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands. (Less than Significant)

These impacts were identified and discussed on pages 3.10-13 through 20. None of these impacts made reference to the General Plan policies and action items proposed for amendment.

PROPOSED GENERAL PLAN AMENDMENT

As noted above, none of these impacts made reference to the General Plan policies and action items proposed for amendment. Therefore, the amendments would not affect hazardous materials and wildfire impacts because they would not change land use designations or the extent of anticipated urban development. Thus, no new or increased severity of hazardous materials and wildfire impacts would occur beyond what was addressed in the General Plan Final EIR. There are no changed circumstances or new information that meets the standard for requiring further environmental review under CEQA Guidelines Section 15162. The City has received development applications for new projects or amendments to existing projects in the City since the adoption of the General Plan, and the Kings County Association of Governments (KCAG) has prepared a Joint Land Use Study for Naval Air Station Lemoore. However, the environmental effects and hazardous materials and wildfire impacts of urban development of these projects, as well as the development areas identified in the Joint Land Use Study, were evaluated in the General Plan EIR. Thus, these circumstances and information would not result in new or more severe impacts beyond what was addressed in the General Plan Final EIR.

3.11 CULTURAL RESOURCES

PREVIOUSLY IDENTIFIED IMPACTS IN THE LEMOORE GENERAL PLAN FINAL EIR

- Impact 3.11-1 New development under the proposed General Plan has the potential to adversely affect historic resources that appear on National or State historical or archaeological inventories or may be eligible for inclusion on such lists. (Less than Significant)

- Impact 3.11-2 New development within the Planning Area has the potential to disrupt undiscovered archaeological resources and human remains. (Less than Significant)

- Impact 3.11-3 Implementation of the proposed General Plan could adversely affect unidentified paleontological resources. (Less than Significant)

These impacts were identified and discussed on pages 3.11-9 through 16. None of these impacts made reference to the General Plan policies and action items proposed for amendment.

PROPOSED GENERAL PLAN AMENDMENT

As noted above, none of these impacts made reference to the General Plan policies and action items proposed for amendment. Therefore, the amendments would not affect cultural impacts because they would not change land use designations or the extent of anticipated urban development. Thus, no new or increased severity of cultural impacts would occur beyond what was addressed in the General Plan Final EIR. There are no changed circumstances or new information that meets the standard for requiring further environmental review under CEQA Guidelines Section 15162. The City has received development applications for new projects or amendments to existing projects in the City since the adoption of the General Plan, and the Kings County Association of Governments (KCAG) has prepared a Joint Land Use Study for Naval Air Station Lemoore. However, the environmental effects and cultural impacts of urban development of these projects, as well as the development areas identified in the Joint Land Use Study, were evaluated in the General Plan EIR. Thus, these circumstances and

information would not result in new or more severe impacts beyond what was addressed in the General Plan Final EIR.

3.12 VISUAL RESOURCES

PREVIOUSLY IDENTIFIED IMPACTS IN THE LEMOORE GENERAL PLAN FINAL EIR

- Impact 3.12-1 Implementation of the proposed General Plan has the potential to adversely affect scenic views of peripheral agricultural lands, grasslands, and wetlands as seen from public viewing areas from inside Lemoore. (Less than Significant)

- Impact 3.12-2 Implementation of the proposed General Plan will alter the scale and visual character of the City. (Less than Significant)

- Impact 3.12-3 Implementation of the proposed General Plan will create new sources of light or glare and affect the night sky. (Less than Significant)

- Impact 3.12-4 Implementation of the proposed General Plan will change the existing visual quality of Lemoore’s edges and entryways. (Less than Significant)

These impacts were identified and discussed on pages 3.12-1 through 12. Impact 3.12-2 made reference to General Plan policy CD-I-11 (tree protection). This impact was identified as less than significant given that the General Plan contains many policies that apply to community design issues. These policies are carefully designed to ensure new developments maintain a high degree of harmony with the environmental setting and to preserve the small-town feel of the City. These policies call for landscaped roadways, new parkways, visual buffers along commercial and industrial areas, and other measures to maintain or improve the aesthetic quality of the City. (See Draft EIR pages 3.12-5 and 8)

PROPOSED GENERAL PLAN AMENDMENT

As noted above, Impact 3.12-2 made reference to adopted General Plan policy CD-I-11 as well as policies related to parkways along public streets. A further analysis of these changes are provided below.

Policy CD-I-11

As described earlier and in Attachment A, this policy would be amended to remove cottonwood and eucalyptus from the list of protected trees and provide more flexibility in the implementation of a tree preservation ordinance. These tree types would continue to be protected if they qualify as habitat for special status species. This change would continue to protect the majority of trees identified in the policy, but would remove species that are less successful when not part of a riparian area (cottonwoods) and that are not native to Lemoore and the central valley of California (eucalyptus). Given that the intent of this provision (to protect trees as part of the development review process) would not be substantially modified, this impact would remain less than significant.

Modification to Parkway Requirements

Impact 3.12-2 also made reference to policies in the General Plan that require the installation of parkways along roadways. These parkways were primarily intended to provide visual interest along the street, but also to provide a physical barrier between the roadway and sidewalk. The proposed General Plan Amendment, would reduce the parkway width along Local Streets from seven feet to five feet. The planting of a street tree is still required, but the location may be either within the parkway or behind the sidewalk within the utility area at the discretion of the developer/property owner. Thus, the end result is the same visual buffer along streets. Given that the intent of this provision would not be substantially modified, this impact would remain less than significant.

3.13 ENERGY USE AND CLIMATE CHANGE

PREVIOUSLY IDENTIFIED IMPACTS IN THE LEMOORE GENERAL PLAN FINAL EIR

- Impact 3.13-1 Development under the proposed General Plan will result in a substantial increase in total vehicle miles traveled (VMT) as well as an increase in VMT per capita, potentially leading to an increase in the per capita generation of greenhouse gases. (Unknown Significance)

- Impact 3.13-2 Development under the proposed General Plan will result in a substantial increase in the total amount of electricity energy consumed by residential and non-residential users in Lemoore. (Unknown Significance)

These impacts were identified and discussed on pages 3.13-5 through 12. None of these impacts made reference to the General Plan policies and action items proposed for amendment.

PROPOSED GENERAL PLAN AMENDMENT

As noted above, none of these impacts made reference to the General Plan policies and action items proposed for amendment. Therefore, the amendments would not affect energy use and climate change impacts because they would not change land use designations or the extent of anticipated urban development. Thus, no new or increased severity of energy use and climate change impacts would occur beyond what was addressed in the General Plan Final EIR. There are no changed circumstances or new information that meets the standard for requiring further environmental review under CEQA Guidelines Section 15162. The City has received development applications for new projects or amendments to existing projects in the City since the adoption of the General Plan, and the Kings County Association of Governments (KCAG) has prepared a Joint Land Use Study for Naval Air Station Lemoore. However, the environmental effects and energy use and climate change impacts of urban development of these projects, as well as the development areas identified in the Joint Land Use Study, were evaluated in the General Plan EIR. Thus, these circumstances and information would not result in new or more severe impacts beyond what was addressed in the General Plan Final EIR.

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