

RESOLUTION NO. 2018-18

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LEMOORE
APPROVING GENERAL PLAN AMENDMENT NO. 2018-01 TO CHANGE THE
PLANNED WIDTH OF BUSH STREET BETWEEN MARSH DRIVE AND SEMAS
DRIVE FROM SIX LANES TO FOUR LANES**

WHEREAS, the City of Lemoore's General Plan, adopted in 2008, identifies the planned width of Bush Street west of Highway 41 as between four and eight lanes; and

WHEREAS, an Environmental Impact Report (EIR) was certified for the 2008 General Plan, which identified environmental effects of future citywide development under the General Plan, including significant effects, mitigated effects, and insignificant effects; and

WHEREAS, the 2008 General Plan EIR concluded that the build-out of the 2008 General Plan would have a less than significant impact on the local transportation system; and

WHEREAS, Victory/Pharris Development, LLC controls three properties adjacent to the segment of Bush Street west of State Highway 41; and

WHEREAS, Victory/Pharris Development, LLC (agent: Tim Palmquist) has requested that the Lemoore General Plan be amended to change the planned width of Bush Street west of State Highway 41 from the six lanes to four lanes; and

WHEREAS, Table 4.3 in the 2008 General Plan indicates that Bush Street west of Semas Drive, when it was analyzed in 2008, will operate at Level of Service (LOS) C or better with four lanes at the planned build-out, and that Bush Street between Semas Drive and State Highway 41 will operate at LOS C or better with six lanes at the planned build-out; and

WHEREAS, since 2008, land that was identified for residential development in the General Plan has been redesignated as future wetlands, thereby reducing the future traffic demand on Bush Street west of Semas Drive to a level less than what was analyzed in 2008; and

WHEREAS, no land use designation changes are proposed; and

WHEREAS, the Lemoore Planning Commission held a duly noticed public hearing at its April 9, 2018, meeting and recommended approval of the general plan amendment; and

WHEREAS, the Lemoore City Council held a duly noticed public hearing at its May 1, 2018 meeting.

NOW THEREFORE, BE IT RESOLVED that the City Council of the City of Lemoore makes the following findings regarding California Environmental Quality Act (CEQA) compliance:

1. An environmental impact report (EIR) was prepared and certified when the General Plan was adopted in 2008.

2. Pursuant to Section 15183 of the CEQA Guidelines (14 Cal. Code Regs. §15183), environmental review for this project shall be limited to examination of any significant project-specific environmental effects not analyzed in the 2008 General Plan EIR.
3. There are no project-specific environmental effects peculiar to this project.
4. There are no environmental effects that were not analyzed in the 2008 General Plan EIR.
5. There are no potentially significant off-site impacts and cumulative impacts which were not discussed in the EIR prepared for the 2008 General Plan.
6. No mitigation measures from the 2008 General Plan EIR are relevant or have been made part of the project.
7. The change to four lanes is consistent with the 2008 General Plan because the analysis in the General Plan states that four lanes at general plan build-out would result in a traffic LOS C, which is below the General Plan's threshold of significance for traffic.
8. The project has no effect on the density of development in the 2008 General Plan. General plan amendments approved after 2008 have reduced the density of development in the surrounding area, which will reduce the projected traffic on Bush Street west of Semas Drive.
9. Based on the above findings, CEQA requires no additional environmental review for the proposed General Plan Amendment.

BE IT FURTHER RESOLVED that the City Council of the City of Lemoore hereby approves General Plan Amendment No. 2018-01 to approve a change to Bush Street from six lanes to four lanes only from Marsh Drive to Semas Drive based on the evidence presented and the following specific findings:

1. The general plan amendment is in the public interest, and the General Plan, as amended, will remain internally consistent.
2. Table 4.3 in the General Plan indicates that Bush Street west of Semas Drive will still operate at LOS C or better with four lanes when it was analyzed when the General Plan was updated in 2008.
3. Since 2008, land that was identified for residential development in the General Plan has been redesignated as future wetlands, thereby reducing the future traffic demand on Bush Street west of Semas Drive to even less than what was analyzed in 2008.

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PASSED AND ADOPTED by the City Council of the City of Lemoore at a Regular Meeting held on 1st day of May 2018 by the following vote:

AYES: Chedester, Neal, Brown, Blair, Madrigal
NOES: None
ABSENT: None
ABSTAIN: None

ATTEST:


Mary J. Venegas
City Clerk

APPROVED:


Ray Madrigal
Mayor

