



6/2/2020
City Council Meeting

**Handouts received after
agenda posted**



DEPARTMENT OF THE NAVY
COMMANDING OFFICER
NAVAL AIR STATION
700 AVENGER AVENUE
LEMOORE, CALIFORNIA 93246-5001

IN REPLY REFER TO:
3124
Ser N00/363
20 MAY 2020

Mr. Eddie Neal
Mayor, City of Lemoore
711 W. Cinnamon Drive
Lemoore, CA 93245

Mayor Neal:

Thank you for the opportunity to comment on RESOLUTION NO. 2020-05 Passed by the Planning Commission on May 11, 2020. The resolution passed approving General Plan Amendment NO. 2020-02, Zoning Map Amendment NO.2020-02, Planned Unit Development NO. 2020-01, and Tentative Subdivision Map Tract 848. It also approved a major Site Plan Review NO. 2020-01 to divide 54.1 acres into 362 single-family lots, a park and for approval of new single-family home master plans located south of Bush Street and East of College Avenue in the city of Lemoore.

We contend that allowing for residential construction underneath an existing low level Ground Control Approach (GCA) pattern (Enclosure) exposes residents and aircrews to health and safety risks, thereby undermining Findings #4 and #5 of RESOLUTION NO. 2020-05.

Finding #4 provides for, "The Planned Unit Development (PUD)" is compatible and in conformity with public convenience, general welfare, and good land use and zoning practice. The PUD provides for alternative development standards that will increase the density of the site while avoiding negative impacts." While finding #5 requires that, "***The PUD will not be detrimental to the health, safety, and general welfare of the City.***"

The November 2010 Naval Air Station (NAS) Lemoore Air Installations Compatible Use Zones Report projects an average of 210,000 flight operations of which 9,178 are flown using GCA patterns. GCA pattern 2RG1/4LG1 are located above the proposed Subdivision Map Tract 848.

An additional concern relates to noise caused by aircraft and military operations. We appreciate the Planning Commission's attempt to address this issue by recommending approval of the "Mitigated Negative Declaration", subject to conditions #16 and #17. However, we contend that the Planning Commission did not consider the impact to future residents noted in the Environmental Impact Report (EIR) adopted by the city of Lemoore in May 2008 and Navy's Final Environmental Impact Statement (EIS) for US Navy F-35C West Coast Homebasing completed in May 2014.

Condition #16 requires, "In conjunction with approval of the Final Map, an easement shall be recorded on all lots created identifying that the property is near a *military installation subject to high aircraft noise, low level aircraft, aircraft tests, and/or other military related issues.*" The adopted city of Lemoore EIR projects that up to 23 percent of 7,000 new residents exposed to elevated noise will be "highly annoyed." The EIR characterizes future impacts as "significant and unavoidable" despite proposed mitigations.

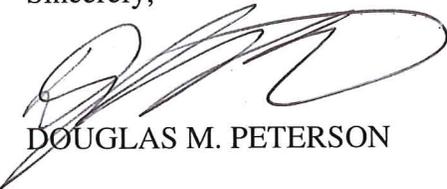
Condition #17 requires, "New residences shall be constructed so as to attain an *indoor noise level of 45 decibels (45 dB CNEL)*, in accordance with noise attenuation standards of the City adopted building code." The EIS projects that future residents living underneath the GCA pattern 2RG1/4LG1 will be subjected to Sound Exposure Levels (SEL) ranging from 89 to 101 decibels.

There are many historical precedents in the communities throughout the United States demonstrating the inevitability of conflict when residential areas are developed under flight routes. A very small percentage of an otherwise supportive community often has a disproportionally large impact, resulting in issues that will adversely impact both the Navy and local governments. NAS Lemoore respectfully recommends that the City Council suspend its decision until the city, Navy, potential developer and private citizens can fully explore alternatives to the current proposal that address the above concerns.

My staff and I appreciate your consideration and willingness to consider our input. I am confident that together, we will find alternatives which will allow our community to grow, provide for the health and safety of our citizens, and allow our installation to continue operating in a safe and hazard free operating environment.

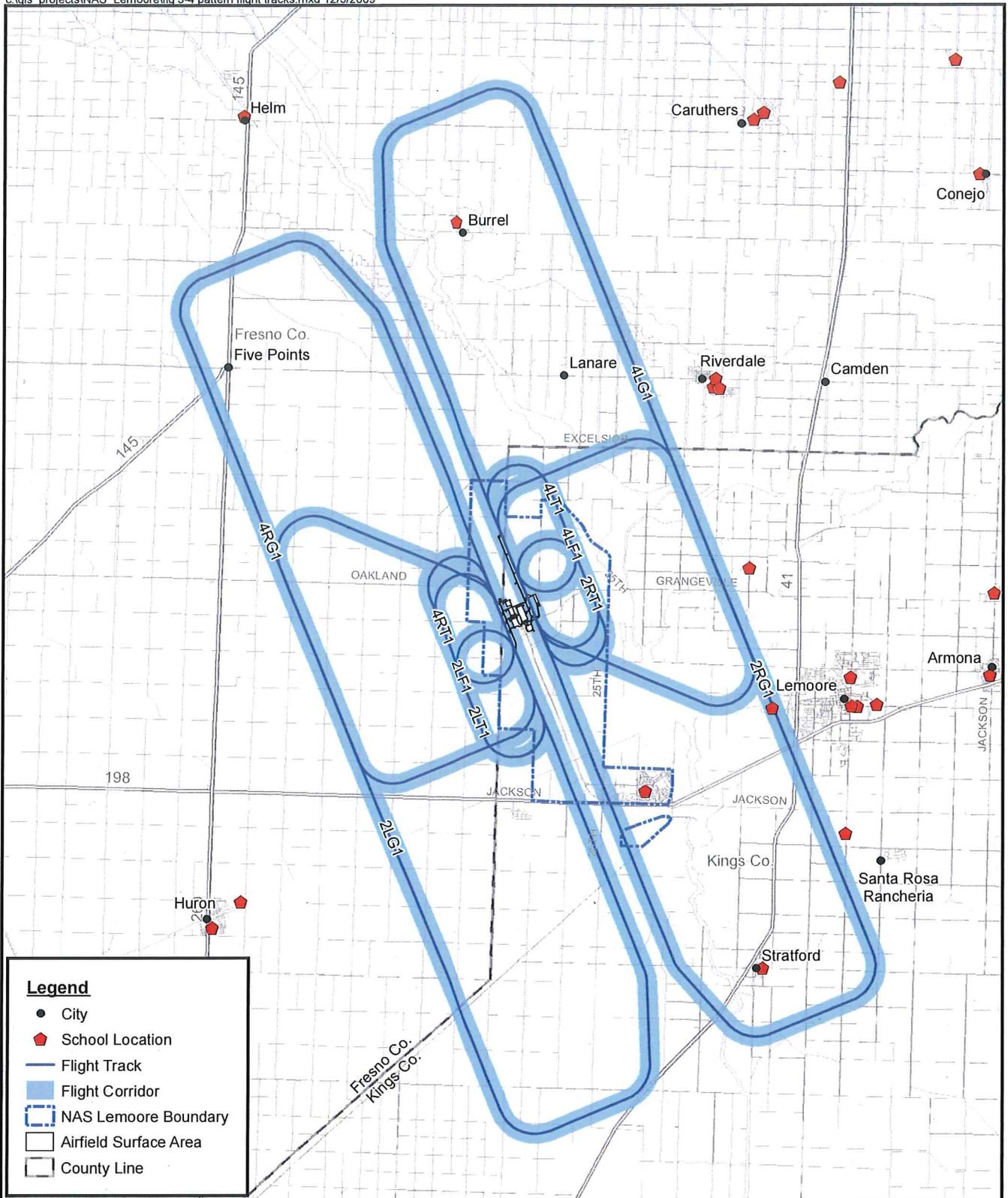
My point of contact for this matter is Mr. Roman V. Benitez, who can be reached at COMM: (559) 998-4093 or email: roman.benitez@navy.mil.

Sincerely,



DOUGLAS M. PETERSON

Enclosure: NAS Lemoore GCA Flight Patterns



Legend

- City
- ⬠ School Location
- Flight Track
- ▬ Flight Corridor
- ▭ NAS Lemoore Boundary
- ▭ Airfield Surface Area
- ▭ County Line

Figure 3-4
 Pattern (GCA/FCLP) Flight Tracks (Fixed Wing)
 NAS Lemoore
 Lemoore, California

NAS Lemoore
Lemoore, California

0 1 2 4 6 8
 Miles
 Scale 1:250,000

**NAS Lemoore Testimony to the Lemoore City Council
CAPT Douglas M. Peterson, 2 June 2020**

Good evening Mayor Neal and Lemoore City Council. I am CAPT Douglas M. Peterson, Commanding Officer Naval Air Station Lemoore, 700 Avenger Avenue, Lemoore CA 93246.

On May 11, 2020, the Lemoore City Council unanimously passed RESOLUTION NO. 2020-05. The resolution approved General Plan Amendment NO. 2020-02, Zoning Map Amendment NO.2020-02, Planned Unit Development NO. 2020-01, and Tentative Subdivision Map Tract 848. It also approved a major Site Plan Review NO. 2020-01 to divide 54.1 acres into 362 single-family lots, a park and for approval of new single-family home master plans located south of Bush Street and East of College Avenue in the city of Lemoore.

NAS Lemoore is concerned that the resolution will lead to; “encroachment to mission,” “incompatible development,” “subject individuals to high aircraft noise” and expose our aircrew and future Lemoore residents to unnecessary “health and safety” risks.

In addition to previous comments submitted via a letter dated May 20, 2020, I offer the following concerns;

- a. Encroachment to mission: Is defined as, “External influences threatening or constraining military activities required for missions activities of a military installation.” NAS Lemoore was commissioned in 1961, when, conducting flight operations out of NAS Alameda was no longer feasible. The sea level elevation, remoteness and perfect flying weather made Lemoore the ideal location to construct the Navy’s largest and newest west coast master jet base. Allowing for residential construction underneath a pre-existing flight corridor will encroach on NAS Lemoore’s mission.

- b. Incompatible development: Is defined as, “land use activity and civilian development activity that adversely affects the utility or training and readiness missions of a military installation.” Allowing for residential development underneath the Ground Control Approach (GCA) patterns 2RG1/4LG1 is incompatible with NAS Lemoore’s mission and will affect mission readiness.

**NAS Lemoore Testimony to the Lemoore City Council
CAPT Douglas M. Peterson, 2 June 2020**

- c. Aircraft Noise: Locally based F/A-18 Super Hornets, F-35C Joint Strike Fighters and various other visiting aircraft use the GCA Box mid-downwind pattern. Once in the pattern, the aircraft fly at approximately 1,800 feet mean sea level at 250 to 320 knots. Future residents will be exposed to Sound Exposure Levels (SEL) ranging from 89 to 101 decibels.**

- d. Exposure to unnecessary health and safety risks: The Ground Control Approach (GCA) 2RG1/4LG1 patterns were established circa 1961 and are located above the proposed 362 single-family home subdivision. The pattern is used to vector aircraft into the airfield during inclement weather or when conducting instrument training for our aircrew. NAS Lemoore averages 210,000 flight operations per year of which 9,178 are flown using the GCA patterns.**

I recommend that the City Council table its decision on taking further action on the resolution before you and in partnership with NAS Lemoore, pursue a “compatible use” planning grant through the Office of Economic Adjustment (OEA). The grant will assist the city and NAS Lemoore to develop a plan that will support the city’s smart growth initiatives and NAS Lemoore’s mission.

OEA’s Military Installation Sustainability Program (MISP) is designed to provide technical and financial assistance to states and local governments. The intent of the program is to analyze and implement actions necessary to foster, protect, and enhance military installation sustainability. <https://oea.gov/our-programs/military-installation-sustainability>

In August 2011, NAS Lemoore and the City of Lemoore completed a Joint Land Use Study (JLUS). MISP will assist with implementing the JLUS compatible land use recommendation.

Previous City Manager Ms. Andy Welsh and my team had initiated discussions on pursuing a (MISP) grant through OEA but with her departure, the effort stopped.

I encourage the City Council to restart this effort.

Please let me know if my staff or I can be of any assistance in providing additional information or in developing this proposal.

Clark, Kristin

From: Van Horn, Stuart
Sent: Monday, June 01, 2020 8:43 AM
To: Clark, Kristin
Cc: Isaac, Donna
Subject: RE: City Council Meeting

Kristin, good morning and welcome back. We made it safely yesterday afternoon. I hope your week was a good one. Here is a brief statement for the Lemoore City Council meeting:

Good evening. Stuart Van Horn, 341 N 19th 1/2 Ave.

A few months ago, I visited with you to update our continuing efforts to provide access to higher education in the city and surrounding communities. I spoke to you about our efforts to grow the college and highlighted a number of innovative services designed to shorten time to completion and lower student cost. A lot has changed since then. The COVID pandemic substantially affected our resources, but not our resolve.

You may also recall our vision to grow our Lemoore college is in alignment with the master plan for the city. The Lennar project links seamlessly with our district's strategic plan and we remain poised to deliver education using our innovative technology platforms and connect our training programs to workforce needs of employers in the region. We've continued to seek out potential partners to mature college services, our menu of partnerships, student scholarships, and broadened our commitment to making a difference in our community. Our students have expanded work-based learning in this community and our commitment to supporting community initiatives remains a core tenant of our vision.

The Lennar project, in our view, represents an essential development opportunity. The project has the potential to be a key step with much needed development of infrastructure west of highway 41. This is a key moment for us, the city and our district. As I said a few months ago, the trinity of Lemoore NAS, Leprino Foods, and West Hills will continue to work together and coexist peacefully while jointly supporting the opportunity for increased social mobility for our citizens. This represents opportunity for all three entities and the city. I urge your support of the project. Thank you.

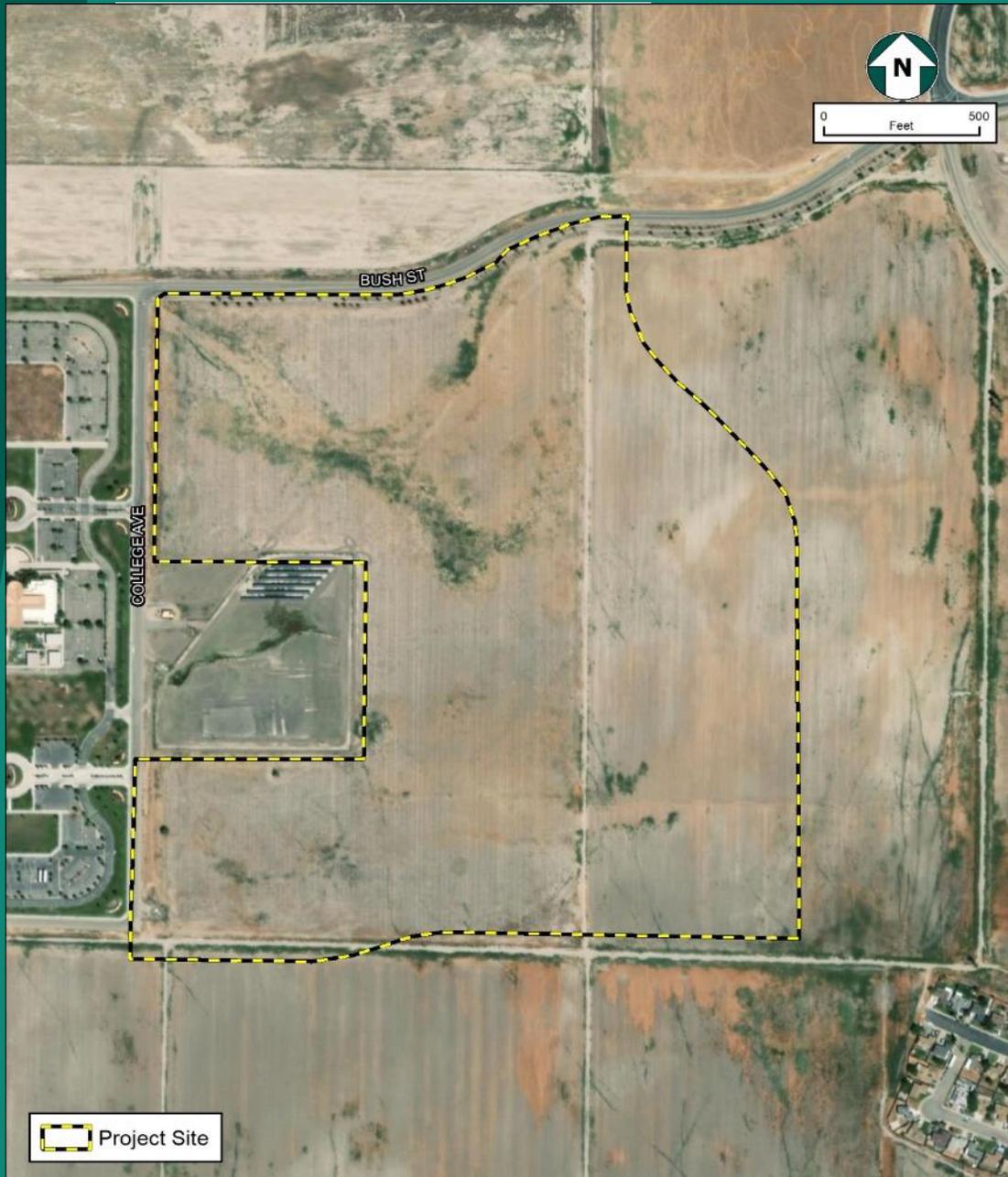
Stuart Van Horn
Chancellor
West Hills CCD

-----Original Message-----

From: Clark, Kristin <kristinclark@whccd.edu>
Sent: Friday, May 29, 2020 2:32 PM
To: Van Horn, Stuart <stuartvanhorn@whccd.edu>
Subject: City Council Meeting

Hi Stu,

I hope your drive up north went well.



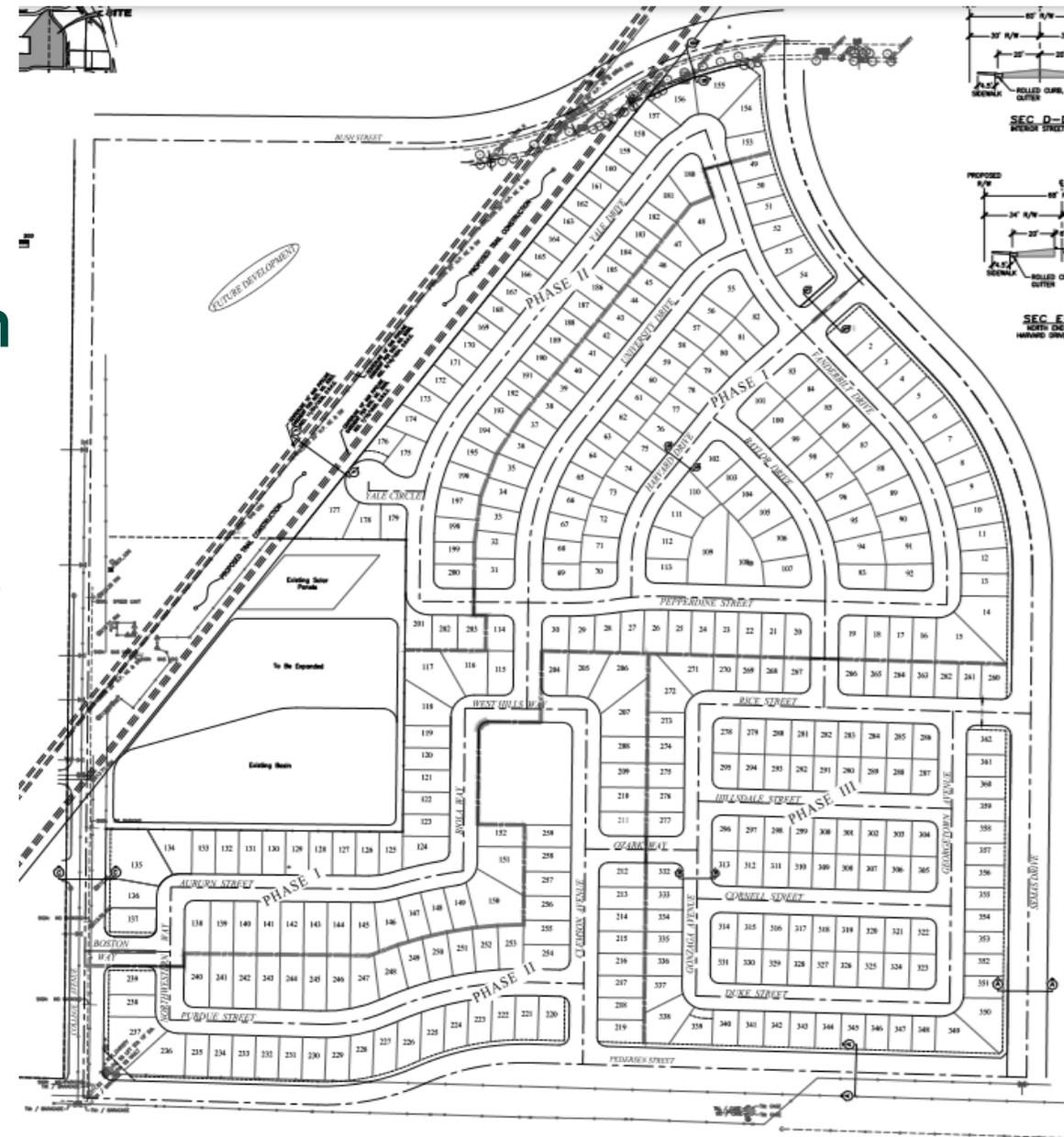
Lemoore City Council Public Hearing

General Plan Amendment No. 2020-02
Zoning Map Amendment No. 2020-02
Planned Unit Development No. 2020-01
Tentative Subdivision Map 848
Major Site Plan Review 2020-01

June 2, 2020

A request by Lennar Homes for five approvals to develop a 362-lot single-family residential subdivision in three phases.

Located on the southeast corner of Bush Street and College Avenue.



General Plan
Amendment
No. 2020-02

and

Zoning Map
Amendment
No. 2020-02

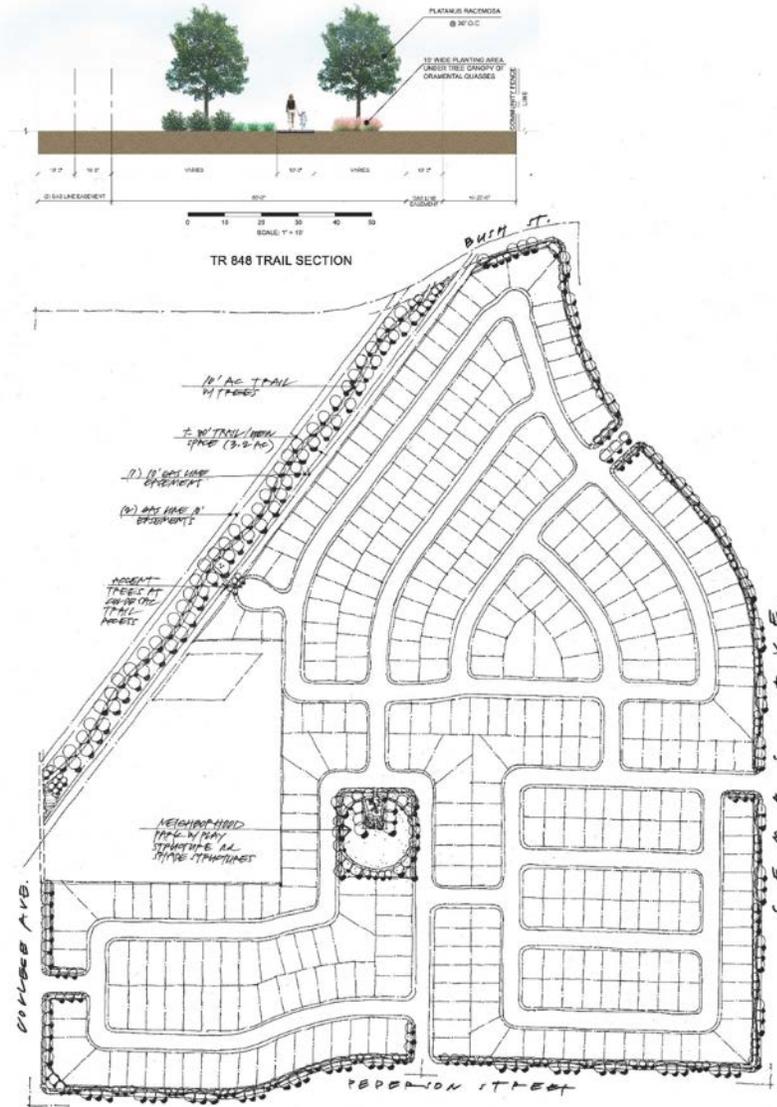


Existing



Proposed

Planned Unit Development No. 2020-01



Park, Trail, Landscaping

	Required by Zoning Ordinance	Planning Commission Recommendation for this PUD
Front to Living Space (minimum)	18 feet with 2-foot stagger from adjacent homes 12 feet to covered porch	12 feet to one-story Exception - See note 12 feet to covered porch 15 feet to two-story
Front to Garage (minimum)	20 feet	20 feet
Interior Side (minimum)	5 feet for one-story 10 feet for two-story	5 feet (all)
Street Side (minimum)	15 feet	10 feet
Rear (minimum)	10 feet for one-story 15 feet for two-story	10 feet for one-story 15 feet for two-story
Height (maximum)	35 feet	35 feet
<p>Note – Planning Commission Recommendation would be that Plan 7512 (Olive) may have a 10-foot minimum front setback to living space on lots less than 84 feet deep. Plan 7512 (Olive) shall not be allowed to be constructed on corner lots less than 84 feet deep.</p>		

Building Setbacks

Tentative Subdivision Map 848

Phase I

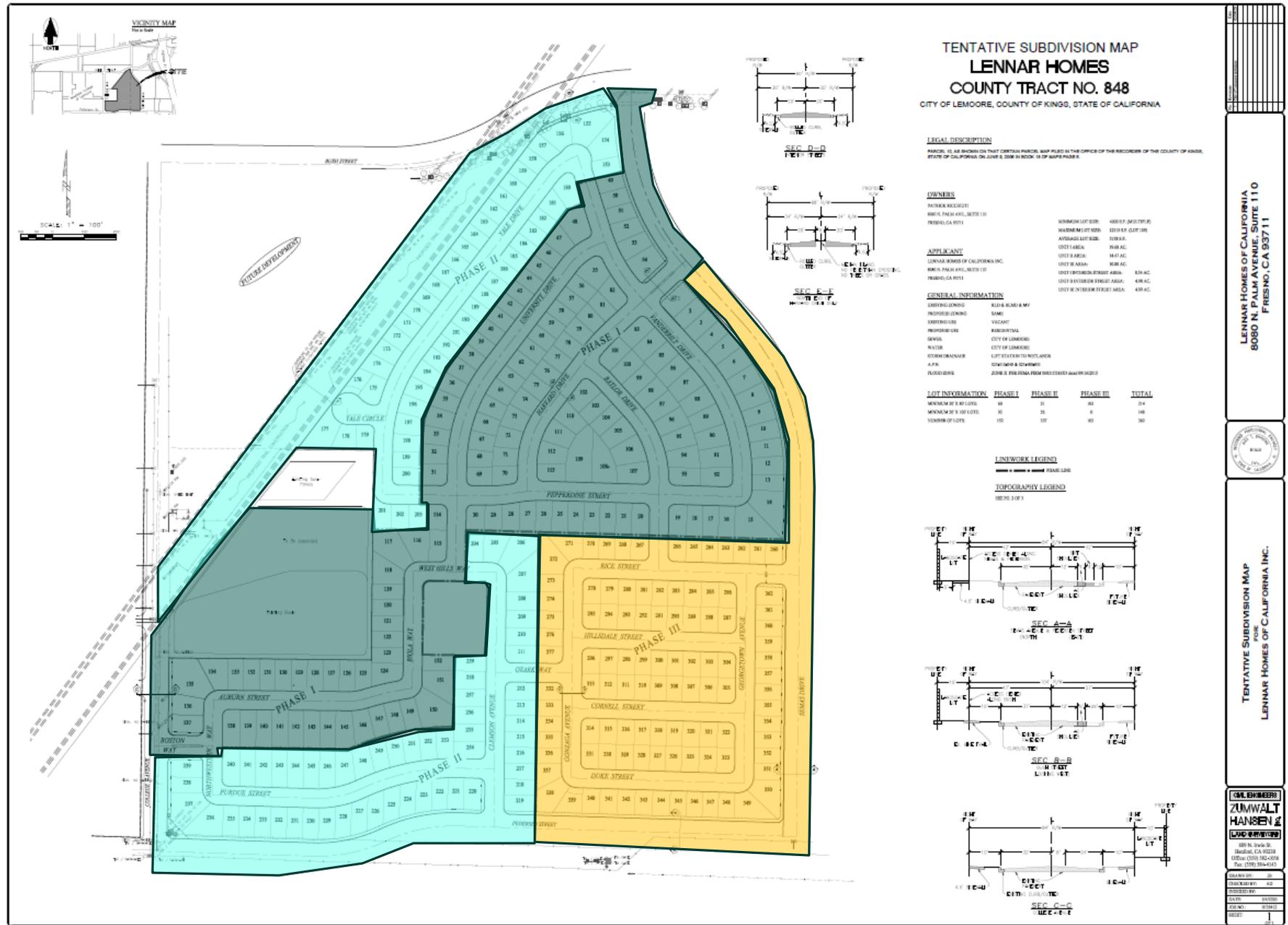
152 homes

Phase II

107 homes

Phase III

103 homes



LENNAR HOMES OF CALIFORNIA
 8080 N. PALM AVENUE, SUITE 110
 FRESNO, CA 93711

TENTATIVE SUBDIVISION MAP
 LENNAR HOMES OF CALIFORNIA, INC.

COLLEEN ZUMWALT HANSEN
 L.A.C. 00000000
 800 N. Park St.
 Redding, CA 96001
 (530) 242-4058
 Fax: (530) 242-4043

DATE: 05/20/2010
 TIME: 10:00 AM
 SHEET: 10

The Aria Plan 4021

The Cadence Plan 4022

The Harmony, Plan 4024

The Overture, Plan 4025

The Rhapsody, Plan 4027

Major Site Plan Review No. 2020-01



Five Home Plans for 50' x 100' lots with two elevations each



Major Site Plan Review No. 2020-01

Four Home Plans for 50' x 80' lots with three elevations each

The Plum, Plan 7511



1,460 SQUARE FEET

The Olive, Plan 7512



1,635 SQUARE FEET

The Dewberry, Plan 7514



2,086 SQUARE FEET

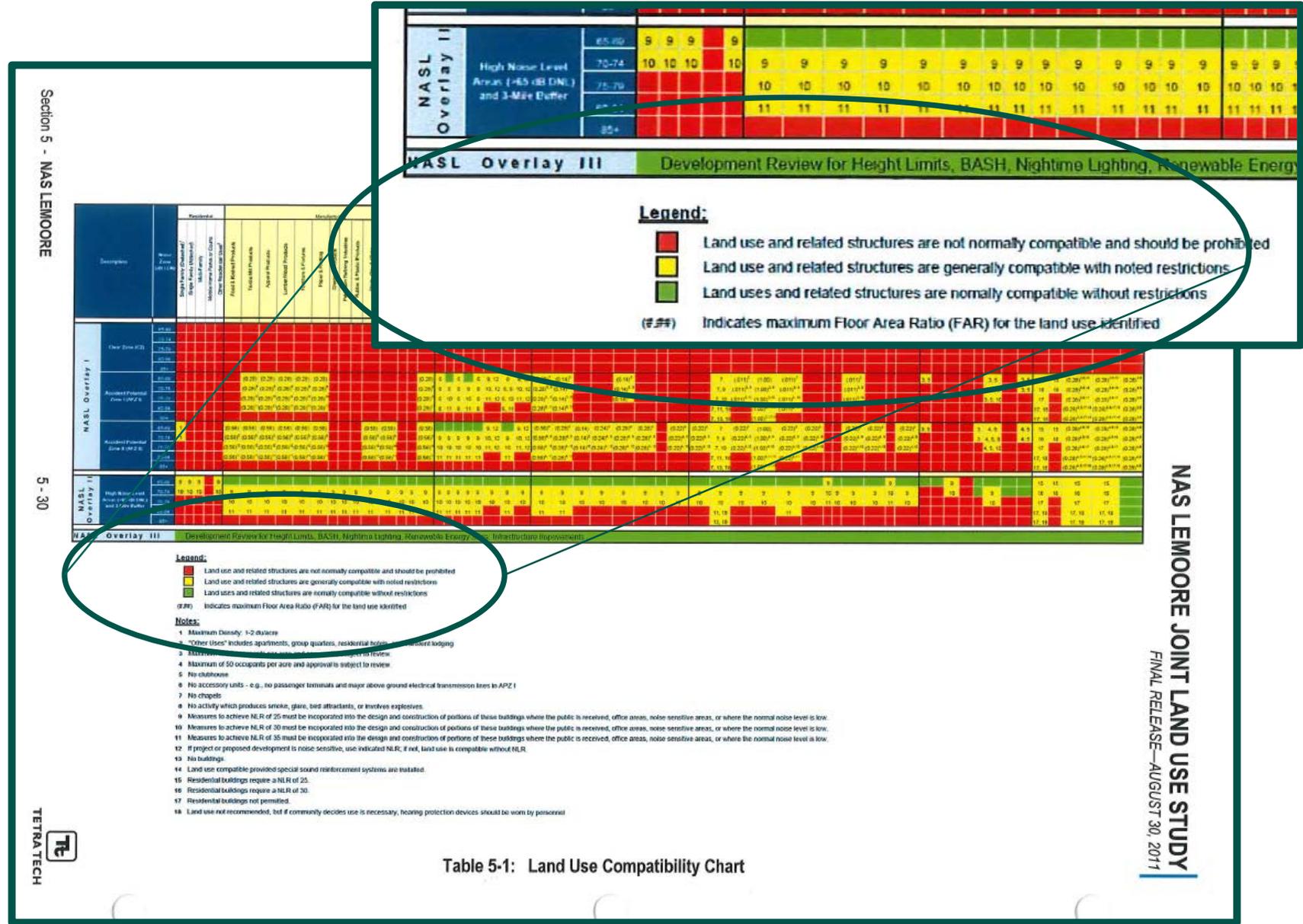
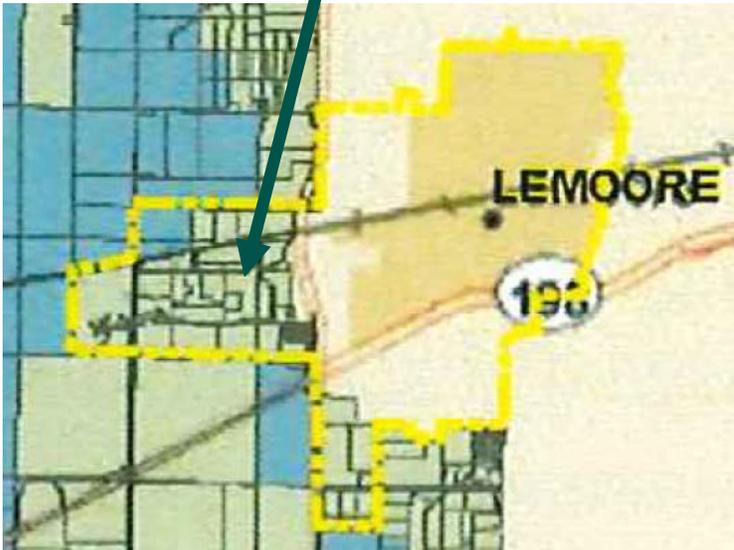
The Persimmon, Plan 7515



2,985 SQUARE FEET

NAS Lemoore Joint Land Use Study (2011)

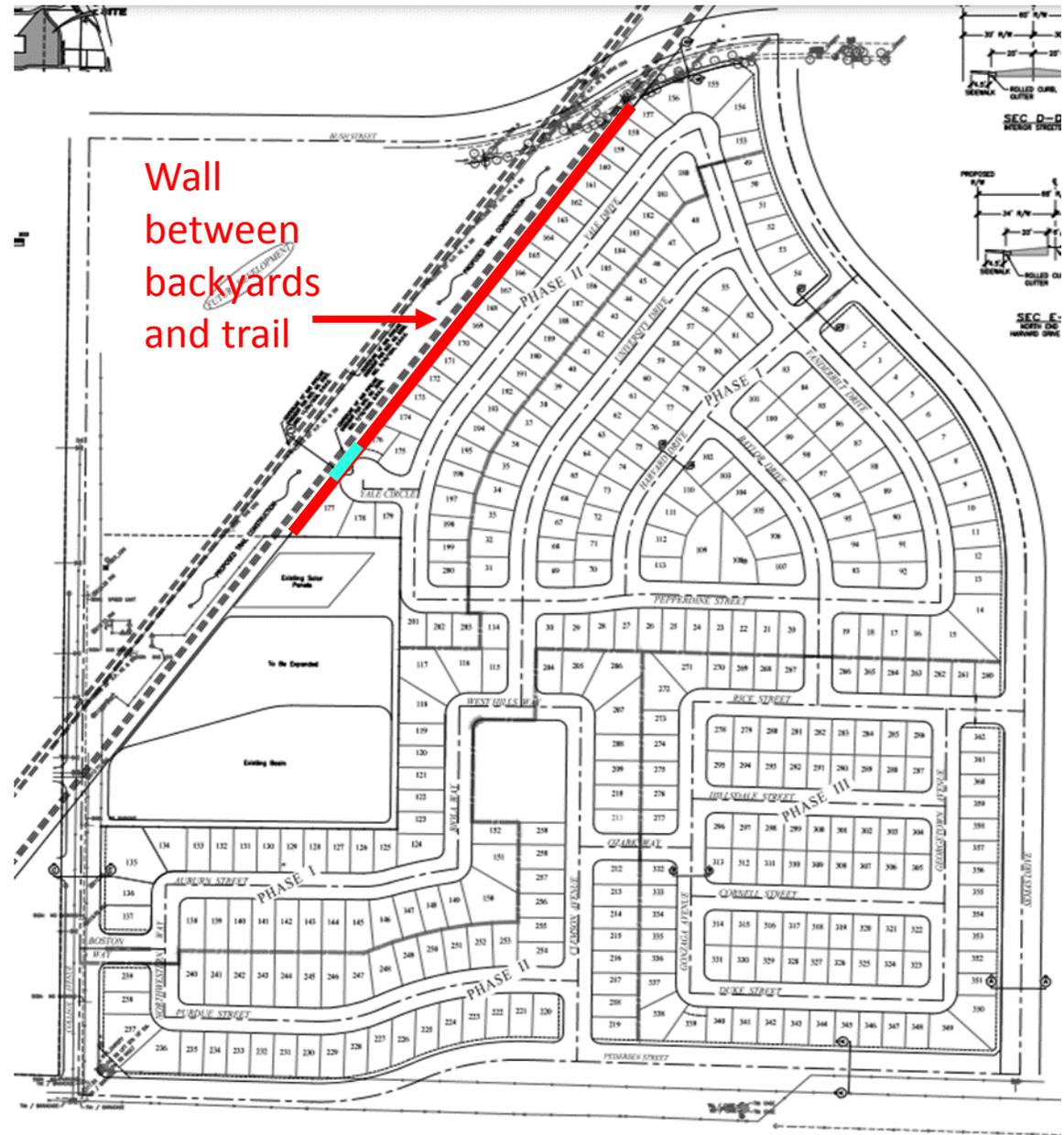
Site is located in NASL Overlay III (green area)



Changes to Recommendation after Planning Commission Hearing:

Staff met with the applicant at their request to discuss modifications to the conditions. Based on those discussions, Staff recommends the following condition modifications:

1. The condition regarding fencing along the trail/gas line easement be changed to require a block wall with wrought iron fence and gate at the cul-de-sac.
2. Remove the condition to add concrete walkways for all homes from the driveway to the side garage door with a 4' x 12' concrete area behind the fence for storing 3 refuse containers.



Recommendation:

1. Hold a public hearing and listen to testimony
2. Approve the components of the project in the following order:

- A) Adopt Resolution No. 2020-19, approving the mitigated negative declaration and General Plan Amendment No. 2020-02
- B) Introduce Ordinance No. 2020-05, approving Zoning Map Amendment No. 2020-02, and waive the first reading
- C) Introduce Ordinance No. 2020-06, approving Planned Unit Development No. 2020-01, and waive the first reading
- D) Adopt Resolution No. 2020-20 approving Tentative Subdivision Map 848 and Major Site Plan Review No. 2020-01 in accordance with the findings and conditions in the resolution, **and with the modifications to the conditions as stated by the Council.**

The two ordinances will be brought back for a second reading at the next Council meeting. This will be the final approval.

