

2 Project Description

The project analyzed in this EIR is the proposed 2030 Lemoore General Plan. A city's general plan has been described as its constitution for development; it establishes the framework for decisions on how to grow, how to provide public services and facilities, and how to protect and enhance the environment. The proposed General Plan is intended to address growth and development over the next 23 years.

Under California Government Code Section 65300 et. seq., cities are required to prepare a general plan that establishes policies and standards for future development, housing affordability, and resource protection for the entire planning area. By law, a general plan must be an integrated, internally consistent statement of City policies. Section 65302 requires that the general plan include the following seven elements: Land Use, Circulation, Housing, Conservation, Open Space, Noise, and Safety. Additional elements may be included in the general plan as well, at the discretion of the City. Optional elements in the proposed 2030 Lemoore General Plan include Parks and Recreation, Community Design, and Public Facilities and Services. Housing is not included in this General Plan because the Element was updated in 2003. All elements have equal weight, and no one element supersedes another. Cities may amend the general plan four times a year (each amendment may include any number of changes), and cities are encouraged to keep the plan current through regular updates.

This chapter provides background information regarding the Lemoore Planning Area regional location and boundaries, Plan objectives and key themes, an overview of anticipated buildout conditions, key Plan policies, and a summary of implementation and monitoring responsibilities. Additional details are provided in the 2030 Lemoore General Plan itself. This project description provides the basis for the environmental analysis in Chapter 3.

2.1 REGIONAL LOCATION AND PLANNING BOUNDARIES

REGIONAL 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 regional setting is depicted in **Figure 2.1-1**.

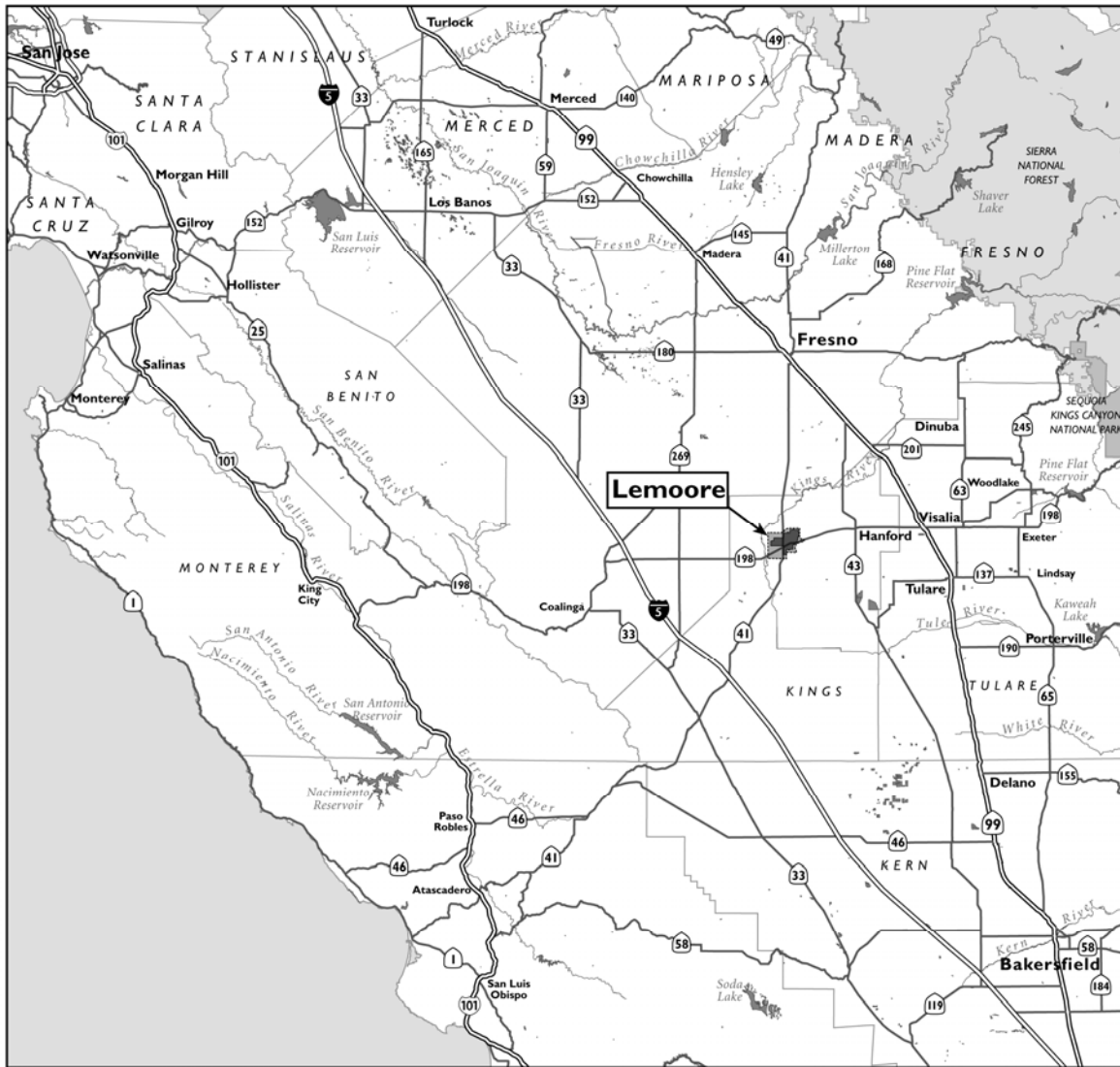


Figure 2.1-1
Regional Location

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.¹

PLANNING BOUNDARIES

The City of Lemoore exhibits characteristics of many Central Valley communities, with a traditional downtown surrounded by residential neighborhoods and agriculture lands. The Planning Area for the General Plan includes land located within and adjacent to the City that has relevance for long-term development or conservation. The Planning Area also includes key transportation facilities including SR-198, SR-41, and the San Joaquin Valley Railroad.

City Limits

Lemoore's existing City Limits encompasses approximately 5,430 acres or 8.5 square miles of land area. The existing City Limits extends to West Glendale Avenue to the north and Idaho Avenue to the south. It is bounded by the Lemoore Canal to the east and includes land occupied by West Hills College to the west. Residential, commercial and industrial developments as well as public facilities, including Police and Fire Departments, City Hall, parks, schools, and the waste water treatment plant are included within City Limits.

Sphere of Influence

The City's existing Sphere of Influence (SOI) incorporates a total of 11,860 acres or 18.5 square miles of land area. The SOI encompasses incorporated and unincorporated territory that is envisioned to be the City's ultimate service area. Within the Sphere of Influence, many agricultural areas are already zoned for residential or commercial uses because of anticipated conversion of agriculturally zoned land to meet the City's growth needs. With the adoption of the

¹ Kings County Economic Development Corporation, <http://www.kingsedc.org/lemoore.html>, 2006.

² Existing population, conversation with Public Information Officer, Lemoore Air Force Base, July 2006.

³ Projected population, Activity Overview Plan: Naval Air Station Lemoore, September 2005.

proposed General Plan, the City will work with the Kings County Local Agency Formation Commission (LAFCO) to modify the SOI in order that it share the same boundary as a new proposed Urban Growth Boundary, described below. After modification, the new SOI will be reduced to 7,500 acres or 11.7 square miles of land. This change reflects Lemoore's commitment to focus future growth within a compact urban area in order to prevent sprawl into the countryside and environmentally sensitive areas.

Planning Area

The proposed Planning Area comprises a total of 12,200 acres (19.1 square miles) of both incorporated and unincorporated land bearing relation to the City's future growth (Figure 2.1-2). More specifically, the Planning Area extends north between West Lacey Boulevard and the Glendale Avenue alignment to the north, the intersection of SR-198 and Houston Avenue to the east, Jackson Avenue to the south, and approximately a mile west of West Hills College. The Planning Area has been defined with the intention of focusing future growth on land contiguous to the City, preventing scattered development on adjacent farmlands with good soil quality, and planning for proposed highway intersections/interchanges at SR-198/19th Avenue, SR-198/Marsh Drive/21st Avenue alignment, SR-41/Jackson Avenue, and SR-41/Hanford-Armona Road. Being included within the Planning Area does not necessarily mean that the City is considering annexation.

Urban Growth Boundary

The proposed Urban Growth Boundary (UGB) encompasses 7,680 acres or 12 square miles of land that is appropriate for and likely to be needed for urban purposes up to the year 2030. The UGB follows the boundaries of proposed developed land shown in Figure 2.1-2. A policy within the proposed General Plan calls for changing the existing SOI to be co-terminus with the new UGB. One important benefit of this change is that the UGB is much smaller than the existing SOI, a difference of about 4,000 acres. Since both the UGB and the SOI imply future urbanization, shrinking the SOI to meet the UGB is one way in which the proposed General Plan protects existing agricultural land and open space uses.

Figure 2.1-2: Planning Area Boundaries

Figure 2.1-2 Back

2.2 PURPOSE AND OBJECTIVES OF THE GENERAL PLAN

CEQA Guidelines Section 15124(b) require a description of project purpose and objectives.

PLAN PURPOSE

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.

The proposed General Plan is intended to respond directly to changes experienced in Lemoore since the City last fully updated and adopted a General Plan in 1992. Since then, there has been growth in the City, exceeding the expectations and provisions made in the previous plan. A number of State and federal laws guiding Plan policies have also been updated recently. As such, there is a need to take stock of the existing situation and plan for sustainable development in line with a vision. This General Plan update is comprehensive and integrates many key ideas from developments and programs occurring since 1992, such as Kings County's 2003 Housing Element Update, 2003 Transit Development Plan and 2005 Regional Bicycle Plan.

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.*

Major objectives not covered in the 1992 plan are addressed in this General Plan Update. These objectives include:

- Create strong neighborhoods;
- Promote community design to strengthen the visual quality of Lemoore's built environment;
- Provide sites for economic development and job growth;
- Provide housing options that meet community needs; and
- Protect prime agricultural land while accommodating growth.

These objectives provide the foundation for the key initiatives, guiding policies, and implementing policies that comprise the General Plan.

2.3 THE PROPOSED GENERAL PLAN

The proposed General Plan includes updates of the following elements: Land Use, Circulation, Open Space, Conservation, Safety, and Noise (Housing is not included here as it was last updated in 2003). It also includes three optional elements that address local concerns: Community Design; Parks, Schools and Community Facilities; and Public Utilities.

KEY INITIATIVES

Several ideas for the proposed 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 proposed 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 proposed 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. Proposed 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 proposed 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 proposed 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 proposed 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 proposed Plan proposes 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 proposed General Plan is illustrated in the General Plan Diagram (Figure 2.3-1), 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.

The following descriptions apply to land uses indicated on the General Plan Land Use Diagram. Land use classifications are organized into the following categories: *Residential*, *Mixed Use*, *Commercial/Office/Industrial* and *Other*. Total acreage for each land use classification is presented in Table 2.4-1. These land use classifications are meant to be broad enough to give the City flexibility in implementing City policy, but clear enough to provide sufficient direction to carry out the proposed General Plan. The City's Zoning Ordinance will contain more detailed provisions and standards. More than one zoning district may be consistent with a single General Plan land use classification. The residential land use designation definitions in the proposed 2030 Lemoore General Plan are somewhat different than those in the existing General Plan. However, the color scheme was retained for consistency with planning practice.

Residential

Agriculture/Rural Residential. This designation is intended for single family detached residential development in areas with rural and semi-rural characteristics. Lot sizes are greater than 40,000 square feet. Residential buildout is assumed at 0.05 units per gross acre.

Very Low Residential. This designation is intended to provide transition between semi-rural residential and single family detached residential areas. Lot sizes are between 15,000 to 40,000 square feet. Typical residential density for this designation ranges from 2 to 3 units per gross acre. Residential buildout is assumed at 2.5 units per gross acre.

Low Density Residential. Residential density for this designation is typical of a single-family residential subdivision and range from 3 to 7 units per gross acre. Lot sizes range from 7,000 to 15,000 square feet. Buildout is assumed at 4.5 units per gross acre.

Low-Medium Density Residential. This designation includes a mix of housing types and can accommodate small lot single family, attached single family and duplexes, triplexes, fourplexes and townhomes to encourage homeownership. Typical residential density for this designation ranges from 7 to 12 units per gross acre. The minimum lot size is 3,000 to 7,000 square feet. Residential buildout is assumed at 9 units per gross acre.

Medium Density Residential. This designation is to accommodate apartments and townhomes. Medium density is typically 2- and sometimes 3-story, with balconies, common areas, open space, and shared amenities. Typical lot sizes range from 2,000 to 5,000 square feet. Typical residential densities are between 12 and 17 units per gross acre. The high range of this density is achievable with supportive development regulations and does not necessarily require multi-family development. An average density of 14 units per acre is used for buildout projections.

High Density Residential. This designation is intended for multi-family apartments and condominium development. Residential densities range from 17 to 25 units per gross acre, and are intended for development along arterials and around Downtown.

Mixed Use

Mixed Use. This designation is intended to provide for retail, residential, office, business and personal services (copy centers, barber shops, dry cleaners), public, and institutional uses in neighborhood-oriented centers in a variety of mixed-use configurations, such as ground-floor commercial with residential or office uses above, or co-location of buildings with different single uses on a site. Development will be pedestrian-oriented to enhance street life and the vibrancy of neighborhoods. Standards and project approval criteria will ensure compatibility between mixed use development and adjacent residential neighborhoods. Typical residential density for this designation ranges from 8 to 20 units per gross acre. Residential buildout is assumed at 9 units per gross acre and non-residential buildout is assumed at an FAR of 1.00.⁴

Commercial/ Office/Industrial

Neighborhood Commercial. This designation is intended for small-scale commercial uses that primarily provide convenience, personal services and social services, such as small-scale retail, eating and drinking establishments, commercial recreation, and professional office as a secondary use. It is designed to foster a pedestrian setting along public streets. Non-residential buildout is assumed at an FAR of 0.20.

Regional Commercial. This designation is intended for large-scale commercial development that serves local and regional needs. Sites are easily accessible by freeways and may contain a variety of goods and services, such as large-format retail, department stores, eating and drinking establishments, hotels, and motels. Non-residential buildout is assumed at an FAR of 0.30.

Professional Office. This designation is for professional offices, which typically include administrative, financial, business, professional, medical, dental and public uses. Churches and places for religious assembly and compatible multi-family housing also are allowed. Complementary support services, such as copy shops and restaurants, are also permitted. Non-residential buildout is assumed at an FAR of 0.25.

Business Park. This classification is intended for campus-like office complex development as well as industrial parks, including single and multi-story office, flex-space, and industrial building for single and multiple users, light industrial and warehouse uses, and research and development activities. Other uses may include wholesale, bulk retail, and business with limited customer

⁴ Zoning regulations will specify additional uses, including day care, medical clinics, residential care, banks and financial institutions, and eating and drinking establishments, permit requirements, and standards and limitations that may apply (size or location limits, restrictions, on hours of operation, etc.). Mixed use with residential above will not be required for all buildings, but a minimum amount of housing will be required in each center, and a minimum amount of ground floor retail (2,000 square feet) must also be provided.

access, commercial recreation, and other uses that require large, warehouse-style building. Small-scale retail and service uses serving local employees and visitors may be permitted as secondary and accessory uses. This designation may also allow small restaurants, support services, and convenience retail activities at appropriate locations, subject to standards to minimize impacts on industrial users. This designation is applied to the area west of West Hills College, south of the San Joaquin Valley Railroad. The maximum FAR is 0.20.

Heavy Industrial. This designation allows primary manufacturing, refining, packaging, processing, and similar activities including those with outdoor facilities. It also accommodates warehousing and distribution uses, with support commercial services and ancillary office space. No retail uses are allowed. An average FAR of 0.20 is assumed for buildout estimates.

Light Industrial. This designation is intended for manufacturing, warehousing, storage, distribution, sales and services with ancillary commercial and office space. Freestanding retail stores, such as Wal-Mart, are not permitted. Non-residential buildout is assumed at an FAR of 0.20.

Business, Technology, and Industrial Reserve. This classification provides for planned development in the area southwest of the SR-198/41 interchange to accommodate long-term employment needs. Uses may include research and development activities, office uses, high tech uses, light industrial and warehouse uses, supporting commercial services, and limited retail sales. Non-residential buildout is assumed at an FAR of 0.15.

Other

Public/Institutional. Intended for lands owned by public entities, including schools, administrative offices, corporation yards, and public facilities, including recycling centers, sewage treatment tanks, and fire stations. There is no assumed buildout for non-residential development.

Parks/Recreation. Intended for improved and unimproved park facilities, including neighborhood, community, and regional parks; public golf courses; and recreational facilities that provide visual open space and serve the outdoor recreational needs of the community. No FAR is assumed.

Greenway/Detention Basin. This green space acts as a visual buffer between new residential and the freeway and railroad; it also provides stormwater ponding capacity.

Wetlands. This designation applies to both the original and the re-created wetlands areas. It is intended to protect the wildlife and, hydrological, and biological resources in these areas – allowing only very low intensity open space uses that are compatible with and do not disturb the resources to be protected.

Agriculture. This designation is intended for active private farmland. There is no assumed buildout for residential or non-residential development.

Insert Figure 2.3-1: General Plan Diagram

Figure 2.3-1 Back

Summary of Density and Intensity

The density and intensity (FAR) standards used in the General Plan are shown in Table 2.3-1.

Table 2.3-1 Lemoore General Plan Land Use Density Assumptions

Land Use Classification	Unit Density (du/net acre)			Floor Area Ratio (FAR)		
	Min	Typical	Max	Min	Typical	Max
Agriculture/Rural Residential		0.05	0.2			
Very Low Density Residential	1	2.5	3			0.25
Low Density Residential	3	4.5	7			0.40
Low-Medium Density Residential	7	9	12			0.60
Medium Density Residential	12	14	17			0.80
High Density Residential	17	18	25			
Mixed Use	8	9	20	0.2	0.25	1
Neighborhood Commercial				0.1	0.2	0.6
Regional Commercial				0.1	0.3	0.6
Professional Office				0.1	0.25	0.6
Business Park				0.1	0.2	0.5
Light/Heavy Industrial				0.1	0.2	0.5
Business, Tech, & Indust. Reserve*				0.1	0.15	0.2

*Development allowed only when more than 75 percent of available non-residential land north of SR-198 is fully developed.

Source: Dyett & Bhatia, 2007.

2.4 BUILDOUT UNDER THE PROPOSED GENERAL PLAN

Full development under the proposed General Plan is referred to as “buildout”. Although the proposed General Plan applies a 23-year horizon, the Plan is not intended to specify or anticipate when buildout will actually occur; nor does the designation of a site for a certain use necessarily mean the site will be built within the next 23 years. What the proposed General Plan does is provide adequate land to accommodate anticipated housing and job needs in Lemoore through 2030. This section describes the implications of the proposed General Plan buildout in terms of future population, housing units and jobs.

Please refer to the Land Use Element for a more detailed analysis of the proposed General Plan buildout.

In calculating the potential future population, housing and employment base, an assumption was made about how much land would be needed for new schools using typical school sizes. However, proposed school sites are depicted under the public/institutional land use on the General Plan Land Use Diagram while alternative high school sites are displayed with a symbol over residential sites. Table 2.4-1 shows the buildout acreages of the General Plan Land Use Diagram.

Table 2.4-1 Lemoore General Plan Additional Land Use Acreage at Plan Buildout

<i>Land Use</i>	<i>Current Development Projects</i>	<i>Proposed New Land Use Acres within Planning Area</i>	<i>Total New Acres within Planning Area</i>	<i>Percent of Total Buildout within Planning Area</i>	<i>Total New Acres within UGB</i>	<i>Percent of Total Buildout within UGB</i>
Residential	339	1,861	2,200	26.4	2,285	44.5
Agriculture/Rural Residential	-	213	213	2.6	-	0.0
Very Low Density Residential	19	500	518	6.2	569	11.1
Low Density Residential	307	817	1,124	13.5	1,123	21.9
Low-Medium Density Residential	10	258	268	3.2	258	5.0
Medium Density Residential	3	74	77	0.9	335	6.5
High Density Residential	-	-	-	0.0	-	0.0
Mixed Use	-	143	143	1.7	143	2.8
Mixed Use	-	91	91	1.1	91	1.8
Neighborhood Commercial	-	52	52	0.6	52	1.0
Commercial/Office/Industrial	40	1,431	1,471	17.7	1,470	28.6
Commercial	31	132	163	2.0	163	3.2
Professional Office	-	90	90	1.1	90	1.8
Business Park	-	105	105	1.3	105	2.0
Industrial	9	706	715	8.6	714	13.9
Business, Technology and Industrial Reserve*	-	398	398	4.8	398	7.8
Other	119	4,399	4,517	54.2	1,234	24.0
Parks/Recreation	38	163	201	2.4	201	3.9
Public Institutional	79	136	215	2.6	215	4.2
Agriculture	-	3,240	3,240	38.9	1	0.0
Greenway/Basin	1	206	207	2.5	162	3.2
Wetlands	-	655	655	7.9	655	12.8
Total	500	7,830	8,330	100.0	5,133	100.0

* Planning for this area is not likely to be initiated before 2020, at a time when at least 75 percent of the planned development north of SR 198 has occurred.

Source: City of Lemoore, Dyett & Bhatia 2007.

POPULATION GROWTH AND HOUSING

Buildout Population and Residential Development

Based on the current development projects and average buildout densities for new residential land uses, the Plan accommodates approximately 8,400 new housing units or 8,000 households.⁵ This would result in a doubling of Lemoore’s existing population from 23,390 to 48,250 at an annual growth rate of 3.1 percent. This population estimate is consistent with the historical average annual growth rate of 3.2 percent from 1980 to 2005. Population increase in Lemoore will be driven primarily by regional economic growth and migration. Table 2.4-2 provide household and population calculations.

Table 2.4-2 Population and Households at Plan Buildout

	<i>Existing</i>	<i>Additional</i>	<i>Buildout</i>	<i>Annual Growth (percent)</i>
Population	23,390	24,860	48,250	3.1%
Households	7,470	8,020	15,490	3.1%
Housing Units	7,860	8,440	16,300	3.1%

Note: Population at buildout was calculated assuming 3.1 persons per household.
For projected buildout, households equals 95% of all housing units (5% vacancy)

Source: Kings County employment data for year 2000, Existing Population from 2006 Department of Finance, all others Dyett & Bhatia, 2007.

Approximately 7,900 housing units currently exist in the Lemoore Planning Area. The General Plan is intended to accommodate an additional 8,400 housing units through new development and infill development, at an average household size of 3.1. In total, General Plan buildout will result in approximately 16,000 housing units in Lemoore. The housing mix for units added during the planning period is presented in Table 2.4-3.

⁵ For projected buildout, the number of households is taken as 95 percent of all housing units, assuming 5 percent vacancy.

Table 2.4-3 Additional Housing Units by Type

<i>Housing Type</i>	<i>Existing Units¹</i>	<i>Additional Units</i>	<i>Percent of Total Additional Units</i>	<i>Total Units</i>	<i>Percent of Total Units</i>
Agriculture/ Rural Residential	190	10	0.1	200	1.2
Very Low Density Residential	840	980	11.6	1,820	11.2
Low Density Residential	3,930	4,190	49.6	8,120	49.8
Low-Medium Density Residential	1,390	1,890	22.4	3,280	20.1
Medium Density Residential	810	940	11.1	1,750	10.8
High Density Residential	700	-	0.0	700	4.3
Mixed Use	-	430	5.1	430	2.6
Total Units	7,860	8,440	100.0	16,300	100.0

¹The number of existing units are estimates only, calculated from applying density assumptions to 2006 land uses.

² Totals may not add up due to rounding.

Source: Dyett & Bhatia, 2007.

EMPLOYMENT

The existing employment in Lemoore is presented in Table 2.4-4. In order to determine the total additional employment accommodated in the Plan, a detailed set of assumptions were developed in order to try to achieve a jobs-housing balance. These assumptions, presented in Table 2.4-5, include a building intensity assumption, expressed as a Floor Area Ratio (FAR), which is used to calculate the amount of building space in square feet that typically would be developed for each category of land use, and a square-feet per job multiplier.

Table 2.4-4 Existing Employment by Sector

<i>Employment Sector</i>	<i>2006</i>
Agriculture	160
Government	110
Industrial	1,220
Office	1,050
Retail	1,230
Education	770
Other	720
Total	5,260

Source: Census 2000, Dyett & Bhatia, 2007.

Table 2.4-5 Employment Assumptions

<i>Land Use Category</i>	<i>Gross Acreage</i>	<i>Building Intensity (FAR) ¹</i>	<i>Potential Building Space² (Sq ft)</i>	<i>Employment Intensity³ (Sq ft per Job)</i>
Neighborhood Commercial	41	0.20	288,000	350
Commercial	171	0.30	1,498,100	500
Professional Office	83	0.25	727,200	375
Business Park	105	0.20	732,200	450
Industrial	761	0.20	5,273,500	750
Mixed Use	96	0.25	840,500	400

* Additionally, the area designated as Business, Technology and Industrial Reserve contains 400 acres of land for long term development. This reserve area is expected to accommodate up to 1,500,000 square feet of build up space.

¹A building FAR or Floor Area Ratio, calculates the total floor area of buildings on a certain location to the size of the land of that location.

²Calculated on a "net" basis, after deducting land uses for rights-of-way and easements.

³This factor calculates the number of jobs a certain type of land use will accommodate. For example, Office/Professional land use is expected to have one job per 400 square feet of building area.

Source: Dyett & Bhatia, 2007.

The resulting estimate of additional employment is presented in Table 2.4-6. At full buildout, Lemoore will accommodate approximately 16,520 new jobs. This is an increase of about three times the current employment base. The job growth can be achieved at an average annual growth of 6.4 percent over a 23 year period. If the average rate of growth does not reach this figure, then full buildout of non-residential land use will occur after 2030. The Plan also designates a Business, Technology and Industrial Reserve which may add up to 3,500 jobs in the long term (not included in Table 2.4-6 calculations). Planning for this area is not likely to be initiated before 2020, at a time when at least 75 percent of the planned development north of SR-198 has occurred.

Table 2.4-6 Additional Private Sector Employment

<i>Land Use Category</i>	<i>Jobs</i>	<i>Percent of Total</i>
Neighborhood Commercial	823	5
Commercial	2,996	18
Professional Office	1,939	12
Business Park	1,627	10
Industrial	7,031	43
Mixed Use	2,101	13
Total	16,520	100

Totals may not add up due to rounding

Source: Dyett & Bhatia, 2007.

JOBS/HOUSING BALANCE

Jobs/housing balance is defined as the ratio of the number of jobs to the number of housing units in a given area. Although the term “jobs/housing balance” is still often used, the more precise relationship is between jobs and the number of employed residents (because some households have no workers, while others have multiple workers). It is an approach for measuring to what extent one has the option to reside near one’s place of work. When people live near work they typically have the option to use alternative forms of transportation to get to work (bicycle, walking, buses), as well as reduce their miles traveled and thus vehicle emissions, traffic congestion, and money and time spent on the commute. Lemoore’s jobs to employed residents ratio would be 1:1 if the number of jobs in the City equaled the number of employed residents. In theory, a perfect 1.1 ratio could result in no one commuting in or out of the City to work. In reality, this balance is more of a planning technique than a regulatory tool, and successful plan implementation must ultimately recognize the myriad considerations that influence where people choose to live.

As shown in Table 2.4-7, the current jobs to employed residents ratio in Lemoore is 0.55, which means the number of jobs in the City is almost half the number of employed residents. In the case of Lemoore, this is because many employed residents commute to areas outside the City for work (for instance to NASL). As more jobs are added under the General Plan, the jobs to employed residents ratio should rise. Assuming 44 percent of all residents are employed in 2030, a jobs to employed residents ratio of 1.03:1 would be achieved at full buildout.

Table 2.4-7 Jobs/Housing Balance

	<i>Existing</i>	<i>Buildout</i>
Jobs	5,260	21,780
Employed Residents	9,600	21,230
Ratio	0.55	1.03

Note: Employed residents assumed to be 0.44 of total population based on current levels and adjusted for future population trends.

Source: California EDD, 2007; US Census 2000; Dyett & Bhatia, 2007.

2.5 KEY PLAN POLICIES

Important guiding policies for each of the proposed Lemoore General Plan Elements are reviewed in this section. Implementation policies are included in the Plan itself. All policies are incorporated by reference into this project description and analyzed in this EIR.

LAND USE

Land use initiatives include:

- **Compact Urban Form.** As depicted on the General Plan Diagram, all development is planned to occur within the Urban Growth Boundary to preserve agriculture and open space surrounding Lemoore and keep a distinct rural/ urban edge.

- ***Small Town Character.*** Policies in the Land Use Element as well as other Elements of the General Plan are written with an eye for preserving Lemoore’s small town character. Actions are taken to revitalize downtown, prevent sprawl, keep neighborhoods within walking distance of amenities and schools, and provide adequate open space and parks to maintain Lemoore’s quality of life.
- ***Economic Development and Jobs.*** A significant amount of land is set aside to accommodate economic development efforts. Planning for jobs growth is a major consideration in the design of neighborhood centers and downtown for small businesses as well as large commercial and industrial sites for larger businesses.
- ***Integrated Neighborhoods and Neighborhood Centers.*** The General Plan Diagram depicts a *network* of neighborhoods. Neighborhoods are defined as areas including a *mix* of land uses that interrelate and serve one another. Neighborhoods work as part of an overall system of the City, are internally accessible by non-motorized means, include community facilities such as parks and schools, and have a central focal point.
- ***Enhanced Community Character and Aesthetics.*** Community Character is enhanced through encouraging compact design, pedestrian-oriented circulation, neighborhood centered activities, and environmental sensitivity.
- ***A Network of Open Space and Parks.*** All of the Parks and Open Space uses are linked by a system of parkways, bikeways, and roadways. Residential uses are often situated adjacent to these parks, which provide a valuable amenity to nearby residents.
- ***A Complete Roadway System.*** The land uses are structured around the proposed roadway network, and the two components are interactive and interrelated. The types, location, capacity, and use of these roadways is presented in *Chapter 4: Circulation* of the proposed General Plan.
- ***A Range of Commercial and Retail Opportunities.*** The proposed General Plan provides for the full range of commercial and retail uses needed for the future population and business community. Regionally-oriented establishments are placed on major roadway corridors (e.g. SR-41 at Bush Street, SR-198 at 19th Avenue, SR-198 at Houston/D Street, etc and SR-198 at future Marsh/21st Avenue interchange.); community- and neighborhood-oriented uses are placed within planned communities and neighborhoods.
- ***Adequate, Flexible School Sites.*** New school sites are proposed to accommodate future students. The sites depicted on the General Plan Diagram are intended to relate well to adjacent uses, such as neighborhood focal areas and park sites.

A summary of key policies is as follows:

Pattern of Development, Growth and Expansion

- Promote a sustainable, balanced land use pattern that satisfies existing needs and safeguards future needs of the City.

- Maintain a well-defined compact urban form, with a defined urban growth boundary and development intensities on land designated for urban uses.
- Ensure that new development provides for infrastructure, schools, parks, neighborhood shops, and community facilities in close proximity to residents.

Residential Areas

- Provide for residential development with strong community identity, appropriate and compatible scale, identifiable centers and edges and well-defined public spaces for recreation and civic activities.
- Provide for a full range of housing types and prices within neighborhoods, including minimum and maximum requirements for traditional and small-lot single family homes, town-houses, and multi-family housing to ensure that the economic needs of all segments of the community are met and a jobs-housing balance is provided.
- Provide for a transition between higher density and lower density residential areas, or require buffers of varying size between residential uses and non-residential uses without restricting pedestrian and bicycle access.

Downtown and Shopping Centers

- Foster viable, pedestrian-oriented neighborhood centers and strong, visually attractive regional shopping centers with a mix of tenants to serve both local and regional needs.
- Continue to nurture a vibrant, mixed-use Downtown that is the pride of the community.

Employment Areas

- Provide appropriately located areas for a broad range of employment generating uses to strengthen the City's economic base and provide employment opportunities for residents to achieve a jobs-housing balance.
- Foster high quality professional office, Business Park, and industrial areas and ensure developments are self sufficient, with appropriate infrastructure, community facilities, and open space for employees.
- Protect desirable industrial uses from encroachment by subsequent incompatible residential and commercial uses.

Public and Community Facilities

- Provide appropriate settings for a diverse range of civic, institutional and community land uses.

COMMUNITY DESIGN

The following design initiatives capture the essence of community design, as embodied in the proposed General Plan:

- *Sense of Place.* One important initiative of the proposed General Plan's Community Design Element is to maintain and enhance Lemoore's sense of place, placing particular emphasis on

its unique neighborhoods and public gathering spaces such as Downtown and neighborhood centers.

- *Enhanced Walkability.* Plan policies foster walkability and connections between existing and planned neighborhoods, with emphasis on infill opportunity sites along major streets.
- *Improved Streetscapes.* The proposed General Plan aims to enhance streetscapes with street trees and median plantings on both residential streets, as well as primary thoroughfares.
- *Pedestrian-scaled Design.* Plan policies require commercial and industrial centers to be of pedestrian scale, so people can feel comfortable and congregate in these areas.
- *Small Town Character.* Another key initiative is to promote visually appealing architecture and high quality developments that promote a small town atmosphere.
- *Preserved Natural Assets.* Last but not least, Plan policies aim to protect Lemoore's environmental assets, its surrounding natural landscape, agricultural farmland, open canals, and wetlands.

A summary of key Community Design policies is as follows:

Edges and Gateways

- Ensure feathering of land use, development intensity, and street design layout at the urban-to-rural City boundary.
- Enhance key City entrances on primary vehicular corridors.
- Demarcate the transition from rural to urban land with distinct entry features.

Connections and Corridors

- Create a well-connected hierarchy of streets that serve existing and planned neighborhoods, and strengthen the visual and aesthetic character of the City.
- Create a comfortable street environment for motorized and non-motorized users.

Downtown Design

- Improve streetscapes within Downtown and connections to surrounding areas.

Activity Centers

- Ensure that new shopping centers support Lemoore's small-town character and provide convenient pedestrian access to adjacent residential neighborhoods.
- Promote site sensitive design and pedestrian-oriented amenities in mixed-use centers.

Professional Office, Business Park, and Industrial Development

- Ensure that new professional office, business park, and industrial development responds to its surrounding in building scale, form, and buffering of adjacent uses.

- Ensure that new professional office, business park, and industrial development provides pedestrian access to the surrounding neighborhoods and within the development itself.

Neighborhoods

- Encourage development of diverse and distinctive neighborhoods.
- Develop a sense of neighborhood identity through design elements and neighborhood focal points, such as commercial areas, schools, parks, community centers, or a combination of these elements.
- Ensure that new street networks are coherent and provide multimodal access within and between neighborhoods.

Green Design

- Provide leadership and guidance to encourage the application of sustainable site planning and green building practices in Lemoore.

Outdoor Lighting

- Foster an efficient and comprehensive outdoor lighting system

CIRCULATION

The proposed General Plan includes numerous roadway improvements and programs intended to ensure the continued safe and efficient operation of Lemoore's circulation system in year 2030. A summary of key policies is as follows:

Overall Circulation System Planning

- Provide a wide variety of transportation alternatives and modes serving all residents and businesses to enhance the quality of life and increase pedestrian safety.
- Make efficient use of existing transportation facilities and, through coordinated land use planning, strive to improve accessibility to shops, schools, parks and employment centers and reduce total vehicle miles traveled per household to minimize vehicle emissions and save energy.
- Improve the aesthetic character of transportation corridors in the City.

Traffic Level of Service

- Maintain acceptable levels of service and ensure that future development and the circulation system are in balance.
- Ensure that new development pays its fair share of the costs of transportation facilities.

Truck Routes and Railway Corridor

- Improve commercial goods movement.
- Support the San Joaquin Valley Railroad operations.

- Support the activities of the Joint Powers Authority of the Cross Valley Rail Corridor, which include freight and passenger rail goals.

Public Transit

- Promote improved transit service and the development and use of park-and-ride facilities for commuters.

Bicycles, Trails, and Pedestrian Circulation

- Promote bicycling and walking as alternatives to the automobile.

Parking

- Foster practical parking solutions.

PARKS, SCHOOLS, AND COMMUNITY FACILITIES

The proposed General Plan includes policies and programs that are designed to improve the recreational, educational and community needs of Lemoore's residents. The key policies include:

Parks

- Create and maintain a high-quality public park system for Lemoore.

Schools

- Provide superior educational opportunities for all members of the community.

Community Facilities

- Provide public and cultural facilities that contribute to Lemoore's positive image, enhance community identity, and meet the civic and social needs of residents.

PUBLIC UTILITIES

The proposed General Plan includes policies and programs related to public utilities. The City's performance standards for such facilities and services are included in the Plan. Key public facilities and utilities policies include:

Water Supply

- Maintain and enhance water resources to ensure that Lemoore has an adequate, affordable water supply to sustain the City's quality of life and support existing and future development—without jeopardizing water supply for future generations.
- Conserve water through supply-side efficiencies and water conservation programs.

Wastewater Collection and Treatment

- Ensure that adequate wastewater collection, treatment, and disposal facilities are provided in a timely fashion to serve existing and future needs of the City.

Solid Waste Management and Recycling

- Manage solid waste such that City needs are met, opportunities for waste reduction and recycling are maximized, and the best possible service is provided to the citizens and businesses of Lemoore.

CONSERVATION AND OPEN SPACE

The proposed General Plan includes policies and programs related to Conservation and Open Space, including those relating to agriculture, land conservation, water conservation, biological resources, air quality and historical resources. Key policies include:

Open Space

- Acquire, preserve, and maintain open space and natural resources for future generations.
- Use the open space system to meet multiple needs, including bike and trail linkages, storm water drainage and treatment, wildlife habitat, and active and passive recreation.
- Design open spaces as sustainable systems with drought-tolerant plant materials.

Land Resources

- Reduce erosion to protect significant mineral resources, soil fertility and water quality simultaneously.

Agriculture

- Preserve prime farmland not needed to accommodate urban area growth.

Biological Resources

- Protect wetlands as necessary components to the regional ecological system and as vital and unique habitats.
- Protect rare and endangered species.

Water Quality

- Preserve and improve the quality of the groundwater supply.
- Manage storm drainage to protect agricultural areas, habitats, and the ground water supply.
- Conserve water through system-wide efficiencies, techniques and community programs.

Cultural Resources

- Identify and preserve the archaeological and historic resources that are found within the Lemoore Planning Area.

Air Quality

- Make air quality a priority in land use planning by implementing emissions reduction efforts targeting mobile sources, stationary sources and construction-related sources.

- Minimize exposure to toxic air pollutant emissions and noxious odors from industrial, manufacturing and processing facilities.
- Utilize diverse and creative mitigation approaches to manage remaining levels of air pollution that cannot be reduced or avoided.

SAFETY AND NOISE

The proposed General Plan includes policies and programs related to safety and noise. In addition, the Noise section includes future noise contours associated with General Plan buildout. The key policies include:

Seismicity, Soil Quality and Erosion

- Minimize risks of property damage and personal injury posed by seismic hazards, soil hazards, and erosion.

Flooding

- Protect the community from risks to lives and property posed by flooding and stormwater runoff.

Wildfire Hazards

- Protect Lemoore's residents and businesses from potential wildfire hazards.

Hazardous Materials

- Protect Lemoore's ecology and residents from harm resulting from the improper production, use, storage, disposal, or transportation of hazardous materials.

Health and Safety Services

- Maintain and enhance the City's capacity for law enforcement, fire-fighting and emergency response.

Noise

- Strive to achieve an acceptable noise environment for present and future residents of Lemoore.
- Ensure new development is compatible with the noise environment.
- Protect especially sensitive uses from excessive noise, including schools, hospitals, and senior care facilities.
- Enforce stricter noise abatement measures for development within the high-noise contours from NAS Lemoore.

2.6 IMPLEMENTATION OF THE PROPOSED GENERAL PLAN

The proposed General Plan provides specific policy guidance for implementation of plan concepts in each of the elements and establishes a basis for coordinated action by the City, adjacent jurisdictions, and regional and state agencies. The policies in each element of the Plan provide details that will guide program development.

Implementing the proposed General Plan will involve the City Council, the Planning Commission, other City boards and commissions, and City departments. The City also will need to consult with Kings County and other public agencies about implementation proposals that affect their respective areas of jurisdiction. The principal responsibilities that City officials and staff have for Plan implementation are briefly summarized below; details on their powers and duties are in the Lemoore Municipal Code.

CITY COUNCIL

The City Council is responsible for the overall management of municipal affairs; it acts as the legislative body and is responsible for adoption of the General Plan and any amendments to the General Plan. The City Council appoints the City Manager who is the chief administrator of the City and has overall responsibility for the day-to-day functions of the City with the Planning Director responsible for the day-to-day implementation of the Plan. The City Council also appoints other boards and commissions established under the Municipal Code.

The City Council's role in implementing the General Plan will be to set implementation priorities and adopt zoning map and text amendments, consistent with the General Plan, and a Capital Improvement Program and budget to carry out the Plan. The City Council also acts as the Redevelopment Agency and, in this capacity, will help finance public facilities and improvements needed to implement the Plan.

PLANNING COMMISSION

The Planning Commission is responsible for preparing and recommending adoption or amendment of the General Plan, zoning and subdivision ordinances and other regulations, resource conservation plans, and programs and legislation needed to implement the General Plan. The Planning Commission also may prepare and recommend adoption of specific plans, neighborhood plans or special plans, as needed for Plan implementation.

PLANNING DEPARTMENT

The Planning Department is responsible for the general planning and development review functions undertaken by the City. Specific duties related to General Plan implementation include preparing zoning and subdivision ordinance amendments, design guidelines, reviewing development applications, conducting investigations and making reports and recommendations on planning and land use, zoning, subdivisions, development plans and environmental controls. Among other responsibilities this department administers the City's flood damage prevention ordinance, home occupation permits, the locations of accessory structures and fences, signs, and large day care facilities. The Department will have the primary responsibility for preparing the

annual report on the General Plan and conducting the five-year review. These reporting requirements are described in Chapter 1 of the proposed General Plan.

REDEVELOPMENT DIVISION

Redevelopment is a newly created Division of the City of Lemoore. The staff present in the Redevelopment Division include the Project Manager, a Housing Specialist, one Office Assistant and one full-time and one part-time Code Enforcement Officer; are all new positions created in the 2005/2006 Fiscal Year Operations and Maintenance Budget. The Division is responsible for initiating and maintaining Redevelopment Programs (including blight eradication and housing programs), the City's Property Maintenance Ordinance, and Economic growth initiatives set forth for the City of Lemoore by the Lemoore RDA and City Administration. The original RDA project area was put into effect in 1986, with amendments in 1989 and 1996. The RDA Project Areas will expire in 2016, 2029, and 2036, respectively. While RDA project areas are created for 30 years, only during the first 20 years can indebtedness be incurred. Tax increases from the last 10 years of a project can only be used to pay for previously issued bonds. The department is responsible for preparing and carrying out a Five Year Implementation Plan, which includes some capital expenses. Before these expenses are approved, the Planning Commission must determine whether they conform with the General Plan.

PUBLIC WORKS DEPARTMENT

The Public Works Department is responsible for wastewater collection, treatment and disposal, water treatment and delivery, stormwater control, and garbage collection for residential and commercial development. In addition to these health areas, Public Works also provides building review and inspections, fire inspections, fleet services for all City departments, street maintenance, street tree maintenance, and inspection and review of private and public improvements (infrastructure development of subdivisions and commercial areas). The Department is responsible for preparing and carrying out the Capital Improvement Budget every two years, which must be in conformity with the General Plan as determined by the Planning Commission.

Coordination of these areas of responsibility is done with local, State and federal regulatory agencies along with a contracted City Engineer and other City Staff. The Public Works Department has a full time work force of 42 employees. Specific implementing responsibilities are established in the Land Use, Circulation, and Public Utilities elements of the proposed General Plan.

PARKS AND RECREATION DEPARTMENT

The Parks and Recreation Department is responsible for managing the City's recreation services, its parks and open spaces, maintaining all City buildings, and various facilities such as sports complexes. Specific implementing responsibilities are established in the Parks, Schools and Community Facilities Element and Conservation and Open Space Element of the General Plan. The Department is also charged with the task of maintaining and improving all City-owned street trees, park trees, and all other trees considered to be publicly owned. These publicly owned trees

are generally found in the Lighting Landscape Maintenance Districts or Public Facility Maintenance Districts.

POLICE AND FIRE DEPARTMENTS

Within the City, responsibility for public safety is assigned to the Police and Fire Departments. The Police Department is responsible for preventing crime and maintaining law and order; while the Volunteer Fire Department is responsible for fighting urban and wildland fires. Both Departments also coordinate with the County on mutual aid.

OTHER COMMISSIONS, COMMITTEES AND BOARDS

- Parks and Recreation Commission
- Economic Development Commission
- Street Tree Committee
- Downtown Architectural Design Review Committee
- Downtown Merchants Advisory Committee

The proposed General Plan does not envision any substantive change in the responsibilities assigned to these boards and commissions. They will be administering new or amended regulations adopted pursuant to Plan policies, and their actions will need to be consistent with the 2030 Lemoore General Plan.