



5/3/2022
City Council Meeting

Handouts received after
agenda posted

The Voter's Choice Act



*Modernizing the voting experience
For Kings County*



CALIFORNIA VOTER'S CHOICE ACT



- **Senate Bill 450 was signed on September 29, 2016**
- **Allowed 14 Counties to move to VCA in 2018, all others 2020**
- **Five Counties opted to make the change in 2018.**
- **As of February 2022, nearly half (28) of all counties in the state are either adopting or have adopted the Voter's Choice Act to administer their elections.**
- **Most significant change in election administration in the history of California**



Kings County Elections Stats



61,601*



Registered Voters Currently in Kings County

Democrat

20,648

Republican

24,032

No Party Preference

12,379

Other

4,542

*as of April 12, 2022

Kings County Elections Stats (cont.)

Voter Participation Statistics

	In-Person Voting	Vote by Mail	Provisional	Total # of Registered Voters	Total Turnout
September 2021 Recall Election	2260 (3.65%)	28,643 (46.29%)	161 (.026%)	61,879	31,064 (50.20%)
November 2020 General Election	3876 (6.44%)	39,221 (65.18%)	1345 (2.24%)	60,173	44,442 (73.86%)
March 2020 Primary Election	2650 (4.78%)	17,568 (31.72%)	1030 (1.86%)	55,389	21,248 (38.36%)

Kings County Elections Stats (cont.)



Current Number of Registered Permanent Vote By Mail Voters – 49,245
(79.95%)*



Current Number of Registered Non-Permanent Vote By Mail Voters – 12,356
(20.05%)*

With the Passage of Assembly Bill 37, all active registered voters will be sent a ballot through the mail for ALL future elections regardless of how they are registered.

*as of April 12, 2022

WHY A NEW MODEL?

Traditional Election Model

- Only one day of voting
- Can only vote at their home precinct
- Limited ballot types available at the poll place
- Use of paper rosters
- Increased number of provisional ballots
- Increased time and cost of the election canvass which delays official results
- Requires higher staffing levels which increases cost

Voter's Choice Act

- 10 days of early voting
- Can vote at any Vote Center within the County
- All ballot types are available at the Vote Centers
- Advance and Secure voting technology
- Decrease the number of Provisional Ballots
- Decreased ballot and printing costs
- Decreased staffing levels
- Deliver fast and accurate official results

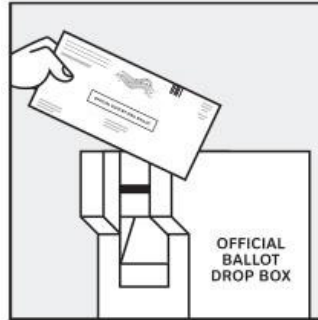
Elections conducted in November 2020 and September 2021 were administered under a VCA "Like" model. There are no drastic changes between VCA Like and Full VCA.

How the Voters Choice Act Works

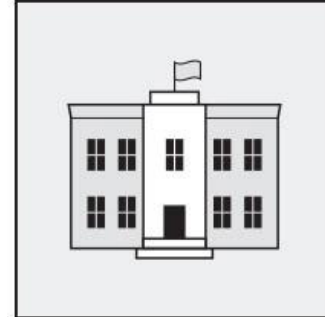
All active registered voters will receive their **ballot in the mail** 29 days before an election. Voters will have 3 ways to return their ballot:



By Mail
Center



Ballot Dropbox



Vote

By Mail



You can **mail** your ballot back in the return envelope provided.

No stamp required!

**REMEMBER TO SIGN THE
RETURN ENVELOPE.**

Official Ballot Dropbox



Voters may drop off their
casted ballot at any of the
11 Official Ballot Dropbox
locations **starting 29 days
before the election.**

No stamp is required.

**REMEMBER TO SIGN THE
RETURN ENVELOPE.**

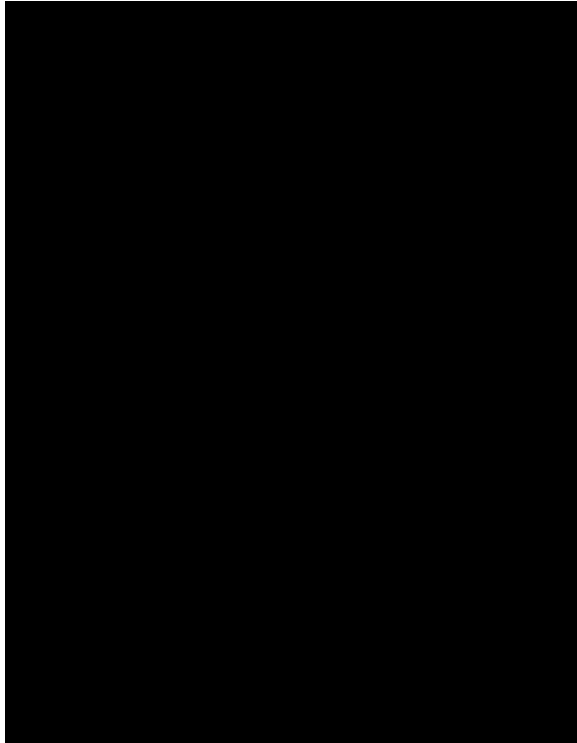
Vote Centers

You can vote in person or drop off your mail ballot at any Vote Center within the county.

Select Vote Centers will be open starting 10 days before the election, including weekends and holidays.

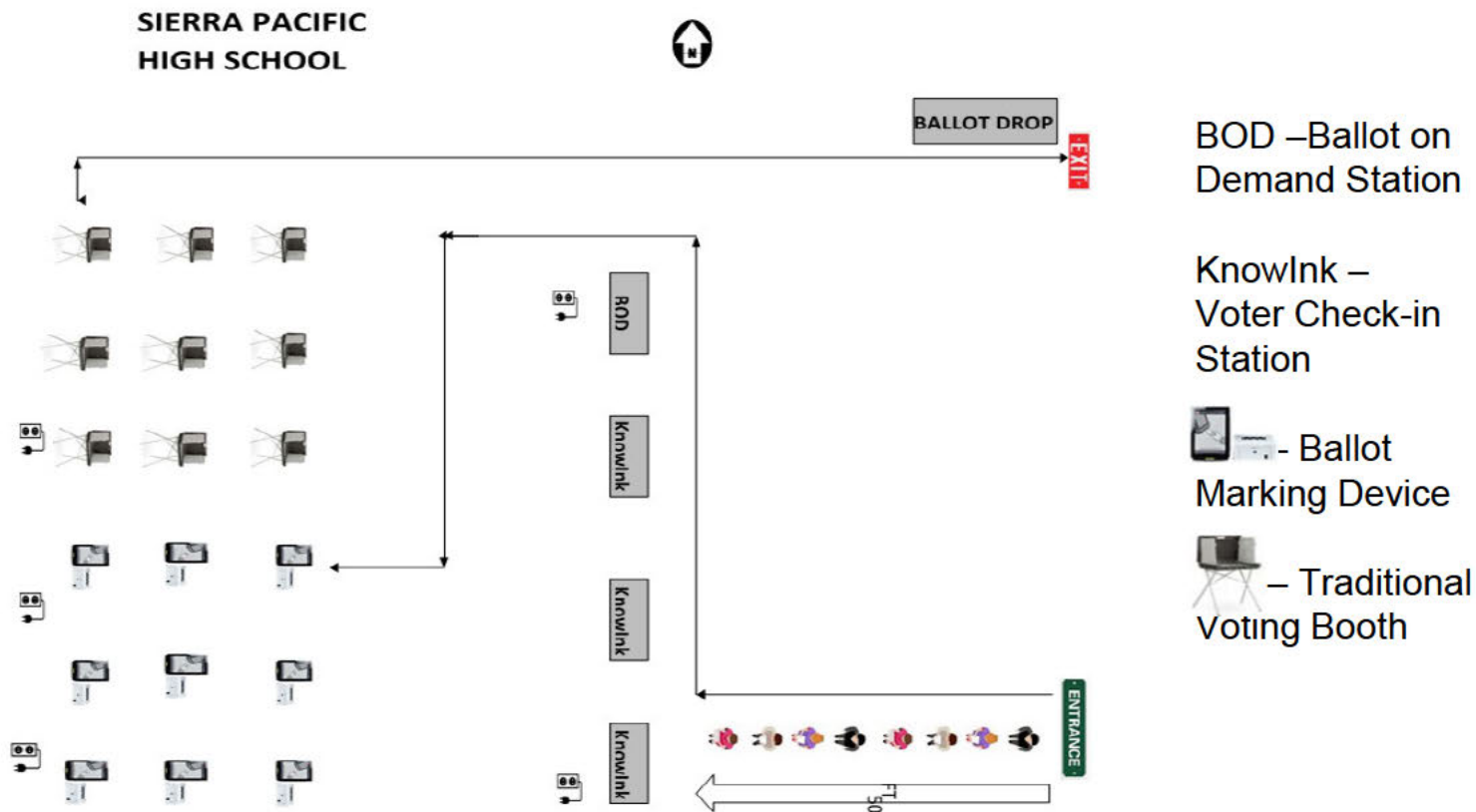
Vote Centers will replace traditional polling places.

What Else Can I Do at a Vote Center?



- Get a replacement ballot
- Register to vote or update registration information
- Receive assistance in multiple languages
- Vote with an accessible ballot marking device

Vote Center Sample Layout



Voting Accessibility



- Visit any Vote Center to use the accessible ballot marking device.
- Contact the Elections Office to use Curbside Voting at any location.
- Request to use the RAVBM system. Return the request form included with your Vote-By-Mail ballot or contact the Elections Office directly (559-852-4401) to request access.
- Visit a Vote Center for translation assistance.
- Tagalog facsimile ballots will be available at Vote Centers, by returning the request form included with your Vote-By-Mail ballot, or by contacting the Elections Office directly (559-852-4401)*
- Translation assistance will be provided by bilingual workers or via the phone provided by the SOS.

* Please contact us at least 7 days prior to Election day to allow time for processing

Important Dates

Monday, May 9th - Ballots are sent out to all active registered voters. Official Ballot Drop Boxes are opened.

Monday, May 23rd – Last day to register **by mail or online** for the June 7th election. You may still register later, but you may not get on the list to receive a voter guide from the state and county.

Saturday, May 28th – Two vote center locations will be open daily, including weekends and holidays, for your voting needs through election day.

Saturday, June 4th - An additional 5 centers will begin operations. These locations will be open daily including weekends through election day.

Tuesday, June 7th - ELECTION DAY

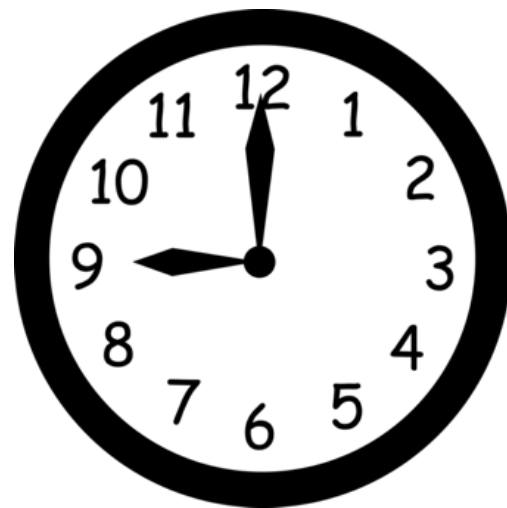
- Vote at any Vote Center.
- Register & Vote the same day at a Vote Center.
- Mailed ballots must be **postmarked** by this day.

Tuesday, June 14th – Last day for mailed ballots to be **received** by the county in order to be counted.

Vote Center Hours

Vote Center will operate from 9:00 am to 5:00 pm during the early voting period.

All Vote Centers will be open from 7:00 am to 8:00 pm on Election Day.



11 Day Vote Centers

**Saturday, May 28th through
Election Day, Tuesday, June 7th**

Kings County Government Center	1400 W. Lacey Blvd	Hanford
Kings County Office of Education Lemoore Service Center	876 E. D St	Lemoore

The elections office will be open during normal business hours prior to May 28th for any voting related services including ballot drop off and early voting.

4 Day Vote Centers

Saturday, June 4th – Election Day, Tuesday, June 7th

Avenal Recreation Center	717 E. Monterey St.	Avenal
Corcoran RAC Gymnasium	900 Dairy Ave.	Corcoran
Kings County Government Center	1400 W. Lacey Blvd. Bldg.	Hanford
Longfield Center	560 S. Douty St.	Hanford
Sierra Pacific High School Gymnasium	1259 N. 13th Ave.	Hanford
Lemoore Civic Center	435 C St.	Lemoore

24 Hour Drop Off Box Locations

Monday, May 9th through Election Day, Tuesday, June 7th at 8:00 PM

Kings County Government Center – Parking Lot	1400 W. Lacey Blvd	Hanford
Kings County Elections Office	1400 W. Lacey Blvd Bldg. #7	Hanford
Home Garden Community Service District	11677 2nd Pl..	Hanford
Hanford High School	120 E. Grangeville Blvd	Hanford
Lemoore Parks and Recreation Department	721 W. Cinnamon Dr.	Lemoore
Central Union Elementary School	15783 18th Ave	Lemoore
Lemoore Masonic Lodge	647 W. Bush St.	Lemoore
Avenal Branch Library	501 E. Kings St	Avenal
Corcoran Area Transit / Amtrak Station	1099 Otis Ave	Corcoran
Commission on Aging / Senior Center	10953 14th Ave	Armona
Kettleman City Branch Library	104 Becky Pease St.	Kettleman City

Get Involved!

- ❑ Review and submit feedback on the Kings County VCA Election Administration Plan. Currently available at votekingscounty.com
- ❑ E-mail feedback to elections@countyofkings.com
- ❑ Join our VACC or LAAC Committees. Contact the Elections Department for more details.

Thank You!
Any questions?





198

McCann and Sons Truck and Tractor Service

Iona Ave

Iona Ave

Iona Ave



198

Iona Ave

Motel 6 Lemoore, CA

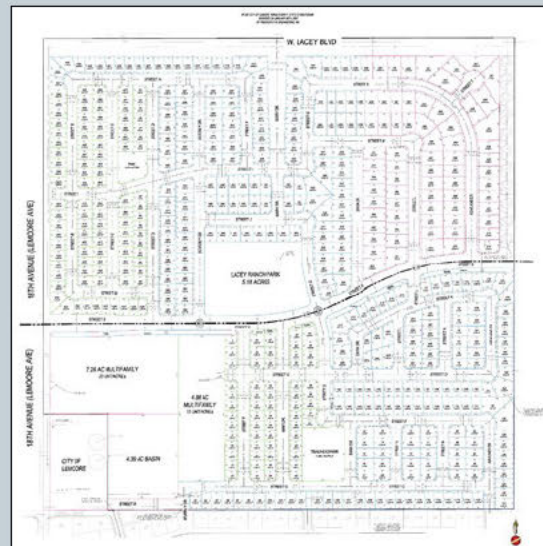
Valero

Master Storage

Lacey Ranch Master Plan Environmental Review



City of Lemoore
May 3, 2022



Presentation Overview



- Project Description
- Environmental Review
- Environmental Processing
- Next Steps
- Public Hearing
- Planning Commission Action

Project Description



- Development of a residential community with a mix of single-family and multi-family housing
- Total of up to 825 residential units
- Specific housing types include:
 - ±164 compact lots with an average lot size of 4,500 square feet
 - ±310 medium lots with an average lot size of 6,500 square feet
 - ±73 estate lots with an average lot size of 9,500 square feet
 - ±145 multifamily units at 20 units per acre
 - ±59 multifamily units at 12 units per acre
- Development of three parks for a total of 7.46 acres in addition to 1.64 acres of trail areas
- Construction of a 4.39-acre storm drain basin and connection to City sewer, water and storm drain systems

Environmental Review



- California Environmental Quality Act (CEQA)
 - Initial Study / Notice of Preparation (August 2020)
 - Environmental Impact Report (January 2022)
 - Technical Studies:
 - Agricultural Conversion Study
 - Air Quality / GHG Impact Analysis
 - Biological Evaluation
 - Cultural Resource Study
 - SB 610 Water Supply Assessment
 - Phase I Environmental Site Assessment
 - Noise Study
 - Traffic Impact Study

Environmental Review



CEQA Review Topics:

Aesthetics	Agriculture / Forest Resources	Air Quality	Biological Resources
Cultural Resources	Energy	Geology/Soils	Greenhouse Gas Emissions
Hazards / Hazardous Materials	Hydrology / Water Quality	Land Use / Planning	Mineral Resources
Noise	Population / Housing	Public Services	Recreation
Transportation	Tribal Cultural Resources	Utilities / Service Systems	Wildfire

Environmental Review



Impact Areas Requiring Mitigation:

- Biology:
 - Construction timing restrictions / avoidance measures
 - Standard pre-construction surveys for potential nesting birds and migratory raptors
 - Consultation with CDFW for loss of potential foraging habitat
 - Requirement for evaluation/permitting associated with undergrounding an on-site irrigation canal
- Cultural:
 - Tribal monitoring
 - Provisions for discovery of cultural/historical resources during construction
- Geology:
 - Requirement to prepare a geotechnical evaluation
 - Requirement to prepare a SWPPP
- Hazards / Hazardous Materials
 - Provisions for handling of previous wells on site and best management practices

Environmental Review



Impact Areas Requiring Mitigation (Contd.):

- Hydrology / Water Quality
 - Requirement for Applicant to offer water shares
 - Payment of water service fees for new development
- Noise
 - Provisions to limit construction noise
- Public Services
 - Payment of impact fees for fire, police, schools and parks
- Transportation
 - Improvements at Liberty Dr. / Hanford-Armona Road (signalize)
 - Obtain encroachment permits / develop construction traffic control plan
 - Construct/install bike lanes
 - Construct/install traffic calming features
 - Construct/install bike parking spaces

Environmental Review



Impact Areas Requiring Mitigation (Contd.):

- Tribal Cultural Resources
 - Tribal monitor during construction
 - Provisions for discovery of cultural/historical resources during construction
- Utilities and Service Systems
 - Payment of impact fees for wastewater

Environmental Review



Other EIR Sections:

- Cumulative Analysis
- Alternatives Analysis
 - No Project
 - Alternate Site
 - Reduced (50%) Project

Environmental Review



Significant and Unavoidable Impacts:

- Agriculture – loss of farmland
- Biology (cumulative level only) – loss of potential foraging habitat
- Hydrology / Utilities (cumulative level only) – regional overdraft
- Transportation – vehicle miles traveled (VMT)

Environmental Review



- Final EIR
 - Received 6 comment letters
 - Naval Air Station Lemoore – requested a change of address for their contact person
 - Department of Conservation– provided guidelines and regulations pertaining to previous oil or gas wells on site
 - SJVAPCD– Requested additional information about the air emission modeling (two requests)
 - Department of Conservation – requested potential mitigation for loss of farmland through agricultural easements or payment of fees
 - SJVAPCD – Provided standard guidance and information pertaining to the District’s rules and regulations
 - CDFW – Requested additional construction buffer distance for Swainson’s Hawk if active nests found during pre-construction surveys.
 - Responses to Comments
 - Errata (modifications to the Draft EIR)

Environmental Processing



EIR

- Circulated for Public Review for 45 days (Jan. 25 – March 11, 2022)
- Sent to Local Agencies, State Clearinghouse, surrounding landowners and other interested parties
- Published in newspaper and on City's website
- Prepared Final EIR

NEXT STEPS

- Conduct Public Hearing
 - City Council Consideration
-
- Questions/Comments?



Lacey Ranch Development

General Plan Amendment No. 2020-01

Prezoning No. 2020-03

Planned Unit Development No. 2020-02

Annexation No. 2020-01 and SOI Amendment

Tentative Subdivision Map 932

Major Site Plan Review No. 2020-02

City Council Meeting May 3, 2022

Request by Assemi Group

- General Plan Amendment to allow development of the site
- New residential land use designations, revision to circulation
- Prezone to new land use designations
- Annexation
- Increase the City's Sphere of Influence
- Tentative map to create 547 single-family lots and two future multi-family sites for at least 204 total units
- PUD to modify minimum lots sizes and building setbacks
- Three parks, park/pond, and trail

Site Location



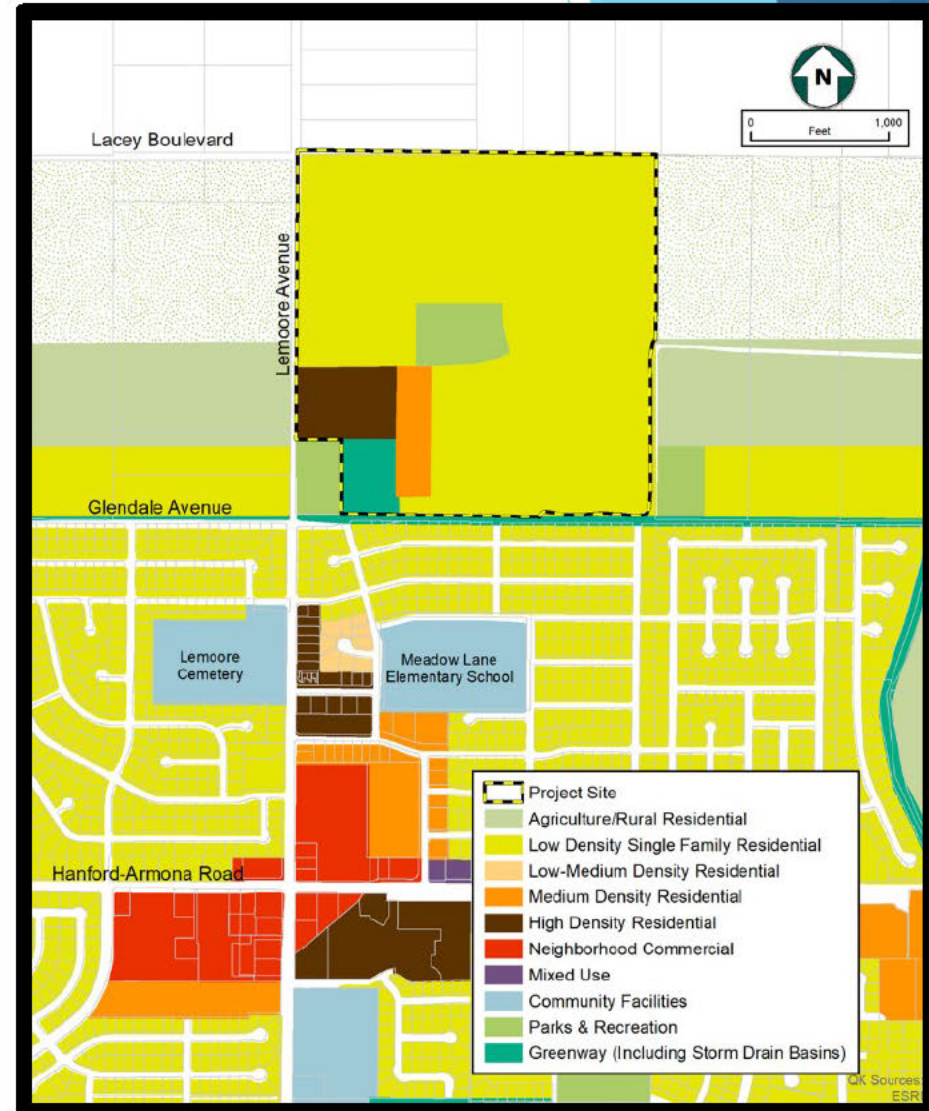
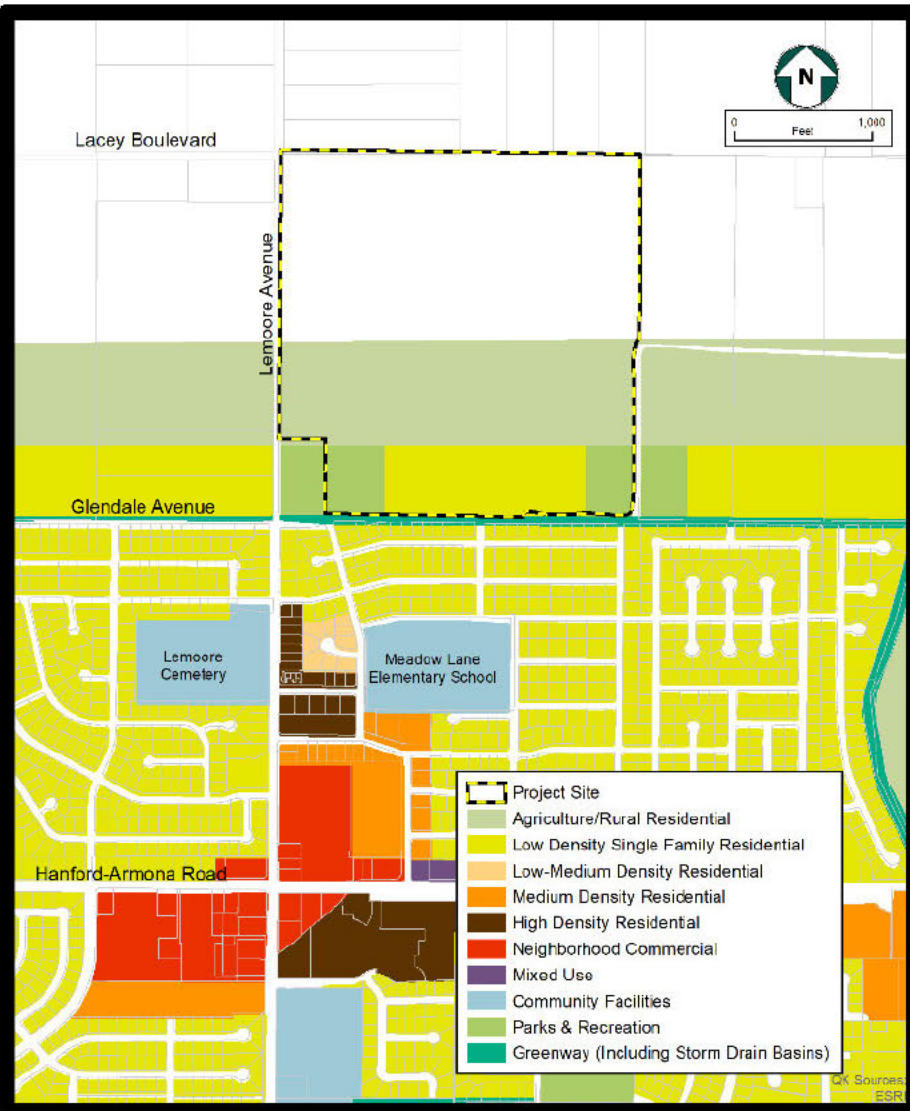
Site Location



General Plan Land Use Designations

Current

Proposed



General Plan Circulation

Current

Proposed



Site Plan and Tentative Map



**LACEY RANCH
OVERALL PLAN**

Planned Unit Development

Green = compact lots

Blue = medium lots

Red = estate lots



	Required by Zoning Ordinance	Applicant- proposed Setbacks for this PUD	Staff Recommendation for this PUD
Front to Living Space (minimum)	18 feet with 2-foot stagger from adjacent homes 12 feet to covered porch	15 feet for compact and medium lots (12 feet to covered porch) 20 feet for estate lots (14 feet to covered porch)	15 feet for compact and medium lots (12 feet to covered porch) 20 feet for estate lots (14 feet to covered porch)
Front to Garage (minimum)	20 feet	20 feet	20 feet
Interior Side (minimum)	5 feet for one-story	5 feet (all)	5 feet (all)
Street Side (minimum)	15 feet	10 feet	10 feet
Rear (minimum)	10 feet for one- story 15 feet for two- story	10 feet for compact lots 15 feet for medium lots 20 feet for estate lots	10 feet for compact lots 15 feet for medium lots 20 feet for estate lots
Height (maximum)	35 feet	35 feet	35 feet

All most southerly lots will have one-story homes

Environmental Impact Report

Necessary because about one half of the site was not analyzed for any type of development in the Lemoore General Plan EIR.

The EIR was prepared by Crawford & Bowen Planning and was reviewed by QK and the City attorney's office prior to public release.

- Draft EIR
- Final EIR (comments and responses to comments)
- Findings and Overriding Considerations

Planning Commission Recommendation

The Planning Commission held a noticed public hearing to review the EIR and the project on April 11, 2022.

After the hearing, the Planning Commission voted 6 to 0 (1 absent) to recommended approval of the project with the findings and conditions that are in the draft resolutions and ordinances.

Staff Recommendation

Consistent with the Planning Commission recommendation, Staff recommends approval of the project.

There are three resolutions and two ordinances that are required to approve the entire project.

Resolution No. 2022-17, certifying the EIR, must be approved first before any other actions may be taken.

Recommended Motions to Approve

- Adopt Resolution No. 2022-17, certifying the EIR with the findings and overriding considerations that are attached
- Adopt Resolution No. 2022-18, initiating the SOI Amendment and Annexation No. 2020-01, and approving General Plan Amendment No. 2020-03
- Introduce Ordinance No. 2022-05, approving Zoning Map Amendment (Pre-zoning) No. 2020-03, and waive the first reading
- Introduce Ordinance No. 2022-06, approving Planned Unit Development No. 2020-02, and waive the first reading
- Adopt Resolution No. 2022-19, approving Tentative Subdivision Map 932 and Major Site Plan Review No. 2020-02 with the included findings and conditions

RESOLUTION NO. 2022-18

**A RESOLUTION APPROVING GENERAL PLAN AMENDMENT 2020-03 AND
MAKING APPLICATION REQUESTING THE LOCAL AGENCY FORMATION
COMMISSION OF KINGS COUNTY INITIATE PROCEEDINGS FOR A SPHERE OF
INFLUENCE AMENDMENT AND ANNEXATION NO. 2020-01 FOR THE
REORGANIZATION OF TERRITORY**

WHEREAS, the applicant, Assemi Group, has requested a General Plan amendment from Agriculture/Rural Residential, Low Density Residential and Parks/Recreation to Low Density Residential, Medium Density Residential, High Density Residential, Parks/Recreation, and Greenway/Detention Basin and annexation of the site bounded by West Lacey Blvd to the north and 18th Avenue (Lemoore Avenue) to the west (APN: 021-030-057); and,

WHEREAS, the City Council of the City of Lemoore desires to initiate proceedings pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, commencing with Section 56000 of the California Government Code, for a reorganization which would concurrently annex territory to the City of Lemoore and detach territory from the Kings River Conservation District, and the Excelsior Kings River Resource Conservation District; and,

WHEREAS, notice of intent to adopt this resolution of application has been given, and this Board has conducted a public hearing based upon this notification; and,

WHEREAS, the principal reasons for the proposed reorganization are that the annexation of the territory will implement into the City of Lemoore General Plan by allowing future residential development.

WHEREAS, the following agency or agencies would be affected by the proposed jurisdictional changes: City of Lemoore - annexation; Kings River Conservation District - detachment, and Excelsior Kings River Resource Conservation District - detachment; and

WHEREAS, the territory proposed to be reorganized is Uninhabited (contains less than twelve registered voters), and a map and description of the boundaries of the territory are attached hereto as Exhibits A & B and by this reference incorporated herein; and,

WHEREAS, a Sphere of Influence amendment will also be proposed to the Local Agency Formation Commission of Kings County to include the project site within the City's Sphere of Influence; and

WHEREAS, the property identified as APN 021-030-057 was previously placed into Agricultural Preserve Contract No. 709 and encumbered by Williamson Act Contract No. 1847. At the time the contract was made, the property was identified as APNs 22-061-01 and was within one mile of the city limits of Lemoore. The City of Lemoore protested the establishment of the agricultural preserve and Kings County Local Agency Formation Commission upheld the protest by LAFCo Resolution No. 82-6; and

WHEREAS, an Environmental Impact Report (SCH#2020080314) was prepared in conformance with the California Environmental Quality Act (CEQA) Guidelines, and it was found that the project would have significant effects on the environment even after mitigation. The City Council of the City of Lemoore has certified the Environmental Impact Report and adopted a Statement of Overriding Conditions; and

WHEREAS, it is desired to provide that the proposed reorganization be subject to the following terms and conditions: New development within the annexation territory will be subject to the updated development impact fees for water, sewer, and storm drainage that are expected to be adopted by the City Council in 2022; and,

WHEREAS, the Lemoore City Council held a duly noticed public hearing at its May 3, 2022, meeting to consider the annexation, general plan amendment, and rezoning of the territory.

NOW, THEREFORE, BE IT RESOLVED, General Plan Land Use Map is to be amended as shown on the attached Exhibit C. General Plan Circulation Map is to be amended to designate West Lacey Blvd. and 18th Avenue (Lemoore Avenue) as arterial streets. The Circulation Map will also be amended to show a collector running east/west in the middle of the project with a name to be determined (currently labeled as “Street S”) and a second arterial with a name to be determined will run north/south along the eastern edge of the project as shown on attached Exhibit D.

BE IT FURTHER RESOLVED, this Resolution of Application is hereby adopted and approved by the City Council of the City of Lemoore, and the Local Agency Formation Commission of Kings County is hereby requested to take proceedings for the annexation of territory as authorized and in the manner provided by the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000.

BE IT FURTHER RESOLVED, the Council of the City of Lemoore hereby finds that Williamson Act Contract No. 1847 was properly protested by the City of Lemoore and that Kings County Local Agency Formation Commission upheld these protests, and therefore the City Council of the City of Lemoore hereby exercises its option to not succeed to the rights, duties, and powers of Kings County under Contract No. 1847 in accordance with Government Code Section 51243.5, and intends to record a Certificate of Contract Termination at the same time that the executive officer of the Kings County Local Agency Formation Commission files the certificate of completion pursuant to Government Code Section 57203;

BE IT FURTHER RESOLVED, the annexation shall be conditioned upon the following:

1. New development within the annexation territory will be subject to the updated development impact fees for water, sewer, and storm drainage that are expected to be adopted by the City Council in 2022.

BE IT FURTHER RESOLVED, the City Council of the City of Lemoore hereby directs City staff to complete, sign, and deliver application materials to the Local Agency Formation Commission of Kings County to initiate the sphere of influence amendment and annexation process.

PASSED AND ADOPTED at a Meeting of the City Council of the City of Lemoore held on the 3rd day of May 2022 by the following vote:

AYES:

NOES:

ABSTAINING:

ABSENT:

ATTEST:

APPROVED:

Marisa Avalos
City Clerk

Stuart Lyons
Mayor



General Plan Amendment No. 2022-01

City Council Meeting May 3, 2022



Request by City of Lemoore

General Plan Amendment to add the Agriculture land use designation to all undesignated land south of Lacey Boulevard between State Route 41 and 17th Avenue.

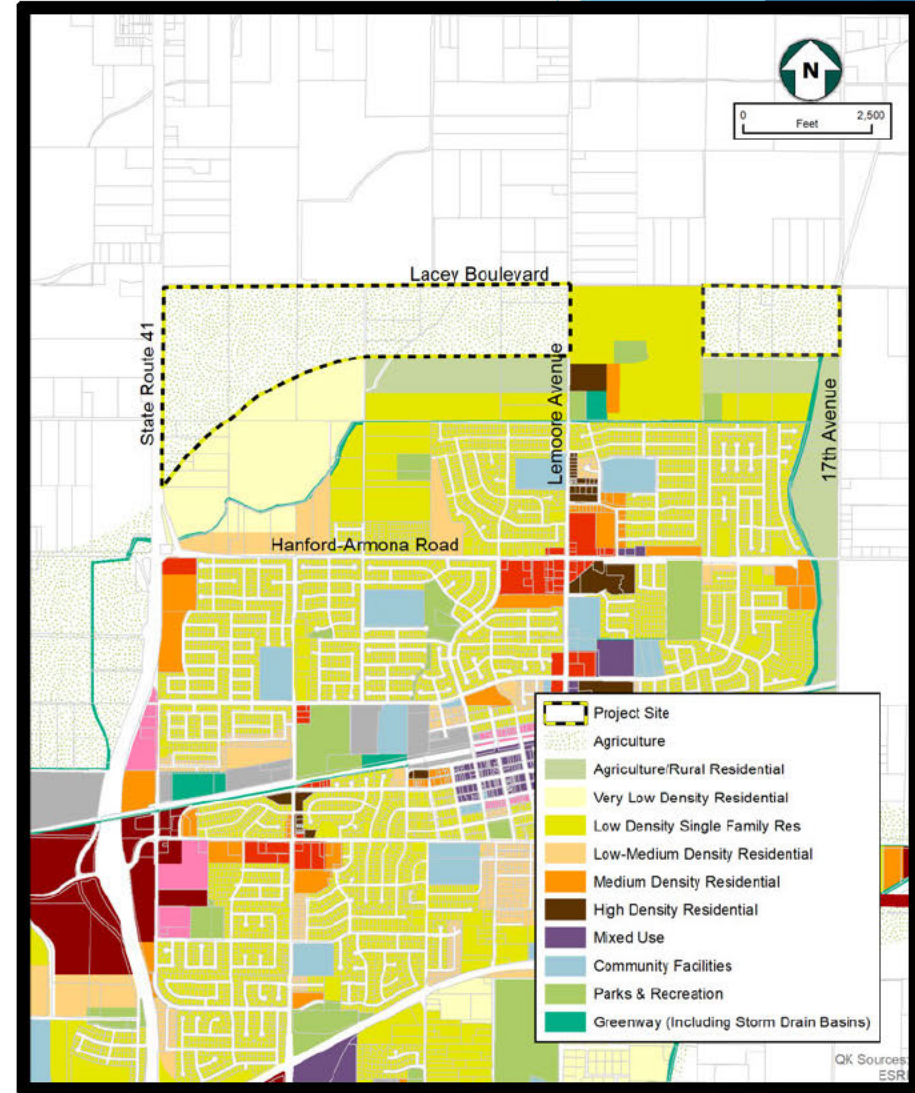
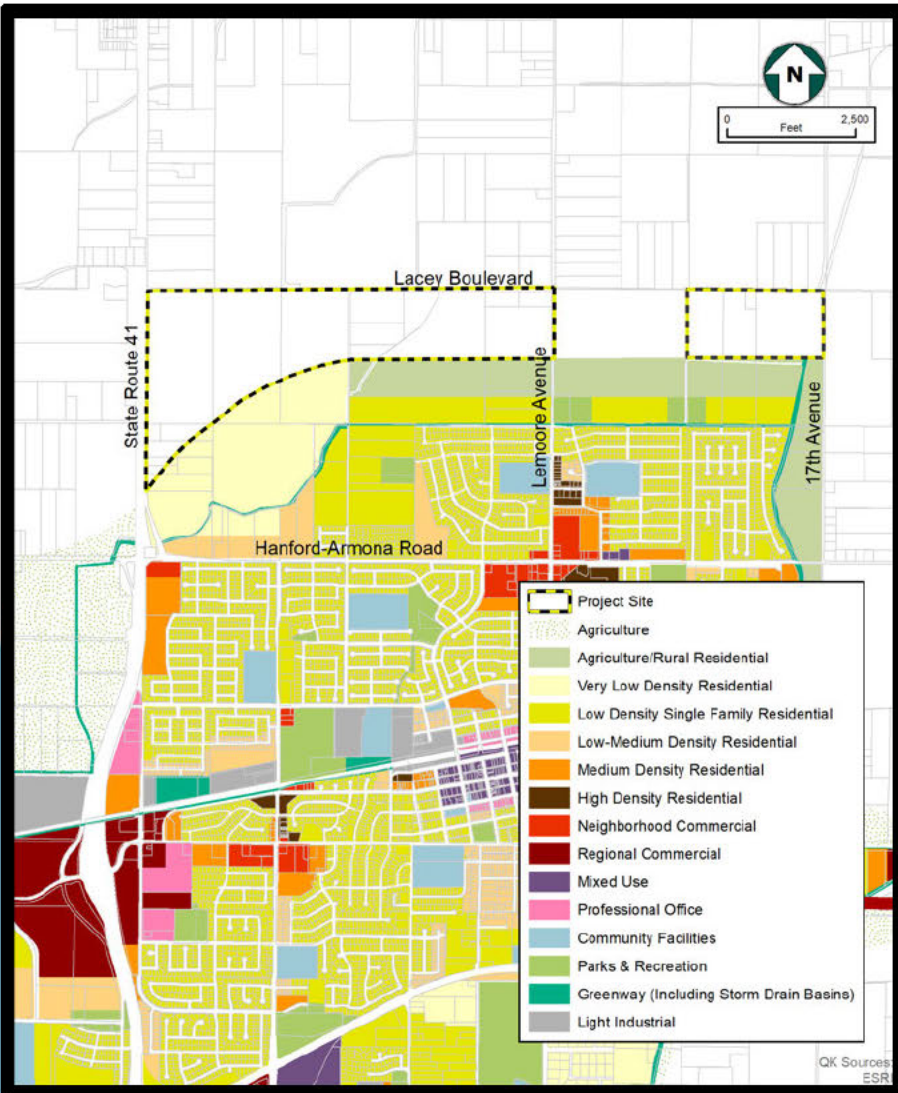
Designating the land in the Lemoore General Plan is a pre-requisite to requesting that the land be included in the Sphere of Influence.

The land use rights of the property owners will not change.

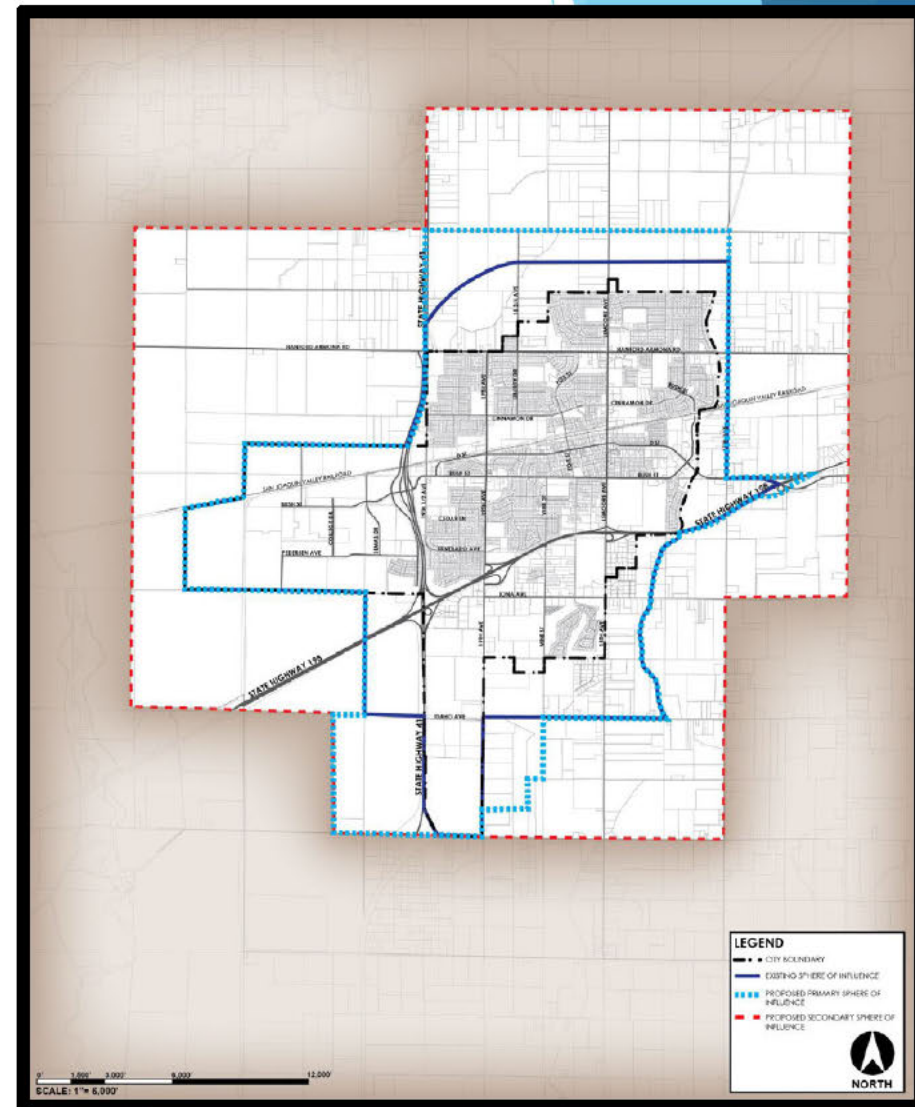
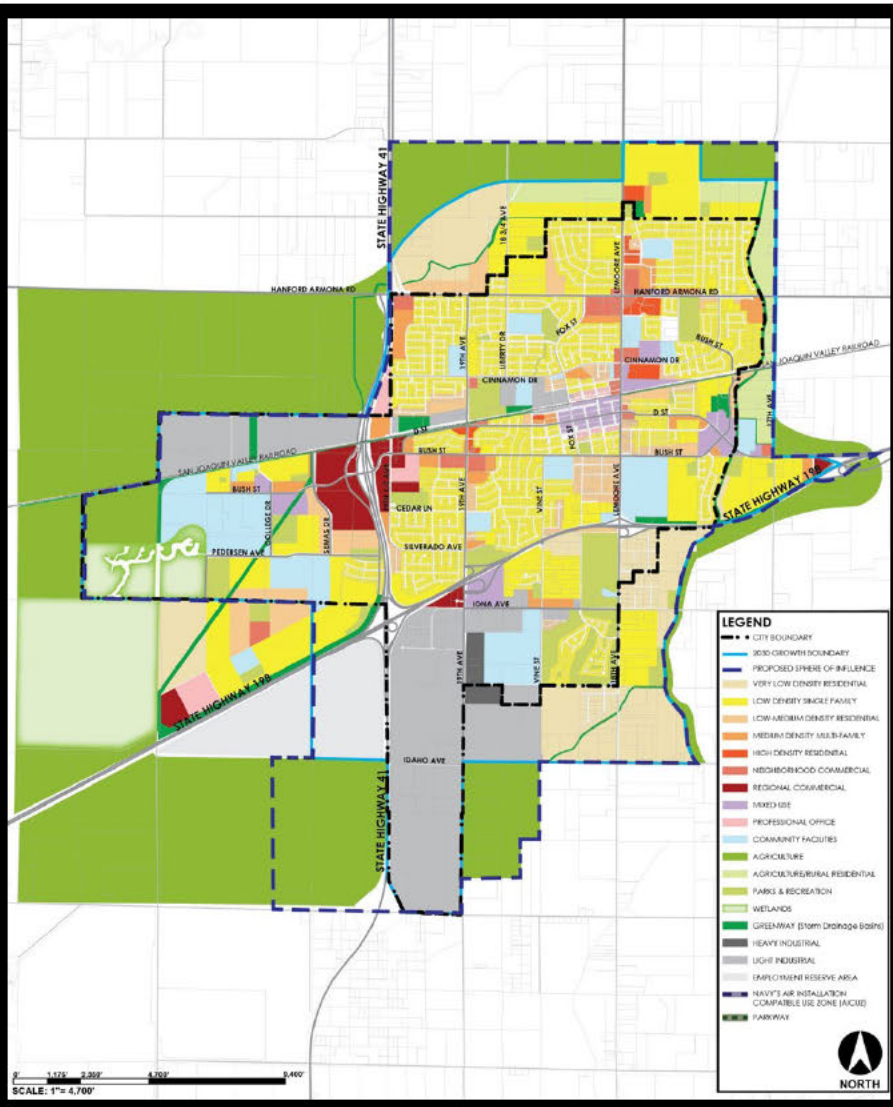
Site Location



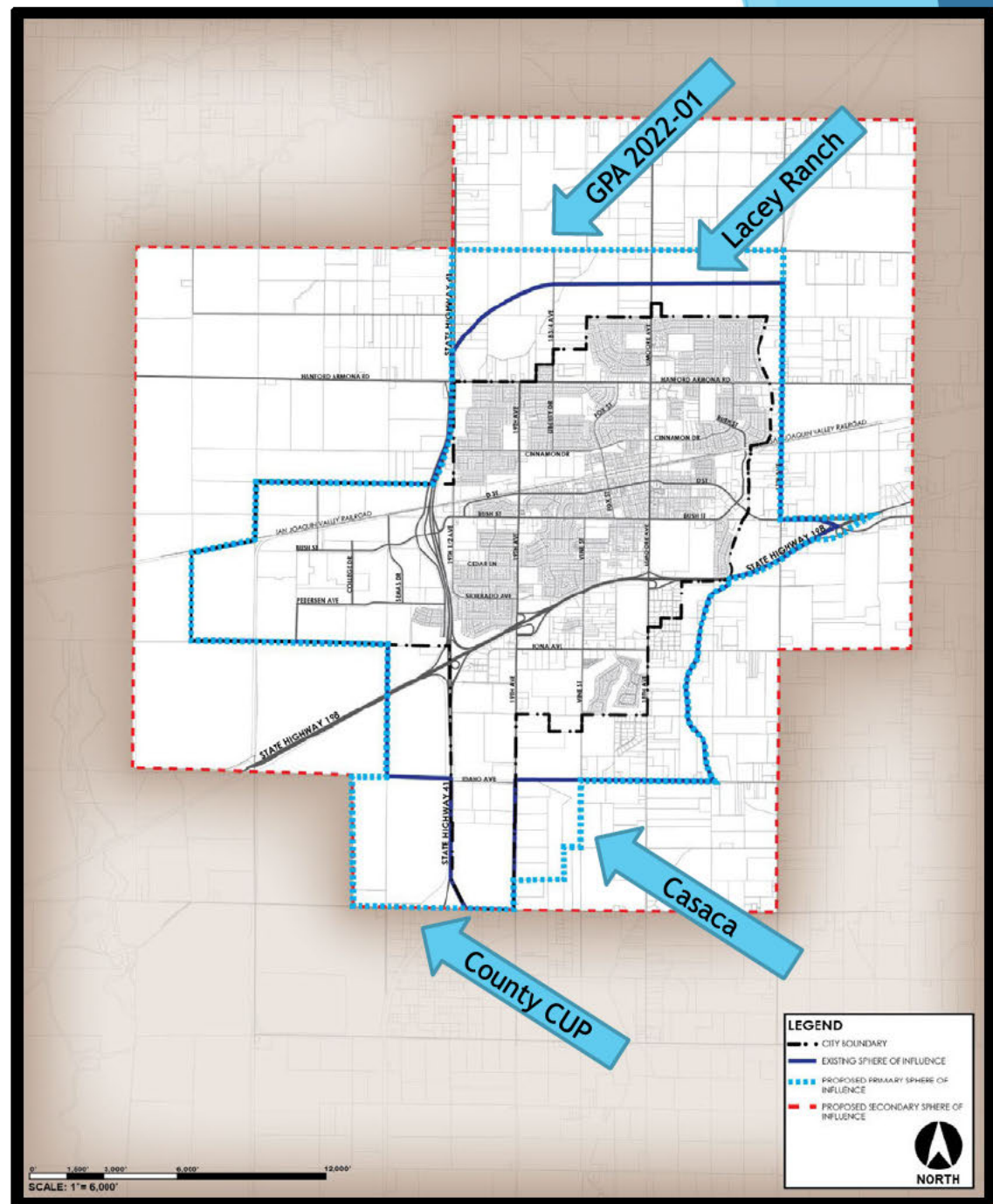
General Plan Land Use Designations (current and proposed)



General Plan and SOI



Sphere of Influence



PC and Staff Recommendation

The Planning Commission held a public hearing on April 11, 2022, and then voted 6-0 (1 absent) to recommend approval of this General Plan Amendment.

Staff recommends that the City Council adopt Resolution No. 2022-20, recommending approving General Plan Amendment No. 2022-01.