

LEMOORE PLANNING COMMISSION
Regular Meeting
AGENDA
Lemoore Council Chamber
429 'C' Street

March 13, 2023
5:30 p.m.

1. PLEDGE OF ALLEGIANCE
2. CALL TO ORDER AND ROLL CALL
3. PUBLIC COMMENT – **Public comment will be in accordance with the attached policy.** This time is reserved for members of the audience to address the Planning Commission on items of interest that are not on the Agenda and are within the subject matter jurisdiction of the Commission. It is recommended that speakers limit their comments to three (3) minutes each and it is requested that no comments be made during this period on items on the Agenda. The Commission is prohibited by law from taking any action on matters discussed that are not on the Agenda. Prior to addressing the Commission, any handouts for Commission will be provided to the Commission Secretary for distribution to the Commission and appropriate staff. The public will have an opportunity to comment on items on the agenda once the item has been called and the Chair opens the item to the public.
4. APPROVAL OF MINUTES – Regular Meeting, December 12, 2022
5. APPROVAL OF MINUTES – Special Meeting, January 23, 2023
6. PUBLIC HEARING – Tentative Parcel Map No. 2022-03: A request by John Giovannetti to divide an existing 2.91-acre parcel into three parcels located at the northeast corner of 19th Avenue and Cinnamon Drive in the City of Lemoore (APN 021-620-008). The project is Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA) California Code of Regulations Title 14 § 15315 (Class 15 – Minor Land Divisions).
7. PRESENTATION – 2022 General Plan Progress Report (Brandt)
8. DISCUSSION – Potential Ordinance Changes to Encourage Housing Development (Brandt)
9. DIRECTOR'S REPORT
10. COMMISSION REPORTS / REQUESTS
11. ADJOURNMENT

Upcoming Meetings

Regular Meeting of the Planning Commission, April 11, 2023

Agendas for all City Council meetings are posted at least 72 hours prior to the meeting at the Council Chamber, 429 C Street and the Cinnamon Municipal Complex, 711 W. Cinnamon Drive. Written communications from the public for the agenda must be received by the City Clerk's Office no less than seven (7) days prior to the meeting date. The City of Lemoore complies with the Americans with Disabilities Act (ADA of 1990). The Council Chamber is accessible to the physically disabled. Should you need special assistance, please call (559) 924-6744, at least 4 business days prior to the meeting.

CERTIFICATION OF POSTING

I, Kristie Baley, Planning Commission Secretary for the City of Lemoore, do hereby declare that I posted the above Planning Commission Agenda for the Regular Meeting of Monday, March 13, 2023 at Council Chamber, 429 C Street and Cinnamon Municipal Complex, 711 W. Cinnamon Drive, Lemoore CA on March 10, 2023.

//s//

Kristie Baley, Commission Secretary

CITY OF LEMOORE
PLANNING COMMISSION REGULAR MEETING
March 13, 2023 @ 5:30 p.m.

The meeting may also be viewed through the following options:

- Join Zoom Meeting
- Please click the link below to join the webinar:
• <https://us06web.zoom.us/j/86116618964?pwd=Y2htYVdYNkJKMlNCYTlnTGJwTlBGUT09>
- Meeting ID: 861 1661 8964
- Passcode: 328322
- Phone: +1 669 900 6833 US

The City will also provide links to streaming options on the City's website.

If you wish to make a general public comment or public comment on a particular item on the agenda, **participants may do so via Zoom during the meeting** or by **submitting public comments by e-mail to: planning@lemoore.com**. In the subject line of the e-mail, please state your name and the item you are commenting on. If you wish to submit a public comment on more than one agenda item, please send a separate e-mail for each item you are commenting on. Please be aware that written public comments, including your name, may become public information. Additional requirements for submitting public comments by e-mail are provided below.

General Public Comments & Comments on Planning Commission Business Items

For general public comments and comments regarding specific Planning Commission Business Items, public comments can be made via Zoom during the meeting or all public comments must be received by e-mail no later than 5:00 p.m. the day of the meeting. Comments received by this time will be read aloud by a staff member during the applicable agenda item, provided that such comments may be read within the normal three (3) minutes allotted to each speaker. Any portion of your comment extending past three (3) minutes may not be read aloud due to time restrictions. If a general public comment or comment on a business item is received after 5:00 p.m., efforts will be made to read your comment into the record. However, staff cannot guarantee that written comments received after 5:00 p.m. will be read. All written comments that are not read into the record will be made part of the meeting minutes, provided that such comments are received prior to the end of the Planning Commission meeting.

Public Hearings

For public comment on a public hearing, all public comments must be received by the close of the public hearing period. All comments received by the close of the public hearing period will be read aloud by a staff member during the applicable agenda item, provided that such comments may be read within the normal three (3) minutes allotted to each speaker. Any portion of your comment extending past three (3) minutes may not be read aloud due to time restrictions. If a

comment on a public hearing item is received after the close of the public hearing, such comment will be made part of the meeting minutes, provided that such comment is received prior to the end of the meeting.

PLEASE BE AWARE THAT ANY PUBLIC COMMENTS RECEIVED THAT DO NOT SPECIFY A PARTICULAR AGENDA ITEM WILL BE READ ALOUD DURING THE GENERAL PUBLIC COMMENT PORTION OF THE AGENDA.

The City thanks you for your cooperation in advance. Our community's health and safety is our highest priority.

**Minutes of the
LEMOORE PLANNING COMMISSION
Regular Meeting
November 14, 2022**

ITEM NO. 1 Pledge of Allegiance

ITEM NO. 2 Call to Order and Roll Call

The meeting was called to order at 7:04 PM.

Chair: Michael Dey

Commissioners: Joseph Brewer, Bob Clement, Mitchell Couch, Ray Etchegoin,
Ron Meade

Absent: Greg Franklin

City Staff and Contract Employees Present: City Planner Steve Brandt (QK), City Attorney Michael Linden (Lozano Smith), Commission Secretary Kristie Baley

ITEM NO. 3 Public Comment

There was no comment.

ITEM NO. 4 Approval - Minutes – Regular Meeting, August 8, 2022

Motion by Commissioner Etchegoin, seconded by Commissioner Couch, to approve the Minutes of the Planning Commission Regular Meeting of August 8, 2022.

Ayes: Etchegoin, Couch, Brewer, Clement, Meade, Dey

Absent: Franklin

ITEM NO. 5 Public Hearing – A request by AMG & Associates, LLC for approval of Major Site plan Review No. 2022-05 to construct an affordable housing apartment complex consisting of 108 residential units with a community building, laundry building, outdoor pool, tot lot, and dog park on an undeveloped 4.92-acre site. The site is currently owned by the City of Lemoore, was purchased by the former Redevelopment Agency for the purposes of providing affordable housing and would be sold to the applicant in accordance with the requirements of Surplus Property Land Act. The project is located on the southeast corner of East D Street and Smith Avenue in the City of Lemoore (APN 023-020-064 and 023-020-065).

City Planner Brandt presented the staff report and answered questions.

Commissioner Dey opened the Public Hearing at 7:23 p.m.

AMG & Associates representative Cameron Johnson Introduced himself and provided background information.

Pamela Hansen, Grace Court asked for clarification regarding parking and expressed concerns.

Bruce Polder, Grace Court spoke and expressed concerns.

Brandt and the applicant answered Commissioners questions and provided clarification.

City Attorney Lindon provided direction.

Commissioner Dey closed the public hearing at 8:06 p.m.

Motion by Commissioner Meade, seconded by Commissioner Etchegoin, to adopt Resolution No. 2022-12 approving Major Site Plan Review No. 2022-05 and accompanying Planning entitlements in accordance with the findings and conditions in the resolution.

Ayes: Meade, Etchegoin, Brewer, Clement, Couch

Absent: Franklin

ITEM NO. 6 Director's Report

Brandt provided the following information:

Staff expect to bring a site plan to the Commission in December for a project proposing office buildings.

Lennar has started pulling building permits for Tr 848.

Daley Homes inadvertently allowed their entitlements for the residential project at SR 198 / SR 41 to expire. They will be proposing to bring same project back to the Commission for approval in the coming months.

Staff met with representatives of the Lacey Ranch project regarding phasing. Public Works is currently working with them on the infrastructure portion of the project.

ITEM NO. 7 Commissioner's Reports and Requests for Information

Commissioner Dey asked if FEMA grant money has been awarded for the Emergency Shelter/Olympic Sports Facility proposed to be located near West Hills College.

Dey asked about the status of Tr 820 near the Golf Course.

Commissioner Couch asked about the status of the 19th Avenue and Bush Street project.

Commissioner Brewer asked about the status of the Helena Agri project.

ITEM NO. 8 Adjournment

The meeting adjourned at 8:18 P.M.

Approved the 13th day of March 2023.

APPROVED:

Greg Franklin, Chairperson

ATTEST:

Kristie Baley, Commission Secretary

**Minutes of the
LEMOORE PLANNING COMMISSION
Special Meeting
January 23, 2023**

ITEM NO. 1 Pledge of Allegiance

ITEM NO. 2 Call to Order and Roll Call

The meeting was called to order at 5:30 PM.

Chair: Greg Franklin
Vice Chair: Mitchell Couch
Commissioners: Bob Clement, Ray Etchegoin
Absent: Joseph Brewer, Ron Meade

City Staff and Contract Employees Present: City Manager Nathan Olson, City Planner Steve Brandt (QK), City Attorney Michael Linden (Lozano Smith), Commission Secretary Kristie Baley

ITEM NO. 3 Recognition of Re-Appointment to the Commission – Bob Clement

Commissioner Franklin congratulated Bob on his re-appointment.

ITEM NO. 4 Notification of Vacancy – Commissioner Michael Dey Stepping Down

Commissioner Franklin notified the public that Commissioner Dey moved outside the City limits and is no longer eligible to serve on the Commission.

ITEM NO. 5 Reorganization of Commissioners – Election of Officers – Chair and Vice Chair

Secretary Baley opened nominations for Chair.

Commissioner Clement nominated Commissioner Franklin.

There were no other nominations.

Baley closed nominations and asked for a motion.

Motion by Commissioner Clement, seconded by Commissioner Etchegoin to appoint Commissioner Franklin Chair.

Commissioner Franklin was appointed Chair by roll call vote.

Aye: Clement, Etchegoin, Couch, Franklin

Absent: Brewer, Meade

Baley opened nominations for Vice-Chair.

Commissioner Etchegoin nominated Commissioner Couch.

There were no other nominations.

Baley closed nominations and asked for a motion.

Motion by Commissioner Clement, seconded by Commissioner Etchegoin to appoint Commissioner Couch Vice-Chair.

Commissioner Couch was appointed Vice-Chair by roll call vote.

Aye: Clement, Etchegoin, Couch, Franklin

Absent: Brewer, Meade

ITEM NO. 6 Public Comment

There was no comment.

ITEM NO. 7 Approval of New Meeting Start Time – A request to change the 7:00 p.m. start time for Regular Meetings of the Planning Commission to 5:30 p.m.

No public comment was received.

Baley asked for a motion.

Motion by Commissioner Clement, seconded by Commissioner Etchegoin to change the meeting start time to 5:30 p.m.

Ayes: Clement, Etchegoin, Couch, Franklin

Absent: Brewer, Meade

ITEM NO. 8 Public Hearing – A request by Lennar Homes to amend Major Site Plan Review No. 2020-01 to remove master home plan 7511 and modify elevations of the Clementine Master Home Plan Series 7512, 7514, 7515 for Subdivision Tract 848, an approved 362-lot single-family residential subdivision to be developed in three phases with a 1.06-acre park on 54.1 acres. The project is located south of Bush Street and east of College Avenue, in the City of Lemoore (APNs: 023-510-040 and 023-480-031, 023-660-001 through 075, and 023-680-001 through 055, and 023-670-011 through 064). In accordance with the California Environmental Quality Act (CEQA), this project is covered by the common sense exemption that CEQA applies only to projects that have the potential for causing a significant effect on the environment. It can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the

environment, therefore the activity is not subject to CEQA per CA Code Regulations Title 14 § 15061(b)(3).

City Planner Brandt presented the staff report and answered questions.

Commissioner Franklin opened the public hearing at 5:52 p.m.

Lennar representative Jill Craven introduced herself and answered questions.

There was no other comment.

Commissioner Franklin closed the public hearing at 5:52 p.m.

Motion by Commissioner Etchegoin, seconded by Commissioner Franklin, to adopt Resolution No. 2023-01, approving Modification to Major Site Plan Review No. 2020-01, in accordance with the findings and conditions in the resolution.

Ayes: Etchegoin, Franklin, Clement, Couch

Absent: Brewer, Meade

ITEM NO. 9 Director's Report

Brandt provided the following information:

A study session regarding residential development standards will be on the February 7 City Council Meeting agenda. Planning Commissioners are encouraged to attend and provide input.

Staff will be conducting several study sessions in the coming months regarding various City initiated changes to the zoning map and zoning ordinance.

Baley provided the following information:

Valley Children's Hospital will be holding their 36th Annual Kids Day Fundraiser on March 7th. This is the first year volunteer will be on site in Lemoore since Covid.

Rays Lemonade/Flavor Fusion is expected to be up and running any day. The final parcel map for the project is to be recorded soon. Staff expects that the process of developing Phase II will begin soon after.

Staff received confirmation that the four annexations in process are complete. A map of the newly incorporated areas of the City has been provided to Commissioners.

Staff received informal notification that Lennar will no longer be perusing development of Subdivision Tr 935 proposed to be located north of Hanford Armona Road in the newly incorporated area of the City. If that changes, staff will notify the Commission.

TKC Projects, LLC submitted an application to develop a portion of the NEC of 19th Avenue and Iona Avenue. The project proposes to construct a Mavericks fuel station with RV disposal

services, and drive through restaurant. Property owner Kevin King is proposing to develop the remainder of the site separately.

Staff are excited to report that we have received a inquiries from multiple developers that are ready to do business with Lemoore.

ITEM NO. 10 Commissioner's Reports and Requests for Information

There were no reports or requests.

ITEM NO. 11 Adjournment

The meeting adjourned at 6:05 P.M.

Approved the 13th day of March 2023.

APPROVED:

Greg Franklin, Chairperson

ATTEST:

Kristie Baley, Commission Secretary



711 W Cinnamon Drive • Lemoore, California 93245 • (559) 924-6744 • Fax (559) 924-9003

Staff Report

To: Lemoore Planning Commission **Item No.** 6
From: Steve Brandt, City Planner
Date: March 7, 2023 **Meeting Date:** March 13, 2023
Subject: **Tentative Parcel Map No. 2022-03:** a request by John Giovannetti to divide an existing 2.91-acre parcel into three parcels located at the northeast corner of 19th Avenue and Cinnamon Drive in the City of Lemoore (APN 021-620-008).

Proposed Motion:

Move to adopt Resolution No. 2023-02, approving Tentative Parcel Map No. 2022-03 in accordance with the findings and conditions in the resolution.

Project Proposal:

The applicant is requesting approval of a Tentative Parcel Map that would divide an existing 2.91-acre parcel into three separate parcels. The existing worship center, with main structure, outbuildings, and yard areas totaling 1.33 acres, will be Parcel 1. Parcel 2 contains an existing theater stage area, proposes to be 0.79 acres, and is intended to be sold for development. Parcel 3 proposes to be 0.79 acres with no existing structures and is also intended to be sold for development.

Applicant	John Giovannetti (Lane Engineers, agent)
Location	Northeast corner of 19 th Avenue and Cinnamon Drive
Existing Land Use	Worship Center / Vacant
APN(s)	021-620-008
Zoning	RLD
General Plan	Low Density Residential

Adjacent Land Use, Zone, and General Plan Designation

<u>Direction</u>	<u>Current Use</u>	<u>Zone</u>	<u>General Plan</u>
North	Vacant Lot	RLD	Low Density Residential
South	Single-family Residence	RLD	Low Density Residential
East	Single-family Residences	RLD	Low Density Residential
West	Freedom Elementary School	RLD	Low Density Residential

Previous Relevant Actions:

The applicant has already obtained a building permit to begin converting the worship center building to a single-family residential use.

Zoning/General Plan:

The site is designated and zoned Low Density Residential (RLD). The proposed parcels on the Tentative Parcel Map meet the lot configuration and size requirements for this zone.

Access and Right of Way:

Access to Parcel 1 would be from Cinnamon Drive. Access to Parcels 2 and 3 would be from 19th Avenue. Dedication of right of way is required on 19th Avenue to bring the right of way to its ultimate width. 19th Avenue is an arterial street. No additional right of way is needed for Cinnamon Drive, a collector street.

There is an existing circular drive that has two access points on 19th Avenue. These driveways will be located too close to the intersection once it is fully built out. Staff is recommending a condition of approval for Parcel 1 to relinquish vehicular access rights to 19th Avenue.

Improvements to 19th Avenue:

The three parcels' frontage along 19th Avenue is required to be constructed by the applicant. This includes extension of a sewer line, water stubs to Parcels 2 and 3 from an existing water line, and construction of curb, gutter, additional pavement and sidewalk. Staff is recommending that the entire set of improvements be designed together, but that construction of the improvements can be phased. The portion of improvements adjacent to Parcel 1 shall be constructed in conjunction with approval of the final parcel map. The improvements adjacent to Parcels 2 and 3 can be deferred until such time as a building permit is requested on those parcels.

The applicant had requested postponing the sewer line extension on Parcel 1 as well since Parcel 1 already is being provided sewer service from a line in Cinnamon Drive. Staff is recommending against that deferral because it would later require that relatively new pavement be cut into within the intersection to reach the existing manhole in the intersection and along Parcel 1 frontage in order to install the line.

Environmental Assessment:

The project is Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA) California Environmental Quality Act (CEQA) California Code of Regulations Title 14 § 15315 (Class 15 – Minor Land Divisions).

Recommended Approval Findings:

A Tentative Parcel Map shall be granted only when the designated approving authority determines that the proposed use or activity complies with all of the following findings. City staff recommends that these findings be made based upon review of the project as described in this staff report, and with the recommended conditions of approval.

1. The proposed subdivision is consistent with the general plan, any applicable specific plans, and all applicable provisions of Zoning Ordinance and the Subdivision Ordinance, and the State Subdivision Map Act.
2. That the site is physically suitable for the proposed type of development.
3. That the site is physically suitable for the proposed density of development.
4. That the design of the parcels and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
5. That the design of the subdivision or the type of improvements are not likely to cause serious public health problems.
6. That the design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.
7. That the land is not subject to a contract entered into pursuant to the California Land Conservation Act of 1965.

Recommended Conditions:

Staff recommends the following conditions be applied to the approval of the Tentative Parcel Map No. 2022-03:

1. The Final Map shall be prepared consistent with the submitted tentative parcel map and applicable development standards found in the Zoning Ordinance and Subdivision Ordinance.
2. Provide right of way dedication per engineering standards with the Final Map.

3. Parcel 1 shall relinquish vehicular access rights to 19th Avenue.
4. Prepare civil improvement plans signed by a civil engineer for full frontage improvements along 19th for all parcels as part of approval of the Final Parcel Map.
5. The developer shall be responsible for construction of frontage improvements (water line, sewer line, roadway, curb, gutter, and sidewalk improvements) along 19th Avenue.
6. Construct all 19th Avenue frontage improvements adjacent to Parcel 1 (church site) as part of the approval of the Final Parcel Map. Improvements along Parcel 2 and Parcel 3 frontage can be deferred to Building Permit submittal for construction on Parcels 2 and 3.
7. Parcels 2 and 3 shall construct their individual 19th Avenue frontage improvements according to the approved plans identified in Condition No. 4.
8. Landscape and irrigation plans that meet MWELo requirements will be required as part of the building permit process.
9. The project and all subsequent uses must meet the requirements found in Section 9-5B-2 of the Zoning Ordinance related to noise, odor, and vibration, and maintenance.
10. The tentative parcel map approval shall expire in two years unless a final map is filed. The time limits and potential extensions and expiration shall be those available per the Subdivision Map Act.

Attachments:

Vicinity Map
Resolution
Tentative Parcel Map

This aerial map shows the Lemoore area with various streets and landmarks. A central rectangular area is labeled "Site". To the west of the site is Freedom Elementary School, and to the south is Lemoore Union Elementary School. Further south is the Lemoore Sports Complex. To the east of the site is G&G Medical Transport. The map includes numerous street names such as Freedom Dr, Apple Ave, Noble St, N 19th Ave, Constitution Ave, Jubilee Ct, Privilege Way, Fallenleaf Dr, Columbus Way, Revere Way, Nation Way, Cinnamon Dr, American Ave, Ailington Pl, Summerwind Dr, Monarch Dr, Larkspur Ave, Sunset Ave, and Bay St. Other landmarks include Circle Park and Keanus Hawaiian BBQ.

RESOLUTION NO. 2023-02

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LEMOORE
APPROVING TENTATIVE PARCEL MAP NO. 2022-03 TO DIVIDE AN EXISTING 2.91-ACRE PARCEL
INTO THREE PARCELS, LOCATED AT THE NORTHEAST CORNER OF 19TH AVENUE AND
CINNAMON DRIVE IN THE CITY OF LEMOORE (APN 021-620-008)**

At a Regular Meeting of the Planning Commission of the City of Lemoore duly called and held on March 13, 2023, at 5:30 p.m. on said day, it was moved by Commissioner _____, seconded by Commissioner _____, and carried that the following Resolution be adopted:

WHEREAS, John Giovannetti has requested a Tentative Parcel Map to allow the division of a 2.91-acre parcel into three parcels located on the northeast corner of 19th Avenue and Cinnamon Drive in the City of Lemoore (APN 021-620-008); and

WHEREAS, the proposed site contains an existing structure previously used as a worship center, yard, and two outbuildings on the southern portion of the site that would become Parcel 1; and

WHEREAS, the zoning on the parcel is Low Density Residential (RLD); and

WHEREAS, the project is Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA) California Code of Regulations Title 14 § 15315 (Class 15 – Minor Land Divisions; and

WHEREAS, the Lemoore Planning Commission held a duly noticed public hearing at its March 13, 2023, meeting.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Lemoore hereby makes the following findings regarding the proposed conditional use permit:

1. The proposed subdivision is consistent with the general plan, any applicable specific plans, and all applicable provisions of Zoning Ordinance and the Subdivision Ordinance, and the State Subdivision Map Act.
2. That the site is physically suitable for the proposed type of development.
3. That the site is physically suitable for the proposed density of development.
4. That the design of the parcels and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
5. That the design of the subdivision or the type of improvements are not likely to cause serious public health problems.
6. That the design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.
7. That the land is not subject to a contract entered into pursuant to the California Land Conservation Act of 1965.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Lemoore finds that the project is Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA) California Code of Regulations Title 14 § 15315 (Class 15 – Minor Land Divisions), and approves Tentative Parcel Map 2022-03 subject to the following conditions:

1. The Final Map shall be prepared consistent with the submitted tentative parcel map and applicable development standards found in the Zoning Ordinance and Subdivision Ordinance.
2. Provide right of way dedication per engineering standards with the Final Map.
3. Parcel 1 shall relinquish vehicular access rights to 19th Avenue.
4. Prepare civil improvement plans signed by a civil engineer for full frontage improvements along 19th for all parcels as part of approval of the Final Parcel Map.
5. The developer shall be responsible for construction of frontage improvements (water line, sewer line, roadway, curb, gutter, and sidewalk improvements) along 19th Avenue.
6. Construct all 19th Avenue frontage improvements adjacent to Parcel 1 (church site) as part of the approval of the Final Parcel Map. Improvements along Parcel 2 and Parcel 3 frontage can be deferred to Building Permit submittal for construction on Parcels 2 and 3.
7. Parcels 2 and 3 shall construct their individual 19th Avenue frontage improvements according to the approved plans identified in Condition No. 4.
8. Landscape and irrigation plans that meet MWELO requirements will be required as part of the building permit process.
9. The project and all subsequent uses must meet the requirements found in Section 9-5B-2 of the Zoning Ordinance related to noise, odor, and vibration, and maintenance.
10. The tentative parcel map approval shall expire in two years unless a final map is filed. The time limits and potential extensions and expiration shall be those available per the Subdivision Map Act.

Passed and adopted at a Regular Meeting of the Planning Commission of the City of Lemoore held on March 13, 2023, by the following votes:

AYES:
NOES:
ABSTAINING:
ABSENT:

APPROVED:

Greg Franklin, Chairperson

ATTEST:

Planning Commission Secretary

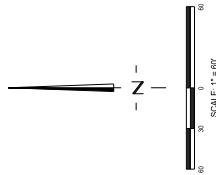
TENTATIVE PARCEL MAP

BEING A DIVISION OF THE SOUTH 426.93 FEET OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 18 SOUTH, RANGE 20 EAST, MOUNT DIABLO BASE AND MERIDIAN.

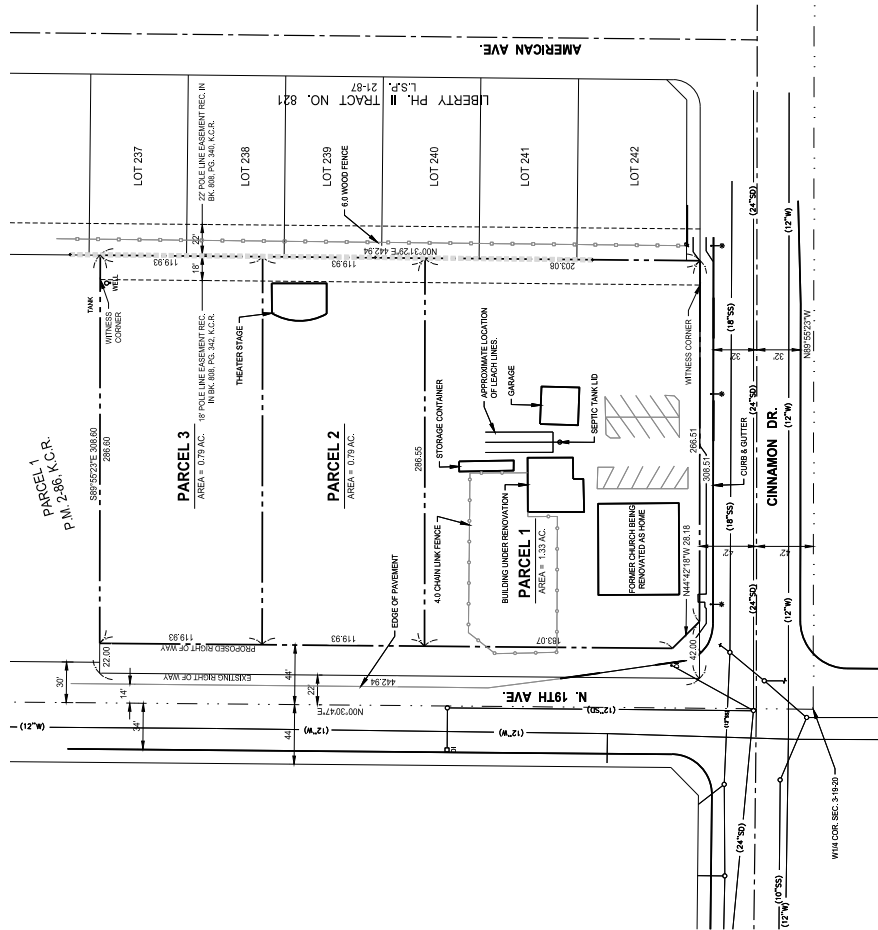
OWNER: JOHN GIOVANNETTI
P.O. BOX 128
LEMOORE, CA 93245
559-281-3509

ENGINEER: LANE ENGINEERS, INC.
979 N. BLACKSTONE STREET
TULARE, CA 93274
PH: (559) 686-5263
OCTOBER 2022

TPM No. 2022-03 Received February 21, 2023

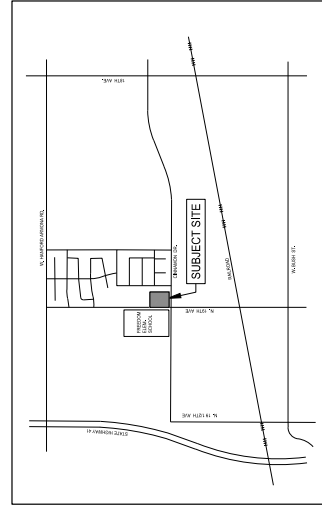


BASIS OF BEARINGS
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM, ZONE 4, NAD 83, AS DETERMINED BY GPS SURVEYS AND ADJUSTED TO THE NATIONAL HORIZONTAL DATUM OF 1983 BY THE NATIONAL BUREAU OF STANDARDS (NBS) DRAFTING, INC. VIRTUAL SURVEY NETWORK EPOCH DATE 2011.



SITE DATA

PROPOSED USE	RESIDENTIAL
EXISTING USE	RESIDENTIAL
EXISTING ZONING	R1D
PROPOSED ZONING	R1D
EXISTING WATER	PARCEL 1, CITY OF LEMOORE
PROPOSED WATER	PARCELS 2 & 3 WELL (NOT CURRENTLY OPERATIONAL)
EXISTING SOLID WASTE	CITY OF LEMOORE
PROPOSED SOLID WASTE	PARCELS 2 & 3 NONE
EXISTING GAS	CITY OF LEMOORE
PROPOSED GAS	THE GAS COMPANY
POWER	EDISON
APN	027-400-008
FLOOD ZONE	X (UNSHADED)



VICINITY MAP
NOT TO SCALE



711 W Cinnamon Drive • Lemoore, California 93245 • (559) 924-6744 • Fax (559) 924-9003

Staff Report

To: Lemoore Planning Commission **Item No.** 7
From: Steve Brandt, City Planner
Date: March 7, 2023 **Meeting Date:** March 13, 2023
Subject: Presentation – 2022 General Plan Annual Progress Report

Proposed Motion:

No motion needed. This is an informational item. The City Council will be asked to accept the Progress Report at their March 21, 2023, meeting.

Summary:

Section 65400(b) of the State of California Government Code requires planning agencies to provide an annual report to their legislative body, the Governor's Office of Planning and Research (OPR), and the State Department of Housing and Community Development (HCD) on the status of the General Plan and progress in its implementation. The four basic purposes of the annual report are:

- To provide information to assess progress on the implementation of the General Plan in accordance with the stated goals, policies, and implementation measures.
- Provide information to identify necessary course adjustments or modifications to the General Plan as a means to improve implementation.
- To provide a clear correlation between land use decisions made during the reporting period and the goals, policies, and implementation measures in the General Plan.
- To provide information regarding local agency progress in meeting its share of regional housing needs and local efforts to remove governmental constraints to the development of housing.

State law requires that the General Plan Annual Progress Report (APR) be completed and submitted to the State each year for the previous calendar year. This APR looks at the City

of Lemoore's progress toward implementing its General Plan during the 2022 calendar year. The bulk of the report places all of the General Plan goals and policies into tables. The far right column provides a specific comment on the City's progress in implementing each policy. Many of the policies in the General Plan are on-going and implemented as development projects are proposed or were one-time policies that have already been fully implemented, such as making comprehensive updates to the Zoning Ordinance in 2012 and 2014.

The City has not regularly been preparing an annual progress report in the past. However, there has been an increased effort by the State to have cities submit a report, including by making the preparation of the annual report a prerequisite for application for certain grant funds.

Environmental Assessment:

This Report is not subject to CEQA.

Recommended Approval Findings:

None. This is for informational purposes only. The Commission may suggest changes to document before it goes to the City Council for approval.

Recommended Conditions:

None

Attachments:

2022 City of Lemoore General Plan Annual Progress Report (DRAFT)

A Review of the Year 2022

City of Lemoore General Plan Annual Progress Report



A REVIEW OF THE YEAR 2022

CITY OF LEMOORE GENERAL PLAN ANNUAL PROGRESS REPORT

Prepared for:



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1. Introduction

Section 65400(b) of the State of California Government Code requires planning agencies to provide an annual report to their legislative body, the Governor's Office of Planning and Research (OPR), and the State Department of Housing and Community Development (HCD) on the status of the General Plan and progress in its implementation. The four basic purposes of the annual report are:

- To provide information to assess progress on the implementation of the General Plan in accordance with the stated goals, policies, and implementation measures.
- Provide information to identify necessary course adjustments or modifications to the General Plan as a means to improve implementation.
- To provide a clear correlation between land use decisions made during the reporting period and the goals, policies, and implementation measures in the General Plan.
- To provide information regarding local agency progress in meeting its share of regional housing needs and local efforts to remove governmental constraints to the development of housing.

State law requires that the General Plan Annual Progress Report (APR) be completed and submitted to the State each year for the previous calendar year. This APR looks at the City of Lemoore's progress toward implementing its General Plan during the 2022 calendar year.

2. Date of presentation/acceptance by the local legislative body

This report was presented to the Lemoore Planning Commission on March 13, 2023, and to the Lemoore City Council on March 21, 2023. The City Council voted to adopt a resolution accepting the report.

3. Measures associated with the implementation of the General Plan with specific reference to an individual element

Some of the highlights from 2022 include:

- Approval of a 156-acre mixed-type housing neighborhood (Lacey Ranch).
- Approval of a 108-unit affordable housing project.

4. Housing Element APR reporting requirements – each jurisdiction is required to report certain housing information in accordance with State housing law

The 2022 Housing Element Annual Progress Report was completed and submitted to HCD and OPR on March XX, 2023.

5. The degree to which the General Plan complies with OPR's General Plan Guidelines, including environmental justice considerations, collaborative planning with the military lands and facilities, and consultation with Native American tribes

Lemoore is committed to adhering to Native American tribal consultation requirements by complying with SB18 and AB52. The City has developed both formal and informal communication protocols between the City's Community Development Department and the nearby Tachi Yokut Tribe of the Santa Rosa Rancheria. Lemoore also continues to implement the adopted recommendations of the Naval Air Station Lemoore Joint Land Use Study, a multi-jurisdictional study prepared to encourage cooperative land use planning between military installations and adjacent communities. It is recognized that the next General Plan Update will need to include new Elements for Air Quality and Environmental Justice.

6. The date of the last update to the General Plan

The General Plan was last comprehensively updated in 2008, with the exception of the Housing Element. The 5th Round Housing Element was certified by HCD in 2016, and the 6th Round Housing Element is currently underway with a due date of December 31, 2023.

List of City of Lemoore General Plan Chapters

<u>Chapter</u>	<u>Last Comprehensive Update</u>
Land Use	2008
Community Design	2008
Circulation Element	2008
Parks, Schools, and Community Facilities	2008
Public Utilities	2008
Conservation and Open Space	2008
Safety and Noise	2008
Housing	2016

The City Council will be considering allocating funds in their upcoming 2023–2024 budget for a comprehensive update to the General Plan. It is recognized that the new General Plan Update will need to include new Elements for Air Quality and Environmental Justice.

7. Priorities for land use decision-making that have been established by the local legislative body (e.g., the passage of moratoria or emergency ordinances)

No moratoriums or emergency ordinances were adopted in 2022. The City did approve the Lacey Ranch Project, the largest residential development project in many years, which required amendments to both the Land Use and Circulation Elements.

8. Goals, policies, objectives, standards, or other plan proposals that need to be added or were deleted, amended, or otherwise adjusted

No goals, policies, objectives, or standards were adjusted in 2022. Using an SB2 Grant, the Community Development Department is reviewing its Zoning Ordinance for text and map changes that would encourage more housing growth. These ordinance changes will be brought to the City Council in 2023.

9. Analysis of the status of General Plan Policies & Implementation Measures

The following table analyzes the current General Plan policies and action items that made notable progress in 2022. The table is not a comprehensive list of all policies and action items in the General Plan. Many policies/actions are under ongoing implementation and may not be listed here. The purpose of providing the policy implementations below is simply to streamline the review and highlight the annual progress efficiently.

LAND USE		
Guiding Policies	Implementing Actions	Status/Comment
PATTERN OF DEVELOPMENT, GROWTH, AND EXPANSION		
Objective Policy LU-G-1: <i>Promote a sustainable, balanced land use pattern that satisfies existing needs and safeguards future needs of the City.</i> Policy LU-G-2: <i>Maintain a well-defined compact urban form, with a defined urban growth boundary and development intensities on land designated for urban uses.</i> Policy LU-G-3: <i>Ensure that new development provides for infrastructure, schools, parks, neighborhood shops, and community</i>	LU-I-1: Establish an Urban Growth Boundary (UGB) in the General Plan Land Use Diagram that limits the extent of urban development up to the year 2030, and specifically prevents development west of the 21st Avenue alignment, in order to protect the Navy from encroachment.	The City continues to apply this policy when evaluating development proposals that are submitted. The UGB was expanded in 2022 to accommodate Lacey Ranch, a 156-acre residential neighborhood development.
	LU-I-2: Seek LAFCO approval of a Sphere of Influence (SOI) line that is co-terminus with the General Plan Urban Growth Boundary.	The City continues to apply this policy when evaluating development proposals that are submitted. The City worked with Kings County LAFCo in 2022 to make amendments to its SOI that better correlated with the General Plan UGB.
	LU-I-3: Do not accept any applications for annexation or development in the area south of the existing (May 2008) City limits and west of SR-41 until after completion of the Navy's Air Installation Compatible Use Zone (AICUZ) study for the Naval Air Station Lemoore and completion of flood hazard studies by the Federal Emergency Management Agency (FEMA).	The AICUZ was completed in 2012. The City implements the results of this study when evaluating development proposals and applies appropriate conditions.
	LU-I-4: Require contiguous development within the SOI unless it can be demonstrated that land which is contiguous to urban development is unavailable or development is economically infeasible. The City desires to prevent leapfrog development where development skips over available land to outlying and isolated areas. Contiguous development will reduce sprawl, safeguard agriculture land, and reduce the cost of extending services.	The City continues to apply this policy when evaluating development proposals that are submitted.

LAND USE		
Guiding Policies	Implementing Actions	Status/Comment
<i>facilities in close proximity to residents.</i>	LU-I-5: Work with the County on a Memorandum of Understanding (MOU) in which the County will commit to: <ul style="list-style-type: none"> Retaining agriculture and open space areas around the City, consistent with the General Plan; and Notifying the City of development applications within the “secondary” SOI adjacent to the City’s Planning Area for comment to avoid potential conflicts. 	This policy has been implemented in conjunction with Kings County.
	LU-I-6: Update the Zoning Ordinance to set appropriate land use densities and development standards to ensure its compliance with the General Plan. The Ordinance also will include maximum floor area ratios (FARs) for non-residential development.	The City comprehensively updated its Zoning Ordinance in 2012. The City made strategic updates in 2014 and is currently reviewing codes related to residential development to encourage more housing growth.
	LU-I-7: Create, maintain, or upgrade Lemoore’s public and private infrastructure to support future land use and planned development under the General Plan.	The City continues to apply this policy. New master plans for water, wastewater, and storm drainage were adopted in 2019.
	LU-I-8: Require new development to pay its fair share of the costs of public infrastructure, services and transportation facilities, in accordance with State law.	The City last updated its development impact fees in 2017 and is currently in the process of preparing a 2023 update.
	LU-I-9: Allow development only when adequate public facilities and infrastructure are available or planned in conjunction with use, consistent with the traffic level of service (LOS) standards and standards for public facilities and services established in this Plan.	The City continues to apply this policy when evaluating development proposals that are submitted.
RESIDENTIAL AREAS		
Objective Policy LU-G-4: <i>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.</i>	LU-I-10: Ensure new neighborhoods include a mix of housing types and community facilities oriented to a neighborhood center, in a land use mix consistent with the following table and with Table 2.2.	The City continues to apply this policy when evaluating development proposals that are submitted. In 2022, the City approved new mixed housing developments entitled Lacey Ranch, Daley Homes Tract 793, and Smith Street Apartments meeting the LU-I-10 standards.
	LU-I-11: Require a centrally located neighborhood square or “commons” within each new residential neighborhood that will serve as a focal point for the surrounding community.	In 2022, the City approved new mixed housing in Lacey Ranch, which includes a five-acre park in the center of the neighborhood.
	LU-I-12: Ensure that the scale, operation, location, and other characteristics of community facilities, including parks, schools, child care facilities, religious institutions, other	No new community facilities applicable to this policy were constructed in 2022.

LAND USE		
Guiding Policies	Implementing Actions	Status/Comment
Policy LU-G-5: <i>Provide for a full range of housing types and prices within each neighborhood, including minimum and maximum requirements for traditional and small-lot single family homes, townhouses, duplexes, triplexes, 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.</i>	public and quasi-public facilities, enhance the character and quality of neighborhoods.	
	LU-I-13: Require new residential development adjacent to established neighborhoods to provide a transition zone where the scale, architectural character, pedestrian circulation and vehicular access routes of both new and old neighborhoods are well integrated.	In 2022, the City approved new mixed housing developments entitled Lacey Ranch, Daley Homes Tract 793, and Smith Street Apartments that meet this policy.
	LU-I-14: Require multi-family developments be planned near existing or projected neighborhood centers and open space, and be located within ¼ mile of a collector or arterial street.	In 2022, the City approved the Smith Street Apartments, an affordable housing project within walking distance of downtown and located on an established bus route.
	LU-I-15: Ensure developments for senior housing provide special consideration for accessibility options. Senior housing projects will be distributed throughout the City within walking distance of neighborhood centers and shopping areas. If they are located on the periphery of the City, developers will be required to provide evidence that adequate and affordable special transportation, such as shuttles, are part of the project development.	The last senior housing project constructed was Cinnamon Villas II, which is within walking distance of downtown and a small neighborhood shopping center.
	LU-I-16: Establish zoning regulations for: <ul style="list-style-type: none"> • Appropriate density bonuses for developers meeting State criteria for affordable housing; and • An additional density bonus for projects undertaking elective off-site improvements (such as park improvements, public art, beautification, and streetscape improvements) that further the City's community design and/or open space objectives. 	The Zoning Code provides a density bonus for developers meeting State criteria for affordable housing.
Policy LU-G-6: <i>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.</i>	LU-I-17: Utilize the Agricultural/Rural Residential designated areas as a mechanism for preserving active agricultural land and buffering urban uses from agricultural uses.	The City has designated a sizable percentage of land outside of city limits as Agriculture or Agriculture/Rural Residential.
DOWNTOWN AND SHOPPING CENTERS		
Objective: Policy LU-G-7: <i>Foster viable, pedestrian-</i>	LU-I-18: Integrate design standards for varying scales of commercial development, including large-format regional shopping centers, neighborhood-serving retail centers, general mixed-use areas, and Downtown Mixed Use, into the Zoning Ordinance.	Zoning Ordinance Chapter 5 Design Standards and Chapter 6 Downtown Development Standards of the Zoning Code include height and scale requirements, setback provisions, and standards for

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Guiding Policies	Implementing Actions	Status/Comment
<i>oriented neighborhood centers and strong, visually attractive regional shopping centers with a mix of tenants to serve both local and regional needs.</i>	These standards will include height and scale requirements, setback provisions and standards for screening, lighting, landscaping, and location of parking, loading, refuse collection, and recycling facilities. These standards will be in conformity with the Downtown Revitalization Plan and the Architectural Design Guidelines for each zone.	screening, lighting, landscaping, and location of parking, loading, refuse collection, and recycling facilities.
<u>Neighborhood Retail Centers</u>		
	LU-I-19: Evenly distribute neighborhood retail centers in new development areas and encourage a mix of uses in them to offer both choice and convenience for shoppers and residents.	The City continues to apply this policy when evaluating development proposals that are submitted. No new neighborhood centers were approved in 2022.
	LU-I-20: Encourage existing neighborhood centers to expand to their maximum potential through reuse, rehabilitation, and infill development.	The City continues to apply this policy when evaluating development proposals that are submitted. No new neighborhood centers were approved in 2022.
	LU-I-21: Require pedestrian-oriented design and gathering spaces in neighborhood centers to facilitate a small-town atmosphere.	The City continues to apply this policy when evaluating development proposals that are submitted. No new neighborhood centers were approved in 2022.
	LU-I-22: Allow residential above retail and neighborhood serving offices in neighborhood centers so long as they are ancillary in size and do not interfere with primary retail use.	The City continues to apply this policy when evaluating development proposals that are submitted. No new neighborhood centers were approved in 2022.
	LU-I-23: Facilitate the revitalization of existing blighted commercial/industrial areas by allowing mixed uses, infill, and/or increase in density on site.	The City has met several times in 2022 with property owners interested in improving existing blighted commercial and industrial sites, including a former vehicle wrecking yard.
<u>Regional Shopping Centers</u>		
	LU-I-24: Allow office uses with walk-in clientele that are associated with complementary commercial service businesses in regional commercial areas.	The Zoning Ordinance allows office uses in the Regional Commercial zone.
<u>Mixed Use Centers</u>		
	LU-I-25: Establish use regulations and development standards for Mixed Use Centers that allow a range of uses in the Zoning Ordinance.	The City established a Mixed Use zone in its Zoning Ordinance in 2012.
	LU-I-26: Establish an incentive program for mixed-use development including FAR bonuses	The City continues to apply this policy when evaluating

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Guiding Policies	Implementing Actions	Status/Comment
	for uses that contribute to public benefit and shared parking arrangements.	development proposals that are submitted.
	LU-I-27: Create guidelines and a Best Practices Manual for mixed-use development to educate local builders and developers about the types of mixed-use areas the City desires.	The Best Practices Manual was incorporated into the Zoning Ordinance Mixed Use chapter in 2012.
<u>Downtown</u>		
<i>Policy LU-G-8:</i> <i>Continue to nurture a vibrant, mixed-use Downtown that is the pride of the community.</i>	LU-I-28: Establish Downtown Mixed Use Zones (DMX1, DMX2 and DMX3) in the Zoning Ordinance with the following land use requirements: <ul style="list-style-type: none"> DMX1 will allow retail, commercial, professional office, second-story residential, public, and institutional uses, provided retail and restaurant uses are retained as a primary use at the site. Typical new buildings will require a minimum height of at least 16', with exceptions for uses with special needs (e.g. cinemas). Service Commercial types of uses may be allowed when deemed appropriate through a Conditional Use Permit. DMX2 will allow retail, commercial, professional office, high-density residential or live/work studios, public and institutional uses. DMX3 will allow professional office and medium-density residential, with small-scale support commercial uses, with bed-and-breakfast use an option. The design of all new buildings, including elements such as lot width and setback, must respect the character of Downtown and surrounding neighborhoods by following requirements set out in the Downtown Design Guidelines. 	The Downtown Mixed Use Zones (DMX-1, DMX-2, and DMX-3) were established in the Zoning Ordinance in 2012.
	LU-I-29: Allow a balanced and diverse mix of compatible uses to create a vibrant, 24-hour Downtown, such as: <ul style="list-style-type: none"> <i>Mixed Use:</i> Encourage a mix of uses in Downtown. <i>Housing:</i> Promote the development of a variety of housing options within Downtown and in adjacent areas, including higher density near the Depot. <i>Retail:</i> Promote the development of street-level, consumer-oriented retail establishments. <i>Community Facilities:</i> Promote high-quality, public development projects that 	All of these uses are allowed in the DMX-1 and DMX-2 zones. The City amended its parking standards for downtown in 2014 to not require additional parking for existing buildings that had a change of use.

LAND USE		
Guiding Policies	Implementing Actions	Status/Comment
	<p>can serve as demonstrations of appropriate downtown urban design principles.</p> <ul style="list-style-type: none"> • <i>Change of Use:</i> Allow existing units to remodel or upgrade to accommodate new uses, provided they do not change the primary retail character in Downtown or negatively affect historical buildings. • <i>Infill:</i> Provide incentives for infill and development on underutilized land, mixed-use credit for adjacent on-street parking and exemptions for small ground floor retail and restaurant uses. 	
	LU-I-30: Establish incentives for new retail uses to be located at specific parts of downtown to maximize foot traffic and interest.	The City amended its parking standards for downtown in 2014 to not require additional parking for existing buildings that had a change of use.
	LU-I-31: Promote pedestrian-oriented amenities near Downtown such as outdoor seating, plazas, public art, weather protection, and waiting areas to reinforce Lemoore's small-town character and provide areas for people to congregate.	The City maintains Marshall Park, an urban plaza with a gazebo and murals illustrating Lemoore's history. The park is located in the center of downtown.
	LU-I-32: Promote the rehabilitation of historic structures in Downtown in order to preserve the historic identity of the City for future generations.	The City continues to apply this policy when evaluating development proposals that are submitted.
	LU-I-33: In partnership with the Chamber of Commerce, cinema, downtown store owners, local hotels and the municipal golf course, support parades, festivals, farmers markets, celebrations, promotional sales, and sport events that will draw visitors to Downtown.	The City continues to support these and other activities in downtown.
EMPLOYMENT AREAS		
Objective: Policy LU-G-9: <i>Provide appropriately located areas for a broad range of employment generating uses to strengthen the City's economic base and provide employment opportunities for</i>	LU-I-34: Provide sites for employment generating businesses, technology-based businesses, light industrial, professional offices, and other businesses wishing to locate in Lemoore.	In 2022, the City approved a tentative parcel map for an existing industrial site that will include site exterior improvements to meet LU-I-34 standards. The city also approved two separate site developments for production processing plants, which implemented components of LU-I-34 standards.
	LU-I-35: Allow offices as a secondary use in Industrial areas, upon finding that such use is compatible with the primary use and will not adversely affect the traffic-carrying capacity of adjacent streets.	The City continues to apply this policy when evaluating development proposals that are submitted.

LAND USE		
Guiding Policies	Implementing Actions	Status/Comment
<i>residents to achieve a jobs-housing balance.</i> Policy LU-G-10: <i>Foster high quality professional office and industrial areas and ensure developments are self sufficient, with appropriate infrastructure, community facilities, and open space for employees.</i> Policy LU-G-11: <i>Protect desirable industrial uses from encroachment by subsequent incompatible residential and commercial uses.</i>	LU-I-36: Allow advanced educational or workforce training uses, such as commuter colleges and technology teaching institutes, in Professional Office areas.	The City continues to apply this policy when evaluating development proposals that are submitted.
	LU-I-37: Allow employee-serving amenities and services such as restaurants, cafes, dry cleaners, and other complementary uses in Professional Office areas.	The City continues to apply this policy when evaluating development proposals that are submitted.
	LU-I-38: Establish setback, landscaping, and screening requirements for Professional Office and Industrial land uses and ensure adequate buffering between incompatible land uses.	In 2022, the City approved a tentative parcel map for an existing industrial site that will include site exterior improvements to meet LU-I-38 standards. The City also approved two separate site developments for production processing plants, which implemented components of LU-I-38 standards.
	LU-I-39: Adopt planning practices that support development of employment-generating land uses and help the City achieve a jobs-housing balance.	The City's website includes business resources, including links to the Kings County Chamber of Commerce and other supporting agencies, as well as links to real estate and property management firms to find available sites.
	LU-I-40: Allow up to 1.5 million square feet of non-residential development in the Business, Technology & Industrial Reserve Area, with up to 60 percent industrial, 35 percent office flex/R&D space/support services, and 15 percent retail space. A specific plan, including a financing plan for public facilities and services must be prepared prior to consideration of any development proposals. More non-residential space may be permitted under an approved specific plan only if the City determines that acceptable levels of service would be maintained on the Marsh Drive interchange at SR-198 and other access roads.	In 2022, the City approved a tentative parcel map for an existing industrial site that will include site exterior improvements to meet LU-I-40 standards. The City also approved two separate site developments for production processing plants, which implemented components of LU-I-40 standards.
PUBLIC AND COMMUNITY FACILITIES		
Objective:	LU-I-41: Ensure adequate elementary and high school sites are reserved in new subdivisions, consistent with the Land Use Diagram and State law.	The City continues to apply this policy when evaluating development proposals that are submitted.
Policy LU-G-12: <i>Provide appropriate settings for a diverse range of</i>	LU-I-42: Designate land for public uses to be maintained through capital projects for parks and open spaces, police and fire services, water and sanitary facilities, infrastructure, and other City services.	The City continues to apply this policy when evaluating development proposals that are submitted.

LAND USE		
Guiding Policies	Implementing Actions	Status/Comment
<i>civic, institutional and community land uses.</i>	LU-I-43: Promote the development of community facilities accessible to both vehicles and pedestrians.	The City continues to apply this policy when evaluating development proposals that are submitted.

COMMUNITY DESIGN		
Guiding Policies	Implementing Actions	Status/Comment
EDGES AND GATEWAYS		
<u>Urban/Rural Edge</u>		
Objective Policy CD-G-1: <i>Ensure feathering of land use, development intensity, and street design layout at the urban-to-rural City boundary.</i>	CD-I-1: Establish an open country character for new development facing the countryside along Marsh Drive, the Lemoore Canal, and portions north of Glendale Avenue, portions of Belle Haven Drive, Industry Way, Idaho Avenue, Jackson Avenue, and other areas.	The City continues to apply this policy when evaluating development proposals that are submitted.
	CD-I-2: Maintain views into the agricultural lands on the rural side of the roadways by not planting within the right-of-way and spacing trees farther apart.	The City continues to apply this policy when evaluating development proposals that are submitted.
	CD-I-3: Work with the Lemoore Canal and Irrigation Company and other canal companies to retain open canals and restore the Lemoore Canal to its natural appearance, and study the possibility of providing a bicycle trail along the canal.	The City continues to work with all canal companies. It was determined that adding bicycle trails along the canal bank was infeasible for safety and maintenance reasons.
	CD-I-4: Maintain scenic vistas to the Coalinga Mountains, other natural features, and landmark buildings.	The City continues to apply this policy when evaluating development proposals that are submitted.
<u>Gateways And Entries</u>		
Objective Policy CD-G-2: <i>Enhance key city entrances on primary vehicular corridors.</i> Policy CD-G-3: <i>Demarcate the transition from rural to urban land with distinct entry features.</i>	CD-I-5: Create entry gateways at the intersection of SR-198 and Houston Avenue, the SR-41 off ramp at Bush Street, the intersection of SR-41 and Hanford Armona Road, along SR-41 south of Idaho Avenue, and the off-ramp at SR-198 near Marsh Drive with distinctive features.	The City continues to apply this policy when evaluating development proposals that are submitted.

COMMUNITY DESIGN		
Guiding Policies	Implementing Actions	Status/Comment
CONNECTIONS AND CORRIDORS		
<u>Streetscapes</u>		
Objective: Policy CD-G-4: <i>Create a well-connected hierarchy of streets that serve existing and planned neighborhoods, and strengthen the visual and aesthetic character of the City.</i> Policy CD-G-5: <i>Create a comfortable street environment for motorized and non-motorized users.</i>	CD-I-6: Require landscaping in center medians and at major intersections.	The City continues to apply this policy when evaluating development proposals that are submitted.
	CD-I-7: Provide parkway strips with large canopy trees and other planting as needed along arterial, parkway, and collector (no on-street parking) streets between the road and sidewalk to buffer pedestrians from traffic and help define residential and commercial streets.	The City continues to apply this policy when evaluating development proposals that are submitted.
	CD-I-8: Require a 15-foot landscaped front setback area along all arterial and collector streets outside Downtown, as sites are developed or major renovations undertaken.	The City continues to apply this policy when evaluating development proposals that are submitted.
	CD-I-9: Revise right-of-way and pavement standards to reflect adjacent land use and/or anticipated traffic, and permit reduced right-of-way dimensions where necessary to reduce traffic speed and maintain neighborhood character.	The City continues to apply this policy when evaluating development proposals that are submitted.
	CD-I-10: Incorporate roundabouts as an alternative to signals and stop signs, and provide landscaping and other aesthetically appealing features in them where appropriate.	The City continues to apply this policy when evaluating development proposals that are submitted.
	CD-I-11: Preserve and protect heritage trees: <ul style="list-style-type: none"> • Adopt a Tree Protection Ordinance; • Require developers to preserve protected trees and submit an inventory and a site plan showing the location of all trees prior to any grading, demolition, or site work. Cutting of protected trees will require a permit and will only be allowed if trees are diseased, dying, or pose a danger to human activity; and • Require developers replace a similar tree of like size and species within 50 feet of its original location if a protected tree is removed during construction. 	The City added a Tree Protection Ordinance to its Zoning Ordinance in 2012.
	CD-I-12: Update parking lot landscaping standards to increase the screening of parking lots from the streets and reduce heat build-up from pavement.	Parking lot landscape standards in the Zoning Ordinance address screening of parking lots and the reduction of heat build-up from pavement.
	CD-I-13: Upgrade City bus stops to provide adequate shelter from sun, rain, and wind, and to provide durable, vandalism-resistant seating that is aesthetically pleasing.	The City continues to work with Kings Area Rural Transit with bus stops in Lemoore.
	CD-I-14: Continue the City's utility undergrounding program to replace existing wooden utility poles	The City continues to apply this policy when evaluating

COMMUNITY DESIGN		
Guiding Policies	Implementing Actions	Status/Comment
	and overhead lines with underground utility lines along major thoroughfares, and require undergrounding of utilities in all new development.	development proposals that are submitted.
<u>State Routes 41 And 198</u>		
	CD-I-15: Establish design standards and architectural guidelines for non-residential development facing SR-41 and SR-198. Design guidelines should address the following: <ul style="list-style-type: none"> • Building facades, roofing, and façade materials, and colors; • Use of focal elements (such as articulated rooflines or towers) to serve as visual landmarks; • Screening of truck loading and refuse collection areas; and • Commercial or retail signs and logos. 	The City added standards for big-box retail developments in 2015.
	CD-I-16: Require “street friendly” designs in new and transitioning commercial developments along SR-41.	The City continues to apply this policy when evaluating development proposals that are submitted.
	CD-I-17: Work with Caltrans to identify needed improvements to its highway facilities. Improvements include: <ul style="list-style-type: none"> • Creating a green buffer along parts of SR-198 and SR-41 adjoining residential land; • Improving connections to local streets through improvements to off-ramps, through-streets, traffic signs, and signals; • Improving the safety and aesthetics of fencing structures on bridges; • Establishing aesthetic standards for the design and color of concrete highway dividers and walls; and • Establishing standards for streetscape improvements, including tree planting along highways, and adding landscaping, artwork, or stamped concrete for future medians. 	The City continues to work with Caltrans. A new major interchange was completed at SR-198 and 19 th Avenue in 2018.
	CD-I-18: Update standards in the Sign Ordinance to regulate all commercial signs, logos, banners, and other forms of commercial signage in Lemoore, including separate standards for highway-oriented signs and a prohibition of billboards.	Standards were updated in 2012. Article F of the Zoning Ordinance regulates signage and prohibits billboards. Design guidelines are provided by zone and by type of sign.
<u>Median Parkways</u>		
	CD-I-19: Establish a Median Parkway street design cross-section, as illustrated in Figure 4-3, characterized by the following: <ul style="list-style-type: none"> • A landscaped median with a minimum width of 18 feet and trees that will create a continuous, formal appearance; 	The City Development Standards were updated in 2019.

COMMUNITY DESIGN		
Guiding Policies	Implementing Actions	Status/Comment
	<ul style="list-style-type: none"> A symmetrical tree layout for parkway strips abutting residential developments; On-street parking only adjacent to schools; and Wide, shared-use sidewalks on both sides of the parkway to accommodate pedestrians and bicyclists. 	
<u>Iona Avenue</u>		
	CD-I-20: Ensure that non-residential building façades are visually attractive, with windows offering views into buildings and architectural articulation; prohibit large blank walls facing the street unless screened by landscaping. These standards will be incorporated into the Zoning Ordinance and be applicable to all new development or major redevelopment along Iona Avenue.	The City continues to apply this policy when evaluating development proposals that are submitted.
<u>Houston Avenue-East D Street</u>		
	CD-I-21: Design streetscape and landscape elements to enhance the sense of arrival from SR-198 towards Houston Avenue and East D Street.	The City continues to apply this policy when evaluating development proposals that are submitted.
<u>Idaho Avenue, Bush Street, And 19 ½ Avenue East Of SR-41</u>		
	CD-I-22: Work with property owners, law enforcement officials, and the public in removing abandoned equipment, trailers, and other items that litter open space east of SR-41, along Idaho Avenue, Bush Street, and 19 ½ Avenue.	The City continues to apply this policy when evaluating development proposals that are submitted.
DOWNTOWN DESIGN		
Objective: Policy CD-G-6: CD-G-6 Improve streetscapes within Downtown and connections to surrounding areas.	CD-I-23: Continue to implement the Downtown Revitalization Plan and require use of the design standards provided in the Zoning Code throughout the Downtown Mixed Use Zones.	The City continues to apply this policy when evaluating development proposals that are submitted.
	CD-I-24: Require site and building design be consistent with Downtown's historic character.	The City continues to apply this policy through its site plan review process.
	CD-I-25: Amend the Zoning Ordinance to require all new Downtown buildings to have a minimum 20-foot street elevation, and allow three story buildings with residential uses above the ground level.	The Zoning Ordinance was updated in 2012. DMX-1 zone allows 40-foot tall buildings, but DMX-2 and DMX-3 are still restricted to a max of 25 and 20 feet, respectively. Currently, the minimum building height is 16 feet for DMX-1 and DMX-2, with no minimum for DMX-3.
	CD-I-26: Create a pedestrian and bike-friendly environment on Fox Street, E Street, F Street, and Follett Street (north of the railroad) linking Downtown to adjacent residential neighborhoods.	The City continues to apply this policy when evaluating development proposals that are submitted.

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	CD-I-27: Develop a “way-finding” system for Downtown by installing uniform signage and non-commercial banners leading to Downtown and maps informing visitors of attractions within Downtown itself. Uniform signage and maps directing visitors to Downtown serve to mark the area as a special destination.	The City has a banner management program. Downtown kiosks were added in 2013.
	CD-I-28: Establish a Downtown parking management program.	The City continues to apply this policy when evaluating development proposals that are submitted.
	CD-I-29: Continue to install street trees along F, D, E, C, and B Streets, as well as along Fox, Follett, Heinlen, Armstrong Streets and Hill Street south of E Street, to create a unified landscape theme in Downtown.	The City continues to apply this policy when evaluating development proposals that are submitted.
	CD-I-30: Continue to install lighting and street furniture that reflect a unique ‘turn-of-the-century’ design theme. Street furniture shall include seating, bicycle racks, trash containers, special paving, and bus-stop shelters. They should be safe and generally maintenance-free.	The City continues to apply this policy when evaluating development proposals that are submitted.
ACTIVITY CENTERS		
Neighborhood and Regional Commercial Shopping Centers		
Objective: Policy CD-G-7: <i>Ensure that new shopping centers support Lemoore’s small-town character and provide convenient pedestrian access to adjacent residential neighborhoods.</i>	CD-I-31: Reduce the impact of site and building design of regional shopping centers on surrounding uses.	The City added specific development standards for big box stores in 2016.
	CD-I-32: Promote the innovative treatment of parking areas in order to reduce their negative environmental impact and avoid the appearance of a “sea of asphalt”.	The City continues to apply this policy when evaluating development proposals that are submitted.
	CD-I-33: Provide a lively neighborhood center environment by allowing ground floor activities to spill into public open space, so long as they do not hinder pedestrian circulation.	In 2022, the city approved a new neighborhood commercial development to include a convenience store, mechanical car wash facility, and quick service restaurant, which meet CD-I-33 standards.
	CD-I-34: Require design of buildings in neighborhood centers to be consistent with Lemoore’s small town character.	In 2022, the city approved a new neighborhood commercial development to include a convenience store, mechanical car wash facility, and quick service restaurant, which meet CD-I-33 standards.
	CD-I-35: Designate streets and block patterns in neighborhood centers to increase walkability and pedestrian circulation.	In 2022, the city approved a new neighborhood commercial development to include a convenience store, mechanical car wash facility, and quick

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		service restaurant, which meet CD-I-33 standards.
	CD-I-36: Establish minimum standards for pedestrian-oriented circulation and parking in neighborhood centers:	The City continues to apply this policy when evaluating development proposals that are submitted.
Mixed-Use Centers		
Objective: Policy CD-G-8: <i>Promote site sensitive design and pedestrian-oriented amenities in mixed-use centers.</i>	CD-I-37: Ensure that new mixed-use center development consider design issues relating to scale, massing, building orientation, accessibility, primary view corridors, community areas, location of parking and/or loading/unloading areas, compatibility of use, landscaping, relationship to surrounding neighborhoods, and other site and building design issues in their development.	There have been no development projects proposed in the Mixed Use zone since it was established in 2012. Using SB2 Grant funds the City is currently evaluating changing the undeveloped land to High-Density Residential in 2023.
	CD-I-38: Require developers provide a pedestrian friendly environment in mixed-use centers with wide sidewalks, small plazas and benches, pedestrian scaled building massing, and parking hidden from view from the street.	In 2022, the city approved new mixed housing developments entitled Lacey Ranch, Daley Homes Tract 793, and Smith Street Apartments to meet CD-I-38 standards. The project entitled Victory Village Tract 845 also qualified to meet components of the CD-I-38 standards.
	CD-I-39: Establish a defined center, such as a landscaped area, civic square or transit stop with street furniture and other pedestrian amenities, at the core of a mixed-use center. Orientate buildings to face this center.	The City continues to apply this policy when evaluating development proposals that are submitted.
Professional Development		
Objective: Policy CD-G-9: <i>Ensure that new professional office and industrial development corresponds to its surroundings in building scale, form, and buffering of adjacent uses.</i> Policy CD-G-10: <i>Ensure that new professional office</i>	CD-I-40: Establish design standards for new development, and require existing development upgrade to these standards when they undergo renovation.	In 2022, the city approved a tentative parcel map for an existing industrial site that will include site exterior improvements to meet CD-I-40 standards. The city also approved another industrial site for production processing, which implemented components of CD-I-40 standards.
	CD-I-41: Require publicly accessible open space to be integrated into large-scale office and industrial developments. Open space areas will provide a public gathering space or opportunities for passive or active recreation. This requirement would not apply to locations that are within walking distance of public parks.	The City continues to apply this policy when evaluating development proposals that are submitted.

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<i>and industrial development provides pedestrian access to the surrounding neighborhoods and within the development itself.</i>	CD-I-42: Require landscaped buffers and screening along the perimeter of industrial areas abutting residential areas, major streets, and edge of town. The requirement will include a 15-foot wide landscaped buffer adjacent to the public right-of-way on private property between Iona Avenue and the existing industrial areas.	The City continues to apply this policy when evaluating development proposals that are submitted.
	CD-I-43: Require façade review of all new construction and visible exterior alterations of commercial and industrial buildings. Any new non-residential construction or remodeling of an existing building where exterior work alters more than 50 percent of a visible building façade, including exterior surface improvement such as painting, sand blasting, veneer or stucco resurfacing will be subjected to a façade review.	The City continues to apply this policy when evaluating development proposals that are submitted.
NEIGHBORHOODS		
Neighborhood Policies		
Objective: Policy CD-G-11: <i>Encourage development of diverse and distinctive neighborhoods.</i> Policy CD-G-12: <i>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.</i> Policy CD-G-13: <i>Ensure that new street networks are coherent and provide multimodal access within and</i>	CD-I-44: Ensure that new residential development enhances Lemoore's neighborhood character and connectivity by establishing the following standards in the subdivision ordinance:	In 2022, the City approved new mixed housing developments entitled Lacey Ranch, Daley Homes Tract 793, and Smith Street Apartments to meet CD-I-44 standards. The project entitled Victory Village Tract 845 qualified to meet components of the CD-I-44 standards.
	CD-I-45: Establish residential design guidelines for new subdivisions to include but not be limited to: <ul style="list-style-type: none"> Require use of varied massing and roof types, floor plans, detailed planting design or color and materials. Maintain overall harmony while providing smaller-scale variety; Require building facades with distinctive architectural features like windows, chimneys, and other such elements. Use articulation of building massing to reveal internal organization of building elements such as stairs and atriums, internal gathering spaces and major interior spaces; Require corner buildings to have wrap-around façade architectural details; and For single-family housing: Ensure adjacent units are different in size, composition and/or design. Designs used in a subdivision should be substantially different from one another so that 	These standards were added to the Zoning Ordinance in 2012. In 2022, the City approved new mixed housing developments entitled Lacey Ranch, Daley Homes Tract 793, and Smith Street Apartments to meet CD-I-45 standards. The project entitled Victory Village Tract 845 qualified to meet components of the CD-I-45 standards.

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<i>between neighborhoods.</i>	no plan/elevation should look similar to another. <ul style="list-style-type: none"> Homes built in pre-existing neighborhoods should be built in similar scale and design to existing neighborhood as determined by the Planning Department. 	
	CD-I-46: Require a mix of housing types and community-oriented facilities within multi-family zoning districts.	In 2022, the City approved new mixed housing developments entitled Lacey Ranch, Daley Homes Tract 793, and Smith Street Apartments to meet CD-I-46 standards. The project entitled Victory Village Tract 845 qualified to meet components of the CD-I-46 standards.
	CD-I-47: Discourage gated communities that restrict public access to multi-family and single family residential areas but permit only if they do not result in cutting off critical access between neighborhoods in accordance with thresholds, standards, and design criteria and conditional use permit process described in the Zoning Ordinance consistent with other General Plan policies. Small town character should remain an important factor throughout the design of any proposed gated community.	In 2022, the City approved new mixed housing developments entitled Lacey Ranch, Daley Homes Tract 793, and Smith Street Apartments to meet CD-I-47 standards. The project entitled Victory Village Tract 845 qualified to meet components of the CD-I-47 standards.
	CD-I-48: Minimize the visual dominance of garages by establishing specific standards in the Zoning Ordinance, including: <ul style="list-style-type: none"> Limiting the front width of a house that can be occupied with a garage to be no more than one-half the building width; Encourage garage setbacks from the front façade, permitting a range of setbacks none of which may extend more than 5 feet in front of the building; Requiring additional setback or off-setting of such garages if more than a two-car garage entrance is provided; Encouraging use of alleys in new development, with garages accessed from the rear, yet maintain backyards; and Incorporating design elements on the second level above the garages such as accessory dwelling units, bay windows, or balconies. 	In 2022, the City approved new mixed housing developments entitled Lacey Ranch, Daley Homes Tract 793, and Smith Street Apartments to meet CD-I-48 standards. The project entitled Victory Village Tract 845 qualified to meet components of the CD-I-48 standards.
	CD-I-49: One permanent carport structure may be allowed per dwelling unit in front yard setback areas, with the exception of corner lots, so long as	The City continues to apply this policy when evaluating

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	their design in the front of the house matches that of the housing unit structure and is at least 4' in back of the sidewalk.	development proposals that are submitted.
	CD-I-50: Require all new multi-family developments submit plans for trash enclosures for design review approval.	The City continues to apply this policy when evaluating development proposals that are submitted.
	CD-I-51: Require residential neighborhoods to incorporate architecture and site plan considerations into the design and location of cluster mailboxes to ensure design compatibility and increase social contact in the neighborhood.	In 2022, the City approved new mixed housing developments entitled Lacey Ranch, Daley Homes Tract 793, and Smith Street Apartments to meet CD-I-51 standards. The project entitled Victory Village Tract 845 qualified to meet components of the CD-I-51 standards. The Post Office determines mailbox locations.
	CD-I-52: Amend the Zoning Ordinance to prohibit outdoor storage containers in residential areas which are in place more than 72 hours.	The Zoning Ordinance now requires a temporary use permit for outdoor storage containers in residential areas in place for more than 72 hours.
<u>Street/Building Relationship</u>		
	CD-I-53: Require new housing to provide transitions between the street and building, with variable front setbacks, building articulation and massing.	In 2022, the City approved new mixed housing developments entitled Lacey Ranch, Daley Homes Tract 793, and Smith Street Apartments to meet CD-I-53 standards. The project entitled Victory Village Tract 845 qualified to meet components of the CD-I-53 standards.
	CD-I-54: Design local streets not only to accommodate traffic, but also to serve as comfortable pedestrian environments. These should include, but not be limited to: <ul style="list-style-type: none"> • Along Arterial, Parkway, and Collector Streets, street tree planting adjacent to curb between the street and sidewalk (the "parkway strip") to provide a buffer between the pedestrian and the automobile, as well as in the landscaped buffer between the sidewalk and adjacent buildings/walls, where appropriate. • Along Local Streets, provide a landscape parkway between the curb and back of walk. Additionally, provide a street tree at the rate of one per single family dwelling unit or 30 feet 	The City continues to apply this policy when evaluating development proposals that are submitted.

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	for other uses. This street tree may be located either within the parkway, behind the sidewalk within the utility easement, or in the front yard setback at the choice of the developer or property owner. Sidewalks on both sides of streets.	
Neighborhood Identity and Boundaries		
	CD-I-55: Promote use of design elements that signify neighborhood identity.	In 2022, the City approved a new neighborhood commercial development to include a convenience store, mechanical car wash facility, and quick service restaurant, which meet CD-I-55 standards.
	CD-I-56: Include the following standards and regulations for fences and walls in residential areas in the Zoning Ordinance: <ul style="list-style-type: none"> Fences located in front yards shall be limited to no more than 3' in height with at least 50% permeability in front of the main building structure. Chain link fences shall be allowed in this area; Fences along interior side or rear yards can be solid up to 7' so long as they are located behind the main building structure(s) along the property line of interior lots. Fences on corner lots can install solid architecturally detailed side yard fences taller than 3' once they are even or in back of the main structure and placed at least 3' behind the back sidewalk. Landscaping shall be required between the sidewalk and the fence and properly maintained by the owner. If proposed fencing placement would obstruct sight lines for vehicular traffic causing a hazardous traffic condition, the location must be altered. Chain link fence shall not be allowed in this area; Properties that abut existing perimeter subdivision walls or fences facing public streets must use materials and height consistent with adjacent or abutting neighbors and get approval from the Planning Department prior to installation; New single family subdivision shall only use decorative masonry perimeter walls/fences when abutting arterial streets, highways, commercial or industrial zone land, or areas where such installation is needed to 	Standards for fences were updated in the Zoning Ordinance in 2012 and amended in 2014.

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	adequately reduce noise impacts to acceptable levels; <ul style="list-style-type: none"> Gated communities that restrict public access to multi-family and single-family residential areas are prohibited. Trash containers shall be kept behind solid fences or landscaping to screen from public view, with appropriate access for cleaning and refuse removal. 	
<u>Security And Defensible Space</u>		
	CD-I-57: Require new developments to incorporate security and defensible space considerations in the design of residential units and neighborhoods.	The City continues to apply this policy when evaluating development proposals that are submitted.
GREEN DESIGN		
<u>Heat and Light</u>		
Objective: <i>Policy CD-G-14:</i> <i>Provide leadership and guidance to encourage the application of sustainable site planning and green building practices in Lemoore.</i>	CD-I-58: Require new development to incorporate passive heating and natural lighting strategies if feasible and practical. These strategies should include, but are not limited to, the following: <ul style="list-style-type: none"> Using building orientation, mass, and form, including façade, roof, and choice of building materials, color, type of glazing, and insulation to minimize heat loss during winter months and heat gain during summer months; Designing building openings to regulate internal climate and maximize natural lighting, while keeping glare to a minimum; and Reducing heat-island effect of large concrete roofs and parking surfaces. 	The City continues to apply this policy when evaluating development proposals that are submitted.
<u>Surface Water Runoff</u>		
	CD-I-59: Require new development to reduce storm water run-off, control water pollution, and promote water recharge through sustainable hydrological design.	The City continues to apply this policy when evaluating development proposals that are submitted.
<u>Energy Efficiency</u>		
	CD-I-60: Incorporate green building standards into the Zoning Ordinance and building code to ensure a high level of energy efficiency in new development, retrofitting projects, and City facilities.	In 2022, the City approved a new neighborhood commercial development to include a convenience store, mechanical car wash facility, and quick service restaurant, which the CD-I-60 standards.
GOOD CONSTRUCTION PRACTICE		
	CD-I-61: Adopt a Green Building Design Ordinance.	The City now enforces the Green Building Code.
	CD-I-62: Facilitate environmentally sensitive construction practices.	In 2022, the City approved new mixed housing developments

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		entitled Lacey Ranch, Daley Homes Tract 793, and Smith Street Apartments to meet CD-I-62 standards. The project entitled Victory Village Tract 845 qualified to meet components of the CD-I-62 standards.
OUTDOOR LIGHTING		
Objective: Policy CD-G-15: <i>Foster an efficient and comprehensive outdoor lighting system.</i>	CD-I-63: Establish Outdoor Lighting Standards in the Zoning Ordinance.	Standards for outdoor lighting were added to the Zoning Ordinance in 2012.
	CD-I-64: Create and adopt a Dark Sky Ordinance to minimize glare, light trespass, excessive lighting, and other forms of light pollution to preserve the enjoyment of the night sky and night environment.	9-5B-4: OUTDOOR LIGHTING of the Zoning Code was adopted to balance the safety and security needs for lighting with the City's desire to preserve dark skies and to ensure that light trespass and glare have negligible impact on surrounding property (especially residential uses) and roadways.
	CD-I-65: Do not allow continuous all night outdoor lighting in sport stadiums, construction sites, and rural areas unless they are required for security reasons.	The City continues to apply this policy when evaluating development proposals that are submitted.
	CD-I-66: Educate the public about light trespass and light pollution and establish a voluntary program to encourage existing sources of light pollution to convert to non-polluting, energy efficient lighting systems.	The City continues to apply this policy when evaluating development proposals that are submitted.

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ROADWAY NETWORK		
<u>Overall Circulation System Planning</u>		
Objective Policy C-G-6: <i>Provide a wide variety of transportation</i>	C-I-1: Adopt street standards that provide flexibility in design, especially in residential neighborhoods. Revise right-of-way and pavement standards to reflect adjacent land use and/or anticipated traffic, and permit reduced right-of-way dimensions where necessary to maintain neighborhood character.	In 2022, the City approved new mixed housing developments entitled Lacey Ranch, Daley Homes Tract 793, and Smith Street Apartments to meet C-I-1 standards. The project entitled Victory Village Tract 845 qualified to meet

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<p><i>alternatives and modes serving all residents and businesses to enhance the quality of life and increase pedestrian safety.</i></p> <p>Policy C-G-7: <i>Make efficient use of all transportation facilities and, through coordinated land use planning, strive to improve accessibility to shops, schools, parks, and employment centers and reduce the total vehicle miles traveled per household to minimize vehicle emissions and save energy.</i></p> <p>Policy C-G-8: <i>Improve the aesthetic character of transportation corridors in the City.</i></p>		components of the C-I-1 standards.
	C-I-2: Require all new developments to provide right-of-way and improvements consistent with the General Plan street designations and street cross-section standards. Further, ensure that either the City Capital Improvement Program Budget or new developments carries out the planned improvements included in Table 4.3. Alternative improvements shall be considered if supported by a traffic assessment conducted under the guidance of City staff.	In 2022, the City approved new mixed housing developments entitled Lacey Ranch, Daley Homes Tract 793, and Smith Street Apartments to meet C-I-2 standards. The project entitled Victory Village Tract 845 qualified to meet components of the C-I-2 standards.
	C-I-3: Provide for greater street connectivity by: <ul style="list-style-type: none"> • Incorporating in subdivision regulations requirements for a minimum number of access points to existing local or collector streets for each development (e.g. at least two access points for every 10 acres of development, with additional access, if warranted, for multi-family housing); • Encouraging the construction of roundabouts instead of traffic signals and 4-way stop signs, where feasible; • Requiring bicycle and pedestrian connections from cul-de-sacs to nearby public areas and main streets; and • Requiring new residential communities on undeveloped land planned for urban uses to provide stubs for future connections to the edge of the property line. Where stubs exist on adjacent properties, new streets within the development should connect to these stubs. 	The City continues to apply this policy when evaluating development proposals that are submitted.
	C-I-4: Develop a multi-modal transit system map integrating bicycle, public transportation, pedestrian, and vehicle linkages within the City to ensure circulation gaps are being met. Safe Routes to School and any necessary related improvements will also be shown on this map, and costs and priorities indicated based on need.	The City works with Kings Area Rural Transit to coordinate multi-modal trips.
	C-I-5: Use traffic calming measures to reduce speeds in existing and future residential areas. Traffic calming measures may include, but are not limited to: <ul style="list-style-type: none"> • Reducing curb-to-curb pavement widths to the minimum necessary to ensure traffic flow and safety; • Allowing on-street parking where possible; • Providing generous street tree plantings and other vegetation; 	The City continues to apply this policy when evaluating development proposals that are submitted.

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	<ul style="list-style-type: none"> Building corner bulb-outs and intersection roundabouts; Allowing for curvilinear street design; and Installing, where appropriate, specific traffic calming features, such as bulb-outs and medians. 	
	C-I-6: Establish vehicular access controls that limit access to developments from new median parkways, such as Semas Drive, by: <ul style="list-style-type: none"> Limiting left-turn intersections to only major intersecting roads by use of medians; and Limiting driveway access for new development along parkways by promoting use of alleys and frontage streets. 	The City continues to apply this policy when evaluating development proposals that are submitted.
<u>Traffic Level of Service</u>		
Objective: Policy C-G-9: <i>Maintain acceptable levels of service and ensure that future development and the circulation system are in balance.</i> Policy C-G-10: <i>Ensure that new development pays its fair share of the costs of transportation facilities.</i>	C-I-7: Develop and manage the roadway system to obtain Level of Service (LOS) D or better for two hour peak periods (a.m. and p.m.) on all major roadways and arterial intersections in the City. This policy does not extend to local residential streets (i.e., streets with direct driveway access to homes) or state highways and their intersections, where Caltrans policies apply. Exceptions to LOS D policy may be allowed by the City Council in areas, such as Downtown, where allowing a lower LOS would result in clear public benefits, social interaction, and economic vitality, and help reduce overall automobile use.	The City continues to apply this policy when evaluating development proposals that are submitted.
	C-I-8: Develop and manage local residential streets (i.e., streets with direct driveway access to homes) to limit average daily vehicle traffic volumes to 1,100 or less and 85th percentile speeds to 25 miles per hour or less.	The City continues to apply this policy when evaluating development proposals that are submitted.
	C-I-9: Establish a Transportation Performance Monitoring (TPM) program for the Business, Technology, and Industrial Reserve Area, generally located in the Southwest quadrant of SR-198 and SR-41, to monitor and control traffic arising from new development.	The City continues to apply this policy when evaluating development proposals that are submitted.
	C-I-10: Require traffic impact studies for any proposed General Plan amendment that will generate significant amounts of traffic (such as 100 or more peak hour trips).	The City continues to apply this policy when evaluating development proposals that are submitted.
	C-I-11: Establish and implement additional programs to maintain adequate peak hour LOS at intersections and along roadway segments as circumstances warrant.	The City requires traffic impact analyses when appropriate for new developments to maintain adequate LOS in the city.
<u>Funding for Improvements</u>		
	C-I-13: Continue to require that new development pay its fair share of the costs of street and other	The City continues to apply this policy when evaluating

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	traffic improvements based on traffic generated and its impact on traffic service levels.	development proposals that are submitted.
	C-I-14: Establish city-wide traffic impact fees to provide additional funding for transportation improvements needed to serve new development, including new interchanges and ramps. Provide for automatic annual adjustments in traffic fees to reflect increases in construction costs (e.g. materials, rate of inflation, etc.).	The City last updated transportation impact fees in 2019 and plans to update them in 2023.
TRUCK ROUTES AND RAILROAD CORRIDOR		
Objective:	C-I-1: Designate specific truck routes to provide for movement of goods throughout the City, ensure that adequate pavement depth, lane widths, and turn radii are maintained on the designated truck routes, and prohibit commercial trucks on non-truck routes except for direct deliveries.	The City comprehensively reviewed existing truck routes in 2018.
Policy C-G-4: <i>Improve commercial goods movement.</i>	C-I-2: Require the truck route street designs on Idaho and Iona Avenues and others to match the estimated truck weight and include unloading and turning movement for safe and efficient goods delivery.	The City updated its street design standards in 2019.
Policy C-G-5: <i>Support the San Joaquin Valley Railroad operations.</i>	C-I-3: Ensure that truck and tractor vehicle overnight parking is designated at key freeway-oriented locations to avoid truck parking in residential neighborhoods. These truck parking locations will be shielded from view with landscaping and trees, when possible.	The City monitors truck overnight parking to avoid residential neighborhoods.
Policy C-G-6: <i>Support the activities of the Joint Powers Authority of the Cross Valley Rail Corridor, which include freight and passenger rail goals.</i>	C-I-4: Re-route truck routes to avoid residential neighborhoods and schools, where feasible.	The City comprehensively reviewed existing truck routes in 2018.
	C-I-5: Work with Amtrak California and the San Joaquin Valley Railroad in the planning for freight service, train schedules, proposed stations, railroad crossings, and other issues of interest to the City in line with the General Plan discussion. The City will support the activities of the Cross Valley Rail Corridor Joint Powers Authority, which include freight and passenger rail goals outlined in the 2004 Passenger Rail Feasibility Study.	The City's downtown transit center is designed to easily convert to a rail passenger station. The City supported a High-Speed Rail Authority-funded effort to review the feasibility of adding passenger rail or express bus service to reach the Kings/Tulare HSR station planned for Hanford.
PUBLIC TRANSIT		
KART Dial-a-Ride Services		
Objective:	C-I-1: Coordinate with Caltrans and Kings Area Rural Transit to identify and implement Park & Ride sites with convenient access to public transit. Park & Ride areas should include secure parking for cars, motorcycles, and bicycles, and have minimal impact on neighborhoods.	Kings Area Rural Transit is reevaluating its service to include home pickup. The City is supporting the effort.
Policy C-G-2: <i>Promote improved transit</i>		

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<i>service and the development and use of park-and-ride facilities for commuters.</i>	C-I-2: Work with Kings Area Rural Transit to situate transit stops and hubs at locations that are convenient for transit users, and promote increased transit ridership through the provision of benches, bike racks on buses, and other amenities. This will include identifying existing underserved neighborhoods and new areas under development that will need transit service. The Kings County Association of Governments conducts annual transit needs public hearings where the City and the public may express their transit needs.	The City continues to work with Kings Area Rural Transit on these transit issues.
	C-I-3: Work with Kings Area Rural Transit to provide accessible, well-lighted and attractive bus shelters that are compatible with surrounding neighborhoods.	The City continues to work with Kings Area Rural Transit on these transit issues.
	C-I-4: Provide incentives for City employees to commute by public transit, car-pool, or use alternative fuel technology vehicles.	The City offers charging stations at its sites.
	C-I-5: Offer alternative work hours and telecommuting when appropriate to City employees to reduce VMT and trips to work.	The City offers these programs.
	C-I-6: Purchase hybrid gasoline-electric, bio-diesel fuel or electric vehicles for the City fleet.	The City has purchased these types of vehicles over the years.
	C-I-7: Ensure that new development is designed to make public transit a viable choice for residents. Options include: <ul style="list-style-type: none"> • Locate medium-high density development whenever feasible near streets served by public transit; and • Link neighborhoods to bus stops by continuous sidewalks or pedestrian paths. 	The City continues to apply this policy when evaluating development proposals that are submitted.
BICYCLES, TRAILS, AND PEDESTRIAN CIRCULATION		
Objective:	C-I-1: Implement the Lemoore Bikeway Plan in coordination with the County's Regional Bicycle Plan, which is updated every four years.	The City has participated in the County Regional Bikeway Plan.
Policy C-G-4: <i>Promote bicycling and walking as alternatives to the automobile.</i>	C-I-2: Establish bicycle lanes, bike routes, and bike paths consistent with the General Plan.	The City adopted new street standards in 2019 that include provision for bike lanes and routes.
	C-I-3: Increase bicycle safety by: <ul style="list-style-type: none"> • Sweeping and repairing bicycle lanes and paths on a regular basis; • Ensuring that bikeways are delineated and signed in accordance with Caltrans' standards, and lighting is provided, where needed; • Providing bicycle paths or lanes on bridges and overpasses; • Ensuring that all new and improved streets have bicycle-safe drainage grates and are kept 	The City evaluates major streets for new bike lanes and routes whenever a street is repaved and in need of restriping.

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	<p>free of hazards such as uneven pavement, gravel, and other debris;</p> <ul style="list-style-type: none"> • Providing adequate signage and markings warning vehicular traffic of the existence of merging or crossing bicycle traffic where bike routes and paths make transitions into or across roadways; • Working with the Lemoore Union School districts to promote classes on bicycle safety in the schools; and • Installing large sidewalks along arterial and median parkway streets so that children may ride safely away from traffic (e.g., Lemoore Avenue and Hanford-Armona Road). 	
	C-I-4: Amend the Zoning Ordinance to require bicycle parking facilities at large commercial and industrial employer sites, including racks and lockers that are integrated into the overall site and building design.	The City enforces the Green Building Code. The Zoning Ordinance has standards for the distance for bike racks to building entries.
	C-I-5: Develop a series of continuous walkways within new office parks, commercial districts, and residential neighborhoods so they connect to one another.	The City's Zoning Ordinance has standards that are implemented as new development occurs.
	<p>C-I-6: Provide for pedestrian-friendly zones in conjunction with the development, redevelopment, and design of mixed-use neighborhood core areas, the Downtown area, schools, parks, and other high use areas by:</p> <ul style="list-style-type: none"> • Providing intersection "bulb outs" to reduce walking distances across streets in the Downtown and other high use areas; • Providing pedestrian facilities at all signalized intersections; • Providing landscaping and shade that encourages pedestrian use; • Constructing adequately lit and safe access through subdivision sites; and • Providing mid-block electronic warning lights and signals, where warranted, to inform motorists of the presence of pedestrians at the crosswalk. 	These standards have been incorporated into the City's Zoning Ordinance.
	C-I-7: Establish specific standards for pedestrian facilities to be accessible to physically disabled persons, and ensure that roadway improvement projects address mobility or accessibility for bicyclists or pedestrians.	The City enforces ADA requirements for accessibility.
	C-I-8: Amend the Zoning Ordinance to include standards in all new development for pedestrian circulation including: patterned concrete sidewalks across vehicular streets, crossing signalization,	The City updated its Zoning Ordinance in 2012 and made amendments in 2014.

CIRCULATION		
Guiding Policies	Implementing Actions	Status/Comment
	bulb-outs, bicycle parking and lockers integrated with parking areas, and street lighting.	
PARKING		
Objective: Policy C-G-2: <i>Foster practical parking solutions.</i>	C-I-1: Ensure that all residential development provides adequate on-site parking for residents and guests.	The City continues to apply this policy when evaluating development proposals that are submitted.
	C-I-2: Amend the Zoning Ordinance to require large employers to implement a Traffic Demand Management program that combines parking restrictions with transit or bicycle subsidies, such as promoting carpooling, free bus passes, priority bicycle parking and car share programs.	The City continues to apply this policy when evaluating development proposals that are submitted.
	C-I-3: Amend the Zoning Ordinance to allow shared parking for mixed-uses where peak parking demands do not overlap.	This has been incorporated into the City's Zoning Ordinance. In 2014, the City amended standards in the downtown area to not require additional parking when an existing building changes uses.
	C-I-4: Amend the City's Parking Design Standards to promote multiple benefits, including shared parking for mixed-use projects, solar panels on parking structures to generate energy for parking lot lighting, and pervious pavement for parking lots to improve groundwater recharge.	The City last updated its parking design standards in 2019.

PARKS, SCHOOLS, AND COMMUNITY FACILITIES		
Guiding Policies	Implementing Actions	Status/Comment
PARKS AND RECREATION FACILITIES		
<u>Future Parkland</u>		
Objective Policy PSCF-G-1: <i>Create and maintain a high-quality public park system for Lemoore.</i>	PSCF-I-1: Establish a goal of 6 acres of parkland per thousand residents to be met by: <ul style="list-style-type: none"> • Dedication and reservation requirements consistent with the Quimby Act, for landscaped open spaces, parks, trail systems, and/or special community service facilities in new residential developments based on a standard of 5 acres of developed parkland per thousand residents; and • A standard of one acre per thousand residents to be met with an impact fee for City-owned 	The City continues to apply this policy when evaluating development proposals that are submitted.

PARKS, SCHOOLS, AND COMMUNITY FACILITIES		
Guiding Policies	Implementing Actions	Status/Comment
	and operated parks and special recreation areas that serve all residents.	
	PSCF-I-2: Require that at least 75 percent of new residents live within a half mile or less of a public park facility, using the development permit review and approval processes.	The City continues to apply this policy when evaluating development proposals that are submitted.
	PSCF-I-3: Require non-residential developers contribute to the City's parks and open space system based on proportional share of needs generated and use of facilities, in compliance with the State Mitigation Fee Act and other applicable laws.	The City currently does not require non-residential developers to contribute to the City park system.
	PSCF-I-4: Develop new parks with high quality facilities, universal accessibility, durability, and low maintenance in mind. Existing parks will be improved, if feasible and economically justified, to reduce maintenance cost and water use, as well as improve park safety and aesthetics.	The City continues to build new parks, maintain existing parks, and provide additional amenities in existing parks.
	PSCF-I-5: Incorporate the following elements into the creation of new community, neighborhood, and pocket parks: <ul style="list-style-type: none"> • A mix of passive and active recreational facilities that meet the needs of citizens of all ages and interests; • Clear pedestrian and bike connectivity between parks and local schools, shops, and other neighborhood resources; • Visual permeability, so the interior of the park is visible from the street; • Parking, when necessary and appropriate, including use of on-street space in and around community and neighborhood parks; • Bicycle parking, storage, and other support facilities; and • Native, drought-tolerant landscaping and water-conserving irrigation systems including "smart" irrigation that utilizes moisture and weather sensor technology. 	The City has incorporated these strategies into its development standards.
	PSCF-I-6: Use existing natural and man-made features of the community, such as creeks, canals and railroad corridors when possible to enhance the parks and open space network.	Open space features along the railroad corridor are no longer a feasible option. Other options are considered as appropriate. The Lacey Ranch residential project approved in 2022 will include a trail through the neighborhood connecting its open space areas.
	PSCF-I-7: Develop a system of consistent, recognizable and pedestrian-scale signage for the parks and trail system throughout the City,	The City has not focused on this action to move funding to other parks and recreation areas.

PARKS, SCHOOLS, AND COMMUNITY FACILITIES		
Guiding Policies	Implementing Actions	Status/Comment
	including bikeways, pathways and sidewalks that link key community resources (e.g. schools, public facilities, and transit) to the parks and open space network.	
	PSCF-I-8: Provide lighted facilities for certain specialized community recreation areas (e.g. tennis courts, basketball courts, pathways) in order to extend usable hours. When possible, design electric lighting to be light-sensitive (dims during the day), solar powered, and to allow as little light pollution as possible.	The City has lights at several of its facilities, including the downtown skate park.
	PSCF-I-9: Incorporate shallow ponding basins in community parks and large neighborhood parks, where feasible, to promote the efficient use of land.	The City has utilized this design strategy with several basins. The Lacey Ranch residential project approved in 2022 plans to include a multi-level basin with a dog park on the middle level.
	PSCF-I-10: Improve the 19th Avenue Park and other existing parks that are not fully developed with features such as landscaping, trails, children's play areas, and a hedge or wall where the park adjoins the freeway.	The City continues to enhance its existing parks. The most recent example is the addition of wind sail shade structures at the Lemoore Sports Complex.
	PSCF-I-11: Create landscaped open spaces at the main entrances to Lemoore, to include trees, bushes, and other native vegetation.	The City has not yet implemented this action.
	PSCF-I-13: Adopt and implement a 10-year Parks and Recreation Master Plan to be reviewed biennially and updated quadrennially.	The City has not yet implemented this action.
SCHOOLS		
Objective <i>Policy PSCF-G-2: Provide superior educational opportunities for all members of the community.</i>	PSCF-I-14: Develop partnerships with the Lemoore Union Elementary School District, Lemoore Union High School District, private schools, community organizations, and West Hills College to facilitate planning for new school sites and facilities and infrastructure improvements which are compatible with City plans.	The City continues to work with the school districts to coordinate planning for new or expanded facilities. The most recent example is the construction of Freedom Elementary School.
	PSCF-I-15: Develop partnerships with Lemoore Union Elementary School District and Lemoore Union High School District to optimize the joint use of school facilities for community benefit. School playgrounds and grass fields offer excellent opportunities for use by the City during off-school hours to accommodate City-sponsored athletic clubs and the needs of after-school programs. Other school facilities that could be used by the City include auditoriums or cafeterias to host community meetings. Currently, both the elementary and high school districts have joint-use agreements with the City.	Implementation of this action has been difficult given the increased use of facilities by the districts for their programs.

PARKS, SCHOOLS, AND COMMUNITY FACILITIES		
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	PSCF-I-16: Support establishment of vocational and other training programs to prepare Lemoore's residents for employment, in addition to traditional educational opportunities.	The City continues to support employment training programs, including those offered at West Hills College.
COMMUNITY FACILITIES		
<u>Community Centers</u>		
Objective Policy PSCF-G-3: <i>Provide public and cultural facilities that contribute to Lemoore's positive image, enhance community identity, and meet the civic and social needs of residents.</i>	PSCF-I-17: Locate new Community Centers in mixed-use Neighborhood Centers, Downtown, or in parks, and offer incentives for developers who set aside land for the development of Community Centers. The incentives could include density bonuses (units, or increases in maximum non-residential floor area) or transfers of development rights from land dedicated for this purpose.	The new Lemoore Senior's Center is located at Lemoore Golf Course.
	PSCF-I-18: Support the development of a range of cultural and arts facilities, such as museums, performing art centers and art exhibition spaces throughout the City. The City will promote artistic and cultural activities by: 1) offering incentives to developers who set aside land for the development of cultural facilities, 2) allowing the use of City venues for art exhibitions and cultural performances by non-profit groups, 3) identifying grants and funding sources for arts and cultural projects, and 4) encouraging community participation in art and cultural events.	The City continues to encourage community participation in art and cultural events.
	PSCF-I-19: Work with the Lemoore Branch Library and Kings County to ensure library facilities are adequate to meet current and future needs and to implement supplemental funding programs, if warranted.	Library facilities continue to be adequate.
	PSCF-I-20: Work with health care providers to maintain a full range of health care facilities and services designed to meet regional and community needs.	The City has encouraged the location of health care clinics in the city.
	PSCF-I-21: Facilitate the provision of safe, affordable, and quality elder care facilities, child care services and transitional housing for families who reside or work in Lemoore. The City will work with Kings County, non-profit, and for-profit organizations to provide quality services to children and the elderly, as well as homeless individuals and families in need.	The City continues to work with Kings County to see that these services are being provided.
	PSCF-I-22: Ensure accessibility for disabled persons to all buildings offering public health and social services, consistent with the Americans for Disabilities Act of 1990.	The City approved an ADA Transition Plan in 2013 and continues to implement changes to increase ADA accessibility.
	PSCF-I-23: Make provisions for houses of worship and pre-school facilities in new residential areas on	All assembly uses, including places of worship, are now

PARKS, SCHOOLS, AND COMMUNITY FACILITIES		
Guiding Policies	Implementing Actions	Status/Comment
	arterial or collector streets, and simplify the approval process for these uses.	allowed uses in three of its six residential zones and all of its commercial zones.

PUBLIC UTILITIES		
Guiding Policies	Implementing Actions	Status/Comment
WATER SUPPLY		
<u>Water Supply Management</u>		
Objective <i>Policy PU-G-1:</i> <i>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.</i> <i>Policy PU-G-2:</i> <i>Conserve water through supply-side efficiencies and water conservation programs.</i>	PU-I-1: Update the City's Urban Water Management Plan every five years and ensure its contents are consistent with the California Water Code and General Plan policies, including prioritization and identification of funding sources.	The City is currently in the process of updating its current UWMP.
	PU-I-2: Provide and maintain a system of water supply distribution facilities capable of meeting existing and future daily and peak demands, including fire flow requirements, in a timely and cost effective manner.	The City adopted a citywide Water Master Plan in 2018 to provide for improvements to the existing system and plan for future extensions to support new development.
	PU-I-3: Monitor the demands on the water system and, as necessary, manage development to mitigate impacts and/or facilitate improvements to the water supply and distribution systems.	The City continually looks for ways to improve its water system.
	PU-I-4: Continue to support the Laguna Irrigation District's ground water recharging (water banking) efforts, in consultation with the State Department of Water Resources and county water management authorities.	The City now participates in developing a Groundwater Sustainability Plan (GSP) for the Mid-Kings River Groundwater Sustainability Area, of which it is a part.
<u>Land Use/New Development</u>		
	PU-I-5: Require that necessary water supply infrastructure and storage facilities are in place concurrently with new development, and approve development plans only when a dependable and adequate water supply for the development is assured.	The City continues to apply this policy when evaluating development proposals that are submitted.
	PU-I-6: Require water meters in all new development.	The City continues to apply this policy.

PUBLIC UTILITIES		
Guiding Policies	Implementing Actions	Status/Comment
	PU-I-7: Require all major new development projects with more than 200,000 square feet of floor area overall to have a water management plan, in accordance with State law: <ul style="list-style-type: none"> Large projects will be required to submit planting plans, irrigation plans, schedules, and water use estimates for City approval prior to issuance of building permits; Industrial projects will be required to submit water recycling plans and irrigation plans for proposed landscaping. 	The City continues to apply this policy when evaluating development proposals that are submitted.
	PU-I-8: Require water bubblers for street trees, separate from surface irrigation used for turf.	The City now enforces the standards of the Model Water Efficient Landscape Ordinance (MWELO).
	PU-I-9: Promote the use of evapotranspiration (ET) water systems in irrigating large parks and large landscaped areas.	The City now enforces the standards of the Model Water Efficient Landscape Ordinance (MWELO).
	PU-I-10: Require that developers of agricultural land to be annexed to the City offer the water rights associated with this land to the City.	The City continues to apply this policy when evaluating development proposals that are submitted. The Lacey Ranch residential project will be providing its agricultural water rights to the City.
New Water Sources		
	PU-I-11: Revise regulations to allow the safe use of reclaimed water ("gray water") by homes and businesses where feasible. Examples of areas where "gray water" might be safely used include: <ul style="list-style-type: none"> Irrigation of parks and residential yards, and irrigation for farming; Cooling towers and HVAC systems in commercial or industrial buildings; and Water cisterns in flush toilets. 	The City continues to look for ways to implement this action and has done so in the past with irrigation of the Lemoore Golf Course.
	PU-I-12: Establish and implement a program of cooperative surface water use with local water purveyors and irrigation districts to retain surface water rights and supply following annexation and urban development so as to protect against aquifer overdrafts and water quality degradation.	This will be considered as part of the Mid-Kings River Groundwater Sustainability Plan (GSP).
	PU-I-13: Promote the continued use of surface water for agriculture to reduce groundwater table reductions.	The City recently received approval to provide water from its sewer treatment plant to nearby agricultural operations that produce non-edible agricultural products.
	PU-I-14: Drill additional wells within the City when other water supply alternatives are not feasible and	The City has several wells a few miles north of the city by the

PUBLIC UTILITIES		
Guiding Policies	Implementing Actions	Status/Comment
	demand warrants their development. This policy is consistent with the 2005 Urban Water Management Plan.	Kings River. That existed prior to the adoption of the General Plan. All new wells will be drilled in the city.
Wastewater Treatment Systems		
Objective: Policy PU-G-3: <i>Ensure that adequate wastewater collection, treatment, and disposal facilities are provided in a timely fashion to serve existing and future needs of the City.</i>	PU-I-15: Maintain existing levels of wastewater service by expanding treatment plant and disposal facilities as required by growth and by the Regional Water Quality Control Board.	The City adopted a new Wastewater Master Plan in 2018 to implement this action.
	PU-I-16: Update the Wastewater Master Plan by 2010 and construct planned facilities to serve development under this General Plan.	The City adopted a new Wastewater Master Plan in 2018.
	PU-I-17: Establish impact fees and sewer rates adequate to finance required wastewater treatment and disposal facilities upgrades or replacements.	The City updated its impact fees in 2019 and will update them again in 2023.
Solid Waste Management And Recycling		
Objective: Policy PU-G-4: <i>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.</i>	PU-I-18: Adopt standards and screening criteria for refuse collection and recycling areas in commercial, industrial, and multi-family residential buildings.	The City updated its development standards in 2019, including for solid waste bin enclosures.
	PU-I-19: Continue to require property owners to provide recycling containers in refuse collection areas that are within buildings or screened so as not to be visible from public streets and residential neighborhoods.	This requirement was added to the Zoning Ordinance in 2012.
	PU-I-20: Reduce waste production by using post-consumer recycled paper and other recycled materials in all City operations.	The City implements this action when feasible.
	PU-I-21: Implement programs to reduce waste at home and in businesses through public education efforts that use many different forms of communication.	The City has increasingly implemented programs over the years to reduce waste and provides educational information on its website.
	PU-I-22: Amend local ordinances to further support KWRA requirements for proper handling and storage of solid waste and recyclables and diversion of solid waste from landfills.	The City updated its Garbage and Waste Ordinance in 2011 and added a Mandatory Organic Waste Disposal Reduction Ordinance in 2021.
	PU-I-23: Explore ways to provide financial incentives for recycling by reducing the cost for recycling and increasing the cost for garbage disposal.	The City has not implemented this action.
	PU-I-24: Actively promote reuse by supporting existing and future swap meets, flea markets and consignment/second-hand shops and providing information on donation pick-up or drop off	The City has not implemented this action.

PUBLIC UTILITIES		
Guiding Policies	Implementing Actions	Status/Comment
	locations, as well as other waste reduction programs, on the City website.	
	PU-I-25: Help the College and local schools to recycle by including them in curbside recycling programs and by encouraging them to teach about recycling and waste reduction.	The schools are included in the City's recycling programs.

CONSERVATION AND OPEN SPACE		
Guiding Policies	Implementing Actions	Status/Comment
OPEN SPACE		
Objective Policy COS-G-1: <i>Acquire, preserve, and maintain open space and natural resources for future generations.</i> Policy COS-G-2: <i>Use the open space system to meet multiple needs, including bike and trail linkages, storm water drainage and treatment, wildlife habitat, active and passive recreation, and greenbelt buffer to define the boundaries of the City.</i> Policy COS-G-3: <i>Design open spaces as sustainable systems with drought-tolerant plant materials.</i>	COS-I-1: Protect lands designated for Agricultural/ Rural/ Conservation uses with appropriate zoning consistent with the General Plan.	The City has an Agricultural zone in its Zoning Ordinance that basically prohibits all forms of urban development.
	COS-I-2: Identify a secure funding mechanism for the purchase of conservation easements to support farmland preservation and a green space buffer on County land surrounding the Lemoore Planning Area, with particular emphasis on land east of the City.	The City has not implemented this action.
	COS-I-3: Work with the County to evaluate the need for and feasibility of creating a County Farmland Trust or Open Space District to negotiate open space transactions, hold easements, pursue local open space and farmland preservation policies.	The City has not implemented this action.
	COS-I-4: Promote use of native vegetation, drought tolerant plants, recycled water irrigation and other water-saving devices in City open spaces for ease of maintenance and environmental sustainability.	The City now enforces the standards of the Model Water Efficient Landscape Ordinance (MWEL0).
AGRICULTURAL AND LAND RESOURCES		
Objective:	COS-I-5: Adopt soil conservation measures to reduce erosion caused by landscaping, construction	The City enforces requirements for developments to have

CONSERVATION AND OPEN SPACE		
Guiding Policies	Implementing Actions	Status/Comment
<p>Policy COS-G-4: <i>Reduce erosion to protect significant mineral resources, soil fertility and water quality simultaneously.</i></p> <p>Policy COS-G-5: <i>Preserve Prime Farmland not needed to accommodate urban area growth.</i></p>	of new roadways and paths, building construction, and off-road vehicles.	Stormwater Pollution Protection Plans.
	COS-I-6: Require erosion and sedimentation plans for new development activities.	The City enforces requirements for developments to have Stormwater Pollution Protection Plans.
	COS-I-7: Work with Kings County to preserve State-designated Prime Farmland, retain agricultural use designations and encourage the continuation of farming activities outside the City.	The City enforces the Williamson Act contracts made by the County when applicable. Since the General Plan was updated in 2008, land not in the city limits in 2008 has yet to be developed for urban uses. The Lacey Ranch development will be the first when it starts actual development.
	COS-I-8: Require developers to prepare detailed stormwater run-off analyses and mitigation plans for any new development adjoining existing Prime Farmland, grassland, or wetlands.	The City enforces requirements for developments to have Stormwater Pollution Protection Plans.
	COS-I-9: Require developers to inform subsequent buyers of potential continued agricultural production and the lawful use of agricultural chemicals, including pesticides and fertilizers adjacent to the new development site.	The City requires that noise and odor easements be recorded with new subdivisions of land. It is also customary practice to disclose the existence of agricultural operations in Kings County with every real estate transaction.
BIOLOGICAL RESOURCES		
<p>Objective:</p> <p>Policy COS-G-6: <i>Protect wetlands as necessary components to the regional ecological system and as vital and unique habitats.</i></p> <p>Policy COS-G-7: <i>Protect rare and endangered species.</i></p>	COS-I-10: Require protection of sensitive habitat areas and “special status” species in new development in the following order: 1) avoidance; 2) onsite mitigation, and 3) offsite mitigation. Require assessments of biological resources prior to approval of any development within 300 feet of any creeks, sensitive habitat areas, or areas of potential sensitive status species.	The City requires that biological assessment reports be prepared for vacant sites that might have sensitive habitats and administers mitigation measures for biological resources through its CEQA documents.
	COS-I-11: Periodically monitor existing and future stormwater drainage system pre-treatment and flows entering wetlands.	This is one of the responsibilities of the Public Works Department.
	COS-I-12: Require drainage basin buffers, maintenance of adequate water supply and reduced disturbance of the water table and wetlands systems.	In 2016, the City removed the Residential zoning designation from land near a wetland on the west side of the city and supported the property owner in putting the land into an open space protection trust.

CONSERVATION AND OPEN SPACE		
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	COS-I-13: Establish a “no net loss” standard for sensitive habitat acreage, including wetlands and vernal pools potentially affected by development.	The City implements this action through the CEQA process.
	COS-I-14: Consult with trustee agencies (California Department of Fish and Game, U.S. Fish and Wildlife Service, the U.S. Army Corps of Engineers, Environmental Protection Agency, and Regional Water Quality Control Board) during environmental review when special status species, sensitive natural communities, or wetlands or vernal pools may be adversely affected.	The City implements this action through the CEQA process.
	COS-I-15: Prohibit the use of invasive plant species, such as Pampas grass, adjacent to wetlands and other sensitive habitat, where such landscaping could adversely impact wildlife habitat.	There has been no development or plantings since this action was adopted.
WATER RESOURCES		
Objective: Policy COS-G-8: <i>Preserve and improve the quality of the groundwater supply.</i> Policy COS-G-9: <i>Manage storm drainage to protect agricultural areas, habitats, and the ground water supply.</i> Policy COS-G-10: <i>Conserve water through system-wide efficiencies, techniques, and community programs.</i>	COS-I-16: Develop programs to monitor the quality of local groundwater and runoff that discharges directly into waterways to prevent pollution, in conjunction with federal, State, local agencies, and the private sector.	The City enforces requirements for developments to have Stormwater Pollution Protection Plans.
	COS-I-17: Protect groundwater recharge areas by carefully regulating the type of development within and adjacent to these areas.	The City continues to apply this policy when evaluating development proposals that are submitted.
	COS-I-18: Update, monitor and implement the City’s Storm Drainage Master Plan. As part of the Master Plan, the City will update storm drain maps to identify locations where easements should be reserved for the eventual installation of pipes and structures to ensure appropriate system management.	The City updated its Storm Drainage Master Plan in 2018.
	COS-I-19: Establish and implement a storm drainage fee in conjunction with the recreation impact fee to acquire and develop combined pond basin/park sites and/or other drainage facilities to mitigate growth impacts.	This is now part of the City’s development impact fees.
	COS-I-20: Require temporary on-site storm drainage basin in subdivisions and other development proposals, if needed, until storm drainage plans for that area are completed and formal connections are implemented. Design should take into consideration the properties of soils on the site.	The City continues to apply this policy when evaluating development proposals that are submitted.
	COS-I-21: Require developers to construct and maintain permanent water control facilities (storm water basins or retention ponds) for new development in the Westside and other areas	The City continues to apply this policy when evaluating development proposals that are submitted.

CONSERVATION AND OPEN SPACE		
Guiding Policies	Implementing Actions	Status/Comment
	deemed necessary by the City Engineer, to control storm water and protect areas from flooding.	
	COS-I-22: Require on-site storm drainage to drain away from the streets in areas with no curbs and gutters.	The City continues to apply this policy when evaluating development proposals that are submitted.
	COS-I-23: Continue to prohibit septic tanks and drain fields to prevent pollution of subsurface water resources.	The City continues to apply this policy when evaluating development proposals that are submitted.
	COS-I-24: Control use of potential water contaminants through inventorying hazardous materials used in City operations, listing possible changes that can be made, educating City employees, and designing and implementing a replacement/reduction program.	This is one of the responsibilities of the Public Works Department.
	COS-I-25: Reduce the use of pesticides, insecticides, herbicides, or other toxic chemical substances by households and farmers by providing education and incentives for Integrated Pest Management (IPM) practices.	The City has not implemented this action.
	COS-I-26: Establish water conservation guidelines and standards for new development and for municipal buildings and facilities.	The City enforces the standards of the Model Water Efficient Landscape Ordinance (MWELO).
	COS-I-27: Become a signatory to the California Urban Water Conservation Council and implement all Demand Management Measures as soon as they become feasible.	The City has not implemented this action.
	COS-I-28: Develop a schedule for the retrofitting of existing public buildings with water conservation features, and budget accordingly.	The City has not implemented a schedule but has made several retrofits since this action was adopted.
	COS-I-29: Annually check for leaks throughout the City's main water supply and distribution system, and initiate repairs when necessary to reduce water waste.	This is one of the responsibilities of the Public Works Department.
	COS-I-30: Consider establishing rebate and/or incentive programs for the replacement of leaking, aging and/or inefficient plumbing with more efficient, water saving plumbing and for the use of water efficient landscaping.	The City has not implemented this action.
	COS-I-31: Educate the general public about the importance of water conservation, water recycling and groundwater recharge.	The City has water conservation and recycling information for the public on its website, including information about restricted watering days.

CONSERVATION AND OPEN SPACE		
Guiding Policies	Implementing Actions	Status/Comment
CULTURAL RESOURCES		
Objective: Policy COS-G-11: <i>Identify and preserve the archaeological and historic resources that are found within the Lemoore Planning Area.</i>	COS-I-32: Establish an inventory of historical buildings in Lemoore, including schools, churches, commercial buildings, public buildings, and residential buildings.	The City has not implemented this action.
	COS-I-33: Require that new development analyze and avoid potential impacts to archaeological, paleontological, and historic resources.	The City implements this action through the CEQA process.
	COS-I-34: If, prior to grading or construction activity, an area is determined to be sensitive for paleontological resources, retain a qualified paleontologist to recommend appropriate actions. Appropriate action may include avoidance, preservation in place, excavation, documentation, and/or data recovery, and shall always include preparation of a written report documenting the find and describing steps taken to evaluate and protect significant resources.	This is standard practice and a mitigation measure in CEQA documents.
	COS-I-35: Provide technical assistance with the registration of historic sites, buildings, and structures in the National Register of Historic Places, and inclusion in the California Inventory of Historic Resources.	The City has not had an opportunity to provide such technical assistance.
	COS-I-36: Adopt a Landmarks and Historic Preservation District Overlay Zone or Ordinance to preserve all City-, State-, and federally-designated historic sites and structures to the maximum extent feasible.	The City has not implemented this action.
	COS-I-37: Establish an interim design review process for proposed demolitions and exterior alterations and additions to non-residential buildings that are more than 75 years old. The Planning Commission will be the review authority, with their decisions subject to appeal to the City Council.	This is a requirement in City's Zoning Ordinance.
AIR QUALITY		
Objective: Policy COS-G-12: <i>Make air quality a priority in land use planning by implementing emissions reduction efforts targeting mobile sources,</i>	COS-I-38: Compile and update an inventory of greenhouse gas emissions from City operations and track related solid waste, energy, economic, and environmental data.	The City has not implemented this action.
	COS-I-39: Support State efforts to reduce greenhouse gases and emissions through local action that will reduce motor vehicle use, support alternative forms of transportation, require energy conservation in new construction, and energy management in public buildings.	The City complies with State laws regarding greenhouse gas reduction. In 2023, the City will adopt VMT Guidelines for CEQA document preparation.
	COS-I-40: Prepare a Greenhouse Gas Emissions Reduction Plan, focusing on feasible actions the City can take to minimize the adverse impacts of	The City participated in a Countywide Reduction Plan effort in 2016.

CONSERVATION AND OPEN SPACE		
Guiding Policies	Implementing Actions	Status/Comment
<i>stationary sources, and construction-related sources.</i> Policy COS-G-13: <i>Minimize exposure to toxic air pollutant emissions and noxious odors from industrial, manufacturing and processing facilities.</i> Policy COS-G-14: <i>Utilize diverse and creative mitigation approaches to manage remaining levels of air pollution that cannot be reduced or avoided.</i>	Plan implementation on climate change and air quality.	
	COS-I-41: Amend the Zoning Ordinance to prohibit locating new “sensitive receptor” uses—hospitals, residential care facilities and child care facilities—within: <ul style="list-style-type: none"> • 500 feet of a freeway, urban roads carrying 100,000 vehicles per day, or rural roads carrying 50,000 vehicles per day. • 1,000 feet of a distribution center (that accommodates more than 100 trucks a day, more than 40 trucks with operating transport refrigeration units (TRUs) a day, or where TRU operation exceeds 300 hours per week). • 300 feet of any dry cleaning operation that uses toxic chemicals. For operations with two or more machines, provide 500 feet. For operations with three or more machines, consult your local air district. • 300 feet of a large gas station (defined as a facility with a throughput of 3.6 million gallons or more per year). 	These development standards were added to the Zoning Ordinance in 2012.
	COS-I-42: Conforming to the SJVAPCD Fugitive Dust Rule, require developers to use best management practices (BMPs) to reduce particulate emission as a condition of approval for subdivision maps, site plans and all grading permits.	The City continues to apply this policy for developments.
	COS-I-43: Enact a wood-burning ordinance compliant with District Rule 4901 that: <ul style="list-style-type: none"> • Regulates the installation of EPA-certified wood heaters or approved wood-burning appliances in new developments or replacements; • Lists permitted and prohibited fuels; and • Describes a “No Burn” policy on days when the air quality is poor. 	The City has not implemented this action.
	COS-I-44: Seek grant funding for a “change-out” program to help homeowners replace old wood-burning fireplaces with EPA-certified wood-burning appliances.	The City has not implemented this action.
	COS-I-45: Utilize more plants and trees in public area landscaping, focusing on those that are documented as more efficient pollutant absorbers.	The City has not implemented this action.
	COS-I-46: Establish a Clean Air Awards Program to acknowledge outstanding effort and to educate the public about the linkages between land use, transportation, and air quality.	The City has not implemented this action.
	COS-I-47: Coordinate air quality planning efforts and CEQA review of discretionary projects with	The City implements this action through the CEQA process.

CONSERVATION AND OPEN SPACE		
Guiding Policies	Implementing Actions	Status/Comment
	potential for causing adverse air quality impacts with other local, regional, and State agencies.	
	COS-I-48: Educate employees and department managers about sustainability with a focus on specific operational changes that can be made to reduce greenhouse gas emissions, such as fuel efficient driving and reducing energy use at work.	The City has not implemented this action.
	COS-I-49: Require tenants of all new development within one mile of industrial land uses to record odor easements attesting to the presence of nearby industry and acknowledging the right of said industry to emit odors that are not a threat to human health.	This was added to the Zoning Ordinance in 2012.

SAFETY AND NOISE		
Guiding Policies	Implementing Actions	Status/Comment
SEISMIC AND GEOLOGIC HAZARDS		
Objective: Policy SN-G-1: <i>Minimize risks of property damage and personal injury posed by seismic hazards, soil hazards, and erosion.</i>	SN-I-1: Review proposed development sites at the earliest stage of the planning process to locate any potential geologic or seismic hazard.	The City continues to apply this policy when evaluating development proposals that are submitted.
	SN-I-2: Maintain and enforce appropriate building standards and codes to avoid or reduce risks associated with geologic constraints and to ensure that all new construction is designed to meet current safety regulations.	The City enforces the current version of the Uniform Building Code. Building plans are reviewed for compliance by an outside consultant.
	SN-I-3: Facilitate stricter safety provisions for important or critical-use structures (such as hospitals, schools, fire, police, and public assembly facilities; substations and utilities) through input during site selection and a comprehensive geotechnical investigation.	There has not been an opportunity to implement this action since it was adopted.
	SN-I-4: Require mitigation for structural alterations on load-bearing and un-reinforced masonry buildings to ensure structural safety.	The City enforces the current version of the Uniform Building Code. Building plans are reviewed for compliance by an outside consultant.
	SN-I-5: Require utilities be designed to withstand probable seismic forces to be encountered in Lemoore.	The City's development standards incorporate this.
	SN-I-6: Control erosion of graded areas with vegetation or other acceptable methods.	This has been incorporated into the City's Zoning Ordinance.
	SN-I-7: Establish location standards and inspection requirements for above-ground storage tanks to minimize potential risks to life and property.	The Zoning Ordinance only allows above-ground storage tanks in its Industrial zones.

SAFETY AND NOISE		
Guiding Policies	Implementing Actions	Status/Comment
FLOOD CONTROL		
Objective: Policy SN-G-2: <i>Protect the community from risks to lives and property posed by flooding and stormwater runoff.</i>	SN-I-8: Require all new development within a flood zone to comply with the City's Flood Damage Prevention Ordinance.	The City continues to apply this policy when evaluating development proposals that are submitted.
	SN-I-9: Identify and remedy deficiencies in the existing storm drainage infrastructure in partnership with regional and federal agencies.	The City updated its Storm Drainage Master Plan in 2018. It includes sections that analyzed existing deficiencies and recommended solutions.
	SN-I-10: Require new development to prepare hydrologic studies and implement appropriate mitigation measures to minimize surface water run-off and reduce the risk of flooding.	The City implements this action through the CEQA process.
	SN-I-11: Require developers to provide for the ongoing maintenance of detention basins.	This is required where the property owner owns the basin. The City requires industrial sites over one acre in size to retain their own stormwater on site.
	SN-I-12: Ensure City staff and its Emergency Response Services receive early warning of a catastrophic failure of Pine Flat Dam, and are trained to respond to this emergency and receive formal training in an Emergency Operation Center.	The City continues to implement this program.
WILDLAND FIRE HAZARDS		
Objective: Policy SN-G-3: <i>Protect Lemoore's residents and businesses from potential wildfire hazards.</i>	SN-I-13: Ensure Fire Department personnel are trained in wildfire prevention, response, and evacuation procedures.	The City continues to implement this program.
	SN-I-14: Continue the City's Weed Abatement Program administered by the Volunteer Fire Department to reduce fire hazards before the fire season.	The City continues to implement this program.
	SN-I-15: Enforce the Uniform Fire Code through the approval of construction plans and final occupancy permits.	The City continues to implement the UFC.
	SN-I-16: Utilize existing or new public awareness programs through the Volunteer Fire Department to highlight the dangers of open burning and how home owners can protect their properties from wildfires.	The City has Fire Safety Education pages on its website.
	SN-I-17: Update news media and City residents on current wildfire threat levels during drought periods.	The City continues to implement this program.
HAZARDOUS MATERIALS		
Objective:	SN-I-18: Prohibit locating of businesses or expansion of businesses meeting federal	The City continues to apply this policy when evaluating

SAFETY AND NOISE		
Guiding Policies	Implementing Actions	Status/Comment
Policy SN-G-4: <i>Protect Lemoore's ecology and residents from harm resulting from the improper production, use, storage, disposal, or transportation of hazardous materials.</i>	Emergency Planning and Community Right-to-Know Act (EPCRA) reporting requirements within a quarter mile of schools, hospitals, and residential neighborhoods.	development proposals that are submitted.
	SN-I-19: Require remediation and cleanup of sites contaminated with hazardous substances.	The City has not had any hazardous waste sites since the General Plan was adopted.
	SN-I-20: Coordinate enforcement of the Hazardous Material Disclosure Program with the Kings County Health Department to identify facilities producing, utilizing, or storing hazardous wastes.	The Community Development Department coordinates with the County as needed.
	SN-I-21: Promote the reduction, recycling and safe disposal of household and business hazardous wastes through public education and awareness.	The City promotes this as part of its solid waste disposal program.
SAFETY SERVICES		
Objective: Policy SN-G-5: <i>Maintain and enhance the City's capacity for law enforcement, fire-fighting and emergency response.</i>	SN-I-22: Assess the manpower, facility, and equipment needs of Police and Fire services at least every three years in order to provide all residents with an optimal level of protection.	The City continues to implement this action.
	SN-I-23: Support public education programs involving crime prevention, fire protection and safety issues.	The City Police Department programs several education programs, including the Police Activities League (PAL), the Volunteers in Policing Program, and the Citizen's Academy.
Law Enforcement		
	SN-I-24: Develop an additional police station with improved access to parts of Lemoore west of SR-41 and parts south of SR-198, when necessary to maintain performance and response standards.	Not enough development has occurred yet in these areas to warrant an additional police station yet.
	SN-I-25: Maintain mutual aid agreements with Kings County, Naval Air Station Lemoore, neighboring law enforcement agencies and the California Highway Patrol.	The City continues to maintain mutual aid agreements with these agencies.
	SN-I-26: Collaborate, and exchange information with other local, state, and federal agencies and with utility service providers in activities related to terrorism prevention and response.	The City Police Department stays in contact with these agencies as needed.
Fire-Fighting		
	SN-I-27: Maintain Fire Department performance and response standards at Class 3 ISO rating or better, including building and staffing a new fire station in West Lemoore if necessary.	The City's Volunteer Fire Department currently has a Class 2 ISO rating.
	SN-I-28: Require adequate access for emergency vehicles in all new development, including adequate widths, turning radii, and vertical clearance on new streets.	The City continues to apply this policy when evaluating development proposals that are submitted.
	SN-I-29: Require sprinklers in buildings exceeding 5,000 square feet and all mixed use development to	The California Fire Code now requires all new buildings over

SAFETY AND NOISE		
Guiding Policies	Implementing Actions	Status/Comment
	protect residential uses from non-residential uses, which typically pose a higher fire risk.	3,600 square feet in size to have fire sprinklers.
	SN-I-30: Maintain mutual aid agreements with Kings County, California Department of Forestry, Naval Air Station Lemoore, and nearby cities for fire and disaster services.	The City continues to maintain mutual aid agreements with these agencies.
NOISE		
General Noise Policies		
Objective: Policy SN-G-6: <i>Strive to achieve an acceptable noise environment for present and future residents of Lemoore.</i>	SN-I-31: Enact a Noise Control Ordinance with specific noise measurement standards, required noise insulation standards for new residential development exposed to aircraft noise and other noise sources, and enforcement procedures.	A Noise Control Ordinance was added to the City's Zoning Ordinance in 2013.
	SN-I-32: Use the community noise compatibility standards, shown in Table 8.6, as review criteria for new land uses.	These standards were incorporated into the Noise Control Ordinance.
	SN-I-33: Consider an increase of five or more dBA to be "significant" if the resulting noise level would exceed that described as "normally acceptable" in Table 8.6.	The City implements this action through the CEQA process.
	SN-I-34: Apply performance-based noise standards within zoning classifications likely to encompass sensitive land uses.	These standards were incorporated into the Noise Control Ordinance.
Residential Development		
Policy SN-G-7: <i>Ensure new development is compatible with the noise environment.</i> Policy SN-G-8: <i>Protect especially sensitive uses from excessive noise, including schools, hospitals, and senior care facilities.</i>	SN-I-35: Require that all new residential development achieve noise level reductions to meet the land use compatibility standards through acoustical design and construction of the building elements.	The City continues to apply this policy when evaluating development proposals that are submitted.
	SN-I-36: Establish standards for the basic elements of noise reduction design for new dwellings exposed to DNL above 65 dB (anticipated for areas west of SR-41).	These standards were incorporated into the Noise Control Ordinance.
	SN-I-37: Prohibit construction materials and methods that do not provide enough noise insulation to ensure compliance with compatibility standards.	These standards were incorporated into the Noise Control Ordinance.
	SN-I-38: Require that all residential building designs, for sites where the CNEL will exceed 65dBA, include supporting information for City review and approval demonstrating that an acoustical design providing the necessary noise level reduction has been prepared by a Board Certified Acoustical Engineer for each dwelling unit prior to construction.	The City continues to apply this policy when evaluating development proposals that are submitted.
	SN-I-39: Develop uniform guidelines for acoustical studies based on current professional standards in the Noise Control Ordinance.	Acoustical studies must apply the standards in the Noise Control Ordinance.

SAFETY AND NOISE		
Guiding Policies	Implementing Actions	Status/Comment
	SN-I-40: Require developers to mitigate the noise impacts of new development on adjacent properties as a condition of permit approval through appropriate means.	The City continues to apply this policy when evaluating development proposals that are submitted.
	SN-I-41: Promote the use of noise attenuation measures to improve the acoustic environment inside residences where existing single-family residential development is located on an arterial street.	The City continues to apply this policy when evaluating development proposals that are submitted.
	SN-I-42: Establish criteria for evaluating applications from residents for exceptions to residential noise level requirements for the operation of standby electrical equipment used to meet medical needs.	This issue has not occurred since the General Plan was adopted.
	SN-I-43: Require new noise sources to use best available control technology (BACT) to minimize noise emissions.	The City has not implemented this action.
	SN-I-44: Require noise from permanent mechanical equipment to be reduced by sound-proofing materials and sound-deadening installation.	The City continues to apply this policy when evaluating development proposals that are submitted.
	SN-I-45: Minimize vehicular and stationary noise sources and noise emanating from temporary activities, such as those arising from construction.	The City enforces this standard through its Noise Control Ordinance.
Aircraft Noise Policies		
Policy SN-G-9: <i>Enforce stricter noise abatement measures for development within the high-noise contours from NAS Lemoore.</i>	SN-I-46: Require a noise study and mitigation measures for all new projects that have aircraft noise exposure greater than “normally acceptable” levels. Mitigation measures may include noise insulation, noise disclosure, buyer beware programs, or aviation easements.	The City continues to apply this policy when evaluating development proposals that are submitted.
	SN-I-47: Coordinate with NAS Lemoore to incorporate their Air Installation Compatible Use Zone (AICUZ) study into future updates to the City Zoning Ordinance and General Plan to the extent consistent with the City’s compatibility standards and noise level reduction requirements.	The City adopted the AICUZ into an overlay zone in its Zoning Ordinance in 2012 with additional developer requirements and requirements for recording a noise easement with new developments.
	SN-I-48: Minimize noise impacts of NAS Lemoore flight operations on noise-sensitive development.	In 2015, the City removed residential development land use designations and zoning west of West Hills College to increase the planned distance between the city and NASL.

HOUSING		
Guiding Policies	Implementing Actions	Status/Comment
HOUSING AND NEIGHBORHOOD CONSERVATION		
GOAL 1. <i>Improve and maintain the quality of housing and residential neighborhoods.</i>	Policy 1.1. Promote and improve the quality of residential properties by ensuring compliance with housing and property maintenance standards.	The City has development standards for new residential development that address the building, block, neighborhoods. These were adopted in 2012 and amended in 2014 in the Zoning Ordinance. The City also had zoning codes for maintenance of existing properties and has a code enforcement program run by the City Police Department.
	Policy 1.2. Assist in the repair, rehabilitation, and improvement of residential structures; demolish and replace structures which are dilapidated and beyond repair.	There were no repair or rehabilitation opportunities in 2022. No structures were determined to be dilapidated.
	Policy 1.3. Invest in infrastructure and public facilities to ensure that adequate water, sewer, roads, parks, and other needed services are in place to serve existing and future residential developments.	The City invested in a sewer lift station in 2022. The lift station will increase the capacity of an existing sewer trunk line and serves both existing and approved, future residences.
	Policy 1.4. Preserve assisted rental housing for long-term occupancy by low- and moderate-income households.	The City continues to support long-term low- and moderate-income housing, such as Cinnamon Villas and Cinnamon Villas II.
HOUSING PRODUCTION		
GOAL 2. <i>Facilitate and encourage the provision of a range of housing types and prices to meet the diverse needs of residents.</i>	Policy 2.1. Provide adequate sites for housing through appropriate land use, zoning, and development standards to accommodate the regional housing needs for the current planning period.	The City ensures that adequate land is zoned and planned for housing by doing an analysis with each proposed general plan amendment to ensure the land available for housing is not lost or is increased. The 156-acre Lacey Ranch residential project added to the existing supply beyond the original Housing Element site analysis.
	Policy 2.2. Work collaboratively with nonprofit and for-profit developers to seek state and federal grants to support the production of affordable housing.	The City began work in 2022 with a developer to obtain a grant for a 108-unit affordable housing project. The grant application will be submitted in April 2023.
	Policy 2.3. Ensure the adequate provision of water, sewer, roads, public facilities, and other infrastructure necessary to serve new housing.	The City updated its Water Master Plan, Wastewater Master Plan, and Storm Drain

HOUSING		
Guiding Policies	Implementing Actions	Status/Comment
		Master Plan in 2018. Each proposed development project is evaluated against the existing capacity prior to approval.
	Policy 2.4. Support the construction of high quality single- and multi-family housing which is well designed and energy efficient.	The City has development standards for new residential development that address the building, block, neighborhoods. These were adopted in 2012 and amended in 2014 in the Zoning Ordinance. The City also had zoning codes for maintenance of existing properties and has a code enforcement program run by the City Police Department.
HOUSING CONSTRAINTS		
GOAL 3. <i>Remove or mitigate, to the extent feasible and appropriate, potential governmental constraints to the production, maintenance, improvement, and affordability of housing.</i>	Policy 3.1. Offer regulatory and/or financial incentives, as available and appropriate, to encourage the construction of quality housing.	The City currently has not implemented this policy.
	Policy 3.2. Periodically review local ordinances and building regulations to ensure that they do not unduly impede housing investment.	The City is undertaking a review of its residential zoning and development standards in its Zoning Ordinance with a plan to adopt changes in 2023 that will encourage additional housing.
	Policy 3.3. Utilize planned developments and other creative mechanisms to facilitate the construction of more creative, well-designed, housing projects.	Most residential projects in the last 10 years have chosen to utilize the City's PUD process so that they can take advantage of smaller lot sizes and reduced building setbacks, which increase the amount of housing that can be built.
	Policy 3.4. Ensure that developments are processed efficiently to minimize holding costs and comply with the Permit Streamlining Act.	The City has procedures in place to ensure efficient processing of proposed housing projects. Typical approvals times have ranged from three to six months from receipt of a complete application.
HOUSING ASSISTANCE		
GOAL 4. <i>Provide housing assistance to extremely-low-, very-low-, low-, and moderate-</i>	Policy 4.1. Support the provision of rental assistance to provide affordable housing options for extremely-low-, very-low- and low-income households.	The City continues to support use of this policy.
	Policy 4.2. Participate in efforts to expand homeownership opportunities to lower- and moderate-income households through	The City did not have an opportunity to offer

HOUSING		
Guiding Policies	Implementing Actions	Status/Comment
<i>income households and those with special housing needs.</i>	downpayment assistance and other homeownership programs.	downpayment assistance in 2022.
	Policy 4.3. Support the provision of housing suitable for special needs groups, including seniors, people with disabilities, homeless people, military personnel, large households, single-parent families, and farmworkers.	The City Zoning Ordinance was amended to 2012 and in 2014 to ensure that these special needs groups could locate their housing in the same zones that traditional housing is allowed.
	Policy 4.4. Develop and maintain collaborative efforts among nonprofits, for-profit developers, and public agencies to encourage the development, maintenance, and improvement of housing.	The City began working with a developer to sell them a City-owned site for construction of a 108-unit affordable housing project in 2022. The City found the developer by using the provisions of the Surplus Land Act. The project was approved in late 2022 and escrow is expected to close in 2023.
FAIR AND EQUAL HOUSING OPPORTUNITIES		
GOAL 5. <i>Further equal housing opportunities for persons, regardless of status.</i>	Policy 5.1. Support enforcement of fair housing laws prohibiting arbitrary discrimination in the development, financing, rental, or sale of housing.	The City continues to support this policy.
	Policy 5.2. Periodically review City ordinances and development regulations and modify, as necessary, to accommodate housing for disabled persons.	The City is undertaking a review of its residential zoning and development standards in its Zoning Ordinance with a plan to adopt changes in 2023 that will encourage additional housing. The City also has a chapter in its Zoning Ordinance to provide relief from development regulations for disabled persons through the Reasonable Accommodation process.



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Staff Report

To: Lemoore Planning Commission **Item No.** 8
From: Steve Brandt, City Planner
Date: March 10, 2023 **Meeting Date:** March 13, 2023
Subject: Discussion of Potential Ordinance Changes to Encourage Housing Development

Proposed Motion:

No motion needed. This is an informational item for discussion. All proposed changes to the General Plan and to text and map of the Zoning Ordinance will be formally proposed at a noticed public hearing later this year.

Summary:

The City received a grant from the California Department of Housing and Community Development (HCD) to update or modify City ordinances and procedures in a way that would encourage more housing development in Lemoore. Staff intends to bring these updates to the Planning Commission in the coming months, first as review sessions, and then as a public hearing to make a recommendation to the City Council. The following list describes our main scope of changes Staff is planning to recommend. At this time, Staff requests a discussion to see if the Planning Commission has any questions, comments, or suggestions for Staff.

Subdivision Ordinance Update – the Subdivision Ordinance was last updated in 2012. Antonio Westerlund, the City surveyor, and his surveyor team are reviewing the Ordinance with the intent on recommending updates to the text of the Ordinance. The Subdivision Ordinance describes the specific requirements for subdivision and parcel maps. The review team will be looking for ways to streamline the preparation and review process. This is the same team of surveyors that have been reviewing maps that have been submitted in the last few years and are using that understanding to recommend modifications to make processing of maps more streamlined for the land developer's surveyor and the City's reviewing surveyor.

Subdivision Improvement Agreement Update – Jeff Cowart, the City Engineer, and his team will be reviewing the standard wording of Lemoore's Subdivision Improvement Agreement. The intent is to locate ways to improve the agreement as a way of streamlining or shortening the approval process.

General Plan and Zoning Map changes – The Mixed Use General Plan designation and related MU zone has not worked out as was intended by the General Plan when it was adopted in 2008. Developers have shied away from the sites zoned MU and there has been no development on them. Staff is going to propose elimination of the Mixed Use designation (except in the downtown) and the MU zoning. The Chapter in the Zoning Ordinance would also be removed. The sites will be proposed for rezone to either High Density Residential, Medium Density Residential, Neighborhood Commercial, or Regional Commercial. Since the goal of the grant is to encourage more housing, preference will be given to change to residential zones except where commercial zoning is more appropriate due to existing or surrounding uses. City staff has met with one property owner with multiple vacant parcels zoned MU that has been trying to develop for several years. The property owner was fully supportive of this effort to change the zoning.

Zoning Matrix – Staff is reviewing the residential uses in the Zoning Matrix (Table 9-4B-2) and will be recommending any changes that can encourage more housing growth.

Residential development standards – Using comments heard at the Council study session about lot size that was held on February 7, Staff will propose a smaller by-right minimum lot size than the current 7,000 sq.ft. This should streamline the approval process because subdivision proposals that meet the new minimum lot size will not be required to also obtain approval of a Planned Unit Development (PUD). Other cities in the Valley have changed their minimum lots sizes to 4,000 4500, 5000, or 6,000 sq.ft. Staff will also review the current building setbacks for residential uses and propose changes if we believe it appropriate and if it would encourage more housing growth.

Site Plan Review – Staff will be working on text changes that would make Site Plan Review a ministerial process that is always approved by the City staff. This would mean that projects that only need Site Plan Review approval would no longer go to the Planning Commission for review. Staff will also be proposing a new preliminary site plan process that is consistent with SB330, a 2019 law that limits what Cities can ask of developers that want to utilize a preliminary site plan review process. The process would also be completely handled by Staff.

Home Occupation Permits – The pandemic has increased the number of people who want to run a business out of their home. The City staff wants to encourage home occupations and is reviewing the current ordinance to propose changes that would make it easier, less restrictive, and less expensive to start a business in a home.

Residential plot plans – Staff is preparing an example standard plot plan that can be given to developers so that their first submittal of their plot plans are more likely to meet the City's standards for plot plans, which would shorten the time it takes to obtain a building permit for a new home.

Landscape Plan review – Staff is preparing an example landscape plan that can be given to developers so that their first submittal of their landscape plans are more likely to meet the MWEL0 and City standards.

Tiny house ordinance – Staff is looking at adding a tiny house ordinance in the Zoning Ordinance. It would identify where are how a tiny house could be set up in the city. This type of ordinance was first pioneered in Fresno and has been applauded by the tiny home advocates.

Accessory Dwelling Unit (ADU) Ordinance – Staff will be updating the ADU Ordinance to ensure compliance with State law, which was changed in 2019 and again in 2020. The goal will be to make the process more understandable so as to encourage more ADUs.

SB9 Compliance – SB9 was a new 2021 State law that allows existing property owners (not developers) to add a second main home on their lot or to split their lot to accommodate a second home even if the lot split does not meet the minimum zoning requirements. At the time of adoption, this law was described in the press as “the end of single-family zoning in California”. While that may not be exactly true, the law does contain certain overrides of local zoning that Cities must allow. No one in Lemoore has tried to take advantage of this law yet. Staff is working on procedures and descriptions that would make the process more understandable for property owners that are considering adding more homes to their property.

Environmental Assessment:

No CEQA required at this time. This item is only for discussion.

Attachments:

None