

LEMOORE
CALIFORNIA

**LEMOORE CITY COUNCIL
COUNCIL CHAMBER
429 C STREET
April 16, 2024
5:30 P.M.**

MEETING AGENDA

Please silence all electronic devices as a courtesy to those in attendance. Thank you.

- a. **CALL TO ORDER**
- b. **INVOCATION**
- c. **PLEDGE OF ALLEGIANCE**
- d. **ROLL CALL**
- e. **AGENDA APPROVAL, ADDITIONS, AND/OR DELETIONS**

1 – STUDY SESSION

- 1-1 Annual Golf Course Update (Bacci)
- 1-2 Street Saver Pavement Management Software (Rivera)
- 1-3 Utility Billing Software Implementation Update (Valdez)

PUBLIC COMMENT

Public comment will be in accordance with the attached policy. This time is reserved for members of the audience to address the City Council on items of interest that are not on the Agenda and are within the subject matter jurisdiction of the Council. 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 Council is prohibited by law from taking any action on matters discussed that are not on the Agenda. Prior to addressing the Council, any handouts for Council will be provided to the City Clerk for distribution to the Council and appropriate staff. The public will have an opportunity to comment on items on the agenda once the item has been called and the Mayor opens the item to the public.

2 – CEREMONIAL / PRESENTATION

No Ceremonies or Presentations.

3 – DEPARTMENT AND CITY MANAGER REPORTS

- 3-1 Department & City Manager Reports

4 – CONSENT CALENDAR

Items considered routine in nature are placed on the Consent Calendar. They will all be considered and voted upon in one vote as one item unless a Council member or member of the public requests individual consideration.

- 4-1 Approval – Minutes – Regular Meeting – April 2, 2024
- 4-2 Approval – Notice of Completion – CIP 23004 – Annual Crack Seal
- 4-3 Approval – Resolution 2024-07 – Renewing Ordinance 2022-02 and Policy 709 of the Lemoore Police Department Policy Manual Authorizing the Use of Military Equipment in Accordance with Government Code Section 7070, et. seq.
- 4-4 Approval – Resolution 2024-08 – Accepting the 2023 General Plan Annual Progress Report



CITY COUNCIL REGULAR MEETING APRIL 16, 2024 @ 5:30 p.m.

The City Council will hold its public meetings in person, with a virtual option for public participation based on availability. The City of Lemoore utilizes Zoom teleconferencing technology for virtual public participation; however, the City makes no representation or warranty of any kind, regarding the adequacy, reliability, or availability of the use of this platform in this manner. Participation by members of the public through this means is at their own risk. (Zoom teleconferencing/attendance may not be available at all meetings.)

The meeting may be viewed through the following Zoom Meeting:

- Please click the link below to join the webinar:
- <https://us06web.zoom.us/j/81918812244?pwd=fjvUYaNcXfbIN9R02yg6IvcVaqpFGGr.1>
- Meeting ID: 819 1881 2244
- Passcode: 791978
- Phone: +1 669 900 6833

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: cityclerk@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 City Council Business Items

For general public comments and comments regarding specific City Council 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 City Council 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.



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Staff Report

Item No: 1-1

To: Lemoore City Council

From: Kevin Northcraft, Interim City Manager

Date: April 4, 2024

Meeting Date: April 16, 2024

Subject: Annual Golf Course Update

Strategic Initiative:

- | | |
|---|--|
| <input type="checkbox"/> Safe & Vibrant Community | <input type="checkbox"/> Growing & Dynamic Economy |
| <input type="checkbox"/> Fiscally Sound Government | <input type="checkbox"/> Operational Excellence |
| <input checked="" type="checkbox"/> Community & Neighborhood Livability | <input type="checkbox"/> Not Applicable |

Proposed Motion:

Information Only.

Subject/Discussion:

In June of 2021 the City entered into a lease agreement with Sierra Golf Management for the Lemoore Golf Course. Dan Bacci, with Sierra Golf Management will be present to provide an annual update from the Lemoore Golf Course.

Financial Consideration (s):

Sierra Golf Management lease includes a rent schedule during the term of the lease. For year 3 the total annual rent is \$25,000.

Alternatives or Pros/Cons:

Not Applicable

Commission/Board Recommendation:

Not Applicable.

Staff Recommendation:

Information Only.

Attachments:

- Resolution:
 - Ordinance:
 - Map
 - Contract
 - Other
- List:

Review:

- Asst. City Manager
- City Attorney
- City Clerk
- City Manager
- Finance

Date:

- 04/11/24
- 04/11/24
- 04/10/24



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Staff Report

Item No: 1-2

To: Lemoore City Council
From: Frank Rivera, Public Works Director
Date: March 28, 2024 Meeting Date: April 16, 2024
Subject: Street Saver Pavement Management Software

Strategic Initiative:

<input type="checkbox"/> Safe & Vibrant Community	<input type="checkbox"/> Growing & Dynamic Economy
<input type="checkbox"/> Fiscally Sound Government	<input type="checkbox"/> Operational Excellence
<input type="checkbox"/> Community & Neighborhood Livability	<input checked="" type="checkbox"/> Not Applicable

Proposed Motion:

Information Only.

Subject/Discussion:

City staff will present information on the Street Saver Pavement Management software used in assisting and determining any upcoming street projects, including information on the updated product material used, and the costs associated with the projects.

Financial Consideration(s):

None at this time.

Alternatives or Pros/Cons:

Not Applicable

Commission/Board Recommendation:

Not Applicable

Staff Recommendation:

Information Only.

Attachments:

Review:

Date:

- Resolution:
 - Ordinance:
 - Map
 - Contract
 - Other
- List:
Presentation

- Asst. City Manager
- City Attorney 04/11/24
- City Clerk 04/11/24
- City Manager 04/10/24
- Finance



The City has implemented Street Saver as our Pavement Management Program:

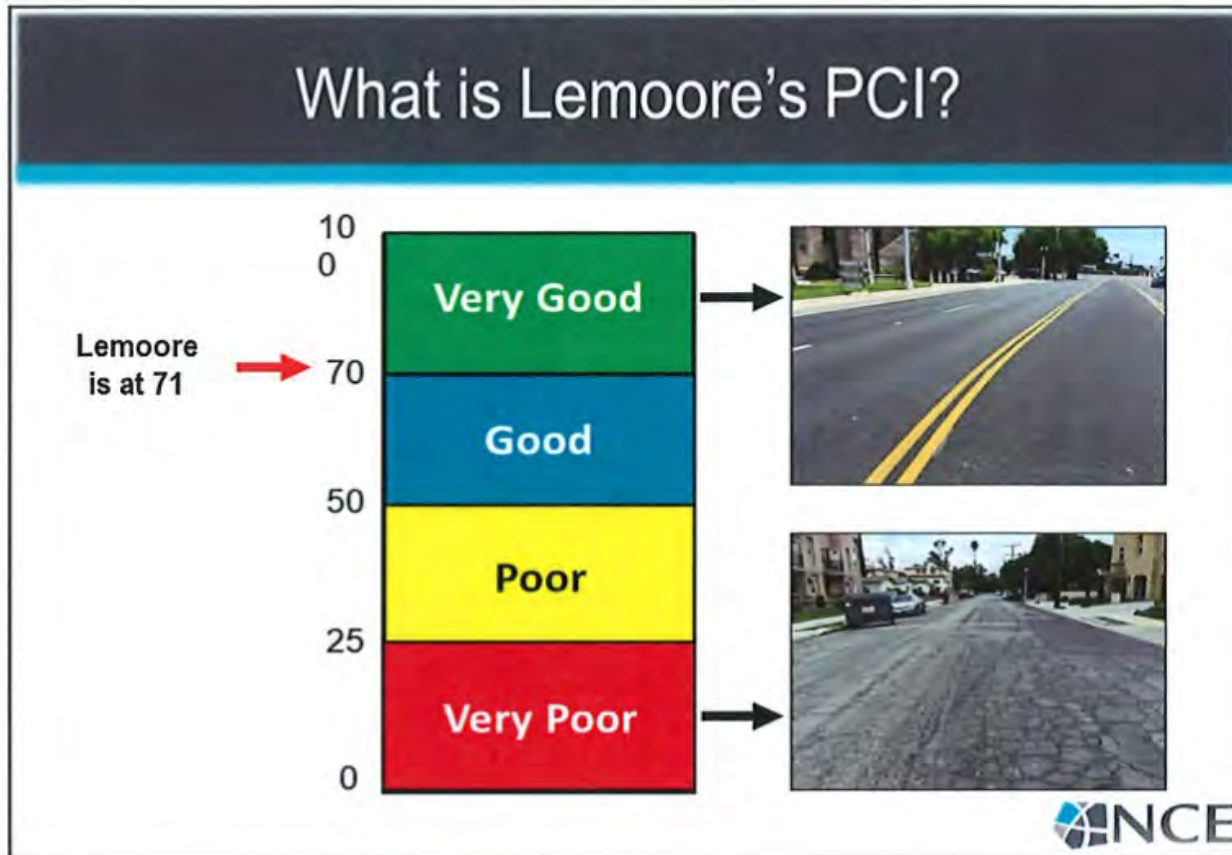
- A pavement management program (PMP) is a systematic process for managing streets and roads which focuses on maintaining pavements that are already in good condition and improving pavements that are poor. The City is responsible for repair and maintenance of approximately 100 centerline miles of streets.

Process Overview:

- Inventory
- Pavement Inspections
- Inspection PCI Calculations (0 to 100)
- Maintenance Strategies (Slurry, Chip Seal, Thin OL, Thick OL, Reconstruct)
- Budget Needs Analysis
- Budget Scenarios
- GIS Mapping



Pavement Condition Index (PCI)



What is Lemoore's Overall PCI. Based on NCE's 2019 inspection the City's average weighted PCI is 71 which reflects a network considered to be in "Very Good" condition. So, even though the City may have some roads that are considered Poor, our average road condition is considered very good.

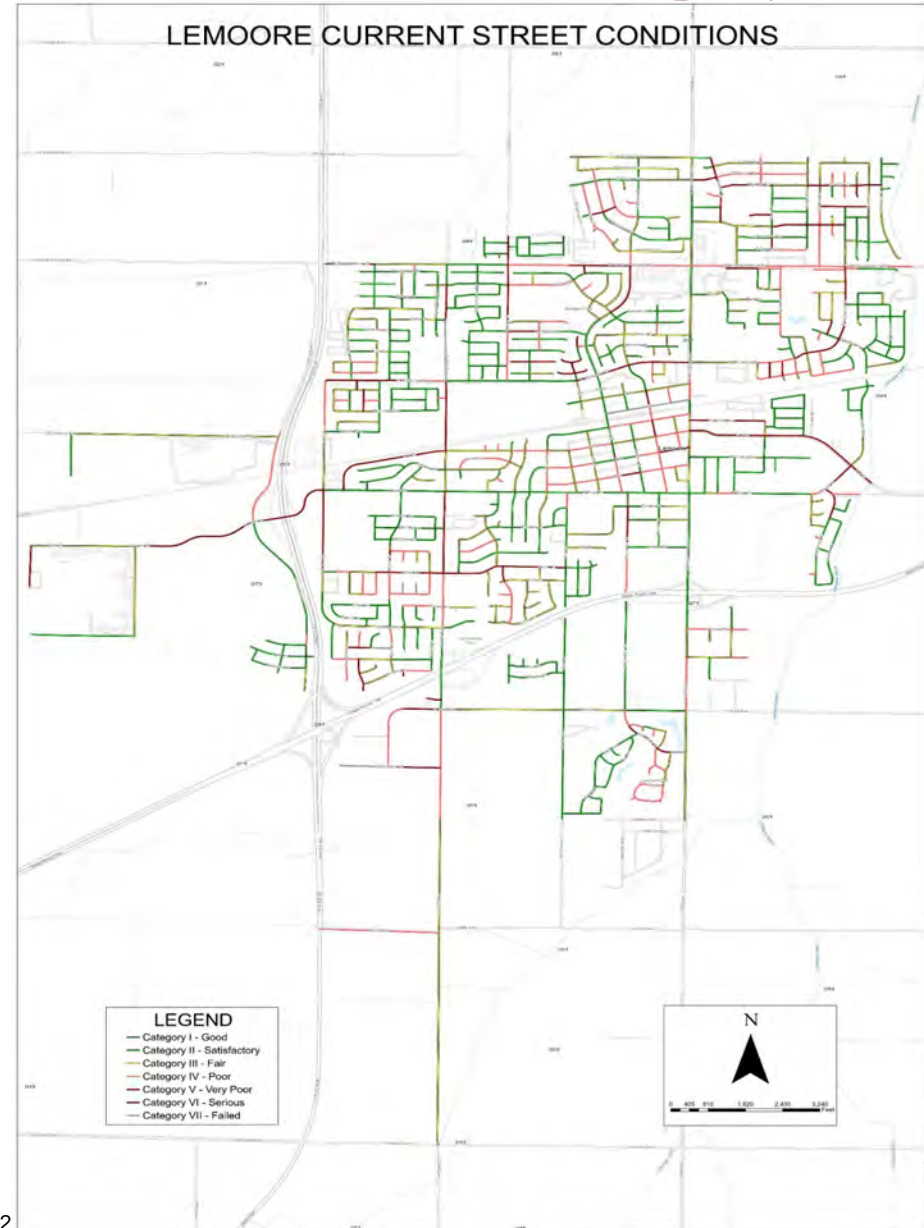
Project Scenarios:

Year: 2024

Street Name	Begin Location	End Location	Street ID	Section ID	Length	Width	Area	FC	Surface Type	Area ID	Current PCI	Treatment		Cost	Rating	Treatment
												PCI Before	PCI After			
**CYPRESS LN	19TH	D ST	CYPRESSLN	0100	1,750	36	63,000	R	AC		65	66	75	\$21,000	61,336	SINGLE LIFT TYPE II FIBERIZED ROCK MICRO-SURFACING
**DEODAR LN	GLENDALE	SPRUCE	DEODAR	0100	2,750	36	99,000	R	AC		65	66	75	\$33,000	61,326	SINGLE LIFT TYPE II FIBERIZED ROCK MICRO-SURFACING
**DOGWOOD AVE	CINNAMON DR	REDBUD ST	DOGWOOD	0100	438	36	15,768	R	AC		71	71	80	\$5,256	67,373	SINGLE LIFT TYPE II FIBERIZED ROCK MICRO-SURFACING
**DOGWOOD AVE	TULIP ST	PERSIMMON ST	DOGWOOD	0300	1,090	36	39,240	R	AC		69	70	79	\$13,080	64,167	SINGLE LIFT TYPE II FIBERIZED ROCK MICRO-SURFACING
**EVERGREEN AVE	S END	PEACHWOOD ST	EVERGREE N	0100	1,592	36	57,312	R	AC		78	79	87	\$19,104	52,209	SINGLE LIFT TYPE II FIBERIZED ROCK MICRO-SURFACING
**FAUN PL	HAZELWOOD	E END	FAUNPL	0100	266	36	9,577	R	AC		65	66	75	\$3,192	61,326	SINGLE LIFT TYPE II FIBERIZED ROCK MICRO-SURFACING
**FIR ST	BIRCH AVE	HOLLY AVE	FIR	0100	413	36	14,873	R	AC		83	84	91	\$4,958	45,307	SINGLE LIFT TYPE II FIBERIZED ROCK MICRO-SURFACING
**GLENDALE AVE	W END	18TH	GLENDALE	0200	2,639	29	76,531	R	AC		70	71	80	\$25,510	51,336	SINGLE LIFT TYPE II FIBERIZED ROCK MICRO-SURFACING
**G ST	FOX	FOLLETT	GST	0200	963	52	50,076	R	AC		66	67	76	\$16,692	63,998	SINGLE LIFT TYPE II FIBERIZED ROCK MICRO-SURFACING
**HAWTHORN ST	DOGWOOD AVE	SNOWBELL AVE	HAWTHORN	0100	630	36	22,694	R	AC		76	77	85	\$7,565	53,031	SINGLE LIFT TYPE II FIBERIZED ROCK MICRO-SURFACING
**HAWTHORN ST	BIRCH AVE	MANZANITA AVE	HAWTHORN	0300	415	36	14,938	R	AC		76	76	84	\$4,979	83,325	SINGLE LIFT TYPE II FIBERIZED ROCK MICRO-SURFACING
**HAZELWOOD DR	LEMOORE	SARA	HAZELWDDR	0200	1,753	36	63,108	R	AC		66	67	76	\$21,036	63,998	SINGLE LIFT TYPE II FIBERIZED ROCK MICRO-SURFACING
**HILL ST	BUSH	E ST	HILL	0100	1,517	52	78,884	R	AC		68	68	77	\$26,295	66,921	SINGLE LIFT TYPE II FIBERIZED ROCK MICRO-SURFACING
**HOLLY AVE	CINNAMON DR	TULIP ST	HOLLY	0100	695	36	25,020	R	AC		78	79	87	\$8,340	52,209	SINGLE LIFT TYPE II FIBERIZED ROCK MICRO-SURFACING
**JACARANDA ST	DOGWOOD AVE	DRIFTWOOD AVE	JACARANDA	0100	636	36	22,913	R	AC		72	72	81	\$7,638	70,928	SINGLE LIFT TYPE II FIBERIZED ROCK

GIS Mapping:

Color coded street maps assist to identify current conditions of roads and provide a nice over all visual for which streets are recommended to be included in the next project.

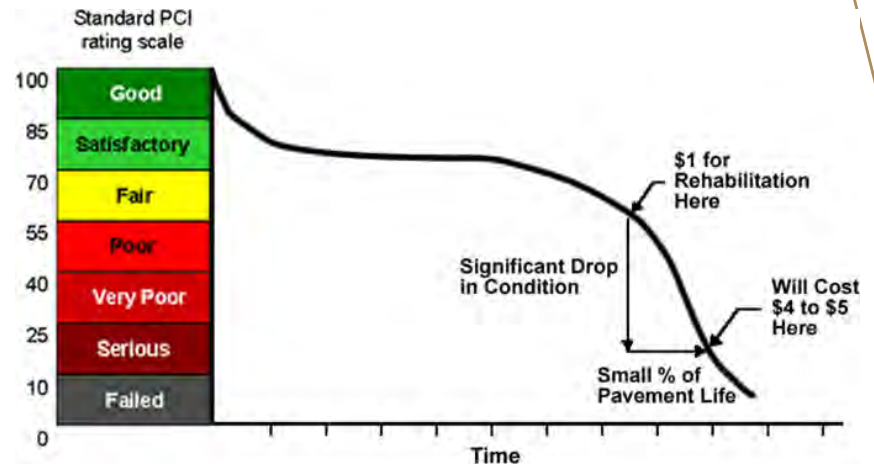


2024 ANNUAL ROAD MAINTENANCE PROJECT

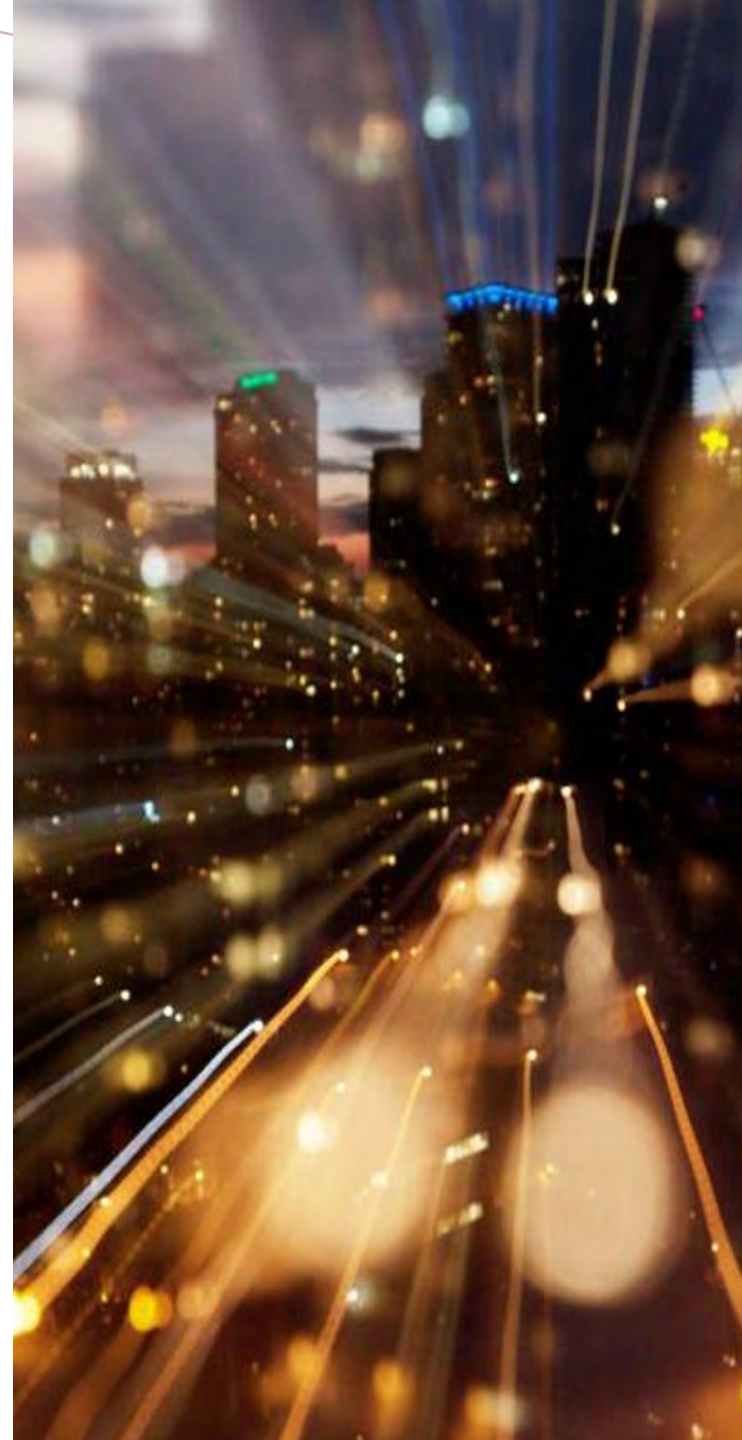


Program Updating:

- Update program as road maintenance projects are performed
- Specify what type of treatment was applied to each section of road
- Staff to view the measured components of the structural sections for each area of road



- Create reports and graphs to provide a more efficient way to analyze the current and upcoming maintenance needs
- Staff to accurately plan future budgets and projects by utilizing the up-to-date road condition data
- Perform maintenance on roads indicated as fair or satisfactory before they turn poor is cost effective as the treatments for categories poor and lower do require a more extensive and expensive treatment resulting in a Capital Improvement Project to be needed.





QUESTIONS?



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Staff Report

Item No: 1-3

To: Lemoore City Council
From: Josalynn Valdez, Finance Manager
Date: April 4, 2024 Meeting Date: April 16, 2024
Subject: Utility Billing Software Implementation Update

Strategic Initiative:

<input type="checkbox"/> Safe & Vibrant Community	<input type="checkbox"/> Growing & Dynamic Economy
<input checked="" type="checkbox"/> Fiscally Sound Government	<input checked="" type="checkbox"/> Operational Excellence
<input checked="" type="checkbox"/> Community & Neighborhood Livability	<input type="checkbox"/> Not Applicable

Proposed Motion:

Information Only.

Subject/Discussion:

Council requested that staff provide an update to the utility billing software implementation every other City Council meeting. Josalynn Valdez, Finance Manager will be presenting an update in regards to the new Utility Billing Software Implementation.

Financial Consideration (s):

None.

Alternatives or Pros/Cons:

N/A.

Commission/Board Recommendation:

N/A.

Staff Recommendation:

Information Only.

Attachments:

- Resolution:
 - Ordinance:
 - Map
 - Contract
 - Other
- List:

Review:

- Asst. City Manager
- City Attorney
- City Clerk
- City Manager
- Finance

Date:

- 04/11/24
- 04/11/24
- 04/10/24

April 2, 2024 Minutes Lemoore City Council Regular Meeting

CALL TO ORDER:

At 5:30 p.m., the meeting was called to order.

ROLL CALL: Mayor: MATTHEWS
 Council Members: GARZA, GORNICK, ORTH
 Absent: LYONS

City Staff and contract employees present: Interim City Manager Northcraft; City Attorney Lomeli; Police Chief Kendall; Public Works Director Rivera; Fire Chief Jones; Community Services Manager Greenlee; Management Analyst Champion; Community Services Officer Perez; Management Analyst Schisler; Public Works Inspector Perez; Police Officer Risk; Police Officer Perkins; Sergeant Cosper; Administrative Assistant Faria; City Clerk Avalos.

AGENDA APPROVAL, ADDITIONS, AND/OR DELETIONS

No agenda additions and/or deletions.

1 – STUDY SESSION

1-1 Off-Site Improvements – Lennar Tract 848 Update (Rivera)

Public Works Director Rivera presented regarding off-site improvements for Lennar Tract 848 which included:

- *Map Overview*
 - *There are 3 phases that are part of this subdivision.*
 - *Phase I is outlined in purple – boundaries are Bush and College*
- *Bush/College Intersection*
 - *Fully developed ramp*
 - *Created right turn pocket*
 - *Eastbound road was widened*
- *Entrance/Egress*
- *Roundabouts*
 - *Plans – Early Summer*
 - *Construction – Late Summer*
- *The Developer pays for everything to make the project work.*
 - *City will pay the difference for any upgrades.*
- *Park*
 - *Needs to be constructed before the 100th house of Phase II.*

PUBLIC COMMENT

No Public Comment.

2 – CEREMONIAL / PRESENTATION

2-1 Police Officer of the Year (American Legion)

The Police Department, American Legion, and City Council presented the 2023 Police Officer of the Year Award to Sadie Risk.

2-2 Firefighter of the Year (American Legion)

The Fire Department, American Legion, and City Council presented the 2023 Firefighter of the Year award to Jose Perez.

3 – DEPARTMENT AND CITY MANAGER REPORTS

Public Works Director Rivera stated that the foundation pad for the dispatch tower was poured last Friday. Waiting for the concrete to cure and reach its ultimate compression strength. Progress is being made. More crack fill work was completed, and striping project began Monday night on Lemoore Avenue.

Community Services Manager Greenlee stated that Panda Express' target date is April 16th. The Old Ethel Reds building was sold to Gloria and Victor Michael. They are the current owners of Valle Grullense in Hanford. They are also planning to open a meat market in Gateway Plaza. He thanked everyone who donated, volunteered, and worked at the Easter event. He stated that there were approximately 1,300-1,500 people in attendance.

Police Chief Kendall stated that both Lieutenants sat on interviews for Lemoore High School Seniors last month. The department will be participating in the Every 15 minutes event at the High School on April 25, 2024. Officer Martinez will be receiving the MADD award this year. Officer Martinez had a total of 33 DUI arrests in 2023. The awards banquet is being held on June 4th at Table Mountain Casino. He will send the flyer to anyone who is interested in attending.

Interim City Manager Northcraft thanked Council for allowing him to take a vacation. It was a remarkable vacation. The Police Chief did an admirable job as Acting City Manager. Finance Manager Valdez was able to get money all invested. Management Analyst Champion did work on the budget. City Clerk Avalos kept everything together during this time. Management Analyst Baley attended ICSC in Monterey with the Mayor. Formally started the energy audit and taking a look at what chargers the City will need and also what HVAC systems, lighting and pumps can be improved. The audit will take approximately 6 months to complete. Mayor Pro Tem Gornick made him aware of concerns regarding the Groundwater Sustainability Plan. There is a threat that the state may take over. Planning to send a letter out to allow more time so that all the stakeholders in the area have a full opportunity to participate. He thanked Mayor Pro Tem Gornick for making him aware.

4 – CONSENT CALENDAR

4-1 Approval – Minutes – Regular Meeting – March 19, 2024

4-2 Approval – Appointment of Lemoore Planning Commissioner

Motion by Council Member Garza, seconded by Mayor Pro Tem Gornick, to approve the Consent Calendar, as presented.

Ayes: Garza, Gornick, Orth, Matthews

Absent: Lyons

5 – PUBLIC HEARINGS

Report, discussion and/or other Council action will be taken.

No Public Hearings.

6 – NEW BUSINESS

Report, discussion and/or other Council action will be taken.

- 6-1 Report and Recommendation – Resolution 2024-06 – Recognizing the Lemoore Volunteer Fire Department Association for their Selfless Service, Heroism, Dedication, Hard Work, and Commitment to the safety and Well-Being of the City and its Residents (Lomeli)

Motion by Council Member Orth, seconded by Council Member Garza, to approve Resolution 2024-06, Recognizing the Lemoore Volunteer Fire Department Association for their Selfless Service, Heroism, Dedication, Hard Work, and Commitment to the safety and Well-Being of the City and its Residents.

Ayes: Orth, Garza, Gornick, Matthews

Absent: Lyons

7 – BRIEF CITY COUNCIL REPORTS AND REQUESTS

Mr. Reed provided a report for the Mosquito Abatement Board. He stated that there was a \$1,000 limit on purchases. Anything over the limit needed approval from the board. The limitation was removed. Any items in the budget can be purchased. A \$750,000 grant was applied for from FEMA. It is currently under review.

Council Member Garza thanked City staff and volunteers for everything they do.

Council Member Orth thanked LPD and LVFD for everything they do. It was a rough weekend with the shooting. One suspect was caught. He attended the monthly KART meeting. Quarterly passes are now available. The grant was provided by the state to lower the fee for fixed route buses starting April 1. The new KART center foundation was poured. PG&E fixed the box on 18th and Bush. It no longer makes the loud noise when you drive over it. He is upset he missed the Easter event. He was sick. All City staff did a stand up job. He thanked the staff who worked very hard while Mr. Northcraft was out.

Mayor Pro Tem Gornick mentioned the letter that the Interim City Manager Northcraft is sending out regarding the SFKGSA. Just about every City in the Valley gets its water from the ground as opposed to surface water. Majority of the conversations have been with the Ag community, but there is a lot of other stakeholders. This letter is asking for an extension so that other groups can be involved such as LNAS and Santa Rosa Rancheria. He thanked City staff for stepping up while the while Mr. Northcraft was out.

Mayor Matthews attended the League of California Cities Policy Committee in Burbank. She stated she left a little frustrated due to two bills taking away local control. She encouraged Council and other elected officials to be a part of those committees and get involved. She met with the PG&E's Government Representative last week. She is glad that the PG&E pothole was fixed on 18th Avenue. She attended ICSC Monterey with Management Analyst Baley. She missed the LAFCO due to being at ICSC. She attended the Easter event. She attended the Budget Committee meetings this week. She will be speaking to Lemoore Rotary on April 9th at their meeting. She will be attending a meeting at LNAS with Mr. Northcraft and Mr. Gornick next week. She will be attending the Red Cross Volunteer Appreciation dinner. There is a production

happening at the Civic Auditorium. It is a production put on by grants. It is for children. It is being put on by Green Rose Productions. Tickets can be obtained from their website or Facebook. The tickets are free.

At 6:32 p.m., Council adjourned to Closed Session.

CLOSED SESSION

1. Government Code Section 54957
Public Employee Appointment/Employment
Title: City Manager
2. Government Code Section 54957.6
Conference with Labor Negotiator
Agency Designated Representatives: Mary Lerner, City Attorney and Kevin Northcraft, Interim City Manager
Employee Organizations: General Association of Service Employees, Lemoore Police Officers Association, Lemoore Police Sergeants Unit, Police Professional Services Bargaining Unit, and Unrepresented

ADJOURNMENT

At 8:00 p.m., Council adjourned.

Approved the 16th day of April 2024.

APPROVED:

Patricia Matthews, Mayor

ATTEST:

Marisa Avalos, City Clerk



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Staff Report

Item No: 4-2

To: Lemoore City Council

From: Christal Schisler, Management Analyst

Date: March 26, 2024

Meeting Date: April 16, 2024

Subject: Notice of Completion – CIP 23004 – Annual Crack Seal

Strategic Initiative:

- | | |
|--|--|
| <input checked="" type="checkbox"/> Safe & Vibrant Community | <input type="checkbox"/> Growing & Dynamic Economy |
| <input type="checkbox"/> Fiscally Sound Government | <input checked="" type="checkbox"/> Operational Excellence |
| <input type="checkbox"/> Community & Neighborhood Livability | <input type="checkbox"/> Not Applicable |

Proposed Motion:

Approve the filing of the Notice of Completion for CIP 23004 – Annual Crack Seal and authorize the City Manager, or his designee to execute the document for recordation.

Subject/Discussion:

The City of Lemoore awarded the Crack Seal project to Global Road Sealing on October 25, 2023.

The project, funded by LTF (Local Transportation Funds) provided corrective and preventative maintenance on a majority of Lemoore Avenue. The project location was on Lemoore Avenue from Burlwood Lane to Bush Street in both North and South bound lanes in the amount of \$48,500.00. The project was completed on March 21, 2024.

Financial Consideration(s):

The budget and cost of this project was \$48,500.00 for construction and \$5,000.00 for engineering services for a total of \$53,500.00.

Alternatives or Pros/Cons:

Pro:

- Filing of the Notice of Completion will allow time for creditors to notify the City of unpaid bills and allow for the release of some of the bonds for the Contractor.

Cons:

- None noted.

Commission/Board Recommendation:

Not applicable.

Staff Recommendation:

Staff recommends that City Council approve the filing of the Notice of Completion for CIP 23004 – Annual Crack Seal and authorize the City Manager, or his designee to execute the document for recordation.

Attachments:

- Resolution:
- Ordinance:
- Map
- Contract
- Other
List: Notice of Completion

Review:

- Asst. City Manager
- City Attorney
- City Clerk
- City Manager
- Finance

Date:

04/11/24
04/11/24
04/10/24

Recording Requested By:

For the benefit of the
CITY OF LEMOORE

When Recorded Mail to:

City of Lemoore
Marisa Avalos, City Clerk
711 W. Cinnamon Drive
Lemoore, CA 93245

NOTICE OF COMPLETION

NOTICE IS HEREBY GIVEN THAT:

- 1. The undersigned is **OWNER** or Agent of the **OWNER** of the interest or estate stated below in the property hereinafter described.
- 2. The **FULL NAME** of the **OWNER** is City of Lemoore
- 3. The **FULL ADDRESS** of the **OWNER** is 711 W. Cinnamon Drive, Lemoore, CA 93245
- 4. The **NATURE OF THE INTEREST** or **ESTATE** of the undersigned is: In Fee.

(if other than fee, Strike "In Fee" and insert, for example, "Purchaser under contract of purchase," or "Lessee.")

- 5. The **FULL NAMES** and **FULL ADDRESSES** of **ALL PERSONS**, if any, **WHO HOLD SUCH INTEREST** or **ESTATE** with the undersigned as **JOINT TENANTS IN COMMON** are:

Names	Addresses
_____	_____

- 6. The full names and full addresses of the predecessors in interest of the undersigned if the property was transferred subsequent to the commencement of the work of improvement herein referred to:

Names	Addresses
_____	_____

- 7. A work of improvement on the property hereinafter described was **COMPLETED** March 21, 2024

- 8. The work of improvement completed is described as follows: Annual Crack Seal

Crack sealant on the arterial road Lemoore Ave. from Burlwood to Bush St.

- 9. The **NAME OF THE ORIGINAL CONTRACTOR**, if any, for such work of improvement is: Global Road Sealing, Inc.

- 10. The street address of said property is: Lemoore Ave.

- 11. The property on which said work of improvement was completed is in the City of Lemoore County of Kings, State of California, and is described as follows:

Four lane north and south bound arterial road.

Date

Kevin Northcraft, City Manager

Verification for **NON-INDIVIDUAL** owner: I, the undersigned, declare under penalty of perjury under the laws of the State of California that I am the **City Manager** of the aforesaid interest or estate in the property described in the above notice; that I have read the said notice, that I know and understand the contents thereof, and that the facts stated therein are true and correct.

Date and Place

Kevin Northcraft, City Manager



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Staff Report

Item No: 4-3

To: Lemoore City Council

From: Mike Kendall, Police Chief

Date: April 2, 2024

Meeting Date: April 16, 2024

Subject: Resolution 2024-07 – Renewing Ordinance 2022-02 and Policy 709 of the Lemoore Police Department Policy Manual Authorizing the Use of Military Equipment in Accordance with Government Code Section 7070, et. seq.

Strategic Initiative:

<input type="checkbox"/> Safe & Vibrant Community	<input type="checkbox"/> Growing & Dynamic Economy
<input type="checkbox"/> Fiscally Sound Government	<input type="checkbox"/> Operational Excellence
<input checked="" type="checkbox"/> Community & Neighborhood Livability	<input type="checkbox"/> Not Applicable

Proposed Motion:

Adoption of Resolution 2024-07, Renewing Ordinance 2022-02 and Policy 709 of the Lemoore Police Department Policy Manual Authorizing the Use of Military Equipment in Accordance with Government Code Section 7070, et. seq.

Subject/Discussion:

Staff recommends that the City Council approve the Military Equipment Use Policy, Policy 709 of the Lemoore PD Policy Manual, and the Annual Military Equipment Report. The Policy and ordinance which adopted the Policy must be renewed annually to allow the Department to continue using existing military equipment in the Department’s inventory and acquire new equipment for operational needs. Policy 709, Ordinance 2022-02, and the Annual Military Equipment Report comply with the requirements of AB 481 (codified in Gov. Code section 7072) and each type of equipment identified in the Annual Report has complied with the applicable standards in Government Code section 7071(d).

Department Policy 709 was adopted by Ordinance 2022-02 in 2022 in compliance with AB 481. “Military equipment” is defined to include, without limitation, the following equipment: unmanned aerial or ground vehicles, armored vehicles, command and control vehicles,

pepper balls, less lethal shotguns, less lethal 40mm projectile launchers, long range acoustic devices, flashbangs, and foundational equipment, such as rifles. This equipment is used as a component of overall best practices for law enforcement agencies throughout the country. Authorization to continue using this equipment is necessary to protect the safety and welfare of the public and peace officers within the City.

There is a significant interest in ensuring that the Department continues to have access to equipment that provides the Department as many resources as possible to safeguard lives, ensure safety, and protect civil liberties. The use of military equipment is crucial to the Department's mission and will continue to be strictly regulated through internal processes and oversight, transparency, and City Council and public review.

BACKGROUND

On January 1, 2022, Governor Newsom signed into law AB 481, codified in Government Code sections 7070 through 7075. This new law requires law enforcement agencies to obtain approval from the applicable governing body of a military equipment use policy (adopted by ordinance) before obtaining funding, acquiring, or using military equipment.

The Department seeks City Council's approval of Policy 709 (Attached), by renewing Ordinance 2022-02 (Attached), so that the Department is authorized to continue using the equipment as specified in the Policy. The purpose of Policy 709 is to safeguard the public's welfare, safety, civil rights, and civil liberties. Policy 709 ensures that there are adequate safeguards in place for the use of such equipment, including transparency, oversight, and accountability.

Policy 709 includes an inventory of each piece of equipment identified in Government Code section 7070 that is currently owned by the City, and the current use and cost of each piece of equipment. Policy 709 also allows for other law enforcement agencies to use military equipment when assisting in Lemoore as long as the assisting agency has a similar military equipment use policy adopted by its governing body.

As required by AB 481, Policy 709 has been posted on the Department's website. If Policy 709 is re-approved, it will remain posted and publicly available on the Department's website, along with the Annual Report, for as long as the military equipment is available for use.

As a result of the approval of Policy 709 last year, AB 481 requires the Department to annually submit a military equipment report for each approved type of military equipment to the City Council for as long as the military equipment is available for use. Additionally, the Department must make each annual report publicly available on its website for as long as the equipment is available for use. The annual report must be presented to and reviewed by the City Council at a regular meeting each year, and the City Council must determine at the annual meeting whether each type of military equipment identified in the report continues to comply with the standard of approval and determine whether to renew the ordinance approving Policy 709.

The Annual Report contains a comprehensive list of each type of equipment owned by the City and contains all required information in accordance with Government Code section 7072. Future acquisition of any equipment deemed to be "military equipment" will comply with applicable funding and procurement requirements.

Financial Consideration(s):

None.

Alternatives or Pros/Cons:

Pros:

- Compliance with AB 481.

Cons:

- Failure to comply with AB 481 would result in the police department's inability to continue using the equipment as specified in Policy 709.

Commission/Board Recommendation:

Not applicable.

Staff Recommendation:

Staff recommends City Council adopt Resolution 2024-07, Renewing Ordinance 2022-02 and Policy 709 of the Lemoore Police Department Policy Manual Authorizing the Use of Military Equipment in Accordance with Government Code Section 7070, et. seq.

Attachments:

- Resolution: 2024-07
 - Ordinance:
 - Map
 - Contract
 - Other
- List:

Review:

- Asst. City Manager
- City Attorney
- City Clerk
- City Manager
- Finance

Date:

- 04/11/24
- 04/11/24
- 04/10/24

RESOLUTION NO. 2024-07

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LEMOORE
RENEWING ORDINANCE 2022-02 AND POLICY NO. 709 OF THE LEMOORE POLICE
DEPARTMENT POLICY MANUAL AUTHORIZING THE USE MILITARY EQUIPMENT
IN ACCORDANCE WITH GOVERNMENT CODE SECTION 7070, ET SEQ.**

WHEREAS, the City Council adopted Lemoore Police Department Policy 709 (Military Equipment Use) with the adoption of Ordinance 2022-02 on April 19, 2022; and

WHEREAS, in accordance with Government Code section 7070, et seq., enacted by AB 481, the Police Department has prepared the 2024 Annual Military Equipment Report (“Annual Report”), which is incorporated herein by reference, for review by the City Council; and

WHEREAS, at its regular meeting on April 16, 2024, the City Council duly reviewed the Annual Report, Ordinance 2022-02, and Policy 709, and reviewed the associated staff report, and considered all public input and other information pertaining to the Annual Report and the authorization to use military equipment presented at the meeting.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Lemoore determines and resolves as follows:

1. Based on the Annual Report, the City Council determines that each type of military equipment identified in the Annual Report has complied with the applicable standards for approval as set forth in Government Code section 7071, subd. (d).
2. Policy 709 of the Police Department Manual and Ordinance 2022-02, which adopted Policy 709 on April 19, 2022, are hereby renewed.

PASSED AND ADOPTED by the City Council of the City of Lemoore at a regular meeting held on the 16th day of April 2024 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINING:

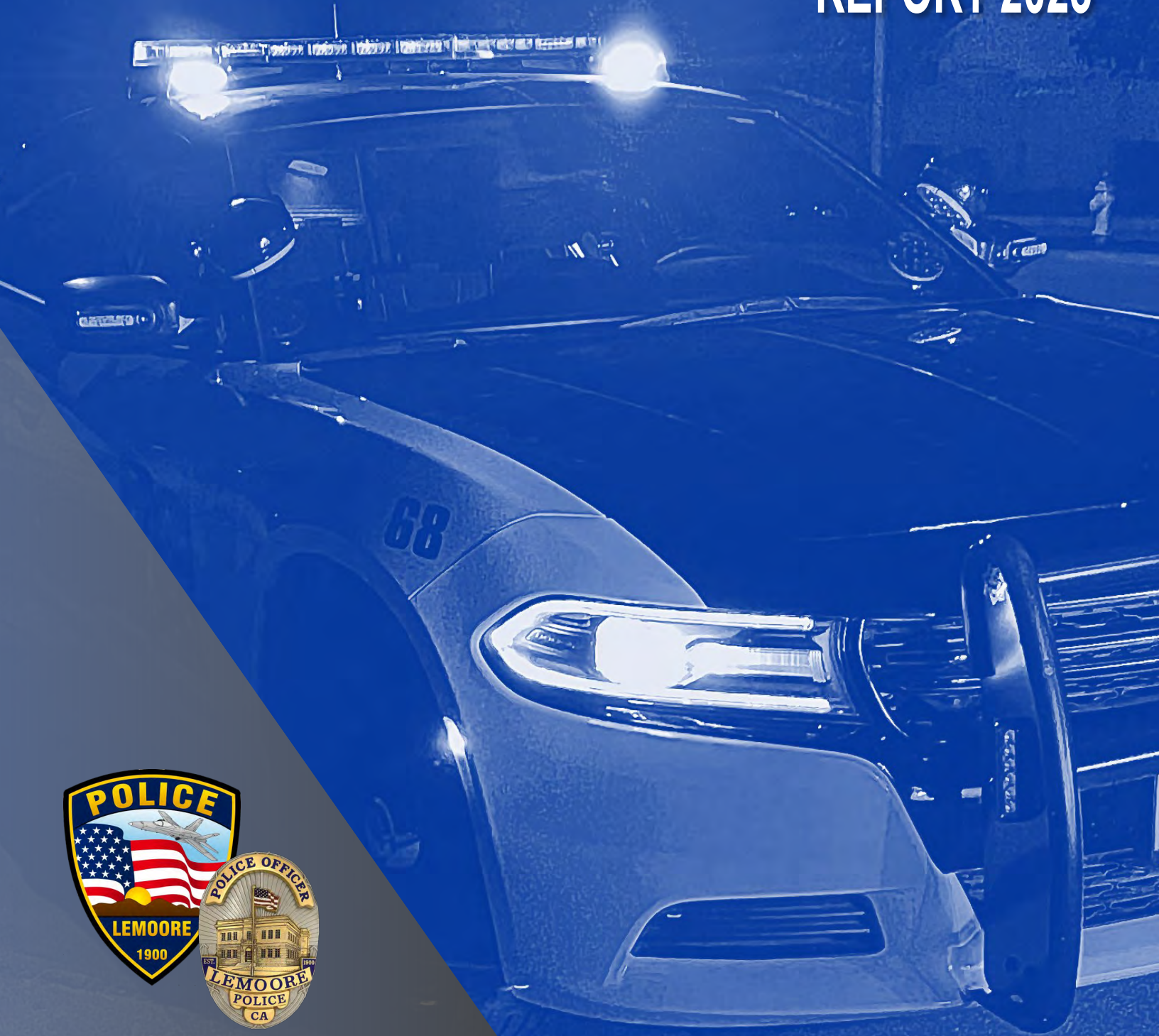
ATTEST:

APPROVED:

Marisa Avalos
City Clerk

Patricia Matthews
Mayor

LEMOORE POLICE DEPARTMENT ANNUAL MILITARY EQUIPMENT USE REPORT 2023





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SUMMARY

On September 30, 2021, the Governor of the State of California approved AB-481 requiring law enforcement agencies to obtain approval of the applicable governing body, City Council, by adoption of a military equipment use policy. The Lemoore Police Department was required to seek City Council approval of their military equipment use policy by ordinance at a regular open meeting prior to taking certain actions relating to the funding, acquisition, or use of military equipment, as defined. The bill allows the governing body to approve the funding, acquisition, or use of military equipment within its jurisdiction only if it determines that the military equipment meets specified standards. The ordinance is subject to annual City Council review to determine whether, based on an annual military equipment report, the standards set forth in the approving ordinance have been met. The City Council may renew the authorizing ordinance, disapprove authorization for particular military equipment where standards have not been met, or require modifications to the military equipment use policy to address any non-compliance with standards.

Finally, the bill requires publication of the military equipment use policy and the annual military equipment report on the Department's website. AB-481, Section 7072 states the following: (a) A law enforcement agency that receives approval for a military equipment use policy pursuant to Section 7071 shall submit to the governing body an annual military equipment report for each type of military equipment approved by the governing body within one year of approval, and annually thereafter for as long as the military equipment is available for use. The law enforcement agency shall also make each annual military equipment report required by this section publicly available on its internet website for as long as the military equipment is available for use. Within 30 days of submitting and publicly releasing an annual military equipment report pursuant to this section, the law enforcement agency shall hold at least one well-publicized and conveniently located community engagement meeting, at which the general public may discuss and ask questions regarding the annual military equipment report and the law enforcement agency's funding, acquisition, or use of military equipment.

INTRODUCTION

The Lemoore Police Department retains and employs a wide variety of defined military equipment to assist in safely achieving its mission statement of driving the crime rate down and improving the quality of life in the City of Lemoore. While the inventory of military equipment is varied, the mere possession of the equipment does not warrant its use for every incident. The Lemoore Police Department recognizes that critical incidents are unpredictable and can be very dynamic in nature. A variety of equipment options can greatly assist incident commanders, officers, and specific units in bringing those incidents to a swift resolution in a safe manner. The use of military equipment is restricted for use only in certain instances and in some cases only by certain units.

DEFINITIONS

This Annual Military Equipment Report outlines a summary of military equipment usage guidelines, inventory, fiscal impact, and complaints for 2023.

The following constitutes a list of qualifying equipment for the Department:

- A. Unmanned Aircraft System (UAS). An unmanned aircraft, remotely piloted, powered vehicle, along with the associated equipment necessary to control it.
1. DJI INSPIRE 1V2, cost \$1200 each, quantity: 2. UAS with a single-color camera, DGI XT 336 FLIR Thermal Sensor Camera (\$6900) weighs approx. 7.5 pounds and has video recording capabilities, approx. 30 minutes of flight time. Expected life span: 3-5 years. Fiscal Impact; \$1000.
 2. DJI Mini 2, cost \$750, quantity:1. UAS with single-color camera, weighs approximately 0.5 lbs, has video recording and photographing capabilities, approximately 31 minutes of flight time on a single battery charge with optimal flight conditions. Expected life span:2-3 years. Fiscal impact \$750.
 3. DJI Avata, cost \$1,707, quantity:0. UAS with single-color camera, weighs approximately 410g, has video recording and photographing capabilities, approximately 18 minutes of flight time on a single battery charge with optimal flight conditions. Expected life span: 2-3 years. Fiscal impact \$1,707.00
- B. Mobile Command Post: A vehicle used mobile office that provides shelter, access to Department computer systems, and restroom facilities during extended events.
1. 2018, Sandstorm, toy hauler, modified to facilitate the operational control and direction of public safety units. Cost: \$29,800. Expected life-span: 20 years. Fiscal Impact: \$600.
- C. High mobility multipurpose wheeled vehicle (Humvee).
1. 1986, American General, Humvee, received through CalOES at no cost. Expected lifespan: 5 years. Fiscal Impact:\$600
- D. Distraction Devices (Flash-Bang).
1. Combined Tactical Systems, 7290-2 Flash Bang, cost: \$52, quantity 5. A non-bursting, non-fragmenting multi bang device that produces a thunderous bang with intense bright light. Ideal for distracting dangerous suspects during hostage rescue, room entry, or other high risk situations.
 2. Combined Tactical Systems, 7290M Mini Flash Bang, cost: \$38, quantity 25. The 7290M Mini Flash Bang exhibits all the same attributes of its larger counterpart but in a smaller and lighter package. The 7290M is approximately 30% lighter than the 7290-2 but still has the 175db output of the 7290-M and produces 6-8 million candelas of light.
- E. Less Lethal Shotgun: Less Lethal Shotgun is used to deploy the less lethal 12-gauge Accusox Beanbag Round.
1. Remington 870 Less Lethal Shotgun, cost: \$946, quantity: 8. The Remington 870 Shotgun is used to deploy the less lethal 12-gauge Accusox Beanbag round up to a distance of 75 feet. The range of the weapon system helps maintain space

between officers and a suspect reducing the immediacy of the threat which is a principle of De-escalation.

2. 12 gauge Accusox Beanbag Round, cost \$5, quantity: 455. A less lethal 2.4 inch, 12 gauge shotgun round firing a ballistic fiber bag filled with 40 grams of lead shot at a velocity of approximately 275 feet per second. Accusox rounds are discharged from a dedicated 12-gauge shotgun that is distinguishable by an orange butt stock and for grip. This round provides accurate and effective performance when fired from the approved distance of not fewer than 5 feet. The maximum effective range of this munition is up to 75 feet from the target.

F. Rifles: Guns that are fired from shoulder level, having a long spirally grooved barrel intended to make bullets spin and thereby have greater accuracy over a long distance.

1. Bushmaster XM-15/XM-152S. Quantity: 37. Cost: \$776 each. 11.5" barrel. Overall length 32.5". Collapsible Stock. Caliber.223 REM. Semi Automatic. 30 round magazine.

2. Colt M4 Commando. Quantity: 4. Cost \$985 each. 11.5" barrel length. Overall length 32.5". Collapsible stock. Caliber.223 REM. Semi Automatic. 30 round magazine.

3. Federal.223 REM, 55 grain, Metal Case, Cost \$232.14 per 500

4. Federal.223 REM 55 grain Bonded SP, Cost \$257.64 per 200

EQUIPMENT USAGE AND PURCHASES 2023

This section outlines the military equipment usage for 2023. Certain items of military equipment, particularly consumables (munitions, diversionary devices, pepper balls, chemical agents, etc.) are used throughout the year on a regular basis for training in order to maintain proficiency. This section provides data for the operational use of military equipment listed within this Annual Equipment Report as well as anticipated purchases for the 2024/2025 fiscal year budget cycle. All purchases made during 2023 were done in compliance with LPD Policy section 709.

Rifle, Training Ammunition: Federal .223 REM, 55 grain, Metal Case, Cost \$232.14 per 500

Approximately 7,000 rounds were used for Department Range Training and Qualifications, SWAT Operator Range Training and Qualification, New Officer Range Training and Qualification during intake, and Rangemaster Range training.

Total Cost: \$3,249

52 Cases of Federal .223 Metal Case were purchased in 2023.

Total Cost: \$12,071.28

40 Cases of Federal .223 Metal Case are budgeted for in the 24/25 FY budget cycle.

Total Cost: \$9285.60

Colt M4 Commando. Quantity: 1 purchased in 2023. Cost \$985 each. 11.5" barrel length. Overall length 32.5". Collapsible stock. Caliber .223 REM. Semi Automatic. 30 Round. An additional Colt M4 Commando is budgeted for in the 24/25 FY budget cycle.

Rifle, Duty Ammunition: Federal .223 REM 55 grain Bonded SP, Cost \$257.64 per case of 200

Approximately 3,000 rounds were used for Department Range Training, ammo swap out for old or damaged duty ammunition, and issued to new Officers for their issued Department Rifle's magazines.

Total Cost: \$3,249.96

31 Cases of Federal .223 Bonded SP were purchased in 2023

Total Cost: \$12,071.28

10 Cases of Federal .223 Bonded SP are requested in the 24/25 FY budget cycle

Total Cost: \$2,576.40

Less Lethal Shotgun Duty Beanbags: 12 gauge Accusox Beanbag Round, cost \$5

Approximately 220 rounds were used for Department Range Training and Qualification. Ammo is often switched out for old or damaged duty ammunition. 3 were used during a SWAT call-out.

Total Cost: \$1,115.00

DJI Avata, cost \$1,707, quantity:1 budgeted for in the 24/25 FY budget cycle.

Combined Tactical Systems: 7290M Mini Flash Bang, cost: \$50

1 was used during SWAT Operator Annual Flash Bang Training. 1 was used during a SWAT Call-out

12 Mini Flash Bangs were budgeted for in the 24/25 FY budget cycle

Total Cost: \$600.00

High mobility multipurpose wheeled vehicle (Humvee) deployed:

Red Ribbon/National Night Out October 24, 2023

Veterans Parade November 11, 2023

Christmas Parade December 02, 2023

Total Cost: \$100.00 (Fuel)

Mobile Command Post deployed:

Lemoore Days April 21-23, 2023

Car Show August 05, 2023

Summer Bash August 11, 2023

Total Cost: \$20.00 (Fuel)

DJI Mini: Deployed

04/08/23	Training
06/05/23	Training
08/07/23	Training
08/01/23	Missing Person Search
08/05/23	Car show/ Community Oriented Policing
08/11/23	End of Summer Bash
08/29/23	Crime Scene Documentation
08/26/23	Crime Scene Documentation
09/11/23	Training
09/22/23	Homicide Suspect Search/Public Safety
10/31/23	Crime Scene Documentation
11/15/23	Training
12/20/23	Training

Total Cost: 0

DJI Inspire 1V2: Deployed

01/07/23	City Photos/Training
01/12/23	Flood Watch
02/06/23	Training
02/16/23	Department Photos
03/13/23	LHS Critical Incident Planning
03/24/23	Training
03/25/23	Flood Watch
03/26/23	Flood Watch
04/08/23	Drone Demo
05/01/23	Training
05/05/23	Crime Scene Documentation
07/03/23	Illegal Firework Suppression
07/04/23	Illegal Firework Suppression
07/27/23	Training

Total Cost: 0

COMPLAINTS OR POLICY VIOLATIONS

Pursuant to California Government Code section 7070(d)(7), members of the public may register complaints or concerns or submit questions about the use of each specific type of Military Equipment.

There were no complaints/investigations regarding the use of Military Equipment in 2023.

No violations of Policy 709- Military Equipment use, were reported or known of in 2023.

CONCLUSION

The equipment, resources, and training outlined in this report support Lemoore Police Officers' efforts to protect our communities and enhance the safety of the public and officers. Our police department firmly believes responsible use of the equipment described in this report enhance our ability to deliver the highest level of professional, efficient, and effective service when faced with incidents requiring a thoughtful law enforcement response.

The Lemoore Police Department takes pride in preserving the peace of our City and the protection of our citizens through proactive problem solving and community partnership. We will continue to serve and do all we can to increase the safety of the public.

The Annual Military Equipment Report has been added to the Lemoore Police Department's webpage.

In accordance with LPD Policy Section 709, within 30 days of submitting and publicly releasing the annual military equipment report the Lemoore Police Department will hold at least one well-publicized and conveniently located community engagement meeting, at which the general public may discuss and ask questions regarding the annual military equipment report and the law enforcement agency's funding, acquisition, or use of military equipment.





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

Staff Report

Item No: 4-4

To: Lemoore City Council
From: Steve Brandt, City Planner / Kristie Baley, Management Analyst
Date: April 2, 2024 Meeting Date: April 16, 2024
Subject: Resolution 2024-08 – Accepting the 2023 General Plan Annual Progress Report

Strategic Initiative:

<input type="checkbox"/> Safe & Vibrant Community	<input type="checkbox"/> Growing & Dynamic Economy
<input type="checkbox"/> Fiscally Sound Government	<input checked="" type="checkbox"/> Operational Excellence
<input checked="" type="checkbox"/> Community & Neighborhood Livability	<input type="checkbox"/> Not Applicable

Proposed Motion:

Approval of Resolution 2024-08, accepting the 2023 General Plan Annual Progress Report and directing City staff to submit the report to the Governor's Office of Planning and Research and the State Department of Housing and Community Development.

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.
- To 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 2023 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.

Until last year the City had not been submitting an annual report, however, there has been an increased effort by the State to have cities submit an APR by making the preparation of the annual report a prerequisite for application for certain grant funds. For this reason QK prepared a comprehensive report in 2022 which was adopted by the City Council on March 21, 2023. The current update is a culmination of the 2023 activities added to the previous report. The Planning Commission reviewed the APR at their April 8, 2024 meeting.

Environmental Assessment:

None. This is a report only and therefore is not subject to CEQA.

Financial Consideration(s):

None.

Alternatives or Pros/Cons:

The Council could direct changes or edits to the Progress Report when it accepts it.

Staff Recommendation:

Staff recommends approval of Resolution No. 2024-08, accepting the 2023 General Plan Annual Progress Report and directing City staff to submit the Report to the Governor's Office of Planning and Research and the State Department of Housing and Community Development.

Attachments:

- Resolution: 2024-08
- Ordinance:
- Map
- Contract
- Other

2023 General Plan Annual Progress Report

Review:

- Asst. City Manager
- City Attorney
- City Clerk
- City Manager
- Finance

Date:

- 04/11/24
- 04/11/24
- 04/10/24

RESOLUTION NO. 2024-08

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LEMOORE
ACCEPTING THE 2023 GENERAL PLAN ANNUAL PROGRESS REPORT**

WHEREAS, 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 their General Plan and progress in its implementation; and

WHEREAS, the purpose of the annual progress report is to provide information to assess progress on the implementation of the General Plan in accordance with the stated goals, policies, and implementation measures, to 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, and 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; and

WHEREAS, the City of Lemoore Community Development Department has prepared a 2023 General Plan Annual Progress Report and the City Council of the City of Lemoore reviewed the Report at their April 16, 2024, regular meeting.

NOW THEREFORE, BE IT RESOLVED that the City Council of the City of Lemoore hereby accepts the 2023 General Plan Annual Progress Report and directs City staff to submit the Report to the Governor's Office of Planning and Research (OPR) and the State Department of Housing and Community Development (HCD).

PASSED AND ADOPTED, at a Regular Meeting of the Planning Commission of the City of Lemoore held on April 16, 2024, by the following votes:

AYES:

NOES:

ABSENT:

ABSTAINING:

ATTEST:

APPROVED:

Marisa Avalos
City Clerk

Patricia Matthews
Mayor

A REVIEW OF THE YEAR 2023

**CITY OF LEMOORE GENERAL PLAN
ANNUAL PROGRESS REPORT**



City of Lemoore
Community Development Department

Contact Person: Kristie Baley, Management Analyst
Phone: (559) 924-6744

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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 2023 calendar year.

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

This report will be presented to the Lemoore City Council for Adoption on April 16, 2024.

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

Some of the highlights from 2023 include:

- Utilized SB2 Funds for Ordinance Changes to streamline processes and encourage housing development
- Utilized LEAP Funds to Adopt Vehicle Miles Traveled (VMT) Thresholds and Implementation Guidelines for use in preparing future CEQA documents
- Utilized SB2 Funds to for General Plan and Zoning Map Changes to encourage more housing and increase the potential for development
- Utilized SB2 Funds to Update the Subdivision Ordinance for compliance with State laws
- Utilized LEAP Funds to conduct an Assessment of Development Impact Fees – New Fees to be adopted in April 2024
- Utilized SB2 Funds to Create GIS Layers for Housing Functions
- Utilized LEAP Funds to Update the Housing Element
- Approval of Tentative Subdivision Map Tr 793 to divide 17.87 acres into 31 single family lots and 12 multi-family lots, and a remainder

- Approval of Tentative Subdivision Map Tract 939 to divide 52.61 acres into 280 single-family lots and a remainder
- Approved a Commercial project for Neighborhood the Neighborhood Center at 19th and Bush

3. [Housing Element APR reporting requirements – each jurisdiction is required to report certain housing information in accordance with State housing law](#)

The 2023 Housing Element Annual Progress Report was completed and submitted to HCD and OPR on April 1, 2024.

4. [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.

5. [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 April 31, 2024.

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 2024–2025 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.

6. 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 2023. The City did approve the Lacey Ranch Project in 2022, the largest residential development project in many years, which required amendments to both the Land Use and Circulation Elements.

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

Using an SB2 Grant, the Community Development Department reviewed its Ordinances for text and map changes that would encourage more housing growth. These ordinance changes were adopted by the City Council on September 19, 2023.

8. 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 2023. 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 <i>Policy LU-G-1:</i> <i>Promote a sustainable, balanced land use pattern that satisfies existing needs and safeguards future needs of the City.</i> <i>Policy LU-G-2:</i> <i>Maintain a well-defined compact urban form, with a defined urban growth boundary and development</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	The AICUZ was completed in 2012. The City implements the results of this study when evaluating development proposals and applies appropriate conditions.

LAND USE		
Guiding Policies	Implementing Actions	Status/Comment
<p><i>intensities on land designated for urban uses.</i></p> <p>Policy LU-G-3: <i>Ensure that new development provides for infrastructure, schools, parks, neighborhood shops, and community facilities in close proximity to residents.</i></p>	<p>for the Naval Air Station Lemoore and completion of flood hazard studies by the Federal Emergency Management Agency (FEMA).</p>	
	<p>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.</p>	<p>The City continues to apply this policy when evaluating development proposals that are submitted. In 2022 Tract 935 was approved to develop 148 sf homes a total development of 30.3 acres with a total annexation of 40.3 acres in 2022 to meet LU-I-4 standards.</p>
	<p>LU-I-5: Work with the County on a Memorandum of Understanding (MOU) in which the County will commit to:</p> <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. 	<p>This policy has been implemented in conjunction with Kings County.</p>
	<p>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.</p>	<p>The City comprehensively updated its Zoning Ordinance in 2012 and made strategic updates in 2014 . The City utilized SB2 grant funds in 2023 to adopted Ordinance changes related to residential development and to encourage more housing growth.</p>
	<p>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.</p>	<p>The City continues to apply this policy. New master plans for water, wastewater, and storm drainage were adopted in 2019. As part of the Smith Avenue affordable housing project approved in 2022, the City expects to receive IIG funds to complete the Daphne Storm Basin Project.</p>
<p>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.</p>	<p>The City last updated its development impact fees in 2017. Between 2021 and 2023 the City utilized LEAP grant funds to conduct a comprehensive assessment of development impact fees that are in the process of adoption.</p>	

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	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		
<p>Objective</p> <p><i>Policy LU-G-4: 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></p> <p><i>Policy LU-G-5: 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></p>	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 2023 the City approved Daley Tract 793, and Wathen Tract 939 meeting the LU-I-10 policy.
	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 2023, the City approved Wathen Tract 939 which includes a 1-acre park within the neighborhood and converting an open canal into a 30’ wide landscaped trail with 10’ wide sidewalk through a portion of the neighborhood to meet LU-I-11.
	LU-I-12: Ensure that the scale, operation, location, and other characteristics of community facilities, including parks, schools, child care facilities, religious institutions, other public and quasi-public facilities, enhance the character and quality of neighborhoods.	Freedom Elementary School was constructed in 2021. No new community facilities applicable to this policy were constructed in 2023.
	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 2023, the City approved new mixed housing developments Daley Homes Tract 793, Smith Avenue Apartments, and Wathen Tract 939 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.	The City continues to apply this policy. In 2023 the City utilized SB2 grant funds to make zone map changes that would encourage more housing in areas that meet LU-I-14 policy.
	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 completed in 202 with 28 units within walking distance of downtown, a public park, and a small neighborhood shopping center.

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<p>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></p>	<p>LU-I-16: Establish zoning regulations for:</p> <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. 	<p>The Zoning Code provides a density bonus for developers meeting State criteria for affordable housing. In 2022, the City approved a density bonus for the Smith Avenue Apartments, an affordable housing project.</p>
	<p>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.</p>	<p>The City has designated a sizable percentage of land outside of city limits as Agriculture or Agriculture/Rural Residential.</p>
DOWNTOWN AND SHOPPING CENTERS		
<p>Objective:</p> <p>Policy LU-G-7: <i>Foster viable, pedestrian-oriented neighborhood centers and strong, visually attractive regional shopping centers with a mix of tenants to serve both local and regional needs.</i></p>	<p>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.</p> <p>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.</p>	<p>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 screening, lighting, landscaping, and location of parking, loading, refuse collection, and recycling facilities.</p>
Neighborhood Retail Centers		
	<p>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.</p>	<p>The City continues to apply this policy when evaluating development proposals that are submitted. Phase I of an addition to an existing neighborhood center was approved in 2023.</p>
	<p>LU-I-20: Encourage existing neighborhood centers to expand to their maximum potential through reuse, rehabilitation, and infill development.</p>	<p>The City continues to apply this policy when evaluating development proposals that are submitted. The City approved Phase I of an addition to an existing neighborhood center in 2023.</p>

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	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. The City approved Phase I of an addition to an existing neighborhood center in 2023.
	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.
	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 continues to meet with property owners interested in improving existing blighted commercial and industrial sites.
Regional Shopping Centers		
	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. The City continues to apply this policy when meeting with developers.
Mixed Use Centers		
	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. The City continues to look for ways to improve the ordinance to encourage mixed use.
	LU-I-26: Establish an incentive program for mixed-use development including FAR bonuses for uses that contribute to public benefit and shared parking arrangements.	The City continues to apply this policy when evaluating 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.
Downtown		
Policy LU-G-8: <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 	The Downtown Mixed Use Zones (DMX-1, DMX-2, and DMX-3) were established in the Zoning Ordinance in 2012. The City continues to encourage a mix of uses in the downtown area, including live-work facilities.

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	<p>may be allowed when deemed appropriate through a Conditional Use Permit.</p> <ul style="list-style-type: none"> 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. 	
	<p>LU-I-29: Allow a balanced and diverse mix of compatible uses to create a vibrant, 24-hour Downtown, such as:</p> <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 can serve as demonstrations of appropriate downtown urban design principles. <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. 	<p>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.</p>
	<p>LU-I-30: Establish incentives for new retail uses to be located at specific parts of downtown to maximize foot traffic and interest.</p>	<p>The City amended its parking standards for downtown in 2014 to not require additional parking for existing buildings that had a change of use.</p>
	<p>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-</p>	<p>The City maintains Marshall Park, an urban plaza with a gazebo and murals illustrating Lemoore’s</p>

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	town character and provide areas for people to congregate.	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. The City partnered with the Chamber, local clubs, and businesses to purchase a new sound system for the downtown area. The City continues to hold events downtown throughout the year such as home coming parade, holiday stroll, raising of the Christmas Tree, Halloween.
EMPLOYMENT AREAS		
<p>Objective:</p> <p><i>Policy LU-G-9: Provide appropriately located areas for a broad range of employment generating uses to strengthen the City's economic base and provide employment opportunities for residents to achieve a jobs-housing balance.</i></p> <p><i>Policy LU-G-10: Foster high quality professional office and industrial areas and ensure developments are self sufficient, with appropriate infrastructure, community facilities, and</i></p>	LU-I-34: Provide sites for employment generating businesses, technology-based businesses, light industrial, professional offices, and other businesses wishing to locate in Lemoore.	The City continues to apply this policy when evaluating development inquiries. The City utilized SB2 grant funds to make map changes that create more development opportunities that meet 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. The City approved the expansion of a self storage facility in 2021 that includes office suites to meet LU-I-35 standards.
	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.

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<p><i>open space for employees.</i></p> <p>Policy LU-G-11: <i>Protect desirable industrial uses from encroachment by subsequent incompatible residential and commercial uses.</i></p>	<p>LU-I-39: Adopt planning practices that support development of employment-generating land uses and help the City achieve a jobs-housing balance.</p>	<p>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. The City utilized SB2 grant funds to make map and ordinance changes to create more housing, while also achieving a better jobs-housing balance.</p>
	<p>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.</p>	<p>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. The City did not approve any projects in 2023, but are currently working with developers on projects that will meet this standard.</p>
PUBLIC AND COMMUNITY FACILITIES		
<p>Objective:</p> <p>Policy LU-G-12: <i>Provide appropriate settings for a diverse range of civic, institutional and community land uses.</i></p>	<p>LU-I-41: Ensure adequate elementary and high school sites are reserved in new subdivisions, consistent with the Land Use Diagram and State law.</p>	<p>The City continues to apply this policy when evaluating development proposals that are submitted. The City expects to begin a comprehensive general plan update in 2025.</p>
	<p>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.</p>	<p>The City continues to apply this policy when evaluating development proposals that are submitted. The City expects to begin a comprehensive general plan update in 2025.</p>
	<p>LU-I-43: Promote the development of community facilities accessible to both vehicles and pedestrians.</p>	<p>The City continues to apply this policy when evaluating development proposals that are submitted.</p>

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EDGES AND GATEWAYS

Urban/Rural Edge

<p>Objective</p> <p><i>Policy CD-G-1: Ensure feathering of land use, development intensity, and street design layout at the urban-to-rural City boundary.</i></p>	<p>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.</p>	<p>The City continues to apply this policy when evaluating development proposals that are submitted. Lennar Tract 848 walking trail to meet CD-I-1 standards.</p>
	<p>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.</p>	<p>The City continues to apply this policy when evaluating development proposals that are submitted.</p>
	<p>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.</p>	<p>The City continues to work with all canal companies, but has been unable to persuade canal companies to agree to retaining canals as open ditches or to introduce vegetation that would give them a more natural looking environment. Instead, where the canals have been required to be undergrounded due to new urban development, the City has required the developer to add a pedestrian trail over the top of the undergrounded canal. This was accomplished in two recent new residential neighborhoods. It was determined that adding bicycle trails along the canal bank is not feasible for safety and maintenance reasons. The City will revise this policy during the next comprehensive General Plan update.</p>
	<p>CD-I-4: Maintain scenic vistas to the Coalinga Mountains, other natural features, and landmark buildings.</p>	<p>The City continues to apply this policy when evaluating development proposals that are submitted. The Maverik’s project was approved in 2023 and meets CD-I-4 standards.</p>

Gateways And Entries

<p>Objective</p>	<p>CD-I-5: Create entry gateways at the intersection of SR-198 and Houston Avenue, the SR-41 off ramp at</p>	<p>The City continues to apply this policy when evaluating</p>
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Guiding Policies	Implementing Actions	Status/Comment
<p>Policy CD-G-2: <i>Enhance key city entrances on primary vehicular corridors.</i></p> <p>Policy CD-G-3: <i>Demarcate the transition from rural to urban land with distinct entry features.</i></p>	<p>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.</p>	<p>development proposals that are submitted.</p>

CONNECTIONS AND CORRIDORS

Streetscapes

<p>Objective:</p> <p>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></p> <p>Policy CD-G-5: <i>Create a comfortable street environment for motorized and non-motorized users.</i></p>	<p>CD-I-6: Require landscaping in center medians and at major intersections.</p>	<p>The City continues to apply this policy when evaluating development proposals that are submitted while keeping with State MWELo requirements.</p>
	<p>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.</p>	<p>The City continues to apply this policy when evaluating development proposals that are submitted while keeping with State MWELo requirements.</p>
	<p>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.</p>	<p>The City continues to apply this policy when evaluating development proposals that are submitted while keeping with State MWELo requirements.</p>
	<p>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.</p>	<p>The City continues to apply this policy when evaluating development proposals that are submitted.</p>
	<p>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.</p>	<p>The City continues to apply this policy when evaluating development proposals that are submitted. The City and developer are in the process of installing 3 roundabouts at Bush and 41.</p>

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	<p>CD-I-11: Preserve and protect heritage trees:</p> <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. 	<p>The City added a Tree Protection Ordinance to its Zoning Ordinance in 2012. The City is actively assessing the tree protection ordinance to reduce the number of tree types on the list while still promoting the planting of new trees.</p>
	<p>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.</p>	<p>Parking lot landscape standards in the Zoning Ordinance address screening of parking lots and the reduction of heat build-up from pavement. The City continues to apply this policy when evaluating development proposals that are submitted.</p>
	<p>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.</p>	<p>The City continues to work with Kings Area Rural Transit with bus stops in Lemoore. New bus stops are continually incorporated into all development projects.</p>
	<p>CD-I-14: Continue the City’s utility undergrounding program to replace existing wooden utility poles and overhead lines with underground utility lines along major thoroughfares, and require undergrounding of utilities in all new development.</p>	<p>The City continues to apply this policy when evaluating development proposals that are submitted. The Smith Avenue Apartments, Lacey Ranch, Maverik’s, Wathen Tract 939, and the 19th and Bush projects will be undergrounding utilities</p>
State Routes 41 And 198		
	<p>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:</p> <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. 	<p>The City added standards for big-box retail developments in 2015. The City has not approved any non-residential development facing SR-41 or SR-198 since the Ordinance was adopted. The City Zill continue to apply this policy when evaluating development proposals that are submitted.</p>

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	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. The City worked with Caltrans to improve circulation at Bush Street and SR 41. Three roundabouts have been approved by Caltrans.
	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. The City is in the process of evaluating standards for temporary and highway-oriented signs, and assessing the prohibition of billboards.
<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; • 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. 	The City Development Standards were updated in 2019. The City will re-evaluate the standard during the next comprehensive General Plan Update.
<u>Iona Avenue</u>		

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	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. The City incorporated this standard into the approval of Maverik’s Fuel Station at Iona and 19 th Avenues.
<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. The City incorporated this standard into the approval of the Smith Avenue Apartment project.
<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. In 2023, staff worked with Code Enforcement to orchestrate the removal of abandoned vehicles from two blighted properties (Bush Street and 19 ½ Avenue).
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. The City applied

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		for AHSC funds as part of an affordable housing project that meets CD-I-26 standards.
	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: <i>Policy CD-G-7:</i> <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 phase I of a commercial development and in 2023 accepted an application for Phase II to add to the growing neighborhood center at 19 th and Bush.
	CD-I-34: Require design of buildings in neighborhood centers to be consistent with Lemoore’s small town character.	The City continues to apply this policy when evaluating development proposals that are submitted.
	CD-I-35: Designate streets and block patterns in neighborhood centers to increase walkability and pedestrian circulation.	In 2022, the city evaluated these standards when reviewing the Phase I of a commercial development to include a convenience store,

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		mechanical car wash facility and continue to apply this policy as we review Phase II.
	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. Cross access easements and pedestrian/bike friendly enhancements are required for shopping centers to meet CD-I-36 standards.

Mixed-Use Centers

Objective: <i>Policy CD-G-8:</i> <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. In 2023, using SB2 Grant funds, the City evaluated land that remained undeveloped in MU zones since the zone was established. The City adopted map changes to increase residential development opportunities, while also attracting commercial development that will coexist in keeping with this standard.
	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.	The City continues to apply this policy when evaluating development proposals that are submitted.
	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: <i>Policy CD-G-9:</i> <i>Ensure that new professional office and industrial development corresponds to its surroundings in</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
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<p><i>building scale, form, and buffering of adjacent uses.</i></p> <p>Policy CD-G-10: <i>Ensure that new professional office and industrial development provides pedestrian access to the surrounding neighborhoods and within the development itself.</i></p>		standards. The City continues to apply this policy when evaluating proposals that are submitted.
	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.
	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. In 2023 design that meets CD-I-42 standards were incorporated into the Maverik’s project.
	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. In 2023 the City utilized SB2 grant funds to assess policies and processes that would allow staff to expedite review while still meeting CD-I-43 standards.

NEIGHBORHOODS

Neighborhood Policies		
<p>Objective:</p> <p>Policy CD-G-11: <i>Encourage development of diverse and distinctive neighborhoods.</i></p> <p>Policy CD-G-12: <i>Develop a sense of neighborhood identity through design elements and neighborhood focal points, such as commercial</i></p>	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 Avenue Apartments and in 2023 Wathen Tract 939. Lennar Tract 848 currently under construction between SR 41 and West Hills (Lemoore) College was also approved to meet CD-I-44 standards.
	<p>CD-I-45: Establish residential design guidelines for new subdivisions to include but not be limited to:</p> <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; 	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 Avenue Apartments and in

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<p><i>areas, schools, parks, community centers, or a combination of these elements.</i></p> <p>Policy CD-G-13: <i>Ensure that new street networks are coherent and provide multimodal access within and between neighborhoods.</i></p>	<ul style="list-style-type: none"> 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 no plan/elevation should look similar to another. Homes built in pre-existing neighborhoods should be built in similar scale and design to existing neighborhood as determined by the Planning Department. 	<p>2023 Wathen Tract 939 that meet CD-I-45 standards. In 2023 the City utilized SB2 grant funds to update City Ordinances, including the Subdivision Ordinance to increase Code alignment with State requirements and also assessed policies and procedures to expedite reviews while remaining in alignment with CD-I-45 standards.</p>
	<p>CD-I-46: Require a mix of housing types and community-oriented facilities within multi-family zoning districts.</p>	<p>In 2022, the City approved new mixed housing developments entitled Lacey Ranch, Daley Homes Tract 793, and Smith Avenue Apartments and to meet CD-I-46 standards.</p>
	<p>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.</p>	<p>In 2022, the City approved new mixed housing developments entitled Lacey Ranch, Daley Homes Tract 793, and Smith Avenue Apartments to meet CD-I-47 standards. The projects entitled Victory Village Tract 845 and Lennar Tract 848 also qualified to meet components of the CD-I-47 standards.</p>
	<p>CD-I-48: Minimize the visual dominance of garages by establishing specific standards in the Zoning Ordinance, including:</p> <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; 	<p>The City continues to apply this policy when evaluating projects. The City approved new mixed housing developments entitled Lacey Ranch, Daley Homes Tract 793, and Smith Avenue Apartments and Lennar Tract 848 meets CD-I-48 standards.</p>

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	<ul style="list-style-type: none"> 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. 	
	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 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.	The City continues to apply this policy when evaluating development proposals that are submitted. The City is currently assessing this ordinance.
	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.	The City continues to apply this policy when evaluating development proposals that are submitted. 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.	Most recent approvals, Lacey Ranch Tract 932, Daley Homes Tract 793, Lennar Tract 848, and Smith Avenue Apartments meet 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. The City is currently evaluating the parkway strip requirement for residential developments.

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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

	<p>CD-I-55: Promote use of design elements that signify neighborhood identity.</p>	In 2022, the City approved a an addition to an existing neighborhood commercial development to include a convenience store, mechanical car wash facility which meet CD-I-55 standards and continue to apply this policy as we review Phase II of the project.
	<p>CD-I-56: Include the following standards and regulations for fences and walls in residential areas in the Zoning Ordinance:</p> <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, 	Standards for fences were updated in the Zoning Ordinance in 2012 and amended in 2014. The City is currently evaluating this ordinance to allow 4’ high fences in the front yard setback area. The City continues to apply this policy when evaluating development proposals that are submitted.

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	<p>commercial or industrial zone land, or areas where such installation is needed to adequately reduce noise impacts to acceptable levels;</p> <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>		
<p>Objective:</p> <p><i>Policy CD-G-14: Provide leadership and guidance to encourage the application of sustainable site planning and green building practices in Lemoore.</i></p>	<p>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:</p> <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.	The City continues to adopt updates to the Building Code section of the Municipal Code which meet CD-I-60 standards. In 2023 the City utilized SB2 grant funds to assess sections of the Code.
GOOD CONSTRUCTION PRACTICE		
	CD-I-61: Adopt a Green Building Design Ordinance.	The City now enforces the Green Building Code.

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	CD-I-62: Facilitate environmentally sensitive construction practices.	In 2023 the City utilized LEAP grant funds to create VMT thresholds for CEQA review to meet components of the CD-I-62 standards.
OUTDOOR LIGHTING		
Objective: <i>Policy CD-G-15:</i> <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		
Overall Circulation System Planning		
Objective <i>Policy C-G-6:</i> <i>Provide a wide variety of transportation alternatives and modes serving all residents and businesses to</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.	Approval of Tract 848 incorporated roundabouts on the connecting arterial street instead of signals to meet 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	The City continues to apply this policy when evaluating proposals that are submitted.

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<p><i>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>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.</p>	
<p>Policy C-G-8: <i>Improve the aesthetic character of transportation corridors in the City.</i></p>	<p>C-I-3: Provide for greater street connectivity by:</p> <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. 	<p>The City continues to apply this policy when evaluating development proposals that are submitted. The City reviewed the Lacey Ranch Tract 932, Tract 848 at Bush and SR41, and Wathen Tract 939 extensively to ensure that the projects meet C-I-3 standards.</p>
	<p>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.</p>	<p>The City works closely with Kings Area Rural Transit to coordinate multi-modal trips.</p>
	<p>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:</p> <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; • 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. 	<p>The City continues to apply this policy when evaluating development proposals that are submitted.</p>

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	<p>C-I-6: Establish vehicular access controls that limit access to developments from new median parkways, such as Semas Drive, by:</p> <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>		
<p>Objective:</p> <p><i>Policy C-G-9: Maintain acceptable levels of service and ensure that future development and the circulation system are in balance.</i></p> <p><i>Policy C-G-10: Ensure that new development pays its fair share of the costs of transportation facilities.</i></p>	<p>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.</p>	The City continues to apply this policy when evaluating development proposals that are submitted.
	<p>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.</p>	The City continues to apply this policy when evaluating development proposals that are submitted.
	<p>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.</p>	The City continues to apply this policy when evaluating development proposals that are submitted.
	<p>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).</p>	The City continues to apply this policy when evaluating development proposals that are submitted. In 2023 the City utilized LEAP grant funds to adopt VMT Thresholds for CEQA review.
	<p>C-I-11: Establish and implement additional programs to maintain adequate peak hour LOS at intersections and along roadway segments as circumstances warrant.</p>	The City requires traffic impact analyses when appropriate for new developments to maintain adequate LOS in the city.
<u>Funding for Improvements</u>		
	<p>C-I-13: Continue to require that new development pay its fair share of the costs of street and other traffic improvements based on traffic generated and its impact on traffic service levels.</p>	The City continues to apply this policy when evaluating all development proposals that are submitted. The City does

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		offer deferral of impact fees upon request.
	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 utilized LEAP grant funds to assess these fees in 2023.

TRUCK ROUTES AND RAILROAD CORRIDOR

<p>Objective:</p> <p><i>Policy C-G-4: Improve commercial goods movement.</i></p> <p><i>Policy C-G-5: Support the San Joaquin Valley Railroad operations.</i></p> <p><i>Policy C-G-6: Support the activities of the Joint Powers Authority of the Cross Valley Rail Corridor, which include freight and passenger rail goals.</i></p>	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.
	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.
	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.
	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

<u>KART Dial-a-Ride Services</u>		
<p>Objective:</p> <p><i>Policy C-G-2: Promote improved transit</i></p>	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.

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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. The City implemented a 4-10's work schedule for office staff in October of 2023.
	C-I-6: Purchase hybrid gasoline-electric, bio-diesel fuel or electric vehicles for the City fleet.	The City incorporates these types of vehicles into its fleet to meet State requirements when possible.
	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. A walking trail and bus turnout were incorporated into the Tract 848 project near the college, west of SR 41.
	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 participates 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. The City applied for AHSC funds in 2023 associated the Smith Avenue Apartment project to connect existing bike lanes to each other. Some of the areas include Fox and Hanford-Armona Rd to Bush and Lemoore Avenue, Vine Street

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		to D Street and in neighborhoods near the Highschool, and Downtown.
	<p>C-I-3: Increase bicycle safety by:</p> <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 free of hazards such as uneven pavement, gravel, and other debris; • 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). 	The City evaluates major streets for new bike lanes and routes whenever a street is repaved and in need of restriping.
	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 	These standards have been incorporated into the City's Zoning Ordinance. The City has installed flashing warning lights at several crosswalks on arterial streets to inform motorists of the presence of pedestrians at the crosswalks near school zones.

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Guiding Policies	Implementing Actions	Status/Comment
	<ul style="list-style-type: none"> Providing mid-block electronic warning lights and signals, where warranted, to inform motorists of the presence of pedestrians at the crosswalk. 	
	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 and continues to apply this policy when evaluating new development and tenant improvement projects.
	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, bulb-outs, bicycle parking and lockers integrated with parking areas, and street lighting.	The City updated its Zoning Ordinance in 2012 and made amendments in 2014. The City expects to begin a comprehensive general plan update in 2025.
PARKING		
Objective: <i>Policy C-G-2:</i> <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. The City continues to apply this policy when evaluating downtown use projects.
	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. The City expects to begin a comprehensive general plan update in 2025 and will update the Zoning Code accordingly.

PARKS, SCHOOLS, AND COMMUNITY FACILITIES

Guiding Policies	Implementing Actions	Status/Comment
PARKS AND RECREATION FACILITIES		
<u>Future Parkland</u>		
<p>Objective</p> <p><i>Policy PSCF-G-1: Create and maintain a high-quality public park system for Lemoore.</i></p>	<p>PSCF-I-1: Establish a goal of 6 acres of parkland per thousand residents to be met by:</p> <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 and operated parks and special recreation areas that serve all residents. 	<p>The City continues to apply this policy when evaluating development proposals that are submitted. The City utilized SB2 grant funds to update the Subdivision Ordinance in 2023.</p>
	<p>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.</p>	<p>The City continues to apply this policy when evaluating development proposals that are submitted.</p>
	<p>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.</p>	<p>The City currently does not require non-residential developers to contribute to the City park system. The City expects to undergo a comprehensive General Plan Update in 2025 and will evaluate the need for this contribution.</p>
	<p>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.</p>	<p>The City continues to build new parks, maintain existing parks, and provide additional amenities in existing parks.</p>
	<p>PSCF-I-5: Incorporate the following elements into the creation of new community, neighborhood, and pocket parks:</p> <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 	<p>The City has incorporated these strategies into its development standards.</p>

PARKS, SCHOOLS, AND COMMUNITY FACILITIES

Guiding Policies	Implementing Actions	Status/Comment
	<ul style="list-style-type: none"> Native, drought-tolerant landscaping and water-conserving irrigation systems including “smart” irrigation that utilizes moisture and weather sensor technology. 	
	<p>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.</p>	<p>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 and Tract 848 will include a trail through the neighborhood connecting its open space areas.</p>
	<p>PSCF-I-7: Develop a system of consistent, recognizable, and pedestrian-scale signage for the parks and trail system throughout the City, including bikeways, pathways and sidewalks that link key community resources (e.g., schools, public facilities, and transit) to the parks and open space network.</p>	<p>The City has not focused on this action to move funding to other parks and recreation areas.</p>
	<p>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.</p>	<p>The City has lights at several of its facilities, including the downtown skate park. The City installed one solar street light at its facility as a test model.</p>
	<p>PSCF-I-9: Incorporate shallow ponding basins in community parks and large neighborhood parks, where feasible, to promote the efficient use of land.</p>	<p>The City continually utilizes this design strategy.</p>
	<p>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.</p>	<p>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.</p>
	<p>PSCF-I-11: Create landscaped open spaces at the main entrances to Lemoore, to include trees, bushes, and other native vegetation.</p>	<p>The City has not yet implemented this action. The City will evaluate this policy during the next comprehensive General Plan Update expected to be conducted in 2025 to ensure the policy meets State water efficiency standards.</p>
	<p>PSCF-I-13: Adopt and implement a 10-year Parks and Recreation Master Plan to be reviewed biennially and updated quadrennially.</p>	<p>The City has not yet implemented this action. The City will evaluate this policy during the comprehensive General Plan Update expected to be conducted in 2025.</p>

PARKS, SCHOOLS, AND COMMUNITY FACILITIES

Guiding Policies	Implementing Actions	Status/Comment
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. The City will evaluate areas for new school locations during the next comprehensive General Plan Update expected to begin in 2025.
	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 <i>Policy PSCF-G-3: 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	Library facilities continue to be adequate. City needs will be evaluated during the next

PARKS, SCHOOLS, AND COMMUNITY FACILITIES

Guiding Policies	Implementing Actions	Status/Comment
	implement supplemental funding programs, if warranted.	comprehensive General Plan Update to begin in 2025.
	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. There are multiple general health and specialized care providers in close proximity to residential districts and one clinic located in the Downtown area.
	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 arterial or collector streets, and simplify the approval process for these uses.	All assembly uses, including places of worship, are now 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</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. This is not yet complete.
	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	The City continually looks for ways to improve its water system.

PUBLIC UTILITIES

Guiding Policies	Implementing Actions	Status/Comment
<i>future development—without jeopardizing water supply for future generations.</i> Policy PU-G-2: <i>Conserve water through supply-side efficiencies and water conservation programs.</i>	impacts and/or facilitate improvements to the water supply and distribution systems.	
	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.

Land Use/New Development

	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.
	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.

PUBLIC UTILITIES

Guiding Policies	Implementing Actions	Status/Comment
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<u>New Water Sources</u>		
	<p>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:</p> <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.
	<p>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.</p>	This will be considered as part of the Mid-Kings River Groundwater Sustainability Plan (GSP).
	<p>PU-I-13: Promote the continued use of surface water for agriculture to reduce groundwater table reductions.</p>	The City is authorized to provide water from its sewer treatment plant to nearby agricultural operations that produce non-edible agricultural products.
	<p>PU-I-14: Drill additional wells within the City when other water supply alternatives are not feasible and demand warrants their development. This policy is consistent with the 2005 Urban Water Management Plan.</p>	The City has several wells a few miles north of the city by the Kings River. That existed prior to the adoption of the General Plan. All new wells will be drilled within the city limits.

Wastewater Treatment Systems

<p>Objective:</p> <p><i>Policy PU-G-3: 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></p>	<p>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.</p>	The City adopted a new Wastewater Master Plan in 2018 to implement this action.
	<p>PU-I-16: Update the Wastewater Master Plan by 2010 and construct planned facilities to serve development under this General Plan.</p>	The City adopted a new Wastewater Master Plan in 2018. The City will be conducting a comprehensive General Plan Update in 2025 and will evaluate the wastewater master plan.
	<p>PU-I-17: Establish impact fees and sewer rates adequate to finance required wastewater treatment and disposal facilities upgrades or replacements.</p>	The City updated its impact fees in 2019 and completed an assessment of fees in 2023 by utilizing LEAP grant funds. Updated fees will be adopted in 2024.

Solid Waste Management And Recycling

<p>Objective:</p>	<p>PU-I-18: Adopt standards and screening criteria for refuse collection and recycling areas in commercial, industrial, and multi-family residential buildings.</p>	The City updated its development standards in
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PUBLIC UTILITIES		
Guiding Policies	Implementing Actions	Status/Comment
<p>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></p>		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. The City continues to apply this policy when evaluating development projects.
	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 locations, as well as other waste reduction programs, on the City website.	The City has not implemented this action.
	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		
<p>Objective Policy COS-G-1: <i>Acquire, preserve, and maintain open space and natural resources</i></p>	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	The City has not implemented this action.

CONSERVATION AND OPEN SPACE

Guiding Policies	Implementing Actions	Status/Comment
<p><i>for future generations.</i></p> <p>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></p> <p>Policy COS-G-3: <i>Design open spaces as sustainable systems with drought-tolerant plant materials.</i></p>	Area, with particular emphasis on land east of the City.	
	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

<p>Objective:</p> <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>	COS-I-5: Adopt soil conservation measures to reduce erosion caused by landscaping, construction of new roadways and paths, building construction, and off-road vehicles.	The City enforces requirements for developments to have 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.

CONSERVATION AND OPEN SPACE

Guiding Policies	Implementing Actions	Status/Comment
	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><i>Policy COS-G-6: Protect wetlands as necessary components to the regional ecological system and as vital and unique habitats.</i></p> <p><i>Policy COS-G-7: 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.
	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

<p>Objective:</p> <p><i>Policy COS-G-8: Preserve and</i></p>	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.
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CONSERVATION AND OPEN SPACE

Guiding Policies	Implementing Actions	Status/Comment
<p><i>improve the quality of the groundwater supply.</i></p> <p>Policy COS-G-9: <i>Manage storm drainage to protect agricultural areas, habitats, and the ground water supply.</i></p> <p>Policy COS-G-10: <i>Conserve water through system-wide efficiencies, techniques, and community programs.</i></p>	<p>COS-I-17: Protect groundwater recharge areas by carefully regulating the type of development within and adjacent to these areas.</p>	<p>The City continues to apply this policy when evaluating development proposals that are submitted.</p>
	<p>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.</p>	<p>The City updated its Storm Drainage Master Plan in 2018.</p>
	<p>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.</p>	<p>This is now part of the City’s development impact fees.</p>
	<p>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.</p>	<p>The City continues to apply this policy when evaluating development proposals that are submitted.</p>
	<p>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 deemed necessary by the City Engineer, to control storm water and protect areas from flooding.</p>	<p>The City continues to apply this policy when evaluating development proposals that are submitted.</p>
	<p>COS-I-22: Require on-site storm drainage to drain away from the streets in areas with no curbs and gutters.</p>	<p>The City continues to apply this policy when evaluating development proposals that are submitted.</p>
	<p>COS-I-23: Continue to prohibit septic tanks and drain fields to prevent pollution of subsurface water resources.</p>	<p>The City continues to apply this policy when evaluating development proposals that are submitted.</p>
	<p>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.</p>	<p>This is one of the responsibilities of the Public Works Department.</p>
	<p>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.</p>	<p>The City has not implemented this action.</p>

CONSERVATION AND OPEN SPACE

Guiding Policies	Implementing Actions	Status/Comment
	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.

CULTURAL RESOURCES

Objective: <i>Policy COS-G-11:</i> <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. The City continues to comply with AB52 requirements 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.

CONSERVATION AND OPEN SPACE

Guiding Policies	Implementing Actions	Status/Comment
	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 the City’s Zoning Ordinance. The City has not processed any demolitions within recent years.

AIR QUALITY

Objective:	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.
Policy COS-G-12: <i>Make air quality a priority in land use planning by implementing emissions reduction efforts targeting mobile sources, stationary sources, and construction-related sources.</i>	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 utilized LEAP grant funds to adopt VMT Guidelines for CEQA document preparation.
Policy COS-G-13: <i>Minimize exposure to toxic air pollutant emissions and noxious odors from industrial, manufacturing and processing facilities.</i>	COS-I-40: Prepare a Greenhouse Gas Emissions Reduction Plan, focusing on feasible actions the City can take to minimize the adverse impacts of Plan implementation on climate change and air quality.	The City participated in a Countywide Reduction Plan effort in 2016.
Policy COS-G-14: <i>Utilize diverse and creative</i>	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. 	These development standards were added to the Zoning Ordinance in 2012.

CONSERVATION AND OPEN SPACE

Guiding Policies	Implementing Actions	Status/Comment
<i>mitigation approaches to manage remaining levels of air pollution that cannot be reduced or avoided.</i>	<ul style="list-style-type: none"> 300 feet of a large gas station (defined as a facility with a throughput of 3.6 million gallons or more per year). 	
	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 potential for causing adverse air quality impacts with other local, regional, and State agencies.	The City implements this action through the CEQA process.
	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		

SAFETY AND NOISE

Guiding Policies	Implementing Actions	Status/Comment
Objective: <i>Policy SN-G-1:</i> <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.

FLOOD CONTROL

Objective: <i>Policy SN-G-2:</i> <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.

SAFETY AND NOISE		
Guiding Policies	Implementing Actions	Status/Comment
	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: <i>Policy SN-G-3:</i> <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: <i>Policy SN-G-4:</i> <i>Protect Lemoore's ecology and residents from harm resulting from the improper production, use, storage, disposal, or transportation of hazardous materials.</i>	SN-I-18: Prohibit locating of businesses or expansion of businesses meeting federal Emergency Planning and Community Right-to-Know Act (EPCRA) reporting requirements within a quarter mile of schools, hospitals, and residential neighborhoods.	The City continues to apply this policy when evaluating development proposals that are submitted.
	SN-I-19: Require remediation and cleanup of sites contaminated with hazardous substances.	The City does not currently have any known hazardous waste sites.
	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: <i>Policy SN-G-5:</i> <i>Maintain and</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.

SAFETY AND NOISE

Guiding Policies	Implementing Actions	Status/Comment
<i>enhance the City's capacity for law enforcement, fire-fighting and emergency response.</i>	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. A new dispatch center was constructed alongside the existing police station.
	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. Not enough development has occurred to warrant a new fire station in West Lemoore.
	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 protect residential uses from non-residential uses, which typically pose a higher fire risk.	The California Fire Code now requires all new buildings over 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: <i>Policy SN-G-6:</i> <i>Strive to achieve an acceptable</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. Residential subdivisions are required to add noise and odor easement language into their purchase
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SAFETY AND NOISE		
Guiding Policies	Implementing Actions	Status/Comment
<i>noise environment for present and future residents of Lemoore.</i>		agreements to meet this standard.
	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		
<p>Policy SN-G-7: <i>Ensure new development is compatible with the noise environment.</i></p> <p>Policy SN-G-8: <i>Protect especially sensitive uses from excessive noise, including schools, hospitals, and senior care facilities.</i></p>	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.
	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	This issue has not occurred since the General Plan was adopted.

SAFETY AND NOISE		
Guiding Policies	Implementing Actions	Status/Comment
	operation of standby electrical equipment used to meet medical needs.	
	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		
<i>Policy SN-G-9: 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		
<i>GOAL 1. 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

HOUSING		
Guiding Policies	Implementing Actions	Status/Comment
		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 projects in 2023.
	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 serve both existing and approved, future residences. The City was a co-applicant on an IIG grant application in 2023. Funds, if received, will be utilized to complete the Daphne Storm Drain/Basin project. This infrastructure is needed for the Bush and D Street area.
	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 Montclair Apartments, Montgomery Crossings, and Cinnamon Villas I and 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 and 30-acre Tr 935 residential projects 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 completed the SLA process in 2022 for the sale of property and is working with the developer to obtain AHSC and IIG grant funding for a 108-unit affordable housing project.
	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 utilized SB2 grant funds to review its residential zoning and development standards in its Zoning Ordinance and adopted 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 continues to update procedures to ensure efficient processing of proposed housing projects. In 2023 the City utilized SB2 grant funds to make Ordinance changes for compliance with state law and created new/updated existing processes to ensure the highest level of efficiency.
HOUSING ASSISTANCE		
GOAL 4. <i>Provide housing assistance to</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.

HOUSING		
Guiding Policies	Implementing Actions	Status/Comment
<i>extremely-low-, very-low-, low-, and moderate-income households and those with special housing needs.</i>	Policy 4.2. Participate in efforts to expand homeownership opportunities to lower- and moderate-income households through downpayment assistance and other homeownership programs.	The City did not offer downpayment assistance in 2023, but staff are working with Self Help to implement a first-time homebuyer program and apply for grant funds.
	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 closed 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 utilized SB2 funds to complete a review of its residential zoning and development standards in its Zoning Ordinance and adopted 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.



711 West Cinnamon Drive • Lemoore, California 93245 • (559) 924-6744

Staff Report

Item No: 5-1

To: Lemoore City Council
From: Steve Brandt, City Planner and Jeff Cowart, City Engineer
Date: April 4, 2024 Meeting Date: April 16, 2024
Subject: Resolution 2024-09 – Amending Existing Development Impact Fees

Strategic Initiative:

<input type="checkbox"/> Safe & Vibrant Community	<input type="checkbox"/> Growing & Dynamic Economy
<input checked="" type="checkbox"/> Fiscally Sound Government	<input type="checkbox"/> Operational Excellence
<input type="checkbox"/> Community & Neighborhood Livability	<input type="checkbox"/> Not Applicable

Proposed Motion:

Adopt Resolution No. 2024-09 – Amending Existing Development Impact Fees.

Subject/Discussion:

The City of Lemoore first adopted Development Impact Fees in 1992. These fees are used to fund public infrastructure and facilities that must be constructed to service new residential, commercial, and industrial development. State law (AB 1600) requires that a Development Impact Fee Study be prepared periodically to determine: 1) that there is a nexus, or connection, between need for the public facility and the new development being constructed, and 2) that there is a reasonable relationship between amount of the fee and the relative impact of the new development. The Study provides a detailed description of the process and calculations used to determine fees that are both necessary and reasonably related to the impacts from new development projects.

Development Impact Fees are collected for the following public infrastructure and facilities: water, wastewater, storm drainage, fire service, police service, parks, municipal facilities, community recreation facilities, circulation, and refuse/recycling collection. Development Impact Fees can only be used for capital improvements that are necessary for and related to new development projects. Development Impact Fees cannot be used to fund operations or to improve existing infrastructure deficiencies.

The Study determines fees for each category and for each type of land use category in the General Plan. Many of the needs are determined by estimated costs found in other

adopted studies. For example, the cost of wastewater improvements is based upon the costs attributable to new growth found in the City Wastewater Master Plan. For some categories, such as municipal facilities, costs are estimated based on the assumption that the existing facilities are adequate for the existing population, and that a proportional increase in facility size should accompany a proportional increase in population.

Towards the end of the Study, there is a comparison of proposed fees to previous fees, as well as a comparison of proposed fees with fees of nearby cities, although it should be noted that infrastructure needs and services vary between cities, so a straight ‘apples to apples’ comparison is not possible.

The Study recommends that the fees be automatically increased each year based on the Construction Cost Index. The resolution details how this would be done. This will allow the fees to keep up with cost increases.

Financial Consideration(s):

Collection of Development Impact Fees is a common strategy that cities utilize so that developers bear the cost of public infrastructure and facilities that are necessary to support their new development. Without development impact fees, much of the cost of new public facilities would instead be borne by the City general fund.

Alternatives or Pros/Cons:

The Development Impact Fees identified in the Study are the highest amounts that can be adopted. The Council can choose to adopt lower amounts; however, this will result in a funding deficiency that eventually will need to be met with other funding sources.

Commission/Board Recommendation:

None

Staff Recommendation:

Staff recommends approval of Resolution 2024-09 – Amending Existing Development Impact Fees.

Attachments:

- Resolution: 2024-09
- Ordinance:
- Map
- Contract
- Other

List: Development Impact Fee Study

Review:

- Asst. City Manager
- City Attorney
- City Clerk
- City Manager
- Finance

Date:

04/11/24
04/11/24
04/10/24

RESOLUTION NO. 2024-09

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LEMOORE AMENDING EXISTING DEVELOPMENT IMPACT FEES

WHEREAS, with the adoption of Ordinance 92-10 on August 18, 1992, the City Council established development impact fees in accordance with applicable law including without limitation Government Code section 66000, et seq. (the Mitigation Fee Act), and authorized the imposition of development impact fees in amounts to be set by subsequent City Council resolutions; and

WHEREAS, the development impact fee amounts have previously been set by Resolution No. 2017-15, Resolution No. 2014-02; Resolution No. 2011-33; Resolution No. 2010-10, Resolution No. 2008-20, Resolution No. 2006-46, and Resolution No. 2000-21, respectively; and

WHEREAS, a report entitled "City of Lemoore Development Impact Fee Study" ("Study") (Attachment A) has been prepared that establishes the nexus between the imposition of an updated development impact fee program ("Development Impact Fees," or "Fees") and the estimated reasonable cost of providing the services and constructing the public facilities for which the Fees are being charged; and

WHEREAS, the Study identifies the purpose of the Development Impact Fees and the use to which the Fees will be put, and a copy of the Study is attached as Attachment "A" to this resolution, and incorporated herein by this reference; and

WHEREAS, the Study has been made available for public review and a copy is on file in the City Clerk's office; and

WHEREAS, the City Council held and conducted a public hearing on April 16, 2024, in accordance with applicable public notice, to review and consider the Study and the potential implementation of updated and increased Fees; and

NOW, THEREFORE BE IT RESOLVED, in accordance with the provisions of Government Code section 66000 et seq. the City Council of the City of Lemoore, after review of the record and consideration of all testimony and evidence presented at the public hearing, hereby makes the following findings:

1. The Study identifies the purposes and uses of the Development Impact Fees.
2. The Study proposes specific updated fees and recommends that, going forward, the fees be automatically increased each year on July 1, starting with the year 2025, based upon the Construction Cost Index.

3. The Study proposes procedures for providing credits to developers who construct public facilities identified in the Study. The amounts identified as credits are to be automatically increased each year on July 1, starting with the year 2025, based upon the Construction Cost Index.
4. A reasonable relationship exists between the need for City public facilities and the type of development project on which the Development Impact Fees are imposed as indicated by the Study. Development Impact Fees collected from each new development will generate revenue which is necessary to offset development's impacts to the City's facilities.
5. A reasonable relationship exists between the use of Development Impact Fees and the type of development project on which the fees are imposed as indicated by the Study. Development Impact Fees collected will be used for the acquisition, installation, and construction of the public facilities identified in the Study.
6. A reasonable relationship exists between the amount of the Development Impact Fees and the cost of the public facilities attributable to the development on which the Fees are imposed as indicated by the Study. The method of allocation of the respective Fees to a particular development project bears a fair relationship, and is roughly proportional to, the development project's burden on, and benefits from, public facilities to be funded by the Development Impact Fees.
7. The Development Impact Fees will be solely used for (i) the purposes described in the Study; (ii) reimbursing the City for a development project's fair share of those public facilities identified in the Study and constructed by the City; or (iii) crediting developers who construct public facilities identified in the Study.
8. The adoption of this resolution is statutorily exempt, pursuant to Public Resources Code Section 21080(b)(8) in the California Environmental Quality Act ("CEQA") and the CEQA Guidelines Section 15273(a)(4).

BE IT FURTHER RESOLVED, that the City Council of the City of Lemoore hereby adopts the City of Lemoore Development Impact Fee Study as attached in Attachment "A" and approves amending existing Development Impact Fees. The City Council of the City of Lemoore hereby adopts and directs the following implementation measures:

1. Schedule of Maximum Supportable Impact Fees. Effective on and after July 1, 2024, Development Impact Fees shall be imposed according to the following tables to the following infrastructure categories unless otherwise amended by resolution of the City Council. The following schedule of Development Impact Fees assumes a single citywide service area.

Table 1
Impact Fees for Water, Wastewater, and Storm Drainage

Land Use Category	Water Fee per 1,000 Square	Wastewater Fee per 1,000	Storm Drainage Fee
Very Low Density Residential	\$1,948.39	\$1,079.63	\$5,966.00
Low Density Single Family Residential	\$1,436.36	\$1,133.64	\$5,966.00
Low Medium Density Residential	\$1,609.57	\$1,326.53	\$8,203.25
Medium Density Multi-Family Residential	\$1,126.12	\$1,154.61	\$10,440.50
High Density Multi-Family Residential	\$1,258.98	\$1,539.71	\$10,440.50
Mixed Use (Residential)	\$1,979.01	\$2,275.89	\$10,440.50
Mixed Use (Commercial)	\$1,739.72	\$1,110.73	\$11,932.00
Neighborhood Commercial	\$1,583.74	\$920.90	\$11,932.00
Regional Commercial	\$1,583.74	\$920.90	\$11,932.00
Professional Office	\$1,583.74	\$920.90	\$11,932.00
Community Facilities	\$4,049.34	\$1,211.71	\$11,932.00
Parks/Recreation	-	-	-
Light Industrial	\$2,249.64	\$1,287.44	\$11,932.00
Heavy Industrial	\$3,149.53	\$3,029.32	\$13,423.50
Alternate Industrial Impact Fee per EDU	\$3,779.88		

NOTE: For uses in the Light or Heavy Industrial land use category, when the Public Works Director determines that a fee based on square footage would result in a fee that is much higher or lower than the estimated impact, a method based on equivalent dwelling units (EDU) can be used. Water EDU = \$2,646.63. Wastewater EDU = \$2,199.26.

Table 2
Impact Fees for Fire, Police, Municipal Facilities, and Community Recreation

Land Use Category	Fire Fee per 1,000 Sq. Ft.	Police Fee per 1,000 Sq. Ft.	Parks Fee per 1,000 Sq. Ft.	Municipal Facilities Fee per 1,000 Sq. Ft.	Community Recreation Fee per 1,000 Sq. Ft.
Very Low Density Residential	\$17.84	\$19.55	\$876.17	\$260.14	\$137.41
Low Density Single Family	\$172.26	\$92.48	\$876.17	\$260.14	\$137.41
Low Medium Density	\$357.11	\$160.52	\$876.17	\$260.14	\$137.41
Medium Density Multi-Family	\$330.65	\$213.67	\$590.97	\$260.14	\$137.41
High Density Multi-Family	\$432.12	\$198.25	\$590.97	\$260.14	\$137.41
Mixed Use (Residential)	\$176.49	\$604.34	\$590.97	\$260.14	\$137.41
Mixed Use (Commercial)	\$383.44	\$1,627.78	-	\$81.30	\$42.94
Neighborhood Commercial	\$771.29	\$524.49	-	\$81.30	\$42.94
Regional Commercial	\$610.02	\$844.64	-	\$81.30	\$42.94

Professional Office	\$161.76	\$35.33	-	\$81.30	\$42.94
Community Facilities	\$436.46	\$523.59	-	\$81.30	\$42.94
Parks/Recreation	-	-	-	-	-
Light Industrial	\$140.58	\$58.26	-	\$81.30	\$42.94
Heavy Industrial	\$44.38	\$739.11	-	\$81.30	\$42.94

**Table 3
Impact Fees for Circulation**

Land Use Category	Circulation Fee per Unit	Unit
Single-Family Residential	\$2,889.58	1,000 Sq. Ft.
Multi-Family Residential	\$3,936.35	1,000 Sq. Ft.
Senior Residential/Assisted Living	\$2,038.47	Bed
Hotel/Motel (per room)	\$3,568.58	Room
Retail (100,000 SF or less)	\$13,174.76	1,000 Sq. Ft.
Retail (greater than 100,000 SF)	\$12,340.36	1,000 Sq. Ft.
Convenience Store - without gas station	\$6,217.49	1,000 Sq. Ft.
Gas Station - with or without convenience store	\$15,327.36	Fueling
Motor vehicle sales, minor and major repair	\$3,095.83	1,000 Sq. Ft.
Restaurant - no drive-thru	\$31,607.81	1,000 Sq. Ft.
Restaurant with drive-thru - stand-alone	\$110,065.71	1,000 Sq. Ft.
Restaurant with drive-thru within a shopping center	\$29,590.75	1,000 Sq. Ft.
General Office / Bank	\$6,955.35	1,000 Sq. Ft.
Medical/Dental Office	\$14,069.07	1,000 Sq. Ft.
Government	\$4,258.75	1,000 Sq. Ft.
Industrial/Service Commercial	\$2,799.45	1,000 Sq. Ft.
Warehouse/Distribution < 100,000 sq. ft.	\$2,309.10	1,000 Sq. Ft.
Warehouse/Distribution > 100,000 sq. ft. or Mini-	\$1,110.48	1,000 Sq. Ft.
Religious Institution or Facility	\$3,024.63	1,000 Sq. Ft.
Other Uses Option	\$542.83	trip

**Table 4
Distribution of Refuse/Recycling Impact**

Land Use Category	% Truck per Unit	Item Cost	\$ Impact of Truck	\$ Impact of Container	Fee Per Unit
Residential Unit Using Individual Cans	0.100%	\$ 480,000	\$ 480	\$ 183	\$663
Residential or Commercial Unit Using Dumpster	0.100%	\$ 440,000	\$ 440	see next table	\$440

**Table 5
Commercial Refuse Container Fee**

Type	Fee per Each Dumpster
Commercial Bin	\$1,302
2 cubic yard Dumpster	\$1,393
3 cubic yard Dumpster	\$1,731
4 cubic yard Dumpster	\$1,649
6 cubic yard Dumpster	\$2,133

2. Method of Calculation. Development Impact Fees shall be calculated based on 1,000 sq.ft. of building space, with the following exceptions:
- a. Development Impact Fees for Storm Drainage shall be calculated on the acreage of the site. Calculation based on square footage of buildings is not appropriate for buildings because the impact to storm drainage systems is relatively affected by the amount of runoff from the entire site of the new development, not just the building. A building on a large lot will create a greater storm drainage impact than the same-sized building on a small lot; therefore, the building on the small lot will not recognize a benefit from building at higher densities. Further, the City of Lemoore requires most industrial development to provide their own individual storm drainage retention. The Study recognizes this. The fee shall only be charged to industrial developments when they do not retain their own storm drainage.
 - b. Development Impact Fees for Parks shall only be charged to residential development projects. Residential development projects constructed on land with a non-residential land use designation shall pay the residential parks fee that is closest in residential density to the proposed development.
 - c. Development Impact Fees for Circulation for senior residential/assisted living uses shall be based on the number of beds in the development. Development Impact Fees for Circulation for hotel/motel uses shall be based on the number of hotel rooms in the development. Development Impact Fees for Circulation for gas station uses shall be based on the number of fueling positions. Calculation based on square footage of

buildings is not appropriate for these uses because the impact is more directly related to the bed, room, and fueling position, respectively, than to square footage of the building, as has been identified in the Institute of Traffic Engineers Trip Generation Manual. The number of vehicle trips generated by these uses is more reasonably related to beds, rooms, and fueling positions, respectively, than to building square footage.

- d. Other policies in the fee structure support smaller developments or otherwise ensure that smaller developments are not charged disproportionate fees.
 - e. Development Impact Fees shall be calculated at the time of issuance of the building permit of a building that is triggering their collection and shall be collected prior to the final inspection of said building permit.
 - f. Development Impact Fees shall be calculated based on the building's use, with a best fit into one of the applicable land use designation fee categories identified in the Study. In instances where a unique use is presented, the City's Planning Department will determine, in its sole discretion, which land use category is most appropriate.
3. Reuse of existing buildings. Development Impact Fees collected on the reuse of an existing building that requires a Change of Occupancy permit shall be calculated based upon the current land use category less any previous Development Impact Fee paid to the City. The landowner shall be required to provide evidence of prior payment of the Development Impact Fee.
 4. Deposit of fees in trust fund. The Development Impact Fees received by the City shall be deposited into separate trust funds in a manner to avoid any co-mingling of the fees with other revenues and funds of the City, except for temporary investments, and expended to the City solely for the purposes for which the fees were collected. Any interest income earned by monies in any such trust fund shall also be deposited into such trust fund and the City of Lemoore shall expend such funds for the purpose of providing capital improvements and equipment to serve new development projects.
 5. Protests and appeals. Any landowner, developer, or other aggrieved party may file a protest of the Development Impact Fees in the manner provided and within the times provided for in Sections 66020 and 66021 of the Government Code. For the purposes of determining the applicable time and limitations periods set forth in Government Code Section 66020, the date of the imposition of fees under this Ordinance shall be the date of the earliest legislative approval by the Land Use Authority of the development project upon which the fees are imposed on the project.
 6. Administration. The City shall be responsible for administration of the Development Impact Fees, including the calculation and collection of the fees, tracking of deposits, and preparation of required reports.

7. Automatic Annual Adjustment. The City Council hereby approves and directs that an annual adjustment to account for cost escalations shall be applied to all Development Impact Fees in the manner and time specified herein:
 - a. Prior to the end of each fiscal year, beginning in fiscal year 2024-2025, the Community Development Director shall report to the Clerk of the City Council his or her finding on the annual escalation of construction costs for the prior 12 months through May and the Development Impact Fees shall be adjusted accordingly.
 - b. The basis for this annual adjustment shall be the percentage increase in the blended average of the San Francisco-Oakland-San Jose, CA Consumer Price Index ("CPI") and the Los Angeles-Riverside-Orange County, CA CPI, as published by the Bureau of Labor Statistics, for the period ending May of the previous fiscal year.
 - c. The adjusted fees shall automatically be effective on July 1 of each year, beginning with July 1, 2025. The City shall post the annual adjustment and new development impact fees on the City website and at the Community Development Department.
8. Credits and reimbursements. Development Impact Fee credits and reimbursements will be available to developers who fund construction of eligible Facilities. The City shall determine which Facilities will be eligible for credits or reimbursement based upon the Study.
 - a. Facilities must meet City standards to be eligible for Development Impact Fee credits or reimbursements. Developers will be responsible for complying with all applicable laws, codes, and regulations relating to contracting and construction procedures for publicly funded public works projects.
 - b. Developers will be eligible for Development Impact Fee credits up to 100% percent of the Development Impact Fees. Fee credits/reimbursements will be available based on the table below. Development Impact Fee credits/reimbursements will be adjusted annually in the same manner as the Development Impact Fees. Once fee credits have been determined, they will be issued at the time the respective fees would be due. The City, in its sole discretion, shall be responsible for determining the fee credit amount.
 - c. Fee credits shall be the preferred method of compensation. If fee reimbursements are utilized, developers must enter into a reimbursement agreement with the City. Reimbursements will be paid only after the City's acceptance of the Facilities. Reimbursements are an obligation payable only from the Development Impact Fee program funds when available and are not an obligation of the City's general fund.

Table 6
Available Impact Fee Credits from Impact Fee Accounts

Item	Credit per Unit	Unit
Water Reimbursable Items		
8" Pipeline – not reimbursable	\$180.00	lineal foot
10" Pipeline	\$225.00	lineal foot
12" Pipeline	\$235.00	lineal foot
14" Pipeline	\$310.00	lineal foot
16" Pipeline	\$310.00	lineal foot
20" Pipeline	\$390.00	lineal foot
Storage tank	\$1.50	gallon
Booster Pump (less than 100hp)	\$5,000.00	hp
Booster Pump (bet. 100hp and 500hp)	\$3,000.00	hp
Booster Pump (bet. 600hp and 1,000hp)	\$2,500.00	hp
Booster Pump (1,000hp or larger)	\$2,000.00	hp

NOTE: Actual credit is the difference between the credit amount of an 8" water line and the credit amount of the required size

Wastewater Reimbursable Items		
8" Gravity Main – not reimbursable	\$170.00	lineal foot
10" Gravity Main	\$175.00	lineal foot
12" Gravity Main	\$185.00	lineal foot
15" Gravity Main	\$200.00	lineal foot
18" Gravity Main	\$215.00	lineal foot
21" Gravity Main	\$275.00	lineal foot
24" Gravity Main	\$300.00	lineal foot
27" Gravity Main	\$335.00	lineal foot
30" Gravity Main	\$370.00	lineal foot
36" Gravity Main	\$465.00	lineal foot
6" Force Main	\$170.00	lineal foot
8" Force Main	\$175.00	lineal foot
12" Force Main	\$180.00	lineal foot
Lift Station	\$0.50	gallon

NOTE: Actual credit is the difference between the credit amount of an 8" wastewater line and the credit amount of the required size.

Storm Drain Reimbursable Items		
12" Pipeline not reimbursable	\$60.00	lineal foot
18" Pipeline	\$90.00	lineal foot
24" Pipeline	\$130.00	lineal foot
30" Pipeline	\$130.00	lineal foot

36" Pipeline	\$130.00	lineal foot
42" Pipeline	\$150.00	lineal foot
Retention Basin	\$18,571.42	acre foot

NOTE: Actual credit is the difference between the credit amount of a 12” storm drain line and the credit amount of the required size.

Circulation Reimbursable Items

Arterial Street Median Curb (both sides)	\$33.00	lineal foot
Arterial Street Median Concrete (16' wide)	\$128.00	lineal foot
Arterial Street Pavement (one side - 22' wide)	\$107.66	lineal foot
Right of Way in Excess of 42' wide half street	\$2.296	square foot
Collector Street Pavement (one side - 18' wide)	\$75.78	lineal foot
Traffic Signal (full)	\$850,000	each
Intersection Improvements (full)	\$600,000	each

Parks Reimbursable Items

Park (land and improvements)	\$583,375.10	acre
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9. Effective date. The amended development impact fees prescribed by this resolution shall take effect on July 1, 2024, following adoption of this resolution by the City Council. This resolution and its provisions shall remain in effect until modified, terminated, or rescinded by subsequent resolution of the City Council. This resolution and the Fees approved herein shall supersede and replace the development impact fee amounts set by previous City Council resolutions, including but not limited to Resolution No. 2017-15, Resolution No. 2010-10, Resolution No. 2008-20, Resolution No. 2006-46, and Resolution No. 2000-21, respectively.

PASSED AND ADOPTED by the City Council of the City of Lemoore at a Regular Meeting held on 16th day of April 2024 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINING:

ATTEST:

APPROVED:

Marisa Avalos
City Clerk

Patricia Matthews
Mayor

DRAFT

CITY OF LEMOORE
DEVELOPMENT IMPACT FEE STUDY



FEBRUARY 2024



DRAFT

CITY OF LEMOORE DEVELOPMENT IMPACT FEE STUDY

Prepared for:

City of Lemoore
711 W. Cinnamon Drive
Lemoore, CA 93245
Contact Person: Frank Rivera, Public Works Director
Phone: (559) 924-6744

Consultant:



901 East Main Street
Visalia, CA 93292
Contact: Steve Brandt, AICP
Phone: (559) 733-0440

February 2024

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SECTION 1 - EXECUTIVE SUMMARY

The City of Lemoore first established development impact fees by Ordinance 92-10 on August 18, 1992. The impact fees have been amended from time to time through the preparation of development impact fee studies. The last impact fee study was adopted in June 2017. There have been no updates to the fees since 2017. Since then, the City has adopted new infrastructure master plans for its water, wastewater, and storm drainage systems. In addition, the cost of construction has increased by roughly 46 percent, according to the Construction Cost Index. This development impact fee study identifies the cost of new City infrastructure that will be needed because of new development and then allocates these costs based on their relative demand for the services being provided.

This study provides the information and analysis to comply with the requirements of the Mitigation Fee Act (AB1600). This study will identify appropriate development fees for new development within the City of Lemoore for the following public improvements:

- Water supply, treatment, and storage
- Wastewater collection, treatment, and disposal
- Storm drainage collection and disposal
- Fire protection
- Police protection
- Parks
- Municipal facilities
- Community recreation facilities
- Circulation (arterial streets and traffic signals)
- Refuse collection

Tables 1-1, 1-2, 1-3, and 1-4 list each of the recommended impact fees. When a developer constructs a portion of the infrastructure system, they can receive an impact fee credit. The list of available credits for improvements constructed by developers can be found in Section 15.

Section 14 compares the proposed fees to the current adopted fees and to the adopted fees of other nearby cities. This section shows that:

- There is estimated to be a net increase in impact fees for single-family residential, commercial, and industrial uses. There is estimated to be a net decrease in fees for multi-family residential uses.
- Because residential fees will now be calculated based on square footage, larger new homes will pay a higher fee than smaller new homes.
- Fees are in the range currently adopted by other surrounding communities.
- The proposed fee increase is lower than the construction cost index increase since 2017.

Section 15 also discusses the need to have more regular updates to fees to keep up with inflation. It recommends that fees be automatically updated each July 1 starting on July 1, 2025, based on the previous year’s construction cost index.

**Table 1-1
Proposed Impact Fees for Water, Wastewater, and Storm Drainage**

Land Use Category	Water Fee per 1,000 Square Feet	Wastewater Fee per 1,000 Square Feet	Storm Drainage Fee per Acre
Very Low Density Residential	\$1,948.39	\$1,079.63	\$5,966.00
Low Density Single Family Residential	\$1,436.36	\$1,133.64	\$5,966.00
Low Medium Density Residential	\$1,609.57	\$1,326.53	\$8,203.25
Medium Density Multi-Family Residential	\$1,126.12	\$1,154.61	\$10,440.50
High Density Multi-Family Residential	\$1,258.98	\$1,539.71	\$10,440.50
Mixed Use (Residential)	\$1,979.01	\$2,275.89	\$10,440.50
Mixed Use (Commercial)	\$1,739.72	\$1,110.73	\$11,932.00
Neighborhood Commercial	\$1,583.74	\$920.90	\$11,932.00
Regional Commercial	\$1,583.74	\$920.90	\$11,932.00
Professional Office	\$1,583.74	\$920.90	\$11,932.00
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Alternate Industrial Impact Fee per EDU	\$3,779.88		

NOTE: For uses in the Light or Heavy Industrial land use category, when the Public Works Director determines that a fee based on square footage would result in a fee that is much higher or lower than the estimated impact, a method based on equivalent dwelling units (EDU) can be used. Water EDU = \$2,646.63. Wastewater EDU = \$2,199.26.

**Table 1-2
Proposed Impact Fees for Fire, Police, Municipal Facilities, and Community Recreation**

Land Use Category	Fire Fee per 1,000 Sq. Ft.	Police Fee per 1,000 Sq. Ft.	Parks Fee per 1,000 Sq. Ft.	Municipal Facilities Fee per 1,000 Sq. Ft.	Community Recreation Fee per 1,000 Sq. Ft.
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Community Facilities	\$436.46	\$523.59	-	\$81.30	\$42.94
Parks/Recreation	-	-	-	-	-
Light Industrial	\$140.58	\$58.26	-	\$81.30	\$42.94
Heavy Industrial	\$44.38	\$739.11	-	\$81.30	\$42.94

**Table 1-3
Proposed Impact Fees for Circulation**

Land Use Category	Circulation Fee per Unit	Unit
Single-Family Residential	\$2,889.58	1,000 Sq. Ft.
Multi-Family Residential	\$3,936.35	1,000 Sq. Ft.
Senior Residential/Assisted Living	\$2,038.47	Bed
Hotel/Motel (per room)	\$3,568.58	Room
Retail (100,000 SF or less)	\$13,174.76	1,000 Sq. Ft.
Retail (greater than 100,000 SF)	\$12,340.36	1,000 Sq. Ft.
Convenience Store - without gas station	\$6,217.49	1,000 Sq. Ft.
Gas Station - with or without convenience store	\$15,327.36	Fueling Position
Motor vehicle sales, minor and major repair	\$3,095.83	1,000 Sq. Ft.
Restaurant - no drive-thru	\$31,607.81	1,000 Sq. Ft.
Restaurant with drive-thru - stand-alone	\$110,065.71	1,000 Sq. Ft.
Restaurant with drive-thru within a shopping center	\$29,590.75	1,000 Sq. Ft.
General Office / Bank	\$6,955.35	1,000 Sq. Ft.
Medical/Dental Office	\$14,069.07	1,000 Sq. Ft.
Government	\$4,258.75	1,000 Sq. Ft.
Industrial/Service Commercial	\$2,799.45	1,000 Sq. Ft.
Warehouse/Distribution < 100,000 sq. ft.	\$2,309.10	1,000 Sq. Ft.
Warehouse/Distribution > 100,000 sq. ft. or Mini-storage	\$1,110.48	1,000 Sq. Ft.
Religious Institution or Facility	\$3,024.63	1,000 Sq. Ft.
Other Uses Option	\$542.83	trip

**Table 1-4
Proposed Impact Fees for Refuse Collection**

Land Use Category	Fee Per Unit
Residential Unit Using Individual Cans	\$663.00
Residential or Commercial Unit Using Dumpsters	\$440.00

Type	Fee per Each Dumpster Needed
Commercial Bin	\$1,302.00
2 cubic yard Dumpster	\$1,393.00
3 cubic yard Dumpster	\$1,731.00
4 cubic yard Dumpster	\$1,649.00
6 cubic yard Dumpster	\$2,133.00

SECTION 2 - REPORT PURPOSE AND ORGANIZATION

2.1 - Report Purpose

The power to exact development impact fees arises from a city's police power to protect public health, safety, and welfare. After the passage of Proposition 13 in 1978 and the decline in local government revenues, the local government increasingly has relied on impact fees to mitigate the impacts on city facilities and infrastructure created by new development. Communities have used development impact fees to finance needed improvements or expansions of services that result from the increased service demand caused by new residential, commercial, and industrial development. In 1989, AB 1600 was signed into law in California. This law is codified as Government Code Sections 66000 through 66009. The law was recently amended by the State Legislature in 2022.

All levels of government in the U.S. are limited by the 5th Amendment to the Constitution, "...nor shall private property be taken for public use, without just compensation." Two U.S. Supreme Court decisions together provide direction to cities that desire, within the bounds of the Constitution, to charge exactions (impact fees) to offset the impact that new development places on essential city services.

The first case is *Nollan v. California Coastal Commission*, 483 U.S. 825 (1987). The Nollans proposed the construction of a new two-story home to replace their existing one-story beachfront house overlooking the ocean. The new home was to have the same footprint as the existing home but was going to be taller than the existing home. As a condition of issuing a coastal development permit, the California Coastal Commission required that the Nollans grant a public access easement so that the public could walk across their property along the beach in front of their house. The Nollans successfully argued, and the U.S. Supreme Court held, that the exaction (the grant of public easement) was not related to the impact created by the development (increased building height). The Court set the legal standard that proof of such an "essential nexus" was required if the exaction was to be lawful. The California State Legislature passed AB 1600 in response to this decision. It codified many of the principles laid out in *Nollan* and established a statewide procedure for exacting certain fees from development projects.

The second Supreme Court case is *Dolan v. Tigard* 512 U.S. 374 (1994). In this case, Dolan applied to the City of Tigard, Oregon, for an expansion of her hardware store, which was located next to a stream within a floodplain. The city sought to condition the approval of her project upon the dedication to the city of the remaining floodplain land so that no buildings could be constructed there. The Supreme Court found that, while the city had demonstrated the required essential nexus (expansion of the store would worsen flooding potential), the exactions the city demanded (give away the remaining land for free) were not roughly proportional to the project's impacts. In this case, the Supreme Court defined a two-part test for the exaction of real property, ruling that in order for a government to require project-specific exactions, the government must demonstrate that (1) an essential nexus exists between the legitimate public interest and the exaction imposed (as *Nollan* had held) and

that (2) the nature of the exaction must be “roughly proportional” to the impact the project is creating.

Taken together, these cases, along with AB 1600, require that before a city may establish or increase a development impact fee, it must do the following:

1. Identify the purpose of the fee.
2. Identify the use to which the fee is to be put.
3. Determine how there is a reasonable relationship between the fee’s use and the type of development project on which the fee is imposed.
4. Determine how there is a reasonable relationship between the need for the public facility and the type of development project on which the fee is imposed.

Amendments to AB 1600 were made in 2022, which established an additional requirement. Unless special findings can be made, the impact fee should be based on the square footage of the new buildings being constructed. In past studies, the City of Lemoore has used square footage, the number of residential units, and the size of water meters being installed to determine impact fees. This study will use the square footage of buildings as the basis for impact fees with the following exceptions:

- Storm drainage impact fees will be based on the size of the development site in acres.
- Circulation impact fees for senior residential and assisted living facilities will be based on the number of beds in the facility.
- Circulation impact fees for hotels and motels will be based on the number of rooms in the facility.
- Circulation impact fees for gas stations will be based on the number of fueling positions.
- Circulation impact fees for unique land uses can be based on the number of vehicle trips generated by the use, as determined by a traffic impact analysis.
- Refuse impact fees will be based on the actual number of cans or dumpsters needed.

2.2 - Scope of Study

The City of Lemoore has previously adopted the 10 types of development impact fees that are evaluated in this study. This study reevaluates each of those fees based on current conditions. No new type of impact fee is proposed. The proposed fee would be the highest fee that the City Council can legally adopt. The Council could choose to adopt a lower fee, recognizing that over time, the funds needed to support new infrastructure may not be sufficient.

2.3 - Report Organization

The report is organized into the following sections:

Section 1: Executive Summary. The Executive Summary compiles the recommended impact fees determined in Sections 4 through 14 and briefly describes comparisons with previous fees in other cities (Section 14).

Section 2: Purpose. A description of the purpose of this study and the City's authority and limitations on the imposition of impact fees; a description of public improvement programs; a description of the relationship between the need for new or expanded facilities and new development ("nexus" test).

Section 3: General Estimates and Assumptions. A discussion of the projected population and estimated capacity of the General Plan to accommodate future development, as well as declarations of certain assumptions that will be used throughout the study.

Sections 4 through 13: Facility requirements and development fee calculations. Public services and facilities are examined in relation to projected demand, the cost improvements to address future demand, and the allocation of that cost to future development.

- Section 4: Water supply, treatment, and storage
- Section 5: Wastewater collection, treatment, and disposal
- Section 6: Storm drainage collection and disposal
- Section 7: Fire protection
- Section 8: Police protection
- Section 9: Parks
- Section 10: Municipal facilities
- Section 11: Community recreation facilities
- Section 12: Circulation (arterial and collector streets, traffic signals, portion of interchanges)
- Section 13: Refuse collection

Within each of Sections 4 through 13, there are three subsections. The first section identifies the relevant General Plan policies and describes the methodology for calculating the impact fee. The second subsection identifies the impact to services and/or infrastructure (in dollars) being created by new development. The third subsection determines how that need is related to new development and identifies the method used to proportionally impact. Then, the third section determines the fee based on the proportional impact.

Section 14: Comparison with previous fees and fees of nearby cities. The new proposed fees are compared to the current fees in Lemoore. The proposed fees for a typical single-family home, multi-family home, commercial development, and industrial development are compared with fees in nearby cities.

Section 15: Implementation. This section guides the implementation of the impact fees after adoption. Fee credit amounts are identified and recommended for cases where developers construct improvements for which impact fees are being collected. There is a discussion about adopting an automatic increase based on the annual construction cost index.

2.4 - Basics of an Impact Fee Calculation

Generally, each type of impact fee is derived from the same process. First, the future cost of facilities that is attributable to new development is estimated. Then, that cost is distributed to the different types of land use designations identified in the General Plan. Finally, the cost is further divided within each land use designation amongst the projected development that is expected to occur within that land use designation to arrive at an impact fee. This process is basically a mathematical division problem, where the cost of service is the numerator, and the number of developments intended to share in that cost is the denominator.



For each type of fee, some type of factor is used to allocate costs proportionally based on proportional impacts. For example, water impact fees are allocated to the varying land uses based upon the estimated amount of water each type of land use demands, as well as the needed fire flow capacity that the land use demands.

SECTION 3 - POPULATION, GROWTH ESTIMATES, AND ASSUMPTIONS

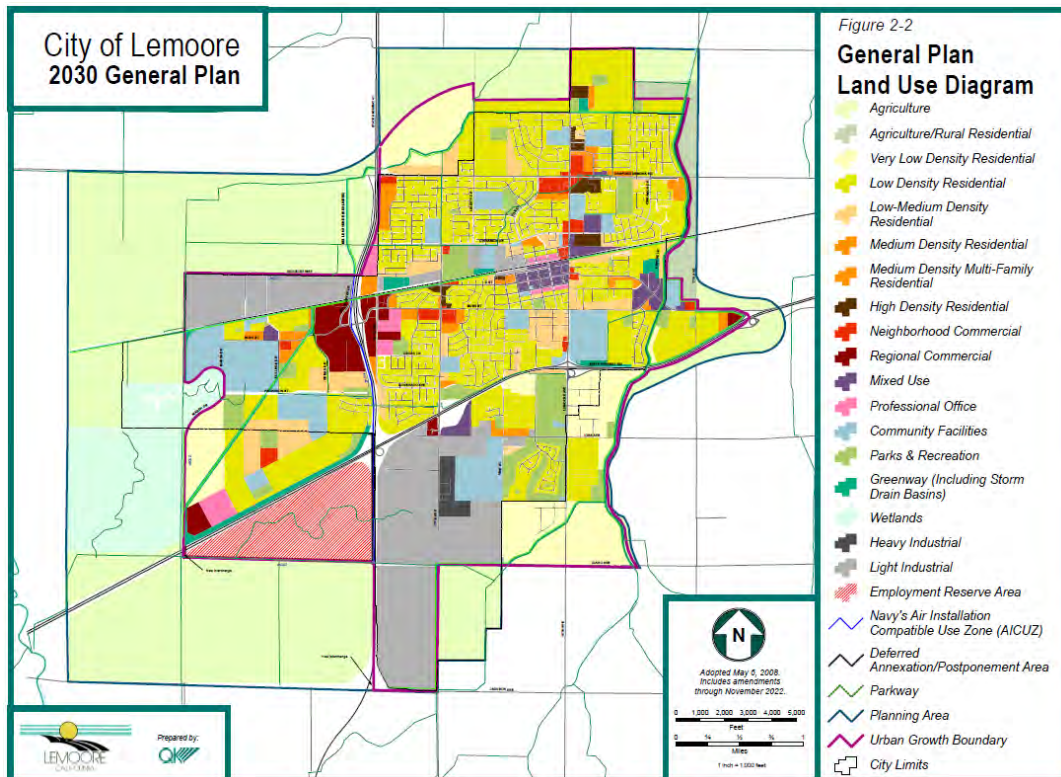
3.1 - Undeveloped Land Acreage Projections

To analyze the infrastructure needs for Lemoore’s growth, it is first necessary to estimate the amount of planned growth that can occur under the current General Plan. These estimates are used to determine the total increase in facilities that will be needed. They are also used to distribute the estimated facility costs among the various land uses.

The need for additional public facilities is based on the projected increase in residential development, commercial development, and industrial development over the life of the Lemoore General Plan. The land use designations identified in the General Plan determine where and how much growth can occur over the life of the Plan.

Figure 3-1 illustrates the current General Plan's land use designations. There are five residential land use designations, one mixed use designation, two commercial designations, one office designation, two industrial designations, and two public designations. Using the City’s geographic information system (GIS), the total number of undeveloped acres was determined for each land use designation. Table 3-1 lists the total number of acres that have the potential for growth and will require the related City services and infrastructure, as well as the already developed land. Table 3-2 estimates the additional population between 2022 and the estimated General Plan buildout population.

Figure 3-1
Lemoore General Plan Land Use Map



**Table 3-1
Land Available for Development and Developed Land**

Land Use Designation	Available Land (acres)	Developed Land (acres)
Very Low Density Residential	39.7	192
Low Density Single Family Residential	1331.8	1405
Low Medium Density Residential	155.1	170
Medium Density Multi-Family Residential	65.9	104
High Density Multi-Family Residential	7.7	45
Mixed Use (Residential)	50.7	15
Residential Subtotal	1650.9	1,931
Mixed Use (Commercial)	50.6	15
Neighborhood Commercial	26.7	87
Regional Commercial	129.3	22
Professional Office	7.0	48
Community Facilities	155.4	358
Parks/Recreation	57.5	273
Light Industrial	570.7	358
Heavy Industrial	1.6	27
Non-Residential Subtotal	998.9	1,188
TOTAL	2,649.8	3,119

**Table 3-2
Estimated Additional Population**

Time Period	Population
2023 Population	26,609
General Plan Population	48,250
Estimated Additional Population	21,641
% Additional Population	44.9%

3.2 - Residential Dwelling Unit Projections

The residential dwelling unit projection is estimated in accordance with the General Plan policies for estimating potential future development. The number of acres available for development with residential land use designations is used to estimate the number of residential units. Table 3-3 shows the estimated number of residential units that could be constructed. The table uses the estimated average units per gross acre that are used in the General Plan. The table then converts the potential number of residential units to estimated available square feet based on the average size of each type of residential unit.

**Table 3-3
Estimated Potential Residential Acreage, Units, Square Feet**

Land Use Designation	Available Land (acres)	Estimated Average Units per Gross Acre	Estimated Units in Residential Designations	Estimated Average Square feet per Unit	Total Estimated Available Square Feet
Very Low Density Residential	39.7	2.5	99	2,200	217,800
Low Density Single Family Residential	1,331.8	4.5	5,993	1,940	11,626,420
Low Medium Density Residential	155.1	9	1,396	1,050	1,465,800
Medium Density Multi-Family Residential	65.9	16	1,054	1,050	1,106,700
High Density Multi-Family Residential	7.7	20	154	947	145,838
Mixed Use (Residential)	50.7	9	456	947	431,832
TOTAL RESIDENTIAL	1,650.9		9,152		14,994,390

3.3 - Non-Residential Dwelling Unit Projections

The non-residential dwelling unit projection is estimated in accordance with the General Plan policies for estimating potential future development. The number of acres available for development with residential land use designations is used to estimate the number of residential units. Table 3-4 shows the estimated number of non-residential units that could be constructed. The table uses an estimated average floor area ratio (FAR) to determine the total estimated square feet of non-residential space that can potentially be developed.

**Table 3-4
Estimated Potential Non-Residential Acreage and Square Feet**

Land Use Designation	Available Land (acres)	Estimated Average FAR	Total Estimated Available Square Feet
Mixed Use (Commercial)	50.6	0.30	661,241
Neighborhood Commercial	26.7	0.25	290,763
Regional Commercial	129.3	0.25	1,408,077
Professional Office	7.0	0.25	76,766
Community Facilities	155.4	0.10	677,069
Parks/Recreation	57.5	0.00	0
Light Industrial	570.7	0.20	4,971,938
Heavy Industrial	1.6	0.20	13,939
TOTAL NON-RESIDENTIAL	998.9		8,099,793

3.4 - Assumption of Land Acquisition Costs

Several of the future facilities will require that land be acquired by the City. Since there are many factors that will determine the future value of a certain piece of property, it is difficult to know with certainty what those future values will be. For this study, Table 3-5 shows the assumption of the cost of land that will need to be acquired. The assumed cost for water wells and tanks is the same assumption that is used in the Lemoore Water Master Plan. The cost is lower for future wells and water tanks because that land is usually undeveloped with few services. These assumptions were made with consultations from the Lemoore Public Works Department.

**Table 3-5
Estimated Land Acquisition Costs**

Type	Cost
Water Wells and Tanks	\$40,000
All Other Acquisition	\$100,000

3.5 - Residential/Non-Residential Weighting Factor

Several of the impact fee calculations in this report rely on a weighting factor to determine the relative impact of residential versus non-residential uses. Table 3-6 identifies the factor based on the assumption that the impact can be weighted by the relative amount of time spent at home versus at work.

**Table 3-6
Estimated Land Acquisition Costs**

Land Use	Work Hours vs. Non-Work Hours in a Week	Percentage of Week	Work/ Non- Work Weighting Factor
Residential	128	76%	3.200
Non-Residential	40	24%	1.000

3.6 - Construction Cost Index Increases

Several of the impact fee calculations in this report rely on the construction cost index calculated by the State Department of General Services¹ to estimate the increase in the cost of building space. Table 3-7 shows the annual and cumulative increase since 2017.

**Table 3-7
Estimated Land Acquisition Costs**

Year	DGS California Construction Cost Index Annual Growth %	Cumulative Increase
2017	base	1.000
2018	1.3%	1.013
2019	3.6%	1.049
2020	2.8%	1.079
2021	13.4%	1.223
2022	9.3%	1.337
2023	9.4%	1.463

The statistical data in this section is used throughout the rest of the study as common baseline data.

¹ <https://www.dgs.ca.gov/RESD/Resources/Page-Content/Real-Estate-Services-Division-Resources-List-Folder/DGS-California-Construction-Cost-Index-CCCI>

SECTION 4 - WATER SUPPLY, TREATMENT, AND STORAGE FACILITIES

The following General Plan Objectives and Policies are in the General Plan’s Chapter 6, Public Utilities, provide the foundation for the City’s provision of water infrastructure.

- 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.
- 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.

4.1 - Methodology for Calculating Water Impact Fee

The 2020 Lemoore Water Master Plan analyzes in detail the type, amount, and cost of new water infrastructure that will be needed because of new future growth. The Water Master Plan used the same land use data as the General Plan. Table 4-1 shows the estimated costs from the Water Master Plan that are attributable to new growth. Table 4-2 uses the water demand coefficient from the Water Master Plan, and an adjustment for fire flow needs to determine the estimated total gallons of water per day for each land use designation, which is used to provide an impact dollar amount for each land use designation. Table 4-3 takes the total impact of the Parks/Recreation designation (water demand for new parks) and distributes it proportionally to the residential land use designations. Table 4-4 takes the adjusted dollar impact and further divides it by the estimated amount of future square footage to arrive at a proposed impact fee that can be charged to each new use based on the land use designation in which it is constructed. The fee is assessed based on building square footage.

4.2 - Water Infrastructure Impact, Need, and Cost

Based on the Lemoore Water Master Plan, Table 4-1 shows the total estimated costs of future water infrastructure that is attributable to new growth.

Table 4-1
Water System Improvements for Future Users

Item	Item Total
Pipeline Improvements	\$7,825,000
Groundwater Wells	\$11,970,000
Pump Stations	\$4,342,000
Methane Treatment for Three Wells	\$1,890,000
Storage Tanks	\$13,674,000
Total Water System Costs for New Users	\$39,701,000

4.3 - Determination of Water Impact Fee

Table 4-2 uses the water demand coefficient from the Water Master Plan, and an adjustment for fire flow needs to determine the estimated total gallons of water per day for each land use designation. The table distributes the total dollar impact amongst the land use designations using estimated gallons per day as a proportional factor. This provides an impact dollar amount for each land use designation.

**Table 4-2
Distribution of Water Impact**

Land Use Category	Available Land (acres)	Water Demand Coefficient (gpd/acre)	Fire Flow Factor Adjustment	Estimated Gallons per Day	% Impact	\$ Impact
Very Low Density Residential	39.70	1,100	1,500	103,220	1.02%	\$404,598
Low Density Single Family Residential	1,331.80	1,550	1,500	4,061,990	40.10%	\$15,922,043
Low Medium Density Residential	155.10	2,200	1,500	573,870	5.67%	\$2,249,435
Medium Density Multi-Family Residential	65.90	2,600	2,000	303,140	2.99%	\$1,188,237
High Density Multi-Family Residential	7.70	3,800	2,000	44,660	0.44%	\$175,057
Mixed Use (Residential)	50.70	2,600	1,500	207,870	2.05%	\$814,801
Residential Subtotal	1,650.90			5,294,750		\$20,754,171
Mixed Use (Commercial)	50.60	2,800	3,000	293,480	2.90%	\$1,150,372
Neighborhood Commercial	26.70	1,400	3,000	117,480	1.16%	\$460,494
Regional Commercial	129.30	1,400	3,000	568,920	5.62%	\$2,230,032
Professional Office	7.05	1,400	3,000	31,016	0.31%	\$121,577
Community Facilities	155.43	1,500	3,000	699,451	6.91%	\$2,741,684
Parks/Recreation	57.47	1,500	3,000	258,618	2.55%	\$1,013,720
Light Industrial	570.70	2,000	3,000	2,853,500	28.17%	\$11,185,047
Heavy Industrial	1.60	4,000	3,000	11,200	0.11%	\$43,901
Non-Residential Subtotal	998.85			4,833,665		\$18,946,829
Total	2,649.75			\$10,128,415	100.0%	\$39,701,000

Water use in the Parks/Recreation designation is for new city parks. Because the cost of new parks can be attributed to new residential uses, Table 4-3 takes the total impact of the Parks/Recreation designation and distributes it proportionally to the residential land use designations.

Table 4-4 takes the adjusted dollar impact and further divides it by the estimated square footage to arrive at a proposed impact fee that can be charged to each new use based on the land use designation in which it is constructed. Impact fees are shown in the far-right column of Table 4-4.

Water Supply, Treatment, and Storage Facilities

**Table 4-3
Redistribution of Park/Recreation Water Impact to Residential Uses**

Land Use Category	\$ Impact	Distribution of Open Space Costs to Residential Based on Percentage Impact	Revised \$ Impact
Very Low Density Residential	\$404,598	\$19,762	\$424,360
Low Density Single Family Residential	\$15,922,043	\$777,699	\$16,699,742
Low Medium Density Residential	\$2,249,435	\$109,872	\$2,359,307
Medium Density Multi-Family Residential	\$1,188,237	\$58,038	\$1,246,276
High Density Multi-Family Residential	\$175,057	\$8,550	\$183,607
Mixed Use (Residential)	\$814,801	\$39,798	\$854,600
Total Residential	\$20,754,171	\$1,013,720	\$21,767,892

**Table 4-4
Water Impact Fee**

Land Use Category	\$ Impact	Estimated Square Feet	Fee Per 1,000 Square Feet
Very Low Density Residential	\$424,360.32	217,800	\$1,948.39
Low Density Single Family Residential	\$16,699,742.05	11,626,420	\$1,436.36
Low Medium Density Residential	\$2,359,306.88	1,465,800	\$1,609.57
Medium Density Multi-Family Residential	\$1,246,275.79	1,106,700	\$1,126.12
High Density Multi-Family Residential	\$183,607.17	145,838	\$1,258.98
Mixed Use (Residential)	\$854,599.69	431,832	\$1,979.01
Mixed Use (Commercial)	\$1,150,372.40	661,241	\$1,739.72
Neighborhood Commercial	\$460,493.90	290,763	\$1,583.74
Regional Commercial	\$2,230,032.25	1,408,077	\$1,583.74
Professional Office	\$121,577.29	76,766	\$1,583.74
Community Facilities	\$2,741,683.77	677,069	\$4,049.34
Parks/Recreation	\$0.00	0	
Light Industrial	\$11,185,047.14	4,971,938	\$2,249.64
Heavy Industrial	\$43,901.36	13,939	\$3,149.53
Alternate Industrial Impact Fee			\$3,779.88 per EDU

Using the size of a building as the basis for adopting a fee for industrial uses can result in uneven fees when the building size gets very large. For example, a very large warehouse or

distribution center would have a much smaller impact on water facilities than a food processing plant of the same size. Therefore, it is recommended that an alternative method of calculating the fee for uses in the industrial zone based on equivalent dwelling units be allowed where it is determined by the City that the fee based on square footage would not provide a reasonable relationship between the fee and impact. A proposed industrial use would submit a study estimating the amount of water expected to be generated based on equivalent dwelling units EDUs. A developer can request, and the Public Works Director would determine when this alternative method is more appropriate to use than the square footage method. The average single-family home was determined to be 1,940 square feet, so the (EDU) fee would be \$1,948.39 times 1.94, or \$3,779.88 per EDU.

SECTION 5 - WASTEWATER COLLECTION AND TREATMENT/DISPOSAL FACILITIES

The following General Plan Objectives and Policies in the General Plan’s Chapter 6, Public Utilities, provide the foundation for the City’s provisions of wastewater infrastructure.

- PU-G-3 Ensure that adequate wastewater collection, treatment, and disposal facilities are provided in a timely fashion to serve existing and future needs of the City.

- 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.

- PU-I-17 Establish impact fees and sewer rates adequate to finance required wastewater treatment and disposal facilities upgrades or replacements.

5.1 - Methodology for Calculating Wastewater Impact Fee

The 2020 Lemoore Wastewater Master Plan analyzes in detail the type, amount, and cost of new wastewater infrastructure that will be needed because of new future growth. The Wastewater Master Plan used the same land use data as the General Plan. Table 5-1 shows the estimated costs from the Wastewater Master Plan that are attributable to new growth. Table 5-2 uses the unit flow factor from the Wastewater Master Plan to provide an impact dollar amount for each land use designation. Table 5-3 takes the total dollar impact per land use designation and further divides it by the estimated number of future dwelling units (for residential) or square footage (for non-residential) to arrive at a proposed impact fee that can be charged to each new use based on the land use designation in which it is constructed. The fee is assessed based on building square footage.

5.2 - Wastewater Infrastructure Impact, Need, and Cost

Based on the Wastewater Master Plan, Table 5-1 shows the total estimated costs of future water infrastructure that is attributable to new growth.

**Table 5-1
Wastewater System Improvements for Future Users**

Item	Item Total
Pipeline Improvements	\$5,588,000
Lift Station Improvements	\$12,439,000
WWTP Improvements	\$9,453,000
Total Water System Costs for New Users	\$27,480,000

5.3 - Determination of Wastewater Impact Fee

Table 5-2 uses the unit flow factor from the Wastewater Master Plan to determine the estimated total gallons per day of wastewater generated for each land use designation. The table distributes the total dollar impact amongst the land use designations using estimated gallons per day as a proportional factor. This provides an impact dollar amount for each land use designation.

**Table 5-2
Distribution of Wastewater Impact**

Land Use Category	Available Land (acres)	Unit Flow Factor (gpd/acre)	Estimated Gallons per Day	% Impact	\$ Impact
Very Low Density Residential	39.7	450	17,865	0.9%	\$235,738
Low Density Single Family Residential	1,331.8	750	998,850	48.0%	\$13,180,346
Low Medium Density Residential	155.1	950	147,345	7.1%	\$1,944,294
Medium Density Multi-Family Residential	65.9	1,470	96,873	4.7%	\$1,278,290
High Density Multi-Family Residential	7.7	2,210	17,017	0.8%	\$224,548
Mixed Use (Residential)	50.7	1,470	74,529	3.6%	\$983,449
Residential Subtotal	1,650.9		1,352,479		\$17,846,665
Mixed Use (Commercial)	50.6	1,100	55,660	2.7%	\$734,463
Neighborhood Commercial	26.7	760	20,292	1.0%	\$267,764
Regional Commercial	129.3	760	98,268	4.7%	\$1,296,697
Professional Office	7.0	760	5,357	0.3%	\$70,694
Community Facilities	155.4	400	62,173	3.0%	\$820,411
Parks/Recreation	57.5	0	-	0.0%	\$0
Light Industrial	570.7	850	485,095	23.3%	\$6,401,081
Heavy Industrial	1.6	2,000	3,200	0.2%	\$42,226
Non-Residential Subtotal	998.9		730,046		\$9,633,335
Total	2,649.8		2,082,525		\$27,480,000

Table 5-3 takes the adjusted dollar impact and further divides it by the square footage to arrive at a proposed impact fee that can be charged to each new use based on the land use designation in which it is constructed. No fees are proposed for uses in the Open Space land use designations. Impact fees are shown in the far-right column in Table 5-3.

Wastewater Collection and Treatment/Disposal Facilities

**Table 5-3
Wastewater Impact Fee**

Land Use Category	\$ Impact	Estimated Square Feet	Fee Per 1,000 Square Feet
Very Low Density Residential	\$235,737.98	218,350	\$1,079.63
Low Density Single Family Residential	\$13,180,346.08	11,626,614	\$1,133.64
Low Medium Density Residential	\$1,944,294.03	1,465,695	\$1,326.53
Medium Density Multi-Family Residential	\$1,278,289.70	1,107,120	\$1,154.61
High Density Multi-Family Residential	\$224,548.18	145,838	\$1,539.71
Mixed Use (Residential)	\$983,448.98	432,116	\$2,275.89
Mixed Use (Commercial)	\$734,462.69	661,241	\$1,110.73
Neighborhood Commercial	\$267,763.51	290,763	\$920.90
Regional Commercial	\$1,296,697.45	1,408,077	\$920.90
Professional Office	\$70,693.58	76,766	\$920.90
Community Facilities	\$820,410.93	677,069	\$1,211.71
Parks/Recreation	\$0.00	0	
Light Industrial	\$6,401,081.22	4,971,938	\$1,287.44
Heavy Industrial	\$42,225.67	13,939	\$3,029.32
Alternative Industrial Fee per EDU			\$2,094.48

Using the size of a building as the basis for adopting a fee for industrial uses can result in uneven fees when the building size gets very large. For example, a very large warehouse or distribution center would have a much smaller impact on wastewater facilities than a food processing plant of the same size. Therefore, it is recommended that an alternative method of calculating the fee for uses in the industrial zone based on equivalent dwelling units be allowed where it is determined by the City that the fee based on square footage would not provide a reasonable relationship between the fee and impact. A proposed industrial use would submit a study estimating the amount of wastewater expected to be generated based on EDUs. A developer could request, and the Public Works Director would determine when this alternative method is more appropriate to use than the square footage method. The average single-family home was determined to be 1,940 square feet, so the equivalent dwelling unit (EDU) fee would be \$1,079.63 times 1.94, or \$2,094.48 per EDU.

SECTION 6 - STORM DRAINAGE FACILITIES

The General Plan does not have specific policies for storm drainage. However, there are policies in Chapter 8, Safety and Noise, that make clear that it is the responsibility of developers to ensure that new development does not result in flooding or create a negative impact on the City's storm drainage system.

6.1 - Methodology for Calculating Storm Drainage Impact Fee

The 2020 Lemoore Storm Drainage Master Plan analyzes in detail the type, amount, and cost of new storm drainage infrastructure that will be needed because of new future growth. The Storm Drainage Master Plan used the same land use data as the General Plan. Table 6-1 shows the estimated costs from the Storm Drainage Master Plan that are attributable to new growth. Table 6-2 uses the impervious surface percentage factor from the Storm Drainage Master Plan. Table 6-3 takes the total dollar impact per land use designation and further divides it by the estimated number of acres in each land use designation in which it is constructed. The fee is assessed based on a per acre basis for both residential and non-residential uses.

State law states that if a fee is based on anything other than a per-building square footage basis, three findings can be made to justify the use of a different methodology. These findings are listed below, along with justification. These findings should be made in the resolution adopted by the City Council.

1. An explanation as to why square footage is not an appropriate metric to calculate fees imposed on a housing development project.

The impact to storm drainage systems is relatively affected by the amount of runoff from the entire site of the new development, not just the building. A building on a large lot will create a greater storm drainage impact than the same-sized building on a small lot; therefore, the building on the small lot will not recognize a benefit from building at higher densities.

2. An explanation that an alternative basis for calculating the fee bears a reasonable relationship between the fee charged and the burden posed by the development.

The amount of stormwater runoff is usually estimated based on the size of the site and the percentage of the site that contains impervious surfaces, either buildings or hardscape. Therefore, there is a reasonable relationship between the impact and the fee when the acreage of the site is used as the basis for the fee.

3. That other policies in the fee structure support smaller developments or otherwise ensure that smaller developments are not charged disproportionate fees.

Using acreage as a basis for the fee ensures that smaller, more dense developments will pay less in fees per unit. For example, a 2,000 sq. ft. home located on a 40,000 sq. ft. lot

will generate more stormwater runoff than two 1,500 sq. ft. homes each on 5,000 sq. ft. lots, possibly as much as four times more. If the fee were collected based on square footage, the two homes totaling 3,000 square feet would pay 50 percent more in storm drainage fees even though they have less impact on the storm drainage system.

6.2 - Storm Drainage Infrastructure Impact, Need, and Cost

Based on the Wastewater Master Plan, Table 6-1 shows the total estimated costs of future water infrastructure that is attributable to new growth. The total need is estimated at \$17,068,400.

**Table 6-1
Storm Drainage System Improvements for Future Users**

Item	Item Total
Pipelines	\$ 1,870,000
Retention Basins	\$ 15,198,400
Total Storm Drain System Costs for New Users	\$ 17,068,400

6.3 - Determination of Storm Drainage Impact Fee

Table 6-2 uses the impervious surface percentage estimated for land use designation in the Storm Drainage Master Plan as a factor to determine an estimated impact of storm drainage needs for each land use designation. The table distributes the total dollar impact amongst the land use designations using estimated gallons per day as a proportional factor. This provides an impact dollar amount for each land use designation.

City policy states that industrial development larger than one acre in size shall provide for their own storm drainage retention on their site. These developments would not be responsible for paying impact fees, and the Storm Drainage Master Plan was not designed to service these sites. Based on previous development activity, Table 6-2 was adjusted for Light Industrial and Heavy Industrial acreage to exclude 80 percent of the acreage; therefore, the acreage used for calculating storm drainage impact fees is 159.8 acres and 0.4 acres for the industrial designations instead of 570.7 and 1.6 acres.

**Table 6-2
Distribution of Storm Drainage Impact**

Land Use Category	Available Land (acres)	Impervious Surface %	Acres Impervious	% Impact	\$ Impact
Very Low Density Residential	39.7	40%	15.9	1.4%	\$236,850
Low Density Single Family Residential	1,331.8	40%	532.7	46.6%	\$7,945,520
Low Medium Density Residential	155.1	55%	85.3	7.5%	\$1,272,324
Medium Density Multi-Family Residential	65.9	70%	46.1	4.0%	\$688,029
High Density Multi-Family Residential	7.7	70%	5.4	0.5%	\$80,392
Mixed Use (Residential)	50.7	70%	35.5	3.1%	\$529,333
Residential Subtotal	1,650.9		720.9	63.0%	\$10,752,448
Mixed Use (Commercial)	50.6	80%	40.5	3.5%	\$603,759
Neighborhood Commercial	26.7	80%	21.4	1.9%	\$318,584
Regional Commercial	129.3	80%	103.4	9.0%	\$1,542,808
Professional Office	7.0	80%	5.6	0.5%	\$84,111
Community Facilities	155.4	80%	124.3	10.9%	\$1,854,634
Parks/Recreation	57.5	0%	0.0	0.0%	\$0
Light Industrial*	159.8	80%	127.8	11.2%	\$1,906,686
Heavy Industrial*	0.4	90%	0.4	0.03%	\$5,369
Non-Residential Subtotal	586.7		423.5	37.0%	\$6,315,952
Total	2,237.6		1,144.4	100.0%	\$17,068,400

* Light Industrial and Heavy Industrial acreages are adjusted. Adjustment assumes 20% of land will be developed on property less than 1 acre and use City facilities, and that the remaining 80% of land will retain onsite and only drain frontage to City facilities (30' of ROW + 15' of landscaped area = 10%+/-). $A(0.2)+(A-0.2A)(0.1)$ =Area used for impact fee; $\rightarrow 0.28A$ =Area used for impact fee.

Table 6-3 takes the adjusted dollar impact and further divides it by the estimated available acres to arrive at a proposed impact fee that can be charged to each new use based on the land use designation in which it is constructed. Fees will be assessed based on the total acreage of the development project area. Impact fees are shown in the far-right column.

**Table 6-3
Storm Drainage Impact Fee**

Land Use Category	\$ Impact	Estimated Acres	Fee Per Acre
Very Low Density Residential	\$236,850.22	39.7	\$5,966.00
Low Density Single Family Residential	\$7,945,519.51	1,331.8	\$5,966.00
Low Medium Density Residential	\$1,272,324.19	155.1	\$8,203.25
Medium Density Multi-Family Residential	\$688,029.01	65.9	\$10,440.50
High Density Multi-Family Residential	\$80,391.86	7.7	\$10,440.50
Mixed Use (Residential)	\$529,333.40	50.7	\$10,440.50
Mixed Use (Commercial)	\$603,759.25	50.6	\$11,932.00
Neighborhood Commercial	\$318,584.43	26.7	\$11,932.00
Regional Commercial	\$1,542,807.74	129.3	\$11,932.00
Professional Office	\$84,111.06	7.0	\$11,932.00
Community Facilities	\$1,854,633.88	155.4	\$11,932.00
Parks/Recreation	\$0.00	57.5	\$0.00
Light Industrial	\$1,906,686.04	159.8	\$11,932.00
Heavy Industrial	\$5,369.40	0.4	\$13,423.50

SECTION 7 - FIRE FACILITIES

The following General Plan Objectives and Policies in Chapter 6: Public Services and Facilities provide the foundation for the City's provisions of fire facilities.

SN-G-3 Protect Lemoore's residents and businesses from potential wildfire hazards.

SN-G-5 Maintain and enhance the City's capacity for law enforcement, fire-fighting, and emergency response.

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.

7.1 - Methodology for Calculating Fire Facilities Impact Fee

The Lemoore Fire Department currently provides service from a fire station. The station is located at 210 Fox Street, Lemoore, CA. Impact fees account for the addition of a new fire station to better support the growth anticipated in North Lemoore.

The Lemoore Volunteer Fire Department (LVFD) has operated as an all-volunteer department since 1921. The LVFD includes one Chief, two Assistant Chiefs, four Crew Captains, seven Engineers, eleven Emergency Medical Technicians, one paid part-time Secretary, and one paid full-time maintenance worker. The Department covers an area of approximately nine square miles, with Mutual Aid Agreements with Kings County Fire, Hanford City Fire, and the Naval Air Station Lemoore. Other public services provided include fire inspections, tours and demonstrations, permitting of certain hazardous materials, and investigation of hazardous materials incidents. The Fire Department regulates explosive and hazardous materials under the Uniform Fire Code and permits the handling, storage, and use of any explosive or other hazardous material.

The Fire Facilities Impact Fee is intended to provide the City with a funding source to construct future capital needs, which can include buildings and vehicles. The fees will also furnish new additional staff/volunteers with equipment that will be needed due to the impact of new development.

In order to distribute costs proportionally among uses, current use data has been analyzed. Table 7-1 determines the need based on the percentage of population growth. Table 7-2 quantifies the costs attributable to new growth. Table 7-3 determines the number of incidents per acre based on incident data from 2021 and 2022 provided by the Lemoore Fire Department. Table 7-4 estimates the number of incidents in each land use designation and then adjusts for a fire intensity factor based on the observation, for example, that industrial fires are more intense than residential fires. The last column in Table 7-4 estimates a total impact for each land use designation, proportionally distributing the total cost identified in Table 7-2. Finally, Table 7-5

divides each land use designation’s total impact dollars by the estimated available square footage to arrive at the proposed impact fee.

7.2 - Fire Facilities Impact, Need, and Cost

Current planning documents for the City of Lemoore indicate plans for future fire stations, facilities, and adjustments to the Volunteer Department. Firefighter wages/benefits cannot be paid for by impact fees. Table 7-1 shows the planned increase in population at General Plan buildout. The amount of the increase is determined in Table 7-2 by increasing vehicles, firefighter equipment, and facilities by the same ratio as the increase in population. The total estimated cost is shown at the bottom of Table 7-2.

**Table 7-1
Estimated Need Based on Future New Growth**

	2023	General Plan Buildout Population	Difference	% Increase	Additional Needed
Population	26,609	48,250	21,641	81%	
Vehicles	8			81%	6.5
Firefighters	32			81%	26
Facilities	10,000			81%	8,133

**Table 7-2
Fire Facility Costs Related to new Growth**

Item	Unit	Unit Cost	Item Total
New Vehicles	7	\$450,000	\$2,925,000
New Firefighter Equipment	26	\$6,500	\$169,166
Additional fire station facility space (sq. ft)	8133	\$ 281	\$2,285,373
Total Capital Costs for Fire Service			\$5,379,539

7.3 - Determination of Fire Facilities Impact Fee

Table 7-3 uses the calls received in 2021 and 2022 within each land use designation to determine a call per acre ratio.

Table 7-3
Fire Incidence Response by Occupancy Type (2021–2022)

Land Use Category	Developed Land (acres)	Call Count Total	Calls per Acre Ratio
Very Low Density Residential	192	18	0.09
Low Density Single Family Residential	1,405	2,024	1.44
Low Medium Density Residential	170	458	2.69
Medium Density Multi-Family Residential	104	461	4.43
High Density Multi-Family Residential	45	294	6.53
Mixed Use (Residential)	15	18	1.20
Residential Subtotal	1,931	3,273	
Mixed Use (Commercial)	15	18	1.20
Neighborhood Commercial	87	175	2.01
Regional Commercial	22	35	1.59
Professional Office	48	27	0.56
Community Facilities	358	163	0.46
Parks/Recreation	273	25	0.09
Light Industrial*	358	42	0.12
Heavy Industrial*	27	1	0.04
Non-Residential Subtotal	1188	486	
Total	2,269	3,759	

Table 7-4 takes the total cost and allocates it according to acreage, adjusting proportionally by incidents per acre and an estimated relative fire intensity factor by land use. The fire intensity factor was derived from historical data and confirmed in a discussion with the Fire and Public Works Department. The factor is adjusted proportionally to account for the intensity of an incident. It is a higher probability that a large industrial fire will take more resources than a single-family home. The intensity factor for a home is 1, whereas for a large industrial building, it is 10. This results in a total impact per land use designation, which is broken out by the total available land use as the incident impact adjusted acreage. The adjusted acreage is then calculated as a percentage impact of total acreage and assigned that same weighted percentage to determine each land use’s proportional share of cost.

**Table 7-4
Distribution of Fire Facilities Impact**

Land Use Category	Available Land (acres)	Calls per Acre Ratio	Intensity Factor	Incident Impact per Acre adjusted for intensity	% Impact	\$ Impact
Very Low Density Residential	39.7	0.09	1.0	3.7	0.1%	\$ 3,885
Low Density Single Family Residential	1,331.8	1.44	1.0	1,918.6	37.2%	\$ 2,002,799
Low Medium Density Residential	155.1	2.69	1.2	501.4	9.7%	\$ 523,448
Medium Density Multi-Family Residential	65.9	4.43	1.2	350.5	6.8%	\$ 365,930
High Density Multi-Family Residential	7.7	6.53	1.2	60.4	1.2%	\$ 63,019
Mixed Use (Residential)	50.7	1.20	1.2	73.0	1.4%	\$ 76,214
Residential Subtotal	1,650.9			2,907.61	56.4%	\$ 3,035,296
Mixed Use (Commercial)	50.6	1.20	4.0	242.9	4.7%	\$ 253,546
Neighborhood Commercial	26.7	2.01	4.0	214.8	4.2%	\$ 224,261
Regional Commercial	129.3	1.59	4.0	822.8	16.0%	\$ 858,950
Professional Office	7.0	0.56	3.0	11.9	0.2%	\$ 12,418
Community Facilities	155.4	0.46	4.0	283.1	5.5%	\$ 295,511
Parks/Recreation	57.5	0.09	-	-	0.0%	\$ -
Light Industrial*	570.7	0.12	10.0	669.5	13.0%	\$ 698,938
Heavy Industrial*	1.6	0.04	10.0	0.6	0.0%	\$ 619
Non-Residential Subtotal	998.9			2,245.6	43.6%	\$ 2,344,242
Total	2,649.8			5,153	100.0%	\$ 5,379,539

*Intensity factor draws an adjustment for the average intensity of resources needed to respond to emergency fire calls.

Table 7-5 takes the total impact per land use designation and further divides it by the estimated available square feet to arrive at a proposed impact fee that can be charged to each new development based on the land use designation in which it is constructed. Residential uses will be assessed the fee on a per-square-foot basis. Non-residential uses will be assessed the fee on a per building square foot unit basis. No fees are proposed for uses in the Parks/Recreation land use designations.

**Table 7-5
Fire Facilities Impact Fees**

Land Use Category	\$ Impact	Total Estimated Available Square Feet	Fee per 1,000 Sq. Ft.
Very Low Density Residential	\$3,885	217,800	\$17.84
Low Density Single Family Residential	\$2,002,799	11,626,420	\$172.26
Low Medium Density Residential	\$523,448	1,465,800	\$357.11
Medium Density Multi-Family Residential	\$365,930	1,106,700	\$330.65
High Density Multi-Family Residential	\$63,019	145,838	\$432.12
Mixed Use (Residential)	\$76,214	431,832	\$176.49
Mixed Use (Commercial)	\$253,546	661,241	\$383.44
Neighborhood Commercial	\$224,261	290,763	\$771.29
Regional Commercial	\$858,950	1,408,077	\$610.02
Professional Office	\$12,418	76,766	\$161.76
Community Facilities	\$295,511	677,069	\$436.46
Parks/Recreation	\$ -	-	-
Light Industrial	\$698,938	4,971,938	\$140.58
Heavy Industrial	\$619	13,939	\$44.38

SECTION 8 - POLICE FACILITIES

The following General Plan Objectives and Policies in the General Plan’s Chapter 8, Safety and Noise, provide the foundation for the City’s provisions of safety services.

SN-G-5 Maintain and enhance the City’s capacity for law enforcement, fire-fighting, and emergency response.

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.

8.1 - Methodology for Calculating Police Facilities Impact Fee

The Lemoore Police Department provides police protection services within the City of Lemoore. The goal of the Department is to reduce the impact of crime and the fear it causes to victims of those crimes. The Department supports a policing philosophy that promotes and supports organizational strategies to address the causes of crime and social disorder through problem-solving tactics and community/police partnerships. The Police Department operates out of a single station located at 657 Fox Street, Lemoore.

The Police Department currently operates at a budgeted ratio of 1.33 officers per thousand residents, which is lower than the Western U.S. Average of 1.5 officers per thousand residents reported by the Federal Bureau of Investigation. Future growth of officers will require additional police building space, vehicles, and equipment to provide service to future populations that result from new growth in both residential and non-residential land uses. Impact fees are required to be assessed at a rate similar to existing conditions rather than assessments of improved/ideal conditions.

The Police Facilities Impact Fee is intended to provide the City with a funding source to construct future police building space for the additional officers and furnish them with equipment and vehicles that will be needed due to the impact of new development.

The Police Facilities Impact Fee is calculated as follows. Table 8-1 determines the need based on the percentage of population growth. Table 8-2 quantifies the costs attributable to new growth. Table 8-3 determines the number of incidents per acre based on incident data from 2021 and 2022 provided by the Lemoore Fire Department. Table 8-4 estimates the number of incidents in each land use designation. The last column in Table 8-4 estimates a total impact for each land use designation, proportionally distributing the total cost identified in Table 8-2. Finally, Table 8-5 divides each land use designation’s total impact dollars by the estimated available square footage to arrive at the proposed impact fee.

8.2 - Police Facilities Impact, Need, and Cost

Impact cannot pay for new officers’ salaries, but they can pay for new equipment and vehicles for new officers and for new facility space. Table 8-1 shows the planned increase in population at General Plan buildout. The amount of the increase is determined in Table 8-2 by increasing vehicles, firefighter equipment, and facilities by the same ratio as the increase in population. The total estimated cost is shown at the bottom of Table 8-2.

**Table 8-1
Future Police Vehicle and Building Space Estimates**

	2023	General Plan Buildout Population	Difference	% Increase	Additional Needed
Population	26,609	48,250	21,641	81%	
Vehicles	46			81%	37
Officers	43			81%	35
Facilities	8,467			81%	886

The cost of new building space, vehicles, and equipment is calculated in Table 8-2. The total cost for police facilities that can be attributed to new growth is located at the bottom of the table.

**Table 8-2
Police Facilities Costs**

Item	Unit	Unit Cost	Item Total
New Vehicles	37	\$72,000	\$2,664,000
New Officer Equipment	35	\$10,000	\$350,000
Additional Building Space	6,886	\$281	\$1,934,966
Total Capital Costs for PD			\$4,948,966

8.3 - Determination of Police Facilities Impact Fee

Based on statistical/historical summaries of the incidence of police service demands to varying addresses in the community, Table 8-3 shows an estimate of incidents during the last year and then divides them by the number of developed acres in each land use designation. The addresses were assigned to land use designations using the same geographic information system (GIS) data that was used to create the General Plan Land Use Map. The resulting incidents per acre provide a factor (impact %) to proportionally divide the total costs by land use designation impact.

Table 8-4 distributes the total dollar impact amongst the land use designations using the incidents per acre as a proportional factor. This provides an impact dollar amount for each land use designation.

Table 8-5 takes the total impact per land use designation and further divides it by the estimated available square footage to arrive at a proposed impact fee that can be charged to each new use based on the land use designation in which it is constructed.

**Table 8-3
Police Incidents per Acre (2021-2022)**

Land Use Category	Developed Land (acres)	Call Count Total	Calls per Acre Ratio
Very Low Density Residential	192	320	1.7
Low Density Single Family Residential	1,405	17,630	12.5
Low Medium Density Residential	170	4,008	23.6
Medium Density Multi-Family Residential	104	5,800	55.8
High Density Multi-Family Residential	45	2,626	58.4
Mixed Use (Residential)	15	1,200	80.0
Residential Subtotal	1,931	31,584	
Mixed Use (Commercial)	15	4,959	330.6
Neighborhood Commercial	87	7,723	88.8
Regional Commercial	22	3,145	143.0
Professional Office	48	287	6.0
Community Facilities	358	12,690	35.4
Parks/Recreation	273	2,395	8.8
Light Industrial*	358	2,824	7.9
Heavy Industrial*	27	2,702	100.1
Non-Residential Subtotal	1,188	36,725	
Total	2,269	68,309	

Table 8-4
Distribution of Police Impact

Land Use Category	Available Land (acres)	Calls per Acre Ratio	Incident Impact per Acre Adjusted for Intensity	% Impact	\$ Impact
Very Low Density Residential	39.7	1.7	66.2	0.1%	\$4,257
Low Density Single Family Residential	1,331.8	12.5	16,711.5	21.7%	\$1,075,267
Low Medium Density Residential	155.1	23.6	3,656.7	4.8%	\$235,284
Medium Density Multi-Family Residential	65.9	55.8	3,675.2	4.8%	\$236,473
High Density Multi-Family Residential	7.7	58.4	449.3	0.6%	\$28,912
Mixed Use (Residential)	50.7	80.0	4,056.0	5.3%	\$260,975
Residential Subtotal	1,650.9		28,614.9	37.2%	\$1,841,168
Mixed Use (Commercial)	50.6	330.6	16,728.4	21.7%	\$1,076,353
Neighborhood Commercial	26.7	88.8	2,370.2	3.1%	\$152,503
Regional Commercial	129.3	143.0	18,484.0	24.0%	\$1,189,318
Professional Office	7.0	6.0	42.1	0.1%	\$2,712
Community Facilities	155.4	35.4	5,509.6	7.2%	\$354,507
Parks/Recreation	57.5	8.8	504.2	0.7%	\$32,441
Light Industrial*	570.7	7.9	4,501.8	5.9%	\$289,662
Heavy Industrial*	1.6	100.1	160.1	0.2%	\$10,303
Non-Residential Subtotal	998.9		48,300.5	62.8%	\$3,107,798
Total	2,649.8		76,915.4	100.0%	\$4,948,966

**Table 8-5
Police Facilities Impact Fee**

Land Use Category	\$ Impact	Total Estimated Available Square Feet	Fee per 1,000 Sq. Ft.
Very Low Density Residential	\$4,257	217,800	\$19.55
Low Density Single Family Residential	\$1,075,267	11,626,420	\$92.48
Low Medium Density Residential	\$235,284	1,465,800	\$160.52
Medium Density Multi-Family Residential	\$236,473	1,106,700	\$213.67
High Density Multi-Family Residential	\$28,912	145,838	\$198.25
Mixed Use (Residential)	\$260,975	431,832	\$604.34
Mixed Use (Commercial)	\$1,076,353	661,241	\$1,627.78
Neighborhood Commercial	\$152,503	290,763	\$524.49
Regional Commercial	\$1,189,318	1,408,077	\$844.64
Professional Office	\$2,712	76,766	\$35.33
Community Facilities	\$354,507	677,069	\$523.59
Parks/Recreation	\$32,441	-	-
Light Industrial*	\$289,662	4,971,938	\$58.26
Heavy Industrial*	\$ 10,303	13,939	\$739.11

SECTION 9 - PARKS AND COMMUNITY RECREATION FACILITIES

9.1 - Compliance with Existing Plans

The following General Plan guiding policies in the General Plan's Chapter 5, Parks, Schools, and Community Facilities, as well as Chapter 7, Conservation and Open Space, provide the foundation for the City's provisions of new park facilities to support the number of parks and open spaces allocated under the General Plan.

PSCF-G-1 Create and maintain a high-quality public park system for Lemoore.

COS-G-1 Acquire, preserve, and maintain open space and natural resources for future generations.

COS-G-2 Use the open space system to meet multiple needs, including bike and trail linkages, stormwater drainage and treatment, wildlife habitat, active and passive recreation, and greenbelt buffer to define the boundaries of the City.

9.2 - Methodology for Calculating Parks and Recreation Impact Fees

Based upon the policies in the General Plan, the City's goal is to provide six acres of parkland per 1,000 persons. The City is currently at a ratio of 4.4 acres per 1,000 persons. The number of parks and open spaces allocated under the General Plan is larger than is required under current City Park Standards and the Quimby Act. This is in response to the wish of Lemoore residents to have greater access to recreation facilities and a higher quality of life. At a ratio of six acres per 1,000 at full buildout of the General Plan, it would equate to 289.5 acres of parkland in the City. Because the Quimby Act only allows the City to charge impact fees equating to or less than five acres per 1,000 persons for new developments, the extra acre per 1,000 residents will need to be paid for through private and public funding sources rather than impact fees. Taking existing park acreage and the shortfall in acreage to obtain a six acres per 1,000 population count from total park buildout at population buildout, you get total acreage to be attributed to new growth. Only new growth can be subject to impact fees. Reducing the total anticipated park acreage by the amount of acreage that can be subject to impact fees (i.e., less than five acres per 1,000 persons) is 73.94 acres.

To estimate the cost of developing this land, Table 9-1 provides a cost estimate to develop a hypothetical 5-acre park and a hypothetical 10-acre park and then calculates a per acre estimate. Table 9-2 takes 2/3 of the 5-acre cost and 1/3 of the 10-acre cost to determine an average cost per acre and then multiplies it by the acres to be funded by impact fees. Table 9-3 divides the total park impact costs among the estimated future dwelling units.

9.3 - Parks and Recreation Impact, Need, and Cost

Table 9-1 is a cost estimate for developing a hypothetical new 10-acre park. Unit costs were prepared by a licensed landscape architect and are based on unit costs from actual new parks recently constructed.

**Table 9-1
Development Costs for Hypothetical 5-acre and 10-acre Park**

Item	Unit	Unit Cost	5-acre Quantity	5-acre Item Total	10-acre Quantity	10-acre Item Total
Mobilization and Start-Up Costs	Acre	\$ 7,500	5	\$ 37,500	10	\$ 75,000
Clearing, Grubbing, Demolition and Dispo	LS	\$ 18,000	1	\$ 18,000	1	\$ 18,000
Earthwork	Acre	\$ 3,400	5	\$ 17,000	10	\$ 34,000
Grading & Drainage	Acre	\$ 2,100	5	\$ 10,500	10	\$ 21,000
Water Line	LF	\$ 150	1000	\$ 150,000	2000	\$ 300,000
Water Service Line to meter(s)	LF	\$ 32	1	\$ 32	250	\$ 8,000
Fire Hydrants Installed	Each	\$ 8,000	4	\$ 32,000	8	\$ 64,000
Electrical Service	LF	\$ 38,000	1	\$ 38,000	3	\$ 114,000
Sanitary Sewer connections	LF	\$ 80	0	\$ -	1100	\$ 88,000
Fencing (6 Ft. High chain link)	LF	\$ 30	2000	\$ 60,000	8500	\$ 255,000
Curb, Gutter and Pave-out	LF	\$ 50	2000	\$ 100,000	4000	\$ 200,000
Parking lot and drive paving	SF	\$ 9	0	\$ -	40000	\$ 360,000
Parking Signage, Striping & Markings	LS	\$ 11,000	0	\$ -	1	\$ 11,000
Perimeter Sidewalk & Installation	SF	\$ 9	0	\$ -	10000	\$ 90,000
Internal Sidewalk & Plaza Installation(s)	SF	\$ 9	5000	\$ 45,000	16000	\$ 144,000
ADA ramps, access and landings	SF	\$ 12	640	\$ 7,680	1280	\$ 15,360
Street Trees & Installation (15 gal min.)	Each	\$ 275	50	\$ 13,750	110	\$ 30,250
Security Lights & Installation	Each	\$ 7,200	0	\$ -	60	\$ 432,000
Soil Prep & Amendments	SF	\$ 0	65340	\$ 19,602	130680	\$ 39,204
Planting & Installation	SF	\$ 2	65340	\$ 156,816	130680	\$ 313,632
Turf & Installation	SF	\$ 2	54450	\$ 122,513	108900	\$ 245,025
Irrigation Backflow Preventer, Cage, Blan	Each	\$ 2,800	1	\$ 2,800	2	\$ 5,600
Irrigation Controller, Pedestal & Installati	Each	\$ 5,800	1	\$ 5,800	2	\$ 11,600
Irrigation & Installation	SF	\$ 2	65340	\$ 130,680	130680	\$ 261,360
20'x40' Picnic Shelter, Pad & Installation	Each	\$ 140,000	0	\$ -	6	\$ 840,000
Restroom & Installation	Each	\$ 210,000	0	\$ -	2	\$ 420,000
Play Structure & Installation	Each	\$ 185,000	1	\$ 185,000	3	\$ 555,000
Engineered Wood Fill Safety Surface & In	SF	\$ 4	4000	\$ 16,000	12000	\$ 48,000
Poured-In-Place Play Surfacing & Installat	SF	\$ 24	3000	\$ 72,000	6000	\$ 144,000
Park Benches & Installation (on pad)	Each	\$ 2,400	6	\$ 14,400	14	\$ 33,600
Trash Receptacles & Installation	Each	\$ 2,100	6	\$ 12,600	12	\$ 25,200
8' ADA Picnic Table & Installation	Each	\$ 2,100	3	\$ 6,300	24	\$ 50,400
Water Fill Station & Installation	Each	\$ 7,400	2	\$ 14,800	5	\$ 37,000
Barbecue Pits & Installation	Each	\$ 900	0	\$ -	6	\$ 5,400
Pet Waste Bag Station & Installation	Each	\$ 620	2	\$ 1,240	6	\$ 3,720
Monument Sign & Installation	Each	\$ 6,400	1	\$ 6,400	2	\$ 12,800
Park Signage	Each	\$ 500	7	\$ 3,500	14	\$ 7,000
Baseball Field & Installation	Each	\$ 265,000	0	\$ -	1	\$ 265,000
Soccer Pitch Installation(s)	Each	\$ 15,000	0	\$ -	2	\$ 30,000
Basketball Court & Installation (Full-Size 'E	Each	\$ 65,000	1	\$ 65,000	2	\$ 130,000
Pickleball Court & Installation (50 x 70)	Each	\$ 42,000	1	\$ 42,000	2	\$ 84,000
Bike Rack & Installation (on pad) (7-Bike	Each	\$ 1,100	2	\$ 2,200	6	\$ 6,600
10-acre Park Development Subtotal				\$ 1,409,113		\$ 5,833,751
Contingency		15%		\$211,367		\$875,063
Design		15%		\$211,367		\$875,063
Land Acquisition	Acres	\$100,000	5	\$ 500,000	10	\$ 1,000,000
5-acre and 10-acre Park Acquisition and Development Cost				\$2,331,846		\$8,583,876
Cost per Acre				\$ 466,369		\$ 858,388

Table 9-2 multiplies the average cost per acre by the acreage of the park to be funded by impact fees to determine the park impact cost.

**Table 9-2
Park Improvements for Future Users**

Item	Item Total
Acquisition and Development Cost per Acre (2/3 5-acre cost, 1/3 10-acre cost)	\$597,042
Acres Funded by Impact Fee (1 acre per 1,000, estimated 21,212 population)	21.2
Total Park Impact Costs	\$12,657,291

9.4 - Determination of Park Development Impact Fee

Non-residential land uses are exempt from this impact fee. In Table 9-3, the estimated square feet is multiplied by the average persons per household to determine the percentage impact. Table 9-4 takes the dollar impact and divides it by the estimated number of future residential square feet to arrive at a proposed impact fee that can be charged to each new residence based on the land use designation in which it is constructed.

**Table 9-3
Park Cost Distribution and Impact Fee**

Land Use Category	Total Estimated Available Square Feet	Persons per Household	Impact Factor per Sq.Ft. adjusted for Persons per Household	% Impact	\$ Impact
Very Low Density Residential	217,800	3.317	722,348	1.5%	\$ 190,830
Low Density Residential	11,626,420	3.317	38,559,782	80.5%	\$ 10,186,749
Low Medium Density Residential	1,465,800	3.317	4,861,421	10.1%	\$ 1,284,294
Medium Density Multi-family Residential	1,106,700	2.237	2,475,694	5.2%	\$ 654,030
High Density Multi-family Residential	145,838	2.237	326,240	0.7%	\$ 86,186
Mixed Use (Residential)	431,832	2.237	966,010	2.0%	\$ 255,201
Total Residential	14,994,390		47,911,496	100%	\$ 12,657,291

Persons per Household Factor based on U.S. Census, American Community Survey Table B25032 (Tenure by Units in Structure) and B25033 (Total Population in Occupied Housing Units by Tenure by Units in Structure)

**Table 9-4
Park Cost Distribution and Impact Fee**

Land Use Category	\$ Impact	Total Estimated Available Square Feet	Fee per 1,000 Sq. Ft.
Very Low Density Residential	\$190,830	217,800	\$876.17
Low Density Residential	\$10,186,749	11,626,420	\$876.17
Low Medium Density Residential	\$1,284,294	1,465,800	\$876.17
Medium Density Multi-family Residential	\$654,030	1,106,700	\$590.97
High Density Multi-family Residential	\$86,186	145,838	\$590.97
Mixed Use (Residential)	\$255,201	431,832	\$590.97

SECTION 10 - MUNICIPAL FACILITIES

The following General Plan Objectives and Policies in the General Plan's Chapter 6, Public Services and Facilities, provide the foundation for the City's provisions of general government facilities.

PSCF-G-3 Provide public and cultural facilities that contribute to Lemoore's positive image, enhance community identity, and meet the civic and social needs of residents.

LU-G-1 Promote a sustainable, balanced land use pattern that satisfies existing needs and safeguards future needs of the City.

LU-G-3 Ensure that new development provides for infrastructure, schools, parks, neighborhood shops, and community facilities in close proximity to residents.

LU-G-12 Provide appropriate settings for a diverse range of civic, institutional, and community land uses.

10.1 - Methodology for Calculating General Municipal Facilities Impact Fee

In Lemoore, municipal facilities currently consist of City Hall, Council Chambers, Civic Auditorium, Cinnamon Municipal Complex Offices, and Veterans Memorial Hall. Community facilities are the network of public and private institutions that support the civic and social needs of the population. In addition to serving general local government functions, they offer a variety of recreational, artistic, and educational programs and special events.

The methodology for calculating the estimated costs for future municipal facilities in Lemoore utilizes a cost component for facilities operated by the City of Lemoore. Since additional facilities will be constructed over time, an incremental expansion method is utilized. Table 10-1 uses the estimated replacement cost from the 2017 Impact Fee Study and increases them by the cumulative Construction Cost Index increases from 2017 to 2023. Table 10-2 distributes the cost amongst the land use designations, adjusting the impact intensity by the work/non-work weighting factor. Table 10-3 divides the dollar amount impact by the estimated available square footage to determine the impact fee.

10.2 - General Municipal Facilities Impact, Need, and Cost

The 2017 Impact Fee Study estimated the replacement cost of the municipal facility buildings. This is shown in Table 10-1. The table also estimates the proportional square footage increase based on the population increase and increases the cost from 2017 to 2023 using the Construction Cost Index in Table 3-7.

**Table 10-1
Proposed Municipal Facilities**

Site	Existing Square Feet	Replacement Cost 2017	Needed Proportional Increase based on Population Increase	Cost in 2023 with cumulative increase in costs	Cost of Needed Proportional Increase in 2023 Dollars
City Hall	10,528	\$ 1,842,400	4,722		
Council Chambers	4,710	\$ 824,250	2,113		
Civic Auditorium	6,092	\$ 1,743,700	2,732		
Cinnamon Municipal Complex	12,752	\$ 1,554,000	5,720		
Veterans Memorial Hall	5,624	\$ 984,200	2,522		
Total	39,706	\$ 6,948,550	17,809	\$ 10,164,992	\$ 4,559,183
Average Cost Per Sq Ft.		\$ 175		\$ 256	

10.3 - Determination of Calculating Municipal Facilities Impact Fee

Table 10-2 distributes the cost amongst the land use designations, adjusting the impact intensity by the work/non-work weighting factor. Table 10-3 divides the dollar amount impact by the estimated available square footage to determine the impact fee.

**Table 10-2
Municipal Facilities Cost Distribution and Fee**

Land Use Designation	Total Estimated Available Square Feet	Work Hours vs. Non-Work Hours Weighting Factor	Impact Intensity adjusted for Work/Non-Work Factor	% Impact	\$ Impact
Very Low Density Residential	217,800	3.2	696,960	1.24%	\$ 56,659
Low Density Single Family Res	11,626,420	3.2	37,204,544	66.34%	\$ 3,024,550
Low Medium Density Resident	1,465,800	3.2	4,690,560	8.36%	\$ 381,320
Medium Density Multi-Family I	1,106,700	3.2	3,541,440	6.31%	\$ 287,902
High Density Multi-Family Resi	145,838	3.2	466,682	0.83%	\$ 37,939
Mixed Use (Residential)	431,832	3.2	1,381,862	2.46%	\$ 112,339
Residential Subtotal	14,994,390		47,982,048	86%	3,900,709
Mixed Use (Commercial)	661,241	1.0	661,241	1.18%	\$ 53,756
Neighborhood Commerical	290,763	1.0	290,763	0.52%	\$ 23,638
Regional Commercial	1,408,077	1.0	1,408,077	2.51%	\$ 114,470
Professional Office	76,766	1.0	76,766	0.14%	\$ 6,241
Community Facilities	677,069	1.0	677,069	1.21%	\$ 55,042
Parks/Recreation	0	1.0	0	0.00%	\$ -
Light Industrial	4,971,938	1.0	4,971,938	8.87%	\$ 404,195
Heavy Industrial	13,939	1.0	13,939	0.02%	\$ 1,133
Non-residential Subtotal	8,099,793		8,099,793	14%	658,474
Total	23,094,183		56,081,841		\$ 4,559,183

**Table 10-3
Proposed Municipal Facilities Impact Fee**

Land Use Designation	\$ Impact	Total Estimated Available Square Feet	Fee per 1,000 Sq. Ft.
Very Low Density Residential	\$56,659	217,800	\$260.14
Low Density Single Family Residential	\$3,024,550	11,626,420	\$260.14
Low Medium Density Residential	\$381,320	1,465,800	\$260.14
Medium Density Multi-Family Residential	\$287,902	1,106,700	\$260.14
High Density Multi-Family Residential	\$37,939	145,838	\$260.14
Mixed Use (Residential)	\$112,339	431,832	\$260.14
Mixed Use (Commercial)	\$53,756	661,241	\$81.30
Neighborhood Commercial	\$23,638	290,763	\$81.30
Regional Commercial	\$114,470	1,408,077	\$81.30
Professional Office	\$6,241	76,766	\$81.30
Community Facilities	\$55,042	677,069	\$81.30
Parks/Recreation	\$ -	-	-
Light Industrial	\$404,195	4,971,938	\$81.30
Heavy Industrial	\$1,133	13,939	\$81.30

SECTION 11 - COMMUNITY RECREATION FACILITIES

The following General Plan Objectives and Policies in the General Plan's Chapter 6, Public Services and Facilities, provide the foundation for the City's provisions of community recreation facilities.

PSCF-G-3 Provide public and cultural facilities that contribute to Lemoore's positive image, enhance community identity, and meet the civic and social needs of residents.

LU-G-1 Promote a sustainable, balanced land use pattern that satisfies existing needs and safeguards future needs of the City.

LU-G-3 Ensure that new development provides for infrastructure, schools, parks, neighborhood shops, and community facilities in close proximity to residents.

11.1 - Methodology for Calculating Community Recreation Facilities Impact Fee

The Lemoore Recreation Center is a popular, well-used indoor recreation facility at the Cinnamon Complex. As the population increases, there will be a need to expand the space in which to provide recreational services.

The methodology for calculating the estimated costs for future community recreational facilities in Lemoore utilizes a cost component for facilities operated by the City of Lemoore. Since additional facilities will be constructed over time, an incremental expansion method is utilized. Table 11-1 uses the estimated replacement cost from the 2017 Impact Fee Study and increases them by the cumulative Construction Cost Index increases from 2017 to 2023. Table 11-2 distributes the cost amongst the land use designations, adjusting the impact intensity by the work/non-work weighting factor. Table 11-3 divides the dollar amount impact by the estimated available square footage to determine the impact fee.

11.2 - Community Recreation Facilities Impact, Need, and Cost

The 2017 Impact Fee Study estimated the replacement cost of the municipal facility buildings. This is shown in Table 11-1. The table also estimates the proportional square footage increase based on the population increase and increases the cost from 2017 to 2023 using the Construction Cost Index in Table 3-7.

**Table 11-1
Community Recreation Facilities Replacement Cost in 2023 Dollars**

Site	Existing Square Feet	Replacement Cost 2017	Needed Proportional Increase based on Population Increase	Cost in 2023 with cumulative increase in costs	Cost of Needed Proportional Increase in 2023 Dollars
Soccer Facility	5,700	\$ 137,000	2,557		
Storage	3,462	\$ 251,125	1,553		
Playground	990	\$ 188,825	444		
Dance Studio	2,600	\$ 348,425	1,166		
Bathrooms	690	\$ 181,600	309		
Kitchen	690	\$ 291,600	309		
Day Camp	1,970	\$ 499,625	884		
Pal Room	2,295	\$ 338,450	1,029		
Crossfit Space	4,028	\$ 717,500	1,807		
Gun Range	11,000	\$ 665,000	4,934		
Boxing Ring	560	\$ 6,000	251		
Gymnastics Area	1,681	\$ 5,000	754		
Basketball Courts	5,400	\$ 40,000	2,422		
Total	41,066	\$ 3,670,150	18,419	\$ 5,369,040	\$ 2,408,112
Average Cost Per Sq Ft.		\$ 89		\$ 131	

11.3 - Determination of Calculating Community Recreation Impact Fee

Table 11-2 distributes the cost amongst the land use designations, adjusting the impact intensity by the work/non-work weighting factor. Table 11-3 divides the dollar amount impact by the estimated available square footage to determine the impact fee.

**Table 11-2
Community Recreation Facilities Cost Distribution and Fee**

Land Use Designation	Total Estimated Available Square Feet	Work Hours vs. Non-Work Hours Weighting Factor	Impact Intensity adjusted for Work/Non-Work Factor	% Impact	\$ Impact
Very Low Density Residential	217,800	3.2	696,960	1.24%	\$ 29,927
Low Density Single Family Residential	11,626,420	3.2	37,204,544	66.34%	\$ 1,597,535
Low Medium Density Residential	1,465,800	3.2	4,690,560	8.36%	\$ 201,409
Medium Density Multi-Family Residential	1,106,700	3.2	3,541,440	6.31%	\$ 152,067
High Density Multi-Family Residential	145,838	3.2	466,682	0.83%	\$ 20,039
Mixed Use (Residential)	431,832	3.2	1,381,862	2.46%	\$ 59,336
Residential Subtotal	14,994,390		47,982,048	86%	\$ 2,060,313
Mixed Use (Commercial)	661,241	1.0	661,241	1.18%	\$ 28,393
Neighborhood Commercial	290,763	1.0	290,763	0.52%	\$ 12,485
Regional Commercial	1,408,077	1.0	1,408,077	2.51%	\$ 60,462
Professional Office	76,766	1.0	76,766	0.14%	\$ 3,296
Community Facilities	677,069	1.0	677,069	1.21%	\$ 29,073
Parks/Recreation	0	1.0	0	0.00%	\$ -
Light Industrial	4,971,938	1.0	4,971,938	8.87%	\$ 213,491
Heavy Industrial	13,939	1.0	13,939	0.02%	\$ 599
Non-residential Subtotal	8,099,793		8,099,793	14%	\$ 347,799.00
Total	23,094,183		56,081,841		\$ 2,408,112

**Table 11-3
Proposed Community Recreation Facilities Impact Fee**

Land Use Designation	\$ Impact	Total Estimated Available Square Feet	Fee per 1,000 Sq. Ft.
Very Low Density Residential	\$29,927	217,800	\$137.41
Low Density Single Family Residential	\$1,597,535	11,626,420	\$137.41
Low Medium Density Residential	\$201,409	1,465,800	\$137.41
Medium Density Multi-Family Residential	\$152,067	1,106,700	\$137.41
High Density Multi-Family Residential	\$20,039	145,838	\$137.41
Mixed Use (Residential)	\$59,336	431,832	\$137.41
Mixed Use (Commercial)	\$28,393	661,241	\$42.94
Neighborhood Commercial	\$12,485	290,763	\$42.94
Regional Commercial	\$60,462	1,408,077	\$42.94
Professional Office	\$3,296	76,766	\$42.94
Community Facilities	\$29,073	677,069	\$42.94
Parks/Recreation	-	-	-
Light Industrial	\$213,491	4,971,938	\$42.94
Heavy Industrial	\$599	13,939	\$42.94

SECTION 12 - CIRCULATION FACILITIES

The following General Plan Objectives and Policies in the General Plan's Chapter 4, Circulation, provide the foundation for the City's provisions of circulation infrastructure.

C-G-6 Provide a wide variety of transportation alternatives and modes serving all residents and businesses to enhance the quality of life and increase pedestrian safety.

C-G-7 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.

C-G-9 Maintain acceptable levels of service and ensure that future development and the circulation system are in balance.

C-G-10 Ensure that new development pays its fair share of the costs of transportation facilities.

12.1 - Methodology for Calculating Circulation Impact Fee

Table 12-1 lists the identified improvements. Each of these improvements has an estimated cost, which is summed to obtain an estimated total cost of new circulation infrastructure needed to support new growth. Table 12-2 lists typical land uses along with their corresponding land use found in the Institute of Traffic Engineers (ITE) Manual. Because some uses' vehicle trips are more often a result of what is called a pass-by trip (i.e., getting fuel for the car while on the way to work), Table 12-3 estimates an adjustment factor to adjust the raw daily trip estimates. Table 12-4 makes this adjustment and provides a trip demand factor for each identified use and develops a trip demand factor for each land use. Table 12-5 uses the estimated total future residential unit square footage and total future non-residential square footage to estimate the total future vehicle trips. Table 12-6 divides the total costs from Table 12-1 by the total trips from Table 12-5 to generate a cost per vehicle trip. Table 12-7 identifies the impact fee by multiplying the trip demand factor from Table 12-4 by the cost per vehicle trip in Table 12-6.

12.2 - Circulation Infrastructure Impact, Need, and Cost

Table 12-1 lists the identified circulation improvements that would be needed to accommodate future growth. Each of these improvements has an estimated cost, which is summed to obtain an estimated total cost of new circulation infrastructure needed to support new growth.

**Table 12-1
Traffic Circulation Costs**

Item	Count	Unit	Unit Cost	Total Facilities
Arterial Roadway Improvements	6.50	miles	\$1,986,967	\$12,915,283
Collector Roadway Improvements	7.15	miles	\$800,213	\$5,721,525
Intersection Improvements	3	number	\$600,000	\$1,800,000
Traffic Signal Improvements	19	number	\$850,000	\$16,150,000
Railroad Grade Crossing Separation	3	number	\$15,000,000	\$45,000,000
Caltrans Improvements	2	interchanges	\$1,000,000	\$2,000,000
Subtotal				\$83,586,809
Contingency			15%	\$12,538,021
Engineering			15%	\$12,538,021
Arterial Right of Way in Excess of 42 feet wide*	446,160.00	square feet	\$2.296	\$1,024,383
Total Traffic Circulation Costs				\$109,687,235

* Square feet is the linear miles of arterials and limited arterials multiplied by 13 feet. Unit cost is \$90,000 per acre converted to square feet.

12.3 - Determination of Circulation Impact Fee

Table 12-2 lists typical land uses along with their corresponding land use found in the Institute of Traffic Engineers (ITE) Manual. The ITE Manual provides an industry standard for estimating vehicle trips by land use. Because some uses' vehicle trips are more often a result of what is called a pass-by trip (i.e., getting fuel for the car while on the way to work), Table 12-3 estimates an adjustment factor to adjust the raw daily trip estimates.

**Table 12-2
Land Use Category and Corresponding ITE Category**

Land Use Category	Corresponding ITE Category
Single-Family Residential	Single Family Detached Housing (210)
Multi-Family Residential	Apartment (220)
Senior Residential/Assisted Living	Senior Adult Housing - Attached (252)
Hotel/Motel (per room)	Midpoint of Hotel (310) and Motel (320)
Retail (100,000 SF or less) (unless more specifically listed)	Shopping Center (820)
Retail (greater than 100,000 SF)	Shopping Center (820)
Convenience Store - without gas station	Convenience Market (Open 15-16 hours) (852)
Gas Station - with or without convenience store	Gasoline/Service Station (Avg. of 944 and 945)
Motor vehicle sales, minor and major repair	Automobile Care Center (942)
Restaurant - no drive-thru	Restaurant (Avg. of 931 and 932)
Restaurant with drive-thru - stand-alone	Fast-Food Restaurant w/ Drive-Through Window (934)
Restaurant with drive-thru within a shopping center	Pro-rated from 4:1 ratio of Categories 820 and 930
General Office / Bank	General Office Building (710)
Medical/Dental Office	Medical-Dental Office Building (720)
Government	Government Office Building (730)
Industrial/Service Commercial	Avg. of Gen. Light Ind. (110) & Gen. Heavy Ind. (120)
Warehouse/Distribution < 100,000 sq.ft.	Warehousing (150)
Warehouse/Distribution > 100,000 sq.ft. or Mini-storage	Special Traffic Analysis in Central Valley
Religious Institution or Facility	Church (560)

**Table 12-3
Land Use Category Adjustment Factor**

Land Use Category	Primary Trips	Diverted Trips	Pass-by Trips	Trip Type Factor	Trip Length Factor	Adjustment Factor
Single-Family Residential	86%	11%	3%	94%	1.145	1.0791
Multi-Family Residential	86%	11%	3%	94%	1.145	1.0791
Senior Residential/Assisted Living	86%	11%	3%	94%	1.145	1.0791
Hotel/Motel (per room)	58%	38%	4%	87%	1.101	0.9528
Retail (100,000 SF or less) (unless more specifically listed)	45%	40%	15%	75%	0.754	0.5652
Retail (greater than 100,000 SF)	47%	31%	22%	70%	0.754	0.5294
Convenience Store - without gas station	21%	51%	28%	59%	0.623	0.3692
Gas Station - with or without convenience store	21%	28%	51%	42%	0.406	0.1704
Motor vehicle sales, minor and major repair	21%	51%	28%	59%	0.406	0.2404
Restaurant - no drive-thru	51%	37%	12%	79%	0.681	0.5364
Restaurant with drive-thru - stand-alone	51%	12%	37%	60%	0.681	0.4087
Restaurant with drive-thru within a shopping center	51%	12%	37%	60%	0.681	0.4087
General Office / Bank	77%	19%	4%	91%	1.275	1.1638
Medical/Dental Office	60%	30%	10%	83%	0.928	0.7652
Government	50%	34%	16%	76%	0.870	0.6565
Industrial/Service Commercial	79%	19%	2%	93%	1.304	1.2163
Warehouse/Distribution < 100,000 sq.ft.	92%	5%	3%	96%	1.696	1.6236
Warehouse/Distribution > 100,000 sq.ft. or Mini-storage	92%	5%	3%	96%	1.696	1.6236
Religious Institution or Facility	64%	25%	11%	83%	0.739	0.6116

Table 12-4 multiplies the adjustment factor from Table 12-3 by the average daily trips identified in the ITE Manual to determine a trip demand factor for each identified use. The trip demand factor represents the adjusted number of vehicle trips generated by the use per unit. Residential units are the number of dwelling units, and most commercial uses are on a per 1,000-square-foot basis. However, hotel units are the number of hotel rooms, and gas stations are the number of fueling positions (i.e., gas pumps). For hotels, senior residences, and gas stations, using a factor other than building square footage provides a more reasonable relationship between the impact and the fee.

**Table 12-4
Trip Demand Factor by Land Use Category with Adjustment Factor**

Land Use Category	Adjustment Factor	Avg. Daily Trips	Adjust Residential Dwellings to 1000 Sqft.	Units	Trip Demand Factor
Single-Family Residential	1.0791	9.57	4.93	1,000 Sq.Ft.	5.32
Multi-Family Residential	1.0791	6.72	6.40	1,000 Sq.Ft.	7.25
Senior Residential/Assisted Living	1.0791	3.48		Bed	3.76
Hotel/Motel (per room)	0.9528	6.90		Room	6.57
Retail (100,000 SF or less) (unless more specifically listed)	0.5652	42.94		1,000 Sq.Ft.	24.27
Retail (greater than 100,000 SF)	0.5294	42.94		1,000 Sq.Ft.	22.73
Convenience Store - without gas station	0.3692	31.02		1,000 Sq.Ft.	11.45
Gas Station - with or without convenience store	0.1704	165.67		Fueling Position	28.24
Motor vehicle sales, minor and major repair	0.2404	23.72		1,000 Sq.Ft.	5.70
Restaurant - no drive-thru	0.5364	108.55		1,000 Sq.Ft.	58.23
Restaurant with drive-thru - stand-alone	0.4087	496.12		1,000 Sq.Ft.	202.76
Restaurant with drive-thru within a shopping center	0.4087	133.38		1,000 Sq.Ft.	54.51
General Office / Bank	1.1638	11.01		1,000 Sq.Ft.	12.81
Medical/Dental Office	0.7652	33.87		1,000 Sq.Ft.	25.92
Government	0.6565	11.95		1,000 Sq.Ft.	7.85
Industrial/Service Commercial	1.2163	4.24		1,000 Sq.Ft.	5.16
Warehouse/Distribution < 100,000 sq.ft.	1.6236	2.62		1,000 Sq.Ft.	4.25
Warehouse/Distribution > 100,000 sq.ft. or Mini-storage	1.6236	1.26		1,000 Sq.Ft.	2.05
Religious Institution or Facility	0.6116	9.11		1,000 Sq.Ft.	5.57

Table 12-5 uses the estimated total future residential units and total future non-residential square footage to estimate the total future vehicle trips. Table 12-6 divides the total costs from Table 12-1 by the total trips from Table 12-5 to generate a cost per vehicle trip.

**Table 12-5
Estimated Total Trips from New Growth**

Land Use Designation	Estimated Units	Estimated Sq. Ft.	Avg Daily Trips	Trips from New Growth
Very Low Density Residential	99		9.57	947
Low Density Single Family Residential	5,993		9.57	57,353
Low Medium Density Residential	1,396		6.72	9,381
Medium Density Multi-Family Residential	1,054		6.72	7,083
High Density Multi-Family Residential	154		6.72	1,035
Total Residential				75,799
Neighborhood Commercial		290,763	42.94	12,485
Regional Commercial		1,408,077	42.94	60,463
Professional Office		76,766	11.01	845
Total Commercial		1,775,606		73,793
Mixed Use Residential		431,832	6.72	2,902
Mixed Use Commercial		661,241	42.94	28,394
Total Mixed Use		1,093,073		31,296
Light Industrial		4,971,938	2.62	13,026
Heavy Industrial		13,939	4.24	59
Total Industrial		4,985,877		13,086
Community Facilities		677,069	11.95	8,091
Parks/Recreation		0	6.41	0
Total Public		677,069		8,091
Total Estimated Trips from New Growth				202,065

**Table 12-6
Cost per Trip Estimate**

Costs Needed from Impact Fees	\$109,687,235
Total Estimated Trips from New Growth	202,065
Cost per Trip applied to Fees	\$542.83

Table 12-7 identifies the impact fee by multiplying the trip demand factor from Table 12-4 by the cost per vehicle trip in Table 12-6. Residential fees are based on the number of dwelling units, and most commercial uses are based on a per 1,000-square-foot basis. However, senior residences are based on the number of beds, hotels are based on the number of hotel rooms, and gas stations are based on the number of fueling positions. Fees are shown below.

**Table 12-7
Circulation Facilities Fee**

Land Use Category	Cost Per Trip	Trip Demand Factor	Circulation Fee per Unit	Unit
Single-Family Residential	\$542.83	5.32	\$2,889.58	1,000 Sq.Ft.
Multi-Family Residential	\$542.83	7.25	\$3,936.35	1,000 Sq.Ft.
Senior Residential/Assisted Living	\$542.83	3.76	\$2,038.47	Bed
Hotel/Motel (per room)	\$542.83	6.57	\$3,568.58	Room
Retail (100,000 SF or less)	\$542.83	24.27	\$13,174.76	1,000 Sq.Ft.
Retail (greater than 100,000 SF)	\$542.83	22.73	\$12,340.36	1,000 Sq.Ft.
Convenience Store - without gas station	\$542.83	11.45	\$6,217.49	1,000 Sq.Ft.
Gas Station - with or without convenience store	\$542.83	28.24	\$15,327.36	Fueling Position
Motor vehicle sales, minor and major repair	\$542.83	5.70	\$3,095.83	1,000 Sq.Ft.
Restaurant - no drive-thru	\$542.83	58.23	\$31,607.81	1,000 Sq.Ft.
Restaurant with drive-thru - stand-alone	\$542.83	202.76	\$110,065.71	1,000 Sq.Ft.
Restaurant with drive-thru within a shopping center	\$542.83	54.51	\$29,590.75	1,000 Sq.Ft.
General Office / Bank	\$542.83	12.81	\$6,955.35	1,000 Sq.Ft.
Medical/Dental Office	\$542.83	25.92	\$14,069.07	1,000 Sq.Ft.
Government	\$542.83	7.85	\$4,258.75	1,000 Sq.Ft.
Industrial/Service Commercial	\$542.83	5.16	\$2,799.45	1,000 Sq.Ft.
Warehouse/Distribution < 100,000 sq.ft.	\$542.83	4.25	\$2,309.10	1,000 Sq.Ft.
Warehouse/Distribution > 100,000 sq.ft. or Mini-storage	\$542.83	2.05	\$1,110.48	1,000 Sq.Ft.
Religious Institution or Facility	\$542.83	5.57	\$3,024.63	1,000 Sq.Ft.
Other Uses Option	\$542.83	Est. trips *	\$542.83	trip

The Other Uses Option at the bottom of Table 12-7 can be used for uses that do not fit into one of the listed land use categories. In these cases, the estimated trips can be identified by a traffic impact assessment prepared specifically for that use or some other method that is acceptable to the Public Works Director.

SECTION 13 - REFUSE COLLECTION VEHICLES AND CONTAINERS

The following General Plan Objectives and Policies in the General Plan's Chapter 6, Public Utilities, address the planning, provision, and maintenance of solid waste systems and other facilities operated by the City and required under State law.

PU-G-4 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.

The City of Lemoore Public Works Department (PWD) is responsible for providing water, wastewater, stormwater, and refuse services to residents. The Kings Waste and Recycling Authority (KWRA) is responsible for solid waste and hazardous waste disposal and carries out its duties with assistance from the City's PWD collection.

13.1 - Methodology for Calculating Refuse/Recycling Collection Impact Fee

In Lemoore, while the cost to collect and dispose of refuse and recyclable solid waste is covered by user fees, the cost to provide refuse trucks, containers, and dumpsters is covered by impact fees. New development generates a need for additional trucks, containers, and dumpsters. Table 13-1 estimates the costs of these items. Table 13-2 provides a fee per unit for residential uses. Table 13-3 provides a formula for determining the impact fee for each new based upon the types of commercial dumpsters and residential containers that the use demands.

13.2 - Refuse/Recycling Collection Impact, Need, and Cost

The purchase of new cans and vehicles to service said cans in new developments is a direct impact/cost to new development. Table 13-1 lists the items and today's estimated cost of solid waste trucks, containers, and dumpsters that could be attributed to planned growth. Item costs were provided by the Lemoore Public Works Department.

13.3 - Determination of Calculating Refuse/Recycling Impact Fee

Table 13-1 estimates the residential fee by attributing 0.1 percent of the cost of a new residential (side-load) truck to each new residential unit plus the costs of one residential container. This calculation utilizes an incremental expansion method, meaning equipment/vehicles will be purchased as needed when enough demand and funds accumulate. The impact fee for a residential unit using a residential container is \$663. Since commercial bins vary based on the development size and use, there will be a percentage impact of the cost of the share of a rear-load truck, but the cost of the impact of containers will vary based upon the land use specifics discussed later in the section.

**Table 13-1
Distribution of Refuse/Recycling Impact**

Land Use Category	% Truck per Unit	Item Cost	\$ Impact of Truck	\$ Impact of Container	Fee Per Unit
Residential Unit Using Individual Cans	0.100%	\$ 480,000	\$ 480	\$ 183	\$663
Residential or Commercial Unit Using Dumpster	0.100%	\$ 440,000	\$ 440	see next table	\$440

Table 13-2 estimates the commercial fee by attributing 0.1 percent of the cost of a new commercial truck to each new commercial use plus the costs of however many commercial containers that property requires. The inputs shown for commercial impacts would change based on the uses' actual need. The actual fee is determined on a per-use basis based on the number and type of dumpsters needed by the land use parcel plus \$440 for uses' share of a commercial truck.

**Table 13-2
Commercial Refuse Container Fee**

Type	Fee per Each Dumpster Needed
Commercial Bin	\$1,302
2 cubic yard Dumpster	\$1,393
3 cubic yard Dumpster	\$1,731
4 cubic yard Dumpster	\$1,649
6 cubic yard Dumpster	\$2,133

SECTION 14 - COMPARISON OF PROPOSED FEES TO PREVIOUS FEES AND FEES OF NEARBY CITIES

State law does not require that fees be compared to previous studies or to other cities' fees. However, both public officials and developers usually like to have some idea about how the recommended impact fees compare with other cities' impact fees. This section compares the proposed fees with Lemoore's current fees and the fees of other nearby cities.

14.1 - Comparison to the Current Impact Fee Schedule

The following two tables compare the proposed impact fee with the existing impact fee. Table 14-1 compares a hypothetical 40-unit single-family subdivision on 8 acres and a hypothetical 40-unit multi-family residential project on 2.5 acres. Table 14-2 compares a hypothetical 15,000 sq. ft. neighborhood commercial center on 1.5 acres and a 40,000 sq. ft. industrial building on 5 acres. Both proposed and current fees are shown for each of the four scenarios.

**Table 14-1
Comparison of Proposed and Current Fees - Residential**

FEE	40 1,940 Sq. Ft. Single-Family Dwelling Units on 8 Acres		40 947 Sq.Ft. Multi-Family Residential Dwelling Units on 2.5 Acres	
	Proposed	Current	Proposed	Current
Water	\$111,462 ↑	\$34,840	\$47,690 ↑	\$25,240
Wastewater	\$87,970 ↓	\$101,000	\$58,324 ↓	\$74,200
Storm Water	\$47,728 ↑	\$29,200	\$26,101 ↑	\$22,960
Fire	\$13,368 ↓	\$32,800	\$16,369 ↓	\$24,880
Law Enforcement	\$7,177 ↓	\$32,160	\$7,510 ↓	\$20,160
Parks	\$67,991 ↓	\$72,120	\$22,386 ↓	\$54,720
Community Recreational	\$10,663 ↓	\$17,240	\$5,205 ↓	\$13,080
Municipal Facilities	\$20,187 ↓	\$26,560	\$9,854 ↓	\$20,160
Refuse Costs	\$26,520 ↑	\$12,240	\$22,793 ↓	\$28,920
Circulation Cost	\$224,231 ↑	\$195,880	\$149,109 ↑	\$143,560
TOTAL	\$617,297	\$554,040	\$365,341	\$427,880
Total Increase / Total % Increase	\$63,257	11.4%	-\$62,539	-14.6%
Total Increase per One Housing Unit	\$1,581.42		-\$1,563.47	

Comparison of Proposed Fees to Previous Fees and Fees of Nearby Cities

**Table 14-2
Comparison of Proposed and Current Fees – Commercial and Industrial**

FEE	15,000 Sq. Ft. Neighborhood Commercial Center on 1.5 Acres		40,000 Sq. Ft. Industrial Building on 5 Acres	
	Proposed	Current	Proposed	Current
Water	\$23,756 ↑	\$13,065	\$89,986 ↑	\$34,840
Wastewater	\$13,814 ↓	\$37,875	\$51,498 ↓	\$101,000
Stormwater	\$17,898 ↑	\$11,595	\$59,660 ↑	\$29,080
Fire	\$11,569 ↑	\$7,890	\$5,623 ↓	\$21,040
Law Enforcement	\$7,867 ↓	\$33,180	\$2,330 ↓	\$12,000
Parks	\$0	\$0	\$0	\$0
Community Recreation	\$2,061 ↑	\$0	\$1,718 ↑	\$0
Municipal Facilities	\$1,219 ↓	\$9,075	\$3,252 ↓	\$21,640
Refuse Costs	\$1,833 ↓	\$2,892	\$2,573 ↓	\$2,892
Circulation Cost	\$185,105 ↑	\$98,250	\$111,978 ↑	\$39,160
TOTAL	\$265,123	\$213,822	\$328,617	\$261,652
Total Increase / Total % Increase	\$51,301	24.0%	\$66,965	25.6%

The tables show that there will be a net increase in fees for single-family residential, commercial, and industrial developments and a net decrease in fees for multi-family developments. However, because residential fees will now be calculated by square feet instead of per unit, the amount of the increase will be partially dependent on the size of the housing unit being constructed.

14.2 - Comparison to Other Cities' Impact Fees

Table 14-3 compares the proposed fees for a new single-family home with other nearby cities' fees by estimating the fees for a single-family residence in each of the cities. The comparison is not completely comparable because cities charge for different impacts, and each city's impacts are unique to their city. The table shows Lemoore's proposed fees to be higher than the current fees of nearby cities. However, since Lemoore's fees are based on square footage and the other cities' fees are per housing unit, smaller homes will pay less fees in Lemoore.

Comparison of Proposed Fees to Previous Fees and Fees of Nearby Cities

**Table 14-3
Single Family Residential Fees Comparison to Nearby Cities**

Converted to Per Unit assuming a 1,940 sq.ft. house	Lemoore	Hanford	Selma	Visalia
Water	\$2,787	\$2,816		
Wastewater	\$2,199	\$2,411	\$770	
Storm Water	\$5,966	\$2,741	\$5,998	\$3,112
Fire	\$334	\$620	\$531	\$575
Police	\$179	\$336	\$533	\$526
Parks	\$1,700	\$3,109	\$7,168	\$2,550
Municipal Facilities	\$505		\$585	\$692
Community Recreation	\$0		\$2,097	
Circulation	\$5,606	\$3,891	\$1,894	\$7,156
Refuse	\$663	\$561		
Total	\$19,939	\$16,484	\$19,576	\$11,498

Table 14-4 compares the proposed fees for a multi-family home with other nearby cities' fees by estimating the fees for a multi-family residence in each of the cities. The comparison is not completely comparable because cities charge for different impacts, and each city's impacts are unique to their city. The table shows Lemoore's proposed fees to be about in the middle of nearby cities' fees. However, since Lemoore's fees are based on square footage and the other cities' fees are per housing unit, smaller homes will pay less fees in Lemoore.

Comparison of Proposed Fees to Previous Fees and Fees of Nearby Cities

**Table 14-4
Multi-family Residential Fees Comparison to Nearby Cities**

Converted to Per Unit assuming a 947 sq.ft. apartment	Lemoore	Hanford	Selma	Visalia
Water	\$1,192	\$953		
Wastewater	\$1,458	\$1,760	\$731	
Storm Water	\$3,263	\$411	\$1,688	\$723
Fire	\$409	\$175	\$1,838	\$144
Police	\$188	\$161	\$1,504	\$564
Parks	\$560	\$2,459	\$6,814	\$2,243
Municipal Facilities	\$130		\$585	\$614
Community Recreation	\$246		\$1,994	
Circulation Cost	\$3,728	\$2,732	\$1,264	\$5,025
Refuse Costs	\$570	\$561		
Total	\$11,744	\$9,213	\$16,420	\$9,313

Table 14-5 compares the proposed fees for 1,000 sq. ft. of commercial space with other nearby cities' fees by estimating the fees in each of the cities. The comparison is not completely comparable because cities charge for different impacts, and each city's impacts are unique to their city. The table shows Lemoore's proposed fees to be higher than nearby cities' fees.

**Table 14-5
Regional Commercial Fees Comparison to Nearby Cities**

Per 1,000 Sq. Ft.	Lemoore	Hanford	Selma	Visalia
Water	\$1,584	\$1,047		
Wastewater	\$921	\$835	\$90	
Storm Water	\$1,492	\$617	\$790	\$859
Fire	\$610	\$433	\$80	\$211
Police	\$845	\$304	\$460	\$965
Parks	\$0	\$0	\$0	\$0
Municipal Facilities	\$81		\$100	\$579
Community Recreation	\$0		\$0	\$0
Circulation Cost	\$13,175	\$11,342	\$4,308	\$11,781
Refuse Costs	\$1,833	\$983		
Total per 1000 sq. ft	\$20,540	\$15,561	\$5,828	\$14,394

SECTION 15 - IMPLEMENTATION

The new impact fees will be effective 60 days after they are adopted by resolution by the City Council. In order to effectively implement the impact fee program, several practices and procedures must be established. This section discusses accounting, collection, and reimbursement.

15.1 - Accounting

Proceeds from the development impact fees must be collected and segregated into separate accounts to ensure that fees are used for the purposes and projects for which the fees are collected. The City need not provide separate accounts for different projects or improvements that are part of a specific impact fee and can utilize these monies for any project included in the original fee justification based on present-day priorities. This means that they can be used for new infrastructure and facilities identified in the master plans as necessary to accommodate new development.

15.2 - Collection of Fees

Government Code Section 66007, adopted in 2007, states that the agency shall not require the collection of impact fees for residential development projects until either the final inspection has been made or the certificate of occupancy has been issued, whichever comes first. Most cities meet this requirement by identifying the amount of the fees when the building permit is issued and then flagging the project so that final inspection is not given until the fees are paid. This code section does not apply to non-residential development projects.

15.3 - Non-conforming Buildings and Replacement Buildings

There can be uncertainty about whether to collect impact fees when it is found that a building or dwelling has been constructed without proper building permits. When an unpermitted building or dwelling is discovered by the City and made to obtain a building code conformance permit, impact fees should also be paid. However, if a building that was previously being used is demolished, then the square footage of the demolished building can be applied as a credit.

15.4 - Credits and Reimbursements

From time to time, there will be instances where a developer may construct an infrastructure improvement for which fees are being collected. In these cases, the City can provide a fee credit in exchange for the actual infrastructure improvement that is constructed. Many cities provide a credit based on the actual costs of construction. However, if actual unit costs are higher than the estimated costs used in this study due to special circumstances, inflation, or otherwise, then those cities will be paying out more than they would have collected. An alternative approach that better protects the City from the risk of cost fluctuation is to only provide a credit based on the unit costs in this report and the master plans it relied upon for

costs. This puts the risk of cost fluctuation on the developer. If costs are higher, the developer must cover that cost. Conversely, if the developer can build the infrastructure improvements for less, then the developer gets to keep those cost savings.

It is recommended that the amount of any fee credits be specifically identified in writing and approved by the City Engineer prior to the approval of a final map for a residential project or issuance of a building permit for a non-residential project. If the amount to be credited is greater than the amount of the impact fee, a cash reimbursement can be identified in writing and approved by the Public Works Director and the City Manager. The cash reimbursement for residential projects should be paid at final occupancy (the same time the fees are paid). All credits must be paid from their respective impact fee account. One account cannot pay a credit for another account.

Table 15-1 lists the types of credits and credit amounts that can be provided if the developer constructs improvements. The amount of the credit should be adjusted at the same rate that the impact fees are adjusted.

For water, wastewater, and storm drain pipelines, the reimbursement credit is the difference between the master plan estimated cost of an 8-inch water line and the master plan cost of the required size, the master plan estimated cost of an 8-inch wastewater line and the master plan estimated cost of the required size, and the master plan estimated cost of a 12-inch storm drain line and the master plan estimated cost of the required size. There will be no credits given for 8-inch water and wastewater line installation or 12-inch storm drain line installation.

**Table 15-1
Available Impact Fee Credits from Impact Fee Accounts**

Item	Credit per Unit	Unit
Water Reimbursable Items		
8" Pipeline – not reimbursable	\$180.00	lineal foot
10" Pipeline	\$225.00	lineal foot
12" Pipeline	\$235.00	lineal foot
14" Pipeline	\$310.00	lineal foot
16" Pipeline	\$310.00	lineal foot
20" Pipeline	\$390.00	lineal foot
Storage tank	\$1.50	gallon
Booster Pump (less than 100hp)	\$5,000.00	hp
Booster Pump (bet. 100hp and 500hp)	\$3,000.00	hp
Booster Pump (bet. 600hp and 1,000hp)	\$2,500.00	hp
Booster Pump (1,000hp or larger)	\$2,000.00	hp

NOTE: Actual credit is the difference between the credit amount of an 8" water line and the credit amount of the required size

Table 15-1 (continued)

Available Impact Fee Credits from Impact Fee Accounts

Item	Credit per Unit	Unit
Wastewater Reimbursable Items		
8" Gravity Main – not reimbursable	\$170.00	lineal foot
10" Gravity Main	\$175.00	lineal foot
12" Gravity Main	\$185.00	lineal foot
15" Gravity Main	\$200.00	lineal foot
18" Gravity Main	\$215.00	lineal foot
21" Gravity Main	\$275.00	lineal foot
24" Gravity Main	\$300.00	lineal foot
27" Gravity Main	\$335.00	lineal foot
30" Gravity Main	\$370.00	lineal foot
36" Gravity Main	\$465.00	lineal foot
6" Force Main	\$170.00	lineal foot
8" Force Main	\$175.00	lineal foot
12" Force Main	\$180.00	lineal foot
Lift Station	\$0.50	gallon

NOTE: Actual credit is the difference between the credit amount of an 8" wastewater line and the credit amount of the required size.

Storm Drain Reimbursable Items

12" Pipeline not reimbursable	\$60.00	lineal foot
18" Pipeline	\$90.00	lineal foot
24" Pipeline	\$130.00	lineal foot
30" Pipeline	\$130.00	lineal foot
36" Pipeline	\$130.00	lineal foot
42" Pipeline	\$150.00	lineal foot
Retention Basin	\$18,571.42	acre foot

NOTE: Actual credit is the difference between the credit amount of a 12" storm drain line and the credit amount of the required size.

Circulation Reimbursable Items

Arterial Street Median Curb (both sides)	\$33.00	lineal foot
Arterial Street Median Concrete (16' wide)	\$128.00	lineal foot
Arterial Street Pavement (one side - 22' wide)	\$107.66	lineal foot
Right of Way in Excess of 42' wide half street	\$2.296	square foot
Collector Street Pavement (one side - 18' wide)	\$75.78	lineal foot
Traffic Signal (full)	\$850,000	each
Intersection Improvements (full)	\$600,000	each

Parks Reimbursable Items

Park (land and improvements)	\$583,375.10	acre
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For Circulation, portions of Arterial and Collector streets are reimbursable, per Table 15-1. The credit for traffic signals and intersection improvements is only for developer

construction at a full Arterial/Arterial or Arterial/Collector intersection. The Public Works Director may apply a portion of the credit if a portion of an Arterial or Collector intersection is constructed.

15.5 - Impact Fee Increases

In order to keep up with inflation, it is recommended that impact fees be increased each year by the DGS California Construction Cost Index. This would apply to impacts and fee credits. Some cities, like Lemoore, historically, only raise their fees after performing a study. Others raise them per the Construction Cost Index each year when adopting a new budget. A few cities adopt and direct an automatic increase based on the Construction Cost Index with their approval of the impact fee study. The benefit of that method is that when fees are increased automatically, developers have the ability to predict and rely on the increase. A court case (Kaufman Broad Central Valley v. City of Modesto, 1994) determined that automatic increases of fees would allow a city to collect the full current of fees on a vesting tentative map at the time of building permit, whereas a city can only charge the fees in effect at the time the vesting tentative map was approved if the increases are voted on each year by the City Council. Therefore, it is recommended that the Council's adoption of new fees also approve and direct staff to automatically increase fees (and allowable credits) each year on July 1 by the DGS California Construction Cost Index from the previous year. This would first take effect on July 1, 2025.



711 West Cinnamon Drive • Lemoore, California 93245 • (559) 924-6744

Staff Report

Item No: 6-1

To: Lemoore City Council

From: Randon Reeder, Management Analyst

Date: April 6, 2024

Meeting Date: April 16, 2024

Subject: Resolution 2024-10 – Adopting a Statement of Goals and Policies for the use of the Mello-Roos Community Facilities Act of 1982

Strategic Initiative:

- | | |
|--|--|
| <input checked="" type="checkbox"/> Safe & Vibrant Community | <input type="checkbox"/> Growing & Dynamic Economy |
| <input type="checkbox"/> Fiscally Sound Government | <input type="checkbox"/> Operational Excellence |
| <input type="checkbox"/> Community & Neighborhood Livability | <input type="checkbox"/> Not Applicable |

Proposed Motion:

Approval of Resolution 2024-10, Adopting a Statement of Goals and Policies for the use of the Mello-Roos Community Facilities Act of 1982.

Subject/Discussion:

In July of 2023, City Council approved Ordinance 2023-04, to include City Maintenance Districts in the Municipal Code. Currently the City of Lemoore utilizes Landscape and Light Maintenance Districts (LLMD) and Public Facilities Maintenance Districts (PFMD) throughout various parts of the City.

Pursuant to Section 53312.7(a) of the California Government Code, the City of Lemoore, shall consider and adopt local goals and policies concerning the use of the Mello-Roos Community Facilities Act of 1982 prior to the initiation of proceedings to establish a community facilities district under the Act.

The Local Goals and Policies presented as Attachment A to the resolution attached to this Staff Report provide guidance for the City in proceedings to form a CFD, and in issuing bonds secured by special taxes under the Act. The Policies are intended to be general in nature; specific details will depend on the nature of each particular financing. The Policies are intended to comply with Section 53312.7(a) of the Government Code and are subject to amendment by the City Council at any time. In the event these Policies

conflict with or are incompatible with any provisions of the Act, the provision of the Act shall control.

Financial Consideration(s):

The services eligible to be financed by a CFD shall include all services authorized in the Act such as: Police Services, Fire Protection Services, Street Maintenance, Parks, Storm Drainage, Landscaping and Lighting, etc. In general, none of the services authorized to be provided under the Act shall have priority over the others. The eligibility of a service for financing and the priority for the financing of services will be determined at the sole discretion of the City.

The improvements eligible to be financed by a CFD will be owned by a public agency or public utility and will have a useful life of at least five (5) years. Development proposed within a CFD will be consistent with the City’s general plan and would have received any required legislative approvals. A CFD will not vest any rights to future land use on any properties, including those which are responsible for paying special taxes. The public facilities eligible to be financed through a CFD may include, but shall not be limited to the following:

- Streets
- Street lighting
- Traffic signals and safety lighting
- Landscaping on public property or in public easements
- Sanitary sewer facilities
- Storm drain facilities
- Flood control facilities
- Potable and reclaimed water facilities
- Utility relocations
- Elementary and secondary school sites and facilities
- Libraries
- Parks, recreational and open-space facilities
- Public utilities
- Cultural facilities
- Police and fire protection facilities
- Governmental facilities

Priority for CFD financing shall be given to public facilities which: (a) are necessary for economic development, or (b) are otherwise incident to an economic development project.

Alternatives or Pros/Cons:

Council can reject goals and policies for Community Facilities Districts which will prevent the City from annexing future developments into a Community Facilities District.

Commission/Board Recommendation:

N/A

Staff Recommendation:

Staff recommends Approval of Resolution 2024-10, Adopting a Statement of Goals and Policies for the use of the Mello-Roos Community Facilities Act of 1982.

Attachments:

- Resolution: 2024-10
- Ordinance:
- Map
- Contract
- Other

Review:

- Asst. City Manager
- City Attorney
- City Clerk
- City Manager
- Finance

Date:

- 4/11/24
- 4/11/24
- 4/10/24

RESOLUTION NO. 2024-10

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LEMOORE
ADOPTING A STATEMENT OF GOALS AND POLICIES FOR THE USE OF THE
MELLO-ROOS COMMUNITY FACILITIES ACT OF 1982**

WHEREAS, the City Council of the City of Lemoore proposes to undertake proceedings pursuant to the Mello-Roos Community Facilities Act of 1982, as amended, commencing with Section 53311 of the California Government Code (the "Act"), to form a community facilities district; and

WHEREAS, Section 53312.7(a) of the California Government Code provides that a local agency may initiate proceedings to establish a community facilities district pursuant to the Act only if it has first considered and adopted local goals and policies concerning the use of the Act; and

WHEREAS, attached hereto as Attachment A is a compilation of such goals and policies (the "Goals and Policies") in accordance with the requirements of Government Code Section 53312.7(a); and

WHEREAS, this City Council desires to adopt the Goals and Policies as the City's local goals and policies concerning the use of the Act;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Lemoore as follows:

1. The City Council hereby adopts the Goals and Policies as the City's local goals and policies concerning the use of the Act.
2. The City Manager is hereby authorized and directed to take any actions and do any things which the City Manager may deem necessary or desirable in order to accomplish the purposes of this Resolution.
3. This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED by the City Council of the City of Lemoore at a regular meeting being held on April 16, 2024 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINING:

ATTEST:

APPROVED:

Marisa Avalos
City Clerk

Patricia Matthews
Mayor

ATTACHMENT A

CITY OF LEMOORE STATEMENT OF GOALS AND POLICIES CONCERNING USE OF THE MELLO-ROOS COMMUNITY FACILITIES ACT OF 1982

I. INTRODUCTION

Section 53312.7(a) of the California Government Code requires that pursuant to the Mello-Roos Community Facilities Act of 1982 (the “Act”) the City of Lemoore (the “City”) consider and adopt local goals and policies concerning the use of the Act prior to the initiation of proceedings to establish a new community facilities district (“CFD”) under the Act. The following goals and policies are intended to meet the minimum requirements of the Act, and may be amended or supplemented by the City Council of the City (the “City Council”) at any time.

The City will consider developer-initiated applications requesting the formation of a CFD pursuant to the Act and the issuance of bonds to finance the construction and/or acquisition of eligible public facilities. At the City’s discretion, and depending upon existing circumstances, in addition to the issuance of bonds to fund eligible public facilities, eligible community services may also be financed on an on-going basis through the levy of special taxes.

The City has adopted this document to set forth its goals and policies for the use of the Act pursuant to Section 53312.7 of the Act. In each and every circumstance, the decision as to whether or not the City will make use of the Act is a decision that will be made solely by the City. Nothing contained herein shall be construed as obligating the City to make use of the Act in any circumstance or as granting to any person any right to have the City make use of the Act in any circumstance.

II. GOALS

The City shall make the determination as to whether a proposed district shall proceed under the provisions of the Act. In selecting services and facilities to be financed, the City may finance any services or facilities permitted to be financed under the Act.

III. ELIGIBLE PUBLIC FACILITIES AND SERVICES

Generally, the improvements eligible to be financed by a CFD must have a useful life of at least five (5) years and must be owned by the City or another public agency. Subject to Section II hereof, the list of eligible public facilities include, but are not limited to, the types of facilities specified in Government Code section 53313.5, as it currently exists or may hereafter be amended.

The funding of public facilities to be owned and operated by public agencies other than the City shall be considered on a case-by-case basis. If the proposed financing is consistent with a public facilities financing plan approved by the City, or the proposed facilities are otherwise consistent with approved land use plans for the property, the City may consider entering into a joint

community facilities agreement or joint exercise of powers agreement in order to finance these facilities.

The City will consider on a case-by-case basis CFDs established for the provision of services eligible to be funded under the Act, including services to be provided by other public agencies. Eligible services are as specified in the Act, as it currently exists or may hereafter be amended.

IV. PRIORITIES FOR CFD FINANCING UNDER THE ACT

Priority for CFD financing shall be given to public facilities which: (a) are necessary for economic development, or (b) are otherwise incident to an economic development project. If appropriate, the City shall prepare a public facilities financing plan as a part of the specific plan or other land use document that identifies the public facilities required to serve a project, and the type of financing to be utilized for each facility. The eligibility of a facility for financing and the priority for the financing of facilities will be determined at the sole discretion of the City.

In general, none of the services authorized to be provided under the Act shall have priority over the others. The eligibility of a service for financing and the priority for the financing of services will be determined at the sole discretion of the City.

V. CREDIT QUALITY REQUIREMENTS FOR CFD BOND ISSUES

It is the policy of the City to comply with all provisions of the Act including, but not limited to, Section 53345.8, as such Section may be amended from time to time. It is the goal of the City to conform, as nearly as practicable, to the California Debt and Investment Advisory Commission's Appraisal Standards for Land-Secured Financings, as such standards may be amended from time to time, provided, however, that this City Council may additionally amend such standards from time to time as it deems necessary and reasonable, in its own discretion, to provide needed public improvements within the City, while still accomplishing the goals set forth herein.

Unless otherwise specifically approved by the City Council as provided in Section 53345.8(b) or (c) of the Act, the district property value-to-lien ratio shall be at least three to one after calculating the value of the public facilities to be financed and considering any prior or pending special taxes or assessment liens. The City may require a higher value-to-lien ratio in its discretion, in consideration of current market and related conditions.

Property value may be based on either an appraisal or on assessed values as indicated on the County assessor's tax roll. The appraisal shall be based on standards promulgated by the State of California and otherwise determined applicable by City staff and consultants. The appraisal must be dated within three months of the date the bonds are issued.

Less than a three to one value to lien ratio (as described above), excessive tax delinquencies, a substantial amount of vacant land, or other factors may cause the City to disallow the sale of bonds or require credit enhancement prior to bond sale.

If the City requires letters of credit or other security, the credit enhancement shall be issued by an institution, in a form and upon terms and conditions satisfactory to the City. Any security required to be provided by the applicant may be discharged by the City upon the opinion of a qualified

appraiser, retained by the City, that a value-to-lien ratio of three to one has been attained per land use category, including any overlapping special assessment or special tax liens.

As an alternative to providing other security, the applicant may request that a portion of the bond proceeds be placed in escrow with a corporate agent in an amount sufficient to assure a value-to-lien ratio of at least three to one on the outstanding proceeds. The use of an escrow bond structure shall be in the sole discretion of the City.

The City may, at its option, require a financial feasibility report prior to the formation of the CFD if fifty percent or more of the land within the CFD is substantially undeveloped. The report shall be prepared by or at the direction of the City. All costs for preparing the report shall be borne by the applicant/developer. An estimate of the report cost shall be made prior to initiating the study and the applicant/developer shall deposit the cost prior to starting the report.

For new development, prior to the issuance of bonds, the applicant/developer must submit a financial plan which demonstrates to the City's satisfaction the applicant/developer's ability to pay all special taxes through build out of the project.

VI. DISCLOSURE REQUIREMENTS FOR PROSPECTIVE PROPERTY PURCHASERS

- A. Disclosure Requirements for Developers. Developers who are selling lots or parcels that are within a CFD shall provide disclosure notice to prospective purchasers that comply with all of the requirements set forth in Section 53341.5 of the Government Code, as it now exists or may hereafter be amended. The disclosure notice must be provided to prospective purchasers of property at or prior to the time the contract or deposit receipt for the purchase of property is executed. Developers shall keep an executed copy of each disclosure document as evidence that disclosure has been provided to all purchasers of property within a CFD.
- B. Disclosure Requirements for the Resale of Lots. Pursuant to Section 53340.2 of the Act, the City Finance Department shall provide a notice of special taxes to sellers of property (other than developers), which will enable them to comply with their notice requirements under Section 1102.6 of the Civil Code. The City shall provide this notice within five working days of receiving a written request for the notice. A reasonable fee may be charged for providing the notice, not to exceed any maximum fee specified in the Act.

VII. EQUITY OF SPECIAL TAX FORMULAS AND MAXIMUM SPECIAL TAXES

The special tax formula shall be reasonable and equitable in allocating public facilities' and services' costs to parcels within the CFD. Exemptions from the special tax may be given to parcels, which include but are not limited to, parcels which are publicly owned, are held by a property owners' association, are used for a public purpose such as open space or wetlands, are affected by public utility easements making impractical their utilization for other than the purposes set forth in the easements, or have insufficient value to support bonded indebtedness.

The maximum annual special tax, together with ad valorem property taxes, special assessments and special taxes for an overlapping financing district, including such potential taxes and assessments relating to authorized but unissued debt of public entities other than the City and any other governmental taxes, fees, and charges secured by the property (collectively, the “Overlapping Debt Burden”), in relation to the expected assessed value of each parcel upon completion of the private improvements to the parcel is of great importance to the City in evaluating the proposed financing.

For residential parcels, the Overlapping Debt Burden shall not exceed two percent (2.0%) of the projected assessed value of each improved parcel within the district. As it pertains to commercial, industrial, or other parcels within the district, the City reserves the right to exceed the two percent (2.0%) limit if, in the City’s sole discretion, it is fiscally prudent. The City, in its sole discretion, may allow an annual escalation factor on parcels within a district.

In the event that a CFD issues debt, the special tax formulas shall provide for minimum special tax levels which satisfy the following: (a) 110 percent debt service coverage for all CFD bonded indebtedness (or such lower percentage determined by City’s financial advisor and underwriter to be fiscally prudent), (b) the reasonable and necessary annual administrative expenses of the CFD, and (c) amounts equal to the differences between expected earnings on any escrow fund and the interest payments due on bonds of the CFD. Additionally, the special tax formula may provide for the following: (a) any amounts required to establish or replenish any reserve fund established in association with the indebtedness of the CFD, (b) the accumulation of funds reasonably required for future debt service, (c) amounts equal to projected delinquencies of special tax payments, (d) the costs of remarketing, credit enhancement and liquidity facility fees, (e) the cost of services, (f) the cost of acquisition, construction, furnishing or equipping of facilities, (g) lease payments for existing or future facilities, (h) costs associated with the release of funds from an escrow account, and (i) any other costs or payments permitted by law. In structuring the special tax, projected annual interest earnings on bond reserve funds may not be included as revenue for purposes of the calculation.

The rate and method of apportionment of the special tax shall include a provision for a backup tax to protect against any changes in development that would result in insufficient special tax revenues to meet the debt service requirements of the district. Such backup tax shall be structured in such a manner that it shall not violate any provisions of the Act regarding cross-collateralization limitations for residential properties.

The City may retain a special tax consultant to prepare a report which: (a) recommends a special tax for the proposed CFD, and (b) evaluates the special tax proposed to determine its ability to adequately fund identified public facilities, City administrative costs, services (if applicable) and other related expenditures. Such analysis shall also address the resulting aggregate tax burden of all proposed special taxes plus existing special taxes, ad valorem taxes and assessments on the properties within the CFD.

VIII. APPRAISALS

Pursuant to the Act, property value may be based either on an appraisal or on full cash value as indicated on the County Assessor’s tax roll. The definitions, standards and assumptions to be used

for appraisals shall be determined by City on a case-by-case basis, with input from City consultants and CFD applicants, and by reference to relevant materials and information promulgated by the State of California, including the Appraisal Standards for Land-Secured Financings prepared by the California Debt and Investment Advisory Commission. In any event, the value-to-lien ratio shall be determined based upon an appraisal by an independent Member Appraisal Institute (“M.A.I.”) appraiser of the proposed CFD. The appraisal shall be coordinated by and under the direction of the City. All costs associated with the preparation of the appraisal report shall be paid by the entity requesting the establishment of the CFD through the advance deposit mechanism.

IX. CFD COST DEPOSITS AND REIMBURSEMENTS; APPLICATIONS

For applicant initiated CFDs the City shall not incur any non-reimbursable expenses for processing and administering CFDs. All City and consultant costs incurred in the evaluation of CFD applications and the establishment of CFDs will be paid by the entity requesting the establishment of the CFD by advance deposit which shall be in an amount not less than \$15,000.00 for application processing and other preliminary costs. The City shall determine the actual amount of the initial advance deposit. If additional funds are needed to off-set costs and expenses incurred by the City, the City shall make written demand upon the applicant for such funds. If the applicant fails to make any deposit of additional funds for the proceedings, the City may suspend all proceedings until receipt of such additional deposit. Expenses not chargeable to the CFD shall be directly borne by the applicant. An applicant shall not be entitled to reimbursement from bond proceeds, if any, for any of the following:

1. Administrative or overhead expenses, financial consultant or legal fees incurred by an applicant for the formation of a special district (this limitation does not apply to amounts advanced by the applicant to the City).
2. Land-use planning and subdivision costs and environmental review costs related to such land use planning and subdivision.
3. Environmental impact studies unless off-site and directly related to the project.
4. Construction loan interest.
5. Costs, including but not limited to, land acquisition costs incurred prior to entering into a reimbursement or acquisition agreement or the adoption of a resolution of intention to form the district.
6. Attorney’s fees related to the land use entitlement or subdivision process unless off-site and directly related to the project.
7. On-site right-of-way and easements.
8. Other overhead expenses incurred by the applicant/developer.

In the event a CFD is not formed due to City disapproval or abandonment, or due to applicant abandonment, or the CFD is formed and bonds are not issued for any reason or the expenditure of the special tax for ongoing City services is not authorized, the City will refund to

applicant/developer any remaining unexpended and unobligated portion of advance deposits posted with the City, subject to the City's prior and full reimbursement of all its direct and indirect costs. If the applicant/developer's advance deposit to the City is not sufficient to reimburse the City for all of its direct and indirect costs, the City will require payment of the balance due by the applicant/developer for the difference. The City shall not accrue or pay any interest on any portion of the deposit refunded to the applicant or the costs and expenses reimbursed to the applicant. Neither the City nor the CFD shall be required to reimburse the applicant or property owner from any funds other than the proceeds of bonds issued by the CFD. Unless otherwise agreed to by the City, the City shall be entitled to pay any refund to the applicant/developer listed on the application form, irrespective of any changes in the ownership or composition of the applicant/developer.

In the event a district is formed for City services only, the applicant/developer shall be obligated to pay all expenses incurred by the City for the formation of the district. If a "service" district is not formed for any reason, the applicant/developer shall be entitled to any unused portion of the advance deposit.

X. APPLICATION PROCESS

The application form for a proposed CFD may be obtained from the City Clerk of the City.

Completed applications shall be returned to the City Clerk and must be accompanied by a deposit in the amount determined by the City. A review committee, consisting of such City staff and consultants as determined by the City, will review the application for compliance with these goals and policies and will make a recommendation to the City Council as to whether or not to proceed with the proposed CFD.

The Council will either approve or deny the application. If approval is granted, the Council shall direct the City Manager to engage additional consultants, negotiate necessary contracts, and collect additional developer deposits, as necessary. The City Manager and City's financing team shall submit all necessary documents and reports needed for the Council to either terminate proceedings or take action to form the CFD, call the election and issue bonds.

XI. RESPONSIBLE DEPARTMENT

The City's Department of Finance, which is located at 711 W Cinnamon Dr, Lemoore, CA 93245 (the "Finance Department"), is designated as the department of the City responsible for: (i) preparing the annual roll of special tax obligations with respect to any CFD; (ii) providing information to interested persons regarding the current and estimated future tax liability of owners or purchasers of real property subject to the special tax lien; and (iii) furnishing notices of special tax as required by applicable law.

Subject to the policies of the City, and as permitted by applicable law, the Finance Department may obtain the assistance of a qualified consultant to perform any of the duties set forth above, and to charge the cost of such consultant to the administrative costs of the CFD.

XII. USE OF CONSULTANTS

The City shall select all consultants as it deems necessary for the formation of the CFD or the issuance of bonds, including the underwriter(s), bond counsel, financial advisor, appraiser, absorption consultant, and the special tax consultant. Prior consent of the applicant shall not be required in the determination by the City of the consulting and financing team.

An applicant/developer may retain its own consultants for its own benefit, but will work through those consultants hired by the City. If the developer/applicant retains its own consultants, all costs associated therewith shall be borne by the developer/applicant, without reimbursement from bond proceeds unless otherwise agreed to by the City.

XIII. TRANSPARENCY AND NOTIFICATION

The City will take the following steps to ensure that prospective property purchasers are fully informed about their taxpaying obligations imposed under applicable laws:

1. Conduct all proceedings in the manner required by the Ralph M. Brown Act (Section 54950 and following of the California Government Code);
2. Cause a map of the boundaries of any proposed district to be recorded, pursuant to Section 3111 of the California Streets and Highways Code, in the Office of the Kings County Recorder within 15 days following the adoption of a resolution of intention to form that District, pursuant to Section 53321 of the Act;
3. It will give notice, pursuant to applicable laws, prior to holding any public hearing on the establishment of a district;
4. It will record a notice of special tax lien, in the form specified by Section 3114.5 of the California Streets and Highways Code, within 15 days of the City Council's determination that the requisite number of voters are in favor of the levy of a special tax in connection with a district. Such notice will include, among other information:
 - i. A description of the rate, method of apportionment, and manner of collection of the authorized special tax;
 - ii. Information about the conditions under which the obligation to pay the special tax may be prepaid and permanently satisfied and the lien of the special tax canceled;
 - iii. The name(s) of the owner(s) and the assessor's tax parcel number(s) of the real property included within the community facilities district and not exempt from the special tax; and
 - iv. The name, address and telephone number of the Finance Department, so that the Finance Department may be contacted to obtain further information concerning the current and estimated future tax liability of owners or purchasers of real property subject to the special tax lien.
5. It will, through the Finance Department, furnish a notice of special tax, in the form required by law to any individual requesting the notice or any owner of property subject to a special tax levied by the City within five working days of a request for such notice. The City may charge a reasonable fee for this service, not to exceed \$10.00.

XIV. EXCEPTIONS TO THESE POLICIES

The City may, in its discretion and to the extent permitted by law, waive any of the policies set forth herein in particular cases.

XV. MODIFICATION OF THESE POLICIES

The City Council reserves the right to modify or amend these Goals and Policies at any time and from time to time by resolution.

Certification

I, _____, City Clerk of the City of Lemoore, certify that this is a true and correct copy of the Goals and Policies for Mello-Roos Community Facilities District financings adopted on _____, 2024 by Resolution No. 2024-__ of the City Council of the City of Lemoore.

Marisa Avalos
City Clerk

Date: _____



711 West Cinnamon Drive • Lemoore, California 93245 • (559) 924-6744

Staff Report

Item No: 6-2

To: Lemoore City Council
From: Randon Reeder, Management Analyst
Date: April 6, 2024 Meeting Date: April 16, 2024
Subject: Resolution 2024-11 – Declaring Intention to Establish City of Lemoore Community Facilities District No. 2024-01 (Public Services) and to Authorize the Levy of a Special Tax Therein to Finance Certain Services

Strategic Initiative:

<input checked="" type="checkbox"/> Safe & Vibrant Community	<input type="checkbox"/> Growing & Dynamic Economy
<input type="checkbox"/> Fiscally Sound Government	<input type="checkbox"/> Operational Excellence
<input type="checkbox"/> Community & Neighborhood Livability	<input type="checkbox"/> Not Applicable

Proposed Motion:

Adopt Resolution 2024-11, Formation of Community Facilities District No. 2024-01 (Public Services).

Subject/Discussion:

In July of 2023, City Council approved Ordinance 2023-04, to include City Maintenance Districts in the Municipal Code. Currently the City of Lemoore utilizes Landscape and Light Maintenance Districts (LLMD) and Public Facilities Maintenance Districts (PFMD) throughout various parts of the City.

Ordinance 2023-04 allows the City of Lemoore to enter into a Community Facility District. These new districts will allow the city to apply a special tax assessment to cover proportionate shares of public services such as the police department and fire department. The additional services and assessments will be in addition to the already established costs for Public Facilities Maintenance Districts.

The attached resolution will begin the proceedings to form Community Facilities District 2024-01 (Public Services) (“CFD 2024-01”). The conditions of development approval for

property proposed to be part of CFD 2024-1 require them to be part of a CFD, to provide funding to offset the increased cost of public services created due to new development for police services, fire protection services, park maintenance, landscaping and lighting maintenance, drainage maintenance and street maintenance.

To fund the impact of new development on the City's public services, staff recommends that the City Council consider establishing CFD 2024-01, a Mello-Roos Community Facilities District, by adopting a Resolution of Intent to form the district, with the intention that future development within the City of Lemoore (the "City") would annex into this district. The special taxes collected from the property owners within the proposed CFD 2024-1 are to be used for the funding of police services, fire protection services, park maintenance, landscaping and lighting maintenance, drainage maintenance and street maintenance in the Lemoore area.

The Project proposed for inclusion in the CFD is owned by Wathen Castanos Peterson Costal LP and JPA Investments, LLC and is located south of East Bush Street. The Project currently includes the development of 280 single family residential parcels. The boundary of the annexation includes the area within assessor's parcel numbers 023-040-058-000 as depicted on Exhibit A.

Development of these properties changes the characteristics of undeveloped land. The development of them will intensify the use of the properties, creating a need for more services within the City.

As part of the formation process, the City contracts with Willdan Financial Services for the preparation of the necessary resolutions and balloting procedures for the formation.

The Resolution of Intent is the first step in the process of forming CFD 2024-1. The resolution also establishes May 21, 2024 as the public hearing date for the final consideration of forming CFD 2024-1. Once the formation is complete, and the election results are at least two-thirds approval, the property owners of the development will be required to pay annual special taxes for CFD 2024-1, beginning the fiscal year after they are issued a building permit, as itemized on their property tax bill, in accordance with the rate set forth in the Rate and Method of Apportionment of Special Tax.

Financial Consideration(s):

The estimated annual revenue received by the City for CFD 2024-1 will be \$361,200 which is based on the maximum special tax rates for Fiscal Year 2024/25 for an estimated 280 single family residential parcels. This amount is expected to increase as development of additional property occurs within CFD 2024-1 due to annexations. The special tax for CFD 2024-1 includes an annual CPI adjustment. The process for the formation is funded by the developer and no General Fund monies are used for this effort.

Alternatives or Pros/Cons:

Alternative: Council can reject CFD Formation and city staff will continue annexing future developments into Public Facilities Maintenance Districts (PFMD).

Commission/Board Recommendation:

N/A

Staff Recommendation:

Staff recommends that the City Council adopt Resolution 2024-11, forming Community Facilities District No. 2024-01.

Attachments:

- Resolution: 2024-11
- Ordinance:
- Map
- Contract
- Other

Review:

- Asst. City Manager
- City Attorney
- City Clerk
- City Manager
- Finance

Date:

- 4/10/24
- 4/11/24
- 4/11/24

RESOLUTION NO. 2024 -11

A RESOLUTION OF THE CITY COUNCIL OF LEMOORE DECLARING ITS INTENTION TO ESTABLISH CITY OF LEMOORE COMMUNITY FACILITIES DISTRICT NO. 2024-01 (PUBLIC SERVICES) AND TO AUTHORIZE THE LEVY OF A SPECIAL TAX THEREIN TO FINANCE CERTAIN SERVICES

WHEREAS, the CITY COUNCIL of the CITY OF LEMOORE, CALIFORNIA (the “City Council”), has determined that it is necessary and desirable to create a community facilities district pursuant to the terms and provisions of the “Mello-Roos Community Facilities Act of 1982”, being Chapter 2.5, Part 1, Division 2, Title 5 of the Government Code of the State of California (the “Act”), as amended, for the purpose of financing police services, fire protection services, park maintenance, landscaping and lighting maintenance, drainage maintenance and street maintenance; and

WHEREAS, the Act authorizes the City Council to establish a community facilities district and to levy special taxes within the community facilities district; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Lemoore as follows:

1. Recitals. The above recitals are all true and correct.
2. Initiation of Proceedings. The City Council hereby declares its intention to conduct proceedings for the formation of a community facilities district pursuant to the provisions of the Act.
3. Name of CFD. The proposed community facilities district shall be known and designated as “City of Lemoore Community Facilities District No. 2024-1 (Public Services)” (the “CFD”)
4. Boundaries of CFD. A description of the exterior boundaries of the territory proposed for inclusion in the CFD, including properties and parcels of land proposed to be subject to the levy of a special tax by the CFD, is as shown on the boundary map designated as “PROPOSED BOUNDARIES OF COMMUNITY FACILITIES DISTRICT NO. 2024-1 (PUBLIC SERVICES),” which is on file in the office of the City Clerk and is attached hereto as Exhibit A and hereby incorporated by reference.
5. Description of Services. It is the intention of this City Council to finance certain services described below (the “Services”). The City Council hereby finds that the Services are in addition to those provided in the territory within the CFD prior to the establishment of the CFD and that such Services will not supplant services already available within that territory. A general description of the services to be provided is as follows:

Police Services: includes the estimated and reasonable costs of providing police services, including but not limited to (i) the costs of contracting for police, (ii) the salaries and benefits of City staff,

if the City directly provides police services, (iii) the expense related to equipment, apparatus, and supplies related to these services and authorized by the Act, and (iv) City overhead costs associated with providing such services within the CFD.

Fire Protection Services: includes the estimated and reasonable costs of providing fire protection services, including but not limited to (i) the costs of contracting for fire personnel, (ii) the salaries and benefits of City staff, if the City directly provides fire protection services, (iii) the expense related to equipment, apparatus, and supplies related to these services and authorized by the Act, and (iv) City overhead costs associated with providing such services within the CFD.

Landscaping and Lighting Maintenance: includes the labor, material, administration, personnel, equipment and utilities (i.e., water and power) necessary to maintain public landscaping and lighting improvements for, within, or associated with the CFD, including trees, turf, ground cover, shrubs, weed removal, irrigation systems, sidewalk, drainage facilities, lighting, signs, monuments, graffiti removal, walkways, and associated appurtenant facilities located within, or associated with, the CFD.

Park Maintenance: includes the estimated and reasonable costs of providing public park maintenance for, within, or associated with the CFD, including but not limited to (i) the costs of contracting for park maintenance services, including trees, plant material, restrooms, irrigation systems, sidewalks, drainage facilities, weed control, lighting, and parking lot maintenance, (ii) the salaries and benefits of City staff, including maintenance staff, that directly provide park maintenance services, (iii) the expense related to equipment, apparatus, and supplies related to these services and authorized by the Act, (iv) utility costs such as water, sewer, lighting and power and (v) City overhead costs associated with providing such services.

Drainage Maintenance: includes the labor, material, testing, reporting, remediation, permitting, general administration, personnel, equipment and utilities necessary to maintain public drainage improvements for, within, or associated with the CFD, including drain inlets, filters, detention basin, storm drain pipeline, and associated appurtenant facilities located within, or associated with, the CFD.

Street Maintenance: includes the labor, material, administration, personnel, equipment and utilities necessary to maintain public streets, streetlights and associated appurtenant facilities for, within, or associated with the CFD, including City overhead costs associated with providing such services within the CFD.

The cost of the Services shall include incidental expenses, including, but not limited to, the costs associated with forming the CFD, determination of the amount of the Special Taxes, collection of the Special Taxes, payment of the Special Taxes, and costs incurred in order to carry out the authorized purposes of the CFD.

All Services shall be provided by the City of Lemoore, with its own forces or by contract with third parties, or any combination thereof, to be determined entirely by the City of Lemoore.

Nothing in this description of Services or any Resolution of the City Council shall be construed as committing the City or the CFD to provide all of the authorized Services. The provision of Services shall be subject to the successful formation of the CFD and the availability of sufficient proceeds of special taxes within the CFD.

6. Special Tax. It is hereby further proposed that, except where funds are otherwise available to pay for the Services, a special tax sufficient to pay for such Services and related incidental expenses authorized by the Act (the “Special Tax” or “Special Taxes”), secured by recordation of a continuing lien against all non-exempt real property in the CFD, will be levied annually within the boundaries of the CFD. Under no circumstances will the Special Tax authorized to be levied within the CFD be increased as a consequence of delinquency or default by the owner of any other parcel or parcels used for private residential purposes and located within the CFD by more than 10 percent. For further particulars as to the rate and method of apportionment of the Special Tax proposed to be levied within the CFD, reference is made to the attached and incorporated Exhibit B, which sets forth in sufficient detail the rate and method of apportionment of the Special Tax among parcels of real property in the CFD (the “Rate and Method”) to allow each landowner or resident within the CFD to clearly estimate the maximum amount that such person will have to pay for such Services. The City Council hereby determines the Rate and Method set forth in Exhibit B to be reasonable.

The Special Taxes herein authorized, to the extent possible, shall be collected in the same manner as ad valorem property taxes and shall be subject to the same penalties, procedure, sale and lien priority in any case of delinquency as applicable for ad valorem taxes, or shall be collected in such other manner as may be provided by the City Council. Any Special Taxes that may not be collected on the County tax roll shall be collected through a direct billing procedure by the City’s Finance Director or duly appointed officer or agent of the City of Lemoore, as appointed by the City Council.

7. Public Hearing. Notice is given that on May 21, 2024, at the hour of 5:30 p.m. (or as soon thereafter as practical), in the regular meeting place of the City Council being the City Council Chambers, located at 429 C Street, Lemoore CA 93245, a public hearing will be held where this City Council will consider the establishment of the proposed CFD, the extent of the CFD, the furnishing of the Services within the CFD, and the proposed Rate and Method, and all other matters as set forth in this resolution of intention. At the above-mentioned time and place for public hearing any persons interested, including taxpayers, persons registered to vote within the CFD, and property owners, may appear and be heard. The testimony of all interested persons for or against the establishment of the CFD, the extent of the CFD, or the furnishing of the Services will be heard and considered. Any protests may be made orally or in writing. However, any protests pertaining to the regularity or sufficiency of the proceedings shall be in writing and clearly set forth the irregularities and defects to which the objection is made. All written protests shall be filed with the City Clerk of the City Council on or before the time fixed for the public hearing. Written protests may be withdrawn in writing at any time before the conclusion of the public hearing.

If a written majority protest against the establishment of the CFD is filed (as determined in accordance with Section 53324 of the Act), the proceedings shall be abandoned. If such majority

protest is limited to certain services or portions of the Special Tax, those services or that tax shall be eliminated by the City Council.

The public hearing may be continued from time to time, but shall be completed within 30 days, except that if the City Council finds that the complexity of the CFD or the need for public participation requires additional time, the public hearing may be continued from time to time for a period not to exceed 6 months.

At the public hearing, the City Council may modify this resolution by eliminating any of the Services, or by changing the method of apportionment of the special tax so as to reduce the maximum special tax for all or a portion of the owners of property within the CFD, or by removing any territory from the CFD. At the conclusion of the public hearing, the City Council may abandon these proceedings or may, after passing upon all protests, determine to proceed with establishing the CFD.

8. Election. If, following the public hearing described in Section 7 above, the City Council determines to establish the CFD and proposes to levy the Special Tax within the CFD, the City Council shall then submit the levy of the Special Taxes to the qualified electors of the CFD. The vote shall be by the landowners of the CFD with each landowner or the authorized representative thereof, having one (1) vote for each acre or portion of an acre of land owned within the CFD.

The election shall be conducted by the City Clerk, and shall be held on a date selected by the City Council in conformance with the provisions of Section 53326 of the California Government Code and pursuant to the provisions of the California Elections Code, insofar as they may be applicable. Pursuant to said Section 53326 the ballots for the election shall be distributed to the qualified electors of the CFD by mail with return postage prepaid or by personal service, and the special election shall be conducted as a mail ballot election.

A successful election relating to the Special Tax authorization shall, as applicable, establish the appropriations limit as authorized by Article XIII B of the California Constitution as it is applicable to the CFD.

9. Notice. Notice of the time and place of the public hearing shall be given by the City Clerk by causing a Notice of Public Hearing to be published in the legally designated newspaper of general circulation, such publication pursuant to Section 6061 of the Government Code, with such publication to be completed at least seven (7) days prior to the date set for the public hearing. In addition, notice of the time and place of said hearing shall also be given by first-class mail to each registered voter and to each landowner within the proposed CFD as prescribed by Section 53322.4 of said Act. Said notice shall be published at least seven (7) days [and mailed at least fifteen (15) days before the date of the hearing,] and shall contain the information required by said Section 53322 of the Act.
10. Exempt Properties. Except as provided in Section 53340.1 of the Act and except for properties that a local agency is a landowner of within the meaning of subdivision (f) of Section 53317 of the Act, pursuant to Section 53340 of the California Government Code, properties of entities of the state, federal, and local governments shall be exempt from the levy of Special Taxes for the

financing of the Services of the proposed CFD. Reference is hereby made to the Rate and Method for a description of other properties or entities that are expressly exempted from the levy of the Special Taxes.

11. Necessity. The City Council finds that the proposed Services described in Section 5 hereof are necessary to meet increased demands placed upon the City as a result of new development occurring within the boundaries of the proposed CFD.
12. Annexation of Territory. Other property may be annexed into the CFD pursuant to the provisions of the Act.
13. Public Interest. Pursuant to Section 53329.5(c) of the Act, the City Council finds, in its opinion, the public interest will not be served by allowing property owners in the CFD to enter into a contract pursuant to Section 53329.5(a) of the Act.
14. Advances. The City or CFD may accept advances of funds or work-in-kind from any source, including, but not limited to, private persons or private entities, and is authorized and directed to use such funds or that work-in-kind for any authorized purpose, including, but not limited to, paying any cost incurred by the City in creating the CFD. The City or CFD may enter into an agreement with the person or entity advancing the funds or work-in-kind, to repay all or a portion of the funds advanced, or to reimburse the person or entity for the value, or cost, whichever is less, of the work-in-kind, as determined by the City Council, with or without interest.
15. Reports. A report (the “CFD Report”) shall be prepared and presented to the City Council, containing a full and complete description of the public services proposed to be financed from the levy of special taxes, a general cost estimate setting forth costs of providing such services, and further information regarding the implementation of the rate and method of apportionment of the special tax proposed to be levied. The Report, upon its preparation, shall be submitted to the City Council for review, and the Report shall be made a part of the record of the public hearing.

PASSED AND ADOPTED by the City Council of the City of Lemoore at a regular meeting being held on April 16, 2024 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINING:

ATTEST:

APPROVED:

Marisa Avalos
City Clerk

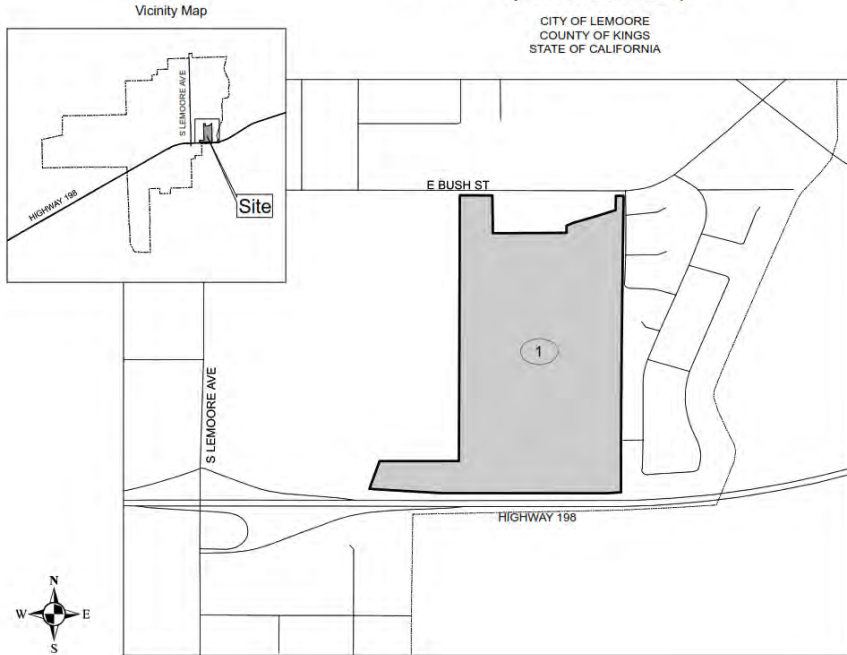
Patricia Matthews
Mayor

Exhibit A

City of Lemoore Community Facilities District No. 2024-1 (Public Services) Boundary Map

PROPOSED BOUNDARIES OF COMMUNITY FACILITIES DISTRICT NO. 2024-1 (PUBLIC SERVICES)

SHEET 1 OF 1



FILED IN THE OFFICE OF THE CITY CLERK THIS _____ DAY
OF _____ 20____

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING PROPOSED
BOUNDARIES OF COMMUNITY FACILITIES DISTRICT 2024-1 (PUBLIC
SERVICES), CITY OF LEMOORE, COUNTY OF KINGS, STATE OF
CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY
OF LEMOORE AT A REGULAR MEETING THEREOF, HELD ON THE
DAY OF _____ 20____ BY ITS RESOLUTION NO. _____

CITY CLERK
CITY OF LEMOORE

FILED THIS _____ DAY OF _____ 20____
AT THE HOUR OF _____ O'CLOCK _____ M. IN BOOK _____
PAGE(S) _____ OF MAPS OF ASSESSMENT AND
COMMUNITY FACILITIES DISTRICT AND INSTRUMENT NO. _____
IN THE OFFICE OF THE COUNTY RECORDER IN
THE COUNTY OF KINGS, STATE OF CALIFORNIA.
KRISTINE LEE, ASSESSOR/CLERK/RECORDER

BY DEPUTY
COUNTY RECORDER
COUNTY OF KINGS
STATE OF CALIFORNIA

THE LINES AND DIMENSIONS OF EACH LOT OR PARCEL SHOWN ON
THIS DIAGRAM SHALL BE THOSE LINES AND DIMENSIONS AS
SHOWN ON THE KINGS COUNTY ASSESSOR'S MAPS FOR THOSE
PARCELS LISTED.

THE KINGS COUNTY ASSESSOR'S MAP SHALL GOVERN FOR ALL
DETAIL CONCERNING THE LINES AND DIMENSIONS OF SUCH LOTS
OR PARCELS.

MAP REFERENCE NUMBER	ASSESSOR'S PARCEL NUMBER
1	023-040-058-000

Legend

- Proposed District Boundary
- City of Lemoore
- Map Reference Number



Exhibit B

City of Lemoore Community Facilities District No. 2024-1 (Public Services) Rate and Method of Apportionment

A Special Tax of City of Lemoore Community Facilities District No. 2024-1 (Public Services) (“CFD”) shall be levied on all Assessor's Parcels within the CFD and collected each Fiscal Year commencing in Fiscal Year 2024/25 in an amount determined by the Special Tax Administrator through the application of the rate and method of apportionment of the Special Tax set forth below. All of the real property in the CFD, unless exempted by law or by the provisions hereof, shall be taxed for the purposes, to the extent and in the manner herein provided.

A. *DEFINITIONS*

The terms hereinafter set forth have the following meanings:

“**Act**” means the Mello-Roos Community Facilities Act of 1982, being Chapter 2.5, Part 1, Division 2 of Title 5 of the Government Code of the State of California, as amended.

“**Administrative Expenses**” means the following actual or reasonably estimated costs incurred by the City as administrator of the CFD, provided that such costs are directly related to administration of the CFD: costs to determine, levy and collect the Special Taxes, including an allocable share of the salaries and benefits of City employees, the fees of consultants, and legal counsel; the costs of collecting installments of the Special Taxes upon the general tax rolls, including any charges levied by County departments; and the preparation of required reports and any other costs required to administer the CFD in accordance with the Act, as determined by the City.

“**Affordable Housing**” means for each Fiscal Year, any Residential Unit(s) located on an Assessor’s Parcel of Developed Property that is available at an affordable housing cost due to a regulatory agreement of no less than 15 years, restricting 100% of the Residential Unit(s) on the Assessor’s Parcel of Developed Property to be affordable to households that are extremely low to low income, as defined in Health and Safety Code Section 50079.5. The City will have the authority to approve and establish policies regarding Affordable Housing and their status.

“**Annual Escalation Factor**” means the greater of (i) four percent (4%) or (ii) the annual percentage increase in the Consumer Price Index for All Urban Consumers for San Francisco-Oakland-San Jose Area as determined by the Bureau of Labor Statistics. If said index is discontinued, then an alternative index may be used as determined by the Special Tax Administrator.

“**Assessor's Parcel**” means a Lot or parcel of land shown on an Assessor's Parcel Map with a parcel number assigned by the Assessor of the County that corresponds to a number shown on the County Assessor’s roll.

“Assessor's Parcel Map” means an official map of the Assessor of the County designating parcels by Assessor's Parcel number.

“Attached Residential” means an Assessor’s Parcel of Developed Property, which is not Affordable Housing Property, within the CFD for which a Building Permit has been issued for purposes of constructing a residential structure or structures sharing common walls and/or common spaces, qualified as Attached Residential at the City’s discretion, consisting of two or more Dwelling Units, including, but not limited to duplexes, triplexes, and apartment units, as of June 30th preceding the Fiscal Year in which the Special Tax is being levied.

“Base Year” means Fiscal Year ending June 30, 2025.

“Building Permit” means a permit issued for new construction of a residential or non-residential structure. For purposes of this definition, “Building Permit” shall not include permits issued solely for grading, utility improvements, or other such improvements that are constructed and installed and are not intended for human occupancy.

“CFD” means City of Lemoore Community Facilities District No. 2024-1 (Public Services).

“City” means the City of Lemoore.

“City Clerk” means the City Clerk for the City or his or her designee.

“Commercial Property” means, in any Fiscal Year, all Developed Property for which a Building Permit was issued on or prior to June 30th preceding the Fiscal Year in which the Special Tax is being levied for a commercial establishment which includes, but is not limited to, retail stores, clothing stores, book stores, drug stores, professional services (i.e., barber shops, dry cleaners), non-warehouse public storage facilities, restaurants, supermarkets, hospitals, movie theaters, appliance and electronic stores, home supply stores, auto parts stores, and other businesses providing such products and services. The City shall make the determination as to whether a Parcel is Commercial Property.

“Council” means the City Council of the City, acting as the legislative body of the CFD.

“County” means the County of Kings, California.

“Detached Residential” means an Assessors’ Parcel of Developed Property within the CFD, which is not Affordable Housing Property, for which a Building Permit has been issued for purposes of constructing a residential structure consisting of one single-family detached Dwelling Unit, including Mobile Homes, as of June 30th preceding the Fiscal Year in which the Special Tax is being levied.

“Developed Property” means, for Detached Residential, Attached Residential, Affordable Housing Property, Commercial Property, or Industrial Property, an Assessor’s Parcel within the CFD for which a Building Permit was issued on or prior to June 30th preceding the Fiscal Year in

which the Special Tax is being levied, based on the number of Dwelling Units or Building Square Footage, as applicable, per City or County records for that Assessor's Parcel.

“Drainage Maintenance Requirement” means for any Fiscal Year in which the Special Taxes are levied, the amount equal to the budgeted costs for providing the labor, material, testing, reporting, remediation, permitting, general administration, personnel, equipment and utilities necessary to maintain public drainage improvements for, within, or associated with the CFD, including drain inlets, filters, detention basin, storm drain pipeline, and associated appurtenant facilities located within, or associated with, the CFD.

“Dwelling Unit” means each separate residential unit that comprises an independent facility capable of conveyance or rental separate from adjacent residential units, in which a person or persons may live, which comprises an independent facility and is not considered to be for non-residential use only, and as defined in the City of Lemoore's Municipal Code.

“Exempt Property” means for each Fiscal Year, an Assessor's Parcel within the CFD not subject to the Special Tax. Exempt Property includes: (i) Public Property, (ii) Property Owner Association Property, (iii) Assessor's Parcels with public or utility easements making impractical their utilization for other than the purposes set forth in the easement such as railroad parcels, roads and landscape lots, (iv) Undeveloped Property (v) property reasonably designated by the City or Special Tax Administrator as Exempt Property due to deed restrictions, conservation easement, or similar factors that may make development of such property impractical for human occupancy, and (vi) Welfare Exemption Property.

“Final Map” means an Assessor's Parcel Map, a Final Subdivision Map, parcel map, condominium plan, or any other map functionally considered to be an equivalent development map that has been recorded in the Office of the County Recorder.

“Fire Protection Services Requirement” means for any Fiscal Year in which the Special Taxes are levied, the amount equal to the budgeted costs for providing fire protection services, excluding the cost to provide such services to Affordable Housing, including but not limited to (i) the costs of contracting for fire personnel, (ii) the salaries and benefits of City staff, if the City directly provides fire protection services, (iii) the expense related to equipment, apparatus, and supplies related to these services and authorized by the Act, and (iv) City overhead costs associated with providing such services within the CFD.

“Fiscal Year” means the period starting July 1 and ending on the following June 30.

“Industrial Property” means, in any Fiscal Year, all Developed Property for which a Building Permit was issued on or prior to June 30th preceding the Fiscal Year in which the Special Tax is being levied for construction of an industrial, manufacturing, or warehousing structure. The City shall make the determination as to whether a Parcel is Industrial Property.

“Institutional Property” means, in any Fiscal Year, all Developed Property for which a Building Permit was issued on or prior to June 30th preceding the Fiscal Year in which the Special Tax is being levied for construction of an institutional property, including but not limited to private

schools, educational centers, child daycares, convalescent centers, hospice care centers, and property used for religious purposes. The City shall make the determination as to whether a Parcel is Institutional Property.

“Landscaping and Lighting Maintenance Requirement” means for any Fiscal Year in which the Special Taxes are levied, the amount equal to the budgeted costs for providing landscaping and lighting maintenance within, or associated with the CFD, including the labor, material, administration, personnel, equipment and utilities (i.e., water and power) necessary to maintain public landscaping and lighting improvements for, within, or associated with the CFD, including trees, turf, ground cover, shrubs, weed removal, irrigation systems, sidewalk, drainage facilities, lighting, signs, monuments, graffiti removal, walkways, and associated appurtenant facilities located within, or associated with, the CFD.

“Land Use Class” means any of the classes listed in Table 1 and defined herein.

“Lot” means an individual legal lot created by an Assessor’s Parcel Map or Final Map.

“Lot Area” means the gross horizontal area of the Lot or Assessor’s Parcel.

“Maximum Special Tax” means the maximum Special Tax, determined in accordance with Section C below, that can be levied by the CFD in any Fiscal Year on any Assessor’s Parcel.

“Mixed-Use Property” means an Assessor’s Parcel of Developed Property containing or planned for containing a structure or structures that consists of one or more Dwelling Units, but also has dedicated space for Non-Residential use.

“Mobile Home” means a vehicle designed and equipped for human habitation as defined by the California Health & Safety Code § 18008.

“Non-Residential” means an Assessor’s Parcel of Taxable Property within the CFD for which a Building Permit has been or could be issued on or prior to June 30th preceding the Fiscal Year in which the Special Tax is being levied for a non-residential use, including Commercial Property, Industrial, and Institutional Property.

“Non-Residential Floor Area” means the total building square footage of the non-residential building(s), or the non-residential portion of the building(s) with both residential and non-residential areas, located on an Assessor’s Parcel of Developed Property, measured from outside wall to outside wall, exclusive of overhangs, porches, patios, carports or similar spaces attached to the building but generally open on at least two side. The determination of Non-Residential Floor Area shall be by reference to the building permit(s) issued for such Assessor’s Parcel and/or to the appropriate records kept by the County or the City’s building division, as reasonably determined by the CFD Administrator. The building square footage of carwash tunnels and gas station canopies covering the gas pumps shall be included in the calculation of an Assessor’s Parcel of Developed Property’s Non-Residential Floor Area.

“Park” means a public park, open space, trail, dog park dedicated to and/or managed by the City of Lemoore.

“Park Maintenance Requirement” means, for any Fiscal means, for any Fiscal Year in which the Special Taxes are levied, the amount equal to the budgeted costs for providing park maintenance services within, or associated with the CFD, including but not limited to (i) the costs of contracting for park maintenance services, including trees, plant material, restrooms, irrigation systems, sidewalks, drainage facilities, weed control, lighting, and parking lot maintenance, (ii) the salaries and benefits of City staff, including maintenance staff, that directly provide park maintenance services, (iii) the expense related to equipment, apparatus, and supplies related to these services and authorized by the Act, (iv) utility costs such as water, sewer, lighting and power and (v) City overhead costs associated with providing such services.

“Police Services Requirement” means, for any Fiscal Year in which the Special Taxes are levied, the amount equal to the budgeted costs for providing police services within, or associated with the CFD, excluding the cost to provide such services to Affordable Housing, including but not limited to (i) the costs of contracting for police, (ii) the salaries and benefits of City staff, if the City directly provides police services, (iii) the expense related to equipment, apparatus, and supplies related to these services and authorized by the Act, and (iv) City overhead costs associated with providing such services within the CFD.

“Property Owner Association Property” means, for each Fiscal Year, any property within the CFD that is owned by, or irrevocably dedicated as indicated in an instrument recorded with the County Recorder, to a property owner association, including any master or sub-association, which consists of property owned in common by owners of surrounding properties and it is intended for use for community purposes.

“Proportionately” means, for Taxable Property, that the ratio of the actual Special Tax levied per Assessor’s Parcel of Taxable Property to the Maximum Special Tax per Assessor’s Parcel of Taxable Property is equal for all Assessor’s Parcels of Taxable Property.

“Public Property” means, in any Fiscal Year: (i) all Parcels within the boundaries of the CFD that are owned by or irrevocably offered for dedication to the federal government, the State of California, the City or any other public agency; provided, however, that Taxable City Property shall not be categorized as Public Property, and any property leased by a public agency to a private entity and subject to taxation under Section 53340.1 of the Act (as such section may be amended or replaced) shall be taxed and classified in accordance with its use; and (ii) all Parcels within the boundaries of the CFD that are encumbered by an unmanned utility easement making impractical its utilization for other than the purpose set forth in the easement.

“Reserve Fund” means a fund that shall be created and maintained for the CFD for each Fiscal Year to provide necessary cash flow to cover maintenance and operational cost overruns, and delinquencies in the payment of Special Taxes.

“Special Tax” means the Special Tax to be levied in each Fiscal Year on each Assessor’s Parcel of Taxable Property to fund the Special Tax Requirement, and shall include Special Taxes levied or to be levied under Sections C and D, below.

“Special Tax Administrator” means an official of the City, or designee thereof, responsible for determining the Special Tax Requirement and providing for the levy and collection of the Special Taxes.

“Special Tax Requirement” means the sum of (i) Police Services Requirement, (ii) Fire Protection Services Requirement, (iii) Streetscape and Landscape Maintenance Requirement, (iv) Administrative Expenses of the CFD, and (v) and any amounts required to establish or replenish a Reserve Fund for that Fiscal Year.

“State” means the State of California.

“Street Maintenance Requirement” means, for any Fiscal Year in which the Special Taxes are levied, the amount equal to the budgeted costs for providing the labor, material, administration, personnel, equipment and utilities necessary to maintain public streets, streetlights and associated appurtenant facilities for, within, or associated with the CFD, including City overhead costs associated with providing such services within the CFD.

“Streetscape and Landscape Maintenance Requirement” means the sum of the Landscaping and Lighting Maintenance Requirement, the Park Maintenance Requirement, the Street Maintenance Requirement, and the Drainage Maintenance Requirement.

“Taxable Property” means all Assessor’s Parcels of Developed Property within the CFD that are not Exempt from the Special Tax pursuant to law or as defined herein.

“Undeveloped Property” means, for each Fiscal Year, an Assessor’s Parcel within the CFD for which a Building Permit has not been issued on or prior to June 30th preceding the Fiscal Year in which the Special Tax is being levied and is not classified as Property Owner Association Property or Public Property, including an Assessor’s Parcel that is designated as a remainder parcel by any final documents and/or maps available to the Special Tax Administrator.

“Welfare Exemption Property” means, in any Fiscal Year, any Parcels that have received a welfare exemption under subdivision (g) of Section 214 of the Revenue and Taxation Code and for which such welfare exemption is still in place.

B. ASSIGNMENT TO LAND USE CATEGORIES

For each Fiscal Year, commencing with Fiscal Year 2024/25, using the definitions above, each Assessor’s Parcel within the CFD shall be classified as Taxable Property or Exempt Property. In addition, each Fiscal Year, beginning with Fiscal Year 2024/25, Taxable Property shall be further classified as Attached Residential, Detached Residential, Affordable Housing Property, Commercial Property, Industrial Property, Institutional Property, or Mixed-Use Property.

C. MAXIMUM SPECIAL TAX RATE

1. Developed Property

Table 1
Maximum Special Tax for Developed Property
Community Facilities District No. 2024-1 (Public Services)
Fiscal Year 2024/25

Land Use Class	Description	Maximum Special Tax
1	Detached Residential	\$1,290 per Dwelling Unit
2	Attached Residential	\$1,032 per Dwelling Unit
3	Affordable Housing Property	\$506 per Dwelling Unit
4	Commercial Property	\$0.48 per square foot of Non-Residential Floor Area
5	Industrial	\$0.44 per square foot of Non-Residential Floor Area
6	Institutional	\$0.57 per square foot of Non-Residential Floor Area
7	Mixed-Use Property	Sum of Maximum Special Tax for each applicable Land Use Class

For each Fiscal Year following the Base Year, the Maximum Special Tax rates in Table 1 shall be increased by the Annual Escalation Factor. A different Maximum Special Tax may be added to the CFD as a result of future annexations or if future annexations involve a new Land Use Class.

2. Exempt Property

No Special Tax shall be levied on Exempt Property as defined in Section A.

For each Fiscal Year, if the use or ownership of an Assessor's Parcel of Exempt Property changes so that such Assessor's Parcel is no longer classified as one of the uses set forth in Section A, therefore making such Assessor's Parcel no longer eligible to be classified as Exempt Property, such Assessor's Parcel shall be deemed to be Taxable Property and shall be taxed pursuant to the provisions of Section C.1.

D. METHOD OF APPORTIONMENT OF THE SPECIAL TAX

Commencing with Fiscal Year 2024/25, and for each subsequent Fiscal Year, the Special Tax Administrator shall calculate the Special Tax Requirement based on the definitions in Section A and levy the Special Tax as follows until the amount of the Special Tax levied equals the Special Tax Requirement:

The Special Tax shall be Proportionately levied each Fiscal Year on each Assessor's Parcel of Developed Property up to 100% of the applicable Maximum Special Tax. The applicable Maximum Special Tax shall be based on the Developed Property's classification as Detached Residential, Attached Residential, Affordable Housing Property, Commercial Property, Industrial Property, Institutional Property, or Mixed-use property.

E. APPEALS

Any landowner who pays the Special Tax and believes that the amount of the Special Tax levied on their Assessor's Parcel is in error shall first consult with the Special Tax Administrator regarding such error. If following such consultation, the Special Tax Administrator determines that an error has occurred, the Special Tax Administrator may amend the amount of the Special Tax levied on such Assessor's Parcel. If following such consultation and action, if any, the landowner believes such error still exists, such person may file a written notice with the City Clerk of the City appealing the amount of the Special Tax levied on such Assessor's Parcel. Upon the receipt of any such written notice, the City Clerk shall forward a copy of such notice to the City Finance Director, who shall either (1) refer the matter to the City's existing hearing board for administrative appeals; or (2) establish as part of the proceedings and administration of the CFD, a special three-member Review/Appeal Committee. The Review/Appeal Committee may establish such procedures, as it deems necessary to undertake the review of any such appeal. The hearing board or Review/Appeal Committee shall interpret this Rate and Method of Apportionment and make determinations relative to the annual administration of the Special Tax and any landowner appeals, as herein specified. The decision of the hearing board or Review/Appeal Committee shall be final and binding to all persons.

F. MANNER OF COLLECTION

Special Taxes levied pursuant to Section D above shall be collected in the same manner and at the same time as ordinary ad valorem property taxes, provided however that (i) the CFD may directly bill the Special Tax, and (ii) the CFD may collect Special Taxes at a different time or in a different manner if necessary to meet the financial obligations of the CFD or as otherwise determined appropriate by the City Council.

G. TERM OF SPECIAL TAX

Taxable Property in the CFD shall remain subject to the Special Tax in perpetuity or until the City Council takes appropriate actions to terminate the Special Tax pursuant to the Act.



711 West Cinnamon Drive • Lemoore, California 93245 • (559) 924-6744

Staff Report

Item No: 6-3

To: Lemoore City Council

From: Kristie Baley, Management Analyst

Date: April 2, 2024

Meeting Date: April 16, 2024

Subject: Resolution 2024-12 – Accepting the Closeout Report for SB2 Planning Grant Program Funds

Strategic Initiative:

- | | |
|---|--|
| <input type="checkbox"/> Safe & Vibrant Community | <input type="checkbox"/> Growing & Dynamic Economy |
| <input checked="" type="checkbox"/> Fiscally Sound Government | <input checked="" type="checkbox"/> Operational Excellence |
| <input checked="" type="checkbox"/> Community & Neighborhood Livability | <input type="checkbox"/> Not Applicable |

Proposed Motion:

Adopt Resolution 2024-12 – Accepting the Closeout Report for SB2 Planning Grant Program Funds.

Subject/Discussion:

In 2017, Governor Brown signed a series of bills aimed at addressing the state’s housing shortage and high housing costs. Specifically, it included the Building Homes and Jobs Act (SB 2), which establishes a \$75 recording fee on real estate documents to increase the supply of affordable homes in California. Monies that have been collected for the first year of the program were to be allocated to cities and counties to allow them to update their codes, policies, and procedures in ways that will further streamline the approval of new housing projects. Each city in the State was allocated a specific amount. The amount allocated to Lemoore was \$160,000.

In 2021, the City of Lemoore was awarded \$160,000 by the State of 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. The program is administered by the Department of Housing and Community Development (HCD), the same department that certifies the City’s Housing Element.

The SB2 Planning Grant application funds were originally required to be expended by June 30, 2022, however HCD determined that many agencies were unable to complete the updates within the allotted time and extended the date to expend the funds to September 30, 2023. The City of Lemoore was one of the agencies that was unable to complete the scope of work, due in part, because the City did not appear to have a contracted consultant or consultants who had been obtained through a formal procurement process. The City of Lemoore took advantage of the extension and procured a Planning Services Consultant (QK) and two On-Call Consultants (Precision and LSA) to assist staff with projects such as this.

QK completed all of the work for the City per requirements listed in the Standard Agreement. QK staff lead by Planner Steve Brandt researched State law and compared Lemoore standards with those from surrounding cities like Hanford and Visalia then utilized all of the information to make recommendations to City Council.

A summary of the tasks completed for the three eligible projects identified in the grant application approved by City Council in 2019 and accepted by HCD in 2021 are described below:

Project 1

Residential development standards –The City Council adopted Ordinance No. 2023-10 to reduce the by-right minimum lot size from the current 7,000 sq.ft. to 5,000 sq.ft. This should streamline the approval process because subdivision proposals that meet the new minimum lot size will not be required to obtain approval of a Planned Unit Development (PUD). Staff recommended changing the minimum lot size standard in Lemoore to 5,000 sq.ft. because that appears to be the new industry standard, meaning that just about every homebuilder is designing homes that fit on a 5,000 sq.ft. lot. The following tables shows that four out of eight subdivisions approved in the last seven years would not have needed a PUD if these changes had been in place previously.

Tentative Subdivision Maps Approved in Last 7 Years

	PUD Required Before Text Amendment	PUD Required After Text Amendment
Brisbane East (Nunley)	Yes	No
Tract 908 (Wathen)	Yes	No
Tract 920 (Lennar)	Yes	No
Lacey Ranch (Granville Homes)	Yes	Yes
Tract 848 (Lennar)	Yes	Yes
Revised Tract 820 (GJ Gardner)	Yes	Yes
Tract 935 (Lennar)	Yes	No
Silva 11 (Daley)	No	No

The minimum front yard setback has been reduced to 15 feet, while retaining the requirement for a 2-foot stagger in the front. Side yards are a minimum of 5 feet and no longer require an additional 5 feet for the second story. There was no change to the rear yard setback.

Site Plan and Architectural Review – The City Council adopted text changes to make a Site Plan Review a ministerial process that is always approved by the City staff. This means that projects that only need Site Plan Review approval would no longer go to the Planning Commission for review. The process is completely managed by Staff. The following table shows site plans that were reviewed in the last seven years, whether they were approved by Staff or the Planning Commission, and whether or not they would still go to Planning Commission if these text changes had been in place at that time.

**Site Plans approved in last 7 years
(except Subdivision and Parcel Maps)**

	Site Plan Review Approving Authority <u>Before</u> Text Amendment	Site Plan Review Approving Authority <u>After</u> Text Amendment
Cinnamon Villas II	Planning Commission	Staff
Granville Multi-family project	Planning Commission	Staff
Jack in the Box redesign	Staff	Staff
Beard industrial buildings	Planning Commission	Staff
Hwy 41/Hanford-Armona Rd apartments and commercial	Planning Commission	Planning Commission
Dollar General	Planning Commission	Staff
Grocery Outlet	Planning Commission	Planning Commission
Wimpy's	Staff	Staff
Dutch Brothers	Staff	Staff
Champion/Larish duplexes	Staff	Staff
Tacos Los Juanes	Staff	Staff
Helena Chemical industrial project	Planning Commission	Staff
Leprino solar project	Staff	Staff
New Industrial building	Planning Commission	Staff
Master Storage expansion	Planning Commission	Staff
Johnny Quik	Planning Commission	Planning Commission
Panda Express	Staff	Staff
19 th /Bush Car wash and convenience store	Planning Commission	Planning Commission
Venture Place industrial development	Planning Commission	Staff
Last Day Ministries expansion	Planning Commission	Planning Commission
Smith Avenue Apartments	Planning Commission	Staff
Ice Kiosk	Staff	Staff

Salas Harvesting office buildings	Staff	Staff
Plain Insane Graphics commercial building	Staff	Staff
Maverik mini-mart and fueling station	Planning Commission	Planning Commission

Accessory Dwelling Unit (ADU) Ordinance – The City Council adopted updates to the ADU Ordinance to ensure compliance with State law, which was changed in 2019 and again in 2020. The goal was to make the process more understandable so as to encourage more ADUs. As per State law, a site could have both an accessory dwelling unit and a junior accessory dwelling unit (JADU). The new code is consistent with the standards allowed to be implemented by State law.

Cottage home ordinance – A cottage home ordinance was added to the Zoning Ordinance. In the new ordinance text, a cottage would be considered a special type of accessory dwelling unit where the City provides the homeowner with preapproved building plans so that the homeowner does not have the expense of having an architect draw up building plans. It would have to meet both the ADU and the cottage home standards. The City is currently seeking funding opportunities to prepare the preapproved building plans for this ordinance.

Tiny house ordinance – A tiny house ordinance was added to the Zoning Ordinance. In the new ordinance text, a tiny house would be considered a special type of accessory dwelling unit. It would have to meet both the ADU and the tiny house standards. The text has been converted into a table to make it easier for Staff and the public to interpret.

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. This new law is being acknowledged with new text in the Allowed Uses Table 9-4B-2. It is listed as “Dwelling, additional, meeting provisions of Government Code Section 66852.21.”

Other Definition Changes – The City Council adopted a revision to definitions for large and small family day care. This is to bring the City’s definition more in line with the State’s definition. There is also a new definition for Short-term Rental Unit, more commonly known as an Airbnb or Vrbo rental. This use was added to the zoning ordinance to distinguish it from a bed and breakfast or a hotel.

Zone Map and General Plan 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. City Council approved the elimination of the Mixed Use designation (except in the downtown) and the MU zoning from the General Plan Map and the Zoning Map. The chapter on Mixed Use (Zoning Ordinance Chapter 7) will remain in the Zoning Ordinance just in case there is ever a desire to bring the zone back.

The sites changed were located on the north side of Hanford-Armona Road east of Lemoore Avenue (ZMA 2023-02), vicinity of Lemoore Avenue and Cinnamon Drive (ZMA

2023-03), the vicinity of Bush and D Streets (ZMA 2023-04), and the vicinity north of College Avenue (ZMA 2023-05). The existing and adopted land use designations and zones are shown in the exhibits attached to the close out report. The map on the top-right of each exhibit shows which parcels are affected. The map on the bottom-left of each exhibit shows what was the existing map while the map on the bottom-right shows the proposed changes that were adopted by City Council.

City staff mailed a courtesy notification of the proposed changes via certified mail to all affected property owners, with a phone number they could call to ask questions or discuss the proposed changes. Staff also mailed notifications of the Planning Commission and City Council public hearings. Multiple property owners reached out to the City and several provided input that assisted staff in making a recommendation. There were no property owners who disputed the changes that were adopted.

The tables below estimate how the adopted changes would affect the number of residential units that could be constructed on the site, using the realistic density averages from the City’s Housing Element. When considered together, they could collectively increase the capacity to approve housing units by a total of 171 units, with almost all of that being in the lower income range. The State considers lower income to be less than 80% of the median income of a community.

Zone	Zone Name	Vacant Acres to be Added or Subtracted	Housing Element Realistic Density	HE Lower Income	HE Moderate Income	HE Above Moderate Income	Total Potential Housing Units Added or Subtracted
Hanford-Armona Road east of Lemoore Ave.							
MU	Mixed Use	-0.27	9.00	-1	-1	0	-2
PO	Professional Office	0.07	0.00	0	0	0	0
RMD	Medium Density Residential	0.20	14.00	3	0	0	3
	Subtotal	0.00		2	-1	0	1

Zone	Zone Name	Vacant Acres to be Added or Subtracted	Housing Element Realistic Density	HE Lower Income	HE Moderate Income	HE Above Moderate Income	Total Potential Housing Units Added or Subtracted
Lemoore Avenue and Cinnamon Drive							
MU	Mixed Use	-27.43	9.00	-123	-124	0	-247
NC	Neighborhood Commercial	5.87	0.00	0	0	0	0

RHD	High Density Residential	21.57	18.00	388	0	0	388
	Subtotal	0.00		265	-124	0	141

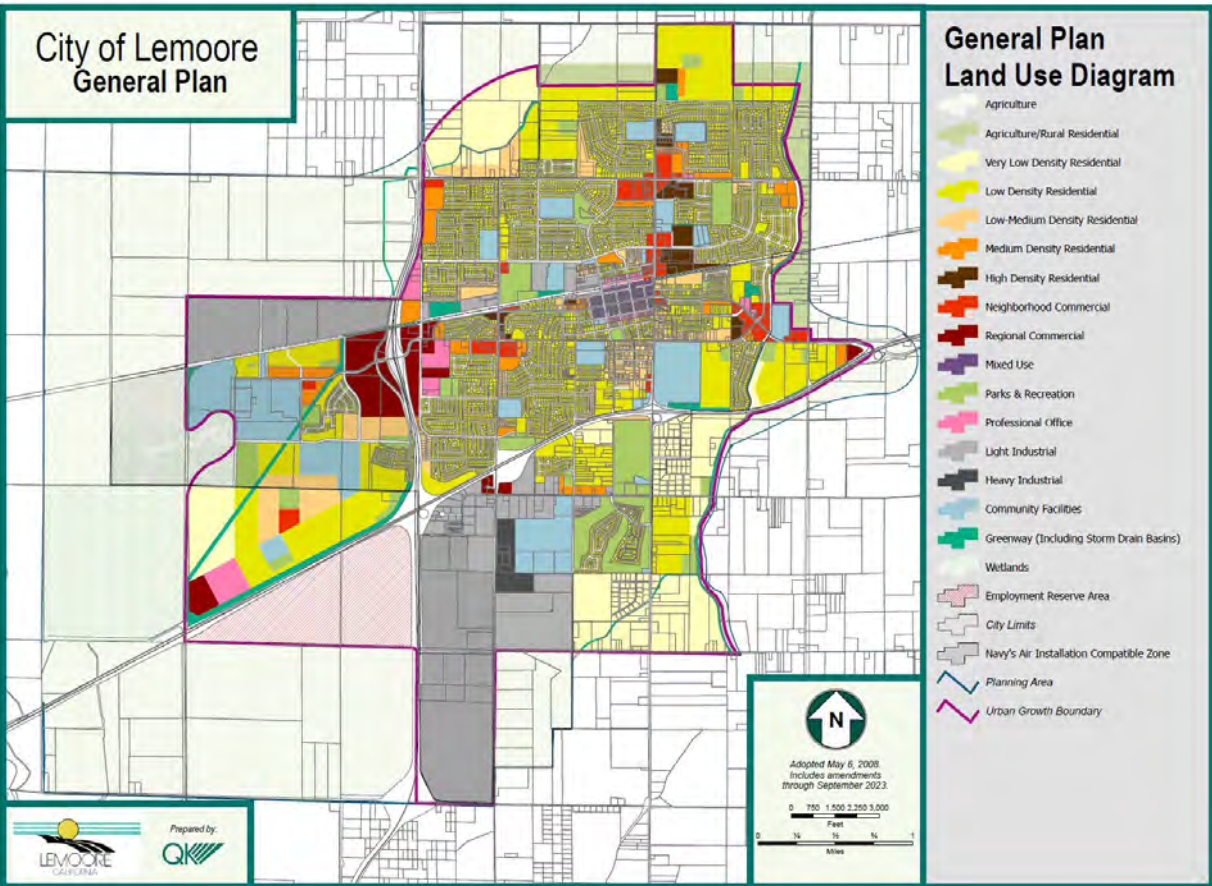
Zone	Zone Name	Vacant Acres to be Added or Subtracted	Housing Element Realistic Density	HE Lower Income	HE Moderate Income	HE Above Moderate Income	Total Potential Housing Units Added or Subtracted
Bush and D Streets							
MU	Mixed Use	-11.96	9.00	-56	-57	0	-108
RHD	High Density Residential	6.34	18.00	114	0	0	114
RMD	Medium Density Residential	-2.12	14.00	-30	0	0	-30
NC	Neighborhood Commercial	7.74	0.00	0	0	0	0
	Subtotal	0.00		28	-57	0	-24

Zone	Zone Name	Vacant Acres to be Added or Subtracted	Housing Element Realistic Density	HE Lower Income	HE Moderate Income	HE Above Moderate Income	Total Potential Housing Units Added or Subtracted
North of College							
MU	Mixed Use	-6.56	9.00	-29	-30	0	-59
RLD	Low Density Residential	6.19	4.50	0	14	15	28
PR	Greenway	-0.70	0.00	0	0	0	0
CF	Community Facilities	-3.57	0.00	0	0	0	0
RMD	Medium Density Residential	4.64	18.00	34	0	0	84
	Subtotal	0.00		5	-16	15	53

Pursuant to CEQA (California Environmental Quality Act) Guidelines, it has been determined that the project is exempt from the requirements of the California Environmental Quality Act (CEQA) per Section 15061(b)(3) (common sense exemption) and Section 15305 (minor alterations to land use limitations exemption) of the CEQA Guidelines.

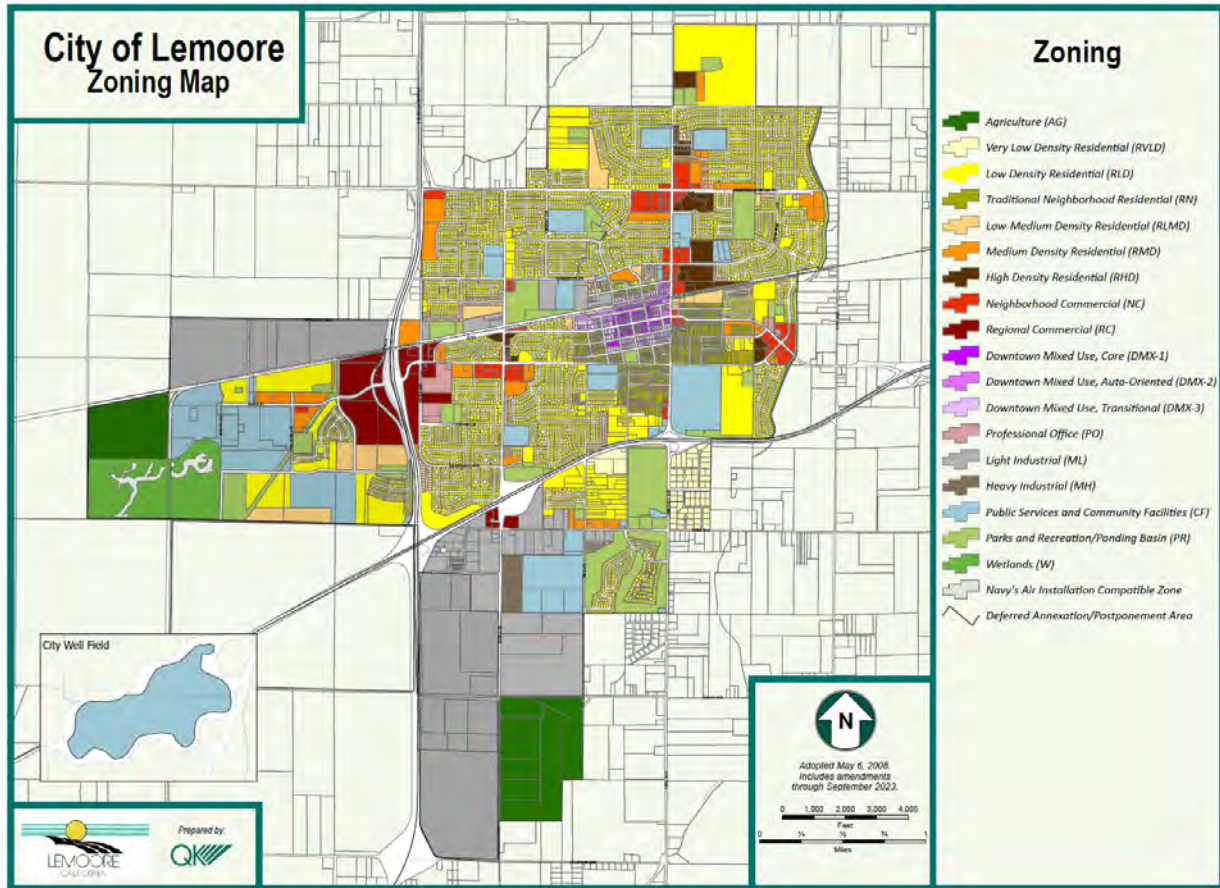
Updated General Plan Land Use wall map.

This map was updated to include recently completed general plan amendments that redesignated more land for housing.



Update Zoning wall map.

This map was updated to include recently completed zone changes that rezones more land for housing.



Project 2

Subdivision Ordinance – The Subdivision Ordinance describes the specific requirements for subdivision and parcel maps. Sections of Title 8 “Building and Development Regulations”, Chapter 7 “Land Division” of the City Ordinance, were revised in a way that will encourage more housing development in Lemoore. The review team also found ways to streamline the preparation and review process. Changes that were adopted by the City Council include:

- A clear, updated list of what is required on subdivision maps and parcel maps.
- Changes to Article D – Lot Line Adjustments to confirm to existing practice.
- Major changes to Article E – Voluntary Parcel Mergers that simplifies the submittal requirements for parcel mergers (combining two adjacent lots into one lot).
- A new Article O implementing the urban lot split that is now required by the State.
- A new requirement for developers to submit their maps and improvement plans in AutoCAD to make it easier to update the City’s GIS data.
- Movement of the specific language and signature blocks needed on maps out of the ordinance and into a standards document to be placed on the City website, so that the language can be updated more quickly by City staff when changes occur.
- An update to recognize all of the State-approved time extension opportunities for map.

The specific text changes described above are shown in underline/strikeout format in Exhibit A of the draft ordinance.

Pursuant to CEQA (California Environmental Quality Act) Guidelines, it has been determined that the project is exempt from the requirements of the California Environmental Quality Act (CEQA) per Section 15061(b)(3) (common sense exemption) and Section 15305 (minor alterations to land use limitations exemption) of the CEQA Guidelines

Project 3

Housing Database – A system was developed to track and update this data to streamline the process of preparing future housing inventory updates to HCD and the data will be stored in the City's GIS system.

In 2023, HCD approved a revision to Lemoore’s scope of work to give the City an opportunity to utilize funds left over from the original scope of work. The projects in the revised scope of work accepted by HCD are described below:

Project 3 Tasks Expanded

Address Database – A database of all addresses in the City of Lemoore and immediate surrounding area has been created and incorporated into the City’s new permitting system to help improve processing timelines and efficiency. The new permitting system is expected to go live in July of 2024.

Address Numbering Grid Map – This database was created to assist staff in assigning addresses quickly and consistently. The database will be updated as new addresses are being assigned based on the new GIS-based address numbering grid map. Uniform numbering is an essential element for emergency services.

Data for Housing Database - This GIS-based map was prepared to show recent housing developments with the number of units and construction status. This database will be available to the public and assist staff with reporting.

Project 4

Development Impact Fee Study - A draft Development Impact Fee Study was prepared to update development impact fees that had not been updated since 2017. Lemoore has an ordinance to charge impact fees for water, wastewater, storm drainage, fire protection, police, protection, parks, community facilities, recreational facilities, circulation, and refuse collection. The draft report is out for review. A hearing date is planned for April 16, 2024 to adopt the new fee schedule. The majority of the study was funded by the LEAP grant, however HCD agreed to assist the City with this task through the use of SB2 funds that had not yet been utilized.

Project 5

Housing Element Review – the Housing Element is a joint effort between the City of Lemoore, Kings County, and the cities of Hanford, Avenal, and Corcoran. The project is being managed by Kings County Planning Department. The City of Lemoore was provided with an administrative draft of the Housing Element on February 14, 2024. The City reviewed this draft and returned it with comments and recommended edits on February 29, 2024. The process is still on-going.

In addition to the Ordinance changes described above, the following process and procedure documents were created to expedite review time. The following documents are attached to this report.

- Commercial Landscape Directions
- Plot Plan Example for Developers
- Site Plan Review and Exempt Cheat Sheet
- Site Plan and Subdivision Review Process
- Standard Statements for Maps and Documents

Financial Consideration(s):

The City has completed the scope of work and requested \$159,999.32 for reimbursement. A closeout report must be accepted by the City Council and submitted to HCD to retain any reimbursement money received.

Alternatives or Pros/Cons:

The Council can make changes to the report prior to acceptance.

Commission/Board Recommendation:

None.

Staff Recommendation:

Staff recommends that City Council adopt Resolution 2024-12, accepting the SB2 Planning Grant Close Out Report.

Attachments:

- Resolution: 2024-12
- Ordinance:
- Maps
- Contract
- Other:
 - Deliverables listed in Report
 - Reimbursement Requests
 - 2nd Executed Grant Agreement
 - Revised Scope of Work
 - Original Executed Grant Agreement
 - Scope of Work

Review:

- Asst. City Manager
- City Attorney
- City Clerk
- City Manger
- Finance

Date:

- 04/11/24
- 04/11/24
- 04/10/24

RESOLUTION NO. 2024-12

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LEMOORE
ACCEPTING THE CLOSEOUT REPORT FOR SB2 PLANNING GRANT
PROGRAM FUNDS**

WHEREAS, the State of California, Department of Housing and Community Development (Department) has issued a Notice of Funding Availability (NOFA) dated March 28, 2019, for its Planning Grants Program (PGP); and

WHEREAS, the City Council of the City of Lemoore submitted a project application for the PGP program to accelerate the production of housing and submitted a 2019 PGP grant application as described in the Planning Grants Program NOFA and SB 2 Planning Grants Program Guidelines released by the Department for the PGP Program; and

WHEREAS, the Department authorized to provide up to \$123 million under the SB 2 Planning Grants Program from the Building Homes and Jobs Trust Fund for assistance to Counties (as described in Health and Safety Code section 50470 et seq. (Chapter 364, Statutes of 2017 (SB 2)) related to the PGP Program; and

WHEREAS, the City Council authorized and directed the City Manager to apply for and submit to the Department the 2019 Planning Grants Program application in the amount of \$160,000; and

WHEREAS, the City Council authorized the City Manager to enter into, execute, and deliver a State of California Agreement (Standard Agreement) for the amount of \$160,000, and any and all other documents required or deemed necessary or appropriate to evidence and secure the PGP grant, the City's obligations related thereto, and all amendments thereto (collectively, the "PGP Grant Documents"); and

WHEREAS, the City Council authorized the City Manager to execute the City of Lemoore's Planning Grants Program application, the PGP Grant Documents, and any amendments thereto, on behalf of the City as required by the Department for receipt of the PGP Grant; and

NOW, THEREFORE LET IT BE RESOLVED, the staff report is hereby incorporated as part of the Closeout Report: and

LET IT FURTHER BE RESOLVED, the City Council hereby accepts the Closeout Report and acknowledges funds were used for allowable expenditures as specifically identified in the Standard Agreement, the Standard Agreement, the SB 2 Planning Grants Program Guidelines, and any applicable PGP guidelines published by the Department.

PASSED AND ADOPTED by the City Council of the City of Lemoore at a Regular Meeting held on 16th day of April 2024 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

APPROVED:

Marisa Avalos
City Clerk

Patricia Matthews
Mayor

Adopted by City Council September 19, 2023

Effective October 19, 2023

Ordinance No. 2023-10

Zoning Text Amendment No. 2023-01

Modifying Sections:

9-2A-7-1 “Planning Permit and Entitlements and Review and Appeal Authority”

9-2B-12 “Minor Site Plan and Architectural Review”

9-2B-15 “Major Site Plan and Architectural Review”

9-4A-5 “Description of Land Uses”

9-4B-2 “Allowed Uses and Required Entitlements for Base Zoning Districts”

9-4D-12 “Accessory Dwelling Units”

9-5A-4A “Development Standards for Residential Zoning Districts”

9-5C-3 “Design Standards for Residential Projects”

New text to be added is underlined.

Text to be removed is in ~~strikeout~~ format.

**TABLE 9-2A-7-1
PLANNING PERMIT AND ENTITLEMENTS AND REVIEW AND APPEAL AUTHORITY¹**

Planning Permit Or Entitlement	Notice/Hearing Requirement	Authority		
		Planning Director	Planning Commission	City Council
Administrative permits:				
Zoning clearance (e.g., building permit, signs, business license)	None	Final	Appeal-	Appeal
Temporary use permit	None	Final	Appeal-	Appeal
Tree permit for trees on private property	None	Final	Appeal-	Appeal
Reasonable accommodation	None	Final	Appeal-	Appeal

Similar use determination	None	Final	<u>Appeal-</u>	Appeal
Official zoning interpretation	None	Final	<u>Appeal-</u>	Appeal
Minor home occupation permit	None	Final	<u>Appeal-</u>	Appeal
Highway oriented sign permit	None	Final	<u>Appeal-</u>	Appeal
Administrative use permit	None	Final	<u>Appeal-</u>	Appeal
Minor deviation	None	Final	<u>Appeal-</u>	Appeal
Minor site plan and architectural review	None	Final	-	Appeal
Sign program	None	Final	<u>Appeal-</u>	Appeal
<u>Site plan and architectural review</u>	<u>None</u>	<u>Final</u>	<u>Appeal</u>	<u>Appeal</u>
Quasi-judicial permits and entitlements:				
Conditional use permit	Public hearing	Recommending	Final	Appeal ²
Major home occupation permit	Public hearing	Recommending	Final	Appeal
Major site plan and architectural review	Public hearing	Recommending	Final	Appeal³
Planned unit development	Public hearing	Recommending	Final	Appeal³
Variance	Public hearing	Recommending	Final	Appeal ²
Public convenience or necessity	Public hearing	Recommending	Final	Appeal ²
Legislative approvals:				
Specific plan	Public hearing ³	Recommending	Recommending	Final
Development agreement	Public hearing ³	Recommending	Recommending	Final
<u>Planned Unit Development</u>	<u>Public hearing ³</u>	<u>Recommending</u>	<u>Recommending</u>	<u>Final</u>
Zoning amendment	Public hearing ³	Recommending	Recommending	Final
Prezoning	Public hearing ³	Recommending	Recommending	Final
General plan amendment	Public hearing ³	Recommending	Recommending	Final

9-2B-12: ~~MINOR~~ SITE PLAN AND ARCHITECTURAL REVIEW:

A. Purpose: The purpose of ~~minor~~-site plan and architectural review is for the review of the design and layout of new development in the City to ensure that it is consistent with the regulations of this title, other relevant titles in the Lemoore Municipal Code, and all relevant City policies, requirements, and development standards that would apply to the project prior to the issuance of subsequent permits, such as discretionary actions required by the City Zoning Ordinance or City Subdivision Ordinance, improvement plans, and building permits. It is the intent that site plan and architectural review be a ministerial action limited to review of the project development project for conformance with City of Lemoore ordinances, policies, requirements, and development standards. (Ord. 2013-05, 2-6-2014)

B. Applicability: ~~Minor-site~~Site plan and architectural review shall be required prior to the issuance of any ministerial building permits or site improvement plans and prior to ~~or in conjunction with~~any discretionary action of corresponding development applications (e.g., conditional use permit, variance). Site plan and architectural review may serve as the preliminary application for housing development projects seeking vesting rights pursuant to SB 330, the Housing Crisis Act of 2019.

1. Review Required: ~~Minor-site~~Site plan and architectural review is required for all of the following activities:

a. New nonresidential or mixed-use developments ~~of less than twenty thousand (20,000) gross square feet;~~

b. ~~Additions-Nonresidential building additions greater than 1,000 square feet; of less than twenty thousand (20,000) square feet to existing commercial, office, and industrial buildings;~~

c. Conceptual plan for a mixed-use center as required by chapter 7, "Mixed Use Development Standards", of this title.

d. New multi-family residential developments of more than two units (e.g., apartments, condominiums, townhomes) ~~of less than thirty (30) units on a single site.~~ (Ord. 2018-03, 5-15-2018)

e. The design and layout of new residential subdivisions as part of the tentative subdivision map process as provided in title 8, chapter 7, "Land Division", of the Municipal Code;

f. Demolition or exterior alterations and additions to nonresidential buildings that are more than seventy five (75) years old.

2. Exemptions: The following activities are specifically exempt from ~~minor~~-site plan and architectural review:

a. Single-family residential custom homes and duplexes on an existing lot;

b. Additions to or the exterior remodels of single-family residential homes within normal setbacks;

c. Accessory structures consistent with the provisions of section 9-4D-18, "Residential Accessory Structures", of this title;

- d. Changes to the exterior facade of existing buildings;
- e. Painting existing buildings in the DMX zoning districts with historic color palettes as described in subsection 9-6-4C, "Colors And Painting", of this title;
- f. Repairs and maintenance to the site or structure that do not add to, enlarge, or expand the area occupied by the land use, or the floor area of the structure and that employ the same materials and design as the original construction;
- g. Interior alterations that do not increase the gross floor area within the structure, or change/expand the permitted use of the structure (including solar collectors); and
- h. Construction, alteration, or maintenance by a public utility or public agency of underground or overhead utilities intended to service existing or nearby approved developments.
- i. Nonresidential building additions of 1,000 square feet of gross floor area or less.

C. Approval Authority: The designated approval authority for ~~minor~~ site plan and architectural design review shall be the Planning-Community Development Director.

D. Process: The applicant shall provide a completed application on a form prepared/vided by the City, a site plan and, if new non-residential buildings or multi-family dwellings are proposed, an elevation plan. No public hearing or notice is required for a ~~minor~~ site plan and architectural review. Site plan and architectural review is a ministerial process conducted by City staff to determine compliance with existing City of Lemoore ordinances, policies, requirements, and development standards and is therefore exempt from the requirements of the California Environmental Quality Act (CEQA) per State CEQA Guidelines Section 15268.

E. Approval ~~Findings~~: A ~~minor~~ site plan and architectural review permit, or any modification thereto, shall be granted only when the designated approving authority ~~makes a finding~~finds that the proposed project is consistent with the objectives of the general plan and complies with applicable zoning regulations, specific plan provisions, and policies and improvement standards adopted by the City, or that a general plan amendment or zoning amendment is going to be subsequently applied for by the developer. If the site plan submitted requires major changes before this finding can be made, the developer may be required to make changes and submit the site plan again.

F. Post approval Implementation: A ~~minor~~ site plan and architectural design review permit is ministerial in nature. As such, the Planning Director may not impose discretionary conditions on the issuance of the permit. If the proposed development project requires approval of a discretionary action after completion of the site and architectural design review process, conditions of approval can be placed on the discretionary approval (Ord. 2013-05, 2-6-2014)

G. Appeals. If the applicant disagrees with the interpretation or application of a City ordinance, policy, requirement, or development standard, they may appeal the interpretation per procedures in Section 9-2A-7 and 9-2A-8.

H. Expiration. A site plan and architectural design review permit shall expire one (1) year after issuance unless an application for a related discretionary approval or a building permit is submitted. Upon written request by the applicant prior to expiration, the Community Development Director may extend the expiration for an additional one (1) year.

~~9-2B-15: MAJOR SITE PLAN AND ARCHITECTURAL REVIEW:~~

~~—A.— Purpose: The purpose of major site plan and architectural review is for the review of the design and layout of new development in the City to ensure that it is consistent with the regulations of this title and will not result in a detriment to the City or the environment. The City desires to maintain and enhance Lemoore's sense of place; design commercial and mixed use centers to be of pedestrian scale so people can feel comfortable and congregate in these areas; promote visually appealing architecture and high quality developments that promote a small town atmosphere; and protect and accentuate Lemoore's environmental assets, its surrounding natural landscape, agricultural farmland, open canals, and wetlands. (Ord. 2013-05, 2-6-2014)~~

~~—B.— Applicability: Major site plan and architectural review shall be required prior to the issuance of any ministerial building permits or site improvement plans and prior to or in conjunction with discretionary action of corresponding development applications (e.g., conditional use permit, variance).~~

~~—1.— Review Required: A major site plan and architectural review is required for the following items:~~

~~— a. New nonresidential or mixed use developments of twenty thousand (20,000) gross square feet or more;~~

~~— b. Additions of twenty thousand (20,000) square feet or more to existing commercial, office, and industrial buildings;~~

~~— c. New multi family residential developments (e.g., apartments, condominiums, townhomes) except where there are less than thirty (30) units on a single site;~~

~~— d. The design and layout of new residential subdivisions as part of the tentative subdivision map process as provided in title 8, chapter 7, "Land Division", of the Municipal Code;~~

~~— e. Demolition or exterior alterations and additions to nonresidential buildings that are more than seventy five (75) years old. (Ord. 2018-03, 5-15-2018)~~

~~—2.— Exemptions: Those activities exempt from minor site plan and architectural design review as provided in subsection 9-2B-12 B2 of this article shall also be exempt from major site plan and architectural design review.~~

~~—C.— Approval Authority: The designated approval authority for major site plan and architectural design review shall be the Planning Commission.~~

~~—D.— Public Hearing And Notice: Public hearing and notice are required for a major site plan and architectural review pursuant to section 9-2A-6, "Public Notice, Hearings, And Decisions", of this chapter.~~

~~—E.— Approval Findings: A major site plan and architectural review permit, or any modification thereto, shall be granted only when the designated approving authority makes all of the following findings:~~

~~—1.— The proposed project is consistent with the objectives of the general plan and complies with applicable zoning regulations, specific plan provisions, and improvement standards adopted by the City;~~

~~—2.— The proposed architecture, site design, and landscape are suitable for the purposes of the building and the site and will enhance the character of the neighborhood and community;~~

~~—3. The architecture, character, and scale of the building and the site are compatible with the character of buildings on adjoining and nearby properties;~~

~~—4. The proposed project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation; and~~

~~—5. In the case of proposed alterations, additions, or demolitions to nonresidential buildings that are more than seventy five (75) years old:~~

~~— a. Alterations And Additions: The alteration or addition is compatible with the downtown revitalization plan.~~

~~— b. Demolitions: The applicant has demonstrated that the existing use cannot generate a reasonable rate of return; the existing building constitutes a hazard to public safety and is economically infeasible to rehabilitate, the design quality of the replacement building will be superior to the existing building and will be compatible with adjacent buildings and the character of downtown Lemoore, or the proposed demolition or removal is necessary to allow a project that will have public benefits outweighing the public benefits of retaining the existing building.~~

~~—F. Conditions Of Approval: The designated approving authority may impose conditions and/or require guarantees in order to ensure compliance with this title and to prevent adverse or detrimental impact to the surrounding neighborhood. (Ord. 2013-05, 2-6-2014)~~

9-4A-5: DESCRIPTION OF LAND USES:

CHILD DAYCARE FACILITY: Facility that provides nonmedical care and supervision of minor children for periods of less than twenty four (24) hours for an individual child. These facilities include the following, all of which are required to be licensed by the State:

1. Child Daycare Center: Commercial or nonprofit child daycare facility operated outside of a home, typically able to accommodate fifteen (15) or more children, including infant centers, preschools, sick child centers, daycare centers, and school age daycare facilities. These may be operated in conjunction with a school or church facility, apartment complex, or as an independent land use. Also includes employer sponsored childcare centers.

2. Family Daycare Home, Large: A ~~single-family residence~~home that regularly provides daycare care, protection, and supervision while the parents or guardians are away for seven (7) to fourteen (14) children, inclusive, including children under the age of ten (10) years who reside at the home. This description is consistent with section 1596.78 of the Health and Safety Code.

3. Family Daycare Home, Small: A ~~single-family residence~~home that regularly provides daycare care, protection, and supervision while the parents or guardians are away for six (6) eight (8) or fewer children, including children under the age of ten (10) years who reside at the home, or up to eight (8) children if the conditions of section 1597.44 of the Health and Safety Code are met. Per State law, ~~these small family daycare~~ uses may not be regulated differently than single-family dwellings. This description is consistent with section 1596.78 of the Health and Safety Code.

~~DWELLING, ACCESSORY UNIT: An attached or detached dwelling unit which provides complete independent living facilities for one or more persons, with permanent provisions for living, sleeping, eating, cooking, and sanitation sited on the same parcel as the primary dwelling unit. This definition includes granny flats.~~

DWELLING, ACCESSORY UNIT (ADU): An attached or a detached residential dwelling unit that provides complete independent living facilities for one or more persons with permanent provisions for living, sleeping, eating, cooking, and sanitation. An accessory dwelling unit may be an efficiency unit, as defined in Health and Safety Code Section 17958.1, and a manufactured home, as defined in Health and Safety Code Section 18007.

DWELLING, JUNIOR ACCESSORY UNIT (JADU): A dwelling unit that is no more than five hundred (500) square feet in size and contained entirely within a single-family residence that includes a separate entrance from the main entrance to the single-family residence, separate sanitation facilities, and an efficiency kitchen consisting of a cooking facility with appliances, a food preparation counter, and storage cabinets of reasonable size in relation to the size of the unit.

SHORT-TERM RENTAL UNIT: Residential structure where all or a portion of the structure is rented for overnight lodging for a period of less than 30 days. A short-term rental unit or site that provides a meal as part of its service is considered a bed and breakfast inn and is included under the definition of "bed and breakfast inn".

**TABLE 9-4B-2
ALLOWED USES AND REQUIRED ENTITLEMENTS FOR BASE ZONING DISTRICTS**

P	=	Permitted by right	N	=	Not permitted
A	=	Administrative use permit required	C	=	Conditional use permit required

Land Use/Zoning District	Residential Zoning Districts							Special Purpose Zoning Districts				Mixed Use Zoning Districts				Office, Commercial, And Industrial Zoning Districts				
	AR	RVLD	RLD	RN	RLMD	RMD	RHD	W	AG	PR	CF	DMX-1	DMX-2	DMX-3	MU	NC	RC	PO	ML	MH
Residential uses:																				
Caretaker housing	C	P	P	P	P	P	P	C	N	C	C	P	P	P	P	C	C	P	P	P
Child daycare facility - family daycare home, large ¹	N	A	A	A	A	A	A	N	N	N	N	A	A	A	A	N	N	N	N	N
Child daycare facility - family daycare home, small	N	P	P	P	P	P	P	N	N	N	N	P	P	P	P	N	N	N	N	N
Dwelling, multi-family	N	N	N	N	P	P	P	N	N	N	N	P ²	P	P	P	P ²⁷	N	C	N	N
Dwelling, second unit <u>accessory unit</u> ³	<u>A</u> <u>P</u>	<u>A</u> <u>P</u>	<u>A</u> <u>P</u>	<u>A</u> <u>P</u>	<u>A</u> <u>P</u>	<u>A</u> <u>P</u>	<u>A</u> <u>P</u>	N	N	N	N	N	<u>A</u> <u>P</u>	<u>A</u> <u>P</u>	N	N	N	N	N	N
Dwelling, single-family	P	P	P	P	P	P	N	N	N	N	N	N	A	P	N	N	N	N	N	N
Dwelling, two-family	N	N	A	P	P	P	N	N	N	N	N	N	P	P	N	N	N	N	N	N
<u>Dwelling, additional, meeting provisions of Government Code Section 66852.21</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
Emergency shelter	N	N	N	N	N	N	N	N	N	N	P	N	N	N	N	N	N	N	C	N
Employee housing, large	P	C	N	N	N	N	N	N	P	N	N	N	N	N	N	N	N	N	N	N
Employee housing, small	P	P	P	P	P	P	N	N	P	N	N	N	P	P	N	N	N	N	N	N
Gated residential community	C	C	C	C	C	C	C	N	N	N	N	N	N	N	N	N	N	N	N	N
Group residential	N	N	N	N	N	P	P	N	N	N	C	P	P	P	P	N	N	N	N	N
Guesthouse	P	P	P	P	P	P	N	N	N	N	N	N	P	P	N	N	N	N	N	N
Live-work facility ⁵	N	N	N	N	N	N	A	N	N	N	N	A	A	A	A	A	N	N	N	N

Marijuana personal cultivation - personal recreational and medicinal use ²⁸	P ²⁸	P ²⁸	P ²⁸	P ²⁸	P ²⁸	P ²⁸	P ²⁸	N	N	N	N	N	N	N	N	N	N	N	N
Mobilehome park ⁶	N	C	C	C	C	A	A	N	N	N	N	N	N	N	N	N	N	N	N
Recreational vehicle park ²⁴	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N	C	N
Residential care facility ²⁵	P	P	P	P	P	P	P	N	N	N	N	N	A	P	C	C	N	N	N
Residential care home	N	P	P	P	P	P	P	N	N	N	N	C	P	P	P	N	N	N	N
Single room occupancy (SRO) facility	N	N	N	N	N	N	P	N	N	N	N	C	C	C	N	N	N	N	N
Supportive housing	P	P	P	P	P	P	P	N	N	N	N	P	P	P	P	N	N	N	N
Transitional housing	P	P	P	P	P	P	P	N	N	N	N	P	P	P	P	N	N	N	N
Retail, service, and office uses:																			
<u>Short-term rental unit</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>C</u>	<u>P</u>	<u>P</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>N</u>

Notes:

1. See additional regulations for large family daycare homes in section [9-4D-7](#) of this chapter.
2. Only permitted on the first floor when located along an alley or side street; otherwise must be on an upper floor.
3. See additional regulations for second-accessory dwelling units in section [9-4D-12](#) of this chapter.
4. Reserved.
5. See additional regulations for live-work facilities in section [9-4D-8](#) of this chapter.
6. See additional regulations for mobilehome parks in section [9-4D-10](#) of this chapter.
7. Minimum lot size shall be 20,000 square feet.
8. All activities and storage shall be located within an enclosed structure(s).
9. See additional regulations for community gardens in section [9-4D-3](#) of this chapter.
10. See special permit requirements in title 3, chapter 4, article C of the Municipal Code.
11. Maximum tenant space shall be 10,000 square feet.
12. See additional regulations for wireless telecommunication facilities in section [9-4D-15](#) of this chapter.
13. Facilities less than 75 feet tall are permitted by right, except that major-site plan and architectural review is still required. Otherwise, a conditional use permit is required in addition to major-site plan and architectural review.
14. See additional regulations for alcoholic beverage sales in section [9-4D-2](#) of this chapter.
15. Use is permitted by right when located on the ground floor. Otherwise, a conditional use permit is required.
16. See additional regulations for drive-in and drive-through facilities in section [9-4D-4](#) of this chapter.
17. See additional regulations for massage therapy in section [9-4D-9](#) of this chapter. Additionally, see additional permit requirements in title 4, chapter 7 of the Municipal Code.
18. Maximum tenant space shall be 30,000 square feet; however, store size may be larger upon approval of an administrative use permit.
19. See additional regulations for semipermanent mobile food vendors in section [9-4D-13](#) of this chapter.
20. See additional regulations for sexually oriented businesses in section [9-4D-14](#) of this chapter.
21. See additional regulations for thrift stores in section [9-4D-16](#) of this chapter.
22. See additional regulations for fueling stations in section [9-4D-6](#) of this chapter.
23. Use is permitted by right when located more than 500 feet from a residential use or district.
24. See additional regulations for recreational vehicle parks in section [9-4D-11](#) of this chapter.
25. This "sensitive receptor" use shall not be located within:
 - a. 500 feet of a freeway, urban roads carrying 100,000 vehicles per day, or rural roads carrying 50,000 vehicles per day.
 - b. 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).
 - c. 300 feet of any dry cleaning operation that uses toxic chemicals. For operations with 2 or more machines, a minimum 500 feet shall be provided. For operations with 3 or more machines, a larger distance may be required based upon consultation with the Kings County Air District.
 - d. 300 feet of a "large gas station", defined as a facility with a throughput of 3.6 million gallons or more per year.
26. If developed incidental to an existing charitable operation, this use is allowed subject to approval of an administrative use permit.
27. Permitted on second floors above retail and neighborhood serving office when ancillary in size and does not interfere with primary retail use.
28. Use is permitted as allowed by State law and as authorized in title 4, chapter 8 of the Municipal Code.

9-4D-12: ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS:

~~A.—Purpose And Applicability: This section applies to accessory dwelling units within the City. Accessory dwelling units are permitted upon issuance of an administrative use permit in the agricultural and residential zoning districts subject to the standards of this section. The purpose of this section is to regulate accessory dwelling units in residential zoning districts and on residential property consistent with State law. Implementation of this section is intended to expand housing opportunities for low income and moderate income or elderly households by increasing the number of rental units available within existing neighborhoods while maintaining the primarily single family residential character of the area.~~

~~—B.—Development Standards: Pursuant to Government Code section 65852.2, accessory dwelling units shall be permitted on agricultural and residential parcels when the following conditions are met:~~

~~—1. The parcel contains an existing single family dwelling.~~

~~—2. No more than one (1) accessory dwelling unit shall be allowed per parcel.~~

~~—3. The property owner shall occupy either the primary unit or accessory dwelling unit. The property owner shall record a declaration acknowledging owner occupancy, recorded with the property as a condition of the administrative permit.~~

~~—4. An accessory dwelling unit shall not exceed:~~

~~— a. Fifty percent (50%) of the existing living area of the primary dwelling when attached to the primary dwelling. For purpose of this standard, "living area" shall mean the interior habitable area of a dwelling unit, including basements, attics, bedrooms, kitchens, living room, etc. It does not include a garage or any accessory structure; or~~

~~— b. One thousand two hundred (1,200) square feet when detached from the primary dwelling.~~

~~—5. Building setbacks for attached accessory dwelling units shall comply with all required building setbacks for the primary dwelling unit.~~

~~—6. The maximum height of a detached accessory dwelling unit shall not exceed the height of the primary dwelling unit.~~

~~—7. No accessory dwelling unit may be sold separately from the primary dwelling unit. (Ord. 2017-06, 5-16-2017)~~

A. Purpose and intent. This section is intended to meet the requirements of State law in providing for accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) as required by and in compliance with Government Code Sections 65852.2 and 65852.22, as either may be amended from time to time. The standards established by this section shall be interpreted and applied consistent with the standards set forth in Government Code Sections 65852.2 and 65852.22. To the extent there is a conflict between the provisions of this section and the provisions of either Government Code Section 65852.2 or 65852.22, including as either may be amended, the applicable provision(s) of Government Code Sections 65852.2 and 65852.22 shall apply. The requirements and exceptions specified in Government Code Sections 65852.2 and 65852.22 shall apply to the construction of ADUs and

JADUs pursuant to this section. This section is not intended to regulate multigenerational dwelling units, which are dwelling units that do not include a kitchen, contained entirely within the walls of a proposed or existing single-family residence where access is not restricted between areas of the residence.

B. Determinations. ADUs and JADUs are residential uses. ADUs and JADUs that comply with this section are considered accessory uses and accessory buildings and therefore do not exceed the allowable density for the lots upon which ADUs and JADUs are located. ADUs and JADUs that comply with this section are considered to be consistent with the general plan and zoning designations for the lot. ADUs and JADUs, and the availability to construct ADUs and JADUs, will be counted for purposes of identifying adequate sites for housing in the City’s housing element, as provided in Government Code Section 65583.1(a), and to reduce the City’s share of the regional housing need, as provided in Government Code Section 65583.1(d).

C. Unless otherwise stated in this section, the requirements and standards of this Title that apply to the lot and the primary dwelling shall apply to any ADU and/or JADU, including height, setback, and landscaping. All Fire and Building Code requirements that apply to detached dwellings and accessory structures generally shall apply to ADUs and JADUs.

D. Development Standards. ADUs, JADUs, tiny homes, and multi-generational housing units shall meet that applicable standards in Table 9-4D-12-A.

TABLE 9-4D-12-A

DEVELOPMENT STANDARDS FOR ADUs, JADUs, TINY HOMES, AND MULTI-GENERATIONAL HOUSING UNITS

<u>Requirement</u>	<u>ADU (including Cottage Home)</u>	<u>JADU</u>	<u>Tiny Home (type of ADU)</u>	<u>Multi-generational housing unit (not an ADU or JADU)</u>
<u>Zone districts where allowed:</u>	<u>All residential and mixed use zone districts</u>	<u>All residential and mixed use zone districts</u>	<u>All residential and mixed use zone districts</u>	<u>All residential and mixed use zone districts</u>
<u>Lot types where allowed:</u>	<u>Lots with either single-family or multi-family dwelling (existing or proposed)</u>	<u>Lots with a single-family dwelling (existing or proposed)</u>	<u>Lots with a single-family dwelling (existing or proposed)</u>	<u>Lots with a single-family dwelling (existing or proposed)</u>
<u>Number allowed on a single-family lot:</u>	<u>One (1)</u>	<u>One (1) in addition to one (1) ADU</u>	<u>See ADU</u>	<u>One (1)</u>
<u>Attached to or detached from main dwelling:</u>	<u>Either attached or detached. Attached must have separate exterior entry.</u>	<u>Attached. Must have separate exterior entry.</u>	<u>Detached</u>	<u>Attached</u>
<u>Number allowed on a multi-family lot:</u>	<u>Up to two (2) detached. If attached, up to 25% of</u>	<u>None</u>	<u>None</u>	<u>None</u>

	<u>the existing multi-family dwelling units</u>			
<u>Owner occupancy:</u>	<u>No requirements</u>	<u>Property must reside in either the main dwelling or the JADU</u>	<u>No requirements</u>	<u>No requirements</u>
<u>Unit size:</u>	<u>At least 220 sq.ft. If detached, up to 1,200 sq.ft. If attached, up to 50% of the existing primary dwelling, or 1,200 sq.ft., whichever is greater.</u>	<u>At least 220 sq.ft. and not more than 500 sq.ft.</u>	<u>The first floor shall be at least 100 sq.ft.</u>	<u>No size requirement</u>
<u>Building setbacks:</u>	<u>For attached ADUs, following main dwelling setbacks. For detached ADUs, 15 feet minimum setback from front property line and four (4) feet minimum setback from side and rear property lines.</u>	<u>Per main dwelling setback requirements.</u>	<u>15 feet minimum setback from front property line and four (4) feet minimum setback from side and rear property lines.</u>	<u>Per main dwelling setback requirements</u>
<u>Maximum height:</u>	<u>For detached ADUs, 16 feet. For attached ADUs, per main dwelling height requirements</u>	<u>Per main dwelling height requirements</u>	<u>14 feet</u>	<u>Per main dwelling height requirements</u>
<u>Separate kitchen required:</u>	<u>Yes</u>	<u>Yes</u>	<u>Yes</u>	<u>No</u>
<u>Separate bathroom required:</u>	<u>Yes</u>	<u>No, but if no bathroom, there must be an interior entryway to the main dwelling</u>	<u>Yes</u>	<u>Yes</u>
<u>Connection to water and sewer required:</u>	<u>Yes. May be shared with main dwelling, but not required.</u>	<u>Yes. May be shared with main dwelling, but not required.</u>	<u>Yes, if occupancy is intended to be for more than 72 hours</u>	<u>Yes</u>
<u>Additional on-site parking required:</u>	<u>One (1) space unless an exception is made per Government Code 65852.2. The additional parking space may be tandem and within a</u>	<u>No</u>	<u>No</u>	<u>No</u>

	<u>building setback area if it is paved with a non-permeable surface.</u>			
<u>Fire sprinklers required:</u>	<u>Yes, if required for the main dwelling unit</u>	<u>Yes, if required for the main dwelling unit</u>	<u>No</u>	<u>Yes, if required for the main dwelling unit</u>

E. Building standards.

1. ADUs and JADUs must be architecturally compatible with the primary dwelling, having similar materials, colors, and style of construction. The design and size of ADUs and JADUs shall conform to all applicable standards of the building, health, and other codes adopted by the City.

2. Attached ADUs and JADUs shall be compatible with and made structurally a part of the primary dwelling (e.g., share a common wall with the primary dwelling, rely partially on the primary dwelling for structural support, or be attached to the primary dwelling).

3. Adequate provisions shall be made for the water and sewer service and drainage generated by the occupancy of the accessory dwelling unit as determined by the City Engineer. The ADU/JADU can either have shared or separate services for electric, gas, sewer, and water.

F. Connection, impact, and other fees.

1. Except as provided in Government Code Sections 65852.2 and 65852.22, ADUs and JADUs are subject to fees and assessments required by the Lemoore Municipal Code for new residential construction, including connection fees, and capacity charges. However, development impact fees shall not be assessed on ADUs or JADUs.

2. An inspection fee shall be assessed for any inspection to determine if an ADU or JADU complies with applicable building standards.

G. Permit approval. A permit must be obtained for the construction or installation of an ADU or JADU. An application, together with the required fee in compliance with the City's fee schedule, shall be filed with the Department and accompanied by detailed and fully dimensioned plans, architectural drawings/sketches, elevations, floor plans, landscape plans, and/or any other data/materials identified in the Department handout for ADU/JADU applications. Following receipt of a completed application, the Director shall make an investigation of the facts bearing on the case to determine compliance with this section and ministerially approve a compliant application in accordance with (Gov. Code, 35852.2 subd. (a)(3) and (b).-

If the permit application to create an ADU or a JADU is submitted with a permit application to construct a new single-family dwelling on the lot, the City may delay acting on the permit application for the ADU or the JADU until the City acts on the permit application to create the new single-family dwelling. The applicant may request a delay in the time available for the City to act on the application, as provided by State law.

H. Cottage home program standards. This subsection provides locational and general standards for the cottage home program which is allowed in the applicable residential areas, subject to the following criteria and standards. This subsection does not supplant the remainder of this section for ADU and JADU construction.

1. Cottage home. A cottage home is a type of ADU where pre-approved building plans are made available by the City and the ADU is constructed in compliance with the provided plans and this subsection. A cottage home shall count towards the limit on the number of ADUs permitted on a single lot.

2. Zone districts. A cottage home is allowed in zones that allow an ADU.

3. Application procedures. Applications for the cottage home program shall be filed with the Community Development Department.

4. Developmental standards. A cottage home shall be constructed in compliance with the following developmental standards:

a. Only one cottage home unit shall be created on a single-family parcel.

b. The cottage home shall be built using plans provided by the City.

c. Adequate provisions shall be made for the water and sewer service and drainage generated by the occupancy of the cottage home unit as determined by the City Engineer. The cottage home can have either shared or separate services for electric, gas, sewer, and water.

J. Tiny house standards. A tiny house may be approved for use as an accessory dwelling unit if the following requirements are met:

1. The tiny house meets all the requirements for an accessory dwelling unit.

2. The tiny house has at least 100 square feet of first floor interior living space and includes basic functional areas that support normal daily routines such as cooking, sleeping, and toiletry.

3. The tiny house is designed and built to look like a conventional building structure.

4. The tiny house is licensed and registered with the California Department of Motor Vehicles and meets ANSI 119.2 or 119.5 requirements.

5. The tiny house is towable by a bumper hitch, frame-towing hitch, or fifth-wheel connection and cannot (nor is it designed to) move under its own power.

6. The tiny house is no larger than allowed by California State Law for movement on public highways.

7. No mechanical equipment is located on the roof of the movable tiny house.

8. When sited on a lot for more than 72 hours at a location visible from the public street, the tiny house shall have skirting that covers the wheels and undercarriage and that extends to ground level.

9. When sited on a lot for more than 72 hours, water and sewer connections shall be made permanent prior to occupancy. Shut-off valves, meters, and regulators shall not be located beneath the tiny house.

**TABLE 9-5A-4A
DEVELOPMENT STANDARDS FOR RESIDENTIAL ZONING DISTRICTS**

Measurement/Zoning District	Residential Zoning Districts						
	AR	RVLD	RLD	RN	RLMD	RMD	RHD
Site area per dwelling unit, minimum (square feet) ¹	No minimum	15,000	6,000 <u>5,000</u>	3,000	3,000	2,500	1,700
Lot dimensions:							
Lot size, minimum (square feet)	40,000	15,000 <u>10,000</u>	7,000 <u>5,000</u>	3,000	3,000	2,000	2,000
Lot size, maximum (square feet)	No maximum	40,000	15,000 0	7,000	7,000	5,000 ⁴	No maximum
Lot width, minimum ¹⁰	150'	150' <u>100'</u>	60' <u>50'</u>	50'	60'	60'	60'
Lot depth, minimum	200'	150'	100'	90'	90'	80'	80'
Setbacks, minimum:							
Front yard:							
Generally ^{2,12}	60'	40' <u>25'</u>	18' <u>15'</u>	15'	20' <u>15'</u>	20' <u>15'</u>	20' <u>15'</u>
To garage, front facing	-	-	20'	20'	20'	20'	20'
To garage, side load	-	-	15'	-	-	-	-
To porch	-	-	12'	12'	12'	12'	-
Side yard:							
Interior side	15'	10'	5' ⁴	5' ⁴	5'	10'	10'
Street side ¹²	25'	15'	15' <u>10'</u>	15' <u>10'</u>	15' <u>10'</u>	15'	15'
Combined both sides	-	-	10'	10'	10'	-	-
Rear yard:							
Generally	10' ⁴	10' ⁴	10' ⁴	10' ⁴	10'	10'	10'
To detached alley loaded garage	5'	5'	5'	0'	0'	0'	0'
Abutting a street ¹¹	20'	20'	20'	20'	20'	-	-
Separation between buildings, minimum ⁷	10'	10'	10'	10'	10'	10'	10'
Height, maximum	40'	40'	35'	35'	35'	45'	60'

Notes:

1. ~~Accessory dwelling units and junior accessory dwelling units are not counted when calculating site area per dwelling unit. Larger lot sizes may be permitted through site plan and architectural review for condominiums, townhomes, and similar attached developments.~~

~~2. Reserved. For single family residential subdivisions, the front yard setback of adjacent homes shall have a minimum 2 foot stagger between adjacent lots. Reduced setbacks may be approved as part of a planned unit development overlay zoning district or master home plan approval as a way to provide varied setbacks.~~

3. For every 1 foot in additional height, an additional 1 foot in setback is required.
4. Additional 5 feet is required for each additional story.
5. Required setback is 10 feet when adjacent to any residential zoning district.
6. Required setback is 15 feet when adjacent to any residential or mixed use zoning district.
7. Separation requirements apply to buildings on the same site as well as separation between buildings on adjacent parcels.
8. Also see subsection [9-5D1-2E](#), "Special Landscape Requirements", of this chapter for corresponding minimum landscaping and pervious surface requirements.
9. Additional building height may be allowed through site plan and architectural review when additional height is necessary for mechanical equipment as part of an industrial operation.
10. For flag lots, the minimum width for the access corridor shall be 10 feet. The lot width shall be measured from the front property line as described in section 9-5A-3, "Setback Determination And Requirements", of this article.
11. See section 9-5B-7, "Urban-Rural Edge", of this chapter.
12. 15 foot landscape buffer required along arterial and collector streets in addition to minimum setback. These 2 standards are not cumulative and may overlap. See subsection 9-5D1-2E2, "Landscape Buffers Required Along Arterial And Collector Streets", of this chapter.

(Ord. 2013-05, 2-6-2014; amd. Ord. 2015-08, 1-5-2016)

9-5C-3: DESIGN STANDARDS FOR RESIDENTIAL PROJECTS:

The standards contained in this section shall apply to new residential development, including single-family residential subdivisions, master home plans, and multi-family residential developments. These standards are intended to implement the design concepts described above.

2. Building Placement And Orientation: Create diverse residential streetscapes that facilitate interaction between residents and include homes and residential structures that orient to the street.

~~—— a. For single family residential subdivisions, the front yard setback of adjacent homes shall have a minimum two foot (2') stagger between adjacent lots.~~

ba. Multi-unit residential buildings (e.g., townhomes, condominiums, apartments) shall be designed with different building setbacks and facade variations when multiple buildings are provided.

eb. Orient home and building sites to take advantage of solar heating and opportunities for solar energy generation.

~~dc.~~ Residential development adjacent to open space/parks and other public spaces shall maintain visual access from residential units and common buildings to provide "eyes on the street" surveillance opportunities.

ed. Buildings shall be designed with structural and spatial variety along the front facades to avoid monotonous appearance.

Subdivision Ordinance

Title 8 – Building and Development Regulations

Chapter 7 – Land Division

City of Lemoore

Adopted by City Council September 19, 2023

Effective October 19, 2023

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For these amendments made by Ordinance No, 2023-11:

Red underlined text is new text to be added.

~~Red strikeout text~~ is existing text to be removed.

Green underlined text is existing text being moved from another section of the ordinance.

~~Green strikeout text~~ is existing text being moved to another section of the ordinance.

Article A ESTABLISHMENT AND PURPOSE

Sections:

8-7A-1	Title.
8-7A-2	General Purpose.
8-7A-3	Applicability.

8-7A-1 Title.

This chapter shall be known as the LAND DIVISION CODE OF THE CITY OF LEMOORE. (Ord. 2012-01, 4-17-2012)

8-7A-2 General Purpose.

This chapter is adopted pursuant to article XI, section 7 of the California Constitution and to supplement and implement the subdivision map act¹.

It is the purpose of this chapter to regulate and control the division of land within the city and to supplement the provisions of the subdivision map act concerning the design, improvement, and survey data of subdivisions, the form and content of all required maps provided by the subdivision map act, and the procedure to be followed in securing the official approval of the city regarding the maps. To accomplish this purpose, the regulations contained in this chapter are determined to be necessary to:

- A. Preserve the public health, safety, and general welfare.
- B. Promote orderly growth and development through implementation of the city's general plan.
- C. Ensure that properly designed infrastructure necessary to support public service needs, including, but not limited to, transportation and utility infrastructure, is provided in conjunction with subdivisions. (Ord. 2012-01, 4-17-2012)

8-7A-3 Applicability.

- A. Relationship To Prior Ordinance: The provisions of this chapter, as it existed prior to the effective date of the ordinance enacting this chapter, ordinance 2012-01, are repealed and superseded as provided in ordinance 2012-01, with major additions and edits provided by ordinance 2023-11.

¹ Gov.C. § 66410 et seq.

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- B. Prior Rights And Violations: The enactment of this chapter shall not terminate or otherwise affect vested land division approvals or agreements authorized under the provisions of any ordinance, nor shall violation of prior ordinance be excused by the adoption of this chapter.
- C. Effect Of Land Division Code Changes On Pending Applications: Following the effective date of this chapter, or any amendment of this chapter, regulations of this chapter are applicable to all pending entitlement applications that have not been deemed complete, unless prohibited by state law.
- D. Conflicting Requirements:
 - 1. Land Division Code And Municipal Code Provisions: If conflicts occur between this land division code, the municipal code, or other plans and policies adopted by the city, the land division code shall govern.
 - 2. Development Agreements: If conflicts occur between the requirements of this land division code and standards adopted as part of any development agreement, the requirements of the development agreement shall govern.
- E. Other Requirements/Permits: Nothing in this land division code eliminates the need for obtaining any other permits required by the city, or any permit, approval, or entitlement required by the regulations of any regional, state, or federal agency.
- F. Public Nuisance: Neither the provisions of this title nor the approval of any permit authorized by this title shall authorize the maintenance of any public nuisance as defined in the municipal code.
- G. Severability, Partial Invalidation Of Land Division Code: If any portion of this title is held to be invalid, unconstitutional, or unenforceable by a court of competent jurisdiction, such determinations shall not affect the validity of the remaining portions of this chapter. The city council hereby declares that this chapter and each article, section, subsection, paragraph, subparagraph, sentence, clause, phrase, and portion thereof is adopted without regard to the fact that one or more portions of this chapter may be declared invalid, unconstitutional, or unenforceable. (Ord. 2012-01, 4-17-2012)

Article B

ADMINISTRATION

Sections:

8-7B-1	Purpose.
8-7B-2	Responsibilities.
8-7B-3	Procedures.
8-7B-4	Application Processing.
8-7B-5	Interpretation.
8-7B-6	Enforcement.
8-7B-7	Certificate of Compliance.
8-7B-8	Definitions of Specific Terms.

8-7B-1 Purpose.

The purpose of this article is to establish the administration of this chapter and to set forth the basic responsibilities of the officials and bodies charged with its administration. Further, this article specifies the authority and procedures for clarifying any ambiguity in the regulations of this chapter in order to ensure consistent interpretation and application of this chapter. (Ord. 2012-01, 4-17-2012)

8-7B-2 Responsibilities.

Except as expressly provided otherwise in this chapter, the responsibility for actions taken under this chapter shall be as stated below and summarized in table 8-7B-2-1, "Approving Authority", of this section.

A. City Council: The city council shall be responsible for:

1. The approval or denial of final maps and parcel maps.
2. The acceptance, acceptance subject to improvement, or rejection of offers of dedications shown on final and parcel maps.
3. The approval, conditional approval, or denial of reversions to acreage.
4. Acting as the appeal board for hearing appeals of planning commission actions as provided in this chapter.

B. Planning Commission: The planning commission shall be responsible for:

1. The approval, conditional approval, or denial of tentative maps and subdivision modifications for all subdivisions resulting in divisions of land into five (5) or more parcels (tentative subdivision maps).

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2. The approval, conditional approval or denial of tentative maps and subdivision modifications for all subdivisions resulting in divisions of land into four (4) or fewer parcels (tentative parcel maps) where a tentative map is required by this chapter.
 3. The approval or denial of requests for extensions of time for tentative maps subject to the provisions of the subdivision map act (section 66452.6).
 4. Acting as the appeal board for hearing appeals of planning director actions as provided in this chapter.
- C. Planning Director: The planning director shall be responsible for:
1. The approval, conditional approval, or denial of lot line adjustments and certificates of compliance.
 2. The approval or denial of mergers of contiguous parcels under common ownership without reversion under article E, "~~Merger Of Parcels~~Voluntary Parcel Merger", of this chapter.
 3. The waiver of the requirement to file a parcel map.
 4. In conjunction with the public works director and city engineer, recommending approval, conditional approval, or disapproval of the design of proposed subdivisions, and the kinds, nature, and extent of on site and off site improvements required in connection therewith to the planning commission and/or the city council.
 5. Reporting on land use matters related to proposed subdivisions to the planning commission and/or city council, including, but not limited to, consistency with the city general plan and the zoning code (title 9 of the municipal code).
 6. Recommending approval, conditional approval, or denial of tentative maps of all proposed subdivisions of land to the planning commission and/or the city council.
 7. Reviewing and making recommendations concerning proposed subdivisions in the unincorporated territory of the Ceounty of Kings in accordance with subdivision Mmap Aact section 66453 when the planning director has elected to do so.
- D. Public Works Director: The public works director shall be responsible for:
1. Conducting investigations and reporting on the design and improvement of all proposed subdivisions and making recommendations thereon to the planning director, the planning commission, and the city council.
 2. Recommending approval, conditional approval, or denial of tentative maps of all proposed subdivisions of land, and requests for extensions of time for tentative maps based upon the requirements of this chapter, the subdivision map act, title 9 of the municipal code, the general plan, or the standards, rules, or regulations adopted by the city pursuant to this chapter.
 3. Such additional powers and duties as prescribed by law and by this chapter.
- E. City Engineer: The city engineer (or, as required by law, the city surveyor) shall be responsible for:

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1. Reviewing tentative, final, and parcel maps for compliance with the standards of this chapter, the subdivision map act, and other local or state law and providing a recommendation on such matters to the public works director and planning director.
2. Investigating requests for and recommending action on certificates of compliance as provided in section 66499.35 of the subdivision map act.
3. Completing those certificates on final and parcel maps as required by this chapter and the subdivision map act.~~and~~
- 3.4. Ministerially approving or denying urban lot split parcel maps under article O, "Urban Lot Split Parcel Map", of this chapter.
- 4.5. All other duties as prescribed by the subdivision map act, including, but not limited to, section 66416.5.

**TABLE 8-7B-2-1
APPROVING AUTHORITY**

R	Symbolizes the “recommending body”
F	Symbolizes the “final decision-making body”

Type of Subdivision Permit or Decision	Designated Approval Authority				
	City Engineer	Public Works Director	Planning Director	Planning Commission	City Council
Administrative decisions:					
<u>Urban lot split parcel map</u>	<u>R</u>		<u>F</u>		
Certificates of compliance	R	-	F	-	-
Subdivision permits:					
<u>Voluntary parcel mMerger</u>	R	R	F	-	-
Lot line adjustment	R	R	F	-	-
Waiver of parcel map	R	R	F	-	-
Tentative subdivision map	R	R	R	F	-

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Type of Subdivision Permit or Decision	Designated Approval Authority				
	City Engineer	Public Works Director	Planning Director	Planning Commission	City Council
Tentative parcel map (when required by this chapter)	R	R	R	F	-
Vesting tentative subdivision map	R	R	R	F	-
Requests for extension of tentative maps ¹	R	R	R	F	-
Requests for amendment to conditions of approval ¹	R	R	R	F	-
Reversion to acreage	R	R	R	-	F
Offers and recordation:					
Offers of dedication	R	R	-	-	F
Parcel map	R	R	R	-	F
Final map	R	R	R	-	F

Note:

1. Requests for extension of tentative maps and a amendments to conditions of approval shall be decided by the same authority that originally approved the permit.

(Ord. 2012-01, 4-17-2012)

8-7B-3 Procedures.

A. Application: Application for subdivision permits and map approvals under this chapter shall be submitted to the city as follows:

1. Applications for subdivision permits shall be made to the planning director. The application shall be made on a form provided by the planning department and accompanied by those materials specified by this chapter or as otherwise required by the city. The application shall also be accompanied by a fee as established by the city council.

2. Applications for final map, parcel map, and certificate of compliance shall be made to the planning director. The application shall be made on a form provided by the planning department and accompanied by those materials specified by this chapter or as otherwise required by the city. The application shall also be accompanied by a fee as established by the city council.
- B. Concurrent Application With Planning Permits: Application for subdivision permits (lot line adjustment(s), tentative subdivision map(s), tentative parcel map(s), and vesting tentative map(s)) may be submitted concurrently with applications for planning permits as provided in title 9, "Zoning", of the municipal code. When a proposed project requires more than one permit with more than one approving authority as identified in this chapter or in title 9, "Zoning", of the municipal code, all project permits shall be processed ~~eoneurrently~~concurrently, and final action shall be taken by the highest level designated approving authority for all such requested permits. (Ord. 2012-01, 4-17-2012)

8-7B-4 Application Processing.

Unless otherwise provided for in this chapter, applications for subdivision permits and decisions shall be processed as follows:

- A. Application And Fee: Applications for subdivision permits and decisions shall be made to the city on a form provided by the city, accompanied by those materials specified in this chapter or as otherwise required by the city, along with a filing fee as established by resolution of the city council.
- B. Determination Of Completeness: Applications for subdivision permits and decisions shall be reviewed for completeness as follows. These provisions are consistent with the process provided under section 9-2A-5, "Application Requirements And Process", of the municipal code.
 1. Application Completeness With Notification: Within ~~thirty~~(30) days of application submittal to the planning department, the planning director shall determine whether or not the application is complete. The planning director shall notify the applicant of the determination either that:
 - a. All the submittal requirements have been satisfied and the application has been accepted as complete.
 - b. Specific information is still necessary to complete the application. The letter may also identify preliminary information regarding the areas in which the submitted plans are not in compliance with city standards and requirements.
 2. Application Completeness Without Notification: If the written determination is not made within ~~thirty~~(30) days after receipt of the application and the application includes a statement that it is an application for a development permit, the application shall be deemed complete for purposes of this chapter.
 3. Resubmittal: Upon receipt and resubmittal of any incomplete application, a new ~~thirty~~(30) day period shall begin during which the planning director shall determine the completeness

of the application. Application completeness shall be determined and noticed as specified in subsection B1 of this section.

4. **Incomplete Application:** If additional information or submittals are required and the application is not made complete within six (6) months of the completeness determination letter, the application shall be deemed by the city to have been withdrawn, and no action will be taken on the application. Unexpended fees, as determined by the city, will be returned to the applicant. If the applicant subsequently wishes to pursue the project, a new application, including fees, plans, exhibits, and other materials, must then be filed in compliance with this chapter.
 5. **Right To Appeal:** The applicant may appeal the determination in accordance with subsection E, "Appeals", of this section.
- C. **Application Review And Report:** Unless otherwise provided for in this chapter, applications for subdivision permits and decisions shall be reviewed, and a report prepared, as follows. These provisions are consistent with the process provided for under subsection 9-2A-5D, "Application Review, Report, Determination, And Conditions", of the municipal code.
1. **Project Routing:** Upon acceptance of the application and either prior to or after it is deemed complete, the planning director shall forward copies of the application to affected agencies within five (5) days asking them to provide their input or comments within ~~fifteen~~ (15) working days.
 2. **Environmental Review:** After determination of a complete application, the project shall be reviewed as required by the California environmental quality act (CEQA) to determine whether the project is exempt from the requirements of CEQA or is not a project as defined by CEQA, whether a negative declaration or mitigated negative declaration may be issued, or whether an environmental impact report (EIR) shall be required.
 3. **Application Review:** The planning director, in conjunction with the public works director, city engineer, and other agencies, shall review all applications to determine compliance with provisions of this chapter and other applicable city regulations (e.g., zoning code, general plan). The project review will include any required environmental review as required by CEQA. Pursuant to section 66452.1 of the subdivision map act, and unless extended by mutual consent of the subdivider and the city, the designated approving authority shall make a decision on the tentative map within ~~fifty~~ (50) days of adopting or certifying the environmental determination for the project.
 4. **Staff Report:** When this chapter requires planning commission or city council action, the planning director shall provide a written recommendation to the designated approving authority to either approve, conditionally approve, or deny the application. The staff report may be amended as necessary at any time prior to the hearing to address issues or information not reasonably known at the time the report is due.
 5. **Report Distribution:** Each staff report shall be furnished to the applicant and property owner at the same time as it is provided to the designated approving authority prior to consideration of the requested approval. In the case of a proposed conversion of residential real property to a condominium project, community apartment project, or stock cooperative

project, pursuant to section 66452.3 of the subdivision map act, the report shall also be provided to the tenants of the subject property at least three (3) days prior to any hearing or action on such map.

D. Public Hearing And Public Notice: Where this chapter or the subdivision map act requires a public hearing by the designated approving authority prior to making a decision on an application for a subdivision permit or decision, a public hearing shall be held, and public notice provided, as described below. These requirements are consistent with those provided in section 9-2A-6, "Public Notice, Hearings, And Decisions", of the municipal code.

1. Notice Of Hearing: Pursuant to California Government Code section 65091, not less than ~~ten (10)~~ days before the scheduled date of a hearing, public notice shall be given of such hearing in the manner listed below. The notice shall state the date, time, and place of hearing, identify the hearing body, and include a general explanation of the matter to be considered and a general description of the real property (text or diagram), if any, which is the subject of the hearing.
 - a. Notice of the public hearing shall be published in at least one newspaper of general circulation in the city.
 - b. Except as otherwise provided herein, notice of the public hearing shall be mailed, postage prepaid, to the owners of property within a radius of ~~three hundred feet (300') feet~~ of the exterior boundaries of the property involved in the application, using for this purpose that last known name and address of such owners as shown upon the current tax assessor's records. If the number of owners exceeds ~~one thousand (1,000)~~, the city may, in lieu of mailed notice, provide notice by placing notice of at least one-eighth (1/8) page in one newspaper of general circulation within the city.
 - c. Notice of the public hearing shall be mailed, postage prepaid, to the owner of the subject real property or the owner's authorized agent, ~~and to each local agency expected to provide water, sewer, streets, roads, schools, or other essential facilities or services to the proposed project.~~ **and to the project applicant,**
 - d. Notice of the public hearing shall be provided to each local agency expected to provide water, sewerage, streets, roads, schools, or other essential functions or services to the project whose ability to provide those facilities and services may be significantly affected.
 - e. Notice of the public hearing shall be posted at city hall.
2. Requests For Notification: Any person who requests to be on a mailing list for notice of hearing for a development project or projects shall submit such request in writing to the city clerk. The city may impose a reasonable fee for the purpose of recovering the cost of such notification.
3. Failure To Receive Notice: Failure of any person or entity to receive any properly issued notice required by law for any hearing required by this chapter shall not constitute grounds for any court to invalidate the actions of a designated approving authority for which the notice was given.

4. Hearing Procedure: Hearings as provided for in this chapter shall be held at the date, time, and place for which notice has been given as required in this chapter. The designated approving authority shall conduct the public hearing and hear testimony. The summary minutes shall be prepared and made part of the permanent file of the case. Any hearing may be continued. If the hearing is not continued to a specific date/time, then the hearing shall be ~~renoticed~~ again.
- E. Appeals: Decisions of the designated approving authority may be appealed as provided below. These provisions are consistent with the procedures provided in section 9-2A-8, "Appeals", of the municipal code.
1. Appeal Applicability And Authority: Any person dissatisfied with a determination or action of the planning director or planning commission made pursuant to this chapter may appeal such action to the designated appeal authority listed in table 8-7B-4-1, "Appeal Authority", of this section, within ~~ten (10)~~ days from the date of the action, or as otherwise provided by this chapter or the subdivision map act. Actions by the city council are final, and no further administrative appeals are available.

**TABLE 8-7b-4-1
APPEAL AUTHORITY**

Approving Authority for Action Being Appealed	Appeal Authority	
	Planning Commission	City Council
<u>City Engineer, Public Works Director, or</u> Planning Director	X	
Planning Commission		X

2. Filing An Appeal: All appeals shall be submitted in writing, identifying the determination or action being appealed and specifically stating the basis or grounds of the appeal. Appeals shall be filed within ~~ten (10)~~ days following the date of determination or action for which an appeal is made, or as otherwise provided by this chapter or the subdivision map act. The appeal shall be accompanied by a filing fee established by resolution of the city council. The appeal shall be submitted to the city clerk. The filing of an appeal shall stay the issuance of any necessary subsequent permit(s) associated with any right or entitlement that will be subject of the appeal (e.g., building permits).
3. Notice And Schedule Of Appeal Hearings: Unless otherwise agreed upon by the person filing the appeal and the applicant, appeal hearings should be conducted within ~~forty five (45)~~ days from the date of appeal submittal. Notice of hearing for the appeal shall be provided pursuant to noticing requirements of subsection D, "Public Hearing And Public Notice", of this section.
4. Appeal Hearing And Action: Each appeal shall be considered a de novo (new) hearing, and the appeal authority may reverse, modify, or affirm the decision of the approving authority in whole or in part. In taking its action on an appeal, the appeal authority shall state the

basis for its action. The appeal authority may modify, delete, or add such conditions as it deems necessary. The appeal authority may also refer the matter back to the approving authority for further action. The action of the appeal authority is final on the date of decision and, unless expressly provided by the chapter, may not be further appealed. A person may seek judicial review of a final decision of the city in accordance with applicable sections of the California Government Code or Code Of Civil Procedures.

- F. Effective Date: Decisions on subdivision permits shall become effective on the eleventh day after the date of action, immediately following expiration of the ~~ten~~(10) day appeal period. This is consistent with the procedures provided in subsection 9-2A-6E, "Action/Determination Procedures", of the municipal code. All other decisions shall become effective upon approval. (Ord. 2012-01, 4-17-2012)

8-7B-5 Interpretation.

If ambiguity arises concerning the meaning or applicability of the provisions of this chapter, it shall be the responsibility of the planning director to review pertinent facts, determine the intent of the provision, and issue an administrative interpretation of said provision(s) as specified in this section.

A. Rules Of Interpretation:

1. Terminology: When used in this chapter, the following rules apply to all provisions of this title:
 - a. Language: The words "shall", "must", "will", "is to", and "are to" are always mandatory. "Should" is not mandatory but is strongly recommended, and "may" is permissive.
 - b. Tense And Number: The present tense includes the past and future tense, and the future tense includes the present. The singular number includes the plural number, and the plural the singular, unless the natural construction of the words indicates otherwise.
 - c. Conjunctions: "And" indicates that all connected items or provisions shall apply. "Or" indicates that the connected items or provisions may apply singly or in any combination. "Either...or" indicates that the connected items and provisions shall apply singly but not in combination. "Includes" and "including" shall mean "including, but not limited to".
2. Number Of Days: Whenever the number of days is specified in this chapter, or in any permit, condition of approval, or notice issued or given as provided in this chapter, the number of days shall be construed as calendar days. When the last of the specified number of days falls on a weekend or city holiday, time limits shall extend to the end of the next working day.
3. Minimum Requirements: When interpreting and applying the regulations of this chapter, all provisions shall be considered to be minimum requirements, unless specifically stated otherwise.

- B. Record Of Interpretation: Whenever the planning director determines that an ambiguity in a subdivision regulation exists or when an applicant requests an interpretation based on his or

her judgment or understanding of this chapter, the planning director shall issue an official interpretation. The procedure for preparation, content, procedure, and keeping of official interpretations shall be as provided for official zoning interpretations in section 9-2B-8, "Official Zoning Interpretation", of the municipal code.

- C. Appeals: Interpretations may be appealed as specified in subsection 8-7B-4E, "Appeals", of this article. (Ord. 2012-01, 4-17-2012)

8-7B-6 Enforcement.

- A. Generally: Except as otherwise provided herein, the planning director, public works director, and city engineer are authorized and directed to enforce the provisions of this chapter and the subdivision map act for subdivisions within the city. The city attorney is authorized on behalf of the eCity of Lemoore to file a suit in a superior court of competent jurisdiction to restrain or enjoin any attempted or proposed subdivision or sale, lease, or financing in violation of the subdivision map act, this chapter, or the conditions and term of approvals granted thereunder.
- B. Certificates Of Compliance: Applications for certificates of compliance shall be filed with the planning department. The city engineer shall be responsible for their issuance and recordation. The form of the application and requirements for a certificate of compliance shall be prescribed by the city. A nonrefundable fee in the amount established by resolution of the city council for each lot or parcel for which a certificate is sought shall accompany the application.
- C. Illegal Subdivisions: No board, commission, officer, or employee of the city shall issue any certificate or permit or grant any approval necessary to develop any real property within the city that has been divided, or which resulted from a division, in violation of the provisions of the subdivision map act or of this chapter.

Whenever the city has knowledge that real property has been divided in violation of the subdivision map act or this chapter, the city engineer shall, upon receipt of information of such violation, file the notices required by section 66499.36 of the subdivision map act and thereafter follow the procedures set forth in that section. (Ord. 2012-01, 4-17-2012)

8-7B-7 Certificate of Compliance.

- A. Purpose: This section describes the procedures and processing for certificates of compliance, consistent with the requirements of section 66499.35 of the subdivision map act.
- B. Applicability: A certificate of compliance is a document, recorded by the county recorder, which acknowledges that a parcel or lot of real property (hereinafter parcel) is considered by the city to be a legal parcel or lot of record. Any person owning real property, or a purchaser of the property in a contract of sale of the property, may request a certificate of compliance from the city.
- C. Application: A certificate of compliance application shall be made on a form provided by the planning department and submitted to the department. The form shall be accompanied by an application deposit or fee as established by resolution of the city council. The application shall also include a chain of title, consisting of copies of deeds beginning before the division of the property and running through to the time of application for the certificate of compliance, unless the parcel(s) in question was created through a recorded subdivision map.

D. City Review And Action: The application for certificate of compliance shall be reviewed and acted upon as provided below.

1. Planning Director Review: The planning director, in consultation with the city engineer, shall review the request and make a determination on the application as follows:
 - a. If the planning director makes a determination that the parcel(s) complies with the subdivision map act and this chapter, the planning director shall cause a certificate of compliance to be filed for record with the county recorder. The form of the certificate shall be as described below.
 - b. If the planning director determines that the parcel(s) does not comply with the provisions of the subdivision map act or this chapter, the planning director shall issue a conditional certificate of compliance. The city may, as a condition to granting a conditional certificate of compliance, impose any conditions that would have been applicable to the division of the property at the time the applicant acquired their interest in the property and that had been established at that time by the subdivision map act and this chapter. Upon making a determination and establishing conditions, the planning director shall file a conditional certificate of compliance for record with the county recorder. The certificate shall serve as notice to the property owner who has applied for the certificate, a grantee of the property owner, or any subsequent transferee to assignee of the property, that the fulfillment and implementation of the conditions shall be required prior to subsequent issuance of a permit or other grant of approval for development of the property. Compliance with the conditions shall not be required until the time that a permit or other grant of approval for development of the property is issued by the City.
2. Form Of Certificate: The certificate of compliance shall identify the property, shall state that the division complies with the provisions of the subdivision map act and this chapter, and shall include all information required under section 66499.35 of the subdivision map act.
3. Effective Date: A certificate of compliance shall not become final until the document has been recorded by the county recorder.
4. Recorded Final Map Or Parcel Map: A recorded final map or parcel map shall constitute a certificate of compliance with respect to the parcels of real property described in the final or parcel map. (Ord. 2012-01, 4-17-2012)

8-7B-8 Definitions of Specific Terms.

For the purposes of this chapter, the following terms, phrases, and words shall have the following definitions:

"A" Definitions:

ALLEY: A public or private way providing a secondary means of vehicular access to abutting property.

"B" Definitions:

BUILDING SITE: See "lot", as defined in title 9, "Zoning", of the municipal code.

"C" Definitions:

CEQA: Refers to the California Eenvironmental Qquality Aact, Public Resources Code section 21000 et seq., and the state CEQA guidelines.

CITY ENGINEER: The engineer of the City of Lemoore, or his or her designee.

CITY SURVEYOR: The land surveyor of the City of Lemoore, or his or her designee.

COUNTY: The ~~county~~ County of Kings.

"D" Definitions:

DESIGNATED REMAINDER: Any unit or units of improved or unimproved land not divided for the purpose of sale, lease, or finance and designated as remainder by a subdivider for purposes of section 66424.6 of the subdivision map act.

DRIP LINE: A line which may be drawn on the ground around a tree directly under its outermost branch tips and which identifies that location where rainwater tends to drip from the tree.

DWELLING UNIT: A group of rooms or a single room with kitchen facilities occupied or intended for occupancy as separate living quarters by a family or other group of persons living together, or by a person living alone, irrespective of the age of the occupant or occupants. See title 9, "Zoning", of the municipal code.

"E" Definitions:

EASEMENT: A right of way offered or dedicated to the city or other public entity or a public utility for purposes of providing access to a division of land, for placing utilities, or for any other specific purpose.

"F" Definitions:

FINAL MAP: A map showing a subdivision of five (5) or more parcels for which a tentative and final map are required by the subdivision map act and this chapter, prepared in accordance with the provisions of the subdivision map act and this title, and designed to be filed for recordation in the office of the county recorder.

FIRE PROTECTION: Such fire hydrants and other protective measures as may be reasonably required by the city fire marshal for protection of property to be located within a subdivision.

FLOOD HAZARD: A hazard to land or improvements due to seasonal inundation or to overflow water having sufficient velocity to transport or deposit debris, scour the surface soil, dislodge, or damage buildings, or erode the banks of watercourses.

FRONTAGE ROAD: A street lying adjacent and approximately parallel to and separated from a freeway or other public ~~street~~ street, and which affords access to abutting property.

"G" Definitions:

GENERAL PLAN: The general plan of the city of Lemoore.

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GEOLOGICAL HAZARD: A hazard inherent in the crust of the earth, or artificially created, which is dangerous or potentially dangerous to life, property, or improvements due to the movement, failure, or shifting of earth.

"H" Definitions:

HIGHWAY: A roadway defined as a freeway in section 23.5 of the Streets And Highways Code of the state of California.

"I" Definitions:

IMPROVEMENT PLANS: The plans, profiles, cross sections, and specifications for all proposed improvements. Improvement plans are often referred to as civil plans.

IMPROVEMENT STANDARDS: The requirements for design and construction of improvements established by the city council as set forth in the city's "Standard Specifications For Public Works Improvements".

INUNDATION: Pondered water or water in motion of sufficient depth to damage property due to the presence of the water or to deposits of alluvium.

"J" Definitions: Reserved for future use.

"K" Definitions: Reserved for future use.

"L" Definitions:

LOOP OUT STREET: A street formed by the intersection of two (2) streets where one street curves into another to form a two-way intersection. The outside curb flares out, or loops out, to provide sufficient turning space for larger vehicles, such as fire and solid waste.

LOT: A parcel of land which is identified on a final map or parcel map recorded in the office of the county recorder of Kings County with a separate and distinct number or letter. See "lot" as defined in title 9, "Zoning", of the municipal code.

LOT, FLAG: A parcel of land shaped like a "flag" as defined in title 9, "Zoning", of the municipal code.

LOT LINE ADJUSTMENT: The relocation of an interior lot line between ~~two (2) or more~~ four (4) or fewer existing adjoining adjacent parcels, where the land taken from one parcel is added to an adjacent adjoining parcel, and where a greater number of parcels than originally existed is not thereby created.

LOT, THROUGH: A "lot" having frontage on two (2) parallel or approximately parallel streets, as defined in title 9, "Zoning", of the municipal code.

"M" Definitions:

~~MERGER: The joining of two (2) or more contiguous parcels of land under one ownership into one parcel.~~

MOBILEHOME SPACE: Any space designated, designed, or usable for the occupancy of one mobilehome on a temporary, semipermanent, or permanent basis.

MULTIPLE-FAMILY DWELLING: A building or portion thereof designed for occupancy by three (3) or more families living independently of each other, but under one roof. See "dwelling, multi-family" as defined in title 9, "Zoning", of the municipal code.

"N" Definitions: Reserved for future use.

"O" Definitions: Reserved for future use.

"P" Definitions:

PARCEL MAP: A map showing a subdivision of four (4) or fewer parcels, as required by the subdivision map act and this chapter, prepared in accordance with the provisions of the subdivision map act and this chapter, and designed to be filed for recordation in the office of the county recorder. This excludes a remainder parcel and may be greater than four (4) parcels if certain exceptions apply.

PLANNED DEVELOPMENT: ~~A subdivision consisting of one or more planned developments as said term is defined in Business And Professions Code section 11003~~A real property development other than a condominium project, or a stock cooperative, having either or both of the following features: (a) Common area that is owned either by an association or in common by the owners of the separate interest who possess appurtenant rights to the beneficial use and enjoyment of the common area. (b) Common area and an association that maintains the common area with the power to levy assessments that may become a lien upon the separate interests in accordance with Article 2 (commencing with Section 6808) of Chapter 7 of Civil Code.

PLANNING DIRECTOR: The planning director of the eCity of Lemoore, or his or her designee.

PRIVATE ROAD EASEMENT: A parcel of land not dedicated as a public street, over which a private easement for road purposes is proposed to be or has been granted to the owners of property contiguous or adjacent thereto which intersects or connects with a public street, or a private street; in each instance the instrument creating such easement shall be or shall have been duly recorded or filed in the office of the county recorder.

PUBLIC FACILITIES MAINTENANCE DISTRICT: Any assessment district formed for the purposes of financing the maintenance of public facilities, as provided in title 7, chapter 10, "City Maintenance Districts", of the municipal code.

PUBLIC WAY: Any street, highway, alley, pedestrian way, equestrian or hiking trail, biking path, channel, viaduct, subway, tunnel, bridge, easement, right of way, or other way in which the public use has a right of use.

PUBLIC WORKS DIRECTOR: The public works director of the eCity of Lemoore, or his or her designee.

"Q" Definitions: Reserved for future use.

"R" Definitions:

ROADWAY: That portion of a right of way for a street, highway, or alley designed or used predominately to accommodate the movement of motor vehicles.

"S" Definitions:

SINGLE-FAMILY DWELLING UNIT: A detached building designed exclusively for occupancy by one family. See "dwelling, single-family" as defined in title 9, "Zoning", of the municipal code.

SPECIFIC PLAN: A plan for a specific plan as described in title 9, "Zoning", of the municipal code.

STREET, ARTERIAL: A street that is used or is intended to be used as the principal route of traffic flow, connecting areas of major traffic generation to highways and county roads.

STREET, COLLECTOR: A street that is used or is intended to be used for the principal purpose of collecting traffic from local streets and transferring it to arterial streets or highways.

STREET, CUL-DE-SAC: A street that terminates in a permanent turnaround and which by design is not intended to continue beyond its terminal point.

STREET, DEDICATED: A right of way dedicated to the city and legally accepted by the city council for public use as a street.

STREET, LOCAL: Any street other than a collector street, arterial, or freeway that provides direct access to abutting properties and serves local versus through traffic. Also used to mean a street that is used or is intended to be used for the principal purpose of serving as access to abutting properties.

STREET, PRIVATE: A street privately owned and maintained (e.g., by a homeowners' association) and approved by the city council for street purposes, which has not been dedicated or accepted as a public street and which connects parcels or lots with a public street.

STREET, PUBLIC: Any street which is dedicated or proposed to be dedicated for public use and is maintained or proposed to be maintained by the city, ~~or~~ the county, or the state.

STREET, STUB: A street that terminates at the boundary line of a subdivision but is intended and designed to be extended at a later date to provide access to abutting parcels or lots.

SUBDIVIDER: A person, firm, corporation, partnership, or association, as defined in section 66423 of the subdivision map act, who proposes to divide, divides, or causes to be divided real property into a subdivision for himself themselves and/or for others except that employees and consultants of such persons or entities/entities, acting in such capacity, are not "subdividers".

SUBDIVISION: The division, by any subdivider, of any unit or units of improved or unimproved land, or any portion thereof, shown on the latest equalized county assessment roll as a unit or as contiguous units, for the purpose of sale, lease, or financing, whether immediate or future as defined in section 66424 of the subdivision map act.

SUBDIVISION MAP ACT: The subdivision map act of the state of California, Government Code section 66410 et seq., inclusive, as that act currently provides or is subsequently amended.

"T" Definitions:

TEMPORARY TURNAROUND: A paved area for turning vehicles at the end of a dead end street, which is constructed either within the dedicated right of way or upon a temporary easement and which is intended to be replaced or removed after a period of time.

TENTATIVE MAP: A map made for the purpose of showing the design improvements of the proposed subdivision and the existing conditions in or around it. See article F, "Tentative Maps", of this chapter.

TWO-FAMILY DWELLING UNIT: A detached building designed exclusively for occupancy by two (2) families living independently of each other, but under one roof. See "dwelling, two-family" as defined in title 9, "Zoning", of the municipal code.

"U" Definitions: ~~Reserved for future use.~~

URBAN LOT SPLIT: A subdivision of an existing lot within a single-family residential zoning district into no more than two new parcels that meet all of the requirements set forth in Government Code section 66411.7 and article O, "Urban Lot Split Parcel Map" of this chapter.

"V" Definitions:

VEHICULAR ACCESS RIGHTS: The right of vehicular access of owners or occupants of abutting lands to a public way.

VESTING TENTATIVE MAP: A tentative map which shall have printed conspicuously on its face the words "vesting tentative map" at the time it is filed, in accordance with article H, "Vesting Tentative Maps", of this chapter. Consistent with sections 66498.1(b) and 66474.2(a) of the subdivision map act, approval of a vesting tentative map confers a vested right to proceed with development in substantial compliance with the ordinances, policies, and standards in effect at the time the vesting tentative map application is complete.

VOLUNTARY PARCEL MERGER: The joining of two (2) or more contiguous parcels of land under one ownership into one parcel.

"W" Definitions:

WATER SUPPLY: Such water supply and distribution facilities as are necessary to provide a reliable and adequate water supply for appropriate residential, commercial, and industrial use and for public and private fire protection purposes.

"X" Definitions: Reserved for future use.

"Y" Definitions: Reserved for future use.

"Z" Definitions:

ZONING CODE: The zoning code of the eCity of Lemoore, tTitle 9 of the municipal code, and revisions thereto. (Ord. 2012-01, 4-17-2012)

Article C

DIVISION OF LAND; REQUIRED MAPS

Sections:

- 8-7C-1** **Purpose.**
8-7C-2 **Required Maps.**

8-7C-1 **Purpose.**

The purpose of this article is to establish the types of maps that are required for the division of land in the city. (Ord. 2012-01, 4-17-2012)

8-7C-2 **Required Maps.**

- A. **General Requirements:** Generally, the division of land creating five (5) or more parcels requires the preparation and approval of a tentative map (referred to as a tentative subdivision map) and the subsequent preparation, approval, and recordation of a final map as described in this chapter. Those specific types of land division requiring a tentative subdivision map and final map are described in subsection B of this section.

When the division of land does not require the preparation of a tentative subdivision map and a subsequent final map pursuant to section 66426 of the subdivision map act, a parcel map shall instead be required (e.g., the creation of 4 or fewer parcels). The process for preparation, approval, and recordation of parcel map shall be as described in this chapter. In certain circumstances, as provided in subsection C of this section, a tentative parcel map shall be prepared and approved prior to the parcel map. Additionally, and separate from the tentative parcel map process and as provided under section 66428(b) of the subdivision map act, the requirement for a parcel map may be waived by the city pursuant to the provisions of section 8-7G-12, "Waiver Of Parcel Map", of this chapter.

Lastly, there are, as provided in the subdivision map act, a class of subdivisions that are exempt entirely from the requirements of a tentative map, final map, or parcel map. Those classes of subdivisions are described in subsection D of this section.

- B. **Divisions Of Land Requiring A Tentative Subdivision Map And Final Map And Exemptions Thereto:** As provided in section 66426 of the subdivision map act, a tentative subdivision map and a final map shall be required for all divisions of land where the land will be divided into five (5) or more parcels, five (5) or more condominiums, a community apartment project containing five (5) or more parcels, or for the conversion of a dwelling to a stock cooperative containing five (5) or more dwelling units except where:
1. The land before division contains less than five (5) acres, each parcel created by the division abuts upon a maintained public street or highway and no dedications or improvements are required by the legislative body.

2. Each parcel created by the division has a gross area of twenty (20) acres or more and has an approved access to a maintained public street or highway.
 3. The land consists of a parcel or parcels of land having approved access to a public street or highway which comprises part of a tract of land zoned for industrial or commercial development, and which has the approval of the governing body as to street alignments and widths.
 4. Each parcel created by the division has a gross area of not less than forty (40) acres or is not less than one-quarter of a one-quarter section.
 5. The land being subdivided is solely for the creation of an environmental subdivision pursuant to section 66418.2 of the subdivision map act.
- C. Divisions Of Land Requiring A Parcel Map And Those Specific Divisions Also Requiring A Tentative Parcel Map: The division of land in a manner that does not require a tentative subdivision map and final map as provided in subsection B of this section shall require the preparation of a parcel map. This specifically includes the division of land into four (4) or fewer parcels and those divisions of land described in subsections B1 through B5 of this section. Generally, only a parcel map shall be required, and the preparation of a tentative parcel map shall be prepared at the option of the subdivider (section 66428(c) of the subdivision map act); however, if the proposed division of land meets any of the following qualifications, a tentative parcel map shall also be prepared and approved prior to the preparation, approval, and recordation of the final parcel map. This section shall not limit the subdivider, upon their own decision, to elect to submit for a tentative parcel map prior to a parcel map where a tentative parcel map is not required by this chapter.
1. The proposed subdivision is greater than twenty (20) acres.
 2. The proposed subdivision involves the relocation or abandonment of existing easements or rights of way held by the city or another public agency.
 3. The parcel map, as presented, cannot be approved by the city for recording without the imposition of conditions of approval to ensure consistency with the general plan, this code, the city's improvement standards, or address other issues of public safety.
- D. Projects Exempt From Map Requirements: As provided by state law, the following divisions of land are specifically exempt from the requirements of a tentative map, final map, or parcel map:
1. Lot line adjustments between four (4) or fewer existing adjoining parcels and where a greater number of parcels than originally existed is not being created. The lot line adjustment shall be reflected in a recorded deed. No record of survey shall be required unless otherwise required by section 8762 of the Business And Professions Code. The procedure for a lot line adjustment shall be as provided in article D, "Lot Line Adjustments", of this chapter.
 2. Subdivisions of a portion of the operating right of way of a railroad corporation, defined by section 230 of the state Public Utilities Code, which are created by short term leases terminable by either party on not more than thirty (30) days' notice in writing.

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3. Land conveyed to or from a governmental agency, public entity, or public utility, or for land conveyed to a subsidiary of a public utility for conveyance to such public utility for rights of way, unless a showing is made by the department in individual cases, upon substantial evidence, that public policy necessitates a parcel map.
4. Any other actions specifically excluded from section 66412 et seq. of the subdivision map act. (Ord. 2012-01, 4-17-2012)

Article D

LOT LINE ADJUSTMENTS

Sections:

- 8-7D-1 Purpose.**
- 8-7D-2 General Provisions.**
- 8-7D-3 Process for Reviewing Lot Line Adjustments.**
- 8-7D-4 Appeals.**
- 8-7D-5 Recording.**
- 8-7D-6 Record of Survey.**

8-7D-1 Purpose.

The purpose of this article is to establish the procedures for application, processing, and deciding applications for lot line adjustments between four (4) or fewer existing adjoining parcels and where a greater number of parcels than originally existed is not being created. (Ord. 2012-01, 4-17-2012)

8-7D-2 General Provisions.

The designated approving authority for lot line adjustments shall be the planning director. The procedure provided by this article is an alternative to the procedures provided by articles F, "Tentative Maps", and G, "Final Maps And Parcel Maps", of this chapter. Nothing stated herein shall be construed to prevent an applicant from filing a tentative map, a final map, or a parcel map for any lot line adjustment. (Ord. 2012-01, 4-17-2012)

8-7D-3 Process for Reviewing Lot Line Adjustments.

A. Application: An application for a lot line adjustment may be made by owner(s) of all affected parcels or individuals authorized by the owner(s) to make an application. Such application shall be filed with the planning department and shall include the following information, materials, and documents to the satisfaction of the city:

1. A completed application form, of which the blank form shall be provided by the planning department.
- 1.2. A preliminary title report that is current and dated not more than 90 days prior to submittal of application. All items referenced within the title report shall be submitted for review (i.e., deeds, easements, and record maps) when submitting application.
3. A filing fee as established by resolution of the city council.
- 2.4. Upon filing the application, the planning department will assign the application a Lot Line Adjustment number.
5. A preliminary title report. The legal descriptions of the original parcels, with a title as Exhibit A, Lot Line Adjustment No. 20xx-xx, Existing Legal Descriptions. The licensed land surveyor or registered civil engineer authorized to practice land surveying shall sign

the exhibit along with his/her seal or stamp and expiration date of license/registration per the Professional Land Surveyor's Act, Section 8761.

3-6. The legal descriptions of the proposed parcels, with a title as Exhibit B, Lot Line Adjustment No. 20xx-xx, Adjusted Legal Descriptions. The licensed land surveyor or registered civil engineer authorized to practice land surveying shall sign the exhibit along with his/her seal or stamp and expiration date of license/registration per the Professional Land Surveyor's Act, Section 8761.

4.7. ~~Three (3) copies~~ One (1) copy of a map exhibit, legibly drawn on a sheet(s) ~~eighteen eight and a half inches by twenty six eleven~~ -inches (~~18-1/2" x 2611"~~), and titled Exhibit C, Lot Line Adjustment No. 202x-xx. that includes ~~all of all the following information:~~ an Owner's Statement in a format determined by the City Engineer or City Surveyor and the Planning Director, as well as the following:.

~~a. The name and address of the applicant, if other than the owner;~~

~~b.a.~~ The entire existing boundary line of all affected parcels ~~as they currently exist on assessor parcel maps~~ conforming with existing record data, with essential information as to bearings and dimensions.

~~e.b.~~ The proposed boundary lines with dimensions and curve radii of the proposed parcels.

~~d.~~ Each parcel identified with a letter ~~or number~~, assessor parcel number, deed document number -and area of each existing parcel (Existing Parcel A, Existing Parcel B etc.).

~~d.e.~~ Each parcel identified with a letter and area of each proposed parcel (Adjusted Parcel A, Adjusted Parcel B etc.).;

~~e.f.~~ Identification, location, and dimensions of all existing and proposed improvements.

~~f.g.~~ The names, widths, and locations of the existing and proposed public and private streets.

~~g.h.~~ The location, width, purpose, and owners of existing ~~and proposed~~ easements or rights of way and all easements located to boundary, if applicable.

~~i.~~ The date of application, the north arrow, scale of drawing, and assessor's parcel number(s) of the area to be adjusted and a legend, if applicable.

~~h.j.~~ The owner's name, assessor parcel number, and deed document number of all adjoining parcels.

~~k.~~ The location and width of watercourses and areas potentially subject to flooding, and methods of floodwater drainage control.

~~i.l.~~ The location of existing wells and septic systems.

~~j.m.~~ The location of structures, irrigation ditches, and railroad rights of way, if any.

~~k.n.~~ The location and width of proposed building setbacks.

~~l.o.~~ A small scale vicinity map portraying and orienting the boundaries of the proposed lot line adjustment with respect to surrounding areas and roads ~~Location map showing the~~

~~land to be adjusted and its vicinity, drawn to an appropriate scale (may be shown on a separate sheet measuring 8 1/2 inches by 11 inches).~~

~~The legal descriptions of the original and the proposed parcels;~~

~~p.~~ p. The existing use and existing zoning designation district of the property.

~~m.q.~~ m.q. The proposed use and proposed zoning district of the property.

~~n.r.~~ n.r. The method of sewage disposal, storm drainage, and source of water. ~~and~~

s. The ~~approximate~~ location, trunk diameter, drip line location, and general descriptions species name of any trees ~~and shrubs, and their drip lines if known~~, with notations as to their retention or destruction; and any vernal pools or wetlands located on the property to be adjusted. The general description of trees and shrubs should include an indication as to their size (diameter) and type, if known.

t. The licensed land surveyor or registered civil engineer authorized to practice land surveying shall sign the exhibit along with his/her seal or stamp and expiration date of license/registration per the Professional Land Surveyor's Act, Section 8761.

~~B. One reduced copy of the map measuring eight and one half inches by eleven inches (8 1/2" x 11").~~

~~C. One reduced copy of the map measuring eleven inches by seventeen inches (11" x 17").~~

~~D.B.~~ D.B. Application Review: Applications for lot line adjustments shall be reviewed as provided in subsections 8-7B-4B, "Determination Of Completeness", and 8-7B-4C, "Application Review And Report", of this chapter.

~~E.C.~~ E.C. Timely Processing: Applications for lot line adjustments shall be processed by the applicant in a timely manner. If the applicant fails to process the application to completion within one year from the date the application was first submitted, due to the applicant's failure to respond to requests for additional information, to pay processing fees, or for any other reason, and upon written notice of the city, the application shall be deemed withdrawn. Thereafter, a new application, including the filing fee, will be needed to process the lot line adjustment.

~~F.D.~~ F.D. Decision By The Approving Authority: A decision on the application for lot line adjustment shall be made by the designated approving authority after review and recommendation by the public works director and city engineer. The application shall be decided within the time limits described in this chapter and the subdivision map act.

~~G.E.~~ G.E. Conditions Of Approval: In deciding applications for lot line adjustments, the designated approving authority may impose conditions on the approval of the application. In accordance with section 66412(d) of the subdivision map act, the conditions imposed shall be limited to:

1. Ensuring conformity to the city's general plan, any applicable specific plan, the zoning code, and the city's adopted building code.
2. Requiring the prepayment of real property taxes.
3. The relocation of existing utilities, infrastructure, or easements.

- F. Findings: The designated approving authority shall approve a lot line adjustment sought pursuant to this article if the designated approving authority finds:
1. That the lot line adjustment will not result in the abandonment of any street or utility easement of record, and that, if the lot line adjustment will result in the transfer of property from one owner to another owner, the deed to the subsequent owner expressly reserves any street or utility easement of record.
 2. That the lot line adjustment will not result in the elimination or reduction in size of the accessway to any resulting parcel, or that the application is accompanied by new easements to provide access which meet all the city requirements regarding access to parcels in the location and of the size as those proposed to be created.
 3. That the resulting parcels conform to the requirements of the city's general plan, any applicable specific plan, the city's adopted building code, and the city's zoning code. (Ord. 2012-01, 4-17-2012)

8-7D-4 Appeals.

The applicant or any interested person adversely affected by any action of the designated approving authority on a lot line adjustment may, within ~~ten (10)~~ days after the decision, appeal the decision consistent with subsection 8-7B-4E, "Appeals", of this chapter. (Ord. 2012-01, 4-17-2012)

8-7D-5 Recording.

Pursuant to section 66412(d) of the subdivision map act, the lot line adjustment shall be reflected in ~~a-perfecting~~ deeds. The perfecting deeds shall be in a form satisfactory to the county recorder. It shall be submitted to the planning department for a determination that the ~~final-perfecting~~ deeds complies with the approved lot line adjustment. The approved ~~final-perfecting~~ deeds shall thereafter be forwarded by the planning department to the county recorder's office for recording. The applicant shall pay ~~the all~~ recording fees.- (Ord. 2012-01, 4-17-2012)

8-7D-6 Record of Survey.

If a field survey was conducted or if monuments are set at the new parcel lines, a record of survey shall be required pursuant per the Professional Land Surveyor's Act, Section 8762 of the Business and Professions Code, unless the boundary is monumented as part of a land division with a recorded map.

Article E

MERGER OF PARCELS VOLUNTARY PARCEL MERGER

Sections:

- 8-7E-1 Purpose.**
8-7E-2 ~~Merger of Parcels~~ Voluntary Parcel Merger Authorized.
8-7E-3 Process for Reviewing a Voluntary Parcel Mergers.
8-7E-4 Appeals.
8-7E-5 Recording.

8-7E-1 Purpose.

The purpose of this article is to provide a simplified procedure to allow for the removal of previously approved parcel lines and the merger of contiguous parcels under common ownership at the request of the property owner, pursuant to section 66499.203/4 of the subdivision map act. The procedure provided by this article is an alternative to the procedures provided by articles F, "Tentative Maps" and G, "Final Maps And Parcel Maps", of this chapter. Nothing stated herein shall be construed to prevent an applicant from filing a tentative map and a final map or parcel map for any merger. (Ord. 2012-02, 6-5-2012)

8-7E-2 ~~Merger of Parcels~~ Voluntary Parcel Merger Authorized.

Pursuant to section 66499.203/4 of the subdivision map act, the planning commission is authorized to approve the merger requested by the property owner of contiguous parcels under common ownership without reversion to acreage, upon making the findings and utilizing the procedures set forth in this chapter. The city clerk shall cause an instrument to be recorded as evidence of a merger approved under this article. (Ord. 2012-02, 6-5-2012)

8-7E-3 Process for Reviewing a Voluntary Parcel Mergers.

A. Application: An application for a merger pursuant to this article may be made by owners of all affected parcels or individuals authorized by the owner(s) to make an application. Such application shall be filed with the planning department and shall include the following information, materials, and documents to the satisfaction of the city:

1. A completed application form, of which the blank form shall be provided by the planning department.
2. A filing fee as established by resolution of the city council.
3. A preliminary title report that is current and dated not more than 90 days prior to submittal of application. All items referenced within the title report shall be submitted for review (i.e., deeds, easements, and record maps) when submitting application.
4. The legal descriptions of the existing parcels, with a title as Exhibit A, Voluntary Parcel Merger No. 20xx-xx, Existing Legal Descriptions. The licensed land surveyor or registered

civil engineer authorized to practice land surveying shall sign the exhibit along with his/her seal or stamp and expiration date of license/registration per the Professional Land Surveyor's Act, Section 8761. Upon filing the application, the planning department will assign the application a Voluntary Parcel Merger number.

~~2.5. Three~~ One (31) copies of a map, legibly drawn on a sheet(s) eight and one half (8½) inches by ~~twenty eleven six inches (18" x 26")~~, that includes all of the following information:

~~a. The name and address of owner(s) of record of the affected real property;~~

~~b. The name and address of the applicant, if other than the owner;~~

~~e.a.~~ The entire existing boundary line of all affected parcels conforming with existing record data, with essential information as to bearings and dimensions as they currently exist on assessor parcel maps.

~~d.b.~~ The proposed merged boundary lines with dimensions and curve radii and area of the proposed merged parcels.

~~e.c.~~ Each existing parcel identified with a letter, assessor parcel number, deed document number or number and area of each parcel.

~~f. Identification, location, and dimensions of all existing and proposed improvements;~~

~~g.d.~~ The names, widths, and locations of the existing and proposed public and private streets.

~~h.e.~~ The location, width, purpose, and owners of existing and proposed easements or rights of way with all easements located to boundary, if applicable.

~~f.~~ The date of application, the north arrow, scale of drawing and a legend, if applicable, and assessor's parcel number(s) of the area to be merged;

~~g.~~ The owner's name, assessor parcel number and deed document number of all adjoining parcels.

~~h.~~ The location of building structures with building setbacks measured from the merged parcel boundaries.

~~i.~~ A small scale vicinity map portraying and orienting the boundaries of the voluntary parcel merger boundary with respect to surrounding areas and roads.

~~j.~~ The licensed land surveyor or registered civil engineer authorized to practice land surveying shall sign the exhibit along with his/her seal or stamp and expiration date of license/registration per the Professional Land Surveyor's Act, Section 8761.

~~3. The location and width of watercourses and areas potentially subject to flooding, and methods of floodwater drainage control;~~

~~4. The location of structures, irrigation ditches, and railroad rights of way, if any;~~

~~5. The location and width of proposed building setbacks;~~

- ~~6. Location map showing the land to be merged and its vicinity, drawn to an appropriate scale (may be shown on a separate sheet measuring 8 1/2 inches by 11 inches);~~
- ~~7. The legal descriptions of the original and the proposed parcels;~~
- ~~8. The existing use and zone designation of the property;~~
- ~~9. The method of sewage disposal, storm drainage, and source of water; and~~
- ~~10. One reduced copy of the map measuring eight and one-half inches by eleven inches (8 1/2" x 11").~~
- ~~11. One reduced copy of the map measuring eleven inches by seventeen inches (11" x 17").~~
6. A perfecting deed, which will record when the Notice of Voluntary Parcel Merger is approved.

B. Procedures: Application Review: Applications for voluntary parcel mergers shall be reviewed as provided in subsections 8-7B-4B, "Determination Of Completeness", and 8-7B-4C, "Application Review And Report", of this chapter.

C. Timely Processing: Applications for voluntary parcel mergers shall be processed by the applicant in a timely manner. If the applicant fails to process the application to completion within one year from the date the application was first submitted, due to the applicant's failure to respond to requests for additional information, to pay processing fees, or for any other reason, and upon written notice of the city, the application shall be deemed withdrawn. Thereafter, a new application, including the filing fee, will be needed to process voluntary parcel merger.

B.D. Decision By The Approving Authority: A decision on the application for voluntary parcel merger shall be made by the designated approving authority after review and recommendation by the public works director and city engineer. The application shall be decided within the time limits described in this chapter and the subdivision map act.

E. Findings: The designated approving authority shall not approve ~~any a merger of parcels~~ Voluntary Parcel Merger pursuant to this article unless it makes all of the following findings:

- ~~1. The procedures for reviewing and deciding mergers of contiguous parcels under common ownership shall be the same as for lot line adjustments.~~
- 2.1. That all required street, access, and utility easements are in place.
- 3.2. That the resulting parcel conforms to the requirements of this chapter, the city's general plan, any applicable specific plan, the city's zoning code, and the city's building code. (Ord. 2012-02, 6-5-2012)

8-7E-4 Appeals.

The applicant or any interested person adversely affected by any action of the designated approving authority on a merger may, within ten (10) days after the decision, appeal the decision consistent with subsection 8-7B-4E, "Appeals", of this chapter. (Ord. 2012-02, 6-5-2012)

8-7E-5 Recording.

City of Lemoore Municipal Code Title 8, Chapter 7 - Subdivision Ordinance

The merger of contiguous parcels under common ownership shall be recorded in a Notice of Voluntary Merger form satisfactory to the county recorder. It shall be submitted to the planning department for a determination that the final documentation complies with the approved merger. The perfecting deed shall be submitted to the planning department for a determination that the final documentation complies with the approved merger. The approved final documentation shall thereafter be forwarded by the planning department to the county recorder's office for recording. The applicant shall pay ~~the~~all recording fees. (Ord. 2012-02, 6-5-2012)

Article F

TENTATIVE MAPS

Sections:

8-7F-1	Purpose.
8-7F-2	Tentative Map Required.
8-7F-3	Preliminary Design Evaluation.
8-7F-4	Tentative Map Application.
8-7F-5	Tentative Map Process and Procedures.
8-7F-6	Withdrawal of Tentative Map.
8-7F-7	Resubmittal of Application.
8-7F-8	Tentative Map Revision or Amendment.
8-7F-9	Expiration of Tentative Map Approval.
8-7F-10	Time Extension.

8-7F-1 Purpose.

The purpose of this article is to establish the city's regulations, standards, and procedures for consideration of tentative subdivision map and tentative parcel map application. (Ord. 2012-01, 4-17-2012)

8-7F-2 Tentative Map Required.

For every subdivision for which a tentative map is required pursuant to article C, "Division Of Land; Required Maps", of this chapter (e.g., tentative subdivision map, tentative parcel map), the subdivider shall file with the city a tentative map prepared in accordance with the provisions of this article. (Ord. 2012-01, 4-17-2012)

8-7F-3 Preliminary Evaluation.

Prior to submitting a tentative map application, the subdivider may schedule a preapplication meeting with the planning director, or his or her designated representative, with any applicable fees, to discuss the proposed subdivision. At the preapplication meeting, the subdivider shall have an opportunity to discuss physical conditions, facts, and policies affecting the proposed subdivision. The subdivider may also present for review a preliminary map showing approximate lot lines, proposed street alignments, or other features of the proposed subdivision. The planning director or representative shall inform the subdivider of the city's policies, general plan, zoning, fees, and infrastructure and development standards that may pertain to the proposed subdivision and may make recommendations concerning modifying improvements and/or design of the proposed division of land. (Ord. 2012-01, 4-17-2012)

8-7F-4 Tentative Map Application.

A. Application Components: A subdivider seeking approval of a tentative subdivision map or tentative parcel map (as required by this chapter) shall file an application for tentative map

approval consistent with the requirements of this chapter. The application shall consist of the following components:

1. A completed application form, of which the blank form shall be provided by the planning department.
2. ~~Twenty (20) copies~~ One (1) copy of the tentative map, consistent with the requirements ~~of subsections B, C, and D~~ of this section.
3. ~~One reduced copy of the tentative map measuring eight and one-half inches by eleven inches (8 1/2" x 11").~~
4. ~~One reduced copy of the map measuring eleven inches by seventeen inches (11" x 17").~~
5. ~~3.~~ A filing fee as established by resolution of the city council.
4. A preliminary title report, showing the legal owners at the time of the filing of the tentative map and prepared not more than ~~ninety (90)~~ days prior to the submittal of the application.
6. ~~5.~~ All items referenced within the preliminary title report shall be submitted for review (i.e., deeds, easements, and record maps) when submitting application.
7. ~~6.~~ The following drawings, statements, and other data, and as many additional copies thereof as may be required, shall be filed on or with the tentative map:
 - a. A vicinity or key map of appropriate scale and covering sufficient adjoining territory so as to clearly indicate nearby street patterns, major access streets, property lines, other adjacent properties in the subdivider's ownership, and other significant features which will have a bearing upon the proposed subdivision and its location and relationship to surrounding areas.
 - b. A statement of existing and proposed zoning and existing and proposed uses of the property with the approximate areas of the proposed uses by type and the total area of the subdivision.
 - c. A soils report and map, when specifically requested by the city due to questionable site specific soil conditions. ~~Three (3) copies of a~~ preliminary soils report, prepared by a civil or geotechnical engineer registered in the state and based on adequate test borings or excavations. At least three (3) test borings shall be done for subdivisions of up to three (3) acres, and thereafter at least one test boring shall be done for each additional three (3) acres or fraction thereof. If the preliminary soils report indicates the presence of critically expansive soils, or other soil problems which, if not corrected, could lead to structural defects, the soils report accompanying the final subdivision map shall contain an investigation of each lot within the subdivision. If the preliminary soils report indicates the presence of rocks or liquids containing deleterious chemicals which, if not corrected, could cause construction materials to corrode or deteriorate, a soils investigation of each potentially affected lot in the subdivision may be required. The city engineer may require additional information or reject the report if he determines it to be incomplete, inaccurate, or unsatisfactory. Percolation test(s) shall be conducted for each lot on which a private sewer system is proposed. A soils map showing lots and location of test bores and percolation tests shall be submitted with the

soils report. The soils report shall include recommendation by the civil engineer on any corrective action(s) likely to prevent structural damage to each structure proposed to be constructed in the area where soil problem exists.

- d. A preliminary grading plan. Submission of the preliminary grading plan may be waived by the city engineer when he or she determines that the submission of said plan is not required for proper grading, flood hazard mitigation, and erosion control of the proposed subdivision.
- e. All other data required as a prerequisite to approval of the tentative map, including plans, reports, fees, or other requirement.

B. Preparation And Form Of Tentative Map:

1. The tentative map shall be clearly and legibly drawn and shall be drawn to scale by or under the direction of a licensed land surveyor and/or registered civil engineer authorized to practice land surveying~~registered civil engineer or licensed land surveyor~~. The scale of the map shall be at least one inch equals one hundred feet (1" = 100'). If necessary to provide the proper scale, more than one sheet may be used, but the relation of the several sheets shall be clearly shown on each. No single sheet, when printed at scale, shall exceed ~~eighteen inches (18")~~24 inches in length and ~~twenty six inches (26")~~36 inches in width. The licensed land surveyor or registered civil engineer authorized to practice land surveying shall sign the tentative map along with his/her seal or stamp and expiration date of license/registration per the Professional Land Surveyor's Act, Section 8761.

~~1.2.~~The city engineer may, in his or her sole discretion, waive the requirements that the tentative map be prepared by a ~~registered civil engineer or licensed land surveyor~~licensed land surveyor and/or registered civil engineer authorized to practice land surveying if the city engineer finds that the tentative map submitted is clearly and legibly drawn, drawn to scale, and satisfies the requirements of subsections C and D of this section. The decision to waive or not waive the foregoing requirement shall be final and not subject to appeal.

C. Information On Tentative Map: The tentative map shall contain the following information in addition to such information as is required by the subdivision map act:

1. Proposed subdivision name and county tract number, if any.
2. Names, addresses, and telephone numbers of the record owner(s) and subdivider(s) of the land.
3. Name, address, and telephone number of the person, firm, or organization that prepared the map, and the applicable registration or license number.
4. Date of preparation, north point, and scale of the map. If based on a survey, the date of the survey.
5. Boundaries of the subdivision with sufficient information to locate the property.
6. Name of adjacent subdivisions, if any, and property lines sufficient to show their relationship to the proposed subdivision. Identify adjoining properties with owner name, assessor parcel number and deed document reference.

7. Contour lines at intervals of not more than one foot (1') unless waived prior to submission by the city engineer. Topographic information shall be sufficient to fully show the configuration of the land and any and all depressions that present drainage problems, and shall extend beyond the tract boundaries where necessary to show drainage conditions on surrounding property which may affect the subdivision. Topographic survey shall not be waived in areas within the 100-year flood hazard boundary as shown on the most current flood insurance rate map prepared by the federal emergency management agency, along with any approved revisions thereto.
8. The approximate location and general description of any trees and shrubs, and their drip lines if known, with notations as to their retention or destruction; and any vernal pools or wetlands located on the property to be subdivided. The general description of trees and shrubs should include an indication as to their size (diameter) and type, if known.
9. The location of all railroad rights of way and grade crossings; approximate locations of all existing wells, abandoned wells, and sumps; and an indication of any physical restrictions or conditions in the subdivision which affects the use of the property.
10. The location of all structures on the site or on adjacent properties; the distances between structures to be retained and existing or proposed street and lot lines; and notations concerning all structures which are to be removed.
11. The location and width of existing and proposed building setbacks.
12. The locations shown by hatched lines of existing utilities in and adjacent to the subdivision; the size and location of sanitary and storm sewers; the size of water mains; and, if sewers and water mains are not in or adjacent to the subdivision, the direction and distance to the nearest sewer and water main with size and invert elevation of sewer and size of main, and the proposed method of providing sewage disposal.
13. The location of all potentially dangerous areas, including geologically hazardous areas and areas subject to inundation or flood hazard; the location, width, and directions of flow of all watercourses and flood control channels within and adjacent to the property involved; and the proposed method of providing stormwater, drainage, and erosion control. In areas subject to 100-year flood hazard, base flood elevation and floodway boundary shall be indicated. The location and statement of FEMA flood zone information.
14. The locations, widths, and names or designations of all existing or proposed streets, alleys, ~~pedestrianways~~pedestrian ways, and other rights of way, whether public or private, within and adjacent to the subdivision; the radius of each centerline curve; and any planned line for street widening or for any other public project in and adjacent to the subdivision.
15. The lines and approximate dimensions of all lots, and the number assigned to each lot; the total number of lots; and the approximate area of the average lot.
16. The total area in square footage or acreage to the nearest one-tenth (1/10) acre of each lot proposed to be utilized for other than single-family or two-family housing.
17. The boundaries of existing and proposed public areas in and adjacent to the subdivision, with the nature of each indicated thereon with the acreage thereof. If land is to be offered

for dedication for park or recreation or landscape perimeter purposes it shall be so designated and labeled as outlots (e.g., outlot A, outlot B, outlot C).

18. All street rights of way and public easements proposed for abandonment with the final map pursuant to section ~~66499.201/266477.2(c)~~ of the subdivision map act shall be clearly shown, or clearly listed on the map in cases where the specific location of the easement cannot be determined. Such abandonments shall be listed in the public notice required under subsection 8-7B-4D, "Public Hearing And Public Notice", of this chapter and following proper abandonment proceedings under chapter 3 of division 9 of the Streets And Highways Code commencing with section 8320.
 19. If separate final or parcel maps are to be filed on portions of the property shown on the tentative map, the subdivider shall provide notice to the city at either: a) the time the tentative map application is filed, or b) after the filing of the tentative map. The right of the subdivider to file multiple final maps shall not limit the ability of the city to impose reasonable conditions relating to the filing of multiple final maps.
- D. Additional Information To Be Provided For Condominium Conversions: When a tentative map includes a condominium conversion, the application for tentative map shall also include all of the following information:
1. The following information shall be shown on the tentative map, or in a separate document, or one or more separate map sheets:
 - a. The entire site with dimensions.
 - b. Footprints of all units with dimensions, and a block number and letter identifying each unit.
 - c. The right of way and roadway width of all public and private streets within or adjacent to the site.
 - d. The dimensions of commercial driveways within the site.
 - e. All existing and proposed parking spaces, together with dimensions.
 - f. Existing and proposed landscaping with common names of the trees ~~and plants~~.
 - g. Location and type of existing and proposed outdoor lighting.
 - h. Sidewalks within and adjacent to the site together with dimensions.
 - i. Location, height, and material of any existing and proposed walls, fences, and hedges.
 2. The following documents and information shall be submitted with the tentative map application for a condominium conversion:
 - a. A statement of repairs and improvements to be made by the subdivider to refurbish and restore the building and other structures to achieve compliance with applicable codes.
 - b. A copy of the declaration of covenants, conditions, and restrictions required by state law, which will apply to all owners of the proposed condominium units.
 - c. Square footage and number of rooms in each unit.

- d. Evidence that all written notifications required by section 66427.1 of the subdivision map act have been delivered to the existing tenants of the property. (Ord. 2012-01, 4-17-2012)

8-7F-5 Tentative Map Process and Procedures.

- A. General Application Review And Processing: The designated approving authority shall approve, conditionally approve, or deny the tentative map within fifty (50) days of the date of certification of the EIR, adoption of a negative declaration, or a determination that the project is exempt from the requirements of CEQA. The planning director shall thereafter report the decision of the approving authority to the subdivider. Pursuant to section 66412.3 of the subdivision map act, in reaching a decision upon the tentative map, the approving authority shall consider the effect of that decision on the housing needs of the region and balance these needs against the public service needs of its residents and available fiscal and environmental resources. Except as provided otherwise by the subdivision map act, failure to act within the above specified time limits shall be deemed or considered approval of the tentative map.
- B. Approval And Application Of Conditions: The tentative map may be approved or conditionally approved by the approving authority if it finds that the proposed subdivision, together with the provisions for its design and improvement, is consistent with the general plan, any applicable specific plan, and all applicable provisions of this chapter. The approving authority may require that, as a condition of approval, the subdivider pay all required development impact fees at the rate for such fees in effect at the time such fees would normally be levied (e.g., building permit issuance). The approving authority may modify or delete any of the conditions of approval recommended in the planning director's report. The approving authority may add additional requirements as a condition of its approval.
- C. Findings For Denial: Except as otherwise required by state or federal law, the approving authority shall deny approval of the tentative map if it makes any of the following findings:
 1. That the proposed map, together with the provisions for its design and improvement, is inconsistent with the general plan or any applicable specific plan, or other applicable provisions of this code.
 2. That the site is not physically suitable for the type of development.
 3. That the site is not physically suitable for the proposed density of development.
 4. That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. Notwithstanding the foregoing, the designated approving authority may approve such a tentative map if any environmental impact report was prepared with respect to the project and a finding was made pursuant to section 21081(c) of CEQA that specific economic, social, or other considerations make infeasible the mitigation measures or project alternatives identified in the environmental impact report.
 5. That the design of the subdivision or the type of improvements are likely to cause serious public health problems.

6. That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. In this connection, the designated approving authority may approve a map if it finds that alternate easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction, and no authority is granted to the planning commission to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision.
7. Subject to section 66474.4 of the subdivision map act, that the land is subject to a contract entered into pursuant to the California land conservation act of 1965 (commencing with section 51200 of the Government Code) and that the resulting parcels following a subdivision of the land would be too small to sustain their agricultural use.

D. Appeal: The decision of the designated approving authority may be appealed as provided in subsection 8-7B-4E, "Appeals", of this chapter. (Ord. 2012-01, 4-17-2012)

8-7F-6 Withdrawal of Tentative Map.

Requests for withdrawal of any application for tentative map shall be submitted to the planning director in writing unless made at a public hearing on the tentative map. (Ord. 2012-01, 4-17-2012)

8-7F-7 Resubmittal of Application.

No application for a tentative map approval shall be accepted, nor any hearings held thereon, for an application for the same or substantially same tentative map that has been previously denied until a period of one year has elapsed from the date of the final denial of the application by the body having final jurisdiction of the matter. (Ord. 2012-01, 4-17-2012)

8-7F-8 Tentative Map Revision or Amendment.

- A. Revisions Or Amendments Generally: Unless deemed by the city engineer to be in substantial compliance with the approved tentative map, any request to revise or amend an approved or conditionally approved tentative map shall be deemed an application for a new tentative map. Such new tentative map shall be processed in conformance with the requirements of this chapter in effect at the time such revised map is filed, including any changes in street standards which have become effective since the original tentative map was filed. The approval or conditional approval of any revised tentative map shall void all prior approved tentative maps.
- B. Amendment Of Conditions Of Approval: A subdivider may apply for a revision or amendment to the conditions of approval for a conditionally approved tentative map, provided there is no proposed change to the layout or design of the subdivision or modifications in the proposed lot sizes. Modification of the conditions on a conditionally approved tentative map shall not extend the time limits imposed by this chapter or the subdivision map act. (Ord. 2012-01, 4-17-2012)

8-7F-9 Expiration of Tentative Map Approval.

- A. Initial Life: Except as provided in section 8-7F-10, "Time Extension", of this article, the approval or conditional approval of a tentative map shall expire twenty four (24) months after

the date of approval by the designated approving authority. This twenty four (24) month period shall be referred to as the "initial life".

- B. Effect Of Expiration: Expiration of an approved or conditionally approved tentative map (including any extensions) shall terminate all proceedings, and no final map of all or any portion of real property included within the tentative map shall be filed without first processing a new tentative map application. (Ord. 2012-01, 4-17-2012)

8-7F-10 Time Extension.

The initial life of an approved or conditionally approved tentative map may be extended in any of the following ways, or as otherwise provided by the subdivision map act:

- A. Discretionary Extension: Prior to the expiration of an approved or conditionally approved tentative map, the subdivider may file a written application for an extension of the expiration date. The process for submission, review, and consideration of the request for extension shall be as follows:
1. The application shall be filed with the planning director. The application shall include the following information:
 - a. A completed application form, of which the blank form shall be provided by the planning department.
 - b. Tentative map number and county tract number of the subject subdivision and/or other unique information used to reference the approved tentative map.
 - c. Requested period of extension.
 - d. Reasons for seeking extension including facts showing why the requirements for recording a final map cannot be completed within the period provided.
 - e. A description of all efforts made to date to record the final map and the current status of the project.
 - f. A description of what remains to be done to record the final map and what steps the subdivider proposes to complete the required subdivision improvements.
 2. Upon receipt of this application, the approval of the tentative map shall automatically be extended for sixty (60) days or until the application for the extension is approved or denied, whichever occurs first.
 3. The designated approving authority for requests for extension of a tentative map shall be the planning commission. In accordance with the subdivision map act and case law, the designated approving authority may not impose additional conditions on the tentative map as part of the approval of a discretionary extension. However, the designated approving authority may add or amend conditions based on any changed circumstances or new city policies with the consent of the applicant.
 4. The process for review and processing the request for extension shall be the same as provided in section 8-7F-5, "Tentative Map Process And Procedures", of this article.

5. The tentative map may be extended for a period or periods not exceeding a total of six (6) years as provided in section 66452.6 of the subdivision map act.
 6. The designated approving authority shall deny the request for extension if the approving authority makes a finding that the granting of the extension will create a negative impact to the public health, safety, or welfare.
 7. If the designated approving authority denies a subdivider's application for an extension, the subdivider may appeal the decision within ~~fifteen (15)~~ days in accordance with the provisions of subsection 8-7B-4E, "Appeals", of this chapter.
- B. Filing Of Multiple (Phased) Final Maps: If multiple final maps are to be filed for the subdivision pursuant to the subdivision map act, and if the subdivider is required to spend more than ~~one hundred seventy eight thousand dollars (\$178,000)~~\$236,790.00 or any greater amount pursuant to section 66452.6 of the subdivision map act, to construct, improve, or finance (e.g., payment of impact fees) the construction of public improvements that are located outside the property boundaries of the tentative map, excluding improvements of public rights of way which abut the property to be subdivided and which are reasonably related to the development of the property, each filing of a final map shall extend the expiration of the approved or conditionally approved tentative map by ~~thirty six (36)~~ months from the date of its expiration, or the date of the previously filed (recorded) final map, whichever is later but in no event more than ~~ten (10)~~ years from such approval or conditional approval.
- As provided in section 66452.6(a)(3), "public improvement" shall include traffic controls, streets, roads, highways, freeways, bridges, overcrossings, street interchanges, flood control or storm drain facilities, sewer facilities, water facilities, and lighting facilities. Examples include, but are not limited to, roadway improvement projects that are conditioned as part of project approval but do not occur within the boundaries or along the perimeter of the project.
- C. Development Agreement: In accordance with section 66452.6(a)(1) of the subdivision map act, a tentative map on a property subject to a statutory development agreement between the city and the subdivider (or any successor in interest) may extend the life of the tentative map for a period of time as specified in the development agreement, which period shall not exceed the term of the development agreement itself.
 - D. Development Moratorium: In accordance with section 66452.6(b)(1) of the subdivision map act, the initial life of an approved or conditionally approved tentative map shall not include any time during which a development moratorium, imposed after approval or conditional approval of the tentative map, is in effect. However, the length of the moratorium will not exceed five (5) years.
 - E. Litigation: In accordance with section 66452.6(c) of the subdivision map act, upon approval by the city, a pending lawsuit involving the approval or conditional approval of a tentative map shall stay the life of a tentative map for up to five (5) years. The subdivider may submit an application to the city requesting the stay. The procedures for considering and taking action upon the request for the stay shall be as provided in subsection A, "Discretionary Extension", of this section. The city shall take action on the request to deny the stay within forty (40) days of receipt of the subdivider's application. The city shall not impose conditions upon the approval of a request for stay.

F. Special Legislative Extensions: On occasion, the California legislature has adopted statutory extensions to tentative maps. Examples include, but are not limited to, the following specific references. Any additional extensions that are adopted by the legislature in the future are hereby incorporated into this code by reference. The city shall honor any applicable extension provided by the legislature.

1. Section 66452.21 of the subdivision map act, providing a ~~twelve (12)~~-month extension to all tentative maps that have not expired as of July 15, 2008, and would expire before January 1, 2011.
2. Section 66452.22 of the subdivision map act, providing a ~~twenty four (24)~~-month extension to all tentative maps that have not expired as of July 15, 2009, and would expire before January 1, 2012.
3. Section 66452.23 of the subdivision map act, providing a ~~twenty four (24)~~-month extension to all tentative maps that have not expired as of July ~~13~~15, 2011, and would expire before January 1, 2014. (Ord. 2012-01, 4-17-2012)
4. Section 66452.24 of the subdivision map act, providing a 24-month extension to all tentative maps that were approved on or after January 1, 2000, and would expire before July 11, 2013.
5. Section 66452.25 of the subdivision map act, providing a 24-month extension to all tentative maps that were approved on or after January 1, 2002, and not later than July 11, 2013, and would expire October 10, 2015.
6. Section 66452.26 of the subdivision map act, providing a 24-month extension to all tentative maps that were approved on or after January 1, 2006, and not later than July 11, 2013, and would expire January 1, 2021.
7. Section 65914.5 of the government code , providing an 18-month extension to certain housing entitlements, including tentative maps, that were approved prior to March 4, 2020, and would otherwise expire prior to December 31, 2021.

Article G

FINAL MAPS AND PARCEL MAPS

Sections:

8-7G-1	Purpose.
8-7G-2	Timing.
8-7G-3	Preparation and Form of Final Map or Parcel Map.
8-7G-4	Certificates and Statements of Final Map or Parcel Map.
8-7G-5	Survey of Final Map or Parcel Map.
8-7G-6	Filing of Final Map or Parcel Map.
8-7G-7	City Engineer's Review.
8-7G-8	Planning Director's Review.
8-7G-9	Approval of Final Map or Parcel Map, Execution of Subdivision Agreement, and Acceptance of Dedication
8-7G-10	Multiple Final Maps or Parcel Maps
8-7G-11	Separate Dedications
8-7G-12	Waiver of Parcel Map

8-7G-1 Purpose.

The purpose of this article is to establish the process for preparing, reviewing, and approving final maps and parcel maps. (Ord. 2012-01, 4-17-2012)

8-7G-2 Timing.

Within ~~twenty four (24)~~ months of the date of approval or conditional approval of the tentative map, or within any further time period for which an extension has been granted or made as a matter of law, the subdivider may cause the proposed subdivision or any part thereof to be surveyed and a final map or parcel map to be prepared and recorded in accordance with the provisions of this article and the subdivision map act. (Ord. 2012-01, 4-17-2012)

8-7G-3 Preparation and Form of Final Map or Parcel Map.

A. Preparation Of Final Map Or Parcel Map: The final map or parcel map shall be prepared by or under the direction of a licensed land surveyor or registered civil engineer authorized to practice land surveying, shall be based upon a survey, registered civil engineer or licensed land surveyor in the manner required by this article and the subdivision map act.

Three (3) draft copies shall be submitted to the city for review by the planning director, public works director, and city engineer for their accuracy prior to calling for final mylar versions for recording.

B. Final Map Or Parcel Map Description And Contents:

1. Description:

- a. The final map or parcel map shall be legibly drawn, printed, or reproduced by a process guaranteeing a permanent record in black on mylar. Certificates, affidavits, and acknowledgments may be legibly stamped or printed upon the map with opaque ink. If ink is used on polyester base film, the ink surface shall be coated with a suitable substance to assure permanent legibility.
- b. The size of each sheet shall be 18 inches by 26 inches or 460 millimeters by 660 millimeters, eighteen inches by twenty six inches (18" x 26") or four hundred sixty millimeters by six hundred sixty millimeters (460 mm x 660 mm). ~~A marginal line shall be drawn completely around each sheet,~~ leaving an entirely blank margin of one (1) inch (1") or twenty five 25 millimeters. (25 mm). The scale of the map shall be large enough to show all details clearly and enough sheets shall be used to accomplish this end. The particular number of the sheet and the total number of sheets comprising the map shall be stated on each of the sheets, and its relation to each adjoining sheet shall be clearly shown. Affidavits, certificates, acknowledgments, endorsements, acceptances of dedication, and seals required by law and by this chapter shall appear on the first ~~sheet, and~~ sheet and may be combined where appropriate.

2. Information Required:

a. Index And Location Map:

- (1) If more than two (2) sheets are used to show the actual layout of the streets and lots, an index map shall be used showing the relationship of the sheets.
- (2) A location map shall appear on the map, showing the relative position of the land to be subdivided with the surrounding existing subdivisions with their recorded map reference, including their names and tract numbers. The location map shall show city boundaries crossing or adjoining the subdivision.

~~b. Affidavits, certificates, acknowledgments, endorsements, acceptance of dedication, and seals required by law and by this chapter shall appear on the first sheet.~~

~~e.b.~~ Subdivision Name; Exterior Boundaries: The subdivision name, if one is used, and the tract number shall conspicuously appear on each sheet of the final map or parcel map. On ~~one of the~~ the first sheets, there shall be a full legal description of the exterior boundaries of the area subdivided and an abbreviated legal description shall be shown below the name of the final map or parcel map. The exterior boundary of the land to be divided shall be indicated by a ~~blue colored~~ border one-eighth (1/8) of an inch in width.

~~e.c.~~ Lots And Blocks: Each lot shall be numbered or lettered consecutively beginning with lot number 1; except that when the final map or parcel map is an additional phase of an existing subdivision, the lot numbers shall commence with the next number higher than in the preceding phase. The area of each lot shall be shown on the final map or parcel map. Blocks, if used, shall be consecutively lettered or numbered. Each block and each parcel shall be shown completely on one sheet.

~~e.d.~~ Public Dedications: The final map or parcel map shall show the width, location, proper reference to record information shall be stated and names without abbreviation or other sufficient designation of the following:

- (1) New streets.
- (2) Public areas and easements.
- (3) Adjoining streets.
- (4) All other existing streets, easements, rights of way, and other real property interests to be dedicated for public purposes.

~~f.e.~~ f.e. Technical Information:

- (1) Dimensions of all lot lines, subdivision perimeter, and centerline of streets shall be in feet and decimals thereof to the nearest one-hundredth (1/100) of a foot and bearings to the nearest second. If a course is a curve, the radius, length of curve or bearing and length of chord, and central angle shall be shown. If the ends of a curve are not tangent to the preceding or following courses and the chord along with its bearing and length are not shown, the radial of the end of the curve, with its bearing, shall be shown.
- (2) All required information shall be shown in full for all portions of the map. No ditto marks shall be used with respect to any required information.
- (3) The width of each street right of way shall be shown indicating the widths on each side of the centerline. If additional right of way for an existing street is offered for dedication, the original right of way and the additional right of way width offered for dedication shall be shown along with the total width of the new right of way.

~~g.f.~~ g.f. Record Of Easements: The final map or parcel map shall show the location, width, and sidelines of all easements to which the lots are subject. Easements for storm drains, sewers, and other purposes shall be denoted by broken lines. Each easement shall be clearly labeled and identified, and if already of record, proper reference to the ~~records~~ record information shall be ~~given stated~~. Easements being offered for dedication shall be so indicated in the statement of dedication.

~~h.g.~~ h.g. Abandonment Of Public Streets And Easements: The final map or parcel map shall adequately delineate any public streets or public easements to be left in effect after the subdivision. The filing of the final map or parcel map shall constitute abandonment of all public streets and public easements not shown on the final map or parcel map, provided that a written notation of each abandonment is listed by reference to the recording data or other official record creating these public streets or public easements and certified to on the map by the city clerk. Before a public easement vested in another public entity may be abandoned pursuant to this subsection, the city shall notify that public entity of the proposed abandonment. The city shall submit with the final map or parcel map written verification that the public entity has received the notice. No public easement vested in another public entity shall be abandoned pursuant to this subsection if that public entity objects to the proposed abandonment. ~~Off-~~site abandonments shall follow the procedures for abandonment established in chapter 3 of division 9 of the Streets And Highways Code, commencing with section 8320. (Ord. 2012-01, 4-17-2012)

8-7G-4 Certificates and Statements on Final Map or Parcel Map.

The title sheet of the final map or parcel map shall contain those certificates required by the subdivision map act. It shall also contain any other certificates and statements as outlined below.

- A. Owner's Statement: Subject to Section 66436 of the Subdivision Map Act, a statement signed by all parties having record title interest in the land subdivided, consenting to the preparation and recordation of the map and dedication to the public, subject to Section 66439(d), of specific parcels or easements in a format determined by the City Engineer or City Surveyor and the Planning Director.
- B. Engineer's or Surveyor's Statement: A statement signed by the engineer or surveyor responsible for preparation of the final map or parcel map, as provided in Section 66441 of the Subdivision Map Act in a format determined by the City Engineer or City Surveyor and the Planning Director.
- C. City Engineer's and City Surveyor's Statements: A statement, signed and sealed by the city engineer and city surveyor (as required by Section 66442 of the Subdivision Map Act), that the map was examined by him and the subdivision as shown is substantially the same as it appeared on the approved tentative map and, if required, any approved alterations thereof, and that all the provisions of the Subdivision Map Act and any local ordinance applicable at the time of approval of the tentative map have been complied with, and that he is satisfied that the map is technically correct, in a format determined by the City Engineer or City Surveyor and the Planning Director.
- D. Tax Collector's Statement: A statement signed by the county tax collector, stating that all due taxes and special assessments collected as taxes have been paid or that a bond or other security assuring the payment of all taxes or special assessments collected as taxes which are liens but are not yet payable, has been filed with the county, in a format determined by the City Engineer or City Surveyor and the Planning Director.
- E. Approving Authority's Statement: A statement signed by the secretary or clerk of the designated approving authority, indicating the date of the meeting on which the tentative map was approved and a reference to the resolution approving the tentative map, in a format determined by the City Engineer or City Surveyor and the Planning Director.
- F. City Clerk's Statement: If any real property is offered for dedication for public use on the final map or parcel map or by a separate instrument, a statement signed by the city clerk shall be provided on the final map or parcel map stating that the city council approved the map and accepted, accepted subject to improvement, or rejected on behalf of the public the real property offered for dedication, in a format determined by the City Engineer or City Surveyor and the Planning Director.
- G. Recorder's Certificate: The following certificate shall be located in the lower right corner of the first certificate sheet and shall be completed by the county recorder upon recordation of the final map or parcel map in a format determined by the City Engineer or City Surveyor and the Planning Director.
- H. Restrictions Statement: Any previously existing nonstandard easements or documents that restrict the use of the land recorded previously or concurrently with the map must be listed in

the restrictions section of the cover page with recording date, document number, and county of record. Pursuant to Section 66411.1 of the Subdivision Map Act, any requirements for the construction of off-site and on-site improvements shall be noticed on the face of the map.

I. Owners of Interest Statement: If necessary, the following statement shall be included on final maps and parcel maps if the owners will not have an interest that may ripen into a fee title in a format determined by the City Engineer or City Surveyor and the Planning Director.

J. Notary Public Certificate: Where certificates or statements required by this Section or the Subdivision Map Act require a notary public certificate per Civil Code 1189, the following certificate shall be used in a format determined by the City Engineer or City Surveyor and the Planning Director.

~~A. Owner's Statement: Subject to section 66436 of the subdivision map act, a statement signed by all parties having record title interest in the land subdivided, consenting to the preparation and recordation of the map and dedication to the public, subject to section 66439(d), of specific parcels or easements as follows:~~

Owner's Statement

~~(I/We) hereby state that (I/we) are the owners of and have the right, title, and interest in and to the real property included within the subdivision boundary shown upon this map, and (am/ are) the only person(s) whose consent is necessary to pass clear title to said property, and (I/ we) consent to the making and filing of said map of the subdivision shown within the border lines, and hereby irrevocably dedicate to the city of Lemoore free of encumbrance all areas (e.g., streets, public utility easements, storm drain easements) as shown on the map public the following:~~

~~The real property described below is dedicated in fee for public purposes:~~

~~_____(insert a description of the dedicated property that is adequate to convey the property)~~

~~The real property described below is dedicated as an easement for public purposes:~~

~~_____(insert a description of the easement that is adequate to convey the dedicated property)~~

~~;~~

~~Owner's Name: _____~~

~~____ By: _____ Date: _____~~

~~____ Print Name: _____~~

~~____ Title: _____~~

~~Notes for this certificate:~~

- ~~• In some circumstances, the city may require dedication of easement rather than fee and title.~~
- ~~• Call out all avenues, courts, drives, roads, and streets by name.~~
- ~~• Call out each individual parcel by letter designation along with its use.~~
- ~~• If the property is held in a trust, this statement must be signed by the trustee(s) of the trust. Include the name of the trust and call out the individuals signing the statement as trustees.~~

- ~~• If the property is held by a corporation or LLC, call out the name of the corporation or LLC and the state of incorporation, and include the title(s) of the person(s) authorized to sign the map.~~
- ~~• Requires notary public certificate.~~

Trustee's Statement

~~_____, a _____ corporation, Trustee under a Deed of Trust recorded as Document No. _____, Official Records of Kings County, against the land herein shown, consents to the making and filing of this map.~~

~~In witness whereof, said corporation has caused its name to be affixed this _____ day of _____, 20_____.~~

~~By: _____ By: _____~~

~~Title: _____ Title: _____~~

~~Notes for this certificate:~~

- ~~• Requires notary public certificate.~~
- ~~B. Engineer's Or Surveyor's Statement: A statement signed by the engineer or surveyor responsible for preparation of the final map or parcel map, as provided in section 66441 of the subdivision map act as follows:~~

Surveyor's or Engineer's Statement

~~This map was prepared by me or under my direction and is based upon a field survey in conformance with the requirements of the sSubdivision mMap aAct and local ordinance at the request of (name of person authorizing map) on _____, 20_____. I hereby state that this (final/parcel) map substantially conforms to the approved or conditionally approved tentative map, if any, and monuments shown hereon will be set upon completion of improvements, if applicable, or within one year from the date of filing on this map and that said monuments are or will be sufficient to enable the survey to be retraced.~~

~~(Engineer's or Surveyor's Name) _____ Date~~

~~(L.S. or R.C.E. No.) _____~~

~~Notes for this certificate:~~

- ~~• The information shown within the parentheses will vary with each map.~~
- ~~C. City Engineer's and /City Surveyor's Statements: A statement, signed and sealed by the city engineer and/or city surveyor (as required by section 66442 of the subdivision map act), that the map was examined by him and the subdivision as shown is substantially the same as it appeared on the approved tentative map and, if required, any approved alterations thereof, and that all the provisions of the subdivision map act and any local ordinance applicable at the time of approval of the tentative map have been complied with, and that he is satisfied that the map is technically correct, as follows:~~

City Engineer's and City Surveyor's Statements

City of Lemoore Municipal Code Title 8, Chapter 7 - Subdivision Ordinance

~~I do hereby state that I have examined this map and that the division is substantially the same as it appeared on the approved tentative map, if required, and any approved alterations thereof, and that all of the provisions of §66425 through 22450 66450 of the Government Code and of any local ordinances applicable at the time of approval of the tentative map, if any, have been complied with, and that I am satisfied that the map is technically correct.~~

~~Name of City Engineer, R.C.E. # _____ Date~~

~~City Engineer, City of Lemoore _____ Date~~

~~Kings County, California~~

City Surveyor's Statement

~~I do hereby state that I have examined this map and that I am satisfied that the map is technically correct.~~

~~Name of City Surveyor, P.L.S. # _____ Date~~

~~City Surveyor, City of Lemoore~~

~~Kings County, California~~

~~D. Tax Collector's Statement: A statement signed by the county tax collector, stating that all due taxes and special assessments collected as taxes have been paid or that a bond or other security assuring the payment of all taxes or special assessments collected as taxes which are liens but are not yet payable, has been filed with the county, as follows:~~

Tax Collector's Statement

~~This is to certify that the provisions of Article 8 of Chapter 4 of Division 2 of the Government Code have been complied with regarding deposits.~~

~~By: _____~~

~~_____(Name of Director of Finance); Director of Finance Tax Collector _____ Date~~

~~County of Kings, State of California~~

~~E. Approving Authority's Statement: A statement signed by the secretary or clerk of the designated approving authority, indicating the date of the meeting on which the tentative map was approved and a reference to the resolution approving the tentative map, as follows:~~

Approving Authority's Planning Commission Statement

~~I hereby certify that this map conforms to the tentative parcel map approved by the city of Lemoore (City Council/Planning Commission) in accordance with requirements of law in a duly authorized meeting held _____, 20_____.~~

~~(City Clerk/Planning Commission(Name of City Manager), City Manager _____ Date~~

~~F. Secretary)~~

~~G. City of Lemoore, State of California~~

~~H. Notes for this certificate:~~

~~I. The information shown within the parentheses will vary with each map.~~

~~J. City Clerk's Statement: If any real property is offered for dedication for public use on the final map or parcel map or by a separate instrument, a statement signed by the city clerk shall be provided on the final map or parcel map stating that the city council approved the map and accepted, accepted subject to improvement, or rejected on behalf of the public the real property offered for dedication, as follows:~~

City Clerk's Statement

~~This is to certify that at a regular meeting of the city council of the city of Lemoore, held on the _____ day of _____, 20____, an order was duly and regularly made and entered approving this map (and subdivision and accepting, subject to improvements, on behalf of the public, the streets and pedestrian and public utility easements as shown dedicated on this map).~~

~~(Name of City Clerk), City Clerk — Date~~

~~City of Lemoore, State of California~~

~~Notes for this certificate:~~

~~• The information shown within the parentheses will vary with each map.~~

~~K. Recorder's Certificate: The following certificate shall be located in the upper lower right corner of the first certificate sheet and shall be completed by the county recorder upon recordation of the final map or parcel map:~~

Recorder's Certificate Statement

~~Document No: _____ Fee paid: \$ _____~~

~~Filed this _____ day of _____, 20____, at _____, _____ m. in Book _____ of (Parcel Maps or Volume)(_____ of Licensed Survey Plats), at Page(s) _____, Kings County Records, at the request of (map preparer/engineertitle company or company).~~

~~(Name of Recorder), Kings County Recorder~~

~~By: _____~~

~~____ Deputy:~~

~~Notes for this certificate:~~

~~• The information shown within the parentheses will vary with each map.~~

~~L. Restrictions Statement: Any previously existing nonstandard easements or documents that restrict the use of the land recorded previously or concurrently with the map must be listed in the restrictions section of the cover page with recording date, document number, and county of record. Pursuant to section 66411.1 of the subdivision map act, any requirements for the construction of off site and on site improvements shall be noticed on the face of the map.~~

~~M. Owners Of Interest Statement: If necessary, the following statement shall be included on final maps and parcel maps if the owners will not have an interest that may ripen into a fee title:~~

Owners of Interest Signatures Omitted

In accordance with section 66436(a)(3)(A)i-viii) of the subdivision map act, signatures of parties owning the following interest, which cannot ripen into a fee, have been omitted:

(A butter's rights of ingress and egress to or from the state of California have been relinquished per grant deed recorded December 31, 1966 as Instrument No. 9626773, Official Records of Kings County)

Notes for this certificate:

—The information shown within the parentheses will vary with each map.

Signatures of owners of the following easements have been omitted under the provisions of §66436 of the Subdivision Map Act; their interest is such that it cannot ripen into a fee title and such signatures are not required by the governing body.

S

N. NAME _____ RECORDED _____ NATURE OF EASEMENT

O. Bk. _____ Pg. _____

P. Doc. _____

Q. Notary Public Certificate: Where certificates or statements required by this section or the subdivision map act require notary public certificate per Civil Code 1189, the following certificate shall be used:

NOTARY PUBLIC CERTIFICATE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and no the truthfulness, accuracy, or validity of that document.

STATE OF _____

COUNTY OF _____

On _____ before me, _____, a Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) are/is subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument, the persons, or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under penalty of perjury under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand.

Notary Public Signature: _____

Name: _____

My commission expires: _____

County of: _____

Commission Number: _____

County of: _____

County of _____

(Ord. 2012-01, 4-17-2012)

8-7G-5 Survey of Final Map or Parcel Map.

A complete and accurate survey of the land to be subdivided shall be made by a licensed land surveyor or registered civil engineer authorized to practice land surveying ~~registered civil engineer or licensed land surveyor~~ in accordance with the provisions of article K, "Survey And Monuments", of this chapter. (Ord. 2012-01, 4-17-2012)

8-7G-6 Filing of Final Map or Parcel Map

The subdivider shall cause all certificates and statements to be executed except those to be executed by the city engineer, city surveyor, ~~the city clerk, and/or~~ ~~planning commission secretary,~~ tax collector, and the county recorder, and shall file the following with the planning director:

- A. Four (4) copies of the final map or parcel map, each conforming to the requirements of section 8-7G-3, "Preparation And Form Of Final Map Or Parcel Map", of this article.
- B. Copy of approved tentative map and conditions of approval.
- C. Closure calculations and other survey information.
- D. A current preliminary title report pertaining to the real property proposed to be subdivided. The title report shall be dated not more than ninety (90) days prior to the submittal of the final map or parcel map application.
- E. A title guarantee by a qualified title company, for the benefit of the city, certifying that the signatures of all persons whose consent is necessary to pass clear title to the land and all acknowledgments appear on the proper certificates and are correctly shown on the map and affidavits to dedication.
- F. Copies of record maps and record documents used as reference map submitted.
- G. Draft copies of any off site easements or rights of way required.
- H. Improvement plans, and engineer's cost estimate for such, when applicable as outlined in section 8-7M-2, "Improvement Requirements And Plans", of this chapter.
- I. The application review fee as established by resolution of the city council. (Ord. 2012-01, 4-17-2012)

8-7G-7 City Engineer's Review.

Upon submittal of the final map or parcel map and accompanying documents, offers of dedication, offers of deed, offers of easement, fees, and materials for filing, the city engineer shall cause the same to be examined, and if found to be in substantial conformity with the approved tentative map and all amendments, conditions, modifications, and provisions made or required by the designated approving authority, and if found to be complete, technically correct, in conformity with improvement plans and specifications, and in compliance with the requirements of these regulations, planned street lines, and other applicable specific plans and ordinance, shall forward the same to the planning director for review and further action.

Should the map or other accompanying documents, fees, or materials be found to be incomplete or incorrect in any respect, the subdivider shall be advised in writing, by mail, of the changes or additions that must be made before the map may be certified. If the defect is the result of a technical and inadvertent error which, in the opinion of the city engineer, does not materially affect the validity of the map, the city engineer may waive the defect and forward to the city council.

The city engineer may recommend against approval of the recording a portion of a final map or parcel map when, in the process of checking the final map or parcel map, he determines that said portion does not by itself provide adequate or satisfactory access, design, or improvements and therefore does not conform to the design and improvement of the subdivision as indicated by the approved tentative map, if applicable. (Ord. 2012-01, 4-17-2012)

8-7G-8 Planning Director's Review.

The planning director shall review the final map or parcel map to determine its compliance with the approved tentative map and the conditions of approval imposed by the designated approving authority. If the director determines that the final map or parcel map is in compliance with the approved tentative map, that all conditions of approval have been met or performed, and that the final map or parcel map has been recommended for approval by the city engineer, the director shall present it to the council with his or her recommendation. If a subdivision improvement agreement is proposed, it shall be presented to the council in the same meeting as the final map or parcel map. (Ord. 2012-01, 4-17-2012)

8-7G-9 Approval of Final Map or Parcel Map, Execution of Subdivision Agreement, and Acceptance of Dedication.

A. Generally: The city engineer shall execute the city engineer's certificate on the final map or parcel map before forwarding to the city council for their acceptance.

The city council shall consider the final map or parcel map and any associated offers of dedication, deed, and easement at the meeting at which it receives the final map or parcel map or at its next regular meeting after the meeting at which it receives the final map or parcel map. The city council shall review the final map or parcel map and approve it if it conforms to the approved or conditionally approved tentative map and if all requirements and conditions imposed on the subdivision pursuant to this chapter or the subdivision map act have been met or performed. If the final map or parcel map does not conform, the city council shall disapprove the map. The city council shall also accept, accept subject to improvement, or reject any or all offers of dedication in conformance with the approvals for the tentative map and the provisions of this chapter and the subdivision map act.

If improvements required under the terms of this chapter or as a condition of approval have not been completed, the city council shall provide for such improvements by approving a subdivision improvement agreement. No final map or parcel map shall be certified until the required improvements have been installed or agreed to be installed in accordance with article M, "Improvements", of this chapter and appropriate surety has been provided to the satisfaction of the city. The city manager is authorized to execute subdivision improvement agreements, as permitted by section 66462(d) of the subdivision map act, in accordance with the city's standard subdivision agreement.

No public hearing shall be required, and no public notice shall be required for review, consideration, and action by the city council on a final map or parcel map, offers of dedication, deed, and easement, or improvement agreement.

As permitted by section 66458(d) of the subdivision map act, the city may accept, accept subject to improvement, or reject dedications and offers of dedications that are made by a statement on the map.

- B. Determinations For Condominium Conversions: No final map or final parcel map for a condominium conversion shall be approved unless all the following determinations are made:
1. Each existing tenant has received notification of intent to convert, pursuant to subsection 8-7F-4D of this chapter and section 66452.9 of the subdivision map act, at least sixty (60) days prior to the filing of the tentative map or tentative parcel map.
 2. Each existing tenant and each person applying for rental of a unit in the project has, or will have, received all applicable notices and rights required by chapter 2 or 3 of the subdivision map act.
 3. Each tenant has, or will have, received ten (10) days' written notice that an application for a public report will be, or has been, submitted to the California department of real estate and that such report will be available on request.
 4. Each tenant of the proposed condominium conversion has been, or will be, given written notification within ten (10) days of approval of a final map.
 5. Each tenant has been, or will be, given at least one hundred eighty (180) days written notice of intention to convert before tenancy is terminated due to the conversion or proposed conversion.
 6. Each tenant has been, or will be, given notice of an exclusive right, pursuant to section 66427.1(d) of the subdivision map act, to contract for the purchase of such tenant's unit on the same terms and conditions that the unit will be initially offered to the general public or terms more favorable to the tenant. (Ord. 2012-01, 4-17-2012)

8-7G-10 Multiple Final Maps or Parcel Maps.

Multiple final maps or parcel maps relating to an approved or conditionally approved tentative map may be filed prior to the expiration of the tentative map if: a) the subdivider, at the time the tentative map is filed, informs the planning director of the subdivider's intention to file multiple final maps or parcel maps on such tentative map, or b) after filing of the tentative map, the city and the subdivider concur in the filing of multiple final maps or parcel maps. In providing such

notice, the subdivider shall not be required to define the number or configuration of the proposed multiple final maps or parcel maps.

The filing of a final map or parcel map on a portion of an approved or conditionally approved tentative map shall not invalidate any part of such tentative map. Each final map or parcel map which constitutes a part, or unit, of the approved or conditionally approved tentative map shall have a separate subdivision phase number. Unless specific timing thresholds are set forth in the conditions of approval, the city engineer and planning director shall determine the improvements required and conditions that must be satisfied in conjunction with a given final map or parcel map phase to ensure a logical and orderly development of the whole subdivision. The subdivision improvement agreement executed by the subdivider for that map phase shall provide for the design and construction of all such required improvements. (Ord. 2012-01, 4-17-2012)

8-7G-11 Separate Dedications.

When completed outside of a dedication on a map, dedications may be required to be made by separate instrument with fees paid to cover the cost of processing. After receiving the instrument of dedication and accompanying title report, the city engineer shall approve or disapprove the instrument of dedication as to its suitability for recordation, specifically including a cover sheet, legal description, and map in eight and one-half inch by eleven inch (8 1/2" x 11") format. After approving an offer to dedicate, the city engineer shall notify the planning director to request original signed and notarized document(s) with the applicant's ~~engineer's-land surveyor's or registered civil engineer's~~ original seal.

Offer of dedication shall be brought to the city council for consideration of acceptance or acknowledgment for later acceptance. (Ord. 2012-01, 4-17-2012)

8-7G-12 Waiver of Parcel Map

Where a parcel map is required by the subdivision map act or this chapter, but the subdivider seeks to waive this requirement, the following procedures shall apply:

A. Waiver Of Parcel Maps Generally: The planning director shall be the designated approving authority for the waiver of the requirements for the recordation of a parcel map. Such a waiver may be provided in any case when the land being divided consists of a lot or parcels shown on a recorded parcel map or final subdivision map and the full street improvements have been constructed or monumentation is evident, or where each of the lots has a gross acreage of forty (40) acres or more or each of which is a quarter-quarter section or larger. The designated approving authority may grant the waiver and will issue a certificate of compliance if:

1. The subdivider files an application with the planning director, including any fees required, verifying the existence of monumentation in the installation of street improvements;
2. The application contains a legal description for each of the lots to be created; and
3. The designated approving authority finds that the proposed division of land complies with requirements as to area, improvement and design, floodwater drainage control, appropriate improved public roads, sanitary disposal facilities, water supply availability, environmental protection, and other requirements of this title.

B. Waiver Of Parcel Maps For Condominiums:

City of Lemoore Municipal Code Title 8, Chapter 7 - Subdivision Ordinance

1. The planning director may waive the requirements for a final parcel map imposed by the subdivision map act for the construction of a condominium project on a single lawful parcel.
2. The procedure for determining whether such a waiver for a condominium is appropriate shall be initiated by an application for waiver filed with the planning director.
3. The application shall contain a legal description for the single lawful parcel and a description of the proposed condominium project.
4. The designated approving authority shall make a determination on the waiver request after review and recommendation by the public works director and city engineer.
5. If an application for waiver on a residential condominium project is filed contemporaneously with an application to adopt or amend a specific plan, then the application for waiver shall be first considered by the planning commission at a public hearing. After this hearing, the planning commission shall provide a written recommendation to the city council, which shall make the final determination on the application.
6. No applications for a waiver of the requirement for a tentative or parcel map for the construction of a condominium project on a single lawful parcel shall be granted unless it is found that the proposed division of land complies with the requirements of the subdivision map act and this code as to area, improvement and design, floodwater drainage control, appropriate improved public roads, sanitary disposal facilities, water supply availability, environmental protection, and other requirements of the subdivision map act and this code. (Ord. 2012-01, 4-17-2012)

Article H

VESTING TENTATIVE MAPS

Sections:

8-7H-1	Purpose.
8-7H-2	Right to File a Vesting Tentative Map.
8-7H-3	Application for Vesting Tentative Map.
8-7H-4	Processing and Approving Authority.
8-7H-5	Development Rights Upon Approval.
8-7H-6	Filing and Processing of Final Vesting Map.
8-7H-7	Administration of Vested Rights.

8-7H-1 Purpose.

The purpose of this article is to establish the procedures for the submission, review, and action by the city of vesting tentative maps. These provisions supplement the standard of the subdivision map act. The intent of vesting tentative maps is to provide a greater protection earlier in the development process by "locking in place" the ordinances, policies, and standards of the city at the time the application is deemed complete. (Ord. 2012-01, 4-17-2012)

8-7H-2 Right to File a Vesting Tentative Map.

Whenever a provision of the subdivision map act or this chapter requires the filing of a tentative map (e.g., a tentative subdivision map, tentative parcel map), a vesting tentative map may instead be filed. Such vesting tentative map shall be in accordance with the provisions of this article. If a subdivider does not seek the rights conferred by the vesting tentative map statute, the filing of a vesting tentative map shall not be a prerequisite to any approval for any proposed subdivision, permit for construction, or work preparatory to construction. (Ord. 2012-01, 4-17-2012)

8-7H-3 Application for Vesting Tentative Map.

This section describes the required content and process for filing a vesting tentative map.

- A. Form And Content Consistent With Tentative Map Requirement: A vesting tentative map shall be filed in the same form and have the same content as required by this chapter for tentative maps. The application shall be filed in the same manner as tentative maps.
- B. Titled Vesting Tentative Map: At the time a vesting tentative map is filed, it shall have printed conspicuously on its face the words "Vesting Tentative Map".
- C. Additional Submittal Requirements: At the time a vesting tentative subdivision map is filed, the subdivider shall also supply the following information to the city:
 - 1. Plans and studies for all public works improvements to be constructed as a condition of the subdivision, prepared by a registered civil engineer in accordance with city standards and

approved by the city engineer, including, but not limited to, sewer, water, storm drainage, dry utilities (e.g., electrical, gas, and roads).

2. Plans for all site development, including, but not limited to, grading, drainage facilities, and miscellaneous structures, prepared by a registered civil engineer in accordance with city standards and approved by the city engineer.
3. Geological studies in such form as acceptable to the city engineer and the building official, which shall include detailed soils reports, seismic analysis, bank stabilization, and other factors pertinent to the particular site location.
4. Specific information on the uses to which the proposed buildings will be put.
5. The height, size, and location of all buildings, building setbacks, number of stories, and driveway locations.
6. Architectural plans satisfactory for review by the city, including site plans, floor plans, exterior elevations, and other information necessary for building permit plan checks.
7. Landscape plans, including planting and irrigation details, and drawings and specifications as prepared by a licensed landscape architect or contractor satisfactory for review by the city.
8. Traffic reports and analysis, in a form approved by the city engineer, if required.
9. Acoustical report, prepared by a licensed engineer in a form acceptable to the city, if in an area anticipated to be greater than sixty five decibels (65 dB) CNEL.
10. Flood control information and statements showing compliance with flood hazard regulations.
11. Such other exhibits, studies, and information that fully depict features of the development which the developer desires review for the purpose of approval concurrently with the vesting tentative map.

The city may request, and the applicant shall promptly furnish, information as may reasonably be necessary to enable the city to evaluate the vesting effect that would follow from approval of the map.

- D. Other Land Use Permits: If other discretionary land use approvals are required in connection with development under the vesting tentative map, the subdivider shall obtain such approval prior to, or process them concurrently with, the filing of the vesting tentative map. For purposes of this section, "discretionary land use approvals" shall include, but not be limited to, general plan amendments, zone district amendments, conditional use permits, and variances. (Ord. 2012-01, 4-17-2012)

8-7H-4 Processing and Approving Authority.

The processing of a vesting tentative map shall be the same as provided in this chapter for tentative maps. The designated approving authority for vesting tentative maps shall be the planning commission. Review and action on a vesting tentative map shall be limited to those ordinances, policies, and standards in effect at the date the city has determined the application to be complete. (Ord. 2012-01, 4-17-2012)

8-7H-5 Development Rights Upon Approval.

- A. Generally: The approval of a vesting tentative map by the city shall confer a vested right to apply for permits needed to proceed with development and have the city exercise its discretion to approve, disapprove, or approve such permits with conditions, on the basis of ordinances, policies, and standards in effect at the time the application was determined to be complete pursuant to section 65943 of the ~~subdivision map act~~Government Code.
- B. Disclaimers:
1. This article does not enlarge, diminish, or alter the power of the city to deny approval of the requested project or any part thereof, or to impose conditions on the approval of a project.
 2. Nothing in this article removes, diminishes, or affects the obligation of any subdivider or local agency to comply with the conditions and requirements of any state or federal laws, regulations, or policies.
 3. In the event that section 66474.2 of the subdivision map act is repealed, any subsequent approvals of vested maps shall confer a vested right to proceed with development in substantial compliance with ordinances, policies, and standards in effect at the time the vesting map is approved or conditionally approved, rather than at the time the application was determined to be complete.
 4. Notwithstanding this article, the city may condition or deny a permit, extension, or entitlement, including, but not limited to, final maps and building permits, if it determines any of the following:
 - a. A failure to do so would place the residents of the subdivision or the immediate community, or both, in a condition dangerous to their health or safety, or both.
 - b. The condition or denial is required in order to comply with state or federal law. (Ord. 2012-01, 4-17-2012)

8-7H-6 Filing and Processing of Final Vesting Map.

A final vesting map shall be filed and processed in the same manner, form, and content, and shall be subject to the same fees prescribed for final maps and parcel maps as required by this chapter. The "initial life" for vesting tentative maps shall be the same as for tentative maps as provided in this chapter, and the life of a vesting tentative map may be extended as provided by this chapter. (Ord. 2012-01, 4-17-2012)

8-7H-7 Administration of Vested Rights.

- A. Concurrent Approvals: Approval of a vesting tentative map applies only to actions considered and approved by the designated approving authority. If the vesting tentative map was approved with conditions, the approval is subject to those conditions. If related applications for discretionary permits were approved in conjunction with the vesting tentative map, the approvals are subject to applicable ordinances, policies, and standards granting those entitlements, including any conditions thereof.

- B. Initial Life Of Vested Rights: The rights conferred by a vesting tentative map as provided by this article shall last for an initial period of one year after recording of the final map. This period may be extended as provided below.
- C. Extension Of Vested Rights Through Recording Of A Final Map: Where several final maps or final parcel maps are recorded on various phases of a project covered by a single vesting tentative map, this initial time period shall begin for each phase when the final map or final parcel map for that phase is recorded. ~~When~~ Where several final maps are recorded on various phases of a project covered by a single vesting tentative map, the initial vesting period shall begin for each phase on the date the final map for that phase is recorded.
- D. Extension Of Vested Rights Through Period For Subsequent Approvals: The initial time period shall be automatically extended by any time used by the local agency for processing a complete application for a grading permit or for design or architectural review, if the time used by the local agency to process the application exceeds thirty (30) days from the date that a complete application is filed.
- E. Extension Of Vested Rights By Moratorium Or Stay: Vesting rights shall automatically be extended any time during which a development moratorium or stay on the project is in effect.
- F. Automatic Extension Of Vested Rights: Vesting rights shall automatically be extended by any time used by a city department for processing a complete application for a grading permit or for design or architectural review, if the time used by the city exceeds thirty (30) days from the date a complete application is filed.
- G. Extension Of Vested Rights Through Building Permit: If the subdivider submits a complete application for a building permit during the periods of time specified above, the rights conferred by this article shall continue until the expiration of that permit, or any extension of that permit granted by the city.
- H. Termination Of Vested Rights: Vested rights that have been conferred shall end on the occurrence of the following, whichever comes first:
 - 1. A final map is not recorded within the initial life of the vesting tentative map unless a longer period is provided by state law, or an extension is granted as provided by this chapter.
 - 2. If a final map is recorded, the vesting rights shall end one year after the date of final map recordation as provided in subsection B of this section.
 - 3. The expiration of a building permit, including extension, issued pursuant to a vesting tentative map, and issued during the time vesting rights are valid. (Ord. 2012-01, 4-17-2012)

Article I

REVERSIONS

Sections:

- 8-7I-1 Purpose.**
- 8-7I-2 Initiation of Reversion Proceedings.**
- 8-7I-3 Review of Petition.**
- 8-7I-4 Findings of Reversion.**
- 8-7I-5 Conditions for Reversion**
- 8-7I-6 Filing with County Recorder.**
- 8-7I-7 Merging and Resubdividing without Reversion.**
- 8-7I-8 Requirements for Parcel Mergers and Unmergers.**

8-7I-1 Purpose.

The purpose of this article is to describe how subdivided property may be reverted to acreage, and merged and unmerged, pursuant to the provisions of the subdivision map act. (Ord. 2012-01, 4-17-2012)

8-7I-2 Initiation of Reversion Proceedings.

Proceedings to revert subdivided property to acreage may be initiated by petition of all owners of record of the real property or by the city council on its own motion.

- A. By Owners: In the case of initiation by the owners, the petition shall be submitted to the planning division and shall contain the following information:
 - 1. Evidence of title to the real property within the subdivision.
 - 2. A final map or parcel map consistent with the requirements of article G, "Final Maps And Parcel Maps", of this chapter, and which delineates dedications which will not be vacated, and dedications required as a condition to reversion. Final or parcel maps shall be conspicuously designated with the title, "The purpose of this map is a reversion to acreage".
 - 3. Such other additional data as required by the city.
 - 4. Each petition for reversion to acreage shall be accompanied by a nonrefundable filing fee as established by resolution of the city council.
- B. By City Council: The city council may, by resolution, initiate proceedings to revert property to acreage. The city council shall direct the planning director to obtain the necessary information to initiate and conduct the proceedings. (Ord. 2012-01, 4-17-2012)

8-7I-3 Review of Petition.

The notice, hearing, and procedural requirements for review of a tentative map requiring city council approval shall be followed in connection with the review of a proposed reversion to

acreage, provided that, upon the conclusion of the hearing before the city council, the city council may approve the reversion to acreage and take final action on the final map or parcel map. (Ord. 2012-01, 4-17-2012)

8-7I-4 Findings of Reversion.

Subdivided property may be reverted to acreage only if the city council finds that:

- A. Dedications or offers of dedication to be vacated or abandoned by the reversions to acreage are unnecessary for present or prospective public purposes.
- B. Either:
 - 1. All owners of an interest in the real property within the subdivision have consented to reversion.
 - 2. None of the improvements required to be made have been made within two (2) years from the date the final map or parcel map was filed for record, or within the time allowed by agreement for completion of the improvements, whichever is the later.
 - 3. No lots shown on the final map or parcel map have been sold within five (5) years from the date such map was filed for record. (Ord. 2012-01, 4-17-2012)

8-7I-5 Conditions for Reversion.

The city council may require the following as conditions of the reversion:

- A. The owners dedicate or offer to dedicate streets, public rights of way, or easements.
- B. The retention of all or a portion of previously paid subdivision fees, deposits, or improvement securities if the same are necessary to accomplish any of the purposes or provisions of the subdivision map act or this chapter.
- C. Such other conditions of reversion as are necessary to accomplish the purposes or provisions of the subdivision map act or this chapter or necessary to protect the public health, safety, or welfare. (Ord. 2012-01, 4-17-2012)

8-7I-6 Filing with County Recorder.

Upon approval of the reversion to acreage, the city clerk shall transmit the final map or parcel map, together with the city council resolution approving the reversion, to the county recorder for recordation. Reversion shall be effective upon the final map or parcel map being filed for record by the county recorder. (Ord. 2012-01, 4-17-2012)

8-7I-7 Merging and Resubdividing without Reversion.

Except as provided in article E, "[Merger Of Parcels Voluntary Parcel Merger](#)", of this chapter for merger of contiguous parcels under common ownership, subdivided lands may be merged and resubdivided without reverting to acreage by complying with the applicable requirements for the subdivision of land as provided by this chapter and the subdivision map act. (Ord. 2012-01, 4-17-2012)

8-7I-8 Requirements for Parcel Mergers and Unmergers.

City of Lemoore Municipal Code Title 8, Chapter 7 - Subdivision Ordinance

Except as provided otherwise in this article, the requirements for the merger and unmerger of parcels shall be as set forth in the subdivision map act. (Ord. 2012-01, 4-17-2012)

Article J

SUBDIVISION DESIGN STANDARDS

Sections:

- 8-7J-1 Purpose.**
- 8-7J-2 Applicability of Standards and Review.**
- 8-7J-3 General Lot and Block Design.**
- 8-7J-4 Roadways and Access.**
- 8-7J-5 Utilities and Services.**
- 8-7J-6 Grading and Drainage.**

8-7J-1 Purpose.

The purpose of this article is to establish specific design standards and requirements for the subdivision of land in the city, consistent with the goals and policies set forth in the general plan. (Ord. 2012-01, 4-17-2012)

8-7J-2 Applicability of Standards and Review.

The provisions of this article shall apply to all subdivisions, in addition to other standards of this code, including title 9, "Zoning", of the municipal code. The design of proposed subdivisions shall be reviewed for consistency with these standards as part of the review and consideration of the tentative map. (Ord. 2012-01, 4-17-2012)

8-7J-3 General Lot and Block Design.

- A. Lot Area: Proposed lots shall comply with the minimum lot area requirements, where applicable, for the underlying property as described in the general plan and zoning code.
- B. Lot Orientation: Subdivision design shall provide, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision as provided in section 66473.1 of the subdivision map act as follows:
 - 1. Passive or natural heating opportunities, such as lot size and configuration to permit orientation of a structure in an east-west alignment for southern exposure.
 - 2. Passive or natural cooling opportunities, such as lot size and configuration to permit orientation of a structure to take advantage of shade or prevailing breezes.
- C. Frontage, Width, And Depth:
 - 1. All lots shall have frontage on a public or private street.
 - 2. Proposed lots shall comply with the minimum frontage requirements, lot widths, and lot depths, as applicable, described in title 9, "Zoning", of the municipal code, for the property.
 - 3. Double frontage lots shall be avoided.

- D. Block Configuration: Blocks shall be designed to allow for adequate building sites for the type of use proposed; to allow for convenient pedestrian and vehicular circulation, access, traffic control and safety; and with regard to limitations created by topography.
1. Generally, maximum block length shall be ~~five hundred feet (500 feet¹)~~; except
 2. Blocks with single-family residential uses may be up to ~~six hundred feet (600 feet¹)~~ long, or up to ~~seven hundred feet (700 feet¹)~~ long when ~~mid-block~~mid-block pedestrian connections are provided.
- E. Development Density: The density of proposed development shall be consistent with the allowable density as described in the city's general plan and consistent zoning. (Ord. 2012-01, 4-17-2012)

8-7J-4 Roadways and Access.

A. Lot Access:

1. Each local street providing access to lots within a subdivision shall connect directly to or by way of one or more local streets to a collector street or arterial street.
2. Each route of access to collector streets or arterial streets and its point of connection therewith shall be adequate to safely accommodate the composition and volume of vehicular traffic generated by the land uses that it serves. However, residential subdivisions shall be designed to encourage vehicle speeds less than ~~twenty five (25)~~ miles per hour and traffic volumes less than ~~five hundred~~500 average daily traffic (500 ADT).
3. In determining the adequacy of a route of access, the deployment of fire equipment or other services under emergency conditions shall be considered.
4. A tentative map that makes use of a local street that passes through a predominantly residential neighborhood as a route of access to industrial, commercial, or other subdivisions generating traffic that would conflict with the residential character of the neighborhood may be denied.
5. A frontage road, or through or side-on lots, or other types of limited access layout may be required where a subdivision adjoins or contains an existing or proposed freeway or arterial street. To accomplish the purpose of this section, waivers of vehicular and pedestrian access rights to the freeway or arterial street will be required.

B. Roadway Network Design: The alignment of streets shown on a tentative map shall be consistent with the general plan and any applicable specific plan, and as follows:

1. Streets shall be laid out to conform to the alignment of existing streets in adjoining subdivisions and to the logical continuation of existing streets where the adjoining land is not subdivided.
2. The realignment of streets in contemplation of the development, or use of adjoining property, and the provision of streets or dead end street extensions to facilitate the subdivision of adjoining property may be required.
3. Permanently dead ended streets (except cul-de-sacs as defined in these regulations) are prohibited. When a street is temporarily dead ended, a barricade or temporary turning area

or temporary connection to another street may be required. Permanent turnarounds may be required at the end of dead end streets where the future extension of the street is remote.

4. The use of cul-de-sacs shall be limited to no more than ten percent (10%) of the length of all streets in a subdivision.
 5. The use of loop out streets is encouraged over cul-de-sacs.
 6. All streets shall intersect or intercept each other so that for a distance of at least ~~one hundred feet (100 feet)~~ back from the intersection all streets are approximately at right angles to each other.
 7. Street alignment shall provide for streets entering opposite each other to have their centerlines directly opposite. Where this is not possible, street jogs shall have a minimum centerline offset of ~~one hundred twenty feet (120 feet)~~. No jogs shall interrupt the continuity of a major or collector street.
 8. A subdivision of ~~forty (40)~~ or more lots shall have at least two (2) points of ingress/egress, unless otherwise allowed by the designated approving authority. Additional points of ingress/egress may be required through the site plan review process for a subdivision of 100 or more lots.
 9. All street cross sections shall be consistent with those specified in the general plan.
- C. Roadway Design To Conform To City Improvement Standards: The design of public roads within subdivisions (e.g., roadway cross sections) shall conform to the City's adopted improvement standards and to the satisfaction of the City, unless expressly deviated at the time of approval of the tentative map, or where a special cross section is required to conform to an adopted planned street line, an applicable specific plan, an existing street, or cross sections in the general plan depending on surrounding conditions. (Ord. 2012-01, 4-17-2012)
- D. Sidewalks: All new residential subdivisions shall conform to the City's adopted improvement standards. The new subdivisions may utilize either parkway style sidewalks (e.g., sidewalks separated from the curb by a landscaped area), or "monolithic" or attached sidewalks. Either type of sidewalk must remain in compliance with the City's design standards. (Ord. 2018-03, 5-15-2018)
- E. Street Landscaping: Streets shall be provided within landscaping consistent with the City's adopted improvement standards and to the satisfaction of the City. Street trees (trees within the public right-of-way) shall be planted as required by title 9, chapter 5, article D1, "Landscaping Standards", of the municipal code. (Ord. 2012-01, 4-17-2012)

8-7J-5 Utilities and Services.

- A. Availability Of Service: All public utilities, including water, sewer, storm drainage, telecommunication, power, and gas, shall be of adequate capacity to meet the demand of the subdivision.
- B. Location Of Utilities: All public utilities shall be located either in the public right of way or in public utility easements of sufficient width as determined by the city engineer.

- C. Utilities To Be Undergrounded: All proposed utilities within or adjacent to the subdivision shall be provided underground. Any existing utility located within or adjacent to the ~~subdivision site which is to be relocated because of the subdivision~~ shall also be made underground except transmission lines of ~~seventy (70)~~ kilovolts- ampere or larger. The Public Works Director may waive this requirement upon finding that the undergrounding would not result in a public benefit.
- D. Centralized Mail Service: Where necessary, easements shall be provided for centralized postal service facilities within subdivisions. (Ord. 2012-01, 4-17-2012)

8-7J-6 Grading and Drainage.

- A. Grading: Grades of all streets shall be consistent with adequate surface drainage requirements and the approved grading plan of the proposed subdivision.
- B. Drainage: All lots shall be graded to provide adequate, positive drainage in accordance with the city's adopted improvement standards. Drainage across property lines will not be allowed unless the city engineer determines that there is no practical alternative and appropriate easements are provided to the satisfaction of the city engineer. Provisions shall be made during construction for proper erosion control, including the prevention of sedimentation or damage to ~~off-site~~off-site property. (Ord. 2012-01, 4-17-2012)

Article K

SURVEY AND MONUMENTS

Sections:

- 8-7K-1 Purpose.**
- 8-7K-2 Survey Procedure and Practice.**
- 8-7K-3 Survey and Monumentation Standards.**

8-7K-1 Purpose.

The purpose of this article is to provide the requirements and standards for survey work of, and placement of monumentation within, subdivisions at the time of final map or parcel map recordation. (Ord. 2012-01, 4-17-2012)

8-7K-2 Survey Procedure and Practice.

The procedure and practice for the survey of any land subject to a final map or parcel map shall conform to the standard practices and principles of land surveying, ~~the California land surveyor's act section 8771 of the business and professions code of the professional land surveyors' act~~, and the requirements listed below.

- A. Preparation Of Survey And Documentation: All documents related to the survey shall be signed by a California ~~registered civil engineer or licensed land surveyor~~ licensed land surveyor or registered civil engineer authorized to practice land surveying.
- B. Survey Monuments: Whenever the city has established a system of coordinates that is within a reasonable distance of the proposed subdivision, as determined by the city, the field survey shall be tied to the established monumentation system.
- C. Transverse: The transverse of the exterior boundaries of the subdivision computed from field measurements of the ground must close within a limit of error of one (1) foot ~~(1')~~ ~~to ten thousand feet~~ ~~(10,000 feet)~~ of perimeter before balancing the survey.
- D. Field Documentation: When required by the city, the land surveyor or registered civil engineer authorized to practice land surveying ~~project engineer or surveyor~~ preparing the survey shall prepare and submit to the city complete field notes, in a form satisfactory to the city engineer, showing references, ties, locations, elevations, and other necessary data relating to monuments. (Ord. 2012-01, 4-17-2012)

8-7K-3 Survey and Monumentation Standards.

In surveying the subdivision, the land surveyor or registered civil engineer authorized to practice land surveying ~~engineer or surveyor~~ shall set sufficient monuments so that any part of the survey may be readily retraced. Survey monuments shall be set by the land surveyor or registered civil engineer authorized to practice land surveying ~~engineer or surveyor~~ for all new subdivisions

requiring a final map or parcel map, unless waived by the city engineer, in compliance with this section.

A. Boundary Monuments:

1. Boundary monuments shall be set on the exterior boundary of the subdivision at all corners, angle points, beginnings and ends of curves. The locations of inaccessible points may be established by ties and shall be so noted on the final map or parcel map.
2. All exterior boundary monuments shall be set prior to recordation of the final map or parcel map, or as certified on the final map or parcel map.

B. Interior Monuments: Whenever interior monuments are required, the monuments shall be set at:

1. All block and lot corners and angle points.
2. The beginnings and ends of curves.
3. Points of intersection with centerlines of other existing and proposed streets and alleys.
4. The points of intersection with the exterior boundary lines.

C. Monument Type And Position: All monuments set in the course of the survey shall be as specified by the city engineer and shall be set to the depth and in the manner prescribed by the city engineer.

D. Identification Of Monuments: All monuments shall be permanently and visibly marked or tagged with the registration or license number of the land surveyor or registered civil engineer's authorized to practice land surveying ~~engineer or surveyor~~ who signs the engineer's or surveyor's certificate and under whose supervision the survey is made.

E. Replacement Of Damaged Or Destroyed Monuments: Any monument which is damaged or destroyed before acceptance of all improvements by the city shall be replaced by the land surveyor or registered civil engineer authorized to practice land surveying ~~surveyor/engineer~~ of record.

F. Timing ~~Of~~ Monument Installation: The timing of the installation of a monument shall be in compliance with sections 66495 and 66496 of the subdivision map act.

G. Notice Of Completion: Within five (5) days after ~~all monuments have been set~~ the final setting of all monuments has been completed, the engineer or surveyor shall give written notice to the ~~developer-subdivider~~ and the city engineer that the final monuments have been set. Verification of payment to the land surveyor or registered civil engineer authorized to practice land surveying ~~engineer or surveyor~~ shall be filed as required by section 66497 of the subdivision map act. The cost of setting monuments shall be included in the engineer's estimate for improvements in compliance with subsection 8-7M-2C of this chapter. If security is provided for monumentation, this amount of the security may be released upon verification of the setting of the monuments by the city.

H. Inspection And Approval: All monuments shall be subject to the inspection and approval of the city engineer.

City of Lemoore Municipal Code Title 8, Chapter 7 - Subdivision Ordinance

- I. Survey Information To Be Shown On Final Map Or Parcel Map: The following survey information shall be shown on each final map or parcel map for which a field survey was made in compliance with this chapter:
1. ~~Stakes,~~ ~~M~~monuments (together with their precise position and description), or other evidence found on the ground, to determine the boundaries of the subdivision.
 2. Corners of all adjoining properties identified by lot and block numbers, subdivision names, numbers, and pages of record, or by section, township, and range, or other proper designation.
 3. The location and description of any required monuments to be set after recordation of the final map, and the statement that they are "to be set".
 4. Bearing and length of each lot line, block line, and boundary line and each required bearing and distance.
 5. Length, radius, and angle of each curve and tangent and the bearing of each radial line to each lot corner on each curve.
 6. The centerlines of any street or alley in or adjoining the subdivision which have been established by the city, together with reference to a field book or map showing the centerline and the monuments which determine its position. If determined by ties, that fact shall be so stated.
 7. Any other survey data or information as may be required to be shown by the city or by the provisions of this chapter. (Ord. 2012-01, 4-17-2012)

Article L

DEDICATIONS AND RESERVATIONS

Sections:

- 8-7L-1 Purpose.**
- 8-7L-2 Dedications.**
- 8-7L-3 Reservations.**
- 8-7L-4 Dedications Made Outside of a Map.**

8-7L-1 Purpose.

The purpose of this article is to identify a process for the city to require and accept, or reserve, dedications of land for public purposes, including streets, highways, drainage courses, public utility easements, other public easements, public school sites, and local transit facilities consistent with the subdivision map act. (Ord. 2012-01, 4-17-2012)

8-7L-2 Dedications.

A. Overview: As a condition of approval of a tentative subdivision map or tentative parcel map, the city may require, to the extent permitted by applicable law, dedication, or irrevocable offer of dedication of real property within a subdivision for public use. For purposes of this article, dedications include, but are not limited to, streets, bikeways, parks, landscaping, recreation facilities, irrigation ditches, school sites, alleys, including access and abutter's rights, drainage, public utility easements, and other public easements.

The city may also require the design of a subdivision for which a tentative subdivision map or tentative parcel map is required to provide one or more cable television systems, duly franchised by the city, an opportunity to construct, install, and maintain on land identified on the map as dedicated or to be dedicated to public utility use any equipment necessary to extend cable television service to each residential parcel in the subdivision.

B. Form Of Dedication: The form of dedications (easement or fee in title) shall be specified on the final or parcel map and be to the satisfaction of the city engineer.

1. If the dedication is required to be in fee for public purposes, the subdivider shall include the following language in the dedication clause on the final map or parcel map, or any separate instrument:

The real property described below is dedicated in fee for public purposes: (here insert a general description of the dedicated property that is adequate to convey the property).

2. If the dedication is required to be an easement for public purposes, the subdivider shall include the following language in the dedication clause on the final map or parcel map, or any separate instrument:

The real property described below is dedicated as an easement for public purposes: (here insert a general description of the easement that is adequate to convey the dedicated property).

- C. Acceptance Or Rejection Of Dedications: At the time the city council approves a final map or parcel map, it shall also accept, accept subject to improvement, or reject any offers of dedication. The city clerk shall certify or state on the final map or parcel map the action of the city council. Acceptance of offers of dedication on a final map or parcel map shall not be effective until the final map or parcel map is filed in the county recorder's office.
- D. Certificate For Dedications And Reconveyance:
1. The city shall record a certificate with the county recorder for all property which has been dedicated in fee for public purposes other than for open space, park, or schools. This certificate shall be attached to the final map or final parcel map and shall include:
 - a. Name and address of subdivider dedicating the property.
 - b. Legal description of the dedicated property.
 - c. A statement that the city shall reconvey the property to the subdivider if the city council determines that the same public purpose for which the property was dedicated does not exist, or the property or any portion thereof is not needed for public utilities.
 2. The subdivider may request the city to determine whether the same public purpose for which a dedication was required still exists. The city may charge the subdivider a fee in the amount reasonably required to make such determination.
 3. If the council determines that the same purpose for which a dedication was required does not exist, the city shall reconvey the property to the subdivider or his successor in interest, except any portion of the property required for that same public purpose or for public utilities. (Ord. 2012-01, 4-17-2012)

8-7L-3 Reservations.

- A. Overview Of Reservations: As a condition of approval of a tentative map or tentative parcel map, the city may require, to the extent permitted by law, that areas of real property within a subdivision be reserved for public use. For purposes of this article, such reservations include, but are not limited to, sites appropriate for parks, recreational facilities, fire stations, libraries, and other public uses.
- B. Standards For Reservations: Reservations required in connection with subdivision shall be subject to the following conditions:
1. The required reservation(s) shall be based on and in accordance with policies and standards for such public uses contained in the adopted general plan or any adopted specific plan.
 2. The reserved area(s) shall be of such size and shape as to permit the balance of the property within which the reservation(s) are located to develop in an orderly manner.
 3. The amount of land reserved shall not make development of the remaining land held by the subdivider economically unfeasible.

4. Each reserved area shall conform to the adopted general plan or any adopted specific plan and shall be in such multiples of streets and parcels as to permit an efficient division of the reserved area in the event the city or other public agency does not acquire it within the time prescribed by subsection C1 of this section.

C. Reservation Procedures:

1. The public agency for whose benefit an area has been reserved shall, at the time of final map or final parcel map approval, enter into a binding agreement to acquire such reserved area within two (2) years after the completion and acceptance of all improvements. Such period of time may be extended by mutual agreement.

The purchase price for the reserved area shall be the market value thereof at the time of the filing of the tentative map or tentative parcel map, plus the taxes against such reserved area from the date of the reservation and any other costs incurred by the subdivider in the maintenance of the reserved area, including interest costs on any loan covering the reserved area.

2. If the public agency for whose benefit an area has been reserved does not enter into a binding agreement as described in subsection C1 of this section, the reservation shall automatically terminate. (Ord. 2012-01, 4-17-2012)

8-7L-4 Dedications Made Outside of a Map.

When a dedication of easement or fee is made to the city and is not included as part of a final map or parcel map (e.g., ~~off-site~~ improvements), such dedications shall be offered through perfecting deed, exhibit map, and legal description with original land surveyor or registered civil engineer's ~~engineer's~~ stamp and notarized signatures. If the dedication(s) are needed for immediate use, the city council will consider accepting then recording. If dedications are needed for future use, the city council will consider acknowledging then recording documents. Fees shall be paid by the applicant to cover the cost of reviewing and processing all documents. (Ord. 2012-01, 4-17-2012)

Article M

IMPROVEMENTS

Sections:

- 8-7M-1 Purpose.**
- 8-7M-2 Improvement Requirements and Plans.**
- 8-7M-3 Oversizing Improvements.**
- 8-7M-4 Improvement Deferral.**

8-7M-1 Purpose.

The purpose of this article is to establish a review and permit process for the construction of physical improvements to land such as streets, sewers, and other utilities. The intent is also to establish a process for allowing a final map or parcel map to be recorded prior to the completion of required improvements upon execution of certain agreements and/or security. (Ord. 2012-01, 4-17-2012)

8-7M-2 Improvement Requirements and Plans.

- A. Applicability: After the approval of the final map or parcel map, or a land use permit or building permit requiring the installation of improvements, the subdivider shall construct or install all improvements in streets, alleys, pedestrian ways, bike paths and trails, channels, easements, and other rights of way as are necessary for the general use of the subdivision, to meet local traffic and drainage needs in accordance with the provisions of this article, and to satisfy the conditions of approval of the tentative map.
- B. Improvement Design: The construction of public improvements, including materials and methods, shall conform to the standard plans and specifications of the city as adopted by resolution of the city council.
- C. Review And Processing Of Improvement Plans: Before the construction of any improvements, the subdivider or developer shall submit plans to the city as follows:
 - 1. Preparation And Content: Improvement plans shall be prepared by a registered civil engineer licensed to practice in the state of California. Improvement plan submittals shall include the following information:
 - a. Any drawings, specifications, calculations, design reports, and other information required by the city engineer in compliance with the city's standard specifications and plans.
 - b. Utility master plans (water, sewer, and storm drainage) as approved by the public works director.

- c. Grading, drainage, erosion and sediment control, and a stormwater pollution prevention plan (SWPPP) for the entire subdivision for review and approval by the public works director.
 - d. Soils report, if not previously submitted.
 - e. ~~A mylar copy of the approved landscape~~Landscape and irrigation plans ~~for the city record~~ for any landscaping installed along streets or in public areas.
 - f. The improvement plan/specification checking, and construction inspection fees as required by resolution of the city council.
 - g. A detailed engineer's cost estimate of all improvements upon:
 - (1) The submittal of initial improvement plans.
 - (2) The approval of improvement plans.
2. Submittal Of Plans: Three (3) sets of improvement plans shall be submitted to the planning department, along with the application deposit as established by resolution of the city council.
3. Review And Approval: Improvement plans shall be reviewed and approved, conditionally approved, or denied by the planning director, public works director, and city engineer within the time limits provided by section 66456.2 of the subdivision map act. The city engineer will review the plans based on sound engineering practices, design standards, and applicable city policies. The public works director will review the plans to ensure conformance with the city's public works standards. The planning director will review the plans to determine compliance with the approved tentative map, conditions of approval, and the city's general plan and any applicable specific plans. Comments, if any, shall be forwarded to the subdivider in a timely manner.
- 3.4.-AutoCAD file. Upon approval of plans, the developer shall submit an AutoCAD file (latest version) of all improvements for the City's incorporation into the City Geographic Information System.
- 4.5.Effect ~~Of~~ Approval: The final approval of improvement plans shall generally be required before approval of a final map or parcel. The approval of improvement plans shall not bind the city to accept the improvements nor waive any defects in the improvements as installed.
- 5.6.Changes ~~To~~ Approved Plans: Any changes to approved plans shall be reviewed and action upon consistent with subsection G of this section.
- D. Timing ~~o~~f Improvements: Except as listed below, required improvements shall be constructed or otherwise installed after approval of the improvement plans and before the approval of the final map or parcel map, or before final building inspection or any certificate of occupancy.
1. Improvements are deferred in compliance with section 8-7M-4, "Improvement Deferral", of this article.

2. Improvements are required as a condition of approval of a subdivision of four (4) or fewer lots, in which case improvements shall be as required under section 66411.1 of the subdivision map act.

E. Inspection of Improvements: The city engineer shall make any inspections deemed necessary to ensure that all construction complies with the approved improvement plans. Where required by the city engineer, the developer shall enter into an agreement with the city to pay the full cost of any contract inspection services determined to be necessary by the city engineer.

F. Correction of Deficiencies: The developer shall be responsible for correcting any deficiencies identified during the construction process.

G. Revisions To Approved Plans: Revisions to approved improvement plans may be proposed, and shall be reviewed and approved or disapproved by the city engineer as follows:

1. Requests by the subdivider or project engineer for revisions to the approved plans shall be submitted in writing to the city engineer and shall be accompanied by revised drawing(s) showing the proposed revision. If the revision is acceptable, the original shall be returned to the subdivider and project engineer for revising. The revised plans shall be immediately transmitted to the city engineer for initialing. Construction of any proposed revision will not be permitted to commence until revised plans have been initialed by the city engineer.

2. When revisions are deemed necessary by the city engineer to protect public health and safety, or as field conditions may require, a request in writing shall be made to the subdivider and project engineer. The subdivider's engineer shall revise the plans and transmit the original to the city engineer for initialing within the time specified by the city engineer.

H. Acceptance Of Improvements:

1. Verification: Before acceptance for maintenance or final approval by the city council of development improvements, the city engineer shall verify that the improvement work has been completed in substantial compliance with the approved plans and specifications, and the developer shall provide deeds for dedication of easements or rights of way.

2. Acceptance: After all items are completed and all items on the deficiency list have been corrected and as built improvement plans received, the city council shall accept the subdivision improvements.

3. Notice Of Completion: If the subdivision is accepted by the city, the city clerk shall file a notice of completion with the county recorder. (Ord. 2012-01, 4-17-2012)

8-7M-3 Oversizing Improvements.

As a condition of approval of a tentative map, it may be required that improvements installed by the subdivider for the benefit of the subdivision be of a supplemental size, capacity, or number for the benefit of property not within the subdivision, and that said improvement be dedicated to the public. If such a condition is imposed, provision for reimbursement to the subdivider in the manner provided by section 66486 of the subdivision map act will be contained in the subdivision improvement agreement or in a separate reimbursement agreement between the city and the subdivider. (Ord. 2012-01, 4-17-2012)

8-7M-4 Improvement Deferral.

- A. Right To Defer Improvements And Requirement To Enter Into Improvement Agreement: Prior to approval of the final map, all public improvements shall be completed in accordance with approved improvement plans to the satisfaction of the city engineer or, as a condition of the final map, the subdivider shall enter into a subdivision improvement agreement with the city, in the form prepared by and approved by the city, to ensure timely completion of the improvements at his expense. All public improvements required by the agreement shall be completed to the satisfaction of the city engineer prior to the occupancy of any structures in the subdivision.
- B. Form, Filing, And Term Of Improvement Agreement:
1. The improvement agreement shall be in writing, shall be approved as to form by the city attorney, and shall be secured and conditioned as provided in this section. An acknowledged abstract of said agreement shall be recorded simultaneously with the final map or the parcel map.
 2. The recorded improvement agreement shall be on file with the city clerk prior to recordation of the final map or parcel map.
 3. The term of the improvement agreement shall begin on the date of filing of the final map or parcel map and end upon the date of completion or fulfillment of all terms and conditions contained therein to the satisfaction of the city engineer.
- C. Minimum Requirements For Improvement Agreement: The improvement agreement shall include all of the following provisions as minimum terms and conditions of the agreement:
1. Mutually agreeable terms to complete all required improvements at the subdivider's expense.
 2. A provision that the subdivider shall comply with all requirements of these regulations, of this code, and of other applicable laws, and with all terms and conditions of required improvement permits.
 3. A statement indicating a period of time, satisfactory to the city engineer, within which the subdivider shall complete all improvement work.
 4. A provision that if the subdivider fails to complete the work within the specified period of time, or any extended period of time that may have lawfully been granted to the subdivider, the city may, at its option, complete the required improvement work and the subdivider and his or her surety shall be firmly bound under a continuing obligation for payment of the full cost and expense incurred or expended by the city in completing such work.
 5. Provision for the repair and replacement of defective material and workmanship of said improvements by the subdivider for a period of twelve (12) months after the improvements have been accepted by the city engineer.
 6. Provision for the inspection of all improvements of the subdivision by the city engineer for a period of twelve (12) months after said improvement acceptance date.

7. A provision guaranteeing payment to the city for all engineering and inspection costs and fees and all other incidental expenses incurred by the city.
 8. A description of all lands within the exterior boundaries of the subdivision.
- D. Optional Components For Improvement Agreement: The improvement agreement may also include the following provisions and other additional items, terms, and conditions as may be determined necessary by the city to carry out the intent and purposes of these regulations:
1. Provision for the repair, at the subdivider's expense, of any damage to public streets that may reasonably be expected to result from hauling operations necessary for subdivision improvements required by these regulations, including the importing or exporting of earth for grading purposes.
 2. Mutually agreeable terms to acquire public easements or dedications that are outside the boundaries of the subdivision at the subdivider's expense.
 3. Mutually agreeable terms to improve, at some undetermined future date, easements or dedications offered and reserved for future public use at the subdivider's expense; and providing that such improvements shall be secured by separate cash bond in the manner prescribed by subsection E of this section; and further providing that only the requirements of this provision shall not delay the release of any other improvement security provided pursuant to this article.
 4. Provision for reimbursement to be paid to the subdivider under the provisions of section 66486 of the subdivision map act.
 5. Provision for the setting of required monuments after the recordation of the final map or parcel map.
 6. Provision for the method of payment of any fees imposed by this article.
- E. Improvement Security: Where an improvement agreement is entered into prior to the recordation of a final map or parcel map, the improvements shall be secured by the subdivider as part of the improvement agreement. Improvement security shall be provided and released consistent with the requirements below.
1. Form Of Security: Security shall be provided in one or more of the following forms, consistent with section 66499 of the subdivision map act and in a form satisfactory to the city:
 - a. Bond or bonds by one or more duly authorized corporate sureties.
 - b. A deposit, either with the city or a responsible escrow agent or trust company, at the opinion of the city, of money or negotiable bonds of the kind approved for securing deposits of public monies.
 - c. An instrument of credit from an agency of the state, federal, or local government when any agency of the state, federal, or local government provides at least twenty percent (20%) of the financing for the portion of the act or agreement requiring security, or from one or more financial institutions subject to regulation by the state or federal government and pledging that the funds necessary to carry out the act or agreement are

on deposit and guaranteed for payment, or a letter of credit issued by such a financial institution.

- ~~d. A lien upon the property to be divided, created by contract between the owner and the city, if the city finds that it would not be in the public interest to require the installation of the required improvement(s) sooner than two (2) years after the recordation of the final map or parcel map.~~
- ~~e. Any form of security, including security interests in real property, which is acceptable to the city and specifically identified in this code.~~

2. Amount Of Security: Security shall be provided in the following amounts:
 - a. Performance security (performance): An amount of one hundred percent (100%) of the total city engineer approved estimated cost of the construction or installation of the improvements or of the acts to be performed, securing the faithful performance and completion of the improvements or acts to be performed.
 - b. Payment security (labor and materials): An amount of fifty percent (50%) of the total city engineer approved estimated cost of the improvement or required act, securing payment to the contractor, to the subcontractors, and to persons furnishing labor, materials or equipment for the construction or installation of the improvements or the performance of the required acts.
 - c. Warranty security: An amount of ten percent (10%) of the total city engineer approved estimated cost of the improvement to be necessary for the guarantee and warranty of the work for a period of one year following the completion and acceptance thereof against any defective work or labor done, or defective materials or equipment furnished.
3. Changes In Approved Improvements: When the approved improvement plans are changed and are to be approved by the city after surety is provided, the approval of the changes shall be conditioned, and shall not be fully exercised, until the surety is modified consistently. No increase in surety shall be required if the changes do not exceed ten percent (10%) of the original estimated costs of the improvements.
4. Nonprofit California Corporations: Pursuant to section 66499.3 of the subdivision map act, entities that are California nonprofit corporations, funded by the United States Of America or one of its agencies, or funded by the state of California or one of its agencies, are exempt from the requirements of subsections E1a and E1b of this section, provided they meet and fulfill the alternative security requirements specified in section 66499.3(c) of the subdivision map act.
5. Release Of Improvement Security Generally: Improvement security shall be released upon completion of the improvements as follows:
 - a. Performance Security: The performance security shall be released only upon completion or fulfillment of all terms and conditions of the improvement agreement and acceptance by the city engineer. Such acceptance shall occur when the certificate of completion is signed by the city engineer. If a warranty security is not submitted,

performance security shall be released twelve (12) months after acceptance of improvements and correction of all warranty deficiencies.

- b. **Payment Security:** Security given to secure payment to the contractor, subcontractors and to persons furnishing labor, materials or equipment may, six (6) months after the completion and acceptance of the improvements by the city, be reduced to an amount equal to the amount of all claims filed and of which notice has been given to the city. The balance of the security shall be released upon the settlement of all claims and obligations for which the security was given.
 - c. **Warranty Security:** The warranty security shall be released upon satisfactory completion of the warranty period, provided that all warranty deficiencies have been corrected.
 - d. **Release Not Applicable To:** Pursuant to sections 66499.7 and 66499.9 of the subdivision map act, the release of improvement security as set forth above shall not apply to any costs, reasonable expenses, or fees, including reasonable attorney fees.
6. **Release Of Security Through Assessment District Proceedings:** If the required subdivision improvements are financed and installed pursuant to special assessment proceedings, upon the furnishing by the contractor of the faithful performance and payment bond required by the special assessment act being used, the improvement security of the subdivider may be reduced by the city by the amount corresponding to the amount of such bonds furnished by the contractor. See title 7, chapter 10, "City Maintenance Districts", of the municipal code for details regarding establishment and use of maintenance and assessment districts. (Ord. 2012-01, 4-17-2012)

Article N

DEDICATIONS OF LAND FOR PARKS AND RECREATION FACILITIES

Sections:

8-7N-1	Purpose.
8-7N-2	Requirements and Exemptions.
8-7N-3	Standards and Formulas for Dedication of Park Land.
8-7N-4	Fees in Lieu of New Development Park Land Dedication.
8-7N-5	Fees for Citywide Park Land.
8-7N-6	Time Schedule for Use of Land and Fees.
8-7N-7	Credit for Private Open Space.
8-7N-8	Sale of Dedicated Land.
8-7N-9	Phased Final Maps and Parcel Maps.
8-7N-10	Off Site Dedication.

8-7N-1 Purpose.

This article is enacted pursuant to the authority granted by section 66477 of the subdivision map act. The park and recreational facilities for which dedication of land and/or payment of fee is required shall be in accordance with the parks, schools, and community facilities element of the general plan. Land dedication under this article shall conform to the city general plan, to any adopted specific plan, and to the applicable provisions of section 66477 of the subdivision map act. (Ord. 2012-01, 4-17-2012)

8-7N-2 Requirements and Exemptions.

A. Park Land Required: As a condition of approval of a final map or parcel map, the subdivider shall dedicate land, pay a fee in lieu thereof, or both, at the option of the city, for park or recreational purposes at the time and according to the standards and formula contained in this article.

This requirement for land dedication and/or in-lieu fee shall be separate from any park impact fee established by resolution of the city council to address improvements to existing parks and construction of new parks as is necessary to support the increase in population provided through new development.

B. Exemptions: The provisions of this article shall not apply to subdivisions:

1. Not used for residential purposes, provided, however, that a condition shall be placed on the approval of such subdivision that if a building permit is requested for construction of a residential structure or structure on one or more of the parcels within four (4) years of the filing of the map, the owner of each such parcel shall be required to pay an in-lieu fee

pursuant to this article, calculated as of the date the building permit is issued, as a condition to the issuance of a building permit; a note to this effect shall be placed on the final map.

2. To permit separate ownership of two (2) or more existing residential dwelling units when all such units are more than five (5) years old, and no new units are added. (Ord. 2012-01, 4-17-2012)

8-7N-3 Standards and Formulas for Dedication of Park Land.

A. Dedication Standards: It is found and determined that the public interest, convenience, health, welfare, and safety require that no less than six (6) acres of property for each ~~one thousand~~ (1,000) persons residing within the city be devoted to local recreation and park purposes. This standard shall be broken down as follows:

1. New Development Park Land: A standard of five (5) acres per each ~~one thousand~~ (1,000) persons for landscaped open spaces, parks, trail systems, and/or special community service facilities in new residential developments.
2. Citywide Park Land: A standard of one acre per each ~~one thousand~~ (1,000) persons, to be met with an impact fee, for city owned and operated parks and special recreation areas that serve all residents.

B. When Park Land Dedication Is Required: Where a recreational or park facility has been designated in the general plan or a specific plan, and is to be located in whole or in part within the proposed subdivision to serve the immediate and future needs of the residents of the subdivision, the subdivider shall dedicate land for a local recreation or park facility sufficient in size and topography to serve the residents of the subdivision.

C. Calculation Of Required Park Land Dedication For New Development:

1. The amount of land to be dedicated shall be determined according to the formula $D \times F = A$ in which:

D = the number of dwelling units

F = a "factor" herein described

A = the buildable acres to be dedicated

2. A "buildable acre" is a typical acre of the subdivision, with a slope less than ten percent (10%), and located in other than an area on which building is excluded because of flooding, public rights of way, easements, or other restrictions.

3. The factors below are constants that, when multiplied by the number of dwelling units permitted in the subject area, will produce five (5) acres of new development park land per ~~one thousand~~ (1,000) population:

FS = .0160 relating to single-family dwelling units

FT = .0148 relating to two-family dwelling units

FM = .0127 relating to multiple-family dwelling units

Fmh = .0174 relating to mobilehome dwelling units

4. The factors in subsection C3 of this section shall be updated from time to time with the latest data available from the United States census which has a low margin of error. As of the 2000 census, this information was available from tables H032 (tenure by units in structure) and H033 (total population in occupied housing units by tenure by units in structure) of summary file 3.

The factors shall be calculated based upon the following equation:

5 acres	= Park factor
(1,000 ÷ Household Size)	

The household size shall be determined based upon the total population in each dwelling category (table H033) divided by the total number of occupied units in that dwelling category (table H032).

Note that the census uses a greater range of unit types than that used in this article. Table 8-7N-3-C-1 of this section describes how the census unit types are converted into the four (4) unit types used in this article.

**TABLE 8-7N-3-C-1
CENSUS UNITS CONVERSION TO PARK LAND UNITS**

Census Unit Type	Park Land Factor Unit Type
1, detached 1, attached	Single-family dwelling
2	Two-family dwelling
3 or 4 5 to 9 10 to 19 20 to 49 50 or more	Multi-family dwelling
Mobilehome	Mobilehome dwelling
Boat, RV, van, etc.	Not used

- D. Determination Of The Number Of Dwelling Units On Multi-Family Parcels: Unless the subdivider enters into an agreement with the city for a lower density, the number of dwelling units on multi-family parcels shall be based on the maximum development potential allowed by right based upon the general plan land use map and the gross acreage of the parcel.
- E. Required Improvements On Dedicated Land: The subdivider shall provide all of the following prior to the city accepting the park land dedication:
 1. Provide full street improvements, including, but not limited to, curbs, gutters, street paving, traffic control devices, streetlights, and sidewalks, to land which is dedicated pursuant to this article.
 2. Provide improved surface drainage through the site.

3. Provide other improvements which the designated approving authority determines to be essential to the acceptance of the land for recreational purposes. (Ord. 2012-01, 4-17-2012)

8-7N-4 Fees in Lieu of New Development Park Land Dedication.

A. Ability To Pay Fee: A new development may pay a fee in lieu of dedicating land for park land if:

1. There is no park or recreational facility designated in the city's general plan to be located in whole or in part within the proposed subdivision to serve the needs of the residents of the subdivision, and/or where the designed approving authority requires the payment of in-lieu fees.
2. The proposed subdivision contains ~~fifty (50)~~ parcels or less.

B. Formula For Fees: When a fee is to be paid in lieu of land dedication, the amount of such fee shall be based upon the fair market value as described below, plus ~~twenty percent (20%)~~ 48 percent for ~~off-site~~ off-site improvements such as utility line extensions, curb, gutter, and pavement, and streetlights.

For purposes of calculating the in-lieu fee under this section, the fair market value shall be determined in the following manner:

1. The subdivider shall request that an appraisal be prepared pursuant to the procedures set forth ~~below, and~~ below and shall pay the in-lieu fee based upon the fair market value established in that appraisal.
2. Upon request of the subdivider, the city shall cause an appraisal to be made. The appraisal shall be made at the subdivider's expense, payable to the city in advance, by a person on the city's list of approved appraisers, who will be qualified as a certified general real estate appraiser by the California office of real estate ~~appraisers, and~~ appraisers and shall meet the standards specified in the uniform standards of professional appraisal practice. The appraiser shall appraise the property at its unencumbered (free and clear) value, as if at the approved tentative map stage of development and as if any assessments or other encumbrances to which the property is subject had been paid off in full prior to the date of appraisal. Factors to be considered during the evaluation shall include the following:
 - a. Conditions of the tentative map.
 - b. The general plan.
 - c. Zoning and density.
 - d. Property location.
 - e. ~~Off-site~~ Off-site improvements facilitating use of the property.
 - f. Site characteristics of the property.
 - g. Existing public improvements.

The appraisal shall value the property as of a date no earlier than ~~ninety (90)~~ days prior to the recording of the final map, or the payment of the fee, whichever occurs later. The appraisal shall clearly state the fair market value of the property.

- C. Use Of Fees: Fees collected pursuant to this section shall be used and expended solely for the acquisition, improvement, and expansion of the public parks, playgrounds, and recreational facilities reasonably related to serve the needs of the residents of the proposed subdivision. (Ord. 2012-01, 4-17-2012)

8-7N-5 Fees for Citywide Park Land.

The city has, through its general plan, established a goal of providing one acre for each ~~one thousand~~(1,000) persons for city owned and operated parks and special recreation areas that serve all residents. This requirement shall be satisfied through the payment of a fee in lieu of any dedication requirement. The fee shall be as established by resolution of the city council. (Ord. 2012-01, 4-17-2012)

8-7N-6 Time Schedule for Use of Land and Fees.

Any fee collected under this article shall be committed within five (5) years after the payment of such fees or the issuance of building permits on one-half (1/2) of the lots created by the subdivision, whichever occurs later. If such fees are not committed, they shall be distributed and paid to the then record owners of the subdivision in the same proportion that the size of their lot bears to the total area of all lots within the subdivision. (Ord. 2012-01, 4-17-2012)

8-7N-7 Credit for Private Open Space.

The city may grant credits for privately owned and maintained open space or local recreation facilities, or both, in planned developments as defined in section 11003 of the Business And Professions Code, condominiums as defined in section 783 of the Civil Code, and other common interest developments, as provided in this section.

- A. Amount Of Credit: Credit shall not exceed ~~twenty five 25~~ percent (~~25%~~) of the total required dedication or fee, or both, otherwise required by this article for the subdivision, and shall be deducted from the dedication or fees, or both, otherwise required.
- B. Qualifying Credits: The city allows all of the following land or facilities as private open space credit, provided such land or facilities are held in a recorded easement by the city:
1. "Open spaces", which are generally defined as parks, extensive areas with tree coverage, when such areas are extensive and have natural features worthy of scenic preservation, golf courses, or open areas on the site in excess of ~~twenty thousand~~(20,000) square feet.
 2. "Court areas", which are generally defined as tennis courts, badminton courts, shuffleboard courts, or similar hard surfaced areas especially designed and exclusively used for court games.
 3. "Recreational swimming areas", which are defined generally as fenced areas devoted primarily to swimming, diving, or both, including decks, lawn area, bathhouse, or other facilities developed and used exclusively for swimming and diving.
 4. Recreation buildings, designed and primarily used for the recreational needs of the residents of the development.
 5. "Special areas", which are generally defined as areas of scenic or natural beauty, historic sites, hiking, riding or motorcycle/bicycle trails, including pedestrian walkways separated

from public roads, planting strips, improved access or right of way in excess of requirements, and similar type open space or recreational facilities which, in the sole judgment of the city, qualifies for a credit.

- C. Procedure For Allowing Credit: Credit under this section may be allowed at the discretion of the designated approving authority for the subdivision at the time of tentative map approval if it can be shown that the allowance of the credit is consistent with the policies of the general plan. (Ord. 2012-01, 4-17-2012)

8-7N-8 Sale of Dedicated Land.

If, during the period between dedication of land for park purposes and the commencement of first stage development, circumstances arise that indicate that another site would be more suitable for park or recreational purposes serving the subdivision, by mutual agreement of the subdivider or owner and the city council, the land may be sold upon the approval of the city council, with the resultant funds being used for the purchase of a more suitable site. (Ord. 2012-01, 4-17-2012)

8-7N-9 Phased Final Maps and Parcel Maps.

If the proposed subdivision is recorded through the use of phased final maps or parcel maps, as provided by this chapter, requirement for dedication of lands for public parks and recreation facilities or in-lieu payment shall be required on a proportional share of the area subject to the phased map versus the overall approved project. The planning director shall, at the time of filing of each phased map, recalculate the amount of land required to be dedicated in accordance with this article, based on the land area and units included in the proposed final map or parcel map. Nothing in this section shall preclude the subdivider from satisfying the requirements of this article as part of the first phased map. However, in no instance shall the dedication accepted by the city or in-lieu fees collected by the city for the subdivision be less than the proportional requirement that has been recorded. (Ord. 2012-01, 4-17-2012)

8-7N-10 Off Site Dedication.

Dedication of land outside of the subdivision may be authorized by the city by action on the tentative map and be credited toward the developer's park land dedication requirement pursuant to this article. (Ord. 2012-01, 4-17-2012)

Article O
URBAN LOT SPLIT PARCEL MAP

Sections:

- 8-7O-1 Purpose and Scope.**
- 8-7O-2 Application.**
- 8-7O-3 Approval.**
- 8-7O-4 Location requirements.**
- 8-7O-5 Design and improvement requirements.**
- 8-7O-6 Access standards.**
- 8-7O-7 Map requirements.**
- 8-7O-8 Concurrent processing with other permits.**
- 8-7O-9 Prohibition of further subdivision.**

8-7O-1 Purpose and Scope.

- A. This article implements Government Code Section 66411.7 to provide an alternative method to subdivide a parcel located within a single-family residential zoning district for the purpose of housing development.
- B. Urban lot split means the subdivision of an existing legal parcel zoned single-family residential RN and RLMD, under section 9-3-2 of title 9 “Zoning” municipal code, to create no more than two new parcels.

8-7O-2 Application.

- A. A completed application form, of which the blank form shall be provided by the planning department.
- B. One (1) copy of the urban lot split parcel map, consistent with the requirements of section 8-7O-7 of this chapter and sections 66444 through 66450 of the subdivision map act. The urban lot split parcel map must be prepared and signed by a licensed land surveyor or registered civil engineer authorized to practice land surveying.
- C. A fee in an amount established by resolution of the city council must be paid concurrently with the submission of the urban lot split parcel map.
- D. A preliminary title report, showing the legal owners at the time of the filing of the urban lot split parcel map and prepared not more than 90 days prior to the submittal of the application.
- E. All items referenced within the preliminary title report shall be submitted for review (i.e., deeds, easements, and record maps) when submitting application.
- F. A title guarantee by a qualified title company, for the benefit of the city, certifying that the signatures of all persons whose consent is necessary to pass clear title to the land and all acknowledgments appear on the proper certificates and are correctly shown on the map and affidavits to dedication.

G. Closure Calculations for each individual lot and overall boundary prepared by a licensed land surveyor or registered civil engineer authorized to practice land surveying.

H. A preliminary drainage plan.

I. An urban lot split affidavit, city form provided by the planning department, must be signed and notarized, and submitted with the application for an urban lot split parcel map, under penalty of perjury under the laws of California that declares all of the following:

1. The proposed urban lot split will not require or authorize demolition or alteration of any of the following types of housing:
 - a. A residential unit that is a deed-restricted below-market-rate residential unit.
 - b. A residential unit that is subject to any form of rent or price control.
 - c. A residential unit that has been occupied by a tenant in the last three (3) years.
 - d. A residential unit on property subject to Government Code section 7060 (Ellis Act), whereby the property owner has withdrawn the property from rent within the past 15 years.
2. The parcel was not established through any prior exercise of an urban lot split under this article.
3. Neither the owner of the parcel being subdivided nor any person acting in concert with the owner has previously subdivided an adjacent parcel under the provisions of this article.
4. The owner intends to occupy one of the residential units located on a lot created by the parcel map as their principal residence for a minimum of three (3) years after the date the parcel map was recorded.
5. No residential unit on any lot created by the subdivision will be rented or offered for rent for a term of less than 30 days.
6. The uses allowed on a lot created by the parcel map will be limited to residential uses.

J. Any other information as required by the planning department.

8-70-3 Approval.

A parcel map for an urban lot split will be approved ministerially without discretionary review or public hearing by the City Engineer that approves that the parcel map meets all of the requirements of this article and Government Code Section 66411.7. A tentative parcel map is not required for an urban lot split.

8-70-4 Location requirements.

- A. The parcel is located in one of the following single-family residential zoning districts AR, RVLDD, RLD, RN or RLMD, as defined in Title 9, Zoning.
- B. The parcel is located within the boundaries of an urbanized area or urban cluster, as designated by the United States Census Bureau.
- C. The parcel meets the requirements of Government Codes Section 65913.4(a)(6)(B)-(K).

D. The parcel is not located within a historic district or property included on the State Historic Resources Inventory, as defined by Public Resources Code Section 5020.1, or on the list of the historical resources, as determined by the City of Lemoore.

8-70-5 Design and improvement requirements.

A. A parcel map may subdivide an existing legal parcel to create no more than two new lots of approximately equal lot area. Each resulting lot may not be smaller than 40 percent of the area of the original parcel proposed for subdivision, and neither resulting lot may be smaller than 1,200 square feet.

B. Each lot must be served by a separate water service meter and a separate sewer connection.

C. Each lot must collect and convey all stormwater entering or originating on the lot, without diversion and within an adequate storm drainage system, to an adequate natural watercourse having definable bed and banks, or to an existing adequate public storm drainage system which conveys the stormwater to an adequate natural watercourse, in accordance with City of Lemoore design standards. All storm drainage facilities must be designed and constructed in compliance with this code and City of Lemoore design standards.

D. The applicant shall comply with all applicable rules, regulations, and standards of the City's National Pollutant Discharge Elimination System (NPDES) permit.

E. On-site frontage improvements, including curbs and sidewalks, and dedications for road widening shall be provided as required by City of Lemoore development improvement standards. No off-site frontage improvements shall be required.

F. Rights-of-way and development rights shall be dedicated or conveyed as required by the general plan, a right of way plan line, or City of Lemoore development improvement standards.

G. The placement of lot lines may not result in an accessory building on a lot without a primary building on the same lot.

H. Lot lines may not render an existing structure as nonconforming in any respect (e.g., setbacks, yard, lot coverage, parking), nor increase the nonconformity of an existing nonconforming structure.

8-70-6 Access standards.

Each lot must front upon or have access to a public street or be served by an access easement serving no more than two lots. Access must be provided in compliance with these standards:

A. Vehicle access easements serving a maximum of two residential units must have a minimum width of 12 feet, unless a wider driveway is required by the California Fire Code.

B. Vehicle access easements serving three to four residential units must have a minimum width of 25 feet.

C. Vehicle access easements may not be located closer than 25 feet to an intersection.

D. If a vehicle access easement length is more than 75 feet, a vehicle turnaround must be provided.

A-E. Surfacing of easements and turnaround dimensions must meet the requirements of the California Fire Code and this code.

8-7O-7 Map requirements.

The following content and information must be shown on the urban lot split parcel map:

- A. A parcel map for an urban lot split must be prepared by a licensed land surveyor or registered civil engineer authorized to practice land surveying in accordance with Government Code Sections 66444 through 66450 and this article.
- B. The size of each sheet shall be 18" x 26" and to scale not less than 1:100 with a scale bar, north arrow, date of application, assessor's parcel number of the area to be adjusted and a legend, if applicable.
- C. The owner's name, assessor parcel number and deed document number of all adjoining parcels.
- D. Title Sheet with the relevant statements and certifications for a parcel map per 8-7G-4.
- E. A location map shall appear on the map, showing the relative position of the land to be subdivided with the surrounding existing subdivisions with their recorded map reference, including their names and tract numbers. The location map shall show city boundaries crossing or adjoining the subdivision.
- F. Total area (in acreage and square feet) of each proposed lot.
- G. The bearings and distances of existing and proposed property lines.
- H. Zoning district.
- I. The location and use of all existing and proposed structures.
- J. All required zoning setbacks for the existing and proposed lots.
- K. The location of all existing water, sewer, electricity, storm drain, or gas service lines, pipes, systems, or easements.
- L. The location of all proposed new water, sewer, electricity, storm drain, or gas service lines, pipes, or systems.
- M. The parcel map must show all easements for public utilities necessary to serve each lot created by the subdivision.
- N. The parcel map must show all easements necessary to provide each lot with access as required by this article.
- O. The location of any proposed easements for access or public utilities to serve a lot created by the subdivision.
- P. The location of any existing trees larger than 4" in diameter measure at 4'-6" above the base and any such trees proposed for removal.
- Q. Area of the parcel that has a slope of 25% or greater by way of contours at 5-foot intervals.
- R. Any area of the parcel that is a watercourse by delineating the flow line and top of bank of the watercourse.
- S. The name and dimensions, including right-of-way and improved area, of public and private streets adjoining the parcel.

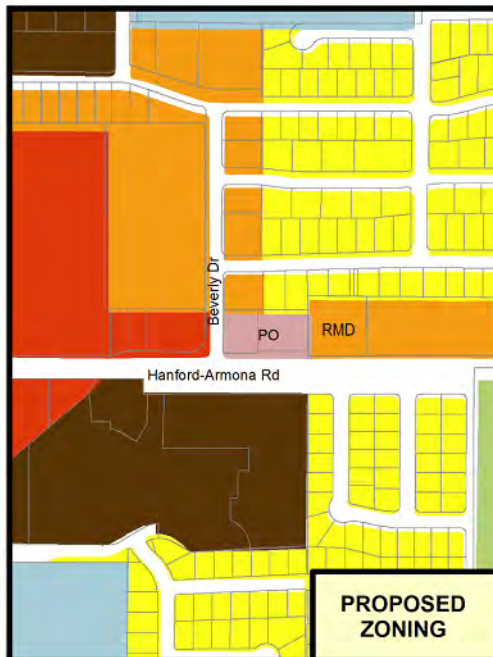
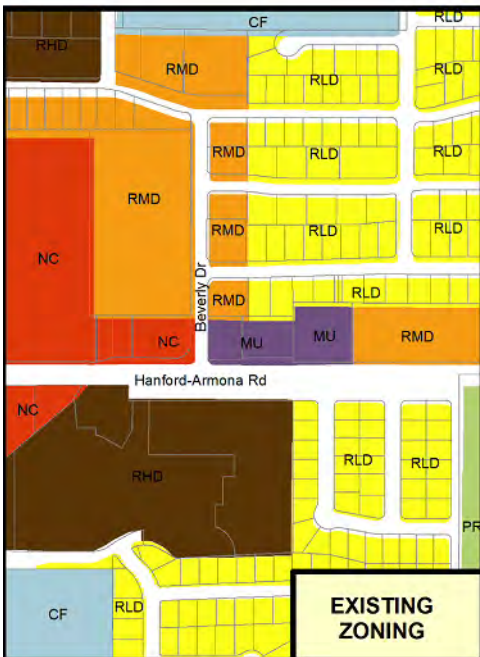
- T. Curb, gutter, sidewalk, parkway, and street trees: type, location, and dimensions.
- U. The location of existing or proposed driveway dimensions, materials, and slope (including cross slope).
- V. The location of existing or proposed pedestrian pathway access to the public right-of-way.
- W. The parcel map shall contain a declaration of each of the following:
 - 1. Each lot created by the parcel map must be used solely for residential uses.
 - 2. No more than two single-family dwellings are permitted on each lot.
 - 3. Neither an accessory dwelling unit nor junior accessory dwelling unit is permitted on a lot that includes two single-family dwellings.
 - 4. No residential unit on a lot created by the parcel map may be rented or offered for rent for a term of less than 30 days.

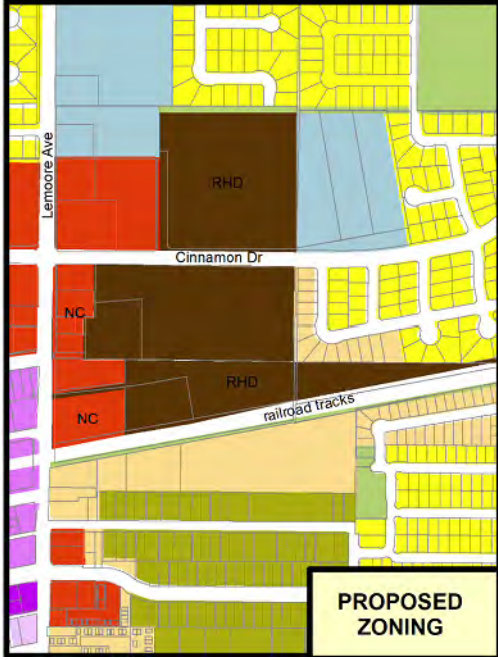
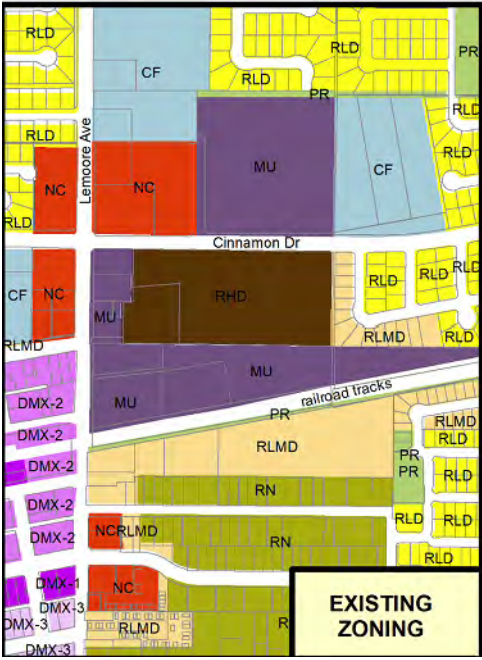
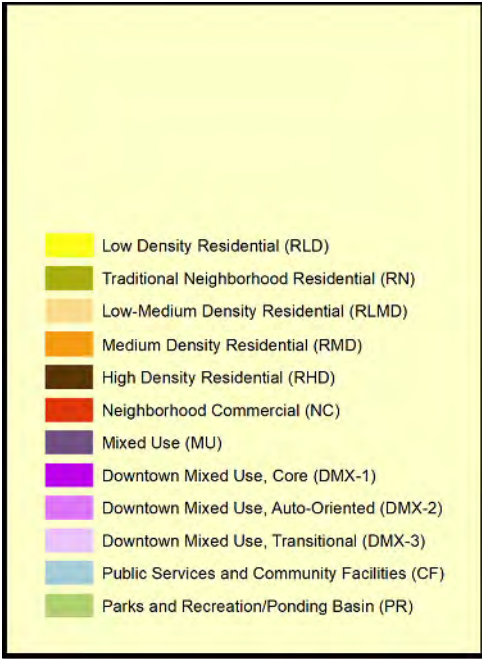
8-70-8 Concurrent processing with other permits.

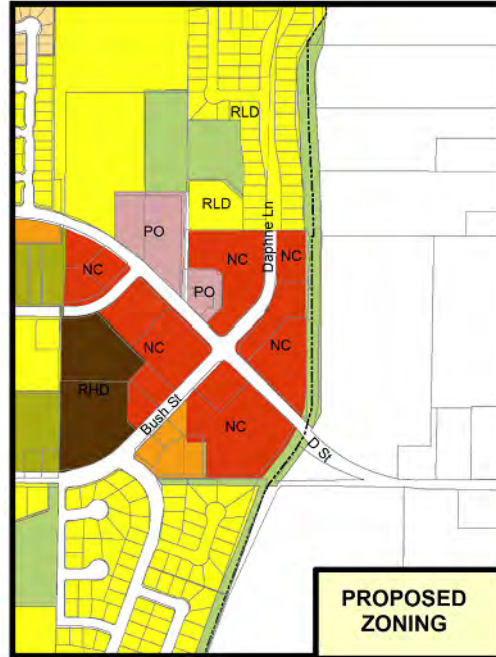
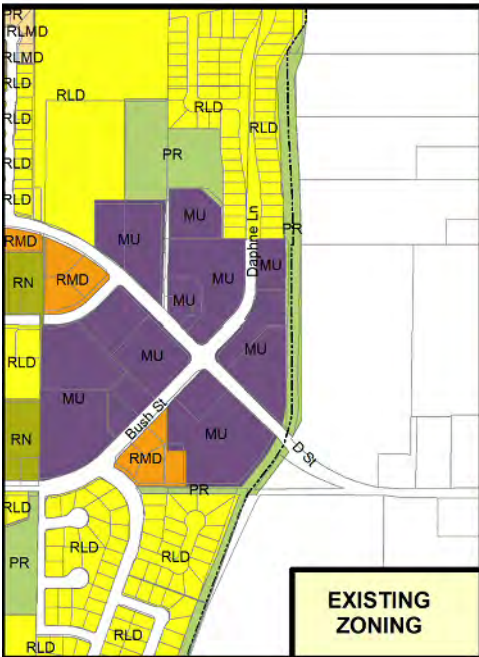
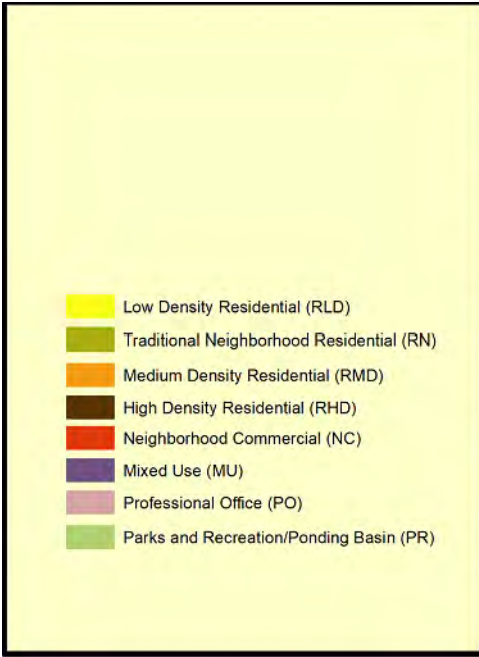
- A. No development, including grading or vegetation removal, may commence on either lot, concurrent with or subsequent to an urban lot split, unless the development is approved with a valid building permit for the construction of a housing development and complies with all the objective development and design standards outline for two-unit residential development units in adopted design standards in effect at the time a complete application is submitted.
- B. A building permit for development on a lot created by an urban lot split cannot be issued until the parcel map is recorded.
- C. The City Engineer shall deny an urban lot split if the building official has made a written finding, based upon a preponderance of the evidence, that the proposed housing development project would have a specific, adverse impact, as defined and determined in paragraph (2) of subdivision (d) of Section 65589.5 of the Government Code, upon public health and safety or the physical environment and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact.

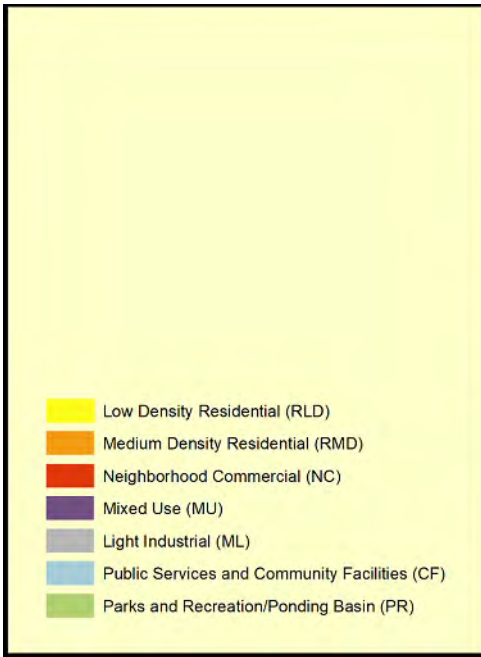
8-70-9 Prohibition of further subdivision.

- A lot created by a parcel map under this article may not be further subdivided.



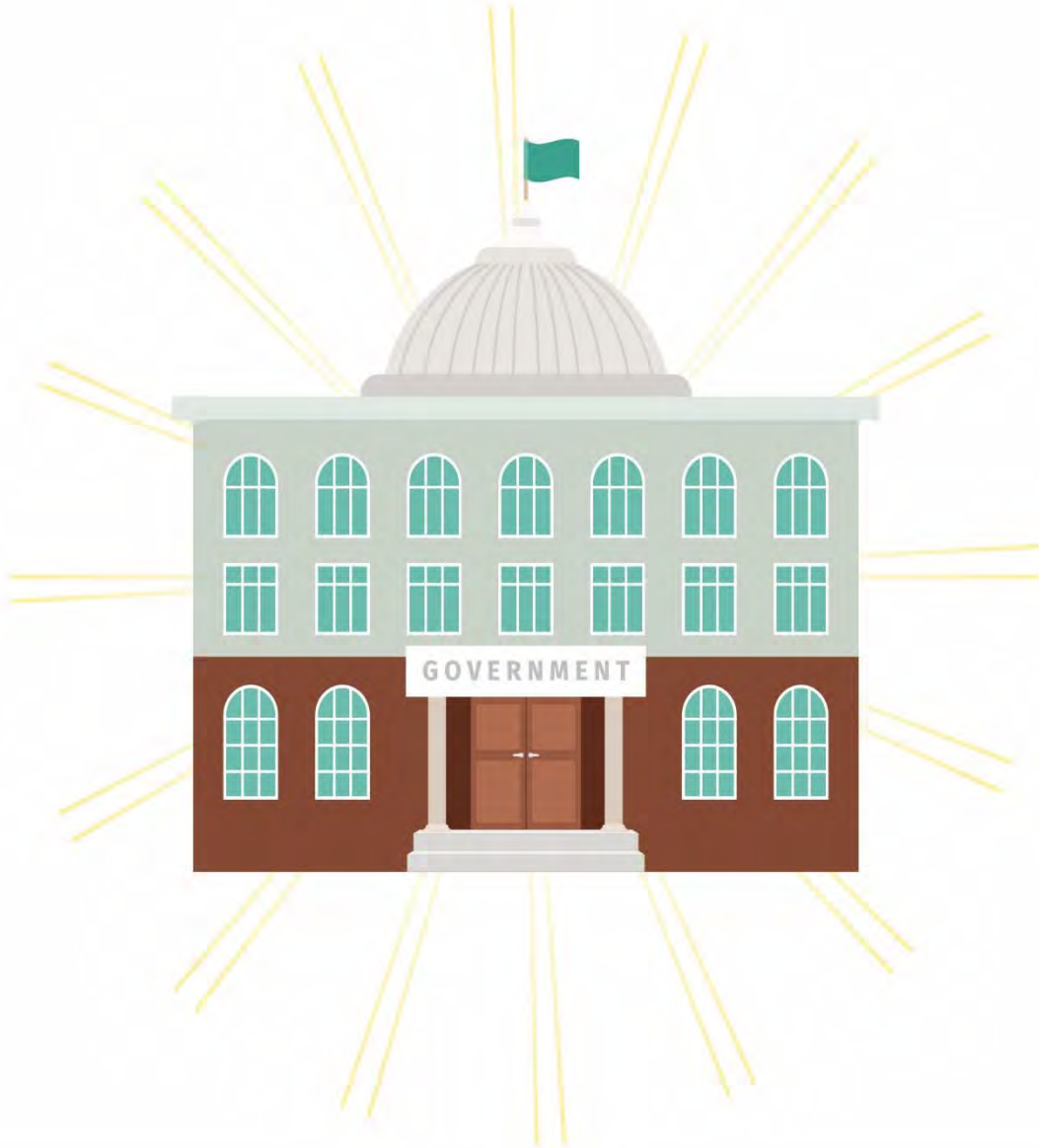








Model Water Efficiency Landscape Ordinance Landscape Documentation Package Commercial Project Checklist



City of Lemoore
Department of Community Development
711 W. Cinnamon Drive, Lemoore CA 92345
559-924-6744



Model Water Efficiency Landscape Ordinance Landscape Documentation Package COMMERCIAL PROJECT CHECKLIST

Purpose of the checklist.

This checklist is provided to assist Landscape Architects and Landscape Designers in preparing Planting and Irrigation Plans that will comply with the City's landscaping standards. The checklist is derived from the City's Water Efficient Landscape Ordinance. All items may not be applicable to your project. Please contact the City's Planning Department for additional information.

Who can prepare landscaping plans?

Landscape Plans must be prepared by a licensed Landscape Architect registered to practice in the State of California or any Certified Landscape Designer.

Who can prepare irrigation plans?

Irrigation Plans must be prepared by an Irrigation Designer certified by the Irrigation Association (IA) or by a Landscape Architect licensed to practice in California.

When are landscaping plans submitted?

If planning approval is required for a project (i.e., site plan review, use permit, or planned development), a conceptual Planting Plan is usually required with the development plans submitted to the Planning Department. The conceptual Planting Plan should indicate general plant sizes and locations; plant massing to comply with zoning standards, water conservation standards, and design guidelines; trees to be preserved or removed; and a suggested plant palette.

Following planning approval, a project data sheet, detailed Planting Plan, Irrigation Plan and Grading Plan, Soils Report, and Irrigation Water Allowance calculations are to be submitted to the Building Division along with plans for a building permit unless otherwise specified in the planning approval. Issuance of a building permit is contingent on approval of landscaping documents by the City.

Who can install irrigation systems?

Irrigation systems must be installed by an Irrigation Contractor certified by the IA.

What is required at the completion of landscaping?

An Irrigation Schedule and Certificate of Substantial Completion, prepared by the Landscape Architect or Designer, must be submitted to the City for final project approval.



**Model Water Efficiency Landscape Ordinance
 Landscape Documentation Package
 COMMERCIAL PROJECT CHECKLIST**

This checklist is part of a package that is intended to expedite the Landscape Design Review process by limiting the number of submittals with incorrect or incomplete information. All elements on the following list must be present and complete for plans to be considered for review.

Refer to municipal code Title 9, Articles D1, Sections 1 - 5, and Article D2 Sections 1 - 3 relating to Landscape Standards and Landscape Water Reporting Requirements for complete standards and requirements.

<u>Project Type</u>	N/A	Applicant	City
Commercial and/or Subdivision Development	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Industrial Development	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (e.g., rehabilitation, public, private, cemetery)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Submittal requirements

Provide Hardcopy Submittal: (3) complete sets of printed Plans	<input type="checkbox"/>	<input type="checkbox"/>
Provide Electronic submittal: (1) complete set of Plans on USB flash drive*	<input type="checkbox"/>	<input type="checkbox"/>

*Formatted in PDF, JPEG, or AutoCAD. **Discuss preferred electronic options with the City. Email, portal, e-receipts, etc.**

Project Information

Provide Date	<input type="checkbox"/>	<input type="checkbox"/>
Provide Project Applicant	<input type="checkbox"/>	<input type="checkbox"/>
Provide Project Address	<input type="checkbox"/>	<input type="checkbox"/>
Provide Total Landscape Area (square feet)	<input type="checkbox"/>	<input type="checkbox"/>
Provide Water Supply Type (municipal or private)	<input type="checkbox"/>	<input type="checkbox"/>
Provide Name of Owner/Agent/Applicant	<input type="checkbox"/>	<input type="checkbox"/>
Provide Applicant Email Address	<input type="checkbox"/>	<input type="checkbox"/>
Provide Applicant Phone Number	<input type="checkbox"/>	<input type="checkbox"/>
Certification Statement with Applicant Signature and date: <i>"I agree to comply with the requirements of the Water Efficient Landscape Ordinance and submit a complete Landscape Documentation Package."</i>	<input type="checkbox"/>	<input type="checkbox"/>

Soils Management Report

Provide Hardcopy Submittal: (3) printed copies of report	<input type="checkbox"/>	<input type="checkbox"/>
Provide Electronic submittal: (1) copy of report on USB drive*	<input type="checkbox"/>	<input type="checkbox"/>

*Formatted in PDF, JPEG, or AutoCAD.

Site Design Plan

Provide Date of Preparation	<input type="checkbox"/>	<input type="checkbox"/>
Provide Name of Qualified Preparer*	<input type="checkbox"/>	<input type="checkbox"/>
Provide Appropriate Scale	<input type="checkbox"/>	<input type="checkbox"/>
Provide North Arrow	<input type="checkbox"/>	<input type="checkbox"/>
Provide Site Location Map	<input type="checkbox"/>	<input type="checkbox"/>
Provide Site Features	<input type="checkbox"/>	<input type="checkbox"/>
Provide Total Landscaped Area in square feet	<input type="checkbox"/>	<input type="checkbox"/>

* Signature of a licensed landscape architect, licensed landscape contractor, or any other person authorized to design a landscape. (See Sections 5500.1, 5615, 5641, 5641.1, 5641.2, 5641.3, 5641.4, 5641.5, 5641.6, 6701, 7027.5 of the Business and Professions Code, Section 832.27 of Title16 of the California Code of Regulations, and Section 6721 of the Food and Agriculture Code.)

Irrigation Design Plan

Provide Irrigation Layout Plan	<input type="checkbox"/>	<input type="checkbox"/>
Provide Name of Qualified Preparer *	<input type="checkbox"/>	<input type="checkbox"/>
Provide Equipment Legend	<input type="checkbox"/>	<input type="checkbox"/>
Provide Labeling and notations	<input type="checkbox"/>	<input type="checkbox"/>
Provide Irrigation Notes	<input type="checkbox"/>	<input type="checkbox"/>
Provide Irrigation Details	<input type="checkbox"/>	<input type="checkbox"/>
Provide Water Budget Calculations (Worksheet A)	<input type="checkbox"/>	<input type="checkbox"/>
Provide Hydrozone Map & Table (Worksheet B)	<input type="checkbox"/>	<input type="checkbox"/>
Provide System Pressure Calculations (Worksheet C)	<input type="checkbox"/>	<input type="checkbox"/>

* Signature of a licensed landscape architect, certified irrigation designer, licensed landscape contractor, or any other person authorized to design an irrigation system. (See Sections 5500.1, 5615, 5641, 5641.1, 5641.2, 5641.3, 5641.4, 5641.5, 5641.6, 6701, 7027.5 of the Business and Professions Code, Section 832.27 of Title16 of the California Code of Regulations, and Section 6721 of the Food and Agricultural Code.)

Landscape Design Plan

Provide Landscape Layout Plan (to scale)	<input type="checkbox"/>	<input type="checkbox"/>
Provide Name of Qualified Preparer*	<input type="checkbox"/>	<input type="checkbox"/>
Provide Plant Legend (Botanical, Common, Variety, Qty, Size, WUCOLS #)	<input type="checkbox"/>	<input type="checkbox"/>
Provide Labeling and Notations	<input type="checkbox"/>	<input type="checkbox"/>
Provide Landscape Design Plan Notes	<input type="checkbox"/>	<input type="checkbox"/>
Provide Landscape Design Plan Details	<input type="checkbox"/>	<input type="checkbox"/>

* Signature of a licensed landscape architect, licensed landscape contractor, or any other person authorized to design a landscape. (See Sections 5500.1, 5615, 5641, 5641.1, 5641.2, 5641.3, 5641.4, 5641.5, 5641.6, 6701, 7027.5 of the Business and Professions Code, Section 832.27 of Title16 of the California Code of Regulations, and Section 6721 of the Food and Agriculture Code.)

Parking Lot Design Plan

Provide Plan Indicating Parking Lot Landscape and Planting Areas	<input type="checkbox"/>	<input type="checkbox"/>
Provide the Square Footage of Each of the Areas to be Counted as Parking Lot Landscaping	<input type="checkbox"/>	<input type="checkbox"/>

Provide Parking Area Landscaping Calculations	<input type="checkbox"/>	<input type="checkbox"/>
Provide Shade Coverage Calculations for Parking Areas (per Worksheet)	<input type="checkbox"/>	<input type="checkbox"/>
Provide Locations and Details for Headlight Glare Mitigation (per Municipal Code)	<input type="checkbox"/>	<input type="checkbox"/>

Grading Design Plan

Provide Grading and Drainage Layout Plan	<input type="checkbox"/>	<input type="checkbox"/>
Provide Grading Legend	<input type="checkbox"/>	<input type="checkbox"/>
Provide Labeling and Notations	<input type="checkbox"/>	<input type="checkbox"/>
Provide Grading Design Plan Notes	<input type="checkbox"/>	<input type="checkbox"/>
Provide Grading Design Plan Details	<input type="checkbox"/>	<input type="checkbox"/>

Other Design Plans

Provide Irrigation Scheduling Plan	<input type="checkbox"/>	<input type="checkbox"/>
Provide Recycled Water Plan	<input type="checkbox"/>	<input type="checkbox"/>
Provide Water Features	<input type="checkbox"/>	<input type="checkbox"/>
Provide Landscape and Irrigation Maintenance Schedule	<input type="checkbox"/>	<input type="checkbox"/>

Terms of Submittal:

All review and approval fees/deposits for the Landscape Document Package are due at package submittal. (See the City of Lemoore’s standard rate and fee schedule.)

If any part of the application package is found to be incomplete or incorrect, the entire submittal will be rejected. Fees may be partially or completely refunded, or at the discretion of City Staff, may be held for re-submittal. A receipt will be issued.

All required information and layouts have been provided as per City Standards, as well as applicable Sections and Appendices within the Water Efficient Landscape Design Manual.

“As the Applicant, I have read the submittal requirements for the Landscape Documentation Package and understand that completion of the Landscape Documentation Package acts as the Application for Landscape Plan approval.”

Applicant Signature _____ Date _____

The applicant must submit a copy of this completed checklist, planting and irrigation plans, and a Landscape Water Use Statement to the **Planning Division** for review and approval. Issuance of a building permit is contingent on approval of the Landscape Documentation Package by the City agent.

City Staff Responses Only

Comments _____

City Staff Signature and Date _____
(City Staff Only)

Landscape Documentation Package:

Rejected

Accepted

Worksheet A: Water Budget Calculations

<https://cadwr.app.box.com/s/5k39tv10u42rp5bn2uebd7fodkxzgve7>

The project's MAWA (Maximum Allowed Water Allowance) is calculated using the following equation:

$$\text{MAWA} = (\text{ETo}) (0.62) [(0.7 \times \text{LA}) + (0.3 \times \text{SLA})] \text{ (gallons per year)}$$

51.7 = ETo = Reference Evapotranspiration¹ (inches per year)

0.7 = ETAF = ET Adjustment Factor²

LA = Landscaped Area³ (square feet) [includes Special Landscape Area]

0.62 = Conversion factor (to gallons per square foot)

SLA = Special Landscape Area⁴ (square feet)

0.3 = the additional ET Adjustment Factor for Special Landscape Area [1.0 - 0.7 = 0.3]

Show calculations:

Maximum Applied Water Allowance (MAWA) =

_____ gallons per year **Effective Precipitation (Eppt)**

If considering Effective Precipitation, use 25% of annual precipitation.

Use the following equation: **MAWA= (ETo - Eppt) (0.62) [(0.7 x LA) + (0.3 x SLA)]** Show calculations:

Maximum Applied Water Allowance (MAWA) = _____ **gallons per year**

¹ "Reference Evapotranspiration" (ETo) is a standard measurement of environmental parameters that affect the water use of plants. ETo is expressed in inches per day, month, or year and is an estimate of the evapotranspiration of a large field of four- to seven-inch tall, cool-season grass that is well watered. ETo is used as the basis of determining the MAWA so that regional differences in climate can be accommodated.

² "ET adjustment factor" (ETAF) means a factor of 0.7 that, when applied to reference evapotranspiration, adjusts for plant factors and irrigation efficiency. A combined plant mix with a site-wide average of 0.5 is the basis of the plant factor portion of this calculation. The average irrigation efficiency is 0.71. Therefore ETAF is (0.7)=(0.5/0.71). ETAF shall not exceed 1.0 for a Special Landscape Area. ETAF for existing non-rehabilitated landscapes is 0.8.

³ "Landscape Area" means all the planting areas, turf areas, and water features in a Landscape Design Plan subject to the MAWA calculation. The landscape area does not include footprints of buildings or structures, sidewalks, driveways, parking lots, decks, patios, gravel or stone walks, other pervious or

non-pervious hardscapes, and other non-irrigated areas designated for non-development (e.g., open spaces and existing native vegetation).

⁴ "Special Landscape Area" (SLA) means an area of the landscape dedicated solely to edible plants, areas irrigated with recycled water, water features using recycled water, and areas dedicated to active play such as parks, sports fields, golf courses, and where turf provides a playing surface.

The project's ETWU is calculated using the following formula:

$$ETWU = (ET_0)(0.62) \frac{PF \times HA}{SLA} \frac{1}{IE}$$

ETWU = Estimated total water use per year (gallons per year)

51.7 = ETo Reference Evapotranspiration (inches per year)

PF = Plant Factor⁵ [high, medium, and low water use plants]

HA = Hydrozone Area (square feet) [high, medium, and low water use areas] SLA = Special Landscape Area (square feet)

0.62 = Conversion Factor (to gallons per square foot) IE = Irrigation Efficiency [minimum 0.71]⁶

Complete the hydrozone table (used in the calculation below). Use as many tables as necessary.

Hydrozone	Plant Water Use Type(s)	Plant Factor (PF)	Area (HA) (square feet)	PF x HA (square feet) Show calculations

*All water features shall be included in the high water use hydrozone.

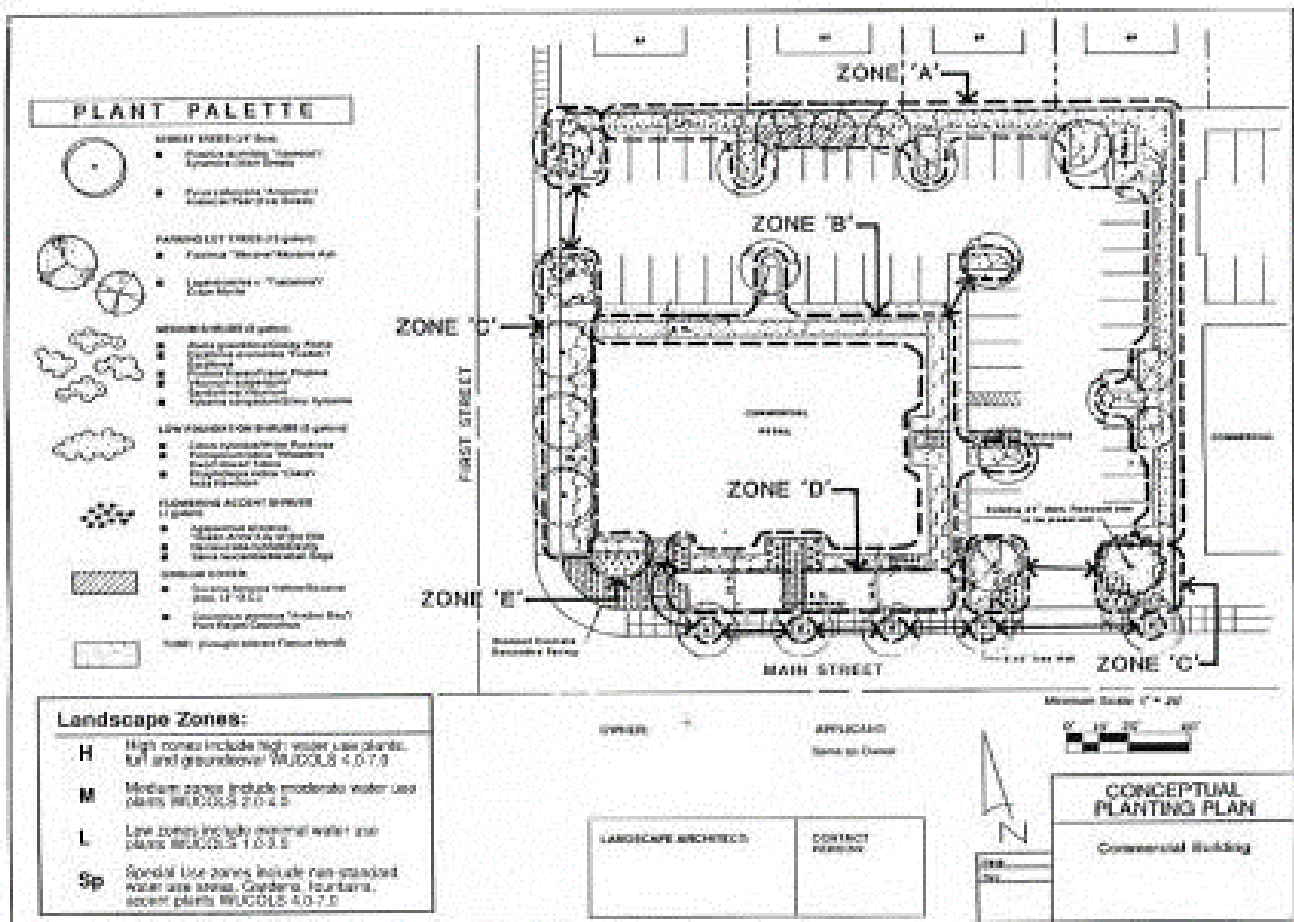
*Temporarily irrigated areas shall be included in the low water use hydrozone.

Show calculations:

Estimated Total Water Use = _____ gallons

⁵ The plant factor ranges from 0 to 0.3 for low water use plants, 0.4 to 0.6 for moderate water use plants and 0.7 to 1.0 for high water use plants. Plant factor comes from the Water Use Classification of Landscape Species (WUCOLS). ⁶ Irrigation systems shall be designed, maintained, and managed to meet or exceed an average landscape irrigation efficiency of 0.71.

Worksheet B: Hydrozone Map/Plan Calculations



Worksheet C: Irrigation Design Capacity and Working Pressure Calculations

CALCULATING DESIGN CAPACITY AND DYNAMIC PRESSURE

A. Record Site Information

- 1 Static* Pressure at the Source (Main) _____ PSI
 2 Net elevation Change (Source to POC) ± _____ FEET (+ uphill, - downhill)
 3 Pressure change due to elevation: Line 2 x 0.433 = _____ PSI
 4 Static Pressure at POC: Line 1 +/- Line 3 = _____ PSI

	<i>Number/Length</i>	<i>Size</i>	<i>Type</i>
5 Service Line	_____	_____	_____
6 Delivery Line	_____	_____	_____
7 Water Meter	_____	_____	_____
8 Isolation Valves	_____	_____	_____
9 Other	_____	_____	_____

B. Determine Design Capacity

	<i>Factor</i>	<i>Restriction</i>	<i>GPM With</i>
			<i>Restriction</i>
10 Pressure loss through the water meter.		Not to exceed 10% of available PSI at the source (Line 1)	_____ GPM
11 Volume through the water meter.		Not to exceed 75% of maximum safe flow of the meter.	_____ GPM
12 Velocity through the service line.		Velocity not to exceed 7.5 fps (Main to meter)	_____ GPM
13 Design Capacity Lowest GPM of the three flows rates - lines 10, 11, and 12			GPM

C. Calculate Dynamic Pressure at Design Capacity

Pressure Losses from Source (City Water Main) to the POC

- 14 Pressure loss in the **Service Line** _____ PSI loss (per 100') x _____ ft./100 = _____ PSI
 15 Pressure loss in the **Delivery Line** _____ PSI loss (per 100') x _____ ft./100 = _____ PSI
 16 Pressure loss in the **Water Meter** at design capacity = _____ PSI
 17 Pressure loss in the **Gate Valves**: _____ Equivalence Factor x _____ PSI loss per 100' of Standard Steel/100 x _____ Number of Gate Valves = _____ PSI
 18 **Other** pressure losses _____ = _____ PSI
 19 Pressure loss from the source to POC (**add** Lines 14 through 18) = _____ PSI
 20 Approximate **Dynamic Pressure at Design Capacity**
 Static Pressure at the POC (Line 4 above) _____ PSI
 Subtract the PSI lost from the source to the POC (Line 19) _____ PSI
 Approximate Dynamic Pressure at Design Capacity _____ PSI

D. Estimate Pressure Available at "Worst-Case" Head

- 21 Pressure change due to elevation change from the POC to the highest head in the system. _____ ft. x 0.433 = _____ PSI
 22 Pressure subtotal (subtract Line 21 from Line 20; for worst case heads which are lower than the POC, add Lines 20 and 21) _____ PSI
 23 Estimated Pressure Available at worst case-head two-thirds of subtotal: Line 22 _____ PSI x 0.67 = _____ PSI

Pressure Available for Sprinkler Selection and Operation _____ PSI

*Although this is referred to as static pressure, in municipal systems it is taken to mean the minimum dynamic pressure at the water main.



Model Water Efficiency Landscape Ordinance
Landscape Documentation Package
CATEGORY BREAKDOWN AND DESCRIPTIONS
FOR COMMERCIAL PROJECT CHECKLIST

The Landscape Documentation Package

In keeping with State law AB 1884, all new Landscape installations are to be reviewed for compliance with the Model Water Efficient Landscape Design Standards and Performance regulations.

Specific design guidelines and water use calculations are required to be submitted for each project.

To speed up this process, the City of Lemoore has developed a Landscape Documentation Package that consolidates all the project information, calculation worksheets, and design documentation into a single submittal.

Water Efficient Landscape Documentation (Ref. Section 9-5D1-1 Articles B1 and B2)

Prior to the issuance of a building permit for any project involving new or altered landscaped areas subject to this article, the project applicant must submit a completed Landscape Documentation Package with Landscape Plans for review and approval by the Community Development Department. Please make an appointment with the Planning Department to submit completed packages for review and approval.

Project Type

Commercial and Industrial Landscape projects are generally installed by Professionally Licensed Landscape Contractors and will require applications for permits and submittal of a completed Landscape Documentation Package. The Landscape Design Package requires plans, general site information, and design calculations to be submitted to the City for review and approval prior to beginning work.

Permit Information

Any Planning or Building Department Permit Numbers issued for the project or site should be prominently displayed on the drawings.

Submittal Requirements (Ref. 9-5D1-2)

'Hardcopy' submittals will require (3) copies of the Landscape Documentation Package and (3) complete sets of plans printed to scale.

'Electronic' submittals will require (1) copy of the completed Landscape Documentation Package and (1) complete set of Landscape Plans on a portable (flash) drive. All documents, plans, and/or drives shall be delivered to the Community Development Department in a sealed, 9"x12" stationery envelope with a clearly printed project name and address, date of submittal, Owner/Applicant name, current email address, and an operational phone number marked on the front of the envelope. All submittals will be retained by the City as a permanent record of the project.

Project Information (Ref. 9-5D1-2)

All submitted plan sets must contain a project name and address, date of submittal, Owner/Applicant name, current email address, and an operational phone number.

Site Design Plan (Ref. 9-5D1-2)

All Site Plans must contain the following features to be considered for review. Missing or incomplete items will necessitate a resubmittal.

The Site Plan should provide a basic lot layout and orientation of the site, street names and locations, property lines and setbacks, existing and proposed structures on the site, paved and hardscape areas, fences and walls, exposed and underground utility locations, slopes and grades over 10%, and other relevant features that may be hidden on the site.

Appropriate Scale

Include an industry standard, written, and graphic scale (Architectural or Engineering) on all plans. Ensure that any included reductions or enlargements have not altered the scale from the original plans unless noted.

North Arrow

Indicate the direction north on all plans using both written and graphic indicators on each page.

Site Features

Indicate any natural or man-made elements that might affect or influence the landscape design or installation. Elements may include hardscape elements, structural items, fences, walls, utilities, slopes, drainage features, or other immovable objects.

Dimensions

Indicate on the plans any distances or dimensions (in feet) of property lines, setbacks, hardscape elements, structures, fences, or walls, and include Finished Floor elevations for main structures.

Total Landscaped Area (Square Feet)

All areas being provided water by a new or existing irrigation system shall be considered as part of the Total Landscaped Area calculation. Non-irrigated areas are exempt.

Statement of Compliance

A signed and dated copy of the following statement shall be located on both the Irrigation and Planting Plans.

“I agree to comply with the requirements of the Model Water Efficient Landscape Ordinance (MWELO) and submit a complete Landscape Documentation Package.”

Signature

Soil Management Report (Ref. 9-5D2-C1-4)

All commercial and industrial submittals must include a Soil Management Report prepared by a qualified soil and plant laboratory. Recommendations for soil amendment and fertilizers shall be indicated in the notes on Planting Plan, and/or provided in report form.

Landscape Design Plan (Section 492.6)

Prior to planting, 4 yards of compost must be incorporated per 1,000 square feet of permeable area. Compacted soils must be transformed to a friable condition. The depth of mulch required is a minimum of 3 inches. Any graywater and storm retention components must be indicated on the Landscape Plan. Any project consisting of more than 500 square feet of new or 2,500 square feet of rehabilitated, landscape installation areas shall not receive a building/occupancy permit without an approved Landscape Documentation Package from the Community Development Department.

A separate **Landscape Water Meter** may be required per Section 4.304.2 of the City of Lemoore Municipal Code and/or Amendments to the CA Green Building Standards Code in Article 11 of Chapter 1 of Title 9 in connection with the water-efficient landscaping permit as noted in the referenced table.

Dedicated landscape water meters or submeters are required for residential landscapes over 5,000 square feet and non-residential landscapes over 1,000 square feet. Dedicated meters or submeters may be either a meter supplied by the local water supplier or a privately owned submeter.

Any project requiring a new water meter or meter upsize will be subject to the City’s Municipal Code requirement related to water capacity, water supply, and/or wastewater demand. As a condition of the project approval, the applicant will be required to contact the Public Works Department to ensure there is sufficient water supply to fulfill the water demands of the project,

pay the applicable fees, and/or submit an affidavit acknowledging applicable fees and guarantee the payment before the project's final inspection.

The request for a new meter, meter upscale, or new water service should be directed to the Public Works Department, Water Division at (559) 924-6744 ext. 744

Irrigation Design Plan (Ref. 9-5D1-2)

The Irrigation Layout Plan

An Irrigation System Design Plan shall be provided as part of the Landscape Design Package submittal. The irrigation system design shall meet the municipal landscape design requirements and the following submittal requirements as provided in the model ordinance.

The Irrigation System Design Plan should indicate all equipment and materials needed to install and operate a fully functional irrigation system. The Plan should show the conceptual layout of the system and its components. At a minimum, the Plan should locate and label all proposed equipment and devices i.e., water meter, backflow prevention device, pressure regulator (if needed), automatic controller, main lines, lateral lines and drip lines, valves, heads and emitters, quick couplers, rain sensors and filters where applicable.

Equipment Legend

Include the quantity, manufacturer name, model number, and size of all components of the irrigation system. Include any performance notes or selection criteria.

Reporting Requirements (Ref. 9-5D2-3)

Unless exempt from the requirements of this article and the model ordinance, all Landscape Plans shall address the submittal requirements and standards outlined below and provided in the model ordinance.

Landscape Documentation Package (Ref. 9-5D2-3A-1-3)

The Landscape Documentation Package shall include, at a minimum, the following components:

- Project Information
- Irrigation Design Plan
- Landscape Design Plan
- Grading Design Plan
- Soil Management Report
- Water Budget Calculations
- Hydrozone Exhibits and Tables

Certificate of Completion

A template for the Certificate of Completion document is provided in the appendix. It includes scheduling parameters used to set the irrigation controller, landscape and irrigation maintenance

schedules, and irrigation audit report that can be completed and provided to the Owner / Agent prior to completion of the project.

Water Budget Calculations (Ref. 9-5D2-3B-1-6)

The water budget calculations included in the landscape documentation package shall adhere to the following requirements:

- **Plant Factor:** The plant factor used shall be from the “Water Use Classification of Landscape Species” (WUCOLS) published by the University of California Cooperative Extension, the Department of Water Resources, and the Bureau of Reclamation (2000). The plant factor ranges from zero (0.0) to three-tenths (0.3) for low water use plants, from four-tenths (0.4) to six-tenths (0.6) for moderate water use plants, and from seven-tenths (0.7) to one (1.0) for high water use plants.
- **Water Features:** All water features shall be included in the high water use hydrozone and temporarily irrigated areas shall be included in the low water use hydrozone.
- **Special Landscape Areas (SLA):** All special landscape areas shall be identified and their water use calculated as described below.
 - **ETAF For Special Landscape Areas:** ETAF for special landscape areas shall not exceed one (1.0).
 - **Maximum Applied Water Allowance:** The maximum applied water allowance shall be calculated using the equation $MAWA = (ET_o) (0.62) [(0.7 \times LA) + (0.3 \times SLA)]$, where:

a.	MAWA	=	Maximum applied water allowance (gallons per year)
b.	ET _o	=	Reference evapotranspiration (inches per year) (see Table 9-5D2-3-11), “Reference Evapotranspiration (ET _o) Table”, of this section)
c.	0.62	=	Conversion factor (to gallons)
d.	0.7	=	ET adjustment factor (ETAF)
e.	LA	=	Landscape area including SLA (square feet)
f.	0.3	=	Additional water allowance for SLA
g.	SLA	=	Special landscape area (square feet)

Estimated Total Water Use: The estimated total water use shall be calculated using the equation below:

ETWU = ET _o x 0.62	x		PF x HA	+ SLA
			IE	

The sum of the estimated total water use calculated for all hydrozones shall not exceed MAWA. The symbols in the equation shall mean:

a.	ETWU	=	Estimated total water use per year (gallons)
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b.	ETo	=	Reference evapotranspiration (inches) (see table 9-5D2-3-11 , “Reference Evapotranspiration (ETo) Table”, of this section)(Also Appendix B in this document)
c.	PF	=	Plant factor from WUCOLS (0.0 – 1.0)
d.	HA	=	Hydrozone area (high, medium, and low water use areas) (square feet)
e.	SLA	=	Special landscape area (square feet)
f.	0.62	=	Conversion factor
g.	IE	=	Irrigation efficiency (minimum 0.71)

Hydrozone Requirements

Designate the hydrozone areas on a separate Landscape Design Plan sheet using a hatch pattern, gradient overlay, or other graphic designation to indicate the extent and type of area. On the Irrigation Design Plan, indicate the areas irrigated by each valve and assign a number to each valve, designating separate tree irrigation valves with a “T” after the number. Use this valve designation in the hydrozone information table. This table can also assist with the irrigation audit and programming controllers.

System Pressure Calculations

Confirm and record on the plans and worksheets the Static Water Pressure (psi) and flow rate (gpm) at the point of connection (water meter). Determine flow rate (gpm) and design operating pressure (psi) through the master valve, flow meter, and backflow device to arrive at a system operating range. Calculate flow rate (gpm) and design operating pressure (psi) available at each control valve; include precipitation rate (inches per hour) for each valve with sprinklers.

Information about the public water system is available from the Public Works Department.

Irrigation Notes

Any relevant descriptions or explanations pertaining to the installation or performance of the system.

Irrigation Details

Provide details showing the City recommended standard installation for irrigation components.

Landscape Design Plan (Ref. 9-5D1-5-D1-13)

Landscape Layout Plan

Locate and label all proposed trees, shrubs, groundcover, and turf area locations. Indicate any planting to be removed or retained. Label hardscape and paving features, any proposed fences or walls, utilities, or special features. Label any areas that exceed 10% slope.

Plant Legend

Include plant symbol, quantity of each type of plant, common name and botanical names of all plants (varieties if required), caliper/container sizes for larger trees, container size for all shrubs and groundcovers, and WUCOLS rating for Lemoore Region 2.

Select street tree options from the City of Lemoore Preferred Plant List. (ref. 9-5D1-5-A1)

Labeling and Notations

Indicate any special items or circumstances relevant to the proper completion of the Planting Plan. (easements, setbacks, slopes, utilities & etc.)

Landscape Design Plan Notes

Provide any relevant descriptions or explanations pertaining to the installation or performance of the Landscape Design Plan.

Landscape Design Plan Details

Provide details showing the City recommended standard installation for planting components.

Include Certification Statement with Applicant signature and date.

Parking Lot Design Plan (ref. 9-5D1-2-E2)

Parking Lot Layout

Parking lot landscaping is required for all parking areas with more than three parking stalls. Individual single-family or duplex residences are exempted.

Parking islands are required at a minimum of every 8th parking space on continuous runs.

Shade Calculations

Provide an exhibit plan that shows proposed tree and shrub planting locations. Use CALGreen Standards to calculate the amount of shade cover in parking areas. Use the provided metric for small, medium, and large trees and each of their relative coverages in square feet. (See example in Appendix D)

Grading Design Plan (ref. 9-5D1-2-F1-3)

Grading Layout Plan

For the efficient use of water, grading of project sites shall be designed to minimize soil erosion, runoff, and water waste. A Grading Plan shall be submitted as part of the Landscape Documentation Package. A comprehensive Grading Plan prepared by a civil engineer for other local agency permits would satisfy this requirement.

The project applicant shall submit a landscape grading plan that indicates finished configurations and elevations of the landscape area, including:

- Heights of graded slopes, drainage patterns, finished floor and pad elevations, finish grades, and stormwater retention improvements, if applicable.
- To prevent excessive erosion and runoff, it is highly recommended that project applicants:
 - Grade so that all irrigation and normal rainfall remains within property lines and does not drain onto nonpermeable hardscapes.
 - Avoid disruption of natural drainage patterns and undisturbed soil.
 - Avoid soil compaction in landscape areas.

The Grading Design Plan shall contain the following statement: “I have complied with the provisions of the City’s Landscape Water Efficiency and Conservation Regulations and applied them accordingly for the efficient use of water in the Grading Design Plan” and shall bear the signature of a licensed professional as authorized by law.

Irrigation Schedule (Ref. 9-5D1-2-G1-4)

The Landscape Installation Contractor shall provide the Owner/Agent with a proposed watering schedule for each month of the year. The Irrigation Controller will be set to operate on that proposed schedule prior to signing off on the Certificate of Completion.

Irrigation Audit, Irrigation Survey, and Irrigation Water Use Analysis (Ref.)

The project applicant shall submit an irrigation audit report with the Certificate of Completion to the planning director that may include, but is not limited to, inspection, system tune-up, system test with distribution uniformity, reporting overspray or runoff that causes overland flow, and preparation of an irrigation schedule.

The City shall administer programs that may include, but not be limited to, irrigation water use analysis, irrigation audits, and irrigation surveys for compliance with the maximum applied water allowance.

All landscape irrigation audits shall be conducted by a certified landscape irrigation auditor.

Irrigation and Maintenance Schedule (ref. 9-5D1-2-I1)

Landscapes shall be maintained to ensure water use efficiency. A regular maintenance schedule shall be submitted with the Certificate of Completion. (Appendix C)

The regular maintenance schedule shall include, but not be limited to, routine system testing and inspection, adjustment and repair of the irrigation system and/or components, fertilizer application, aerating and dethatching of turf areas, replenishing mulch, pruning, weeding in all landscape areas, and removing any obstructions or impediments to the proper operation of equipment devices.

Operation of the irrigation system outside the normal watering windows is allowed for auditing and system maintenance.

Repairs to irrigation equipment shall be done with the original equipment manufacturer (OEM) parts and components whenever possible. Replacement with other manufacturers' parts or equal is allowed only if the original equipment is unavailable or the Director of Maintenance Department officially waives the requirement in writing.

The Landscape Installation Contractor shall be responsible for supplying, the Owner/Agent, with a written schedule of the anticipated regular maintenance and repairs needed on the site in the course of a regular year. Special equipment or replacement protocols should also be noted.

The Landscape Installation Contractor shall supply a full set of As-Built (post-installation) drawings to the Owner/Agent at the end of the project.

The Landscape Installation Contractor shall supply to the Owner/Agent any equipment warranties or equipment operating instructions at the end of the project.

Attachment 1: Design Standards

Water Conservation Standards

- Complete Worksheet A to confirm that the Estimated Total Water Use (ETWU) for the site does not exceed the Maximum Available Water Allowance (MAWA) for the project.
- Use plants well-suited to the particular microclimate and soil conditions at the site that require minimal water once established, are relatively free from pests and diseases, and are generally easy to maintain.*
- Plants with similar water needs should be grouped together. Plants with the same plant factor (WUCOLS) should be kept in the same hydrozone. If plant factors are mixed, only low and moderate or moderate and high can be mixed together. Low and high cannot be mixed in the same hydrozone. When mixed plant factors are used, the higher factor shall be used for all water use calculations in that hydrozone.
- High water use plants characterized by a WUCOLS plant factor of 0.7-1.0 are prohibited in street medians.
- Indicate any areas designated as Special Landscape Areas (SLA). SLA includes landscapes dedicated solely to edible plants, recreation areas, areas irrigated with recycled water, or water features using recycled water.
- Where turf is proposed, a drought-tolerant blended Bermuda mix or alternate turf or groundcover variety with similar water requirements should be specified.
- Turf should not be proposed on slopes exceeding 25%.
- For developer-installed front yard landscaping on single-family lots, the turf area is limited to 25% of the total landscaped area.
- Pre-emergent herbicide and a minimum of 3" of wood bark mulch is specified on all planter areas.

* Refer to Sunset Guide and/or Bob Perry's **Trees and Shrubs for Dry California Landscapes** for recommended water-conserving plants and Suggested Landscape **Trees for Tulare & Kings Counties** by Master Gardeners of Tulare and Kings Counties and the University of California Cooperative Extension.

Landscape Design Standards

Landscape Design Plan: The content and form of the Landscape Design Plan shall meet the landscape design requirements provided in article D1, "Landscaping Standards," of this chapter and the following submittal requirements as provided in the model ordinance:

- Delineate and label each hydrozone valve by number, letter, or other standard methods.
- Identify each hydrozone by its designation and indicate whether it is a low, moderate, high water, or mixed water use area. Temporarily irrigated areas of the landscape shall be included in the low water use hydrozone for the water budget calculation.

Irrigation System Design Standards

- Delineate and label each hydrozone valve by number, letter, or other standard methods.
- Identify each hydrozone by its designation and indicate whether it is a low, moderate, high water, or mixed water use area. Temporarily irrigated areas of the landscape shall be included in the low water use hydrozone for the water budget calculation.
- Identify recreational turf or water play areas.
- Identify areas permanently and solely dedicated to edible plants.
- Identify areas irrigated with recycled water.
- Identify type of mulch and application depth.
- Identify soil amendments, type, and quantity.
- Identify type and surface area of water features.
- Identify hardscapes (pervious and nonpervious).
- Identify location and installation details of any applicable stormwater best management practices that encourage on-site retention and infiltration of stormwater. Stormwater best management practices are encouraged in the Landscape Design Plan, and examples include, but are not limited to infiltration beds, swales, and basins that allow water to collect and soak into the ground; constructed wetlands and retention ponds that retain water, handle excess flow, and filter pollutants.
- Pervious or porous surfaces (e.g., permeable pavers or blocks, pervious or porous concrete) that minimize runoff.
- Identify any applicable rain harvesting or catchment technologies (e.g., rain gardens, cisterns).
- Bear the signature of a licensed landscape architect, licensed landscape contractor, or any other person authorized in the State of California to design landscapes.
- Smart irrigation controllers or other approved self-adjusting devices are required for all irrigation systems.
- Irrigation systems must be designed to avoid excessive pressure.
- Water pressure regulators are required.
- If water pressure does not meet the required pressure of the irrigation system, pressure regulators, booster pumps, or other devices must be installed to meet the required water pressure.
- A sensor (rain, freeze, wind, etc.) that suspends irrigation operation during bad weather conditions is required on all irrigation systems.
- High-flow check valves or other similar technology are required.
- Irrigation systems must be designed to prevent runoff, low-head drainage, overspray, etc.
- Soil management plan must be utilized when designing irrigation systems.
- Design of the irrigation system must conform to the hydrozones of the Landscape Design Plan.
- All Irrigation systems shall be on separate water meters from the domestic supply.
- Flow sensors are required with a metered valve to detect any high flow conditions created by damage or a malfunction.
- Manual shut-off valve shall be installed as close as possible to the point of connection of the water supply.
- Indicate backflow preventer location, manufacturer, model, protective cage, and blanket.
- A pressure regulator shall be installed on irrigation systems to ensure the dynamic pressure of the system stays within the manufacturer's recommended pressure range.

- Each automatic irrigation controller shall utilize a compatible evapotranspiration (ET) based module, subscription weather service, or moisture sensor in conjunction with a standard manufacture freeze/rain/wind sensor unit.
- Each remote control valve shall irrigate areas with similar site, slope, and soil conditions.
- Drip emitters and sprinkler/spray heads shall be placed on separate valves.
- On slopes over 25% or 4:1 grade, the irrigation system shall require drip emitters, bubblers or spray heads with a maximum precipitation rate of 0.75" per *hour* (.013 gpm).
- Turf and non-turf areas shall be irrigated on separate valves.
- Trees shall be placed on separate hydrozones from shrubs and ground cover.
- Drip emitters and/or bubblers for trees shall be on separate valves unless otherwise permitted by the City Landscape Architect.
- Two drip emitters and/or bubblers are provided to each tree; bubblers have a maximum of 1.0 gallons per minute (gpm).
- Sprinkler/spray heads on the same valve shall have matched precipitation rates.
- Sprinkler/spray heads are to be located a minimum of 6" out from paved edges.
- Check valves are required on all sprinkler/spray heads.
- Pressure compensating valves on sprinkler/spray heads are required where significant variation in water pressure will occur.
- Sprinkler/spray heads should be spaced per the manufacturer's specifications or at a maximum of 1.0 times the radius of the head for square and a maximum of 1.2 times the radius of the head for triangular spacing.
- Drip irrigation systems may be installed on the surface only if staked and covered by a minimum of 3" wood bark mulch.
- Areas of 10' width or less shall be irrigated with subsurface irrigation, emitters, or other means that produce no runoff or overspray.
- Lateral (non-pressure) irrigation lines are to be 12" (min.) below grade. Main (pressure) irrigation lines are to be 18" below grade, minimum, and 24" under drivable surfaces. All lines under pavement must be sleeved at 1.5 times the line size.
- Plans are to be signed by a qualified licensed landscape architect, designer, or contractor.
- Dedicated landscape water meters are highly recommended on landscape areas smaller than five thousand (5,000) square feet to facilitate water management.
- Automatic irrigation controllers utilizing either evapotranspiration or soil moisture sensor data shall be required for irrigation scheduling on all irrigation systems.
- The irrigation system shall be designed to ensure that the dynamic pressure at each emission device is within the manufacturer's recommended pressure range for optimal performance.
- If the static pressure is above or below the required dynamic pressure of the irrigation system, pressure-regulating devices such as in-line pressure regulators, booster pumps, or other devices shall be installed to meet the required dynamic pressure of the irrigation system.
- Static water pressure, dynamic or operating pressure, and flow reading of the water supply shall be measured at the point of connection. These pressure and flow measurements shall be conducted at the design stage. If the measurements are not available at the design stage, the measurements shall be conducted at installation.
- Sensors (rain, freeze, wind, etc.), either integral or auxiliary, that suspend or alter irrigation operation during unfavorable weather conditions shall be required on all irrigation systems, as appropriate for local climatic conditions. Irrigation should be avoided during windy or freezing weather or during rain.
- Manual shut-off valves (such as a gate valve, ball valve, or butterfly valve) shall be required, as

close as possible to the point of connection of the water supply, to minimize water loss in case of an emergency (such as a mainline break) or routine repair.

- Backflow prevention devices shall be required to protect the water supply from contamination by the irrigation system. The project applicant shall refer to the applicable local agency code (i.e., public health) for additional backflow prevention requirements.
- High-flow sensors that detect and report high-flow conditions created by system damage or malfunction are recommended.
- The irrigation system shall be designed to prevent runoff, low head drainage, overspray, or other similar conditions where irrigation water flows onto nontargeted areas, such as adjacent property, non-irrigated areas, hardscapes, roadways, or structures.
- Relevant information from the soil management plan, such as soil type and infiltration rate, shall be utilized when designing irrigation systems.
- The irrigation system must be designed and installed to meet, at a minimum, the irrigation efficiency criteria regarding the maximum applied water allowance.
- It is highly recommended that the project applicant or local agency inquire with the local water purveyor about peak water operating demands (on the water supply system) or water restrictions that may impact the effectiveness of the irrigation system.
- In mulched planting areas, the use of low-volume irrigation is required to maximize water infiltration into the root zone.
- Sprinkler heads and other emission devices shall have matched precipitation rates unless otherwise directed by the manufacturer's recommendations.
- Head-to-head coverage is recommended. However, sprinkler spacing shall be designed to achieve the highest possible distribution uniformity using the manufacturer's recommendations.
- The design of the irrigation system shall conform to the hydrozones of the Landscape Design Plan.
- Swing joints or other riser protection components are required on all risers subject to damage that are adjacent to high-traffic areas.
- Overhead irrigation shall not be permitted within 24" of any nonpermeable surface. Allowable irrigation within the setback from nonpermeable surfaces may include drip, drip line, or other low-flow non-spray technology. The setback area may be planted or unplanted. The surfacing of the setback may be mulch, gravel, or other porous material. These restrictions may be modified if the landscape area is adjacent to permeable surfacing and no runoff occurs; or the adjacent nonpermeable surfaces are designed and constructed to drain entirely to landscaping.
- Check valves or anti-drain valves are required for all irrigation systems. Narrow or irregularly shaped areas, including turf, less than 8' in width in any direction shall be irrigated with subsurface irrigation or low volume irrigation system.
- Slopes greater than 25% shall *not* be irrigated with an irrigation system with a precipitation rate exceeding three-fourths (0.75) of an inch per hour. This restriction may be modified if the landscape designer specifies an alternative design or technology as part of the landscape documentation package and clearly demonstrates no runoff or erosion will occur. Prevention of runoff and erosion must be confirmed during the irrigation audit.
- Certified Professional Signature and Date with Statement of Compliance. *"I have complied with the criteria of the ordinance and applied them accordingly for the efficient use of water in the Irrigation Design Plan."*

Hydrozone Design Standards

- On the Landscape Design Plan and Irrigation Design Plan, hydrozone areas shall be designated by number, letter, or other designation. On the Irrigation Design Plan, designate the areas irrigated by each valve and assign a number to each valve. Use this valve number in the hydrozone information table. This table can also assist with the irrigation audit and programming of the controller.
- Plant factor calculation is based on the proportions of the respective plant water uses and their plant factor.
- The plant factor of the higher water using plant is used for calculations.
- Individual hydrozones that mix high and low water use plants shall not be permitted.
- Each valve shall irrigate a hydrozone with a similar site, slope, sun exposure, soil conditions, and plant materials with similar water use.
- Sprinkler heads and other emission devices shall be selected based on what is appropriate for the plant type within that hydrozone.
- Where feasible, trees shall be placed on separate valves from shrubs, ground covers, and turf.
- Recirculating water systems must be used as a source for water features.
- Surface area of a water feature must be included in the high water use hydrozone area of the water budget calculation.
- Pool and spa covers are highly recommended.
- Individual hydrozones that mix plants of moderate and low water use, or moderate and high water use, may be allowed if:
- Certified Professional Signature and Date with Statement of Compliance. *"I have complied with the criteria of the ordinance and applied them accordingly for the efficient use of water in the Irrigation Design Plan."*

Planting Design Standards

- Confirm that there are no potential conflicts between plantings and infrastructure.
- No turf shall be installed in areas less than 8' wide.
- No high-water use plants (0.7 or higher) shall be used in street medians or park strips.
- Confirm no species are used that are considered to be invasive in the State of California.
- Confirm all soils are properly amended and made friable to a minimum depth of 12".
- Amend all soils according to the recommendations in the soils report or what is appropriate for selected plant types (if different).
- Install compost in all turf and groundcover planting areas at four cubic yards per 1,000 square feet to a depth of 6" unless organic matter content in the top 6" of existing soil exceeds 6% or greater.
- All plants used in commercial projects must meet an average WUCOLS factor of 0.3 for zone 2, excluding edibles and/or areas using recycled water methods.
- Install a minimum of 3" of wood bark mulch on all exposed ground in planting areas except for areas of turf or groundcover installations.
- A minimum of 15' is required for landscape planting buffers on all Arterial and Collector streets within the City.
- Include a description of the plant material.

- Address fire safety and prevention if landscape is located in a Very High Fire Hazard Security Zone.
- Architectural guidelines of common interest developments can't prohibit the use of low water-use plants.
- Turf not allowed on slopes greater than 25% where the toe of the slope is adjacent to an impermeable hardscape (25% slope is equal to 1' of vertical elevation change for every 4' of horizontal length).
- Minimum of 3" of mulch must be applied on all exposed soil surfaces of planting areas except in turf areas, creeping or rooting groundcovers, or direct seeding applications where mulch is not advisable.
- Stabilizing mulch products must be used on slopes 25% or greater.
- Mulching portion of the seed/mulch slurry in hydro-seeded applications must meet the mulching requirement of soil report specifications or 3" minimum, whichever is greater.
- Statement of Compliance. *"I have complied with the criteria of the ordinance and applied them accordingly for the efficient use of water in the Planting Design Plan."*

Tree Protection Standards (ref. 9-5D1-4)

- All trees and large shrubs on the site should be shown on a salvage/demolition plan. Trees to be preserved, trimmed, or removed must be indicated on the plan. Trees in good health that are proposed to be removed shall be replaced with a tree of equal size and value.

***Comment:** Indicate location, trunk diameter, species, and approximate dripline of trees. Retain significant trees and native vegetation that are in good condition and avoid grading and paving within the dripline of the trees. The City Landscape Architect may require an arborist report.*

- Tree protection measures shall be noted on the grading, site, and landscaping plans, if applicable.

***Comment:** See below for recommended minimum tree protection measures.*

A Tree removal permit must be obtained prior to removing any tree designated as a protected tree.

***Comment:** Replacement trees are typically required for trees authorized for removal, which will be specified by the City Landscape Architect based on the condition, size, species, and location of the tree(s) to be removed. Show required replacement trees on the Planting Plan.*

Street Tree Planting & Design Standards

- Tree protection measures shall be noted on the grading, site, and landscaping plans, if applicable.
- Tree shall be healthy, disease and insect-free, well-rooted, and properly trained with a straight trunk that can stand upright without support. Tree shall exhibit a central leader or a main branch that can be trained as a central leader. Branches shall be well-developed and shall be evenly and radially distributed around the trunk. Root ball shall not exhibit kinked or circling roots. After planting, no roots shall be left exposed.

- Tree shall comply with federal and state laws requiring inspection for plant diseases and pest infestation. Clearance from the County Agricultural Commissioner, as required by law, shall be obtained before planting trees delivered from outside the County.
- Prior to planting trees, determine the location of existing or future underground utilities. Locate the tree a minimum of 5' from lateral service lines and driveways. Locate the tree a minimum of 15 feet from the light pole, and a minimum of 30' from the face of a traffic signal or as otherwise specified by the City.
- Maintain maximum visibility for both drivers and pedestrians by employing sight line design standards and sight triangles at intersections.
- Tree pit shall be tested for proper drainage prior to planting the tree. Fill the pit with water. If water remains after a 24-hour period, auger three 4" diameter by 3' deep holes at the bottom of the tree pit. Backfill with drain rock.
- Set the tree in an upright and plumb position. As much as possible, the tree shall be positioned such that dominant branches are parallel to the roadway and are oriented away from potential conflicts.
- If required by the City, a pressure-compensating bubbler, or drip emitters, shall be provided to each tree.
- Depending on the planter strip width, the tree well size, and the tree species being planted, a 24' deep root barrier may be required by the City to be placed between the root ball and the curb and/or sidewalk. Length of strip barrier or the size of the box will be specified by the City.
- All tree plantings shall be a minimum of 6' from any hardscape elements, 5' from water lines and 20' from any mainline / commercial utilities.
- All tree plantings shall have a minimum of 40 square feet of planting space to allow for proper growth and aeration of root systems.
- Stakes are to be removed when the tree trunk diameter meets or exceeds the diameter of the stake.

Turf Installation Standards

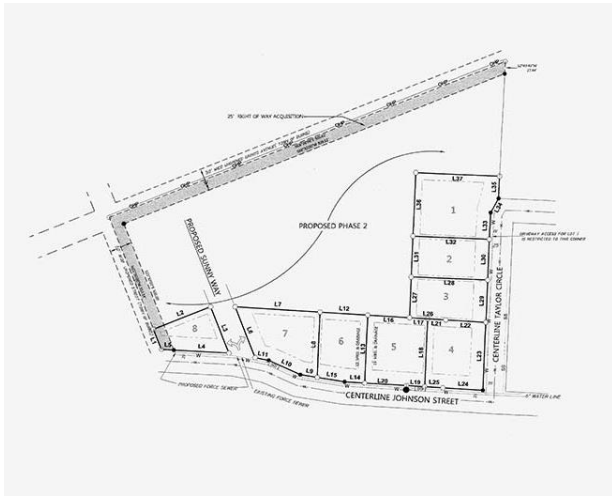
- No new turf installations on commercial and industrial projects without a residential component shall be approved.
- Confirm that turf installation is only of an approved warm season variety appropriate for conditions in Lemoore.
- No turf shall be installed in areas less than 8' wide.
- No turf on slopes greater than 25%. (4:1)
- Turf is only allowed in parkway strips wider than 10' and shall be irrigated with sub-surface or other technology that creates no overspray or runoff.

Grading Design Standards

- Must be designed to minimize soil erosion, runoff, and water waste
- Indicate finished configurations and elevations of the landscape area, including:
 - Height of graded slopes
 - Drainage patterns
 - Pad elevations
 - Finish grade
 - Stormwater retention improvements

- All irrigation and normal rainfall should remain within the property line so as not to drain onto non-permeable hardscapes
- A comprehensive grading plan prepared by a civil engineer for a project that includes landscaped areas or altered landscaped areas can satisfy this requirement.
- Compaction of landscape area shall be avoided.
- Certified Professional Signature and Date with Statement of Compliance. *"I have complied with the criteria of the ordinance and applied them accordingly for the efficient use of water in the Grading Design Plan."*

Appendix A – Example Site Plan



Appendix B - Reference Evapotranspiration (ET_o) Table*

KINGS	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Caruthers	1.6	2.5	4.0	5.7	7.8	8.7	9.3	8.4	6.3	4.4	2.4	1.6	62.7
Corcoran	1.6	2.2	3.7	5.1	6.8	7.8	8.7	7.8	5.7	4.0	2.1	1.6	57.1
Hanford	0.9	1.5	3.4	5.0	6.6	7.7	8.3	7.2	5.4	3.4	1.4	0.7	51.5
Kettleman	1.1	2.0	4.0	6.0	7.5	8.5	9.1	8.2	6.1	4.5	2.2	1.1	60.2
Lemoore	0.9	1.5	3.4	5.0	6.6	7.7	8.3	7.3	5.4	3.4	1.4	0.7	51.7
Stratford	0.9	1.9	3.9	6.1	7.8	8.6	8.8	7.7	5.9	4.1	2.1	1.0	58.7

* The values in this table were derived from:

- 1) California Irrigation Management Information System (CIMIS);
- 2) Reference EvapoTranspiration Zones Map, UC Dept. of Land, Air & Water Resources and California Dept of Water Resources 1999; and
- 3) Reference Evapotranspiration for California, University of California, Department of Agriculture and Natural Resources (1987) Bulletin 1922, 4) Determining Daily Reference Evapotranspiration, Cooperative Extension UC Division of Agriculture and Natural Resources (1987), Publication Leaflet 21426

Appendix C- Certificate of Completion

CERTIFICATE OF COMPLETION

This certificate is filled out by the project applicant upon completion of the landscape project.

PART 1. PROJECT INFORMATION SHEET

Date		
Project Name		
Name of Project Applicant	Telephone No.	
	Fax No.	
Title	Email Address	
Company	Street Address	
City	State	Zip Code

Project Address and Location:

Street Address	Parcel, tract or lot number, if available.	
City	Latitude/Longitude (optional)	
State	Zip Code	

Property Owner or his/her designee:

Name	Telephone No.	
	Fax No.	
Title	Email Address	
Company	Street Address	
City	State	Zip Code

Property Owner

"I/we certify that I/we have received copies of all the documents within the Landscape Documentation Package and the Certificate of Completion and that it is our responsibility to see that the project is maintained in accordance with the Landscape and Irrigation Maintenance Schedule."

Property Owner Signature Date

Please answer the questions below:

1. Date the Landscape Documentation Package was submitted to the local agency _____
2. Date the Landscape Documentation Package was approved by the local agency _____
3. Date that a copy of the Water Efficient Landscape Worksheet (including the Water Budget Calculation) was submitted to the local water purveyor _____

Resources and References

City of Lemoore Landscape Standards and Ordinance Information and website:
For electronic versions of documents and worksheets

MWELo - Model Water Efficiency Landscape Ordinance Information and website:
<https://water.ca.gov/Programs/Water-Use-And-Efficiency/Urban-Water-Use-Efficiency/Model-Water-Efficient-Landscape-Ordinance>

WUCOLS IV - Water Use Classification of Landscape Species Information and website:
<https://ccuh.ucdavis.edu/wucols>

Brenzel, K. N., ed. 2012. *Sunset Western Garden Book*. 9th ed. New York: Time Home Entertainment.
California Invasive Plant Council (CA IPC) website, <http://www.cal-ipc.org>.

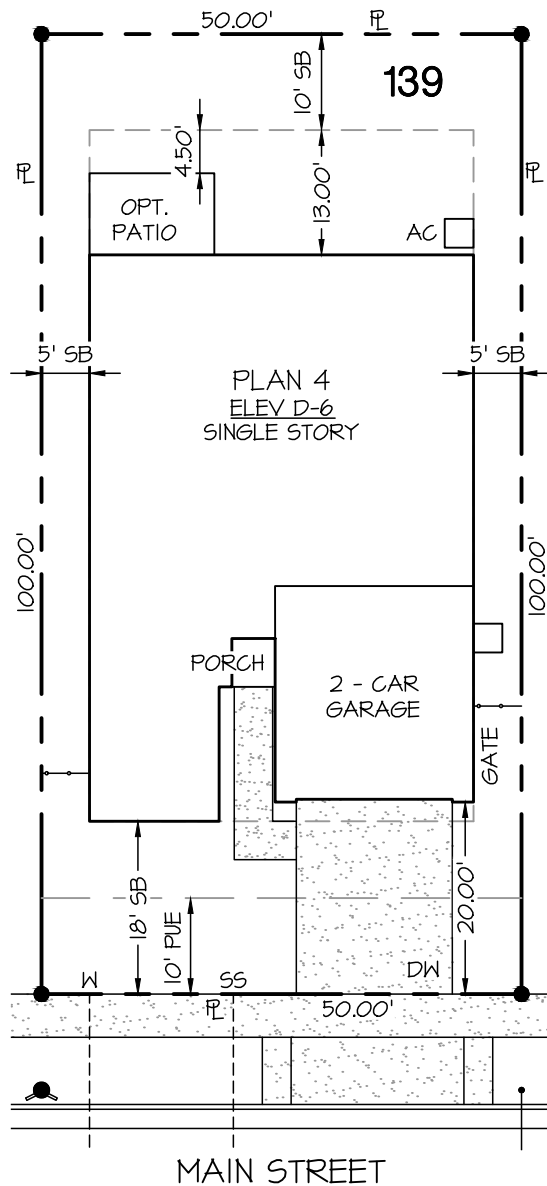
CIMIS ET0 Zone Map website,
<http://www.cimis.water.ca.gov/cimis/cimiSatEtoZones.jsp>.

Harivandi, A. M. 2009. *Managing Turfgrass During Drought*. Oakland: University of California Agriculture and Natural Resources Publication 8395,
<http://anrcatalog.ucdavis.edu/pdf/8395.pdf>.

LEGEND:

- CL Center Line
- PL Property Line
- LE Landscape Easement
- PUE Public Utility Easement
- DW Driveway
- SB Building Setback
- SS Sewer Lateral
- W Water Lateral
- Property Corner
- ⦿ Fire Hydrant
- ⦿ Drain Inlet
- ⦿ Streetlight
- ⦿ Wood Fence
- ⦿ Block Wall
- ⦿ Concrete

ZONE DISTRICT	RMD
LOT AREA	5,000 S.F.
1st FLOOR AREA	1,750 S.F.
GARAGE AREA	463 S.F.
PORCH AREA	23 S.F.
PATIO AREA	110 S.F.
LOT COVERAGE	46.92 %
2nd FLOOR AREA	0 S.F.



DATE : 31 January 2023

PLAN: 4 ELEVATION: D COLOR SCHEME: 6

PLOT PLAN

ADDRESS : 1234 MAIN STREET

APN : 123-456-789



1" = 20'

LOT 139

• STERLING MEADOWS ~ TRACT 282 •
PHASE I

LEMOORE, CA

DEVELOPER

359

ADDRESS
ADDRESS

PHONE No.



711 W. Cinnamon Drive • Lemoore, CA 93245 • (559) 924-6744
Community Development

When must a project go through site plan review?

New nonresidential or mixed-use developments – this means all commercial and industrial developments, as well as commercial or industrial projects that have some residential units included.

Nonresidential building additions greater than 1,000 square feet in floor space.

New multi-family residential developments of more than two units (apartments, condominiums, townhomes)

The design and layout of new residential subdivisions as part of the tentative subdivision map process.

Demolition or exterior alterations and additions to nonresidential buildings that are more than 75 years old.

What will not require site plan review?

New individual single-family residential homes and duplexes on an existing lot.

Nonresidential building additions of 1,000 square feet of gross floor area or less.

Additions to or the exterior remodels of single-family residential homes.

Accessory structures consistent with the provisions of section 9-4D-18, "Residential Accessory Structures".

Changes to the exterior facade of existing buildings.

Painting existing buildings in the DMX zoning districts with historic color palettes as described in subsection 9-6-4C, "Colors And Painting".

Repairs and maintenance to the site or structure that do not add to, enlarge, or expand the area occupied by the land use, or the floor area of the structure and that employ the same materials and design as the original construction.

Interior alterations that do not increase the gross floor area within the structure, or change/expand the permitted use of the structure.

Construction, alteration, or maintenance by a public utility or public agency of underground or overhead utilities intended to service existing or nearby approved developments.

October 2023

Date: September 22, 2023

Project No.: 220333.01 02

To: Kristie Baley

From: Steve Brandt, AICP

Subject: Steps for new Subdivision Maps

With the amendments made to the Site Plan Review process, this is now the entire process for reviewing and approving new Subdivision Maps. The process has three phases: Site Plan Review, Tentative Map, and Final Map/Improvement Plans.

The Site Plan Review steps can apply to any site plan review, not just subdivision maps.

Site Plan Review Steps

Day 0	1. Planning Analyst receives from applicant an application for Site Plan Review, along with a tentative map and application fee.
Day 1 to 3	2. Planning Analyst assigns a Site Plan number and prepares the blank Site Plan Review checklists to be sent to the various departments, and distributes via email the application, the tentative map, and the checklists to: City Planner, Public Works Director, City Engineer, Solid Waste, Fire, and Police.
Day 1 to 3	3. Planning Analyst sends a Teams meeting invite to City Planner, Public Works Director, City Engineer, and applicant for the 2 nd Thursday at 1:30pm.
Day 3 to 10	4. City Planner reviews tentative map for conformance with the Zoning Ordinance, fills out checklist, and returns it to Planning Analyst .
Day 3 to 10	5. Public Works Director reviews tentative map for any traffic, water, sewer, storm drainage, dry utility, and other infrastructure issues, fills out checklist, and returns is to Planning Analyst .
Day 3 to 10	6. City Engineer reviews tentative map for consistency with the Subdivision Ordinance, the Improvement Standards, and any traffic, water, sewer, storm drainage, dry utility, and other infrastructure issues, fills out checklist, and returns is to Planning Analyst .
Day 3 to 10	7. Solid Waste Rep. reviews tentative map for any solid waste collection issues, fills out checklist, and returns is to Planning Analyst .
Day 3 to 10	8. Fire Department Rep. reviews tentative map for fire safety issues, fills out checklist, and returns is to Planning Analyst .
Day 3 to 10	9. Police Department Rep. reviews tentative map for any public safety issues, fills out checklist, and returns is to Planning Analyst .
Day 11 to 13	10. Planning Analyst combines all checklist and sends to City Planner, Public Works Director, City Engineer, and applicant , with a reminder about the Step 10 meeting time and date.

The next Thursday at 1:30pm	11. Planning Analyst, City Planner, Public Works Director, City Engineer , meet with applicant on Teams call to review the checklists.
The next Thursday before 5:00pm	12. City Planner, Public Works Director, and City Engineer modify any checklists, if needed, based on meeting with applicant , with any issues that need further analysis send to Planning Analyst with expected completion date.
On or before the Monday after the meeting	13. Planning Analyst prepares Site Plan Review cover memo, including the list of items that staff is still analyzing, combines with the revised checklists, and sends the applicant, City Planner, Public Works Director, and City Engineer .

If a revised tentative map is being required to be submitted for site plan review again, then start over at Site Plan Review Step 1, otherwise move to the Tentative Map Steps.

Total time: 18 to 25 days

Interim CEQA step – **City Planner** and **applicant** discuss the type of CEQA document needed, which technical reports are needed, and who will be preparing them. City Planner emails results of the discussion to **Planning Analyst**. This can happen during or after the Site Plan Review process. It can happen before tentative map submittal. The application will be deemed complete if a tentative map is submitted without this step being completed.

Tentative Map Steps

Day 0	1. Planning Analyst receives from applicant an application for Tentative Subdivision Map, along with any other applications required by City Planner’s Site Plan Review comments.
Day 1 to 3	2. Planning Analyst assigns project numbers to the applications, confirms that appropriate fees have been paid, and send all application materials received to City Planner .
Day 3 to 10	3. City Planner reviews applications for completeness. If application materials are missing, City Planner writes an incomplete letter listing materials still needed and emails the letter to the applicant. If the application is complete, City Planner writes a complete letter stating the date that the application is deemed complete. Letters are cc’d to Planning Analyst for filing.
Day 1 to 4 after application deemed complete	4. Planning Analyst sends tentative map and other application materials to the following with a request to review the proposed map and provide comments with 21 days: Public Works Director, City Engineer, City Surveyor , Kings County Planning (if in or near unincorporated area), Caltrans (if near freeway), SJVAPCD, PG&E, Comcast, and both school districts.

Day 12 to 25 after app. complete	5. Planning Analyst forwards letter responses received to City Planner as they are received.
As estimated and needed.	6. City Planner's CEQA team reviews CEQA documents received and prepares final version of CEQA document.
5 to 8 weeks after app. complete	7. City Planner analyzes application and prepares Planning Commission staff report, resolution, and exhibits.
When CEQA doc is ready	8. Planning Analyst prepares CEQA NOI/public hearing notice, which is reviewed and approved by City Planner .
When CEQA doc is ready	9. City Planner's CEQA team sends CEQA document to OPR, if required.
At least 30 days before PC hearing	10. Planning Analyst sends CEQA NOI/public hearing notice to newspaper, files with County Clerk, and mails to applicant and property owners within 300 feet of site.
At least 14 days before PC hearing	11. City Planner sends Planning Commission packet to Planning Analyst .
At least 13 days before PC hearing	12. Planning Analyst sends Planning Commission packet to City Attorney for review.
5 days before PC hearing	13. City Planner or Planning Analyst make final changes to Planning Commission packet.
At least 72 hours before PC hearing.	14. Planning Analyst posts agenda and Planning Commission packet, and sends to Planning Commission, City Planner, City Engineer, Public Works Director, and applicant .
At least 72 hours before PC hearing.	15. City Planner sends Planning Commission PowerPoint presentation to Planning Analyst .
On hearing day	16. City Planner presents at Planning Commission.
1 to 3 days after hearing	17. Planning Analyst gets resolution signed.
	<i>If the project does not require Council approval, then skip to Step 25.</i>
At least 15 days before CC hearing	18. City Planner sends City Council packet to Planning Analyst .
At least 14 days before CC hearing	19. Planning Analyst reviews City Council packet and send to City Clerk .
At least 10 days before CC hearing	20. City Clerk sends notice of Council hearing to newspaper, applicant, and property owners within 300 feet
At least 6 days before CC hearing	21. City Attorney and City Manager complete their review.
At least 72 hours before CC hearing	22. City Clerk posts agenda and Council packet and sends to applicant and all others that receive the Council packet.

At least 2 days before CC hearing	23. City Planner sends Council PowerPoint presentation to Planning Analyst and City Clerk .
On hearing day	24. City Planner presents at City Council.
	<i>If the project includes an ordinance change, repeat steps 19, 20, 22, and 23 for the 2nd reading of the ordinance change.</i>
No later than 1 day after hearing day	25. City Planner prepares Notice of Determination.
No later than 5 days after hearing day	26. Planning Analyst posts Notice of Determination with County Clerk.
No later than 10 days after hearing day	27. Planning Analyst sends signed approval resolutions to applicant with cover letter stating the tentative map expiration date.

Final Subdivision Map Steps

Day 0	1. Public Works Analyst receives from applicant an application for Final Subdivision Map, including deposit for review, Public Facility Maintenance District documents, and all survey calculations.
Day 1 to 3	2. Public Works Analyst reviews application for Final Subdivision Map and determines if it is complete.
Day 3 to 5	3. Public Works Analyst forwards complete application for Final Subdivision Map to City Engineer/City Surveyor for review.
	4. Public Works Analyst establishes a public hearing date for the PFMD and prepares the documents for formation, and prepares the Intention to Levy Assessments and Initiation of Proceedings resolutions
	5. Public Works Analyst sends the public notification to the newspaper 45 prior to the Public Hearing date unless a Waiver of Notice is signed by applicant.
Day 5 to 26	6. City Engineer/City Surveyor reviews completed application for Final Subdivision Map.
Day 26 to 28	7. City Engineer/City Surveyor returns Final Subdivision Map to Design Surveyor to make necessary revisions.
	8. Steps 6 and 7 in the process may take multiple iterations before Final Subdivision Map is ready for recording.
	9. Public Works Analyst prepares the staff report for the creation/restructure/annexation of the PFMD and the resolution Establishing the Formation and Confirming the Levy of Assessments for City Council.
	10. At the developer's request, Public Works Analyst prepares the Subdivision Agreement and determines necessary bonding for improvements. (Bonding

	values are based upon improvement costs determined from the improvement drawings. Developer can choose to bond for full improvements or only bond for non-constructed public improvements.)
	11. Public Works Analyst confirms that all required bonds, agreements, and notification documents, such as noise and odor easement, have been submitted.
	12. Once PFMD is created/restructured/annexed, the subdivision map is ready for recording (including all signatures and tax clearance), improvement drawings are approved, and the subdivision agreement has been executed by the developer, Public Works Analyst prepares the City Council packet and sends to City Clerk
	13. City Council approves Final Subdivision Map.
	14. Public Works Analyst prepares the final packet for recording and contacts the County Recorder to setup an appointment.
	15. Public Works Analyst takes the final packet for recording to the County Recorder and records the Final Subdivision Map.

Improvement Drawing Steps

Day 0	1. Public Works Analyst receives from applicant an application for Improvement Drawings, including deposit for review and all reports and calculations. (First application will not be accepted until first review of Final Subdivision Map is complete)
	2. Public Works Analyst reviews application for Improvement Drawings and determines if it is complete.
	3. Public Works Analyst forwards complete application for Improvement Drawings to City Engineer for review.
	4. City Engineer reviews completed application for Improvement Drawings.
	5. City Engineer returns Improvement Drawings to Design Engineer to make necessary revisions.
	6. Steps 4 and 5 in the process may take multiple iterations before Improvement Drawings are ready for approval.
	7. Upon completion of plan review for Improvement Drawings, City Engineer and Public Works Analyst evaluates Opinion of Probable Cost for improvements to determine bonding amounts for Subdivision Map and any reimbursements to developer.

City of Lemoore

Standard Statements for Maps and Documents

Required by the City of Lemoore

Subdivision Ordinance

Municipal Code Title 8, Chapter 7

Version 1

Effective Date: September 19, 2023

**Standard Statements for Maps and Documents
Required by the City of Lemoore
Subdivision Ordinance
Municipal Code Title 8, Chapter 7**

The following specific wording of statements have been determined by the City Engineer or City Surveyor and the Planning Director of the City of Lemoore for use on maps and applications, as required by the City of Lemoore Subdivision Ordinance (Municipal Code Title 8, Chapter 7).

NOTE:

The information shown (*in italics and within parentheses*) will vary with each map.

When Owner's Statement required by Section 8-7G-4A

Owner's Statement

(I/We) hereby state that (I/we) are the owners of and have the right, title and interest in and to the real property included within the subdivision boundary shown upon this map, and (am/ are) the only person(s) whose consent is necessary to pass clear title to said property, and (I/ we) consent to the making and filing of said map of the subdivision shown within the border lines, and hereby dedicate to the Lemoore public the following:

The real property described below is dedicated in fee for public purposes:

(insert a description of the dedicated property that is adequate to convey the property)

The real property described below is dedicated as an easement for public purposes:

(insert a description of the easement that is adequate to convey the dedicated property)

By: _____ Date: _____
(Owner's Name, Title)_

Notes for this certificate:

- If the property is held in a trust, this statement must be signed by the trustee(s) of the trust. Include the name of the trust and call out the individuals signing the statement as trustees.
- If the property is held by a corporation or LLC, call out the name of the corporation or LLC and the state of incorporation, and include the title(s) of the person(s) authorized to sign the map.
- Requires notary public certificate.

Trustee's Statement

_____, a _____ corporation, Trustee under a Deed of Trust recorded as Document No. _____, Official Records of Kings County, against the land herein shown, consents to the making and filing of this map.

In witness whereof, said corporation has caused its name to be affixed this _____ day of _____, 20__.

By: _____ By: _____
Title: _____ Title: _____

Notes for this certificate:

- Requires notary public certificate.

When Engineer's or Surveyor's Statement required by Section 8-7G-4B

Surveyor's or Engineer's Statement

This map was prepared by me or under my direction and is based upon a field survey in conformance with the requirements of the Subdivision Map Act and local ordinance at the request of *(name of person authorizing map)* on _____, 20____. I hereby state that this *(final/parcel)* map substantially conforms to the approved or conditionally approved tentative map, if any, and monuments shown hereon will be set upon completion of improvements, if applicable, or within one year from the date of filing on this map and that said monuments are or will be sufficient to enable the survey to be retraced.

_____ Date: _____
(Engineer's or Surveyor's Name)
(R.C.E. or L.S. No.) (seal)

When City Engineer's and City Surveyor's Statement required by Section 8-7G-4C

City Engineer's Statement

I do hereby state that I have examined this map and that the division is substantially the same as it appeared on the approved tentative map, if required, and any approved alterations thereof, and that all of the provisions of Sections 66425 through 66450 of the Government Code and of any local ordinances applicable at the time of approval of the tentative map, if any, have been complied with.

_____ Date: _____
Jeff Cowart, PE 41964
City Engineer, City of Lemoore
Kings County, California (seal)

City Surveyor's Statement

I do hereby state that I have examined this map and that I am satisfied that the map is technically correct.

_____ Date: _____
Antonio Westerlund, PLS 9399
City Surveyor, City of Lemoore
Kings County, California (seal)

When Tax Collector's Statement required by Section 8-7G-4D

Tax Collector's Statement

This is to certify that the provisions of Article 8 of Chapter 4 of Division 2 of the Government Code have been complied with regarding deposits.

James P. Erb, CPA
Director of Finance
County of Kings, State of California

By: _____ Date _____

When Approving Authority's Statement required by Section 8-7G-4E

Planning Commission Statement

I hereby certify that this map conforms to the tentative (*parcel/subdivision*) map approved by the City of Lemoore Planning Commission in accordance with requirements of law in a duly authorized meeting held the _____ day of _____ 20____.

Nathan Olson Date _____
Community Development Director
City of Lemoore, State of California

When City Clerk's Statement required by Section 8-7G-4F

City Clerk's Statement

This is to certify that at a regular meeting of the city council of the city of Lemoore, held on the _____ day of _____, 20___, an order was duly and regularly made and entered approving this map and accepting, subject to improvements, on behalf of the public, the streets and pedestrian and public utility easements as dedicated on this map.

Marisa Avalos, City Clerk Date _____
City of Lemoore, State of California

When Recorder's Certificate required by Section 8-7G-4G

Recorder's Certificate

Document No: _____ Fee paid: \$ _____

Filed this _____ day of _____, 20____, at _____, ____ m. in Book _____ of (Parcel Maps or Volume)(_____ of Licensed Survey Plats), at Page(s) _____, Kings County Records, at the request of (title company or company).

Kristine Lee, Kings County Recorder

By: _____

Deputy

When Owner of Interest Statement is required by Section 8-7G-4I

Signatures Omitted: In accordance with section 66436(a)(3)(A)i-viii) of the subdivision map act, signatures of parties owning the following interest, which cannot ripen into a fee, have been omitted:

1) (Abutter's rights of ingress and egress to or from the State of California have been relinquished per grant deed recorded December 31, 1966, as Instrument No. 1234567, Official Records of Kings County)

When Notary Acknowledgment is required by Section 8-7G-4J

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF _____

On _____ before me, _____,
a Notary Public, personally appeared _____,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s)
are/is subscribed to the within instrument and acknowledged to me that he/she/they
executed the same in his/her/their authorized capacity(ies), and that by his/her/their
signature(s) on the instrument, the persons, or the entity upon behalf of which the person(s)
acted, executed the instrument.

I certify under penalty of perjury under the laws of the State of California that the foregoing
paragraph is true and correct.

Witness my hand.

Signature: _____

Name: _____

Commission Number: _____ My commission expires: _____

County of _____

LOT LINE ADJUSTMENTS Article D

When Owner's Statement required by Section 8-7D-3A(7)

Owner's Statement

(I/We) hereby state that (I/we) are the owners of the real property shown on this map, and (am/ are) the only person(s) whose consent is necessary for making and filing this lot line adjustment and state that the information shown on this map is true and correct.

AS TO EXISTING PARCEL A

AS TO EXISTING PARCEL B

(Owner's Name)

Date

(Owner's Name)

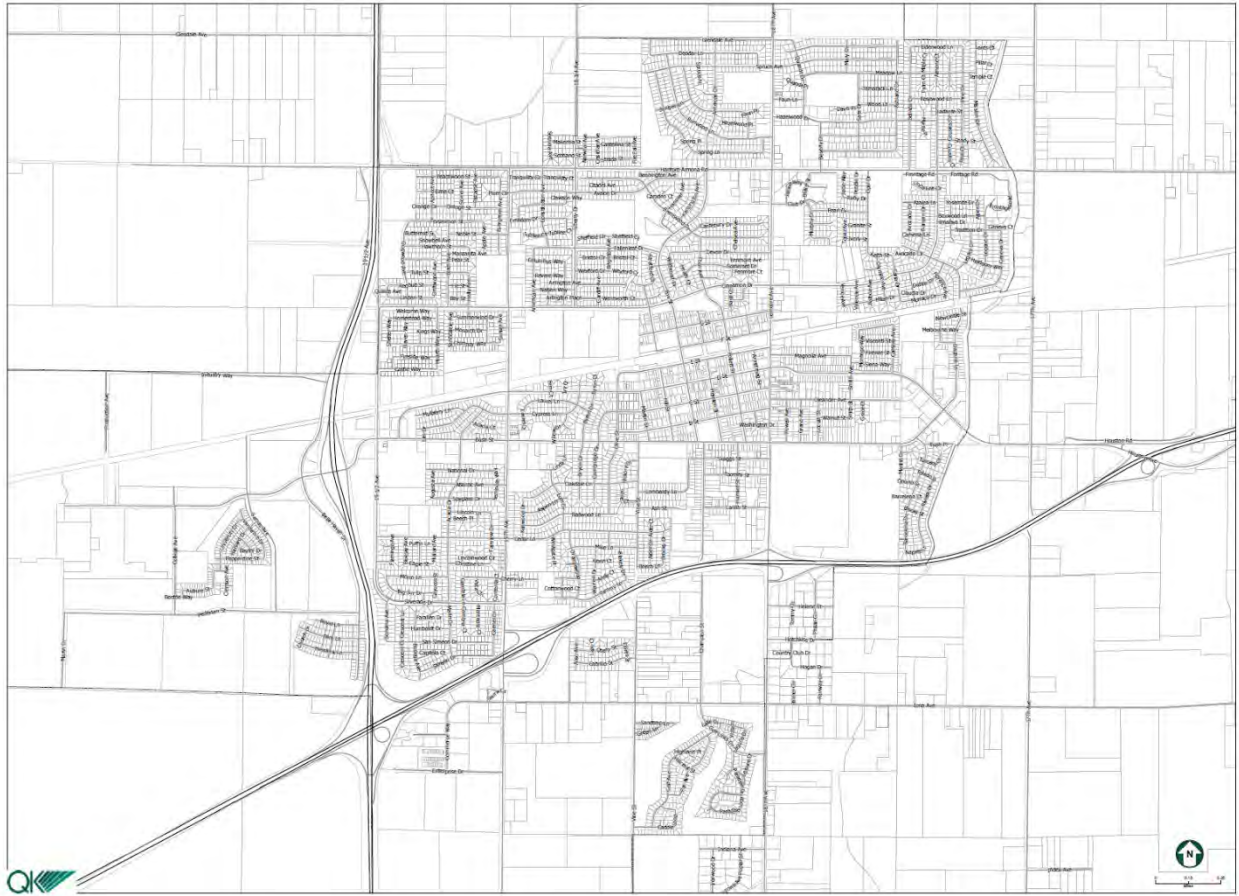
Date

Notes for this certificate:

- (1) If the property is held in a trust, this statement must be signed by the trustee(s) of the trust. Include the name of the trust and call out the individuals signing the statement as trustees.
- (2) If the property is held by a corporation or LLC, call out the name of the corporation or LLC and the state of incorporation, and include the title(s) of the person(s) authorized to sign the map.

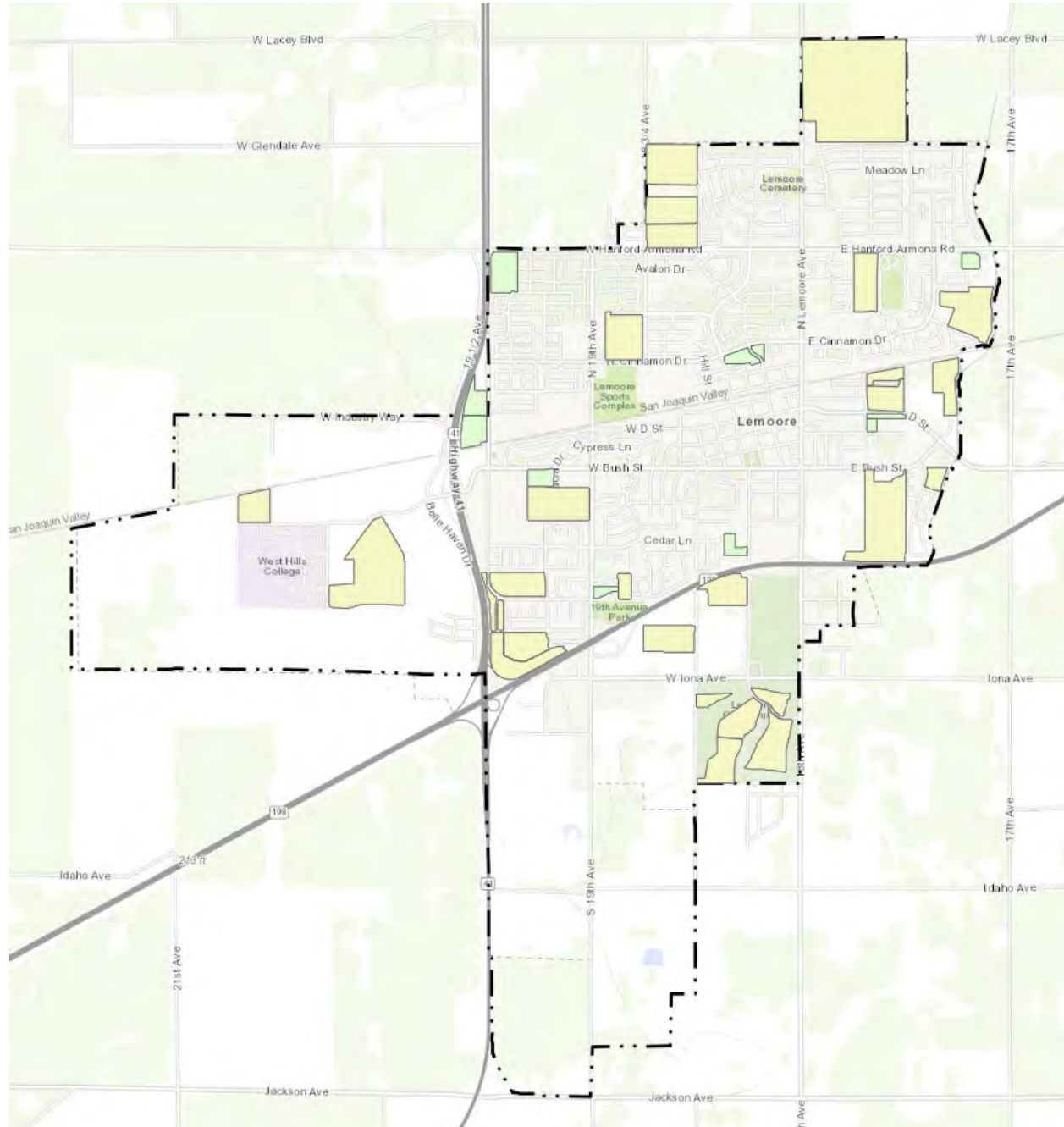
Update Streets map.

The GIS-based map was updated to include recently added streets.



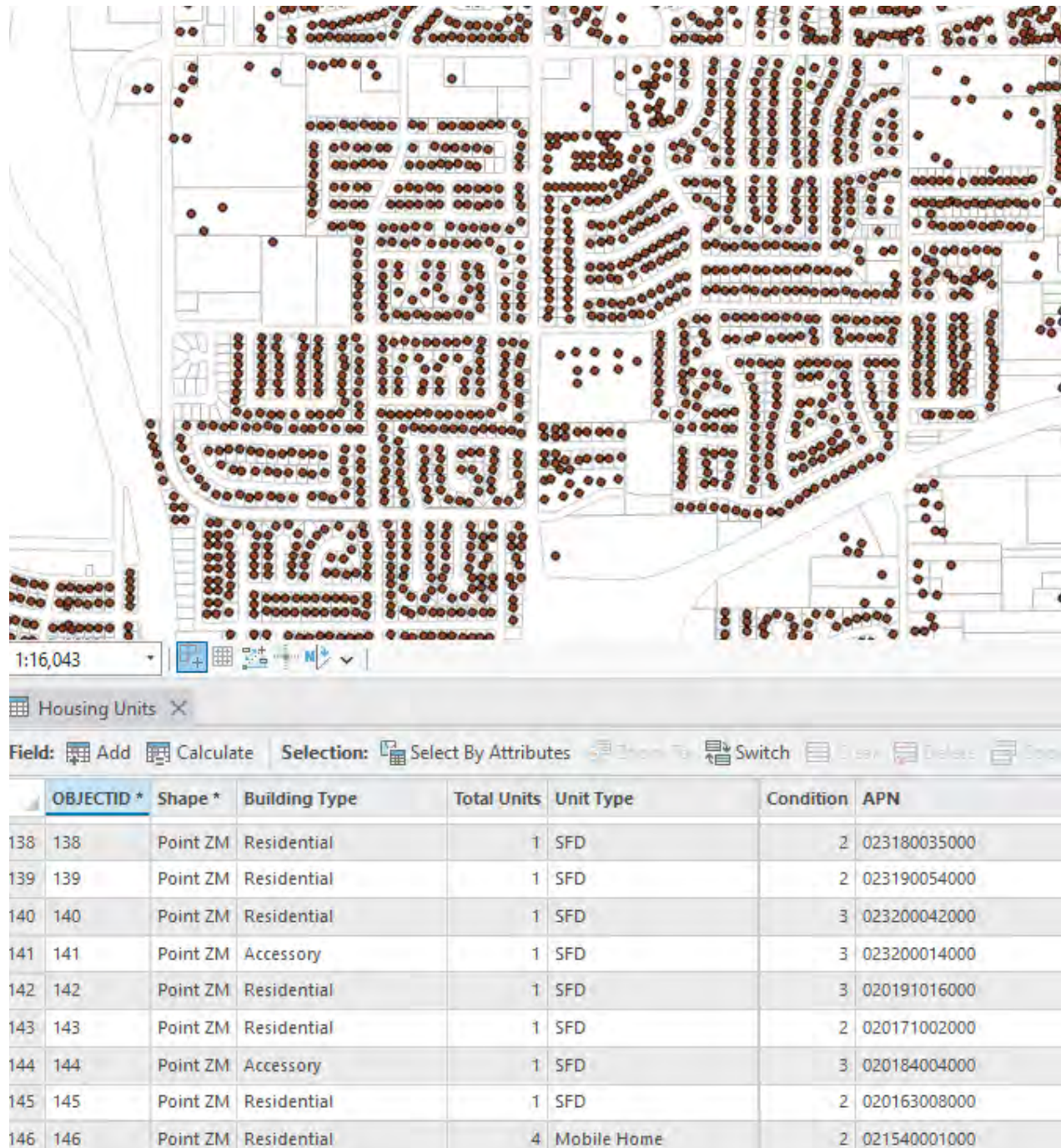
Data for Housing Database.

This GIS-based map was prepared to show recent housing developments with their construction status. Yellow areas represent new subdivisions and green areas represent new multi-family site plans.



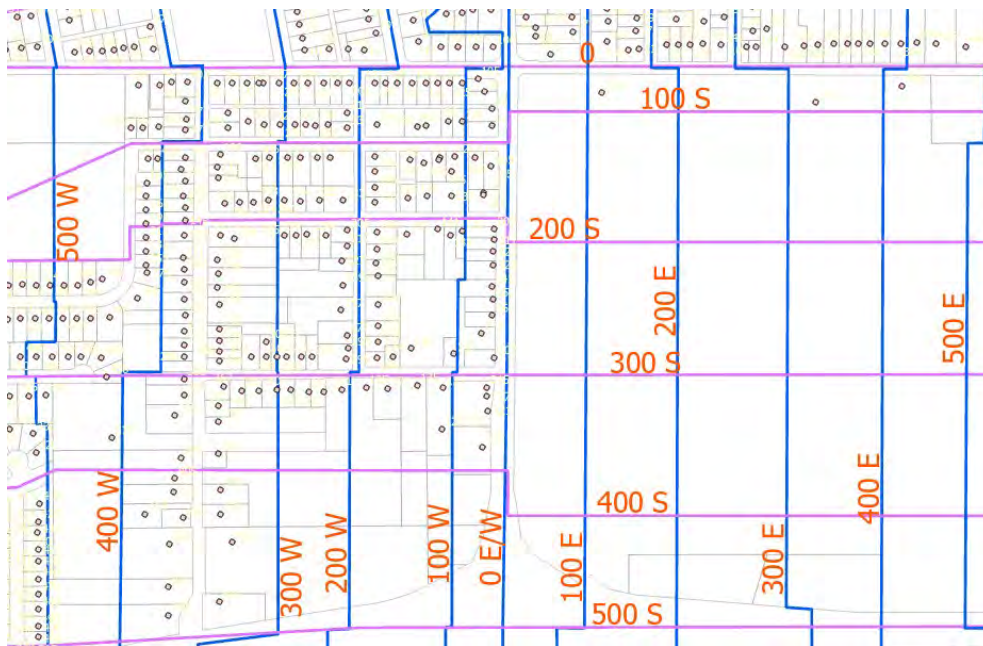
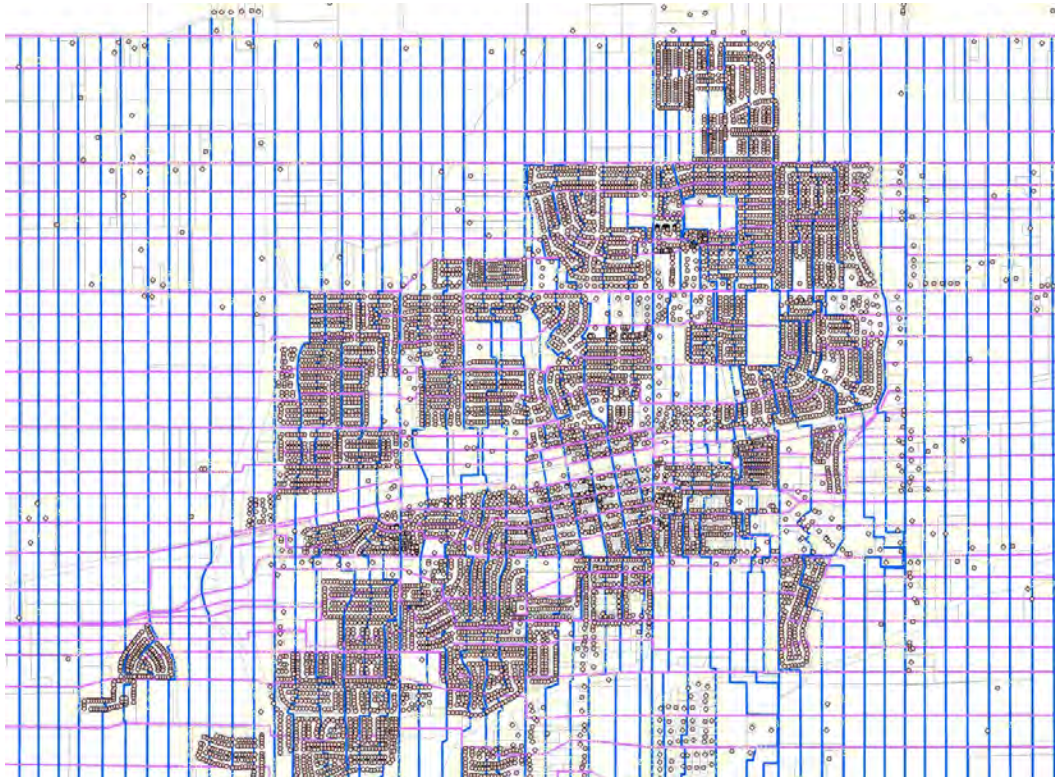
Address database.

A database of all addresses in the City of Lemoore and immediate surrounding area was prepared by combining multiple available sources. The database will be incorporated into the City's new permitting system to help improve processing timelines and efficiency. The database will be updated as new addresses are being assigned based on the new GIS-based address numbering grid map.



Address Numbering Grid map.

In the past new addresses have been issued by utilizing paper maps. A GIS-based address numbering grid map was created to divide the city area into 100-unit grids in accordance with the address numbering procedures in the City's Street Name and Numbering ordinance. This tool will allow addresses for new developments to be issued more quickly and accurately.



Ordinance No. 2023-06

ADOPTING ZONING MAP AMENDMENT NO. 2023-02, CHANGING A PORTION OF THE ZONING MAP FROM MIXED USE (MU) TO PROFESSIONAL OFFICE (PO) AND MEDIUM DENSITY RESIDENTIAL (RMD) LOCATED ON THE NORTH SIDE OF HANFORD-ARMONA ROAD EAST OF LEMOORE AVENUE IN THE CITY OF LEMOORE

https://codelibrary.amlegal.com/codes/lemooreca/latest/lemoore_ca/0-0-0-13087

Ordinance No. 2023-07

ADOPTING ZONING MAP AMENDMENT NO. 2023-03, CHANGING A PORTION OF THE ZONING MAP FROM MIXED USE (MU) TO NEIGHBORHOOD COMMERCIAL (NC) AND HIGH DENSITY RESIDENTIAL (RHD) LOCATED IN THE VICINITY OF LEMOORE AVENUE AND CINNAMON DRIVE IN THE CITY OF LEMOORE

https://codelibrary.amlegal.com/codes/lemooreca/latest/lemoore_ca/0-0-0-13137

Ordinance No. 2023-08

ADOPTING ZONING MAP AMENDMENT NO. 2023-04, CHANGING A PORTION OF THE ZONING MAP FROM MIXED USE (MU) TO PROFESSIONAL OFFICE (PO), NEIGHBORHOOD COMMERCIAL (NC), AND HIGH DENSITY RESIDENTIAL (RHD) LOCATED IN THE VICINITY OF BUSH AND D STREETS IN THE CITY OF LEMOORE

https://codelibrary.amlegal.com/codes/lemooreca/latest/lemoore_ca/0-0-0-13182

Ordinance No. 2023-09

ADOPTING ZONING MAP AMENDMENT NO. 2023-05, CHANGING A PORTION OF THE ZONING MAP FROM MIXED USE (MU) TO LOW DENSITY RESIDENTIAL (RLD), MEDIUM DENSITY RESIDENTIAL (RMD), AND COMMUNITY FACILITIES (CF) LOCATED IN THE VICINITY NORTH OF COLLEGE AVENUE IN THE CITY OF LEMOORE

https://codelibrary.amlegal.com/codes/lemooreca/latest/lemoore_ca/0-0-0-13233

Ordinance No. 2023-10

ADOPTING ZONING TEXT AMENDMENT NO. 2023-01, MODIFYING SECTIONS 9-2A-7-1 "PLANNING PERMIT AND ENTITLEMENTS AND REVIEW AND APPEAL AUTHORITY", 9-2B-12 "MINOR SITE PLAN AND ARCHITECTURAL REVIEW", 9-2B-15 "MAJOR SITE PLAN AND ARCHITECTURAL REVIEW", 9-4A-5 "DESCRIPTION OF LAND USES", 9-4B-2 "ALLOWED USES AND REQUIRED ENTITLEMENTS FOR BASE ZONING DISTRICTS", 9-4D-12 "ACCESSORY DWELLING UNITS", 9-5A-4A "DEVELOPMENT STANDARDS FOR RESIDENTIAL ZONING DISTRICTS", AND 9-5C-3 "DESIGN STANDARDS FOR RESIDENTIAL PROJECTS" OF THE CITY ZONING ORDINANCE IN A WAY THAT WILL ENCOURAGE MORE HOUSING DEVELOPMENT IN LEMOORE

https://codelibrary.amlegal.com/codes/lemooreca/latest/lemoore_ca/0-0-0-13284

Ordinance No. 2023-11

ADOPTING ORDINANCE TEXT AMENDMENT NO. 2023-02, MODIFYING SECTIONS OF TITLE 8 "BUILDING AND DEVELOPMENT REGULATIONS", CHAPTER 7 "LAND DIVISION" OF THE CITY SUBDIVISION ORDINANCE, IN A WAY THAT WILL ENCOURAGE MORE HOUSING DEVELOPMENT IN THE CITY OF LEMOORE

https://codelibrary.amlegal.com/codes/lemooreca/latest/lemoore_ca/0-0-0-13331



SB2 PLANNING GRANTS PROGRAM

Request for Reimbursement of Funds (RRF)

Grantee: City of Lemoore Contract No.: 19-PGP-13452
 Contract Execution Date: 2/7/2020 Contract Expiration Date: 12/31/22
 Contact Name: Kristie Baley Title: Management Analyst
 Phone Number: (559) 924-6744, ext. 740 E-mail: kbaley@lemoore.com

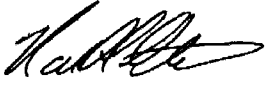
Send Payment To: (Address MUST match the address on the Government Agency Taxpayer ID Form submitted to the Department)

Street Address: 711 W. Cinnamon Drive
 City/State/Zip: Lemoore, CA 93245
 Attention: Marisa Avalos Title: City Clerk

Cash Request Number (1) Final Request (Check only if last request)

Total Grant Amount	Total Requested to Date	Amount Requested	Balance
\$ 160,000.00	\$ 0.00	\$ 48,591.10	\$ 111,408.90

Grantee Certification: As a representative of the entity, I certify, to the best of my knowledge that this report is true in all respects, the reported amounts agree or will agree with the official accounting records, and all disbursements will be or have been made for the purposes and conditions as detailed in the Standard Agreement of this grant. **Note:** Reimbursement requests must be signed by the authorized representative as designated in the signed resolution, or if a designee, the designee must be on file with the Department.

Name: Nathan Olson Title: City Manager
 (Please print) (Please print)
 Signature:  Date: 9/21/2023

For HCD Use Only	
Program Rep.: _____	Manager: _____
Approval Date: _____	Approval Date: _____
Approved Disbursement Amount: \$ _____	



SB2 PLANNING GRANTS PROGRAM

Request for Reimbursement of Funds (RRF)

Grantee: City of Lemoore Contract No.: 19-PGP-13452
 Contract Execution Date: 2/7/2020 Contract Expiration Date: 12/31/22
 Contact Name: Kristie Baley Title: Management Analyst
 Phone Number: (559) 924-6744, ext. 740 E-mail: kbaley@lemoore.com

Send Payment To: (Address MUST match the address on the Government Agency Taxpayer ID Form submitted to the Department)

Street Address: 711 W. Cinnamon Drive
 City/State/Zip: Lemoore, CA 93245
 Attention: Marisa Avalos Title: City Clerk

Cash Request Number (2) Final Request (Check only if last request)

Total Grant Amount	Total Requested to Date	Amount Requested	Balance
\$ 160,000.00	\$ 48,591.10	\$ 36,245.32 \$36,247.32	\$ 75,163.58 \$75,161.58

Grantee Certification: As a representative of the entity, I certify, to the best of my knowledge that this report is true in all respects, the reported amounts agree or will agree with the official accounting records, and all disbursements will be or have been made for the purposes and conditions as detailed in the Standard Agreement of this grant. **Note:** Reimbursement requests must be signed by the authorized representative as designated in the signed resolution, or if a designee, the designee must be on file with the Department.

Name: Nathan Olson Title: City Manager
 (Please print) (Please print)

Signature:  Date: 9/21/2023

For HCD Use Only	
Program Rep.: _____	Manager: _____
Approval Date: _____	Approval Date: _____
Approved Disbursement Amount: \$ _____	



SB2 PLANNING GRANTS PROGRAM

Request for Reimbursement of Funds (RRF)

Grantee: City of Lemoore Contract No.: 19-PGP-13452
 Contract Execution Date: 2/7/2020 Contract Expiration Date: 12/31/22
 Contact Name: Kristie Baley Title: Management Analyst
 Phone Number: (559) 924-6744, ext. 740 E-mail: kbaley@lemoore.com

Send Payment To: (Address MUST match the address on the Government Agency Taxpayer ID Form submitted to the Department)

Street Address: 711 W. Cinnamon Drive
 City/State/Zip: Lemoore, CA 93245
 Attention: Marisa Avalos Title: City Clerk

Cash Request Number (3) Final Request (Check only if last request)

Total Grant Amount	Total Requested to Date	Amount Requested	Balance
\$ 160,000.00	\$ 84,838.42	\$ 27,236.50	\$ 47,925.08

Grantee Certification: As a representative of the entity, I certify, to the best of my knowledge that this report is true in all respects, the reported amounts agree or will agree with the official accounting records, and all disbursements will be or have been made for the purposes and conditions as detailed in the Standard Agreement of this grant. **Note:** Reimbursement requests must be signed by the authorized representative as designated in the signed resolution, or if a designee, the designee must be on file with the Department.

Name: Nathan Olson Title: City Manager
 (Please print) (Please print)

Signature:  Date: 9/28/2023

For HCD Use Only	
Program Rep.: _____	Manager: _____
Approval Date: _____	Approval Date: _____
Approved Disbursement Amount: \$ _____	



SB2 PLANNING GRANTS PROGRAM (PGP)

Request for Funds (RFF)

Grantee: _____ Contract No.: _____

Contract Execution Date: _____ Contract Expiration Date: _____

Contact Name: _____ Title: _____

Phone Number: _____ E-mail: _____

Send Payment To: (Address MUST match the address on the Government Agency Taxpayer ID Form submitted to the Department)

Street Address: _____

City/State/Zip: _____

Attention: _____ Position Title: _____

Cash Request Number: _____ Request Type: Advance

Final Request (Check only if last request) Reimbursement

Total Grant Amount	Total Requested to Date	Amount Requested	Balance
\$	\$	\$	\$

Grantee Certification: As a representative of the entity, I certify, to the best of my knowledge, that this report is true in all respects, the reported amounts agree with the official accounting records, and all disbursements will be or have been made for the purposes and conditions as detailed in the Standard Agreement of this grant.

Note: Funds request must be signed by the authorized representative as designated in the signed resolution, or if a designee, the designee must be on file with the Department.

Name: _____
(Please print)

Title: _____
(Please print)

Signature: _____
[Handwritten Signature]

Date: _____

For HCD Use Only	
Program Rep.: _____	Manager: _____
Approval Date: _____	Approval Date: _____
Approved Disbursement Amount: \$ _____	

STATE OF CALIFORNIA - DEPARTMENT OF GENERAL SERVICES

STANDARD AGREEMENT

STD 213 (Rev. 03/2019)

AGREEMENT NUMBER

19-PGP-13452

PURCHASING AUTHORITY NUMBER (if applicable)

1. This Agreement is entered into between the Contracting Agency and the Contractor named below:

CONTRACTING AGENCY NAME

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

CONTRACTOR'S NAME

City of Lemoore

2. The term of this Agreement is:

START DATE

Upon HCD Approval

THROUGH END DATE

12/31/2022

3. The maximum amount of this Agreement is:

\$160,000.00

4. The parties agree to comply with the terms and conditions of the following exhibits, which are by this reference made a part of the Agreement.

EXHIBITS	TITLE	PAGES
Exhibit A	Authority, Purpose and Scope of Work	2
Exhibit B	Budget Detail and Payment Provisions	5
Exhibit C*	State of California General Terms and Conditions	GTC - 04/2017
Exhibit D	PGP Terms and Conditions	8
Exhibit E	Special Conditions	0
TOTAL NUMBER OF PAGES ATTACHED		15

Items shown with an asterisk (*), are hereby incorporated by reference and made part of this agreement as if attached hereto. These documents can be viewed at <https://www.dgs.ca.gov/OLS/Resources>

IN WITNESS WHEREOF, THIS AGREEMENT HAS BEEN EXECUTED BY THE PARTIES HERETO.

CONTRACTOR

CONTRACTOR NAME (if other than an individual, state whether a corporation, partnership, etc.)

City of Lemoore

CONTRACTOR BUSINESS ADDRESS

711 W Cinnamon Drive

CITY

Lemoore

STATE

CA

ZIP

93245

PRINTED NAME OF PERSON SIGNING

Nathan Olson

CONTRACTOR AUTHORIZED SIGNATURE

[Signature]

TITLE

City Manager

DATE SIGNED

1/28/2020

STATE OF CALIFORNIA

CONTRACTING AGENCY NAME

Department of Housing and Community Development

CONTRACTING AGENCY ADDRESS

2020 W. El Camino Ave., Suite 130

CITY

Sacramento

STATE

CA

ZIP

95833

PRINTED NAME OF PERSON SIGNING

Synthia Rhinehart

CONTRACTING AGENCY AUTHORIZED SIGNATURE

TITLE

Contracts Manager,
Business & Contract Services Branch

DATE SIGNED

California Department of General Services Approval (or exemption, if applicable)

Exempt per; SCM Vol. 1 4.04.A.3 (DGS memo dated 6/12/1981)

SB 2 Planning Grants Application

F. Project Timeline and Budget

Project Goal(s)		Update the Zoning Ordinance, Subdivision Ordinance, and Improvement Standards					
Objective	Responsible Party	Est. Cost	Begin	End	Deliverable	*PPA	Notes
1. Update residential sections of the Zoning Ord. GP & Zoning Maps	Applicant					No	Zoning Ordinance, General Plan & Zoning Maps
--- State law research, analyze issues and options	Applicant	12000	12/1/19	2/15/20	Written summary of State law requirements, opportunities, sites	No	
--- Prepare Initial Strategies	Applicant	\$ 15,000	2/16/20	3/31/20	List of codes to revise and sites to rezone to higher density	No	
--- Planning Commission Study Sessions	Applicant	\$15,000	4/1/20	5/31/20	Review Strategies with PC and get public input	No	
--- Prepare Draft Ordinance and Map changes and CEQA doc	Applicant	\$ 54,000	6/1/20	8/31/20	Prepare Code changes, GPAs, and map changes	No	
- Planning Commission and City Council Hearings	Applicant	9000	9/1/20	11/30/20	Public Hearings at Planning Commission and City Council	No	
	Other					N/A	
2. Update Subdivision Ordinance & Subdivision approval processes	Applicant					Yes	
--- State law research, analyze issues and options	Applicant	10000	1/1/20	3/31/20	Written summary of State law requirements, opportunities	Yes	New sub. ord., written processes, and forms to expedite approvals
--- Prepare Draft Ordinance	Applicant	20000	4/1/20	8/31/20	Prepare Code changes, written processes, standard agreements	Yes	
--- Planning Commission and City Council Hearings	Applicant	5000	9/1/20	11/30/20	Public Hearings at Planning Commission and City Council	Yes	
	Other					N/A	
3. Housing Database	Applicant	\$ 20,000	2/1/20	12/1/20	Database in GIS and Excel formats	Yes	
	Other					N/A	
	Total Est. Cost \$	160000					

*Priority Policy Area (PPA)



SB2 PLANNING GRANTS PROGRAM (PGP)

Request for Funds (RFF)

Grantee: _____ Contract No.: _____

Contract Execution Date: _____ Contract Expiration Date: _____

Contact Name: _____ Title: _____

Phone Number: _____ E-mail: _____

Send Payment To: (Address MUST match the address on the Government Agency Taxpayer ID Form submitted to the Department)

Street Address: _____

City/State/Zip: _____

Attention: _____ Position Title: _____

Cash Request Number: _____ Request Type: Advance

Final Request (Check only if last request) Reimbursement

Total Grant Amount	Total Requested to Date	Amount Requested	Balance
\$ _____	\$ _____	\$ _____	\$ _____

Grantee Certification: As a representative of the entity, I certify, to the best of my knowledge, that this report is true in all respects, the reported amounts agree with the official accounting records, and all disbursements will be or have been made for the purposes and conditions as detailed in the Standard Agreement of this grant.

Note: Funds request must be signed by the authorized representative as designated in the signed resolution, or if a designee, the designee must be on file with the Department.

Name: _____

(Please print)

Title: _____

(Please print)

Signature: _____

Date: _____

For HCD Use Only

Program Rep.: _____

Manager: _____

Approval Date: _____

Approval Date: _____

Approved Disbursement Amount: \$ _____

SB 2 Planning Grants Application

F. Project Timeline and Budget

Project Goal(s)		Update the Zoning Ordinance, Subdivision Ordinance, and Improvement Standards						
Objective	Responsible Party	Est. Cost	Begin	End	Deliverable	*PPA	Notes	
1. Update residential sections of the Zoning Ord. GP & Zoning Maps	Applicant			Objective 1 12/31/2023		No	Zoning Ordinance, General Plan & Zoning Maps	
— State law research, analyze issues and options	Applicant	\$ 7,500	12000	12/1/19	2/15/20	No	Written summary of State law requirements, opportunities, sites	
— Prepare Initial Strategies	Applicant	\$ 10,000	\$15,000	2/16/20	3/31/20	No	List of codes to revise and sites to rezone to higher density	
— Planning Commission Study Sessions	Applicant	\$ 5,000	\$15,000	4/1/20	5/31/20	No	Review Strategies with PC and get public input	
— Prepare Draft Ordinance and Map changes and CEQA doc	Applicant	\$ 41,700	\$54,000	6/1/20	8/31/20	No	Prepare Code changes, GPAs, and map changes	
— Planning Commission and City Council Hearings, to include Noticing and Codification	Applicant	\$ 5,000	9000	9/1/20	11/30/20	No	Public Hearings at Planning Commission and City Council	
	Other					N/A		
2. Update Subdivision Ordinance & Subdivision approval processes	Applicant			Objective 2 12/31/2023		Yes		
— State law research, analyze issues and options	Applicant	\$10,000	10000	1/1/20	3/31/20	Yes	New sub. ord., written processes, and forms to expedite approvals	
— Prepare Draft Ordinance	Applicant	\$18,800	20000	4/1/20	8/31/20	Yes	Prepare Code changes, written processes, standard agreements	
— Planning Commission and City Council Hearings, to include Noticing and Codification	Applicant	\$2,000	5000	9/1/20	11/30/20	Yes	Public Hearings at Planning Commission and City Council	
	Other					N/A		
3. Housing Database to include: Data for Permitting Program Implementation, Address Database & Housing Unit Tracking	Applicant	\$ 37,000	\$2,000	2/1/20	12/1/20	N/A	Database in GIS and Excel formats	
							Database in GIS and Excel Formats	
4. Development Impact Fee Study	Other	\$ 15,000		7/1/23	12/31/23	N/A	Draft Study	
5. Housing Element		\$ 8,000		7/1/23	12/31/23		Draft Multijurisdictional Housing Element	
Total Est. Cost \$		160000						

*Priority Policy Area (PPA)

Estimated Total Cost \$160,000

* Please note final invoicing per the standard agreement

Approved
11/10/2023
CA-HCD SB 2023



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

Staff Report

Item No: 6-4

To: Lemoore City Council

From: Kevin Northcraft, Interim City Manager

Date: April 4, 2024

Meeting Date: April 16, 2024

Subject: Employee Recognition Programs

Strategic Initiative:

- | | |
|---|--|
| <input type="checkbox"/> Safe & Vibrant Community | <input type="checkbox"/> Growing & Dynamic Economy |
| <input checked="" type="checkbox"/> Fiscally Sound Government | <input checked="" type="checkbox"/> Operational Excellence |
| <input checked="" type="checkbox"/> Community & Neighborhood Livability | <input type="checkbox"/> Not Applicable |

Proposed Motion:

Motion to approve an Employee Recognition Program.

Subject/Discussion:

Employee recognition programs are very common in organizations to recognize longevity and outstanding service, and the City Council regularly thanks employees for their efforts at council meetings. Unfortunately, the past formal recognition programs were suspended, probably due to budget constraints, though these are not expensive programs.

Especially now, as we have asked our employees to increase their productivity, stretch their duties to cover vacant positions, and work with less supervision due to supervisor shortages, it is entirely appropriate to reinstitute recognition to our deserving employees. Programs suggested are recognition at Council meetings of long tenured retiring employees, annual longevity awards, and employee of the quarter and year awards. An annual event to recognize awardees is envisioned.

Financial Consideration (s):

The cost for this program can be absorbed in the existing budget and budgeted for next fiscal year.

Alternatives or Pros/Cons:

N/A.

Commission/Board Recommendation:

N/A.

Staff Recommendation:

Staff recommends approval of an Employee Recognition Program.

Attachments:

- Resolution:
 - Ordinance:
 - Map
 - Contract
 - Other
- List:

Review:

- Asst. City Manager
- City Attorney
- City Clerk
- City Manager
- Finance

Date:

04/11/24
04/11/24
04/10/24



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

Staff Report

Item No: 6-5

To: Lemoore City Council

From: Kevin Northcraft, Interim City Manager

Date: April 4, 2024

Meeting Date: April 16, 2024

Subject: Alternative Work Schedules

Strategic Initiative:

- | | |
|---|--|
| <input type="checkbox"/> Safe & Vibrant Community | <input type="checkbox"/> Growing & Dynamic Economy |
| <input checked="" type="checkbox"/> Fiscally Sound Government | <input checked="" type="checkbox"/> Operational Excellence |
| <input checked="" type="checkbox"/> Community & Neighborhood Livability | <input type="checkbox"/> Not Applicable |

Proposed Motion:

Approval of the continuation of the alternative work schedule (Monday-Thursday, 7:00 AM-5:30 PM) for designated City employees.

Subject/Discussion:

On October 16, 2023, an alternative work schedule was implemented for designated City employees. A survey was conducted prior to implementing the alternative work schedule seeking input from employees on the shifts they preferred to work.

Staff recently conducted another survey as the end date of the trial period has arrived, seeking employee feedback regarding the effects of the schedule on the employees, as well as feedback received from the public.

Overall, nearly unanimous positive responses were received from employees. The presentation will outline the survey and survey results.

Financial Consideration (s):

During the trial period (October-March) the total savings was 33% for gas usage and 11% for electricity usage for the Cinnamon Municipal Complex (711 W. Cinnamon Drive). Substantial savings in commuting costs for employees.

Alternatives or Pros/Cons:

Pros:

- The alternative work schedule is a zero-cost benefit for employees. With competitiveness of compensation a challenge and a bleak outlook for cost-of-living adjustments this year, the employee favorable work schedule is an important fringe benefit and a factor in employee retention.
- The office is currently open an additional 7.5 hours per week to the public than the prior work schedule.

Cons:

- Citizens desiring to do business on Fridays are unable to do so.

Alternatives:

- Staff considered staggering shifts to be open on Fridays, but the loss of productivity by having employees not available at the same time was deemed too disruptive. A 9/80 schedule for other variations lose some of the value of the 4/10 schedule.

Commission/Board Recommendation:

N/A.

Staff Recommendation:

Based on the survey results and the positive benefits, staff recommends continuation of the alternative work schedule (Monday-Thursday, 7:00 AM-5:30 PM) for designated City employees.

Attachments:

- Resolution:
- Ordinance:
- Map
- Contract
- Other
- List:

Review:

- Asst. City Manager
- City Attorney
- City Clerk
- City Manager
- Finance

Date:

- 04/11/24
- 04/11/24
- 04/10/24



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

Staff Report

Item No: 6-6

To: Lemoore City Council
From: Kevin Northcraft, Interim City Manager
Date: April 8, 2024 Meeting Date: April 16, 2024
Subject: Revised Salary Range for the Position of City Manager

Strategic Initiative:

<input type="checkbox"/> Safe & Vibrant Community	<input type="checkbox"/> Growing & Dynamic Economy
<input checked="" type="checkbox"/> Fiscally Sound Government	<input checked="" type="checkbox"/> Operational Excellence
<input checked="" type="checkbox"/> Community & Neighborhood Livability	<input type="checkbox"/> Not Applicable

Proposed Motion:

To approve a revised salary range for the position of City Manager and authorize staff to update the salary schedule to reflect the approved changes.

Subject/Discussion:

On March 11, 2024, staff opened a continuous recruitment for a City Manager. At the time of posting, the recruitment brochure indicated that the City Manager salary was under review.

City staff has reviewed salary ranges from surrounding agencies, as well as agencies of similar size, and has found the top end of salaries range from \$166,404 up to \$233,244, with the average top end of salary being \$201,413. The City of Lemoore’s currently City Manager salary is \$133,992 to \$171,000, falling well below the average.

It is recommended that the City Manager salary for the City of Lemoore to be revised to \$157,802 to \$201,400, to ensure a successful, competitive recruitment. While it is an increase to the budget, it is my strong feeling that a good City Manager, who will oversee the City’s \$40+ Million in annual expenditures will be well worth the additional expenditure.

Financial Consideration (s):

Any increase to the City Manager salary is funded by the General Fund.

Alternatives or Pros/Cons:

Pros:

- The City Manager salary will be competitive with surrounding agencies, and agencies of similar size, which is beneficial in recruiting qualified candidates.

Cons:

- Increases in the City Managers salary could impact the General Fund, though other funds contribute to the compensation for the City Manager.

Commission/Board Recommendation:

N/A

Staff Recommendation:

Staff recommends approval a revised salary for the position of City Manager and authorize staff to update the salary schedule to reflect the approved changes.

Attachments:

- Resolution:
- Ordinance:
- Map
- Contract
- Other

List:

Review:

- Asst. City Manager
- City Attorney
- City Clerk
- City Manager
- Finance

Date:

04/11/24
04/11/24
04/10/24



711 West Cinnamon Drive • Lemoore, California 93245 • (559) 924-6744

Staff Report

To: Lemoore City Council
From: Christal Schisler, Deputy City Clerk
Date: April 11, 2024 **Meeting Date:** April 16, 2024
Subject: Activity Update

Strategic Initiative:	<input type="checkbox"/> Safe & Vibrant Community	<input type="checkbox"/> Growing & Dynamic Economy
	<input checked="" type="checkbox"/> Fiscally Sound Government	<input type="checkbox"/> Operational Excellence
	<input type="checkbox"/> Community & Neighborhood Livability	<input type="checkbox"/> Not Applicable

Reports

➤ Warrant Register – FY 23/24

April 08, 2024

City of Lemoore



ACCOUNTS PAYABLE EDIT

Detail Invoice List

Warrant Register 04-08-2024

CHECK RUN: JV040424 04/08/2024
 DUE DATE: 04/08/2024

CASH ACCOUNT: 9999-000-0000-00000-100100				A/P Cash					
VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
6724	84 RECYCLING	0001		INV	04/04/2024	016815			
	ACCOUNT DETAIL					LINE AMOUNT			
	1	5200-880-0000-00000-530100			Prof Cont		131.00		
							131.00		
							CHECK TOTAL		131.00
7072	A & M CONSULTING ENGI	0000	676	INV	04/04/2024	INV17432021			
	ACCOUNT DETAIL					LINE AMOUNT			
	1	2000-850-0000-20001-530100			Prof Cont		10,255.80		
	2	2000-850-0000-21003-530100			Prof Cont		23,930.20		
							34,186.00		
							CHECK TOTAL		34,186.00
7072	A & M CONSULTING ENGI	0000	676	INV	04/04/2024	INV16992021			
	ACCOUNT DETAIL					LINE AMOUNT			
	1	2000-850-0000-20001-530100			Prof Cont		966.00		
	2	2000-850-0000-21003-530100			Prof Cont		2,254.00		
							3,220.00		
							CHECK TOTAL		37,406.00
6153	AEGIS GROUNDWATER CON	0000	650	INV	04/04/2024	727			
	ACCOUNT DETAIL					LINE AMOUNT			
	1	5000-870-0000-21005-530100			Prof Cont		6,442.50		
							6,442.50		
							CHECK TOTAL		6,442.50
7384	ALEXANDER AVILA	0000		INV	04/04/2024	040124			
	ACCOUNT DETAIL					LINE AMOUNT			
	1	1000-855-0000-00000-530100			Prof Cont		225.00		
							225.00		
							CHECK TOTAL		225.00
7393	ANGEL PICENO	0000		INV	04/04/2024	040124			
	ACCOUNT DETAIL					LINE AMOUNT			
	1	1000-855-0000-00000-530100			Prof Cont		300.00		
							300.00		
							CHECK TOTAL		300.00

Report generated: 04/08/2024 09:36:47
 User: Josalynn Valdez (jvaldez)
 Program ID: apwarrnt

City of Lemoore



ACCOUNTS PAYABLE EDIT

Detail Invoice List

CHECK RUN: JV040424 04/08/2024
 DUE DATE: 04/08/2024

CASH ACCOUNT: 9999-000-0000-00000-100100			A/P Cash						
VENDOR	REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK	
3010	THE ANIMAL HOUSE	0001	INV	04/04/2024	8376				
	ACCOUNT DETAIL				LINE AMOUNT				
	1	1000-830-0000-00000-520100		Supplies		107.14			
						CHECK TOTAL		107.14	
7621	ARTIC AIR	0000	INV	04/04/2024	032624				
	ACCOUNT DETAIL				LINE AMOUNT				
	1	1000-000-0000-00000-410300		Bld Per		220.00			
						CHECK TOTAL		220.00	
5516	AT&T	0000	INV	04/04/2024	000021428050				
	ACCOUNT DETAIL				LINE AMOUNT				
	1	1000-865-0000-00000-510130		Utilities		31.07			
						CHECK TOTAL		31.07	
5516	AT&T	0000	INV	04/04/2024	000021428134				
	ACCOUNT DETAIL				LINE AMOUNT				
	1	5100-885-0000-00000-510130		Utilities		29.02			
						CHECK TOTAL		29.02	
7624	AUDREY KING	0000	INV	04/04/2024	040124				
	ACCOUNT DETAIL				LINE AMOUNT				
	1	1000-000-0000-00000-202100		Cust Dep		250.00			
						CHECK TOTAL		250.00	
1908	BATTERY SYSTEMS, INC.	0000	INV	03/26/2024	36562403200847				
	ACCOUNT DETAIL				LINE AMOUNT				
	1	6000-890-0000-00000-520100		Supplies		302.98			
						CHECK TOTAL		302.98	
1908	BATTERY SYSTEMS, INC.	0000	INV	03/26/2024	36562402210905				
	ACCOUNT DETAIL				LINE AMOUNT				
	1	6000-890-0000-00000-520100		Supplies		128.94			
						CHECK TOTAL		128.94	

Report generated: 04/08/2024 09:36:47
 User: Josalynn Valdez (jvaldez)
 Program ID: apwarrrt

City of Lemoore



ACCOUNTS PAYABLE EDIT

Detail Invoice List

CHECK RUN: JV040424 04/08/2024
 DUE DATE: 04/08/2024

CASH ACCOUNT: 9999-000-0000-00000-100100			A/P Cash						
VENDOR	REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK	
1908 BATTERY SYSTEMS, INC.	0000		CRM	03/26/2024	36562402120841				
ACCOUNT DETAIL						LINE AMOUNT			
1 6000-890-0000-00000-520100				Supplies		-303.80			
						CHECK TOTAL		128.12	
7381 BRAYDEN DOLAN	0000		INV	04/04/2024	040124				
ACCOUNT DETAIL						LINE AMOUNT			
1 1000-855-0000-00000-530100				Prof Cont		175.00			
						CHECK TOTAL		175.00	
2574 CHASE ELLSWORTH	0000		INV	04/04/2024	040224				
ACCOUNT DETAIL						LINE AMOUNT			
1 1000-830-0000-00000-510150				Training		56.00			
						CHECK TOTAL		56.00	
2876 CITY OF FRESNO POLICE	0000	679	INV	04/04/2024	20005432				
ACCOUNT DETAIL						LINE AMOUNT			
1 1000-830-0000-00000-510150				Training		593.00			
						CHECK TOTAL		593.00	
5289 CUMMINS SALES AND SER	0000	628	INV	04/04/2024	Y4-6304				
ACCOUNT DETAIL						LINE AMOUNT			
1 6000-890-0000-00000-520100				Supplies		1,356.14			
						CHECK TOTAL		1,356.14	
7409 DAMIEN NICHOLSON	0000		INV	04/04/2024	040124				
ACCOUNT DETAIL						LINE AMOUNT			
1 1000-855-0000-00000-530100				Prof Cont		350.00			
						CHECK TOTAL		350.00	

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City of Lemoore



ACCOUNTS PAYABLE EDIT

Detail Invoice List

CHECK RUN: JV040424 04/08/2024
 DUE DATE: 04/08/2024

CASH ACCOUNT: 9999-000-0000-00000-100100			A/P Cash						
VENDOR	REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK	
7300	DAVID ORTIZ	0001	INV	04/04/2024	040224				
	ACCOUNT DETAIL					LINE AMOUNT			
	1	1000-830-0000-00000-510150		Training		14.00			
						14.00			
						CHECK TOTAL		14.00	
6052	E.M. THARP, INC.	0001	664	INV	04/04/2024	DE-01570			
	ACCOUNT DETAIL					LINE AMOUNT			
	1	5200-880-0000-00000-560200		Vehicles		383,143.06			
						383,143.06			
						CHECK TOTAL		383,143.06	
7282	NOELIA A. ESPINOZA	0000		INV	04/04/2024	040124			
	ACCOUNT DETAIL					LINE AMOUNT			
	1	1000-855-0000-00000-530100		Prof Cont		62.00			
						62.00			
						CHECK TOTAL		62.00	
5758	MARK FERNANDES	0000	101	INV	04/04/2024	MARCH24			
	ACCOUNT DETAIL					LINE AMOUNT			
	1	1000-825-0000-00000-530100		Prof Cont		2,300.00			
						2,300.00			
						CHECK TOTAL		2,300.00	
7627	FRANK RODELA	0000		INV	04/04/2024	032524			
	ACCOUNT DETAIL					LINE AMOUNT			
	1	1000-000-0000-00000-202100		Cust Dep		250.00			
						250.00			
						CHECK TOTAL		250.00	
7339	FURTADO WELDING & IND	0001		INV	04/04/2024	50832			
	ACCOUNT DETAIL					LINE AMOUNT			
	1	5100-885-0000-00000-520100		Supplies		46.03			
						46.03			
						CHECK TOTAL		46.03	

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Detail Invoice List

CHECK RUN: JV040424 04/08/2024
 DUE DATE: 04/08/2024

CASH ACCOUNT: 9999-000-0000-00000-100100				A/P Cash					
VENDOR	REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK	
7412	GABRIELLE AGUILAR	0000	INV	04/04/2024	040124				
	ACCOUNT DETAIL				LINE AMOUNT				
	1	1000-855-0000-00000-530100		Prof Cont		252.50			
						252.50			
						CHECK TOTAL		252.50	
799	GOLDEN STATE PETERBIL	0000	671	INV	03/22/2024	02P167035			
	ACCOUNT DETAIL				LINE AMOUNT				
	1	6000-890-0000-00000-520100		Supplies		1,975.95			
						1,975.95			
						CHECK TOTAL		1,975.95	
5199	INNOVATIVE PLAYGROUND	0000	441	INV	04/04/2024	2898			
	ACCOUNT DETAIL				LINE AMOUNT				
	1	2408-900-0000-00000-520100		Supplies		7,365.81			
						7,365.81			
						CHECK TOTAL		7,365.81	
3091	JAM SERVICES, INC	0000		INV	04/04/2024	177312			
	ACCOUNT DETAIL				LINE AMOUNT				
	1	1000-850-0000-00000-520100		Supplies		291.72			
						291.72			
						CHECK TOTAL		291.72	
7622	JESSE RUBEN REYNA	0000		INV	04/04/2024	040424			
	ACCOUNT DETAIL				LINE AMOUNT				
	1	1000-825-0000-00000-500360		Uni All		200.00			
						200.00			
						CHECK TOTAL		200.00	
7444	JIM CUTLER	0000		INV	04/04/2024	040424			
	ACCOUNT DETAIL				LINE AMOUNT				
	1	1000-840-0000-00000-500360		Uni All		145.85			
						145.85			
						CHECK TOTAL		145.85	

City of Lemoore



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Detail Invoice List

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CASH ACCOUNT: 9999-000-0000-00000-100100			A/P Cash						
VENDOR	REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK	
5935	JOE JIMMEYE	0000	INV	04/04/2024	040124				
	ACCOUNT DETAIL				LINE AMOUNT				
	1	1000-855-0000-00000-530100		Prof Cont		100.00			
									100.00
									CHECK TOTAL
									100.00
7619	JOSE AMBRIZ	0001	INV	04/04/2024	040224				
	ACCOUNT DETAIL				LINE AMOUNT				
	1	1000-830-0000-00000-510150		Training		14.00			
									14.00
									CHECK TOTAL
									14.00
7623	JOSE PEREZ	0000	INV	04/04/2024	032524				
	ACCOUNT DETAIL				LINE AMOUNT				
	1	1000-845-0000-00000-510150		Training		118.00			
									118.00
									CHECK TOTAL
									118.00
7623	JOSE PEREZ	0000	INV	04/04/2024	040424				
	ACCOUNT DETAIL				LINE AMOUNT				
	1	1000-845-0000-00000-500360		Uni All		200.00			
									200.00
									CHECK TOTAL
									318.00
7616	JUAN DIEGO LOPEZ	0000	INV	04/04/2024	032524				
	ACCOUNT DETAIL				LINE AMOUNT				
	1	1000-845-0000-00000-510150		Training		114.00			
									114.00
									CHECK TOTAL
									114.00
2619	JUSTIN PERKINS	0001	INV	04/04/2024	040224				
	ACCOUNT DETAIL				LINE AMOUNT				
	1	1000-830-0000-00000-510150		Training		14.00			
									14.00
									CHECK TOTAL
									14.00
2619	JUSTIN PERKINS	0001	INV	04/04/2024	040224 A				
	ACCOUNT DETAIL				LINE AMOUNT				
	1	1000-830-0000-00000-510150		Training		14.00			
									14.00
									CHECK TOTAL
									28.00

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Detail Invoice List

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 DUE DATE: 04/08/2024

CASH ACCOUNT: 9999-000-0000-00000-100100				A/P Cash					
VENDOR	REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK	
7625	KAYLIE POLOSCHAN	0000	INV	04/04/2024	032524				
	ACCOUNT DETAIL				LINE AMOUNT				
	1	1000-000-0000-00000-202100		Cust Dep		250.00			
						CHECK TOTAL		250.00	
2671	KELLER MOTORS	0000	INV	04/04/2024	6163822/1				
	ACCOUNT DETAIL				LINE AMOUNT				
	1	6000-890-0000-00000-530100		Prof Cont		370.00			
						CHECK TOTAL		370.00	
6347	KEVIN COSPER	0000	INV	04/04/2024	040224				
	ACCOUNT DETAIL				LINE AMOUNT				
	1	1000-830-0000-00000-510150		Training		14.00			
						CHECK TOTAL		14.00	
7620	KEVIN NORTHCRAFT	0000	INV	04/04/2024	040224				
	ACCOUNT DETAIL				LINE AMOUNT				
	1	1000-805-0000-00000-530100		Prof Cont		295.47			
						CHECK TOTAL		295.47	
2849	KINGS COUNTY ECONOMIC	0001	137	INV	04/04/2024	2925			
	ACCOUNT DETAIL				LINE AMOUNT				
	1	1000-805-0000-00000-530100		Prof Cont		1,666.67			
						CHECK TOTAL		1,666.67	
7610	KINNESHA L. BAKERJONE	0000	INV	04/04/2024	040124				
	ACCOUNT DETAIL				LINE AMOUNT				
	1	1000-855-0000-00000-530100		Prof Cont		62.00			
						CHECK TOTAL		62.00	

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Detail Invoice List

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 DUE DATE: 04/08/2024

CASH ACCOUNT: 9999-000-0000-00000-100100			A/P Cash						
VENDOR	REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK	
40	LARRY AVILA	0000	INV	04/04/2024	040124				
ACCOUNT DETAIL						LINE AMOUNT			
	1	1000-855-0000-00000-530100		Prof Cont		125.00			
						CHECK TOTAL		125.00	
7609	LEONEL MARTINEZ JR	0000	INV	04/04/2024	040124				
ACCOUNT DETAIL						LINE AMOUNT			
	1	1000-855-0000-00000-530100		Prof Cont		75.00			
						CHECK TOTAL		75.00	
5609	LOZANO SMITH, LLP	0000	INV	04/04/2024	001943 FEB24				
ACCOUNT DETAIL						LINE AMOUNT			
	1	1000-800-0000-00000-510120		Legal		11,377.32			
	2	1000-805-0000-00000-510120		Legal		1,072.50			
	3	1000-810-0000-00000-510120		Legal		214.50			
	4	1000-815-0000-00000-510120		Legal		546.00			
	5	1000-820-0000-00000-510120		Legal		2,632.70			
	6	1000-830-0000-00000-510120		Legal		253.50			
	7	1000-845-0000-00000-510120		Legal		234.00			
	8	1000-860-0000-00000-510120		Legal		2,520.76			
	9	5002-870-0000-00000-510120		Legal		39.00			
								18,890.28	
5609	LOZANO SMITH, LLP	0000	INV	04/04/2024	001943 JAN24				
ACCOUNT DETAIL						LINE AMOUNT			
	1	1000-800-0000-00000-510120		Legal		6,099.67			
	2	1000-805-0000-00000-510120		Legal		663.49			
	3	1000-810-0000-00000-510120		Legal		22.59			
	4	1000-815-0000-00000-510120		Legal		296.89			
	5	1000-820-0000-00000-510120		Legal		1,086.11			
	6	1000-830-0000-00000-510120		Legal		1,250.11			
	7	1000-835-0000-00000-510120		Legal		3.63			
	8	1000-845-0000-00000-510120		Legal		6.66			
	9	1000-860-0000-00000-510120		Legal		1,816.14			
	10	5002-870-0000-00000-510120		Legal		78.00			
								11,323.29	
						CHECK TOTAL		30,213.57	

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Detail Invoice List

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 DUE DATE: 04/08/2024

CASH ACCOUNT: 9999-000-0000-00000-100100						A/P Cash			
VENDOR	REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK	
7426	MACEY MARTIN	0000	INV	04/04/2024	040124				
	ACCOUNT DETAIL				LINE AMOUNT				
	1	1000-855-0000-00000-530100		Prof Cont		62.00			
								62.00	
					CHECK TOTAL			62.00	
7626	MARIA IBARRA	0000	INV	04/04/2024	032524				
	ACCOUNT DETAIL				LINE AMOUNT				
	1	1000-000-0000-00000-202100		Cust Dep		250.00			
								250.00	
					CHECK TOTAL			250.00	
5333	MEDALLION SUPPLY	0000	INV	04/04/2024	2877-1036122				
	ACCOUNT DETAIL				LINE AMOUNT				
	1	1000-850-0000-00000-520100		Supplies		162.45			
								162.45	
					CHECK TOTAL			162.45	
7386	MICHAEL LEONARDO RIZO	0000	INV	04/04/2024	040124				
	ACCOUNT DETAIL				LINE AMOUNT				
	1	1000-855-0000-00000-530100		Prof Cont		100.00			
								100.00	
					CHECK TOTAL			100.00	
6868	MIDAMERICA ADMIN. & R	0000	INV	04/04/2024	0247106				
	ACCOUNT DETAIL				LINE AMOUNT				
	1	1000-805-0000-00000-500310		Health Ins		28.13			
	2	1000-805-0000-00000-500310		Health Ins		28.13			
	3	1000-830-0000-00000-500310		Health Ins		28.13			
	4	1000-830-0000-00000-500310		Health Ins		28.13			
	5	1000-840-0000-00000-500310		Health Ins		28.12			
	6	1000-855-0000-00000-500310		Health Ins		28.12			
	7	5000-870-0000-00000-500310		Health Ins		28.12			
	8	5200-880-0000-00000-500310		Health Ins		28.12			
								225.00	
					CHECK TOTAL			225.00	

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Detail Invoice List

CHECK RUN: JV040424 04/08/2024
 DUE DATE: 04/08/2024

CASH ACCOUNT: 9999-000-0000-00000-100100			A/P Cash						
VENDOR	REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK	
345	MORGAN & SLATES, INC.	0000	INV	04/04/2024	1784268				
	ACCOUNT DETAIL				LINE AMOUNT				
	1	5100-885-0000-00000-520100		Supplies		23.01			
						23.01			
345	MORGAN & SLATES, INC.	0000	INV	04/04/2024	1784389				
	ACCOUNT DETAIL				LINE AMOUNT				
	1	6000-890-0000-00000-520100		Supplies		26.80			
						26.80			
						49.81			
								CHECK TOTAL	
6120	O'REILLY AUTO PARTS	0000	INV	04/04/2024	3918-270929				
	ACCOUNT DETAIL				LINE AMOUNT				
	1	6000-890-0000-00000-520100		Supplies		240.50			
						240.50			
6120	O'REILLY AUTO PARTS	0000	INV	04/04/2024	3918-270968				
	ACCOUNT DETAIL				LINE AMOUNT				
	1	6000-890-0000-00000-520100		Supplies		105.71			
						105.71			
6120	O'REILLY AUTO PARTS	0000	CRM	04/04/2024	3918-271025				
	ACCOUNT DETAIL				LINE AMOUNT				
	1	6000-890-0000-00000-520100		Supplies		-211.41			
						-211.41			
6120	O'REILLY AUTO PARTS	0000	INV	04/04/2024	3918-270964				
	ACCOUNT DETAIL				LINE AMOUNT				
	1	6000-890-0000-00000-520100		Supplies		76.53			
						76.53			
6120	O'REILLY AUTO PARTS	0000	INV	04/04/2024	3918-270956				
	ACCOUNT DETAIL				LINE AMOUNT				
	1	6000-890-0000-00000-520100		Supplies		13.75			
						13.75			
6120	O'REILLY AUTO PARTS	0000	INV	04/04/2024	3918-270921				
	ACCOUNT DETAIL				LINE AMOUNT				
	1	6000-890-0000-00000-520100		Supplies		32.59			
						32.59			
6120	O'REILLY AUTO PARTS	0000	INV	04/04/2024	3918-271265				
	ACCOUNT DETAIL				LINE AMOUNT				
	1	6000-890-0000-00000-520100		Supplies		38.96			
						38.96			

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Detail Invoice List

CHECK RUN: JV040424 04/08/2024
 DUE DATE: 04/08/2024

CASH ACCOUNT: 9999-000-0000-00000-100100			A/P Cash						
VENDOR	REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK	
6120	O'REILLY AUTO PARTS	0000	INV	04/04/2024	3918-269020				
	ACCOUNT DETAIL				LINE AMOUNT				
	1	6000-890-0000-00000-520100		Supplies		61.12			
						61.12			
6120	O'REILLY AUTO PARTS	0000	INV	04/04/2024	3918-269339				
	ACCOUNT DETAIL				LINE AMOUNT				
	1	6000-890-0000-00000-520100		Supplies		45.24			
						45.24			
6120	O'REILLY AUTO PARTS	0000	INV	04/04/2024	3918-269554				
	ACCOUNT DETAIL				LINE AMOUNT				
	1	6000-890-0000-00000-520100		Supplies		466.97			
						466.97			
6120	O'REILLY AUTO PARTS	0000	INV	04/04/2024	3918-269393				
	ACCOUNT DETAIL				LINE AMOUNT				
	1	6000-890-0000-00000-520100		Supplies		5.67			
						5.67			
								CHECK TOTAL	
								875.63	
7070	PANTERRA NETWORKS, IN	0000	INV	04/04/2024	INV-22232-32024				
	ACCOUNT DETAIL				LINE AMOUNT				
	1	1000-865-0000-00000-510130		Utilities		1,580.27			
						1,580.27			
								CHECK TOTAL	
								1,580.27	
363	PG&E	0000	INV	04/04/2024	4729057332-9 MAR24				
	ACCOUNT DETAIL				LINE AMOUNT				
	1	2405-900-0000-00000-510130		Utilities		152.69			
	2	2409-900-0000-00000-510130		Utilities		10.05			
	3	2300-900-0000-00000-510130		Utilities		19.31			
	4	2403-900-0000-00000-510130		Utilities		12.83			
	5	2404-900-0000-00000-510130		Utilities		56.24			
	6	2402-900-0000-00000-510130		Utilities		53.27			
	7	2282-900-0000-00000-510130		Utilities		9.53			
	8	2210-900-0000-00000-510130		Utilities		80.83			
	9	2320-900-0000-00000-510130		Utilities		19.27			
	10	2230-900-0000-00000-510130		Utilities		47.66			
	11	2401-900-0000-00000-510130		Utilities		53.30			
	12	2260-900-0000-00000-510130		Utilities		9.55			

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Detail Invoice List

CHECK RUN: JV040424 04/08/2024
 DUE DATE: 04/08/2024

CASH ACCOUNT: 9999-000-0000-00000-100100			A/P Cash					
VENDOR	REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
						524.53		
					CHECK TOTAL	524.53		
363	PG&E	0000	INV	04/04/2024	9736454059-7 MAR24			
					ACCOUNT DETAIL			
					1 5100-885-0000-00000-510130	82,686.25		
					Utilities		82,686.25	
					CHECK TOTAL		82,686.25	
363	PG&E	0000	INV	04/04/2024	7106804390-1 MAR24			
					ACCOUNT DETAIL			
					1 1000-825-0000-00000-510130	3,493.43		
					Utilities		3,493.43	
					CHECK TOTAL		3,493.43	
363	PG&E	0000	INV	04/04/2024	8045532966-6 MAR24			
					ACCOUNT DETAIL			
					1 1000-850-0000-00000-510130	60.58		
					Utilities		60.58	
					CHECK TOTAL		60.58	
363	PG&E	0000	INV	04/04/2024	2343346692-9 MAR24			
					ACCOUNT DETAIL			
					1 1000-850-0000-00000-510130	568.92		
					Utilities		568.92	
					CHECK TOTAL		568.92	
363	PG&E	0000	INV	04/04/2024	0475158959-1 MAR24			
					ACCOUNT DETAIL			
					1 1000-850-0000-00000-510130	2,371.59		
					Utilities		2,371.59	
					CHECK TOTAL		2,371.59	
363	PG&E	0000	INV	04/04/2024	4890076422-5 MAR24			
					ACCOUNT DETAIL			
					1 5100-885-0000-00000-510130	19,202.24		
					Utilities		19,202.24	
					CHECK TOTAL		19,202.24	

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Detail Invoice List

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 DUE DATE: 04/08/2024

CASH ACCOUNT: 9999-000-0000-00000-100100						A/P Cash			
VENDOR	REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK	
363	PG&E	0000	INV	04/04/2024	8399228188-7 MAR24				
	ACCOUNT DETAIL				LINE AMOUNT				
	1	1000-850-0000-00000-510130		Utilities		95.68			
					CHECK TOTAL	95.68			
363	PG&E	0000	INV	04/04/2024	0464835369-8 MAR24				
	ACCOUNT DETAIL				LINE AMOUNT				
	1	1000-850-0000-00000-510130		Utilities		83.50			
					CHECK TOTAL	83.50			
363	PG&E	0000	INV	04/04/2024	4102932393-2 MAR24				
	ACCOUNT DETAIL				LINE AMOUNT				
	1	5000-870-0000-00000-510130		Utilities		6,774.47			
					CHECK TOTAL	6,774.47			
363	PG&E	0000	INV	04/04/2024	9471648480-6 MAR24				
	ACCOUNT DETAIL				LINE AMOUNT				
	1	5100-885-0000-00000-510130		Utilities		24.49			
					CHECK TOTAL	24.49			
6388	PINNACLE PUBLIC FINAN	0001	35	INV	04/04/2024	39297			
	ACCOUNT DETAIL				LINE AMOUNT				
	1	5000-870-2013-00000-570100		DS Princ		126,731.50			
	2	5000-870-2013-00000-570200		DS Int		16,675.66			
					CHECK TOTAL	143,407.16			
7220	PLAIN INSANE GRAPHIX	0000	INV	04/04/2024	12372				
	ACCOUNT DETAIL				LINE AMOUNT				
	1	6000-890-0000-00000-520100		Supplies		41.18			
					CHECK TOTAL	41.18			

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CASH ACCOUNT: 9999-000-0000-00000-100100			A/P Cash						
VENDOR	REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK	
876	QUAD KNOPF, INC.	0001	97	INV	03/26/2024	121405			
	ACCOUNT DETAIL				LINE AMOUNT				
	1	1000-845-0000-00000-530100		Prof Cont		1,221.00			
						1,221.00			
						CHECK TOTAL			1,221.00
5287	RES COM PEST CONTROL	0000		INV	04/04/2024	2208944			
	ACCOUNT DETAIL				LINE AMOUNT				
	1	1000-825-0000-00000-530100		Prof Cont		41.00			
						41.00			
5287	RES COM PEST CONTROL	0000		INV	04/04/2024	2205911			
	ACCOUNT DETAIL				LINE AMOUNT				
	1	1000-825-0000-00000-530100		Prof Cont		45.00			
						45.00			
						CHECK TOTAL			86.00
2034	ROGELIO AVELAR	0000		INV	04/02/2024	040224			
	ACCOUNT DETAIL				LINE AMOUNT				
	1	1000-830-0000-00000-510150		Training		14.00			
						14.00			
						CHECK TOTAL			14.00
7451	ROY BOHANNAN	0000		INV	04/04/2024	032524			
	ACCOUNT DETAIL				LINE AMOUNT				
	1	1000-830-0000-00000-510150		Training		42.00			
						42.00			
						CHECK TOTAL			42.00
7283	VICTORIA RUIZ	0000		INV	04/04/2024	040124			
	ACCOUNT DETAIL				LINE AMOUNT				
	1	1000-855-0000-00000-530100		Prof Cont		249.00			
						249.00			
						CHECK TOTAL			249.00
423	SOCALGAS	0000		INV	04/04/2024	03491607002 mar24			
	ACCOUNT DETAIL				LINE AMOUNT				
	1	1000-825-0000-00000-510130		Utilities		145.33			
						145.33			

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 Program ID: apwarmnt

City of Lemoore



ACCOUNTS PAYABLE EDIT

Detail Invoice List

CHECK RUN: JV040424 04/08/2024
 DUE DATE: 04/08/2024

CASH ACCOUNT: 9999-000-0000-00000-100100					A/P Cash			
VENDOR	REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
					CHECK TOTAL	145.33		
423	SOCALGAS	0000	INV	04/04/2024	14251743192 MAR24			
	ACCOUNT DETAIL				LINE AMOUNT			
	1	1000-825-0000-00000-510130		Utilities	1,200.08			
					CHECK TOTAL	1,200.08		
423	SOCALGAS	0000	INV	04/04/2024	14416046861 MAR24			
	ACCOUNT DETAIL				LINE AMOUNT			
	1	1000-825-0000-00000-510130		Utilities	276.26			
					CHECK TOTAL	276.26		
423	SOCALGAS	0000	INV	04/04/2024	19451608004 MAR24			
	ACCOUNT DETAIL				LINE AMOUNT			
	1	1000-825-0000-00000-510130		Utilities	284.57			
					CHECK TOTAL	284.57		
423	SOCALGAS	0000	INV	04/04/2024	18821608009 MAR24			
	ACCOUNT DETAIL				LINE AMOUNT			
	1	1000-825-0000-00000-510130		Utilities	79.94			
					CHECK TOTAL	79.94		
423	SOCALGAS	0000	INV	04/04/2024	04331609000 MAR24			
	ACCOUNT DETAIL				LINE AMOUNT			
	1	1000-825-0000-00000-510130		Utilities	116.54			
					CHECK TOTAL	116.54		
423	SOCALGAS	0000	INV	04/04/2024	16931611004 MAR24			
	ACCOUNT DETAIL				LINE AMOUNT			
	1	1000-825-0000-00000-510130		Utilities	51.47			
					CHECK TOTAL	51.47		

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Detail Invoice List

CHECK RUN: JV040424 04/08/2024
 DUE DATE: 04/08/2024

CASH ACCOUNT: 9999-000-0000-00000-100100				A/P Cash					
VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
423	SOCALGAS	0000		INV	04/04/2024	18191607227 MAR24			
	ACCOUNT DETAIL					LINE AMOUNT			
	1	1000-825-0000-00000-510130				Utilities	197.54		
						CHECK TOTAL	197.54		
6663	SUSP, INC	0000	185	INV	04/04/2024	2269			
	ACCOUNT DETAIL					LINE AMOUNT			
	1	5000-870-0000-00000-530100				Prof Cont	126,993.85		
						CHECK TOTAL	126,993.85		
7423	TANNER JACQUES	0000		INV	04/04/2024	040224			
	ACCOUNT DETAIL					LINE AMOUNT			
	1	1000-830-0000-00000-510150				Training	247.00		
						CHECK TOTAL	247.00		
7305	TECH-TIME COMMUNICATI	0000		INV	04/04/2024	25679			
	ACCOUNT DETAIL					LINE AMOUNT			
	1	1000-830-0000-00000-530100				Prof Cont	225.00		
						CHECK TOTAL	225.00		
2072	THATCHER COMPANY, INC	0001	183	INV	04/02/2024	2024250101405			
	ACCOUNT DETAIL					LINE AMOUNT			
	1	5100-885-0000-00000-520110				Sup Chl	12,607.19		
2072	THATCHER COMPANY, INC	0001		CRM	04/02/2024	2024250900292			
	ACCOUNT DETAIL					LINE AMOUNT			
	1	5100-885-0000-00000-520110				Sup Chl	-3,000.00		
2072	THATCHER COMPANY, INC	0001	183	INV	03/19/2024	2023250113080			
	ACCOUNT DETAIL					LINE AMOUNT			
	1	5100-885-0000-00000-520110				Sup Chl	12,687.74		

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Detail Invoice List

CHECK RUN: JV040424 04/08/2024
 DUE DATE: 04/08/2024

CASH ACCOUNT: 9999-000-0000-00000-100100				A/P Cash					
VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
2072	THATCHER COMPANY, INC	0001	183	INV	11/06/2023	2023250112767			
	ACCOUNT DETAIL					LINE AMOUNT			
	1	5100-885-0000-00000-520110			Sup Chl		13,135.74		
							13,135.74		
2072	THATCHER COMPANY, INC	0001	183	INV	10/20/2023	2023250112569			
	ACCOUNT DETAIL					LINE AMOUNT			
	1	5100-885-0000-00000-520110			Sup Chl		8,874.46		
							8,874.46		
2072	THATCHER COMPANY, INC	0001	183	INV	04/04/2024	2023250113383			
	ACCOUNT DETAIL					LINE AMOUNT			
	1	5100-885-0000-00000-520110			Sup Chl		12,687.74		
							12,687.74		
2072	THATCHER COMPANY, INC	0001	183	INV	04/04/2024	2023250113201			
	ACCOUNT DETAIL					LINE AMOUNT			
	1	5100-885-0000-00000-520110			Sup Chl		12,687.74		
							12,687.74		
2072	THATCHER COMPANY, INC	0001	183	INV	04/04/2024	2023250113674			
	ACCOUNT DETAIL					LINE AMOUNT			
	1	5100-885-0000-00000-520110			Sup Chl		8,701.16		
							8,701.16		
2072	THATCHER COMPANY, INC	0001	183	INV	04/04/2024	2024250100146			
	ACCOUNT DETAIL					LINE AMOUNT			
	1	5100-885-0000-00000-520110			Sup Chl		13,015.74		
							13,015.74		
2072	THATCHER COMPANY, INC	0001	183	INV	04/04/2024	2024250101634			
	ACCOUNT DETAIL					LINE AMOUNT			
	1	5100-885-0000-00000-520110			Sup Chl		8,687.54		
							8,687.54		
2072	THATCHER COMPANY, INC	0001		CRM	04/04/2024	2023250903848			
	ACCOUNT DETAIL					LINE AMOUNT			
	1	5100-885-0000-00000-520110			Sup Chl		-3,000.00		
							-3,000.00		
2072	THATCHER COMPANY, INC	0001		CRM	04/04/2024	2023250903756			
	ACCOUNT DETAIL					LINE AMOUNT			
	1	5100-885-0000-00000-520110			Sup Chl		-2,000.00		
							-2,000.00		

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ACCOUNTS PAYABLE EDIT

Detail Invoice List

CHECK RUN: JV040424 04/08/2024
 DUE DATE: 04/08/2024

CASH ACCOUNT: 9999-000-0000-00000-100100				A/P Cash					
VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
2072	THATCHER COMPANY, INC	0001		CRM	04/04/2024	2023250903788			
	ACCOUNT DETAIL					LINE AMOUNT			
	1	5100-885-0000-00000-520110			Sup Chl	-2,000.00			
							-2,000.00		
2072	THATCHER COMPANY, INC	0001		CRM	04/04/2024	2023250904006			
	ACCOUNT DETAIL					LINE AMOUNT			
	1	5100-885-0000-00000-520110			Sup Chl	-3,000.00			
							-3,000.00		
2072	THATCHER COMPANY, INC	0001		CRM	04/04/2024	2023250903968			
	ACCOUNT DETAIL					LINE AMOUNT			
	1	5100-885-0000-00000-520110			Sup Chl	-3,000.00			
							-3,000.00		
2072	THATCHER COMPANY, INC	0001		CRM	04/04/2024	2023250904103			
	ACCOUNT DETAIL					LINE AMOUNT			
	1	5100-885-0000-00000-520110			Sup Chl	-2,000.00			
							-2,000.00		
2072	THATCHER COMPANY, INC	0001		CRM	04/04/2024	2023250903917			
	ACCOUNT DETAIL					LINE AMOUNT			
	1	5100-885-0000-00000-520110			Sup Chl	-3,000.00			
							-3,000.00		
2072	THATCHER COMPANY, INC	0001		CRM	04/04/2024	2024250900073			
	ACCOUNT DETAIL					LINE AMOUNT			
	1	5100-885-0000-00000-520110			Sup Chl	-3,000.00			
							-3,000.00		
2072	THATCHER COMPANY, INC	0001		CRM	04/04/2024	2024250900035			
	ACCOUNT DETAIL					LINE AMOUNT			
	1	5100-885-0000-00000-520110			Sup Chl	-3,000.00			
							-3,000.00		
2072	THATCHER COMPANY, INC	0001		CRM	04/04/2024	2024250900334			
	ACCOUNT DETAIL					LINE AMOUNT			
	1	5100-885-0000-00000-520110			Sup Chl	-2,000.00			
							-2,000.00		
						CHECK TOTAL	74,085.05		
7278	TYLER TECHNOLOGIES, I	0000	139	INV	04/04/2024	045-458808			
	ACCOUNT DETAIL					LINE AMOUNT			
	1	1000-815-0000-00000-530100			Prof Cont	6,400.00			
							6,400.00		

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City of Lemoore



ACCOUNTS PAYABLE EDIT

Detail Invoice List

CHECK RUN: JV040424 04/08/2024
 DUE DATE: 04/08/2024

CASH ACCOUNT: 9999-000-0000-00000-100100			A/P Cash					
VENDOR	REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
5818	UNWIRED BROADBAND, IN	0000	INV	04/04/2024	INV01940927			
	ACCOUNT DETAIL				LINE AMOUNT			
	1 1000-865-0000-00000-530100			Prof Cont	98.55			
					CHECK TOTAL	98.55		
						98.55		
7225	RAYMUNDO VALENCIA	0000	INV	04/04/2024	032529			
	ACCOUNT DETAIL				LINE AMOUNT			
	1 1000-830-0000-00000-510150			Training	70.00			
					CHECK TOTAL	70.00		
						70.00		
7225	RAYMUNDO VALENCIA	0000	INV	04/04/2024	040224			
	ACCOUNT DETAIL				LINE AMOUNT			
	1 1000-830-0000-00000-510150			Training	14.00			
					CHECK TOTAL	14.00		
						14.00		
						84.00		
1547	VERITIV OPERATING COM	0000	INV	03/26/2024	619-36290805			
	ACCOUNT DETAIL				LINE AMOUNT			
	1 1000-825-0000-00000-520100			Supplies	251.47			
					CHECK TOTAL	251.47		
						251.47		
116	VERIZON WIRELESS	0000	INV	04/04/2024	9959348890			
	ACCOUNT DETAIL				LINE AMOUNT			
	1 1000-830-0000-00000-510130			Utilities	2,391.22			
					CHECK TOTAL	2,391.22		
						2,391.22		
7628	VERNON BRESENI0	0000	INV	04/04/2024	032624			
	ACCOUNT DETAIL				LINE AMOUNT			
	1 1000-850-0000-20003-530100			Prof Cont	1,382.73			
					CHECK TOTAL	1,382.73		
						1,382.73		

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City of Lemoore



ACCOUNTS PAYABLE EDIT

Detail Invoice List

CHECK RUN: JV040424 04/08/2024
 DUE DATE: 04/08/2024

CASH ACCOUNT: 9999-000-0000-00000-100100				A/P Cash					
VENDOR	REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK	
7238 WESTSCAPES	0000	214	INV	04/04/2024	20756				
ACCOUNT DETAIL					LINE AMOUNT				
1	2402-900-0000-00000-530100			Prof Cont		1,979.00			
						1,979.00			
					CHECK TOTAL	1,979.00			
6694 WILLDAN FINANCIAL SER	6694	683	INV	04/04/2024	010-57628				
ACCOUNT DETAIL					LINE AMOUNT				
1	5000-870-0000-00000-530100			Prof Cont		1,350.00			
2	7000-900-0000-00000-530100			Prof Cont		2,325.00			
						3,675.00			
					CHECK TOTAL	3,675.00			
7223 ZACHARY ROGERS-JONES	0001		INV	04/04/2024	040224				
ACCOUNT DETAIL					LINE AMOUNT				
1	1000-830-0000-00000-510150			Training		14.00			
						14.00			
					CHECK TOTAL	14.00			
127 INVOICES						961,922.40			
					WARRANT TOTAL	961,922.40			
					CASH ACCOUNT BALANCE	-15,540,462.75			

City of Lemoore



ACCOUNTS PAYABLE EDIT
Check Run Summary

CHECK RUN: JV040424 04/08/2024
DUE DATE: 04/08/2024

FUND	ACCOUNT	AMOUNT	AVLB BUDGET
1000	General 1000-000-0000-00000-202100	Customer Deposits 1,000.00	
1000	General 1000-000-0000-00000-410300	Building Permits 220.00	0.00
1000	General 1000-800-0000-00000-510120	Legal Expenses 17,476.99	-5,023.90
1000	General 1000-805-0000-00000-500310	Health Insurance 56.26	13,579.84
1000	General 1000-805-0000-00000-510120	Legal Expenses 1,735.99	3,168.85
1000	General 1000-805-0000-00000-530100	Professional Contract 1,962.14	3,147.75
1000	General 1000-810-0000-00000-510120	Legal Expenses 237.09	2,092.91
1000	General 1000-815-0000-00000-510120	Legal Expenses 842.89	873.61
1000	General 1000-815-0000-00000-530100	Professional Contract 6,400.00	4,826.31
1000	General 1000-820-0000-00000-510120	Legal Expenses 3,718.81	11,125.08
1000	General 1000-825-0000-00000-500360	Uniform Allowance 200.00	1,425.13
1000	General 1000-825-0000-00000-510130	Utilities 5,845.16	96,054.49
1000	General 1000-825-0000-00000-520100	Supplies 251.47	50,555.19
1000	General 1000-825-0000-00000-530100	Professional Contract 2,386.00	41,032.03
1000	General 1000-830-0000-00000-500310	Health Insurance 56.26	201,544.26
1000	General 1000-830-0000-00000-510120	Legal Expenses 1,503.61	9,155.89
1000	General 1000-830-0000-00000-510130	Utilities 2,391.22	29,655.38
1000	General 1000-830-0000-00000-510150	Training 1,120.00	48,580.53
1000	General 1000-830-0000-00000-520100	Supplies 107.14	154,242.84
1000	General 1000-830-0000-00000-530100	Professional Contract 225.00	33,438.03
1000	General 1000-835-0000-00000-510120	Legal Expenses 3.63	-11,467.79
1000	General 1000-840-0000-00000-500310	Health Insurance 28.12	32,277.35
1000	General 1000-840-0000-00000-500360	Uniform Allowance 145.85	71.84
1000	General 1000-845-0000-00000-500360	Uniform Allowance 200.00	0.00
1000	General 1000-845-0000-00000-510120	Legal Expenses 240.66	3,388.84
1000	General 1000-845-0000-00000-510150	Training 232.00	2,773.00
1000	General 1000-845-0000-00000-530100	Professional Contract 1,221.00	15,488.21
1000	General 1000-850-0000-00000-510130	Utilities 3,180.27	12,181.83
1000	General 1000-850-0000-00000-520100	Supplies 454.17	42,429.27
1000	General 1000-850-0000-20003-530100	Professional Contract 1,382.73	15,512.27
1000	General 1000-855-0000-00000-500310	Health Insurance 28.12	12,023.34
1000	General 1000-855-0000-00000-530100	Professional Contract 2,137.50	21,683.57
1000	General 1000-860-0000-00000-510120	Legal Expenses 4,336.90	35,789.21
1000	General 1000-865-0000-00000-510130	Utilities 1,611.34	38,155.29
1000	General 1000-865-0000-00000-530100	Professional Contract 98.55	1,589.98
FUND TOTAL		63,036.87	
CASH ACCOUNT 9999-000-0000-00000-100100			BALANCE -15,540,462.75
2000	Gasoline Tax 2000-850-0000-20001-530100	Professional Contract 11,221.80	4,488.40

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2000	Gasoline Tax	2000-850-0000-21003-530100	Professional Contract	26,184.20	2,139.60
			FUND TOTAL	37,406.00	
	CASH ACCOUNT 9999-000-0000-00000-100100	BALANCE -15,540,462.75			
2210	LLMD Zone 1	2210-900-0000-00000-510130	Utilities	80.83	8,827.08
			FUND TOTAL	80.83	
	CASH ACCOUNT 9999-000-0000-00000-100100	BALANCE -15,540,462.75			
2230	LLMD Zone 3 - Silva E	2230-900-0000-00000-510130	Utilities	47.66	1,661.19
			FUND TOTAL	47.66	
	CASH ACCOUNT 9999-000-0000-00000-100100	BALANCE -15,540,462.75			
2260	LLMD Zone 6 - Capistr	2260-900-0000-00000-510130	Utilities	9.55	31.35
			FUND TOTAL	9.55	
	CASH ACCOUNT 9999-000-0000-00000-100100	BALANCE -15,540,462.75			
2282	LLMD Zone 8 - Park	2282-900-0000-00000-510130	Utilities	9.53	3,204.40
			FUND TOTAL	9.53	
	CASH ACCOUNT 9999-000-0000-00000-100100	BALANCE -15,540,462.75			
2300	LLMD Zone 10 - Avalon	2300-900-0000-00000-510130	Utilities	19.31	5,105.46
			FUND TOTAL	19.31	
	CASH ACCOUNT 9999-000-0000-00000-100100	BALANCE -15,540,462.75			
2320	LLMD Zone 12 - Summer	2320-900-0000-00000-510130	Utilities	19.27	5,092.89
			FUND TOTAL	19.27	
	CASH ACCOUNT 9999-000-0000-00000-100100	BALANCE -15,540,462.75			
2401	PFMD Zone 1	2401-900-0000-00000-510130	Utilities	53.30	887.20
			FUND TOTAL	53.30	
	CASH ACCOUNT 9999-000-0000-00000-100100	BALANCE -15,540,462.75			
2402	PFMD Zone 2	2402-900-0000-00000-510130	Utilities	53.27	4,124.22
2402	PFMD Zone 2	2402-900-0000-00000-530100	Professional Contract	1,979.00	9,845.99
			FUND TOTAL	2,032.27	
	CASH ACCOUNT 9999-000-0000-00000-100100	BALANCE -15,540,462.75			

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2403	PFMD Zone 3	2403-900-0000-00000-510130	Utilities	12.83	2,554.32
CASH ACCOUNT 9999-000-0000-00000-100100			FUND TOTAL	12.83	
BALANCE -15,540,462.75					
2404	PFMD Zone 4	2404-900-0000-00000-510130	Utilities	56.24	1,124.24
CASH ACCOUNT 9999-000-0000-00000-100100			FUND TOTAL	56.24	
BALANCE -15,540,462.75					
2405	PFMD Zone 5	2405-900-0000-00000-510130	Utilities	152.69	2,282.84
CASH ACCOUNT 9999-000-0000-00000-100100			FUND TOTAL	152.69	
BALANCE -15,540,462.75					
2408	PFMD Zone 8	2408-900-0000-00000-520100	Supplies	7,365.81	0.00
CASH ACCOUNT 9999-000-0000-00000-100100			FUND TOTAL	7,365.81	
BALANCE -15,540,462.75					
2409	PFMD Zone 9	2409-900-0000-00000-510130	Utilities	10.05	126.48
CASH ACCOUNT 9999-000-0000-00000-100100			FUND TOTAL	10.05	
BALANCE -15,540,462.75					
5000	Water	5000-870-0000-00000-500310	Health Insurance	28.12	-1,181.24
5000	Water	5000-870-0000-00000-510130	Utilities	6,774.47	661,069.49
5000	Water	5000-870-0000-00000-530100	Professional Contract	128,343.85	799,901.44
5000	Water	5000-870-0000-21005-530100	Professional Contract	6,442.50	213,265.00
5000	Water	5000-870-2013-00000-570100	Debt Service - Princi	126,731.50	1.15
5000	Water	5000-870-2013-00000-570200	Debt Service - Intere	16,675.66	1.21
CASH ACCOUNT 9999-000-0000-00000-100100			FUND TOTAL	284,996.10	
BALANCE -15,540,462.75					
5002	Water Incident	5002-870-0000-00000-510120	Legal Expenses	117.00	13,204.00
CASH ACCOUNT 9999-000-0000-00000-100100			FUND TOTAL	117.00	
BALANCE -15,540,462.75					
5100	Sewer	5100-885-0000-00000-510130	Utilities	101,942.00	-5,422.98
5100	Sewer	5100-885-0000-00000-520100	Supplies	69.04	504,164.88
5100	Sewer	5100-885-0000-00000-520110	Supplies - Chlorine	74,085.05	-39,000.00
CASH ACCOUNT 9999-000-0000-00000-100100			FUND TOTAL	176,096.09	
BALANCE -15,540,462.75					

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 Program ID: apwarrrt

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5200	Refuse	5200-880-0000-00000-500310	Health Insurance	28.12	62,622.11
5200	Refuse	5200-880-0000-00000-530100	Professional Contract	131.00	122,922.05
5200	Refuse	5200-880-0000-00000-560200	Vehicles	383,143.06	181,415.03
			FUND TOTAL	383,302.18	
CASH ACCOUNT 9999-000-0000-00000-100100					
BALANCE -15,540,462.75					
6000	Fleet Maintenance	6000-890-0000-00000-520100	Supplies	4,403.82	92,976.06
6000	Fleet Maintenance	6000-890-0000-00000-530100	Professional Contract	370.00	87,803.46
			FUND TOTAL	4,773.82	
CASH ACCOUNT 9999-000-0000-00000-100100					
BALANCE -15,540,462.75					
7000	Successor Agency	7000-900-0000-00000-530100	Professional Contract	2,325.00	-4,215.00
			FUND TOTAL	2,325.00	
CASH ACCOUNT 9999-000-0000-00000-100100					
BALANCE -15,540,462.75					
				WARRANT SUMMARY TOTAL	961,922.40
				GRAND TOTAL	961,922.40