

## 2 Land Use

This element of the General Plan constitutes the framework for land use planning in Lemoore to the year 2030. To provide a context, the evolution of the City is briefly described and existing land use is summarized. The guiding principles of the land use framework, the General Plan Diagram, the land use classification system, and the buildout of this Plan to the year 2030 are then presented. The heart of the element – the guiding policies and implementing actions – is intended to set the land use framework into motion and shape development to 2030.

### 2.1 BACKGROUND AND CONTEXT: EXISTING LAND USE PATTERN

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#### LAND USE PATTERN<sup>1</sup>

The land use pattern found in Lemoore is typical of cities found in the Central Valley region. Most of the development can be attributed to Lemoore’s evolution as an agriculture center and subsequent transformation driven by the growth of the NAS Lemoore. The city center or downtown is characteristic of an older central business district, incorporating a mixture of retail and public facilities. Larger commercial, agriculture and newer residential neighborhoods are located further out from the city center. Some industrial land is located adjacent to the San Joaquin Valley Railroad and south of Iona Avenue. Parks and schools are distributed throughout residential neighborhoods. **Figure 2-1** depicts uses in existence today,

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<sup>1</sup> For a historical account of Lemoore’s coming into being, see Section 1.2, A Brief History of Lemoore.

using both County data and field reconnaissance. These existing land uses do not necessarily match the land use designations in the existing General Plan.

***Land Use Characteristics***

As shown in **Table 2.1**, agriculture/rural land is the most significant land use within the Planning Area, occupying 4,574 acres or 37 percent of the land. Just over 40 percent of land in the Planning Area is under Williamson Act contracts; however, some of this land is not currently in agricultural production. Vacant land is the second most prominent land use within the Planning Area, comprising 2,082 acres or 17 percent of the land. Of the residential category, Low Density Single Family Residential is the most significant, occupying roughly 1,146 acres or 9 percent of the land. Most of it occurs within existing City Limits. Very Low Density Residential is the second most significant residential land use, comprising 399 acres. Other residential land uses includes 35 acres of Mobile Home Parks, 34 acres of Low Density Multi-Family Residential, and 115 acres of Multi-Family Residential.

Among non-residential land uses in Lemoore, roads and other right-of-ways occupy 1,212 or 10 percent of all land in the Planning Area. Industrial land only occupies 304 acres or 2 percent of all land despite its importance to employment generation. The major industrial and commercial land areas are located along two State Routes. Some industrial land is also located in close proximity to the San Joaquin Valley Railroad. Parks of various sizes are distributed throughout the City, often in close proximity to schools.



The City wants to preserve as much agricultural land as possible while allowing residential growth.

**RECENT DEVELOPMENT**

Since the last General Plan was adopted in 1992, Lemoore has been growing at a healthy pace, with the increase in population and number of housing units at approximately 4 percent per year. As of 2006, approximately 1,371 acres or 25 percent of the City is developed for residential uses while industrial and commercial uses constitute 487 acres or nearly 10 percent of land within City borders.

Growth prospects for the next 23 years are strong, and land use demands are being met by a number of residential and non-residential projects currently being constructed or under development review. In the pipeline for residential development are 21 housing projects, which together will create approximately 1,710 new housing units on 433 acres of land. These residential units are mainly single family homes and multi-family condominiums. Most projects are located at the north-east and western quadrant of the Planning Area where there is ample land suitable for residential use.

**Figure 1.1 Existing Land Use**

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A total of seven non-residential projects are also in planning phases or under construction. When fully completed, they will create approximately 327,460 square feet of new commercial, industrial, and public space on 127 acres of land at an average floor area ratio of 0.09. These include a new Wal-Mart Super Center and West Hills College expansion at the western quadrant of Lemoore, facilities for Coker Ellsworth, Chevron, Nelson Majors, Auto Zone, Walgreens, Valero Gas, a church for the Lemoore Church of the Nazarene, as well as other non-residential projects all over the City.

**Table 2.1 Existing Land Use within the Planning Area**

| <i>Land Use</i>                                     | <i>Incorporated</i> |                | <i>Unincorporated</i> |                | <i>Total Planning Area</i> |                         |
|---|---------------------|----------------|-----------------------|----------------|----------------------------|-------------------------|
|   | <i>Acres</i>        | <i>Percent</i> | <i>Acres</i>          | <i>Percent</i> | <i>Total Acres</i>         | <i>Percent of Total</i> |
| Very Low Density Residential                        | 116                 | 2              | 283                   | 4              | 399                        | 3                       |
| Single Family Residential                           | 1,081               | 20             | 65                    | 1              | 1,146                      | 9                       |
| Low Density Multi-Family Residential                | 34                  | 1              | -                     | 0              | 34                         | 0                       |
| Mobile Home Park                                    | 25                  | 0              | 10                    | 0              | 35                         | 0                       |
| Multi-Family Residential                            | 115                 | 2              | -                     | 0              | 115                        | 1                       |
| <i>Residential Subtotal</i>                         | <i>1,371</i>        | <i>25</i>      | <i>358</i>            | <i>5</i>       | <i>1,729</i>               | <i>14</i>               |
| Commercial  | 31                  | 1              | -                     | 0              | 31                         | 0                       |
| Commercial Services                                 | 20                  | 0              | 1                     | 0              | 21                         | 0                       |
| Retail  | 40                  | 1              | -                     | 0              | 40                         | 0                       |
| Auto Sales/Services                                 | 43                  | 1              | 6                     | 0              | 49                         | 0                       |
| Visitor Accommodations                              | 8                   | 0              | -                     | 0              | 8                          | 0                       |
| Professional Office                                 | 8                   | 0              | -                     | 0              | 8                          | 0                       |
| <i>Commercial/Office Subtotal</i>                   | <i>151</i>          | <i>3</i>       | <i>7</i>              | <i>0</i>       | <i>157</i>                 | <i>1</i>                |
| Light Industrial                                    | 298                 | 5              | 6                     | 0              | 304                        | 2                       |
| Warehouse   | 38                  | 1              | -                     | 0              | 38                         | 0                       |
| <i>Industrial Subtotal</i>                          | <i>336</i>          | <i>6</i>       | <i>6</i>              | <i>0</i>       | <i>342</i>                 | <i>3</i>                |
| Agriculture/Rural                                   | 158                 | 3              | 4,416                 | 65             | 4,574                      | 37                      |
| Parks/Recreation                                    | 287                 | 5              | 13                    | 0              | 301                        | 2                       |
| Open Space  | 8                   | 0              | -                     | 0              | 8                          | 0                       |
| Wetlands  | 132                 | 2              | 534                   | 8              | 667                        | 5                       |
| <i>Parks/ Open Space Subtotal</i>                   | <i>586</i>          | <i>11</i>      | <i>4,963</i>          | <i>73</i>      | <i>5,550</i>               | <i>45</i>               |
| Public/Institutional                                | 281                 | 5              | 16                    | 0              | 298                        | 2                       |
| Development Projects                                | 570                 | 11             | -                     | 0              | 570                        | 5                       |
| Vacant <sup>1</sup>                                 | 1,059               | 19             | 1,024                 | 15             | 2,082                      | 17                      |
| Transportation, Communication, Utility and Drainage | 245                 | 5              | 41                    | 1              | 286                        | 2                       |
| Roads or Other Right-of-Ways                        | 832                 | 15             | 381                   | 6              | 1,212                      | 10                      |
| <i>Other Subtotal</i>                               | <i>2,987</i>        | <i>55</i>      | <i>1,463</i>          | <i>22</i>      | <i>4,449</i>               | <i>36</i>               |
| <b>Total</b>  | <b>5,430</b>        | <b>100</b>     | <b>6,797</b>          | <b>100</b>     | <b>12,227</b>              | <b>100</b>              |

<sup>1</sup> Development projects are not included in the 'Vacant' category.

Source: Kings County Association of Governments, Dyett & Bhatia, 2007.

## 2.2 GENERAL PLAN DIAGRAM

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The land use framework of the General Plan is shown in the General Plan Diagram on **Figure 2-2**. The diagram is a graphic representation of the themes and policies encapsulated in the Plan; it designates the general location, distribution, and extent of land uses through buildout in 2030. As required by State law, land use classifications — shown as color/graphic patterns, letter designations, or labels on the diagram — specify a range for housing density and building intensity for each type of designated land use. These density/intensity standards allow circulation and public facility needs to be determined.

The Diagram is to be used and interpreted only in conjunction with the text and other figures contained in the General Plan. The legend of the General Plan Diagram includes the land use classifications described below, which represent an adopted component of the Plan. The Diagram is not parcel-specific, and uses on sites less than one acre in size are generally not depicted.

### LAND USE FRAMEWORK

The General Plan Diagram embodies a vision of how land in Lemoore will be used in year 2030, and is designed to reflect community objectives and planning initiatives presented in Chapter 1. These include:

- **Compact Urban Form.** As depicted on the General Plan Diagram, all development is planned to occur within the Urban Growth Boundary to preserve agriculture and open space surrounding Lemoore and keep a distinct rural/ urban edge.
  - **Small Town Character.** Policies in the Land Use Element as well as other Elements of the General Plan are written with an eye for preserving Lemoore’s small town character. Specifically in this Element, actions are taken to revitalize downtown, prevent sprawl, keep neighborhoods within walking distance of amenities and schools, and provide open space and parks to maintain Lemoore’s quality of life.
  - **Economic Development and Jobs.** A significant amount of land is set aside to accommodate economic development efforts. Planning for jobs growth is a major consideration in the design of neighborhood centers and downtown for small businesses as well as large commercial and industrial sites for larger businesses.
  - **Integrated Neighborhoods and Neighborhood Centers.** The General Plan Diagram depicts a *network* of neighborhoods. Neighborhoods are defined as areas including a *mix* of land uses that interrelate and serve one another. Neighborhoods work as part of an overall system of the city, are internally accessible by non-motorized means, include community facilities such as parks and schools, and have a central focal point. The ½ mile radii depicted on the Land Use Diagram encompass areas within convenient walking distance and show how these neighborhoods are related to each other and to neighborhood centers, schools, and parks and recreational facilities.
- Enhanced Community Character and Aesthetics.** Community Character is enhanced through encouraging compact design, pedestrian-oriented circulation, neighborhood centered activities, and environmental sensitivity. A more detailed discussion of Community Design is presented in *Chapter 3: Community Design*.
- **A Network of Open Space and Parks.** All of the Parks and Open Space uses are linked by a system of parkways, bikeways, and roadways. Residential uses are often situated adjacent to these parks, which provide a valuable amenity to nearby residents.

**Figure 1.1 General Plan Diagram**

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- ***A Complete Roadway System.*** The land uses presented on the Diagram are structured around the roadway network, and the two components are interactive and interrelated. The types, location, capacity, and use of these roadways are presented in *Chapter 4: Circulation.*
- ***A Range of Commercial and Retail Opportunities.*** The General Plan provides for the full range of commercial and retail uses needed for the future population and business community. Regionally-oriented establishments are placed on major roadway corridors (e.g. SR-41 at Bush Street, SR-198 at 19th Avenue, SR-198 at Houston/D Street, and SR-198 at future Marsh/21<sup>st</sup> Avenue interchange.); community- and neighborhood-oriented uses are placed within planned communities and neighborhoods.
- ***Adequate, Flexible School Sites.*** New school sites are proposed to accommodate future students. The sites depicted on the General Plan Diagram are intended to relate well to adjacent uses, such as neighborhood focal areas and park sites. A further discussion of schools is presented in *Chapter 5: Parks, Schools, and Community Facilities.*



The General Plan aims to provide more neighborhood parks and recreational facilities to improve the quality of life for Lemoore’s residents.

## **DENSITY/INTENSITY STANDARDS**

The General Plan establishes density/intensity standards for each use classification. In the residential designations, residential density is expressed as a maximum number of housing units per gross acre. For non-residential uses, the building intensity standard is expressed as a maximum permitted ratio of gross floor area to site area, called a Floor Area Ratio (FAR). For example, on a 10,000 square foot site with a maximum FAR of 0.5, 5,000 square feet of building area can be built. FAR is a broad measure of building bulk that controls both visual prominence and traffic generation. It can be clearly translated to a limit on building bulk in the Zoning Ordinance and is independent of the type of use occupying the building. It allows for both single and multi-story buildings.

Density (housing units per acre) and intensity (FAR) standards are for gross developable land (that is, including streets and other rights-of-way), but exclude areas subject to physical or environmental constraints, which include creek corridors, floodways, and areas to be

dedicated for greenways or habitat protection. The density/intensity standards do not imply that development projects will be approved at the maximum density or intensity specified for each use. Zoning regulations consistent with General Plan policies and/or site conditions may reduce development potential within the stated ranges. **Table 2.2** summarizes density and intensity (FAR) standards for the Plan's land use classifications.

## LAND USE CLASSIFICATIONS

The land use classifications on the General Plan Diagram are described below. The total acreage for each land use classification is presented in **Table 2.3**. These land use classifications are meant to be broad enough to give the City flexibility in implementing City policy, but clear enough to provide sufficient direction to carry out the General Plan. The City's Zoning Ordinance will contain more detailed provisions and standards. More than one zoning district may be consistent with a single General Plan land use classification (see Consistency between General Plan and Zoning in *Chapter 9: Implementation and Monitoring*, Table 9.1). The residential land use designation definitions in the 2030 Lemoore General Plan are somewhat different than those in the existing General Plan. However, the color scheme was retained for consistency with planning practice.

### **Residential**

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

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

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

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

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

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

### ***Mixed Use***

*Mixed Use.* This designation is intended to provide for retail, residential, office, business and personal services (copy centers, barber shops, dry cleaners), public, and institutional uses in neighborhood-oriented centers, and other uses deemed appropriate by the Planning Commission, in a variety of mixed-use configurations, such as ground-floor commercial with residential or office uses above, or co-location of buildings with different single uses on a contiguous mixed-use area. Development will be pedestrian-oriented to enhance street life and the vibrancy of neighborhoods. Standards and project approval criteria will ensure compatibility between mixed-use development and adjacent residential neighborhoods. Typical residential density for this designation ranges from 8 to 20 units per gross acre. Residential buildout is assumed at 9 units per gross acre and non-residential buildout is assumed at an FAR of 0.25.<sup>2</sup>

### ***Commercial/ Office/Industrial***

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

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

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

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

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

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

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

**Table 2.2 Lemoore General Plan Land Use Density Assumptions**

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

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

Source: Dyett & Bhatia, 2007.

### **Other**

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

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

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

*Wetlands.* This designation applies to both the original and the re-created wetland areas. It is intended to protect wildlife and hydrological and biological resources in these areas –

allowing only very low intensity open space uses that are compatible with and do not disturb the resources to be protected.

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

### **Overlays**

**Navy’s Air Installation Compatible Use Zone – AICUZ.** The proposed land uses in the AICUZ are subject to review when the Navy’s Air Installation Compatible Use Zone (AICUZ) study for the Naval Air Station Lemoore. In the interim, the policies and standards of Chapter 8: Safety and Noise apply.

**Deferred Annexation/Postponement Area.** In the area south of the existing (May 2008) City limits and west of State Route (SR) 41, no application for annexation or development will be accepted for review until after completion of the Navy’s Air Installation Compatible Use Zone (AICUZ) study for the Naval Air Station Lemoore and completion of flood hazard studies by the Federal Emergency Management Agency (FEMA).

### **GENERAL PLAN BUILDOUT**

The term “buildout” refers to a theoretical level of development where every parcel allocated under the General Plan is fully developed according to plan. It should be noted that when buildout will actually occur is not specified in or anticipated by the Plan, and designation of a site for a certain use does not necessarily mean that the site will be built/redeveloped with the designated use during the horizon of the Plan.

**Table 2.3** shows the buildout acreage of the General Plan Diagram. At full buildout, a little over 4,000 gross acres would be developed within the Planning Area, virtually all of which would be in the UGB. Most areas that are planned for new development are residential in use, totaling about 2,000 acres.

**Table 2.3 Lemoore General Plan Additional Land Use Acreage at Plan Buildout**

| <i>Land Use</i>                              | <i>GP Land Use in Planning Area Only</i> | <i>Total New GP Land Use in Planning Area</i> | <i>% Buildout by Land Use in Planning Area</i> | <i>Dev. Projects In Progress</i> | <i>GP Land Use in UGB</i> | <i>Total New GP Land Use in UGB</i> | <i>% Buildout by Land Use in UGB</i> |
|--|--|---|--|----------------------------------|---------------------------|-------------------------------------|--------------------------------------|
| <b>Residential</b>                           | 209                                      | 2,113   | 26%  | 339                              | 1,565                     | 1,904                               | 47%                                  |
| Agriculture/Rural Residential                | 209                                      | 213   | 3%   | 0                                | 4                         | 4                                   | 0%                                   |
| Very Low Density Residential                 | 0  | 515   | 6%   | 19                               | 496                       | 515                                 | 13%                                  |
| Low Density Residential                      | -  | 1,111   | 13%  | 307                              | 803                       | 1,111                               | 27%                                  |
| Low-Medium Density Residential               | -  | 200   | 2%   | 10                               | 190                       | 200                                 | 5%                                   |
| Medium Density Residential                   | -  | 74  | 1%   | 3                                | 72                        | 74                                  | 2%                                   |
| High Density Residential                     | -  | 0   | 0%   | 0                                | 0                         | 0                                   | 0%                                   |
| <b>Mixed Use</b>                             | -  | 165   | 2%   | 0                                | 165                       | 165                                 | 4%                                   |
| Mixed Use                                    | -  | 118   | 1%   | 0                                | 118                       | 118                                 | 3%                                   |
| Neighborhood Commercial                      | -  | 48  | 1%   | 0                                | 48                        | 48                                  | 1%                                   |
| <b>Commercial/Office/Industrial</b>          | -  | 1,361   | 16%  | 40                               | 1,321                     | 1,361                               | 34%                                  |
| Commercial                                   | -  | 170   | 2%   | 31                               | 139                       | 170                                 | 4%                                   |
| Professional Office                          | -  | 78  | 1%   | 0                                | 78                        | 78                                  | 2%                                   |
| Industrial                                   | -  | 715   | 9%   | 9                                | 706                       | 715                                 | 18%                                  |
| Business, Technology and Industrial Reserve* | -  | 398   | 5%   | 0                                | 398                       | 398                                 | 10%                                  |
| <b>Other</b>                                 | 4,004                                    | 4,630   | 56%  | 119                              | 507                       | 626                                 | 15%                                  |
| Parks/Recreation                             | -  | 208   | 3%   | 39                               | 168                       | 208                                 | 5%                                   |
| Community Facilities                         | -  | 218   | 3%   | 79                               | 139                       | 218                                 | 5%                                   |
| Agriculture                                  | 3,341                                    | 3,352   | 41%  | 0                                | 11                        | 11                                  | 0%                                   |
| Greenway/Basin                               | 12                                       | 198   | 2%   | 0                                | 186                       | 186                                 | 5%                                   |
| Wetlands                                     | 652                                      | 655   | 8%   | 0                                | 2                         | 2                                   | 0%                                   |
| <b>Total</b>                                 | 4,214                                    | 8,270   | 100%   | 497                              | 3,559                     | 4,056                               | 100%                                 |

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

Note: Acreage totals do not include existing developed land.

Source: *City of Lemoore, Dyett & Bhatia, 2007.*

### **2.3 PATTERN OF DEVELOPMENT, GROWTH AND EXPANSION**

Land use planning decisions are guided by the community's desire to retain Lemoore's small town character, maintain a compact urban form, and protect agricultural lands surrounding the City. The policies presented in this section reflect these desires. They are intended to help Lemoore achieve growth without compromising its identity, pace of life, and environment resources. They will ensure that growth occurs in a timely and ordered fashion.

## GUIDING POLICIES

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

*LU-G-2 Maintain a well-defined compact urban form, with a defined urban growth boundary and development intensities on land designated for urban uses.*

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

## IMPLEMENTING ACTIONS

### **Growth Management**

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 21<sup>st</sup> Avenue alignment, in order to protect the Navy from encroachment.

*For purposes of this policy, “urban development” means development requiring one or more basic municipal services including, but not limited to, water service, sewer service, improved storm drainage facilities, fire hydrants and other physical public facilities and services. The General Plan reserves enough land to satisfy urban growth up to the year 2030.*

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 Sphere of Influence line will represent the ultimate edge of urban development in Lemoore through 2030, beyond which development will remain rural in nature and without urban services. This policy is intended to protect surrounding agricultural land, promote compact development, and prohibit annexation outside the boundary.*

LU-I-3 Do not accept any applications for annexation or development in the area south of the existing (May 2008) City limits and west of SR-41 until after completion of the Navy’s Air Installation Compatible Use Zone (AICUZ) study for the Naval Air Station Lemoore and completion of flood hazard studies by the Federal Emergency Management Agency (FEMA).

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.*

LU-I-5 Work with the County on a Memorandum of Understanding (MOU) in which the County will commit to:

- 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.

*Joint planning agreements have been used successfully in many jurisdictions. This policy is intended to create a mechanism to protect the open space, agriculture, wetlands, and open canals that form the backdrop for the City, so that the City can keep a distinct urban edge. The City will also notify Naval Air Station Lemoore of development applications on the west side of the Planning Area in order to maintain the open space buffer between the City and the air station land use.*

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.*

See *Chapter 7: Conservation and Open Space* for policies related to open space, wetlands, and preservation of agriculture land outside the Urban Growth Boundary, and *Section 2.6 Employment Centers* for growth management policies on the Business, Technology, and Industrial Reserve Area.

### ***Development Mitigation***

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.

*Infrastructure needs include fiber optic and/or wireless communication systems, along with streets, water, sewer, electricity, natural gas, telephone, and cable.*

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.

*These may include parks, fire and police stations, schools, utilities, roads or other needed infrastructure.*

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.

## **2.4 RESIDENTIAL AREAS**

Lemoore is a highly desirable place to live and work because of its friendly, affordable, and high quality neighborhoods, with easy access to schools, neighborhood parks, and recreation facilities. The General Plan promotes residential patterns that blend with



A typical residential neighborhood in Lemoore.

Lemoore’s existing qualities. It seeks to build communities and a socially attractive environment through land use controls and policies. Guiding principles behind residential development and neighborhood organizing principles depicted on the General Plan Diagram include:

- *Mix of Housing Types.* The General Plan promotes a mix of housing types in all neighborhoods and ensures that no one area is unduly burdened by higher-density residences. As discussed in Land Use Classifications, various types of residential uses are planned: Very Low Density Residential, Low Density Residential, Low-Medium Density Residential, and Medium Density Residential. Some residential development may also occur as part of a larger mixed-use project in office or commercial areas.
- *Medium and High Density Residential Development in Strategic Locations.* The Diagram locates Medium Density Residential residences in transportation corridors, next to parks, community facilities, and schools, and in mixed-use neighborhood centers. Higher density development is also proposed on vacant and underutilized infill sites in Downtown as well as on suitable sites likely to undergo long-term redevelopment.

## BUILDING COMMUNITIES



Neighborhood centers provide a place for residents to shop for daily necessities.

To build stronger communities, the General Plan places particular emphasis on creating community-centric activity areas and uses that serve the transportation, retail, and social needs of residents. The goal is to direct residential expansion in the new growth areas into neighborhoods. A neighborhood is defined as an area generally over forty acres that includes a variety of complementary uses including neighborhood retail and restaurants, schools, parks, and other needed services. Policies in the General Plan strive to promote the integration of new neighborhoods with existing urban development, and to preserve and enhance neighborhood connectivity with a continuous street network.

Typically, neighborhoods are grouped around a focal point - a mixed-use center with neighborhood retail, publicly-oriented uses, and open spaces. The neighborhood center defines a community’s identity and provides a place for residents to meet and interact.

On the General Plan Diagram, several of these centers are represented. Within these neighborhoods, the Plan designates sites for a range of housing types in close proximity to a neighborhood centerpiece. The idea is that a larger number of residents can be brought closer to the neighborhood focal point, so they can bike or walk to these areas without having to rely exclusively on automobiles for local trips.

## GUIDING POLICIES

- 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.*
- 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.*
- LU-G-6 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.*

## IMPLEMENTING ACTIONS

- 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**:

**Table 2.4 Potential Land Use Allocations for New Residential Neighborhoods**

| <i>Land Use</i>  | <i>Allowable Gross Acreage<br/>(Percent of Total)</i> |                |
|--|---|----------------|
|  | <i>Minimum</i>  | <i>Maximum</i> |
| Housing  |   |                |
| - Single family (detached or attached/zero-lot line)   | 35  | 60             |
| - Townhouse  | 10  | 25             |
| - Multi-family (minimum 12 units/gross residential acre)   | 10  | 25             |
| Neighborhood Center  | 4   | 10             |
| Civic/Institutional – Neighborhood-serving Facilities (e.g. elementary school, public safety facilities and community centers; the latter may be incorporated into Neighborhood Centers) | 4   | 10             |
| Neighborhood Parks and Recreation <sup>1</sup>   | (5.0<br>acres/1,000<br>residents)                     | --             |

<sup>1</sup> An additional contribution to citywide and specialized recreational facilities at a ratio of 1 acre per 1,000 residents also will be required. See policy PSCF-I-1.

*Source: Dyett & Bhatia, 2007.*

*A neighborhood will be defined by the local street system and typically include 100-160 acres. New zoning regulations for residential neighborhoods will include specific standards for housing types, including spacing criteria, to ensure that a full range of housing is provided and that large projects with only a single type of housing are not built. The City also hopes that this housing mix can be achieved within the existing residential areas as well, through infill development. This policy would not apply to neighborhoods with approved area plans or*

*subject to development agreements or to infill development on sites less than 100 acres in size.*

- 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.

*Centers are concentrations of activity and uses that serve a neighborhood function. They are located within close proximity and easy walking distance to adjacent residences, generally no more than ½ mile away. Squares should be at least 25,000 square feet in size and include outdoor seating and other pedestrian amenities.*

- 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.

- 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.

- 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.

- 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.*

- LU-I-16 Establish zoning regulations for:

- 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. This latter bonus cannot be combined with the affordable housing bonus. Off-site improvements directly resulting from a project’s impacts, as specified in the Zoning Ordinance, may still be required; the bonus is intended for improvements that go beyond the required minimum.

- LU-I-17 Utilize the Agricultural/Rural Residential designated areas as a mechanism for preserving active agricultural land and buffering urban uses from agricultural uses.

*The City requires Right-to-Farm disclosures (regarding usual odor and noise) from new residents in Agricultural/Rural Residential areas to protect adjacent active farms from future land use conflicts.*

See *Chapter 3: Community Design* for additional policies on site and building design for residential development.

## **2.5 DOWNTOWN AND SHOPPING CENTERS**

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Lemoore is a city of neighborhoods, connected by several clusters of commercial uses that provide goods, services, and employment opportunities for both local residents and people from surrounding communities. These centers are the basis of organizing policies in the General Plan, and reflect contemporary approaches to retail and commercial areas by ensuring a diverse range of opportunities are easily accessible to all residents. The Plan provides for four categories of retail and commercial areas: neighborhood centers located close to where people live and designed with the pedestrian in mind, mixed-use areas throughout the City that provide vertical integration of uses and local services in close proximity to residents but not necessarily as “center”, regional retail centers that serve both residents and nearby communities, and a downtown mixed use center representing the social, cultural, and historical heart of Lemoore.

### **NEIGHBORHOOD CENTERS**

A neighborhood center is typically located on an accessible, main transportation artery and is composed of small-scale commercial land uses that provide goods and services to the local community. Services found at a neighborhood center may include schools, parks, grocery retail, restaurants, drug stores, drycleaners, post office, bank, and other small businesses. It is often surrounded by higher density housing, which helps to support ridership for a transit stop. To assist local small business owners and ensure that a diverse range of neighborhood activities are available and easily accessible to residents, the General Plan provides sites for several neighborhood-oriented centers in both new and existing areas. This Plan would bring a substantially increased population within a convenient distance of a neighborhood center.

### **MIXED USE AREAS**

Mixed Use Areas are a new land use designation that will have flexible zoning to allow a variety of activities and mix of tenants within single buildings, including retail, commercial, professional office, and residential uses. Mixed Use Areas will be located close to commercial areas, neighborhood centers, and roadway junctions to attract maximum clientele, but are not necessarily “centers” in and of themselves.

### **REGIONAL SHOPPING CENTERS**

Shopping and consumer activities provide for social contact as well as jobs and tax dollars. Since Lemoore is located at the intersection of two highways, it can attract shoppers from around the region, as well as residents from Lemoore. Shopping opportunities typically found in regional retail consist of large-format national retailers such as Wal-Mart, Target, or Home Depot. They are planned along major transportation corridors to be highly visible and accessible, and tend to provide more parking for users.



The General Plan encourages more entertainment facilities near downtown such as the Lemoore Cinema.

**DOWNTOWN**



Neighborhood commercial at Lemoore Avenue and Hanford-Armona Road serves residents as well as those just passing through.

Lemoore’s Downtown encompasses the relocated town center along the railroad that grew into present day Lemoore. Its historic legacy is visible in the number and variety of historic buildings in the area, such as City Hall, the old 1<sup>st</sup> National Bank Building, the Civic Auditorium, Doctor Yates House, and others. Downtown is also a focal point for retail, recreational, and entertainment activities in the City. Residents and tourists alike enjoy its stadium, cinemas, shopping and dining opportunities, as well as other civic and cultural activities. In the future, uses such as art galleries and bookstores, more restaurants and shops, and mixed residential uses are envisioned.

The General Plan aims to support the many roles that Downtown plays by promoting mixed-use. A mixed-use land use designation allows for a variety of activities, including residential, commercial and office uses, as well as public and quasi-public uses. The Plan calls for the creation of three new Zoning overlays – Downtown Mixed Use Zone 1, Downtown Mixed Use Zone 2, and Downtown Mixed Use Zone 3 with different land use priorities and intensity standards to guide future development. A wider spectrum of uses will be allowed to turn Downtown into a truly citywide destination.

**GUIDING POLICIES**

- LU-G-7 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.*
- LU-G-8 Continue to nurture a vibrant, mixed-use Downtown that is the pride of the community.*

**IMPLEMENTING ACTIONS**

- 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.

*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.*

**Neighborhood Retail Centers**

- LU-I-19 Evenly distribute neighborhood retail centers in new development areas and encourage a mix of uses in them to offer both choice and convenience for shoppers and residents.

*The Land Use Diagram shows where these sites are located. The total acreage provided is intended to be sufficient to meet the need for retail space and commercial services that can be supported by local residents.*

- LU-I-20 Encourage existing neighborhood centers to expand to their maximum potential through reuse, rehabilitation and infill development.

- LU-I-21 Require pedestrian-oriented design and gathering spaces in neighborhood centers to facilitate a small-town atmosphere.

- 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.

- LU-I-23 Facilitate the revitalization of existing blighted commercial/industrial areas by allowing mixed uses, infill, and/or increase in density on site.

*Middle scale retail formats like those in Pioneer Square, Popolo’s, Lincoln Square and Candlewick West have difficulty serving a retail market because they are neither large enough to compete with national stores, nor small enough to compete with national stores, nor small enough to be able to gain a loyal following. The current trend in retail is the development of lifestyle centers that are replacing the old mall experience by attempting to create a sense of community with positive, varied experiences. A mix of uses, including professional offices and residential, may also help to revitalize the area*



Left: Existing corner of Lemoore Avenue and SR-198 is unattractive and mostly vacant. *Right:* The planned extension of Cedar Lane to Lemoore Avenue presents an opportunity to improve this area with new buildings and uses that blend architecturally with the historic high school.

See *Chapter 3: Community Design* for additional policies on site and building design for neighborhood retail centers.

### ***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.

*Real estate firms, travel agencies, financial advisors, accountants would be permitted, as would second-story offices. A limit on the total square footage of ground floor office use could be established in the Zoning Ordinance.*

See *Chapter 3: Community Design* for additional policies on site and building design for regional shopping centers, and policies on design review requirements for exterior alterations and additions, as well as new construction.

### ***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.

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.

*Uses that contribute to public benefit include workforce or subsidized housing, daycare centers, and small scale commercial uses such as drycleaners, delicatessens and banks.*

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.

See *Chapter 3: Community Design* for additional policies on site and building design for mixed-use areas.

### ***Downtown***

LU-I-28 Establish Downtown Mixed Use Zones (DMX1, DMX2 and DMX3) in the Zoning Ordinance with the following land use requirements:

- DMX1 will allow retail, commercial, professional office, second-story residential, public and institutional uses, provided retail and restaurant uses are retained as a primary use at the site. Typical new buildings will require a minimum height of at least 16', with exceptions for uses with special needs (e.g. cinemas). Service Commercial types of uses may be allowed when deemed appropriate through a Conditional Use Permit.
- DMX2 will allow retail, commercial, professional office, high-density residential or live/work studios, public and institutional uses.

- DMX3 will allow professional office and medium-density residential, with small-scale support commercial uses, with bed-and-breakfast use an option.

*The design of all new buildings, including elements such as lot width and setback, must respect the character of Downtown and surrounding neighborhoods by following requirements set out in the Downtown Design Guidelines.*

LU-I-29 Allow a balanced and diverse mix of compatible uses to create a vibrant, 24-hour Downtown, such as:

- *Mixed Use:* Encourage a mix of uses in Downtown.
- *Housing:* Promote the development of a variety of housing options within Downtown and in adjacent areas, including higher density near the Depot.
- *Retail:* Promote the development of street-level, consumer-oriented retail establishments.
- *Community Facilities:* Promote high-quality, public development projects that can serve as demonstrations of appropriate downtown urban design principles.
- *Change of Use:* 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.
- *Infill:* 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.

*Incentives may include, but are not limited to: use of Redevelopment Agency façade improvement program, rebate or reduction in development fees, adjustments in parking requirements, reductions to building height restrictions, expedited applications, and assistance with infrastructure or site improvements.*

LU-I-30 Establish incentives for new retail uses to be located at specific parts of downtown to maximize foot traffic and interest.

*New retail uses can act as circulation nodes and attract people to move from one point to another. The Zoning Ordinance will allow height bonuses, floor area or streamlined review to facilitate such developments.*

LU-I-31 Promote pedestrian-oriented amenities near Downtown such as outdoor seating, plazas, public art, weather protection, and waiting areas to reinforce Lemoore's small-town character and provide areas for people to congregate.

LU-I-32 Promote the rehabilitation of historic structures in Downtown in order to preserve the historic identity of the City for future generations.

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.

See *Chapter 3: Community Design* for additional policies on site and building design for Downtown and other mixed-use areas, and *Chapter 7: Conservation and Open Space* for additional policies related to the preservation and restoration of historic buildings.

## **2.6 EMPLOYMENT AREAS**

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Policies in this section relate to the following land uses:

- Professional Office;
- Industrial areas; and
- Business, Technology, and Industrial Reserve Area.

### **PROFESSIONAL OFFICE**

The Professional Office land use designation is intended to accommodate offices for professional persons and other related uses, encourage and sustain Lemoore’s economic growth, and provide professional services to the community and the region. The General Plan Diagram provides sites for both large and small office uses. Larger sites are envisioned as office complexes that draw employees from a wider area. Smaller sites are typically expected to be local-serving professional and administrative offices providing medical, real estate, or financial services.

Offices are also permitted in Downtown or Neighborhood Commercial areas. This can be a very effective use of land where new office uses are located above the first floor or as a secondary use in multi-tenant buildings in order to promote retail continuity at the street level.

### **INDUSTRIAL USES**

This designation provides for automobile-related sales and service, commercial service uses, manufacturing, agriculture-related production, truck terminals, utility operations, warehousing, food-processing, and other industrial uses. Large retailers of appliances, heavy equipment rental, and sale of mobile homes or fabricated housing will also go into this area. Heavy industrial uses are only allowed along a small portion of 19<sup>th</sup> Avenue, south of Iona Avenue. Due to potential land conflicts with residential areas, industrial land is planned only at the edges of the urban area. Buffers and other mitigation devices will be required if development occurs next to agricultural land or residential areas. City policy requires that residential uses located within one mile of industry must sign a noise-odor easement.



Industries will be located in the northwest and southern portion of City, away from residential areas.

## **BUSINESS, TECHNOLOGY, AND INDUSTRIAL RESERVE AREA**

The Business, Technology and Industrial Reserve Area is a sub-area located in the southwest quadrant of the intersection of SR-41 and SR-198. The area will be reserved for employment purposes and will not be developed until planned industrial, business and other employment generating land uses allocated for the area north of SR-198 in the General Plan is at least 75 percent developed. Development of the reserve area will require the creation of a specific plan specifying land use, infrastructure, financing, and other planning attributes. When fully developed, the area is expected to provide more than 1.5 million square feet of employment space and 3,500 jobs.

### **GUIDING POLICIES**

- 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.*
- LU-G-10 Foster high quality professional office and industrial areas and ensure developments are self sufficient, with appropriate infrastructure, community facilities, and open space for employees.*
- LU-G-11 Protect desirable industrial uses from encroachment by subsequent incompatible residential and commercial uses.*

### **IMPLEMENTING ACTIONS**

- LU-I-34 Provide sites for employment generating businesses, technology-based businesses, light industrial, professional offices, and other businesses wishing to locate in Lemoore.*  
*Locations for these sites are shown on the Land Use Diagram.*
- 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.*
- LU-I-36 Allow advanced educational or workforce training uses, such as commuter colleges and technology teaching institutes, in Professional Office areas.*  
*Educational or training facilities are complementary to Professional Office uses as they facilitate training as well as research.*
- LU-I-37 Allow employee-serving amenities and services such as restaurants, cafes, dry cleaners, and other complementary uses in Professional Office areas.*
- LU-I-38 Establish setback, landscaping, and screening requirements for Professional Office and Industrial land uses and ensure adequate buffering between incompatible land uses.*
- LU-I-39 Adopt planning practices that support development of employment-generating land uses and help the City achieve a jobs-housing balance.*

*Measures include establishing a timetable for annexation, land preparation and extension of infrastructure, creating an inventory of “ready-to-go” sites, and providing a streamlined permit approval process for substantial projects.*

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. The specific plan is at a minimum to provide for:

- Road connections and traffic capacity to accommodate planned development;
- Infrastructure necessary to support the area and benefit the City;
- Development and design program, including standards and guidelines for building scale and location, landscaping, parking design and location, undergrounding of utilities, and signs.
- Open space protection program, including designation of permanent open space and buffers adjacent to farmlands and the freeway corridors.
- Implementation program, including Zoning Ordinance amendments (if required), cost and responsibility for necessary capital and other improvements, phasing of development financing measures, plan administration and enforcement.

*The 400-acre Business, Technology and Industrial Reserve Area, located in the southwest quadrant of the SR-198/SR-41 interchange, with access from Marsh Drive, is intended for long-term development. Planning for this area is not likely to be initiated before 2020, at a time when at least 75 percent of the planned development north of SR-198 has occurred. This space will not be needed to achieve the community jobs-housing balance within the General Plan 2030 horizon.*

See *Chapter 3: Community Design* for additional policies on site and building design for employment areas, and *Chapter 8: Safety and Noise* for additional policies on noise mitigation for development west of SR-41.

## **2.7 AGRICULTURE**

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While agriculture and rural residential land use classifications appear on the General Plan Land Use Diagram, these land uses are not proposed for future land within the UGB and are not a part of the long term development plan for the City of Lemoore. Rather, agricultural land in the Planning Area is considered a natural resource and a traditional economic engine for the region, and as such this land outside the UGB is targeted for conservation through General Plan policies when at all possible. Policies for conservation of agricultural land uses and retention of a green buffer around the City are included in *Chapter 7: Conservation and Open Space* and pertain to both active farming and to species and habitats that exist in both active and fallow agricultural land.

## **2.8 PUBLIC AND COMMUNITY FACILITIES**

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Public facilities such as City Hall, Police, Fire, water and sewerage facilities, transportation terminals are intended to serve the general public (Schools and Parks are discussed under a separate category). These facilities are scattered throughout the City.

Community facilities such as childcare services, schools and libraries are common indicators that measure a community's quality of life and social well being. Some facilities including residential care, day care, elderly care, and alcoholism or drug abuse recovery or treatment facilities, are allowed within neighborhoods because they are considered "protected" facilities and local zoning cannot exclude them as long as specified standards and licensing requirements are met. In contrast, large scale community facilities are more appropriate in mixed-use neighborhood centers, on commercial sites, and in Downtown.

Houses of worship and other places for religious assembly as well as private schools and colleges are permitted in residential, professional office, and commercial areas, subject to appropriate location and development standards and conditional-use permit requirements.

### **GUIDING POLICIES**

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

### **IMPLEMENTING ACTIONS**

LU-I-41 Ensure adequate elementary and high school sites are reserved in new subdivisions, consistent with the Land Use Diagram and State law.

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.

LU-I-43 Promote the development of community facilities accessible to both vehicles and pedestrians.

For additional policies related to public and community facilities, please see *Chapter 5: Parks, Schools, and Community Facilities*, and *Chapter 6: Public Utilities*.