EXECUTIVE SUMMARY

NAS LEMOORE JOINT LAND USE STUDY (JLUS)

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PURPOSE

The Joint Land Use Study (JLUS) program managed by the Department of Defense (DoD) Office of Economic Adjustment (OEA), Office of the Secretary of Defense, is a Department of Defense initiative providing grants to state and local governments to participate with military installations in developing advisory planning documents that promote compatible land use near and around a military installation.

The JLUS program encourages cooperative land use planning between military installations and the adjacent communities so future community growth and development are compatible with the training and operational missions of the installation. It is more inclusive in scope than just noise and accident potential, and is more public in nature than the Air Installations Compatible Use Zones (AICUZ) program. Similar to the AICUZ program, the JLUS is a cooperative land use planning effort between the affected local government(s) and neighboring military installation. While a local or regional agency takes the lead as the Study Sponsor in conducting the civilian driven JLUS process, the AICUZ is a technical military report. The JLUS process typically involves various local community interests along with the military installation, and the study is a locally-produced product. Under this arrangement, there is a greater success of developing strategies to promote compatible land use policies that can be incorporated into the local jurisdiction's planning documents.

The Kings County Association of Governments (KCAG) is the JLUS Study Sponsor on behalf of the City of Lemoore, Fresno County, and Kings County and is responsible for leadership, coordination, and management of all study activities. A Policy Committee of elected officials has been established to guide the JLUS process and make recommendations for coordination between Naval Air Station Lemoore (NASL) and local governments. A Technical Working Group of staff members from local jurisdictions, regulatory agencies, stakeholder groups, and the military are providing support to the Policy Committee and project team in the collection and review of land use planning information. Funding for the JLUS is being provided by a grant from the OEA.

STUDY GOALS AND OBJECTIVES

The overall goals of the NASL JLUS are:

- Identify land use issues that may impact the operations of NASL
- Identify strategies Kings County, City of Lemoore, and Fresno County can pursue to ensure incompatible development does not impact the operational utility of NASL
- Create a recommended action plan to guide future planning so all involved parties benefit

The overall objectives of this study supporting the above stated goals are:

- Involve the public in all stages of the planning process
- Map recent and future planned development activity
- Identify areas where present land use conflicts occur
- Identify areas where future land use conflicts could occur
- Identify locally applicable and relevant strategies for promoting compatible land uses
- Recommend changes to local government land use policies and documents that would help to accomplish JLUS objectives
- Develop a final action plan with specific recommendations and implementation strategies that have broad support from stakeholders.
- Integrate information from the NASL 2011 AICUZ study
- Develop long-term regional planning policies for high noise areas (65+ dB CNEL) surrounding NASL with consideration of possible future aircraft and mission scenarios

APPROACH

The approach to this report is intended to describe and analyze the issues pertaining to existing and future conditions, and make recommendations for each jurisdiction independently. The organization of each of the seven individual sections by county or city provides a user-friendly document for the public and direct access to appropriate information for each jurisdiction.

The approach for the NASL JLUS is based on three key elements summarized below and in **Figure ES-1**:

- Identify Areas of Concern for Each Jurisdiction
- Develop Potential Strategies to Address the Identified Areas of Concern
- Provide Recommendations for Each Jurisdiction

Issues. Based on information provided by NASL and meetings and discussions with the NASL JLUS Technical Working Group which includes representatives from each jurisdiction in the study area and NASL, areas of concern were identified with respect to encroachment around NASL. During the various public meetings and Public Open Houses, the areas of concern were identified and explained.

Table ES-1 provides a matrix identifying the areas of concern with respect to each jurisdiction presented at public meetings. **Figure ES-2** includes a summary of all areas of concern for the various jurisdictions listed together beneath the "Identify Areas of Concern for Each Jurisdiction" box. All of the areas of concern listed do not necessarily apply to each jurisdiction.

Potential Strategies. A menu of potential strategies related to land use and policies and procedures was developed with opportunities to address the various areas of concern. This menu was also presented to the Technical Working Group and at public meetings showing the means and methods analyzed as part of the NASL JLUS to address the areas of concern. **Figure ES-3** also includes a summary of the potential strategies developed under the "Develop Potential Strategies" box.

NASL JLUS Recommendations. Recommendations for each jurisdiction are provided at the end of each section of the report. The recommendations are focused on addressing the areas of concern identified by the analyses performed.

Table ES-2 provides a summary matrix of the recommendations by jurisdiction.

The NASL JLUS was created through the collaboration efforts of the public, NASL JLUS Policy Committee, and the NASL JLUS Technical Working Group.

Public Meetings

As of the end of August 2011, there have been 14 meetings including seven Policy Committee Meetings, five Technical Working Group (TWG) Meetings, and two Public Information Meetings to help engage the public in the JLUS process. The following provides a list of meetings for the NASL JLUS where the JLUS was the only purpose of the meeting.

Figure ES-1: JLUS Approach Simplified

Table ES-1: NASL JLUS Areas of Concern Identified by Jurisdiction

LEMOORE JOINT LAND USE STUDY (JLUS) AREAS OF CONCERN				
NAS Lemoore Areas of Concern				
Check Marks (√) Indicate that Listed Facilities or, Operations are Impacted by Land Uses or Activities within Local Governments Cited Below	Kings County	City of Lemoore	Fresno County	
Perimeter Boundary Development	√	√	√	
Clear Zone Incompatibilities				
APZ I Incompatible Uses/Structures			√	
APZ II Incompatible Uses/Structures	√		√	
Military Aircraft: High Noise Areas				
≥ 65-69 decibels	√		√	
70-74 decibels	√		√	
75-79 decibels			√	
80-84 decibels			√	
≥ 85 decibels			√	
Renewable Energy Sites	√	√	√	
Bird Air Strike Hazards (BASH)	√	√	√	
Nighttime Light/Glare Effects	√	√	√	
Environmentally Sensitive or Critical Habitat Area	√	√	√	
Agriculture				
Crop Selection	√	√	√	
Williamson Act	√	√	√	
Lease Program	√	√	√	
Infrastructure Expansion				
Roads	√	√	√	
Utilities	√	√	√	
Light Rail	√	√	√	
Air Quality	√	√	√	
Object Heights	√	√	√	
FAA Coordination	√	√	√	
Emergency Response	√	√	√	
Development Entitlements	√	√	√	
Public Schools Funding	√	√	√	
Inter-Governmental Coordination	√	√	√	
Ground Control Approach (GCA) Box	√	√	√	

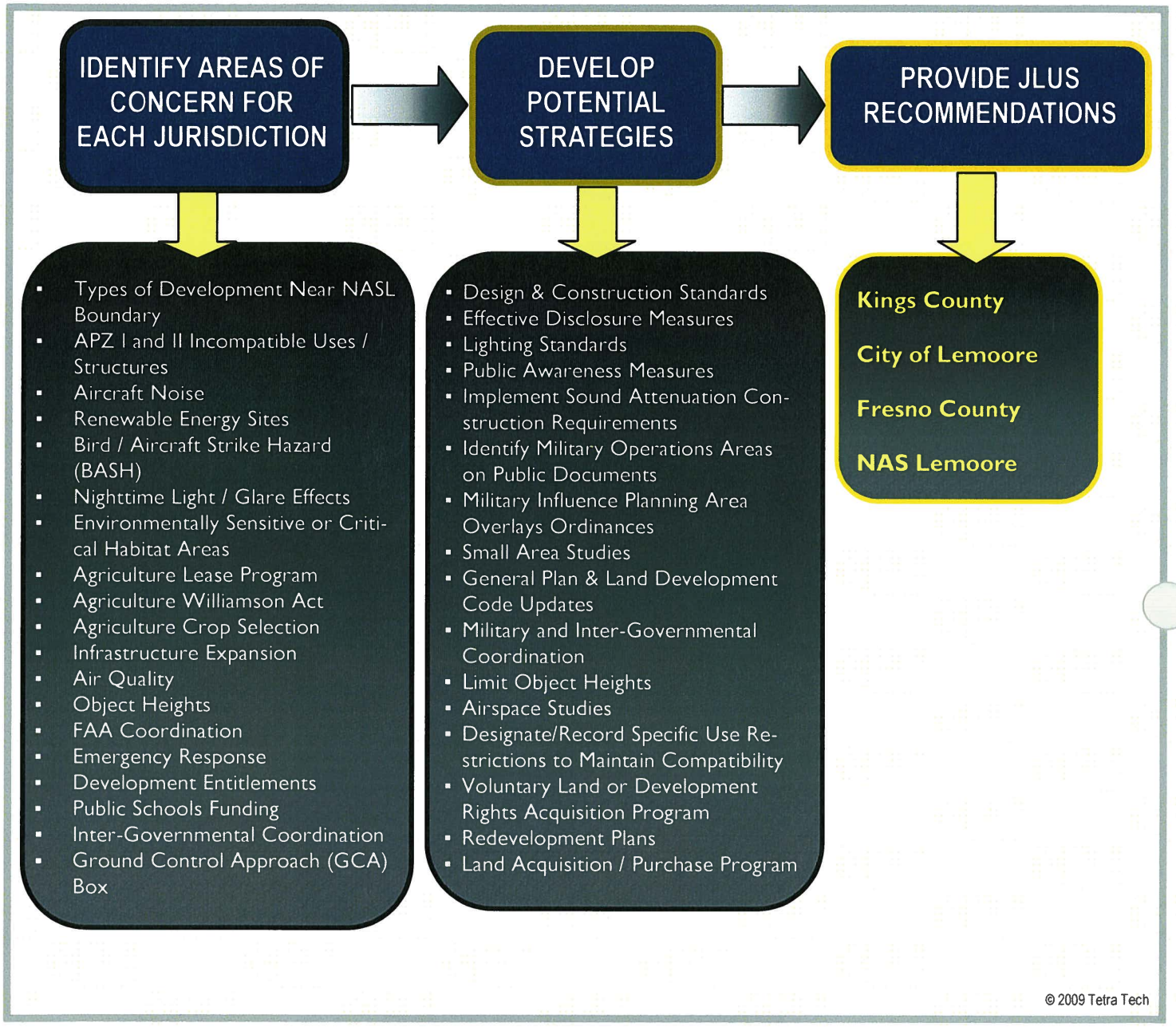

Figure ES-2: NASL JLUS—Areas of Concern Identified and Menu of Potential Strategies to Address the Areas of Concern

SUMMARY OF RECOMMENDATIONS	JURISDICTION	Kings County	City of Lemoore	Fresno County	NAS Lemoore
ENVIRONMENTAL	Support and/or Collaborate With Ongoing NASL Environmental Stewardship Programs	✓	✓	✓	✓
	Support & Coordinate on the Studying & Implementing Methods to Control BASH	✓	✓	✓	✓
	Develop and Distribute BASH Educational Material				✓
	Develop Policies to Protect Critical Areas Supporting Military Readiness, Agricultural Uses in Compatible Areas, and/or Environmental Conservation	✓	✓	✓	
NOISE	Continue the Requirement for Noise Attenuation Design and Construction Standards for New Construction in NASL Overlays I and II	✓	✓	✓	
	Establish NASL Overlay Districts I, II, and III	✓	✓	✓	
	Revise Land Use Regulations, As Required, to be Compatible with Overlay Designations	✓	✓	✓	
	Develop & Implement Plan to Construct Hush House(s) to Buffer Jet Noise from Engine Run-ups & Tests				✓
LAND USE	Monitor Land Use at/near Transportation Corridors and/or Hubs	✓	✓	✓	
	Limit Object Heights in NASL Overlays I, II, and III	✓	✓	✓	
	Implement Lighting Standards to Avoid Glare and Reflection	✓	✓	✓	
	Develop Policies to Protect Critical Areas Supporting Military Readiness, Agricultural Uses in Compatible Areas, and/or Environmental Conservation	✓	✓	✓	✓
	Establish NASL Overlay Districts I, II, and III	✓	✓	✓	
	Update General Plans to Include Language Meeting State Requirements Designed to Strengthen Uses Compatible to NASL Mission Activities	✓	✓	✓	
	Revise Land Use Regulations, As Required, to be Compatible with Overlay Designations	✓	✓	✓	
	Establish Technical Standards for Renewable Energy Facilities Within NASL Overlay Zones I, II, and III	✓	✓	✓	✓
	Implement Effective Disclosure Measures	✓	✓	✓	
	Participate in Small Area Study Creating Strategies for Compatible Development in the GCA Box	✓	✓	✓	✓
COORDINATION	Continue Ongoing Coordination with the FAA	✓	✓	✓	✓
	Implement Public Awareness Measures	✓	✓	✓	✓
	Support and/or Collaborate with School Districts Seeking Additional Funding Related to NASL Growth	✓	✓	✓	✓
	Collaborate with Local Jurisdictions to Establish NASL Overlay District Zone Designations	✓	✓	✓	✓
	Continue Cross-Jurisdictional Collaboration and Formalize a Coordination Policy in Development Review and Planning Process	✓	✓	✓	✓
	Collaborate with the KCAG as Lead Facilitator of the JLUS Implementation Activities	✓	✓	✓	✓
	Adopt Resolution Supporting the JLUS Recommendations and Implementation	✓	✓	✓	

Table ES-2: NASL JLUS Recommendation Summary Matrix by Jurisdiction

Date	Meeting Description
8 Jul 2010	Public Meeting #1
9 Jul 2010	Policy Committee Meeting #1
15 Oct 2010	TWG Meeting #1
5 Nov 2010	TWG Meeting #2
30 Nov 2010	TWG Meeting #3
30 Nov 2010	Public Information Meeting #2
1 Dec 2010	Policy Committee Meeting #2
22 Feb 2011	TWG Meeting #4
22 Feb 2011	Policy Committee Meeting #3
16 Mar 2011	TWG Meeting #5
17 Mar 2011	Policy Committee Meeting #4
4 May 2011	Policy Committee Meeting #5
24 Jun 2011	Policy Committee Meeting #6
19 Aug 2011	Policy Committee Meeting #7

There have also been numerous one-on-one meetings with staff from the three jurisdictions and NASL from the initial data collection phase through the data analysis and development of strategies and recommendations. Additional public outreach has also included press releases to local media outlets, responses to queries from interested citizens and stakeholder groups, activation of a JLUS website (www.lemoorejlus.com), and published JLUS brochure.

NASL JLUS Policy Committee

The NASL JLUS Policy Committee was created to set policy decisions regarding this document. The Policy Committee is comprised of representatives from the local jurisdictions (Fresno County, Kings County, and City of Lemoore) and an *ex-officio* member from NASL. Specific members of the Committee include the following:

- Judy Case, Supervisor, Fresno County
- Capt. James Knapp, NASL 2010-2011 *(ex officio)*
- Capt. Eric Venema, NASL, 2011 *(ex officio)*
- John Murray, Councilmember, City of Lemoore
- Joe Neves, Supervisor, Kings County
- John Plourde, Councilmember, City of Lemoore
- Doug Verboon, Supervisor, Kings County
- Willard Rodarmel, Mayor, City of Lemoore

NASL JLUS Technical Working Group (TWG)

The staff behind the support of the NASL JLUS is the TWG. The TWG's role is to support the effort of the preparation of the NASL JLUS through assistance with data collection including GIS mapping, attendance at TWG meetings, review of the JLUS Issues, review of potential JLUS Strategies, and review of the JLUS Recommendations. The TWG is comprised of representatives from multiple jurisdictions, agencies, and stakeholder groups included the following:

- California Water Alliance
- Central Union Elementary School District
- City of Lemoore
- College of the Sequoias
- Department of Defense—OEA
- Fresno Council of Governments
- Fresno County
- Gary V. Burrows Inc.
- Hanford Airport
- Hanford Sentinel
- Home Builders Association of Tulare-Kings Co
- Kings Council Association of Governments
- Kings County
- Kings Economic Development Council
- Lemoore Chamber of Commerce
- Lemoore Planning Commission
- Lemoore Union Elementary School District
- Leprino Foods
- Naval Air Station Lemoore (NASL)
- Property Owners
- Recurrent Energy
- Riverdale Chamber of Commerce
- Riverdale Joint Unified School District
- Sequoia Riverlands Trust
- Sol Development Associates
- Tulare basin Wildlife Partners
- West Hills College
- Westlands Water District