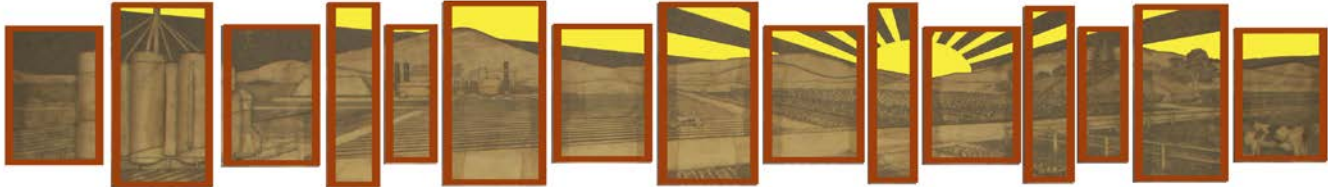

LAND USE ELEMENT



I. INTRODUCTION

The *Land Use Element* designates the general distribution, location and intensity of land uses throughout the unincorporated territory of the County, and establishes land use policies to guide and direct future land use decisions and development. This element has been reorganized to group land use policies into five distinctive Land Use Categories that are reflective of the County’s unincorporated environment. Modeled after the Rural-to-Urban transect approach to smart growth, the County’s land use policies are now grouped for ease of reference into “Natural Lands”, “Agriculture Open Space”, “Rural Interface”, “Community Districts”, and “Urban Fringe”. Land Uses designations for agriculture, residential, commercial, industrial, open space, natural resources, and public facilities are integrated into each Land Use Category as appropriate. Additional areas within the Community Districts have been designated “Reserve” for future growth consideration. An additional section has been added to address procedural requirements and review criteria for any specific plan, new community, or new city proposals.

The *Land Use Element* remains consistent with the County’s overarching priorities to protect prime agricultural land, direct urban growth to existing cities and community districts, and increase economic and community sustainability. General Plan land use designations and policies are designed to encourage compact and community centered development patterns that lower public service costs, make more efficient use of land, and discourages premature conversion of farmland to other uses. Policies embodied in this element are designed to balance the protection of individual property owners’ rights and property value with the efficient provision of public services to the community at large and long term preservation of natural resources. The *Land Use Element* maps and text together define the Goals, Objectives and Policies that are designed to guide the physical growth, use and development of land under the jurisdictional authority of the County through the year 2035.

A. Consistency with Other Elements

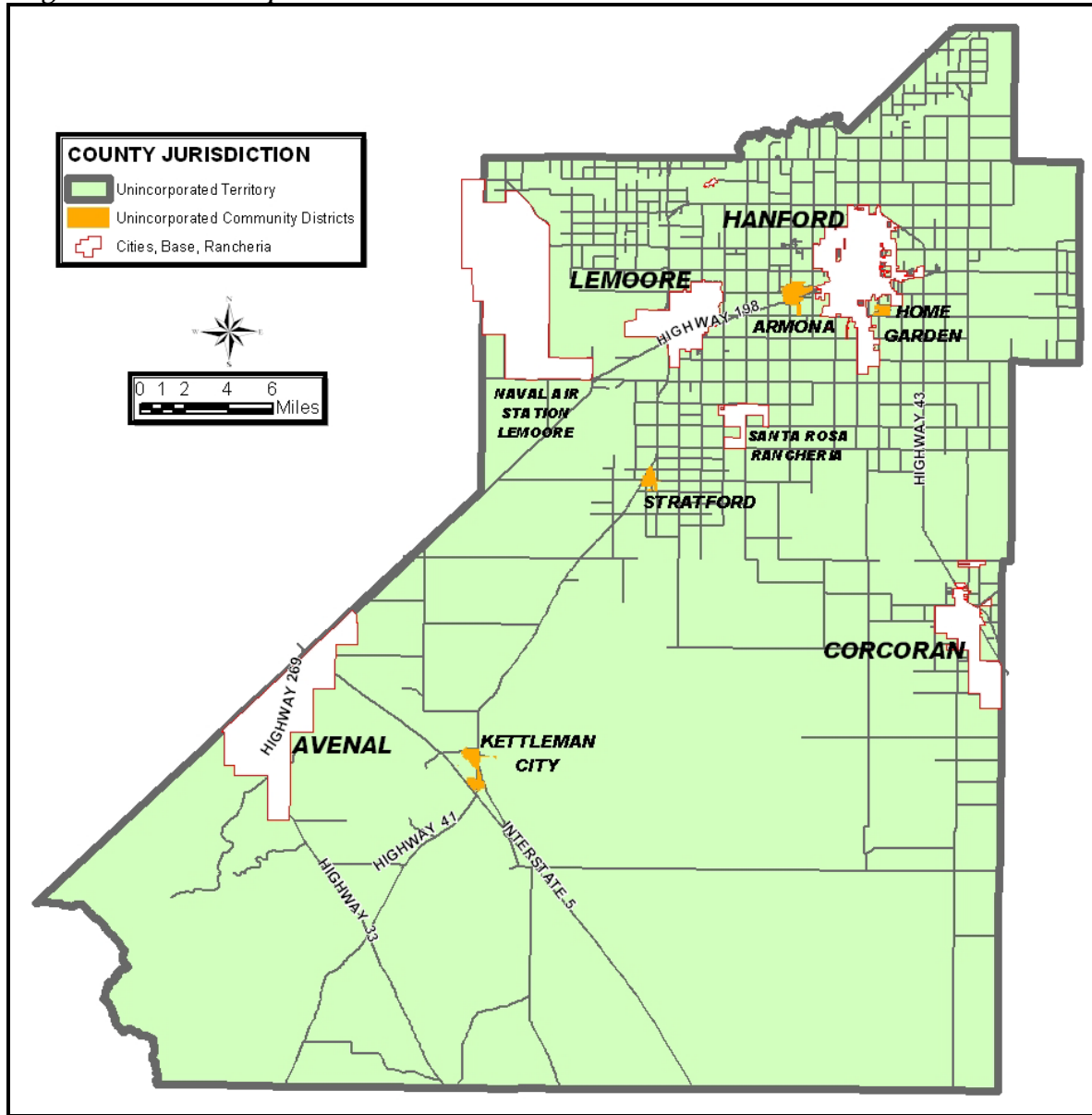
The *Land Use Element* is consistent with other elements of the General Plan, whereas the Land Use Maps shown in Figures LU 9 - 15 reflect the goals, objectives and policies of the Land Use Element as well as the other General Plan elements and community plans. Land Use policies were developed according to common themes and priorities throughout all elements of the *2035 Kings County General Plan* and integrated community plans. Land Use policies are supported by policies of the other elements, and cross-referenced where necessary. Together, the land use maps and General Plan text establish land use policy direction and guidelines that apply to all unincorporated territory under the land use authority of the County. Table LU-2 identifies General Plan land use designations and their equivalent zone district(s).

B. County Jurisdiction

The County of Kings retains land use authority and jurisdiction over all territory within the County, except for land located within any of the four incorporated Cities (Avenal, Corcoran, Hanford, and Lemoore) and two federal territories (Naval Air Station Lemoore, and Santa Rosa Rancheria Tribal Trust Land). These exceptions are considered outside the jurisdiction of this General Plan, however, they may be identified, discussed or addressed through policies where relevant to unincorporated territory under the County’s land use authority. Cities and federal territories are not subject to the County’s land use regulations. See Figure LU-1 for a map of unincorporated areas.



Figure LU - 1 Unincorporated Areas



C. Community Plans, Specific Plans and New Communities

Community plans and specific plans include application of other regulations, requirements, or standards for development that are specific to a particular area or community. Both community plans and specific plans may be included in the General Plan by reference, and the territory covered by these plans are noted on the Kings County Land Use Map (Figure LU-11).

Individual community plans have been developed for the County's four unincorporated communities that receive municipal services from a special district. Community plans include the Armona Community Plan, Home Garden Community Plan, Kettleman City Community Plan, and Stratford Community Plan, and are incorporated into the General Plan by reference. These community plans



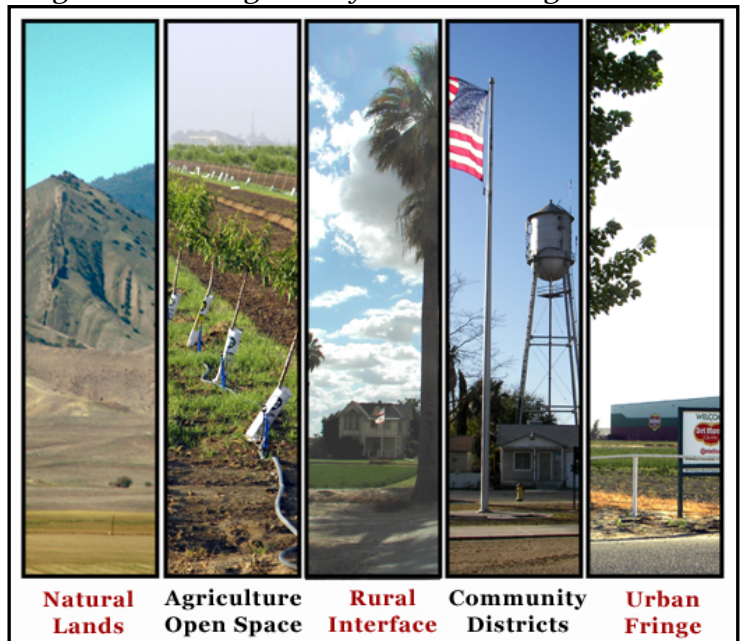
represent the most substantial urban land use changes, and are the only areas with expanded urban growth areas to accommodate future unincorporated urban growth. Land use and other policies are addressed in greater detail within each of the four community plans, and include community specific goals, objectives and policies that serve to guide future land use decisions towards enhanced sustainability of each community. Major themes within these community plans emphasize community revitalization, infill development, and compact orderly growth that coincides with efficient service provision.

Specific plans provide even greater detailed information regarding land use, resources, and the multitude of service provisions necessary to accommodate large territories. Only the *Stratford Community Plan* policies direct the “New Community Expansion Area” of Stratford to be considered under development of a Specific Plan. Another possible option that may involve specific plan development within the County is new community establishment. Although no new communities are planned under this General Plan, considerable interest in establishing new communities or cities within the San Joaquin Valley have emerged over the past decade and include one such interest in Kings County. This rising interest in new community establishment resulted in the County developing a “New Community Application And Processing Procedure” adopted by the Board of Supervisors on October 2, 2007. This procedure establishes criteria for evaluating new community proposals and requires the submittal of a detailed specific plan that sufficiently addresses all of the necessary land use planning and service provision issues in greater detail than either a community plan or general plan would evaluate. This procedure is included by reference into the General Plan and has been updated as part of this General Plan Update (see Appendix A).

D. Land Use Categories

Land Use policies of this Element are defined according to the County’s five categories of built environment groupings that constitute the County’s natural-to-urban transect of unincorporated territory. The five transect categories of density and intensity include Natural Lands, Agriculture Open Space, Rural Interface, Community Districts, and Urban Fringe. Each of these categories embodies specific land use designations that are determined compatible. “Section III Land Use Inventory And Analysis” defines the different types of land use designations. “Section IV Land Use Policies” more thoroughly addresses the types of land use designations defined within each Land Use Category, while recognizing the unique circumstances, conditions and factors inherent in these areas.

Figure LU - 2 Kings County Land Use Categories



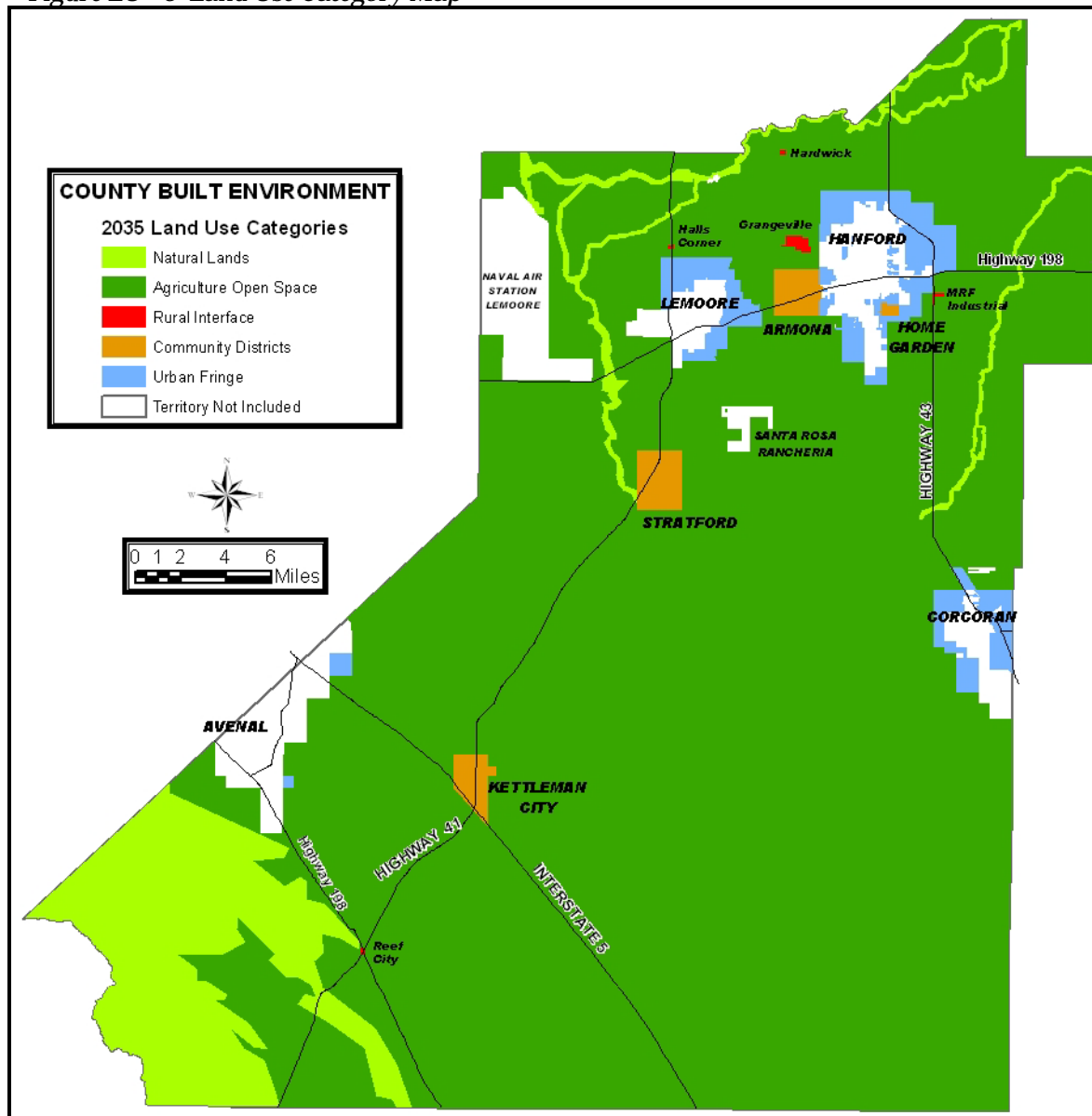
“Natural Lands” include the Coast Ranges in the southwest part of the County, Kings River Waterway Channel and Cross Creek Waterway Channel. “Agriculture Open Space” represents the agricultural lands which are the predominant land feature of Kings County, and make up approximately 90.2% of



Land Use Element

the unincorporated County territory. "Rural Interface" represents small pockets of rural residential and small community living areas such as Grangeville and Hardwick that do not have a special district to provide municipal type services. "Community Districts" represent the four unincorporated communities of Armona, Home Garden, Kettleman City and Stratford which provide limited municipal type services through special districts such as a Community Services District or Public Utilities District. These Community District areas represent the greatest potential for future urban growth within the County and are the focus of detailed Community Plans. "Urban Fringe" represents the residential, commercial and industrial land uses immediately adjacent to the Cities of Corcoran, Hanford and Lemoore, and includes the County unincorporated islands surrounded by the City of Hanford. These areas are generally within a City's Primary Sphere of Influence. The Urban Fringe adjacent to the City of Avenal only includes agricultural designated land that is located within the City's Sphere of Influence and planned for urban uses.

Figure LU - 3 Land Use Category Map



Kings County continues to direct urban growth within the “Urban Fringe” areas to cities for annexation, and looks to accommodate new unincorporated growth within the four “Community Districts” that are served by special districts. “Rural Interface” areas will continue to exist as small pockets of urban uses and will remain limited to the extent of previously established residential uses. Centralized and focused growth in established urban areas will ensure that growth does not occur beyond the planned service range of water and sewer service providers. Growth beyond these areas can present severe environmental and public health problems as well as costly service delivery problems. Increased coordination between the County, the cities, and community districts will avoid inefficient growth, while encouraging logical and orderly expansion of city and community district services while avoiding environmental and public health problems. Urban land use designations within these areas establish the development densities and intensities of the various land use types. A Consistency Matrix between the General Plan Land Use Designations and the County Zone Districts must be achieved. Land Use Designations identify areas allocated for a particular land use while the associated Zone District defines what land uses may take place on that particular parcel designated for a land use by the General Plan.

E. Other Plans & Policies

Other agency plans and policies often have relevance and application to the County’s Land Use Policies. A brief overview of key plans and policies that directly affect County Land Use Plans resulting from State Law requirements or required coordination efforts include City General Plans, Spheres of Influence, San Joaquin Valley Blueprint, and Airport Land Use Compatibility.

1. City General Plans

The *2035 Kings County General Plan* has taken into consideration each of the four incorporated City (Avenal, Corcoran, Hanford, and Lemoore) General Plans, and their associated policies and planned directions for growth. Where applicable city coordinating policies have been integrated into this General Plan. In coordinating land use, the County’s policy is to continue using the Limited Agriculture land use designation as the County’s primary means for establishing a holding designation for unincorporated areas planned for city urban uses. Unincorporated areas within a City Primary Sphere of Influence and planned for urban uses are designated Limited Agriculture unless previously designated for some other use. The County General Plan does not apply to city territories, however, city general plans, and in particular new growth areas currently outside existing city limits, should take into consideration County General Plan policies that relate to countywide resources, circulation, and community sustainability strategies to ensure continued planning coordination for the County as a whole.

2. Spheres of Influence

A Sphere of Influence (SOI) is a boundary adopted by the Local Agency Formation Commission of Kings County (LAFCo) that serves as a plan for the probable future service area boundary of a local agency, such as a city or community district (i.e. Community Services District or Public Utilities District). Within the Sphere of Influence, a city or community district may apply to LAFCo to annex contiguous territory which is a logical and orderly expansion. LAFCo retains the authority to approve annexations to cities and community districts, and must make certain findings to ensure the orderly expansion and adequacy of service provision, while protecting prime agricultural lands.

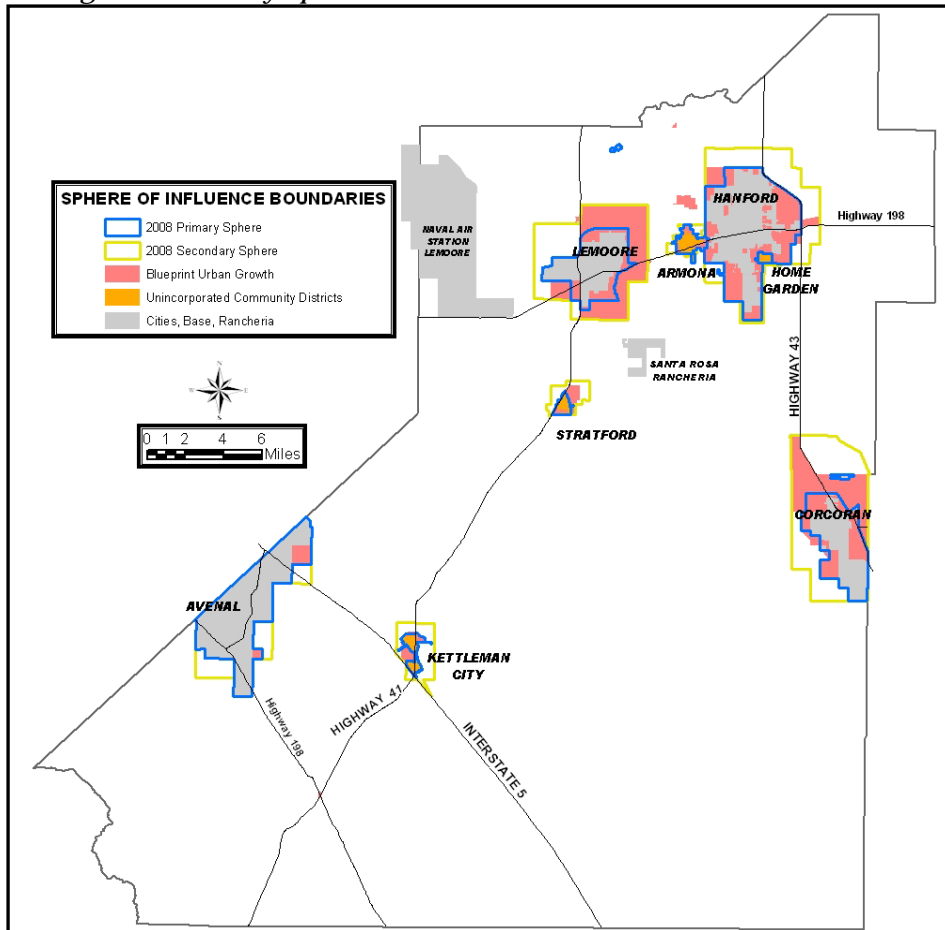


Land Use Element

On January 1, 2008, a comprehensive Sphere of Influence Update was completed by LAFCo which adopted new Sphere of Influence boundaries for all four incorporated cities and all four unincorporated community districts. The update resulted in the effective removal of 11,000 acres from growth consideration. Sphere reductions were done in coordination with existing City and County General Plan Land Use Plans, and under consideration of new Municipal Service Review requirements. Now that Sphere of Influence boundaries clearly coincide with areas planned for urban growth, new development within these spheres will be directed to annex to the nearest municipal service providing entity. Utilizing refined Sphere of Influence Boundaries that coincide with planned orderly urban growth plans can prevent urban sprawl and duplication of public services. In promoting planned, efficient urban development patterns, protection of agricultural and open space land will continue to prevent the premature conversion to urban uses.

LAFCo is required by State Law to adopt a Sphere of Influence for each City and Community District in the County. LAFCo is unique in that it adopts a Secondary Sphere of Influence in addition to a Primary Sphere of Influence. The Primary SOI is the Sphere of Influence as defined under State Law that allows statutory authority for annexations to occur. The Secondary SOI is a unique LAFCo defined boundary that is established beyond the Primary SOI and includes additional territory that serves only as an area of planning interest to the city or community district, and extends out to the Blueprint Urban Growth Boundary (See Figure LU-4). Agency notification and coordination will continue to occur in these areas as they may serve as areas of future growth beyond any of the current adopted City or County General Plans.

Figure LU - 4 City Sphere of Influence Boundaries



3. San Joaquin Valley Blueprint

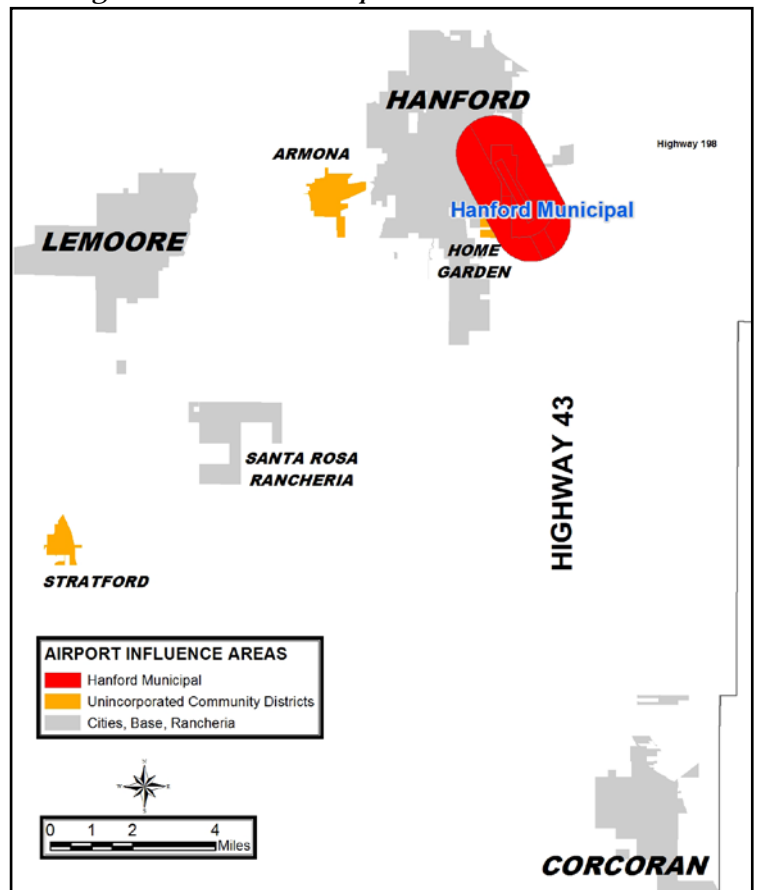
The eight San Joaquin Valley Counties of San Joaquin, Stanislaus, Merced, Madera, Fresno, Tulare, Kings, and Kern make up the regional planning area under the San Joaquin Valley Blueprint. Each County was responsible for developing their own individual local blueprint that is to be integrated into the larger eight-county Blueprint that address future growth through the year 2050. Under the coordination efforts of the Kings County Association of Governments, a Kings County Blueprint for urban growth was defined that emphasized city centered urban growth, economic development, and agricultural preservation. This local Blueprint effort resulted in defining a Blueprint Urban Growth Boundary for each of the four Cities and four unincorporated Community Districts. The local Blueprint also calls for increasing residential density to at least 24% above status quo development trends. As with the passage of Senate Bill 375 (Chapter 728, Statutes of 2008), the Kings County Association of Governments will work towards defining “Sustainable Community Strategies”. The *2035 Kings County General Plan* integrates many of the common themes associated with smart growth, compact development, increased walkability, centralized accessible commercial areas, and assists in defining potential avenues of implementation in this rural agricultural based County environment.

4. Airport Land Use Compatibility

In 1994 Kings County completed the "Kings County Airport Land Use Compatibility Plan." The purpose of the Plan is to establish procedures and criteria by which the County of Kings and the City of Hanford can address compatibility issues when making planning decisions regarding land uses within the spheres of influence of public use airports. The Plan criteria are intended to ensure that local general plans, specific plans, and zoning ordinances take into account factors which influence compatibility between airports and the surrounding land uses. The *Kings County Airport Land Use Compatibility Plan* is incorporated into the Kings County General Plan by reference. The Plan only affects public use airports (Hanford Municipal Airport) as shown on Figure LU-5.

The General Plan goals, objectives, and policies of the *Kings County Airport Land Use Compatibility Plan* are found in the *Health & Safety Element*. All land use decisions for projects located within the Airport Operational Area of Influence as identified by Figure HS-21 and HS-22 will be subject to the criteria of Table HS-4 of the *Health and Safety Element*.

Figure LU - 5 Public Airport Influence Areas



F. Scope and Organization

The remainder of this Element is organized into five sections. Section II includes discussion of other special land use considerations as required by State Planning and Zoning Law. Section III provides an overview and analysis of County land use distribution and changes from the 1993 General Plan. Section IV contains all *Land Use Element* Goals, Objectives and Policies. Section V identifies programs to implement the *Land Use Element*, and Section VI includes General Plan Land Use Maps except Community Plan Land Use Maps which are incorporated into this Element by reference.

This element is organized into the following sections:

- II. Special Land Use Considerations** – Solid Waste Management, Flood Plain Management, and Military Compatibility.
- III. Land Use Inventory Analysis** – Land Use Summary, Conversion Summary, Community District Land Use Summary 1993 & 2035, Analysis Conclusions.
- IV. Land Use Policies** – Natural Lands, Agriculture Open Space, Rural Interface, Community Districts, and Urban Fringe.
- V. Implementation** – Implementation Programs.
- VI. Land Use Maps** – Land Use Maps of Kings County, “Natural Lands”, “Rural Interface” Areas and “Urban Fringe” Areas.



II. SPECIAL LAND USE CONSIDERATIONS

In addition to the general land use distribution and intensity of land use discussion in the Land Use Element, other special land use considerations must also be addressed. These include areas within the solid waste sites for municipal and hazardous waste, flood plains, and operational areas around a military installation. Timberland is not addressed as there are no natural forests within the County.

A. Solid and Hazardous Waste Management

1. Solid Waste

Policies pertaining to solid waste, source reduction, and recycling are identified in the *Source Reduction and Recycling Element* (SRRE) and the *Household Hazardous Waste Element* (HHWE) of the *Kings County Integrated Waste Management Plan* (KCIWMP), and are made a part of this element by reference. The Kings Waste & Recycling Authority (KWRA) manages the materials recovery facility located east of Highway 43, just south of Hanford Armona Road. The KWRA facility continues to implement efforts to recycle and re-use material to divert waste from entering the landfills. The KWRA serves all County unincorporated areas, and the Cities of Corcoran, Hanford and Lemoore. Municipal waste generated in these areas are first directed to the KWRA facility and then transferred to the Chemical Waste Management, Inc. Kettleman Hills Facility which operates both municipal waste and hazardous waste landfills at their site located west of Interstate 5 along State Route 41. The Avenal Landfill covers the City of Avenal.

2. Hazardous Waste

The *Kings County Hazardous Waste Management Plan* (KCHWMP) is also included by reference and establishes policies for specific sites and siting criteria for hazardous waste facilities. Efforts to decrease hazardous waste production help to lessen the demand on the existing Kettleman Hills Facility, located next to the municipal waste landfill. The KCHWMP describes the capacity of the Chemical Waste Management, Inc. facility that accepts hazardous wastes from most of the counties in California. The KCHWMP also identifies Kings County criteria and procedures for siting any further hazardous waste facilities that may be proposed. Such facilities are to be located in areas designated Heavy Industrial or General Agriculture.

3. Waste Site Locations

Existing waste site locations are identified on Table LU-1 and shown on Figure LU-6. As the State population, and particularly the San Joaquin Valley population, continue to increase so does the waste stream that will ultimately require additional disposal capacity that is necessary to accommodate future growth throughout the State.

Table LU-1 Kings County Waste Sites

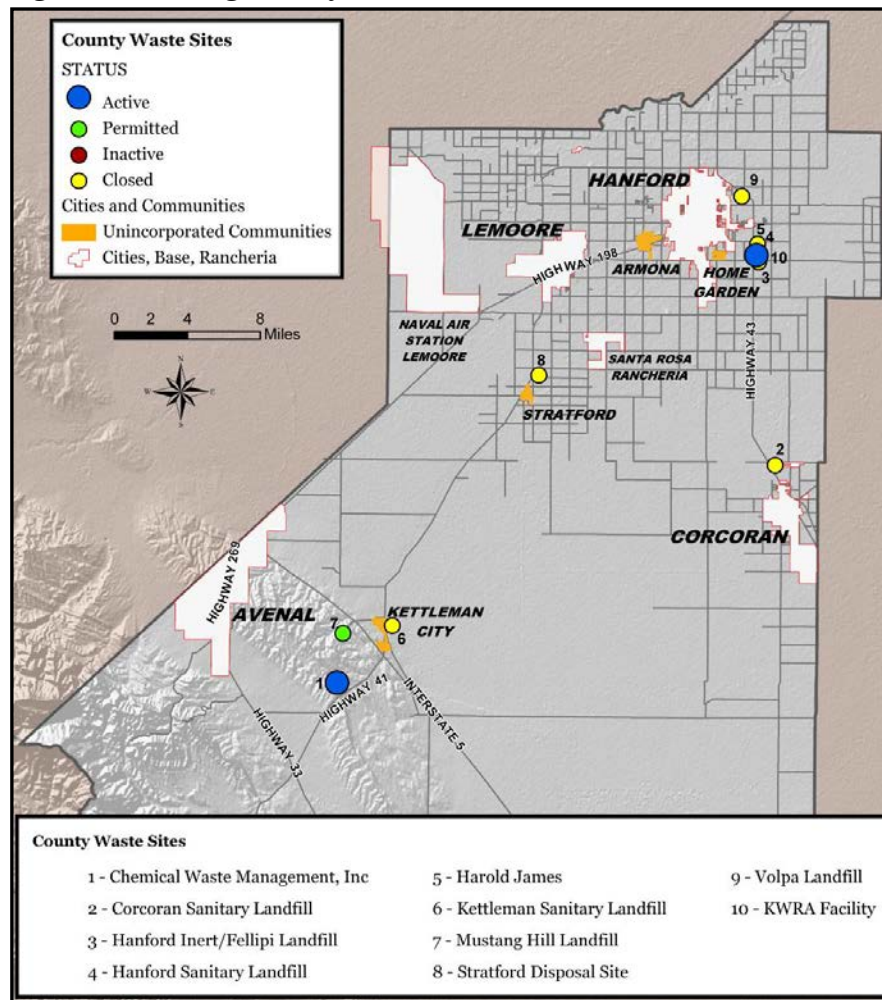
County Waste Sites Shown on Figure LU-6	Status	Waste Type	Location
1. Chemical Waste Management, Inc	Active	Hazardous & Municipal	35251 Old Skyline Blvd., northwest of Interstate 5 and Highway 41
2. Corcoran Sanitary Landfill	Closed	Municipal	Southeast of Nevada Ave. & Highway 43
3. Hanford Inert/ Fillipi Landfill	Closed	Municipal	Southeast of Houston Ave. and Highway 43
4. Hanford Sanitary Landfill	Closed	Municipal	7875 Hanford Armona Road
5. Harold James	Closed	Tires	7760 Hanford Armona Road
6. Kettleman Sanitary Landfill	Closed	Municipal	East of 25 th Avenue and South of Racine Ave.



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7. Mustang Hill landfill	Permitted	Municipal	29703 Milham Road
8. Stratford Disposal Site	Closed	Municipal	Northeast of King Avenue and 20 th Avenue
9. Volpa Landfill	Closed	Municipal	8526 8 ½ Avenue
10. KWRA Material Recovery Facility/Transfer Station	Active	Municipal	7803 Hanford Armona Road
Areas Not on the Map			
Avenal Regional Landfill	Active	Municipal	201 North Hydril Road, Avenal
Chevron 35 Q	Closed	Oilfield Waste	Sec 35, T22S, R18E, M.D.B & M
Houston Avenue Landfill	Closed	Municipal	11815 11 th Avenue
Kochergen Farms Composting	Active	Green Waste	Avenal Cutoff Road and Omaha Avenue
Lemoore City Disposal Site	Closed	Municipal	On Vine Street, ½ Mile South of Iona
Lemoore Transfer Station	Active	Municipal	13097 18 ½ Avenue, Lemoore
NAS Lemoore Sanitary Landfill	Closed	Municipal	On Base
Plymouth	Closed	Municipal	1/3 Mile South of Plymouth & 1/2 Mile South of 4 th Avenue in Corcoran
Westlake Farms Co-Composting Facility	Permitted	Composting	North of Utica and 23 rd Avenue
Note: Sites 1 through 10 are under County jurisdiction. Those sites not mapped are either not under County jurisdiction or closed.			

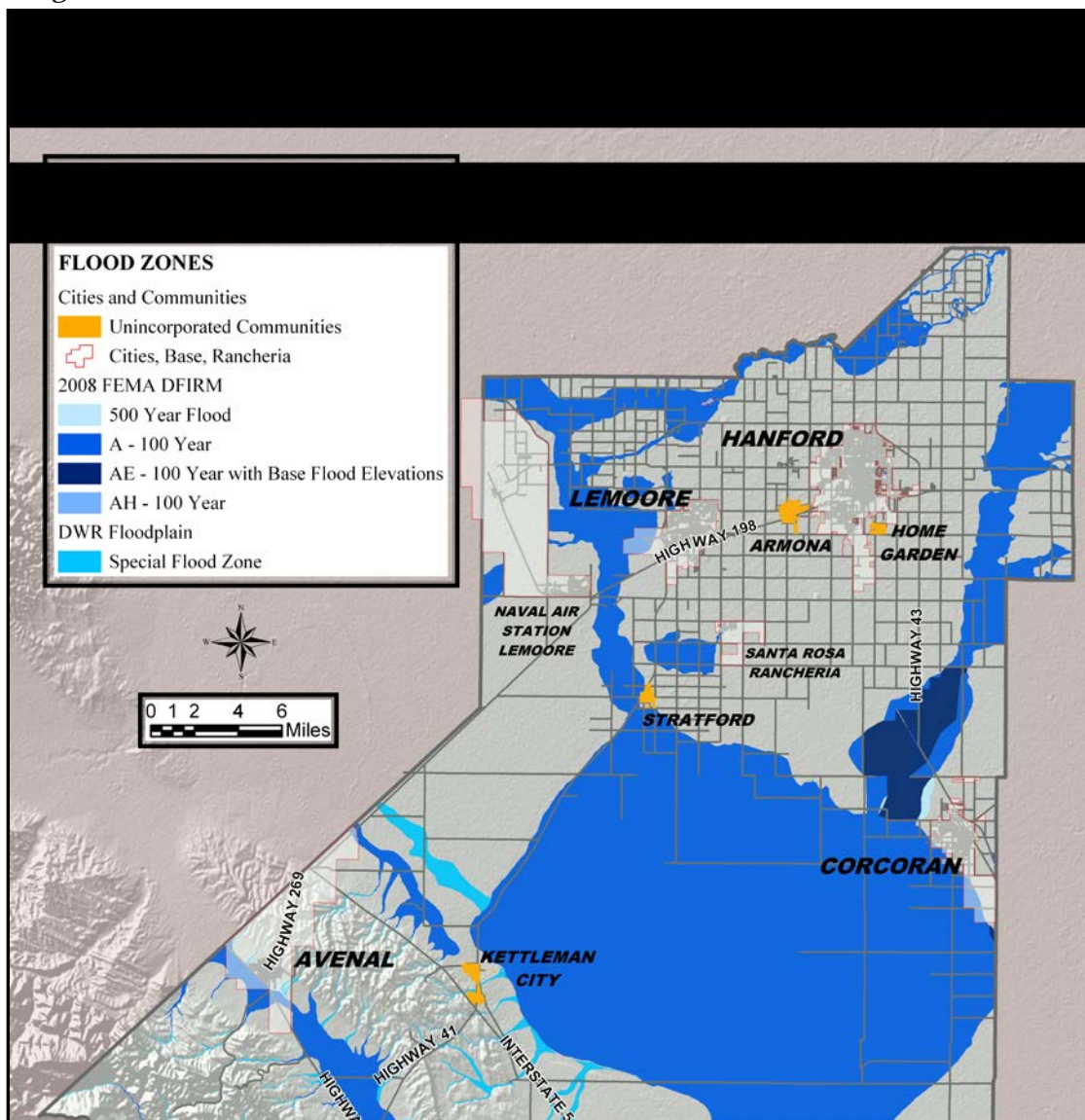
Figure LU - 6 Kings County Waste Sites



B. Floodplain Management

The Federal Emergency Management Agency (FEMA) has updated the County's Flood Insurance Rate Maps with a new 2008 Digital Flood Insurance Rate Map (DFIRM) that defines areas subject to 1% chance occurrence (100 year) and 500 year floods. 2008 DFIRM expanded flood plains throughout the County as a result of 2005 post-Katrina Hurricane Levee Certification Guidelines (Code of Federal Regulations , Title 44, Section 65.10) and added approximately 148,000 acres into the County's high risk 100 year flood zone. Kings County maintains a Floodplain Management Program based on information and maps Published by FEMA. Additional "Special Flood Hazard" areas have also been identified by the State Department of Water Resources (DWR). Local areas subject to flood hazard are shown on Figure LU-7 as of 2008. Any FEMA DFIRM maps published afterwards will serve as the basis for applying floodplain management policies in Kings County, as implemented through Chapter 5A of the Kings County Code of Ordinances (Flood Damage Prevention).

Figure LU - 7 Flood Zones

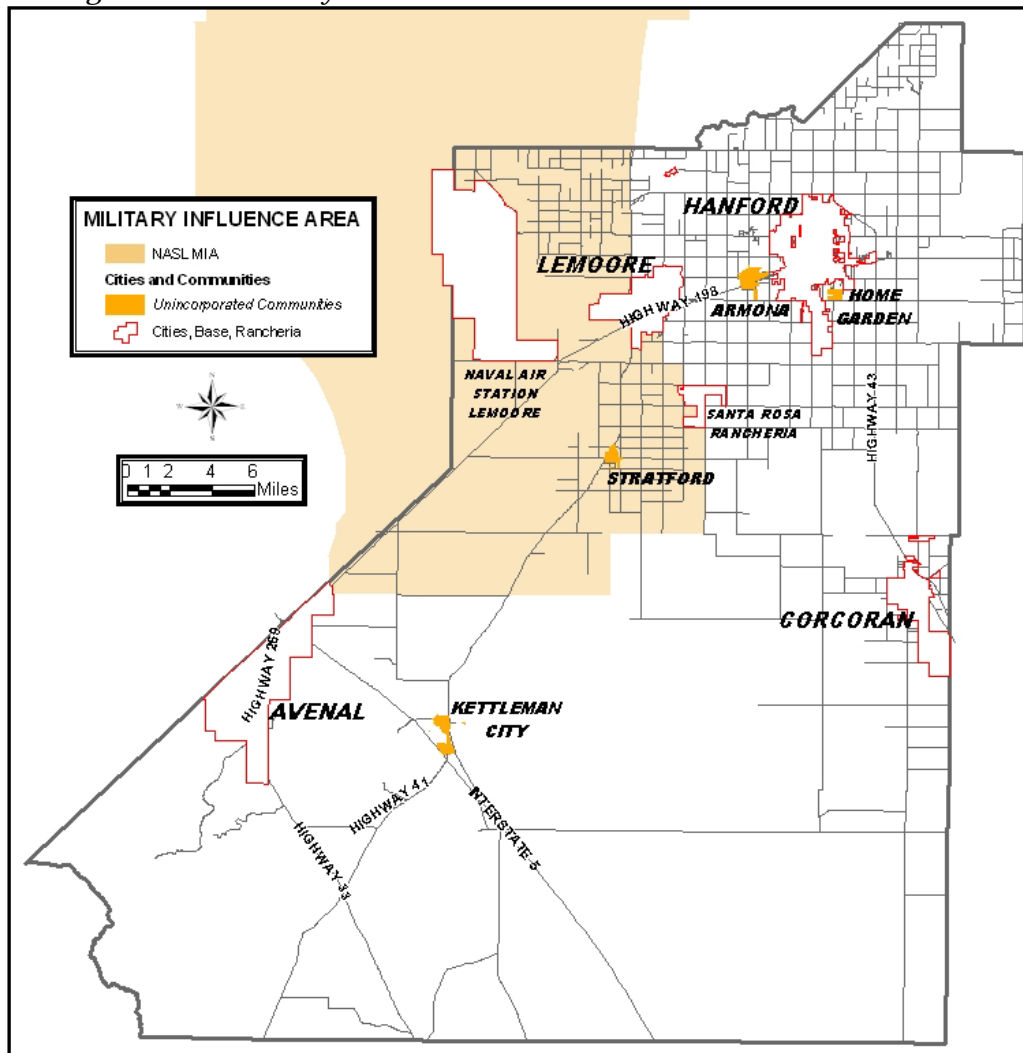


Floodplain management is integrated into the two land use groups of “Natural Lands” and “Agriculture Open Space” as they encompass nearly all flood hazard areas within the County unincorporated areas. With the passage of AB 162 Flood Protection Laws (Chapter 369 of the Statutes of 2008) in 2008, the *Land Use Element*, *Resource Conservation Element*, and *Health and Safety Element* have been developed to work in unison with one another to address flood protection issues throughout the County unincorporated areas.

C. Military Compatibility

The Naval Air Station Lemoore (NAS Lemoore) located in northwestern Kings County has a Military Influence Area (MIA) that covers most of the northwest portion of the County (see Figure LU-8). Considerable coordination was made with NAS Lemoore officials to address compatible land use issues and appropriate mitigation measures around the base and within the MIA. The *Land Use Element*, *Noise Element*, *Safety Element*, *Resource Conservation Element* and *Stratford Community Plan* together address land use compatibility issues to ensure the continued unobstructed operation of the base. The County, City of Lemoore, and NAS Lemoore have also initiated a Joint Land Use Study that may also enhance compatible planning around the base.

Figure LU - 8 Military Influence Area



III. LAND USE INVENTORY & ANALYSIS

The *Land Use Element* designates the general distribution, location, and intensity of land uses within the unincorporated territory of Kings County, and subject to County land use authority. 2035 Kings County General Plan Land Use Maps consist of County Land Use Maps (Figures LU-9 through LU-15) and Community Plan Land Use Maps (Kings County General Plan Chapters 11-14), and establish the location and distribution of County land uses. Together, these maps provide the foundation for land use decisions within the County and represent the basis for the Land Use Inventory & Analysis section. Extensive land use calculations have been conducted using the Kings County Community Development Agency (Geographic Information System) GIS data to quantify the County's General Plan Land Use designations and changes from the 1993 General Plan.

A. Description of Land Use Designations

Kings County land use designations are defined according to several general types of land uses, Agriculture, Residential, Commercial, Mixed Use, Industrial, Open Space, and other land uses.

1. Agriculture Designations:

Agricultural land use designations account for a vast majority of the County's land use. Included within this land use type are four agricultural type land use designations, Limited Agriculture, General Agriculture 20 Acre Minimum, General Agriculture 40 Acre Minimum, and Exclusive Agriculture. The major differences between the four Agriculture designations relate to minimum parcel size, animal keeping, and agricultural service businesses. These designations preserve land best suited for agriculture, protect land from premature conversion, prevents encroachment of incompatible uses, and establish intensity of agricultural uses in a manner that remains compatible with other uses within the County. The development of agricultural service and produce processing facilities within the Agricultural areas of the County shall develop to County standards.

Limited Agriculture - 10 Acre: This designation is intended primarily for application around cities and community districts to serve as a transitional buffer between intensive agricultural uses and urban land uses. Intensive agricultural uses are allowed in General Agriculture designated areas, and may include large animal concentrations. The Limited Agriculture designation allows less intensive agricultural practices and operations that are considered more compatible with urban land uses.

General Agriculture - 20 Acre (North County): This designation is applied to rural areas of the county north of Kansas Avenue, excluding the Urban Fringe areas of Hanford and Lemoore, Communities of Armona and Home Garden, the Naval Air Station Lemoore, the Santa Rosa Rancheria Tribal Trust Land, and other small Rural Interface pockets of urban uses. Generally characterized by extensive and intensive agricultural uses, farms within this designation have historically been smaller in size. These areas should remain reserved for commercial agricultural uses because of their high quality soil, natural and manmade waterways, scenic nature with larger concentrations of orchards, vineyards, and valley oak trees.

General Agriculture – 40 Acre (South County): This designation is applied to rural areas of the county south of Kansas Avenue, excluding the Urban Fringe areas of Corcoran, the Communities of Kettleman City and Stratford, and high slope areas of the Coast Ranges. Included within this designation are large corporate farming areas of the Tulare Lake Basin, and areas of the valley floor



generally characterized by extensive and intensive agricultural uses. Extensive irrigation channels and levees divert surface water to support field crops along the valley floor and orchards along the Kettleman Hills. This designation allows intensive agricultural uses that by their nature may be incompatible with urban uses. Much of the land within this designation is also subject to flood hazard risk and should remain devoted to agriculture use to reduce the potential for future conflicts.

Exclusive Agriculture - 40 Acre: This designation is applied around the Naval Air Station Lemoore and its flight paths to reduce potential conflicts between military jet aircraft operations and surrounding land uses. Areas subject to potential military aircraft noise and safety issues are designated Exclusive Agriculture to reduce the number of residences and preserve priority agricultural lands from encroachment by incompatible uses. High quality soils exist throughout these areas, while natural and manmade waterways carry agricultural sustaining water resources. These lands are suitable for agricultural crop, orchard and vineyard production, or small concentrations of livestock.

2. Residential Designations:

Residential land use designations are primarily used in the “Urban Fringe” and “Community Districts”, while “Rural Interface” has small pockets of limited residential uses. Included within this land use type are seven residential designations, Very Low Density, Low Density, Low Medium Density, Medium Density, Medium High Density, High Density, and Very High Density. The largest extent of County residential land use designations are applied in the “Community Districts” of Armona, Home Garden, Kettleman City and Stratford where community water and sewer services are provided. Residential designations within “Rural Interface” areas are mostly located within the Grangeville, Halls Corner, and Hardwick areas. No new residential expansions are to be considered in “Rural Interface” areas as they lack community water and sewer systems.

Very Low Density Residential: This designation covers rural residential large lot living areas where sites have the advantage of both urban and rural settings. Densities comprise one single family dwelling on not less than one acre, with up to an average of three persons per acre. This very low density residential designation is intended to enable residents the opportunity to board a limited number of animals that are kept for pleasure or hobbies.

Low, Low Medium, and Medium Density Residential: These residential designations are intended to provide living areas within the County where development is limited to concentrations of single family dwellings and where regulations are designed to accomplish the following: promote and encourage a suitable environment for family life; provide space for community facilities needed to complement urban residential areas and for institutions which require a residential environment; to minimize traffic congestion; avoid the overloading of utilities and public facilities designed to service primarily single family residential uses in accordance with density standards of the General Plan; and to facilitate the production of affordable housing. These designations establish urban densities between one and seven dwelling units per acre, resulting in population densities ranging from approximately 3 to 22.5 persons per acre.

Medium High, High, and Very High Density Residential: These residential designations are intended primarily to provide the development of multi-family residential structures at densities consistent with the location and character of the area, primarily within the proximity of transit corridors, commercial services, and public facilities. These designations establish urban densities between seven and 24+ dwelling units per acre, resulting in population densities ranging from approximately 22.5 to 77 persons per acre.



3. Commercial Designations:

Several classes of commercial designations are designed to provide opportunities for various types of retail stores, offices, service establishments and wholesale businesses in locations throughout the County that are conveniently accessible to the public and local patrons. Commercial uses can be mutually beneficial to other land uses when located within communities and other unincorporated urban areas where patrons reside. Commercial designations are implemented by the zoning ordinance, which allows varying degrees of use intensity. Standards for development are contained in the zoning and subdivision ordinances and the County Improvement Standards.

Neighborhood Commercial: The Neighborhood Commercial Designation provides for the provision of retail and personal service facilities. These facilities satisfy the convenience-goods needs of the consumer relatively close to his or her place of residence. This designation is primarily intended to serve as the central trading district of the County's large unincorporated communities. The corresponding zone district includes the Neighborhood Commercial Zone District which provides this designation with numerous permitted and conditional uses of a neighborhood, commercial service, and highway commercial nature to properly accommodate demands for commercial space convenient to the population this designation will serve.

Transportation Commercial: This designation is intended to provide transportation needs for travelers on the County's major streets, entrances to major streets and highways, and in rural areas along major highways at controlled access points for the convenience of the highway user. Corresponding zone districts include the Thoroughfare Commercial, Highway Commercial, and Limited Highway Commercial Zone Districts which allow land uses directed to the health and safety, recreation, and support to highway travelers.

Service Commercial: The Service Commercial Designation is intended primarily for establishments engaged in servicing equipment, materials and products, but which do not require the manufacturing, assembling, packaging or processing of articles of merchandise for distribution and retail sale. Land requirements for most commercial service uses generally dictate its application along major streets of the County which generally lie close to highway commercial and industrial districts.

Rural Commercial: The Rural Commercial Designation is intended primarily for application to such rural service centers of the County as Armona, Kettleman City, Stratford, Grangeville, Hardwick, and Halls Corner to permit the establishment of uses which cater primarily to the needs of rural residents. Since it is not reasonable to expect large-scale urban development within these communities with an attendant demand for specialized commercial designations, the Rural Commercial Designation is established to permit the accommodation of most of the commercial uses otherwise provided for in other commercial designations.

Multiple Commercial: The Multiple Commercial Designation is intended for use along transportation corridors or around Industrial Designated areas. This commercial mixture allows for servicing commercial industries or serving the commercial needs for highway travelers. The associated zone districts include the Service Commercial and Highway Commercial Zone Districts.



4. Mixed Use Designations:

The Mixed Use Designations are intended for application in unincorporated community downtowns or community core areas, and integrate a mixture of commercial, residential, and office type uses that are often segregated into separate land use areas. Three Mixed Use designations are designed for implementation within the County's Community Districts. Restrictions for these designations can be found in the Kings County Zoning Ordinance.

Downtown Mixed Use: This designation allows a variety of compatible and integrated land uses to share common structures in a manner that establishes a downtown atmosphere of uses and activity. Downtown Mixed Use is established in definable downtown core areas of the Community Districts and ties to design standards that build upon a community's desired downtown theme. This designation is intended to provide flexibility in design and use for contiguous parcels having multiple owners, and enhance the character of a community area.

Mixed Use: This designation is similar in nature to the Downtown Mixed Use, however, it is intended for use in other community core areas that are less oriented towards a particular design theme. Mixed Use also allows a variety of compatible and integrated land uses to share common structures, and provides flexibility in design and use for contiguous parcels having multiple owners.

5. Industrial Designations:

Industrial land use designations are intended to achieve the following purposes: to reserve appropriately located areas for various types of industrial plants and related activities; to protect areas appropriate for industrial use from intrusion by residences and other inharmonious uses; to protect residential and commercial properties and to protect nuisance-free non-hazardous industrial uses from noise, odor, dust, dirt, smoke, vibration, heat, glare, fire, explosion, noxious fumes, radiation and other hazardous and objectionable influences incidental to certain industrial uses; to provide opportunities for certain types of industrial plants to concentrate in mutually beneficial relationships to each other; to provide adequate space to meet the needs of modern industrial development, including off-street parking and truck loading areas, and to provide industrial employment opportunities for residents of the County.

Light Industrial: This designation is intended for less intensive industrial and manufacturing operations that may be located within closer proximity to residential and commercial areas. Light Industrial is designated primarily within Community Districts and Urban Fringe areas.

Heavy Industrial: This designation is intended for more intensive industrial and manufacturing operations that may be more intrusive to residential uses. Heavy Industrial is therefore located along major transportation corridors and farther away from sensitive land uses.

6. Open Space Designations:

Open Space: This designation is intended primarily for application around uses that require an open space buffer to increase separation between two separate types of land uses. Open Space is also used in Community District areas for establishing residential connectivity to public and private recreational areas.

Natural Resource Conservation: This designation is intended primarily for application to those rural and urban areas of the County where it is necessary and desirable to provide permanent open spaces



to protect natural high slope mountainous terrain, watercourses, drainage basins and sloughs which are necessary to safeguard the health, safety and welfare of the County residents. Natural Resource Conservation designations prevent the intrusion of inharmonious types of land uses that could potentially disrupt the natural scenic beauty and resources of Natural Lands.

7. Other Urban Designations:

Public: This designation is intended for application on properties where public or quasi-public facilities or operations provide services that are beneficial to the County or individual community, and not a private establishment. Public designations are used for school facilities, County and community parks, district municipal service facilities, utility power service facilities, cemeteries, clinics and other public service type establishments.

Urban Reserve: This designation establishes a holding designation whereby properties shall remain zoned for agriculture or open space use until such time as conversion to urban uses is deemed appropriate. Prior to adoption and implementation of an area plan, allowable uses shall include those specified under the Agriculture Open Space designations. Reserve areas are required to remain rural in their character, until they are redesignated.

B. Summary of Land Use Designations

A summary of General Plan land uses designations has been tabulated according to the 2035 Kings County General Plan Land Use. Land Use acreage calculations were performed using geographic information system (GIS) data for County General Plan designations that are rectified to countywide aerial imagery and Kings County Assessor parcels. These data resources provided a more accurate accounting of the County's various land use designations. Table LU-2 provides a comprehensive summary of the 2035 General Plan land use designations, and includes compatible zone district, acreage, and percent of generalized type land use under the jurisdiction of Kings County.

The *2035 Kings County General Plan* incorporates an Urban Reserve Designation (UR) that is utilized as an overlay designation, primarily in agricultural areas identified for future urban growth accommodation. The Urban Reserve designation is generally applied in certain areas of the four Community Plans that are located beyond the Primary Sphere of Influence of Community Services District or Public Utilities District. As the *2035 Kings County General Plan* allows the continuance of agricultural uses in Urban Reserve areas, the potential future affects of alternative land uses are not addressed. The underlying agricultural designation will remain in effect until future urban land use designations for the Urban Reserve areas are established through either a Specific Plan or General Plan amendment approval which will require additional review for compliance with CEQA. Table LU-2 includes total acres for all Urban Reserve designations.



Table LU - 2 Kings County Land Use Summary

General Plan Land Use Designation		Compatible Zone District Abbreviation	Total Acres	% of Land Use
Agriculture		A	738,623.04	90.18%
	Limited Agricultural	AL-10	22756.74	
	General Agriculture-20 Acre	AG-20	149,333.62	
	General Agriculture-40 Acre	AG-40	522,264.85	
	Exclusive Agriculture	AX	44,267.73	
Residential		R	3,073.10	0.36%
	Very Low Density	RRE/RRA	1,073.99	
	Low Density	R-1-20	324.19	
	Low Medium Density	R-1-12	163.12	
	Medium Density	R-1-8 or R-1-6	667.5	
	Medium High Density	RM-3	226.39	
	High Density	RM-2	83.31	
	Very High Density	RM-1.5	15.18	
	Reserve Low Medium Density	R(R)	53.13	
	Reserve Medium Density	R(R)	278.82	
	Reserve Medium High Density	R(R)	33.95	
Mixed Use		MU	158.72	0.02%
	Downtown Mixed Use	MU-D	38.27	
	Mixed Use	MU	86.23	
	Reserve Mixed Use	MU(R)	34.22	
Commercial		C	813.36	0.10%
	Neighborhood Commercial	CN	14.59	
	Rural Commercial	CR	133.83	
	Service Commercial	CS	274.59	
	Transportation Commercial	CT, CH	210.60	
	Multiple Commercial	CS, CH	135.74	
	Reserve Multiple Commercial	C(R)	44.01	
Industrial		I	2,540.88	0.31%
	Light Industrial	IL	507.54	
	Heavy Industrial	IH	2,033.34	
	Planned Industrial	IP	0.00	
Other Uses			73,940.53	9.03%
	Overlay Districts	DD, NS, AC, OS, NRC, FH, RM, SD, CR	72,798.75	
	Public	PF	1,141.78	
Total			818,996.11	

Source: Kings County Community Development Agency GIS data - January 2015.



C. Summary of Land Use Changes

The 2035 Kings County General Plan incorporates a number of land use changes from the previous 1993 General Plan. Substantial changes include land use changes within the Community Districts, and Agriculture Open Space areas. Additional minor land use changes also ensure General Plan consistency with the County’s Zoning Ordinance.

Countywide Land Use Changes:

Several land use designation changes have been incorporated into the 2035 General Plan including the creation of a new Mixed Use land use designation which was created to fulfill General Plan objectives exemplified in the Community Plans. The Mixed Use designation allows for a mixture of land uses to be incorporated on a single parcel or in business districts. The Mixed Use designation allows the comingling of compatible commercial and residential uses, preferably in two or more storied buildings. The Open Space designation has been extensively employed in the Community Plans around parcels requiring buffer zones, such as a community service district’s waste water treatment facility or to preserve land for trails and possible recreation areas. The largest change in land use designations was the conversion of 65,015 acres of General Agriculture land to Natural Resource Conservation to better reflect areas of natural terrain. For comparison purposes, an overall summary of specific land use changes from the 1993 General Plan to the 2035 General Plan are summarized in Figure LU – 9 below.

Figure LU - 9 1993 & 2035 General Plan Land Use Designations

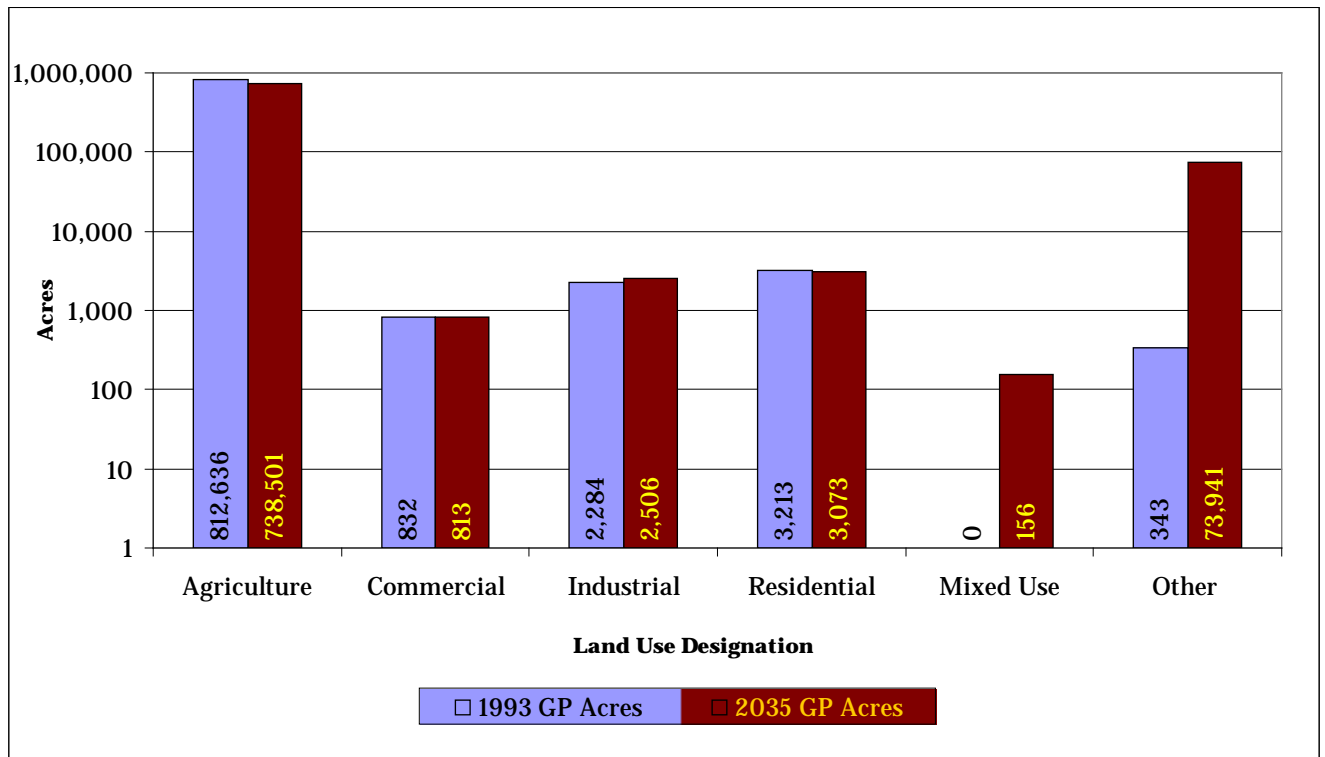
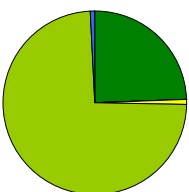
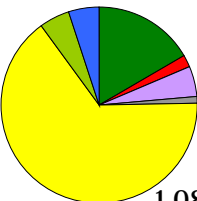
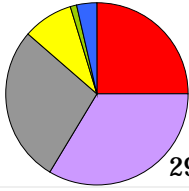
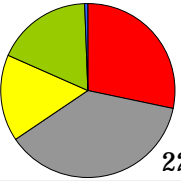



Table LU-3 provides an overall summary of converted land use designations from each land use type. Pie charts provide a visual representation of the conversions within each land use classification.



Table LU – 3 Summary of Converted 1993 Land Use

Land Use	New Land Use Classification	Total Acres	% Converted by Land Use
Agriculture  97,526 ac.	Conversion to: Agriculture	23,090	23.30%
	Commercial	103	0.10%
	Mixed Use	40	0.04%
	Industrial	259	0.26%
	Residential	604	0.61%
	NRC & Open Space	72,694	73.32%
	Public	736	0.74%
	Total	97,526	98.40%
Residential  1,080 ac.	Conversion to: Residential	630	0.64%
	Agriculture	296	0.30%
	Commercial	15	0.02%
	Mixed Use	41	0.04%
	Industrial	9	0.01%
	NRC & Open Space	42	0.04%
	Public	47	0.05%
	Total	1,080	1.09%
Commercial  293 ac.	Conversion to: Commercial	93	0.09%
	Mixed Use	72	0.07%
	Industrial	97	0.10%
	Residential	21	0.02%
	NRC & Open Space	2	0.00%
	Public	8	0.01%
	Total	293	0.30%
Industrial  223 ac.	Conversion to: Industrial	83	0.08%
	Commercial	63	0.06%
	Residential	36	0.04%
	NRC & Open Space	40	0.04%
	Public	1	0.00%
Total	223	0.22%	
*Other  19 ac.	Conversion to: Commercial	1	0.00%
	Residential	15	0.02%
	Mixed Use	3	0.00%
Total	19	0.02%	
Overall Total		99,141	100%

Source: Kings County GIS 2035 Land Use Layer; *Other includes NRC, Open Space, and Public Land

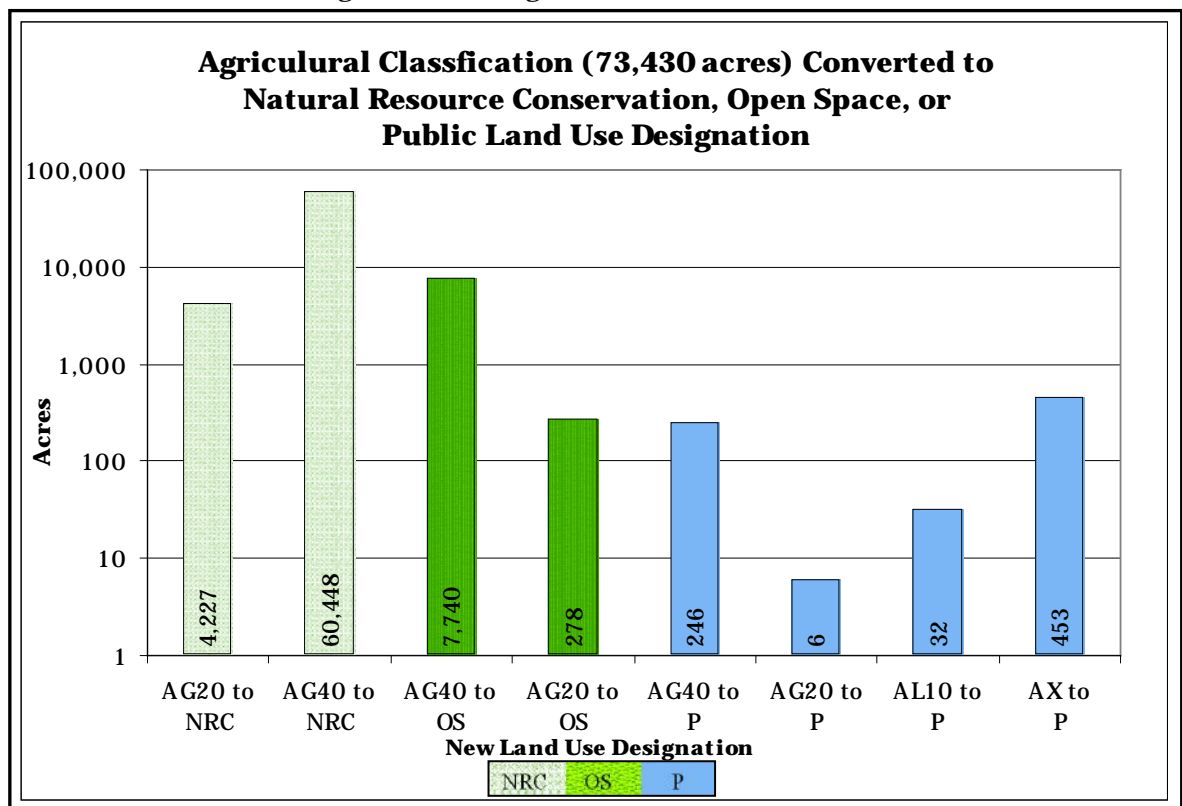
Agriculture	Commercial	Mixed Use	Industrial	Residential	NRC & OS	Public
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Land Use Element

A substantial amount of previously defined agricultural land use was changed to Natural Resource Conservation, Open Space, and Public land use classifications to better reflect areas that are not devoted to agricultural uses and in need of recognition under other land use designations. Changes in agricultural land uses included 64,675 acres to Natural Resource Conservation land, 8,018 acres to Open Space, and 737 acres to Public land. The Natural Resource Conservation land use designation was applied to all land lying west of State Route 33 with slopes equal to or greater than 15% and the waterway channels of the Kings River and Cross Creek. Agricultural operations are allowed by right under both the Natural Resource Conservation and Open Space designations with agricultural operations remaining the prioritized land use in both designations. Figure LU-10 summarizes the specific agricultural land use changes and associated acreage.

Figure LU – 10 Agricultural Land Use Conversion



Community District Land Use Changes:

Land use within the Community District areas are now addressed through four Community Plans. In the previous 1993 General Plan, land uses within these areas were a part of the larger countywide land use plan and were not separated out. Substantial community involvement was relied on to develop land use changes that increase community sustainability, revitalization and quality of life improvements. Considerable efforts focused on maintaining a proportional jobs to housing balance while also creating higher densities within the immediate vicinity of local job centers in each of the four communities. Table LU-4 summarizes the 1993 General Plan land use designations for each Community District, while Table LU-5 summarizes the 2035 General Plan land use designations as defined in each of the four Community Plans.



Table LU – 4 1993 Community Land Use Designations

1993 General Plan Land Use Designations	Total Acres	Vacant Acres	Population/Acre Ratio	% of Community Land Use
Armona Est. 2008 Population- 3,239				
Residential	503.23	90.26	7.84 persons/1 acre	40%
Commercial	260.43	122.82	23.54 persons/1 acre	21%
Industrial	71.92	35.34	88.55 persons/1 acre	6%
Mixed Use	0.00	0.00	0.00 persons/1 acre	0%
Public/Quasi-Public	381.66	5.25	8.60 persons/1 acre	31%
Open Space/Natural Resource	26.34	4.14	145.90 persons/1 acre	2%
Total	1243.58	257.81	2.60 persons/1 acre	100%
Home Garden Est. 2008 Population- 1,702				
Residential	145.75	37.08	15.66 persons/1 acre	73%
Commercial	13.74	3.46	165.56 persons/1 acre	7%
Industrial	0.00	0.00	0.00 persons/1 acre	0%
Mixed Use	0.00	0.00	0.00 persons/1 acre	0%
Public/Quasi-Public	41.36	3.83	45.35 persons/1 acre	20%
Open Space/Natural Resource	0.00	0.00	0.00 persons/1 acre	0%
Total	200.85	44.37	8.47 persons/1 acre	100%
Kettleman City Est. 2008 Population- 1,499				
Residential	170.35	28.72	10.58 persons/1 acre	25%
Commercial	186.39	146.37	37.45 persons/1 acre	27%
Industrial	303.14	237.13	22.71 persons/1 acre	44%
Mixed Use	0.00	0.00	0.00 persons/1 acre	0%
Public/Quasi-Public	30.08	8.15	68.35 persons/1 acre	4%
Open Space/Natural Resource	0.00	0.00	0.00 persons/1 acre	0%
Total	689.96	420.37	5.56 persons/1 acre	100%
Stratford Est. 2008 Population- 1,264				
Residential	127.48	51.21	16.57 persons/1 acre	44%
Commercial	50.53	1.84	25.96 persons/1 acre	18%
Industrial	87.87	57.69	41.88 persons/1 acre	31%
Mixed Use	0.00	0.00	0.00 persons/1 acre	0%
Public/Quasi-Public	21.34	0.00	59.23 persons/1 acre	7%
Open Space/Natural Resource	0.00	0.00	0.00 persons/1 acre	0%
Total	287.27	110.74	7.16 persons/1 acre	100%
Note: Vacant acres were subtracted from total acres prior to calculation of persons/1 acre. Population/Acre Ratios were calculated using Community Plan residential land use at build out and the 2008 Department of Finance population for each community.				



Table LU – 5 2035 Community Plan Land Use Designations

2035 General Plan Community Plan Land Use Designations		Total Acres	Population/Acre Ratio	% of Community Land Use
Armona Est. 2035 Population- 9,810				
Residential	494.04	19.86 persons/1 acre	52%	
Commercial	96.08	102.10 persons/1 acre	10%	
Industrial	27.45	357.38 persons/1 acre	3%	
Mixed Use	92.70	105.83 persons/1 acre	10%	
Public/Quasi-Public	192.43	50.98 persons/1 acre	20%	
Open Space/Natural Resource	47.86	204.97 persons/1 acre	5%	
Total	950.56	10.32 persons/1 acre	100%	
Home Garden Est. 2035 Population- 2,678				
Residential	152.25	17.59 persons/1 acre	68%	
Commercial	9.56	280.13 persons/1 acre	4%	
Industrial	0.00	0.00 persons/1 acre	0%	
Mixed Use	3.34	801.80 persons/1 acre	2%	
Public/Quasi-Public	58.08	46.12 persons/1 acre	26%	
Open Space/Natural Resource	0.00	0.00 persons/1 acre	0%	
Total	223.23	12.00 persons/1 acre	100%	
Kettleman City Est. 2035 Population- 9,326				
Residential	258.64	36.06 persons/1 acre	30%	
Commercial	208.04	44.83 persons/1 acre	24%	
Industrial	303.14	30.76 persons/1 acre	35%	
Mixed Use	7.41	1258.57 persons/1 acre	1%	
Public/Quasi-Public	38.64	241.36 persons/1 acre	5%	
Open Space/Natural Resource	43.02	216.78 persons/1 acre	5%	
Total	858.89	10.86 persons/1 acre	100%	
Stratford Est. 2035 Population- 8,396				
Residential	482.82	17.39 persons/1 acre	60%	
Commercial	77.70	108.06 persons/1 acre	10%	
Industrial	35.88	234.00 persons/1 acre	4%	
Mixed Use	52.74	159.20 persons/1 acre	7%	
Public/Quasi-Public	50.34	166.79 persons/1 acre	6%	
Open Space/Natural Resource	102.46	81.94 persons/1 acre	13%	
Total	801.94	10.47 persons/1 acre	100%	
Note: Vacant acres were subtracted from total acres prior to calculation of persons/1 acre. Population/Acre Ratios were calculated using Community Plan residential land use at build out and the 2008 Department of Finance population for each community.				



D. Analysis Conclusions

The *2035 Kings County General Plan* incorporates a number of land use changes from the previous 1993 General Plan. The 2035 General Plan makes improvements to the distribution of land use throughout the County, and enhances land use policy foundations to meet the current legislative and environmental challenges. Examples of improvements to the General Plan include: increasing densities in residential areas, integrating new land use designations to accommodate a mix of uses, designation of natural lands with stronger preservation oriented land use, and enhanced preservation of agricultural land to prevent untimely conversion to other uses. Numerous areas of land are redesignated to more accurately reflect current land uses for public uses such as school sites, utility provider sites, and wastewater facilities. The previously underutilized land use designation of Natural Resource Conservation now encompasses mountainous slope areas and natural waterways. Open Space has also been expanded to define buffer areas around wastewater treatment sites and trails.

One of the underlying goals of the 2035 General Plan update is to integrate smart growth principles and compact centralized growth in the County's four unincorporated communities, where the County is most likely able to accommodate future unincorporated urban growth demands. Detailed community plans were developed for each community district to foster sustainable community strategies that are locally defined and unique to each respective community's resources and constraints. Common themes reflected in the community district land use changes are centered on downtown revitalization, alternative transportation mode accessibility, and other quality of life enhancements. As a predominantly rural agricultural County, the *2035 Kings County General Plan Land Use Element* has made strides to guide urban growth decisions in a more orderly and efficient manner, while focusing compact growth around existing urban commercial core areas. In addition, the total acres dedicated for lower density residential development (seven units per acre or less) was reduced in the 2035 General Plan, and the total available acreage designated for higher residential densities (7+ units/acre) nearly doubled, increasing from 167 acres to 319 acres.



IV. LAND USE POLICIES

Land use policies are defined according to the five classifications of land use environments within the County. Within each of the five classifications are Land Use goals, objectives, and policies that are relevant to specific areas of land use designations and policy guidance for establishing new communities. This classification system of grouping land use designations according to certain settings provides an easier reference for agencies, land owners, and the general public to use in reviewing relevant policies.

A. Natural Lands

Natural Lands is the least intensive environment category intended to cover natural land resources within the County that are to be preserved in a natural or quasi natural state. The “Natural Resource Conservation” land use designation is used to define natural resource areas that primarily consist of high slope areas of the Coast Ranges, and waterway channels of the Kings River and Cross Creek. These areas serve as natural watershed and waterflow areas within the County, and represent some of the County’s most natural aesthetic beauty.

The physical development of Natural Resource Conservation properties is regulated and implemented by the Zoning Ordinance, in which the same designation Natural Resource Conservation (NRC) is used directly or as an overlay in areas that can accommodate other complimentary uses. The Kings County Land Use map located at Figure LU-11 depicts the location of Natural Lands within the County. The minimum parcel size in the Natural Resource Conservation areas along waterways is 20 acres, and 40 acres in the Coast Ranges. This designation allows other open space uses such as, but not limited to, livestock grazing, oil/gas extraction and production, surface mining, etc.

LU GOAL A1 Retain natural high slope terrain and waterway channels in an undeveloped and natural state for their scenic attributes and essential waterflow characteristics.

LU OBJECTIVE A1.1

Protect natural watersheds of the Coast Ranges to allow continuance of natural drainage along the County’s highest slope terrain, while preserving the visual attributes of these areas with high elevation landmarks.

LU Policy A1.1.1: Land within the Coast Ranges located west of State Route 33 and having a slope of 15 percent or greater, according to Natural Resource Conservation Service Soil Classification data, shall be designated “Natural Resource Conservation” with a minimum parcel size of 40 acres.

LU Policy A1.1.2: Encourage low intensive agricultural type uses such as grazing to remain the predominant use of land within the Coast Ranges.



- LU Policy A1.1.3:** Natural Resource Conservation designated areas within the Coast Ranges shall continue to allow agricultural operations that are listed as “Permitted Uses” of the General Agricultural-40 Zone District.
- LU Policy A1.1.4:** Natural Resource Conservation overlay designated areas within the Coast Ranges shall allow the following additional uses to be permitted under Site Plan Review: single family dwelling; gas and oil wells; open private recreation facilities; and small aircraft private landing strip.
- LU Policy A1.1.5:** Natural Resource Conservation overlay designated areas within the Coast Ranges shall allow the following additional uses subject to Planning Commission discretionary approval of a Conditional Use Permit: Radio, television and cellular communication structures; and commercial wind and solar photovoltaic facilities.
- LU Policy A1.1.6:** All new permanent non agricultural related structures proposed within the Coast Ranges and designated Natural Resource Conservation overlay shall be designed and located in a manner that limits the impact to the County’s natural aesthetics, and visual appeal to travelers along State Routes 41 and 33.
- LU Policy A1.1.7:** All proposed permanent structures within the Coast Range Natural Resource Conservation overlay designated areas shall be directed to the California Department of Forestry for review and compliance with all State Response Area fire requirements.

LU OBJECTIVE A1.2

Protect natural waterways to ensure continued water delivery and recharge to surrounding agricultural uses and related homesites, while maintaining the natural aesthetic appeal of the Kings River and Cross Creek waterway channels.

- LU Policy A1.2.1:** Water channels and riparian habitat along the Kings River and Cross Creek shall be designated “Natural Resource Conservation” with a minimum parcel size the same as the surrounding agricultural zone, i.e. AG-20, AG-40, or AX. This designation shall include the natural water channel and outer edge of the riparian vegetation, or to the exterior toe of the bank of the channel where absent of vegetation.
- LU Policy A1.2.2:** Natural Resource Conservation designated areas along waterways shall allow irrigation, flood control and drainage facilities as “Permitted Uses.”



- LU Policy A1.2.3:** Natural Resource Conservation designated areas along waterways shall allow the following additional uses to be permitted under Site Plan Review: hydroelectric facilities in connection with existing water delivery facilities.
- LU Policy A1.2.4:** Natural Resource Conservation overlay designated areas along waterways shall allow the following additional uses subject to Planning Commission discretionary approval of a Conditional Use Permit: surface mining operations; and installation of hydroelectric power generating facilities for the commercial production of electricity.
- LU Policy A1.2.5:** All new temporary and permanent structures proposed by private land owners within designated floodway channels as identified by FEMA shall be submitted to the County for review and required to comply with Central Valley Flood Protection Board requirements, and all other applicable Federal, State, or Local agency requirements.

B. Agriculture Open Space

Agriculture Open Space is the most extensive environment category that displays the rural agricultural nature of the County. This environment category covers the vast agricultural resources of the County that accounted for \$1.76 billion in 2008 gross agricultural production. The Agricultural land use designations (Limited Agriculture, General Agriculture 20 Acre, General Agriculture 40 Acre, and Exclusive Agriculture) are used to define distinct areas of agricultural intensity, and protect agricultural land from the encroachment of incompatible uses. Limited and General Agriculture designated areas provide appropriate locations for agricultural support businesses, while Exclusive Agriculture provides a safety and noise buffer around the Naval Air Station Lemoore. Other small areas designated Open Space and Public are also intermixed throughout the vast agricultural landscape. These include open space buffers near community districts, and public facilities such as school sites, utility provider sites, wastewater facilities, and County parks.

The physical development of agricultural properties is regulated and implemented by the Zoning Ordinance, in which the zone districts have the same designations: Limited Agriculture (AL- 10), General Agriculture (AG-20 and AG-40), and Exclusive Agriculture (AX) are used. The minimum parcel size in the Exclusive Agriculture area is 40 acres. Other land uses also correspond to similar designations with Open Space corresponding to the (O) Recreation Zone District and Public with (PF) Public Facilities Zone District. See Figure LU-11 Kings County Land Use Map.

- LU GOAL B1** Protect agricultural lands throughout the County, and in particular along the edges of community districts and Urban Fringe by maintaining large parcel sizes and preventing the premature development of incompatible urban uses.

Agricultural production is a major component of Kings County's economy. However, economic pressure and economic advantages of land development have influenced many landowners to divide



their land and sell it for nonagricultural uses, resulting in large numbers of non-farm residential uses on some of the County's most prioritized agricultural lands. Unrestrained, rapid urban growth can raise the price of farmland, increase the likelihood of its purchase for nonagricultural use, and discourage new agricultural investment. The result is increased competition between urban and agricultural uses along Urban Fringe territory, and the reduced stabilization of agricultural production. As land divisions along the Urban Fringe of Cities increase, so does the potential for inefficient growth as development is forced to contend with increasing numbers of smaller disconnected and more expensive pieces of land.

LU OBJECTIVE B1.1

Preserve the integrity of the County's agricultural land resources through agricultural land use designations and other long term preservation policies.

LU Policy B1.1.1: Designate all agricultural and grazing land outside of planned urban areas as Limited Agriculture, General Agriculture, Exclusive Agriculture, or Natural Resource Conservation.

LU Policy B1.1.2: Continue to use Williamson Act and Farmland Security Zone contracts on all priority agricultural lands outside the Primary Sphere of Influence of City and Community District boundaries as defined by LAFCO, so long as State "Open Space Subvention Act" funds remain available.

LU Policy B1.1.3: The preferable method of Williamson Act or Farmland Security Zone contract removal is through Notice of Non-Renewal by either the land owner or County, and through contract termination of "Protested" contracts upon annexation to a City. Cancellation of contracts should be discouraged unless State required findings can be sufficiently made pursuant to Government Code Section §51280 et seq.

A Williamson Act contract requires the owner to keep the land in agricultural use for ten years, while a Farmland Security Zone contract requires twenty years. Contracts automatically renew every year until the land owner or County files a Notice of Non-Renewal. Findings for cancellation of a contract are difficult to make even when conversion to an alternative use may be appropriate. There are three possible methods of contract removal:

1. The preferred method is for either the land owner or the County to file a Notice of Nonrenewal, which phases out the contract over a nine year period for Williamson Act and nineteen year period for Farmland Security Zone.
2. The second preferred method is termination when a City has declared not to succeed to the contract upon annexation in cases where the City Council "Protested" a Williamson Act contract established between 1969 and 1991, the territory was within one mile of the existing city limits at the time of contract execution, and the Protest was upheld by LAFCo.
3. The least preferred method is cancellation at the request of the landowner, conditioned upon approval by County Board of Supervisors. This method requires prior approval by County Board of



Supervisors for a specified alternative use. Difficult findings must be made and payment of a cancellation fee is required to the State.

4. Taking for a public purpose.

LU Policy B1.1.4: Pursue development of alternative programs for the long term preservation of prioritized agricultural land within the County to supplement existing programs, and ready for the potential phase out of Williamson Act and Farmland Security Zone contracts resulting from State elimination of subvention funding.

LU OBJECTIVE B1.2

Maintain large parcel sizes of agricultural designated land within Urban Fringe areas and around Community Districts to retain viable agricultural production until such time as land is planned and ready for conversion to other uses.

LU Policy B1.2.1: Continue to designate agricultural land within the Urban Fringe areas as Limited Agriculture to maintain larger parcel sizes that can accommodate more efficient future urban growth expansion and annexation by cities.

LU Policy B1.2.2: Maintain the Limited Agriculture designation around community districts until substantial build out of a community district has occurred according to an adopted community plan, and consideration of new locations for urban uses is necessary to accommodate additional population growth.

LU Policy B1.2.3: Land divisions involving Limited Agriculture designated land shall not result in the creation of a parcel(s) less than ten acres in size, or eleven acres in size when under a Williamson Act or Farmland Security Zone Contract. If land is classified as non-prime, the minimum shall be 41 acres except as provided in LU Policies B4.3.1, B4.3.2, and B4.3.3.

LU OBJECTIVE B1.3

Allow lot line adjustments between undersized agricultural designated parcels when an adjustment facilitates better land utilization.

LU Policy B1.3.1: The common property line between two adjacent parcels, where at least one parcel is less than the required minimum parcel size for that zone district, may be adjusted if the following findings are made:

1. No additional non-conforming parcels will result from the adjustment.



2. **Where individual water supply or individual sewage waste disposal systems are to be utilized on the sites, the smallest parcel shall not be diminished to less than one (1) acre in area.**
3. **No other health or safety problems are likely to occur from the transfer.**
4. **The transfer of territory from one parcel to the another parcel is accomplished pursuant to the Kings County Subdivision Ordinance (Chapter 21 of the Kings County Code of Ordinances) and the Subdivision Map Act (beginning at Section 66410 of the California Government Code).**
5. **If one or more of the parcels are within an agricultural preserve and subject to a California land Conservation (Williamson) Act of 1965 contract, the resulting restricted parcels will still comply with the provisions of the "Williamson" Act and the contract.**

LU GOAL B2 Agricultural production continues to be supported and enhanced in areas designated for agriculture, while conflicts between agriculture and non-agricultural uses are minimized.

Agricultural and related industries are a major contributor to the County's economy, and agricultural land use designations are defined to establish lesser intensive agriculture uses near urban areas while greater intensive uses are allowed farther away. Previous creation of isolated small residential lots within the Urban Fringe and other agricultural areas have increased the conflict between agricultural and non-agricultural land uses. In 1996, the County responded by adopting a "Right to Farm Ordinance" to protect the rights of commercial farming operations. Under this ordinance, property owners and residents are made aware that they may experience inconveniences due to commercial agricultural operations. While agriculture remains a priority, Kings County also promotes a "good neighbor policy" between agriculture and non-agricultural property owners. The County continues to reduce conflicts by insuring that non-agricultural uses in agricultural designated areas remain limited as much as possible, and less intensive agricultural uses be permitted near urban areas.

LU OBJECTIVE B2.1

Recognize agriculture as the highest and best use of agricultural designated land, and preserve the right of farmers and agricultural operations to continue customary and usual agricultural practices, and operate in the most efficient manner possible.

LU Policy B2.1.1: The primary use of land designated Limited Agriculture, General Agriculture, and Exclusive Agriculture shall remain devoted to agricultural uses and related support services.

LU Policy B2.1.2: Parcels created in agricultural designated areas shall comply with the minimum parcel size requirement for the land use designation, except as provided in LU Goal B4 and subsequent objectives and policies.



LU Policy B2.1.3: **Maintain implementation of the County’s “Right to Farm Ordinance” adopted in 1996 to continue placing land owners on notice that they live within an agricultural County and may be subject to agriculture related inconveniences or discomforts.**

A Notice, Disclosure and Acknowledgement of Agricultural Land Use Protection and Right to Farm statement is required to be recorded as a condition of approval/requirement for land divisions and zoning permits. The notice is recorded against the land and shown on title reports. A new notice recording is also to be done whenever change in ownership occurs.

LU Policy B2.1.4: **Facilitate the reversion of “paper subdivisions” within the County to increase farmable acreage sized parcels.**

LU Policy B2.1.5: **Encourage abandonment of underutilized public roads in sparsely populated rural areas.**

LU OBJECTIVE B2.2

Minimize and reduce the potential for conflicts between agriculture and non-agricultural urban uses.

LU Policy B2.2.1: **Apply the Limited Agriculture or Open Space land use designation around Community Districts and Urban Fringe areas to serve as a buffer between urban and intensive agricultural uses.**

Permitted activities in the Limited Agriculture areas include field crops, vines, pasture grazing, farm related homes, farm related shops, and uses that include the temporary or permanent keeping of animals such as kennels and veterinary hospitals. This designation excludes new livestock animal concentrations such as dairies and feed lots, new intensive agri-service businesses of a permanent nature, such as cotton gins or other large produce processing activities, farm equipment sales, and service or repair establishments. Existing agricultural service establishments that were established prior to November 16, 2000, however, may construct new accessory structures that are incidental to the existing use.

LU Policy B2.2.2: **The designation of new residential land use designations in Agriculture Open Space areas shall be restricted in order to preserve productive agricultural land and discourage premature conversion to non-agricultural related land uses.**

LU OBJECTIVE B2.3

Increase diversified business opportunities within agricultural areas when they are compatible with agricultural operations.



LU Policy B2.3.1: Value added agriculturally related businesses may be allowed when the business operation is primarily associated with the commercial farming operation. Additional employees may be allowed to work at the business.

LU Policy B2.3.2: Allow establishment of Rural Home Occupations in agricultural zone districts when operated by the occupant(s) of a residence. The use must also remain unobtrusive to adjacent and nearby agricultural uses and services.

LU GOAL B3 Allow agricultural support services within areas designated General Agriculture.

Agricultural activities require a variety of related services that may be appropriate for location within agricultural areas. Depending upon their connection to agriculture, however, the potential for conflicts in land use could result. The General Agriculture designation is intended to accommodate agricultural supporting services, and is applied throughout the county beyond the Limited Agriculture and urban areas, and Exclusive Agriculture buffer around the Naval Air Station Lemoore. Permitted activities in the General Agriculture designation are the same as in the Limited Agriculture designation, but also include animal concentrations and agri-service businesses. Minimum parcel sizes range from 20 to 40 acres, with General Agriculture – 20 Acre designated in the North County (north of Kansas Avenue), and General Agriculture – 40 Acre designated in the South County (south of Kansas Avenue).

LU OBJECTIVE B3.1

Direct agricultural support services to General Agriculture land use designated areas, while ensuring that services are not harmful to the long term agricultural use of the land or potential future urban growth if within the Blueprint Urban Growth Boundary.

LU Policy B3.1.1: Allow permanent agricultural service and processing facilities in areas designated General Agriculture, while restricting these types of services in Limited Agriculture and Exclusive Agriculture designated areas.

LU Policy B3.1.2: Review of agricultural service establishments under Site Plan Review shall consider the compatibility of such establishments with the potential future urban growth accommodation when proposed within the Blueprint Urban Growth Boundary.

LU GOAL B4 Housing within agricultural designated areas are primarily intended for the purposes of those engaged in farming, and for seasonal farm employee housing.

Agriculture designated areas are devoted towards the commercial agricultural production use of the land. Housing units are often needed for farmers, family members engaged in the farming operation, farm managers, and farm laborers. These housing units, however, are considered accessory structures necessary for the continuance of commercial farming. When housing units are no longer associated



with commercial farming operations, they no longer remain consistent with the intended use as accessory structures. When used as rentals or non-farm residences the potential conflict with adjacent agricultural operations increases. The *Land Use* and *Housing Elements* establish agricultural housing policies to meet the various needs of farmers and farm employees.

LU OBJECTIVE B4.1

Allow the permitting and construction of on-site farm employee housing uses that are incidental to an existing commercial farming operation.

LU Policy B4.1.1: Base the number of agricultural housing units permitted per farm on the nature, intensity, and employment needs of the agricultural use of that farming operation.

LU Policy B4.1.2: Require agricultural employee housing to be located on site in a manner that minimizes the effect on or loss of productive agricultural land and its productivity, but not to the detriment of the farm employee housing occupants.

LU OBJECTIVE B4.2

Support nonprofit organizations in their efforts to provide safe and adequate housing for farm employees.

LU Policy B4.2.1: Assist local agencies such as the Kings County Housing Authority in developing programs for financing and building farm employee housing, as indicated in the *Housing Element*.

LU Policy B4.2.2: Develop County specifications for temporary seasonal dormitory housing, mobile homes, and recreational vehicle “parks” for temporary farm employees and migrant workers.

LU OBJECTIVE B4.3

Allow for the provision of a retiring farmer to retain their homesite, the creation of additional home sites for immediate family members who are actively engaged in a family farming operation on the same land, and creation of agriculturally related farm financing parcels.

Upon retiring from farming, a farmer may wish to retain his or her home and disperse of the farm land. The provision for approving the retention of the home site, subject to specific findings, is intended to preserve the value of such a residence and not become a financial or maintenance burden to the new owner who may not wish to occupy that residence.

Family farms may include two or more generations of family members farming the land. Under these circumstances additional allowance may be made for more housing units. Any new residential unit on farmland is to be incidental to the commercial farming operation and is exclusively for the use of those who are engaged in farming the land.



LU Policy B4.3.1: Allow the division and separation of a retiring farmer's existing residence from the remainder of a commercial farming operation to retain his/her farm home when the following findings can be made:

1. The original parcel has been continuously owned by the farmer for at least seven (7) years or other time period as required by law, whichever is greater.
2. The parcel before the division contains at least the minimum parcel size required under the applicable zone district, and is not primarily used as rural residential or operation of a "hobby farm" incidental to the residential use.
3. The retained farm home parcel is not less than one (1) acre, and not greater than two and one-half (2 ½) acres in size.
4. The division does not create a remaining parcel that would primarily be used as rural residential rather than for farming purposes.

Division of land under Williamson Act or Farmland Security Zone contract shall also comply with the following additional criteria:

5. The existing residence on the farm home parcel has been on the property for at least 5 years.
6. The landowner has continuously owned the property for at least ten (10) years.
7. The remaining portion of the parent parcel contains at least ten (10) acres of prime farmland and at least 40 acres on non-prime farmland, which is assumed to be the absolute minimum parcel size necessary for commercial farming.

LU Policy B4.3.2: Allow divisions and transfers of land for the purpose of creating a homesite(s) for immediate family members who are actively engaged in the family farming operation, subject to the following restrictions:

1. The homesite parcel is not less than one (1) acre, and not greater than two and one-half (2 ½) acres in size.
2. The remaining portion of the parent parcel contains at least the minimum parcel size required under the relevant zone district. The only exception is when an undersized parent parcel is part of a larger farming operation under common ownership, and has another separate parcel that meets the required minimum parcel size which is jointly managed. 40 acres is generally recognized as a larger farming operation.



3. A “Declaration of Intent” is recorded against the land which serves to tie the new homesite parcel to the parent parcel and identifies the homesite parcel as not for sale to another party. The land owner agrees and acknowledges that penalties may ensue for unlawful conveyance of undersized parcels as stated in the declaration and agreement.
4. A “Joint Management Agreement” is recorded when the parent parcel is subject to either a Williamson Act or Farmland Security Zone contract, which ensures the continued joint management of the subject parcels while under contract.
5. Demonstrate sufficient involvement of immediate family member(s) in the family farming operation.

LU Policy B4.3.3: The County shall file a Notice of Non-Renewal on Farm related homesite parcel(s) created pursuant to LU Policy B4.3.1 or B4.3.2 when subject to either Williamson Act or Farmland Security Zone contract, and is to be simultaneously recorded with the parcel map.

LU Policy B4.3.4: Allow financing divisions that do not create any new parcels, except in the event of an involuntary foreclosure where the lender may record a Parcel Map in order to take possession of the financing parcel. Divisions that create financing parcels are allowed for the purpose of financing agricultural related projects and housing incidental to commercial agricultural uses, subject to the following conditions and limitations:

1. The financing parcel is not intended for sale or transfer and shall not be less than one (1) acre in size.
2. A financing parcel shall only be allowed to separate from the parent parcel if the financing parcel is acquired into excess status by a lender pursuant to a bona fide involuntary foreclosure or similar involuntary process of law, including but not limited to a deed in lieu of foreclosure.

Financing divisions for land restricted by a Williamson Act or Farmland Security contract shall also comply with the following additional criteria pursuant to Section 66474.4.(b)(2) of the Subdivision Map Act :

3. The financing parcel and any remainder parcel shall both be at least ten (10) acres in size in the case of prime agricultural land, or forty (40) acres in size in the case of land that is not prime agricultural land.



LU GOAL B5 **Agricultural conservation efforts that serve to protect the County’s agricultural economy do not hinder the ability of cities and community districts to accommodate well planned orderly growth, and do not foster discontinuous patterns of Urban Fringe or Community District development that lead to urban sprawl.**

As cities and rural communities continue to grow, some surrounding agricultural land will be converted to urban uses. With agricultural land surrounding existing urban areas, the loss of farmland is inevitable, but this impact can be greatly reduced through more coordinated and balanced approaches to urban and agricultural land use planning. While preserving the land in agricultural use for as long as possible is in the public interest, agricultural land restrictions should remain flexible enough to accommodate the future urban growth needs of cities or community districts, and ensure a sufficient supply of land to accommodate projected growth where municipal services are readily available. This will help avoid discontinuous development patterns that increase development pressure on other agricultural lands that ultimately result in premature conversion, disorderly urban growth, inefficient provision of municipal services, and urban sprawl.

LU OBJECTIVE B5.1

Discourage long term conservation or intensive agricultural uses within city or community district Primary Sphere of Influences, so that the County’s agricultural conservation efforts do not obstruct City or Community District plans to accommodate their future urban growth demands.

LU Policy B5.1.1: **Direct Williamson Act contract applications to the respective City for review and comment when ever a new contract is proposed within that City’s Primary Sphere of Influence, and ensure that approval of the contract will not adversely affect planned orderly growth by obstructing orderly and logical urban growth and city service extensions.**

LU Policy B5.1.2: **When new Williamson Act contract applications are proposed within community districts, the County shall review the new contract proposal against the relevant community plan policies to ensure compatibility with plans for future growth accommodation within the County’s unincorporated communities.**

LU Policy B5.1.3: **Restrict the creation of Farmland Security Zone contracts on land planned for urban uses under a County Community Plan or city general plan, and direct new Farmland Security Zone contract applications located within city areas of the Blueprint Urban Growth Boundary to the respective city for approval.**

LU Policy B5.1.4: **In coordination with cities, encourage the filing of Notice of Non-Renewals on contracted land where land is planned for urban uses and there is a high probability of development potential within ten years.**



LU OBJECTIVE B5.2

Restrict the locations where dairies may be located to those areas of the County where they are most compatible with surrounding uses, activities and environmental constraints as presented in the Dairy Element.

LU Policy B5.2.1: Proposed new dairies and dairy stock replacement facilities, and expansions of existing dairies may be approved through the Site Plan Review process if they meet all of the criteria in the *Dairy Element* concerning siting, design, operation, monitoring and reporting.

The *Dairy Element* contains specific standards and criteria to plan for the accommodation of new or expanded dairy development while avoiding potential land use conflicts. This element provides a comprehensive approach in the review and evaluation of dairy facility proposals, and as such provides a streamlined review through the Site Plan Review process when approving new dairies and expansion of existing dairies.

LU GOAL B6 Agricultural areas provide secondary benefits by serving as essential public safety buffers for strategic military installations and floodwater drainage, and serve to protect the wellbeing of residents and business investments which are critical to the sustainability of the County.

LU OBJECTIVE B6.1

Establish Exclusive Agriculture designated areas in coordination with Naval Air Station Lemoore (NAS Lemoore) officials to serve as an open space buffer for public safety purposes that is consistent with the base's defined areas of operation.

LU Policy B6.1.1: Areas identified as significant to Naval Air Station Lemoore operations as defined in the base's "Encroachment Action Plan", "Airport Installation Compatible Use Zones", "Military Influence Area", or multi-agency coordinated "Joint Land Use Study" shall be designated Exclusive Agriculture.

LU Policy B6.1.2: Exclusive Agriculture shall be used along NAS Lemoore defined flight path corridors that exhibit levels of at least 70 dB CNEL aircraft generated noise to limit and discourage intensive agricultural and structure based land uses that may pose increased risks to inhabitants and base operations.

LU OBJECTIVE B6.2

Identify agricultural areas that may serve as emergency floodwater storage or drainage areas.

LU Policy B6.2.1: Flood zones within the General Agriculture designations shall be considered appropriate land use areas that have the



potential to receive emergency floodwater. Specific basin sites shall be determined by the relevant water, irrigation, reclamation or flood control district having authority over territories along waterways and the Tulare Lake Basin.

LU GOAL B7 Community benefiting non-agricultural uses remain compatible within the County’s Agriculture Open Space area, and are supported for their continued operation and existence.

The agricultural area of the county may accommodate other appropriate uses that are of benefit to the County or community as a whole. Such uses may include school sites, County parks, utility power facilities, waste management facilities, wastewater treatment facilities, communication towers, and open space buffers. Such uses shall be regulated by the zoning ordinance where applicable.

LU OBJECTIVE B7.1

Allow compatible Open Space and Public uses of land within the Agriculture Open Space area of the County.

LU Policy B7.1.1: Designate buffers around wastewater treatment facilities as Open Space and allow the continued use of the land for agricultural purposes.

LU Policy B7.1.2: Designate community benefiting isolated sites within the Agriculture Open Space area that are devoted to schools, utility power facilities, municipal wastewater services as Public designated land use.

LU Policy B7.1.3: Power generation facilities for commercial markets shall be allowed and regulated through the Conditional Use Permit approval process, and include thermal, wind, and solar photovoltaic electrical generating facilities that produce power. Hydroelectric and cogeneration facilities shall also be regulated as conditional uses except as follows:

- 1. The installation of hydroelectric generating facilities, with a capacity of 5 megawatts or less, in connection with existing dams, canals, and pipelines shall be regulated as permitted uses, subject to issuance of a site plan review, that is categorically exempt pursuant to Section 15328 of the CEQA Guidelines.**
- 2. The installation of cogeneration equipment with a capacity of 50 megawatts or less at existing facilities shall be regulated as permitted uses, subject to issuance of a site plan review, which is categorically exempt pursuant to Section 15329 of the CEQA Guidelines.**



C. Rural Interface

LU GOAL C1 Rural pockets of urban uses in the agricultural areas remain limited in geographic area to the extent of pre-existing residential, commercial and industrial land uses to prevent conflicts between agricultural and non-agricultural interests.

Previously established pockets of urban type uses exist within the County’s Agriculture Open Space area. These urban pockets have been classified as “Rural Interface” areas since they exhibit some limited urban type uses while substantially isolated and surrounded by agricultural uses. Six distinct separate areas (Grangeville, Hardwick, Halls Corner, Reef City, Materials Recycling Facility Industrial and The Hub area) within the County are identified as “Rural Interface.” The first three have a mix of commercial and residential uses, while the last two are only commercial or industrial. As rural interface areas are not served by any special district, they lack the full spectrum of necessary municipal type services to allow higher density residential uses. Surrounding agricultural designations fall under the Agriculture Open Space policies.

LU OBJECTIVE C1.1

Prohibit the expansion of new residential, commercial, and industrial land use designations within areas identified as Rural Interface.

LU Policy C1.1.1: Urban type land uses such as residential, commercial, and industrial that are located within Rural Interface areas shall remain limited to the previously defined extent of those land use designation areas. Minor adjustments between land uses may be considered so long as land use changes do not result in the expansion of Rural Residential zoning.

LU Policy C1.1.2: Zone district changes in the Rural Interface areas may be considered when the proposed change would result in a similar type zoning or less intensive use, so long as the zoning remains compatible with the General Plan land use designation.

LU Policy C1.1.3: Allow development of existing residential, commercial, and industrial designated land within the Rural Interface areas of Kings County.

LU Policy C1.1.4: Creation of new Rural Interface area(s) shall be prohibited. However, exceptions to this restriction may be considered when the new land use proposal meets the following criteria:

- 1. The new proposal is processed as a General Plan amendment and is simultaneously reviewed along with a detailed development proposal, which are both evaluated jointly under CEQA review.**
- 2. The proposal does not include residential land uses.**



3. Establishment of new commercial or industrial uses are limited in scope and serve to enhance the economic viability of the County.
4. The new proposal is located along a highway interchange or major arterial intersection, and is not located within an existing Urban Fringe or Community District area.
5. Proposed new use(s) rely primarily upon existing traffic volumes, and do not serve as a new attractor or destination that creates substantial amounts of additional traffic.
6. The project demonstrates that provision of adequate services can be achieved to accommodate the full extent of proposed new development.
7. Property owner(s) and/or new businesses establish a zone of benefit to facilitate assessment(s) to cover additional service delivery costs determined necessary to support the new development.

D. Community Districts

LU GOAL D1 **Community districts establish sustainable community areas that meet the needs of existing residents and serve to accommodate unincorporated urban growth that is guided according to individual community plans.**

The County's four unincorporated communities of Armona, Home Garden, Kettleman City, and Stratford comprise the four separate Community District areas. These communities are the only areas served by either a community services district or public utilities district that provide municipal water and wastewater services. A diversity of urban type land uses are already accommodated within these communities and include residential, commercial, industrial, open space, and public. Community Districts therefore hold the most potential for accommodating urban growth within the unincorporated territory of the County. Development in these rural communities must be in done in accordance with County zoning, building, and subdivision ordinances and County Improvement Standards.

LU OBJECTIVE D1.1
Accommodate future urban growth within the Community Districts by establishing Community Plans that are developed with community resident and stakeholder input.

LU Policy D1.1.1: **Community plans shall be developed, maintained and implemented in a manner that engages community participation and works toward quality of life improvements.**

LU Policy D1.1.2: **Community plans shall designate a variety and distribution of urban type land uses that include residential, commercial, industrial, open space, and other public land uses that can accommodate future projected unincorporated growth.**



LU OBJECTIVE D1.2

Establish Community Plan land use policies and associated improvement standards to integrate smart growth principles and compact urban design to revitalize existing communities.

LU Policy D1.2.1: Integrate Downtown Mixed Use and Mixed Use into centralized community downtowns or community core areas to allow various mixtures of commercial and residential uses, and replace the Central Commercial land use designation.

LU Policy D1.2.2: Prioritize infill development of vacant and underutilized parcels within the existing special district boundaries where water and sewer service are available to reduce outward growth pressure and costly expansion of district facilities.

LU Policy D1.2.3: Proposed land uses on agriculture designated land within any Community Plan shall comply with the provisions of Section C of the County's *Land Use Element* policies for Agriculture Open Space.

LU Policy D1.2.4: Community Plans shall establish additional land use policies as determined necessary to address specific conditions within each Community District that enhance the quality of life of residents.

LU OBJECTIVE D1.3

Preserve the identity of rural communities and enhance the sustainability of these unincorporated communities by improving the quality of life for residents, visitors, and business owners.

LU Policy D1.3.1: Maintain identified boundaries between Armona and Home Garden from nearby incorporated cities.

LU Policy D1.3.2: Require all new development to comply with County General Plan and Community Plan policies, and subdivision, zoning, and building regulations.

LU Policy D1.3.3: Require all new development to improve all access roads to the nearest maintained right-of-way.

LU Policy D1.3.4: Preserve the existing nighttime environment by limiting the illumination of areas surrounding new development. New lighting that is part of residential, commercial, industrial, or recreational development shall be oriented away from sensitive uses, and should be hooded, shielded, and located to direct light pools downward and prevent glare.



LU OBJECTIVE D1.4

Designate sufficient residential land to accommodate projected urban population growth to the year 2035 and encourage development of safe and affordable quality housing alternatives for all income levels while ensuring the proper payment of fair share impact fees.

- LU Policy D1.4.1:** Residential designations shall provide sufficient land area and a variety of densities to accommodate the County’s housing needs allocation, as determined by the most recently adopted County *Housing Element* and associated Kings County Regional Housing Needs Allocation Plan prepared by the Kings County Association of Governments.
- LU Policy D1.4.2:** Distribute residential land use among the four Community Plans to flexibly accommodate new housing units where sufficient special district service capacity is made available and according to market demand.
- LU Policy D1.4.3:** Encourage the revitalization of existing residential neighborhoods.
- LU Policy D1.4.4:** Increase the affordability of housing, the amount of housing for farm employee housing, and the number of multi-family residential units as detailed in the *Housing Element*.
- LU Policy D1.4.5:** Urban home occupation businesses may be allowed in residential areas when the business operation blends into the residential nature of the neighborhood and the use remains unobtrusive to adjacent and nearby uses and services.
- LU Policy D1.4.6:** Urban home occupations shall be operated by the occupant of the residence in which the business operation is located, and no other employees shall work at the home occupation site.
- LU Policy D1.4.7:** Refer any development proposal for five or more residential units which may have a direct or indirect impact on school facilities to the affected school district for review and comment.
- LU Policy D1.4.8:** Development shall pay school district impact fees, pursuant to Section 65995.(b) of the *California Government Code*, at the time a building permit is issued to finance the construction of school facilities made necessary by the development.

School District impact fees are deemed to provide full and complete school facilities mitigation, in accordance with Section 65996.(b) of the *California Government Code*. Denying or refusing to approve a development on the basis of a developer’s refusal to provide school facilities mitigation that exceeds the school impact fees is prohibited by Section 65995.(i) of the *California Government Code*.



In addition, denying or refusing to approve a development on the basis that school facilities are inadequate is prohibited by Section 65996.(b) of the *California Government Code*.

LU Policy D1.4.9: Development shall pay County Public Facility Impact Fees, as established by County Ordinance 633, at the time a building permit is issued.

On June 21, 2005, the Kings County Board of Supervisors adopted Ordinance 633 which enabled public facilities fees to be levied on new development within the County. The fee structure was based on a Public Facilities Impact Fees report and was established to maintain existing levels of service through the year 2025. The public facilities fees are allocated to specific uses for protection and public services including: Countywide Public Protection, Sheriff, Fire, Library, and Animal Control.

LU OBJECTIVE D1.5

Increase economic reinvestment by directing future commercial and industrial development to existing Community District areas as outlined in each Community Plan in order to meet the daily needs of residents and provide employment opportunities near residences and transportation routes.

LU Policy D1.5.1: Locate retail commercial uses within close proximity to transportation routes and residential areas.

LU Policy D1.5.2: Locate industrial uses near transportation corridors and multi-modal facilities, and away from residential concentrations.

LU Policy D1.5.3: Leverage the County’s Enterprise Zone to increase commercial and industrial business development.

LU Policy D1.5.4: Prevent encroachment of incompatible uses in designated commercial and industrial designated areas.

LU Policy D1.5.5: Require all commercial and industrial developments where services are not currently available to enter into a deferred improvement agreement with the County to ensure connection to services when they are made available.

LU OBJECTIVE D1.6

Direct new urban growth to Community Districts where municipal services can be provided, and ensure the orderly and efficient extension of services.

LU Policy D1.6.1: Request LAFCO to amend the Community Services District or Public Utilities District Primary Sphere of Influence to coincide with planned urban land uses of a relevant Community Plan when provision of adequate district services to the expansion area(s) can be clearly demonstrated.



- LU Policy D1.6.2:** **Annually review and assess the capacity of existing Community Services District or Public Utilities District services to determine the District’s ability to accommodate new urban growth.**
- LU Policy D1.6.3:** **Require new development proposals for urban growth within a Community Plan defined area to annex to the relevant Community Services District or Public Utilities District for the provision of municipal services.**
- LU Policy D1.6.4:** **Approval of new development within a Community District shall be limited to the extent that district services and infrastructure are or can be made available.**
- LU Policy D1.6.5:** **In areas designated for urban uses where services are not immediately available, development shall be required to pay for the extension of services or enter into a deferred improvement agreement for the extension of services before any development entitlements are issued.**
- LU Policy D1.6.6:** **Single family housing unit development adjacent to either a Community Services District or Public Utilities District boundary shall be required to annex to the district prior to the issuance of any development entitlements.**
- LU Policy D1.6.7:** **Require all new development proposals to contain information on municipal service capacity and infrastructure needs to evaluate whether the development can be accommodated by existing district services.**
- LU Policy D1.6.8:** **Refer development proposals within a Secondary Sphere of Influence of either a Community Services District or Public Utilities District to that district for review and comment.**

E. Urban Fringe

- LU GOAL E1** **Urban Fringe areas continue to allow existing uses, while land remains intended for the probable future urban growth and expansion of Cities where urban level municipal services are provided.**

The County has four incorporated Cities (Avenal, Corcoran, Hanford and Lemoore) that provide municipal type services to approximately 77% of the Countywide total population. Areas designated Urban Fringe include territory currently available to the Cities for annexation within the LAFCO defined Primary Sphere of Influence boundaries. Land beyond the sphere and within the Blueprint Urban Growth Boundary serve as a buffer and may be considered for future growth beyond the current City General Plans. As County policy continues to direct urban growth to the Cities, Urban Fringe areas are defined to identify areas that are to be considered for annexation while limiting the extent of unincorporated development that may hinder the planned orderly expansion of any City.



LU OBJECTIVE E1.1

Require new development in city fringe areas (except a single-family house or secondary dwelling unit on an existing lot) to annex to the city, and encourage existing developed fringe areas to annex to the City where the City is the closest and most logical municipal service provider.

LU Policy E1.1.1: Require urban growth to be contiguous to existing urban development and annex to a city in order to ensure coordinated urban growth according to that City's General Plan policies. Commercial and industrial development may be considered for development in the County when annexation is not feasible or practical, but must develop public improvements to City standards.

LU Policy E1.1.2: Maintain a Limited Agriculture land use designation adjacent to Cities in order to avoid conflicts between urban and intensive agricultural uses and to preserve land for future urban expansion.

Land surrounding Cities and within a city's sphere of influence is intended to remain in limited agricultural use as a buffer zone between the developed urbanized City and rural community areas and intensive agricultural areas. The development of Urban Fringe areas must be in accordance with city improvement standards, except for agricultural developments on land designated as agricultural by a city General Plan (see LU Policy E1.2.2).

LU Policy E1.1.3: Proposed land uses on agriculture designated land within any Urban Fringe shall comply with the provisions of Section C of the County's *Land Use Element* policies for Agriculture Open Space.

LU Policy E1.1.4: Allow one housing unit, and or secondary unit, per existing legal parcel to be permitted without the requirement of City Annexation when located within an area designated "Substantially Developed" within an Urban Fringe area.

LU Policy E1.1.5: Allow small developments in excess of one single family residence on parcels that were less than ten (10) acres in area prior to February 18, 1994, and designated "Substantially Developed," when the proposal is in conformance with the General Plan, zoned for residential uses, no variances or exceptions are required, and all required services and access to the proposed parcels are available and designed to local standards.

LU Policy E1.1.6: Recommend that LAFCo of Kings County adopt City Primary Sphere of Influences that coincide with each jurisdiction's General Plan designated urban land uses.



LU OBJECTIVE E1.2

Enhance the planning and implementation of urban growth through coordinated County and City General Plan Development policies and infrastructure improvement standards.

LU Policy E1.2.1: **Coordinate all proposals for land use change or change in land use development policy with each City when located within the City's Primary or Secondary Sphere of Influence as defined by LAFCO.**

LU Policy E1.2.2: **Require new private development improvements and County capital improvements in City Primary Sphere of Influence areas, including but not limited to streets, curbs, and gutters, to be installed to City (not County) improvement standards.**

LU Policy E1.2.3: **Require all commercial and industrial developments within the Urban Fringe, but outside the City Primary Sphere of Influence, to enter into a deferred improvement agreement with the County to ensure connection to services when they are made available.**

LU Policy E1.2.4: **Coordinate with each City to review, revise and/or develop Urban Fringe General Plan Policies that are relative to each City and necessary for continued orderly and efficient accommodation of urban growth.**

LU Policy E1.2.5: **Urban home occupation businesses shall comply with the provisions of LU Policy D1.4.5 and D1.4.6.**

LU Policy E1.2.6: **Development shall pay school district impact fees, pursuant to Section 65995.(b) of the *California Government Code*, at the time a building permit is issued to finance the construction of school facilities made necessary by the development.**

LU Policy E1.2.7: **Development shall pay County Public Facility impact fees, as established by County Ordinance 633, and County shall collect any relevant City impact fees at the time a building permit is issued.**

County Ordinance 633, adopted by the Kings County Board of Supervisors on June 21, 2005, established an impact fee on all new development for use on Countywide Public Protection, Sheriff, Fire, Library, and Animal Control. The City of Hanford also has a development impact fee that is applicable in Urban Fringe areas within the Primary Sphere of Influence of the City. The County is to collect this City impact fee whenever new construction occurs within those territories subject to the impact fee.

LU Policy E1.2.8: **Refer development proposals within a City Secondary Sphere of Influence to that City for review and comment.**



F. New Communities

LU GOAL F1 **New community proposals are evaluated and processed according to County guidelines to ensure all proper considerations have been made and that the proposal is self sufficient and can stand on its own merits, and not done in a manner that is detrimental to County services or financial resources.**

New community proposals represent any new unincorporated community intended to be served by either a new special district or formed into a new city, where the new growth and development had not previously existed before and is not an extension of an existing urbanized area.

LU OBJECTIVE F1.1
Establish County guidelines to thoroughly analyze and evaluate a new community proposal.

LU Policy F1.1.1: **New community proposals shall be processed according to the “Kings County New Community Application Procedure” adopted by the Kings County Board of Supervisors on October 2, 2007, which is included in Appendix A.**

LU Policy F1.1.2: **New community proposal(s) are strongly discouraged in locations designated “Medium” to “Highest” Priority Agricultural Areas according to the County’s Priority Agricultural Lands Map, or Special Flood Hazard Areas identified on FEMA Flood Insurance Rate Maps (See Figure LU-18).**

LU Policy F1.1.3: **New community proposal(s) should have a close proximity to major transportation facilities, State Highways or Interstate Freeway.**



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V. IMPLEMENTATION

This section provides *Land Use Element* Implementation Programs.

Land Use Program 1:

Maintain a Community Development Agency website and front counter service that provides County General Plan information, County zoning regulations, and Geographic Information System (GIS) mapping application to increase public accessibility to County land use information and regulations.

Land Use Program 2:

Bring the Kings County Zoning Ordinance into conformance with General Plan policies, as follows:

- A. Prepare a comprehensive update of the County Zoning Ordinance to bring it into conformance with the *2035 Kings County General Plan* and many of the new concepts that did not previously exist.
- B. Consider changing zone district boundaries, or relying more heavily on administrative review rather than on the conditional use permit process, in order to streamline the planning process. Retain the opportunity for public review and comment on potentially significant projects.
- C. Continue to apply the "General Agriculture" (AG) zone to areas so designated on the General Plan map, with minimum parcel size as indicated (e.g., AG-20 and AG-40).

New and expanding dairies, and dairy replacement stock facilities activities, shall be reviewed and processed as site plan reviews consistent with the policies found in the *Dairy Element*.

D. Apply the "Limited Agriculture" (AL) zone to areas so designated on the General Plan map, with a ten-acre minimum parcel size. Permit new non-intensive, temporary agricultural service activities and uses, such as kennels and veterinary hospitals, to locate in the AL zone. Do not approve uses for new livestock animal concentrations or agricultural service industries in new permanent structures and facilities within areas designated "Limited Agriculture."

E. Develop a "Natural Resource Conservation" (NRC) overlay zone over existing "General Agriculture" (AG-20 and AG-40), "Exclusive Agriculture" (AX), and "Limited Agriculture" (AL-10) zone districts where they overlap with the new Natural Resource Conservation land use designations.

F. Develop a "Mixed Use"

Land Use Program 3:

As expressed in Local Agency Formation Commission (LAFCO) "Sphere of Influence" policies and as required under state planning law, continue to consult with cities and special districts concerning development proposals which may impact them in the long term. Seek referral from these agencies of their projects which are likely to impact adjacent unincorporated areas or the entire county.



Land Use Program 4:

Update the County's Flood Damage Prevention Ordinance and continue processing applications within the flood zone pursuant to the County's Flood Damage Prevention Ordinance.

Land Use Program 5:

Continue implementing the California Land Conservation Act of 1965 to preserve prime agricultural land and reduce the premature urbanization of this resource.

Land Use Program 6:

Review Community Services District and Public Utilities District annexation proposals to assure that they are consistent with District Primary Sphere of Influence boundaries, and with relevant Community Plan land use designations and policies.

Land Use Program 7:

Review proposed capital improvement plans for consistency with adopted General Plan policies.

Land Use Program 8:

Maintain and routinely review an inventory of all County department regulatory requirements associated with the land use permitting process, and identify primary contact persons and their statutory jurisdiction.

Land Use Program 9:

Conduct a Joint Land Use Study with the Naval Air Station Lemoore, City of Lemoore, and County of Fresno to develop recommended land use strategies to maintain base operations and local land use authority. Integrate recommended General Plan policy changes where appropriate.

Land Use Program 10:

Continue implementing the *Dairy Element* of the Kings County General Plan.

Land Use Program 11:

Implement Community Plans as a means to increase economic development and community revitalization within the County's four unincorporated communities (Armona, Home Garden, Kettleman City, and Stratford) where special district provided services are more likely to accommodate County unincorporated urban growth.



VI. LAND USE MAPS

This section provides Land Use Maps of territories subject to the County's Land Use authority. Land Use Maps for Community Districts are included in each respective Community Plan and incorporated into this *Land Use Element* by reference.

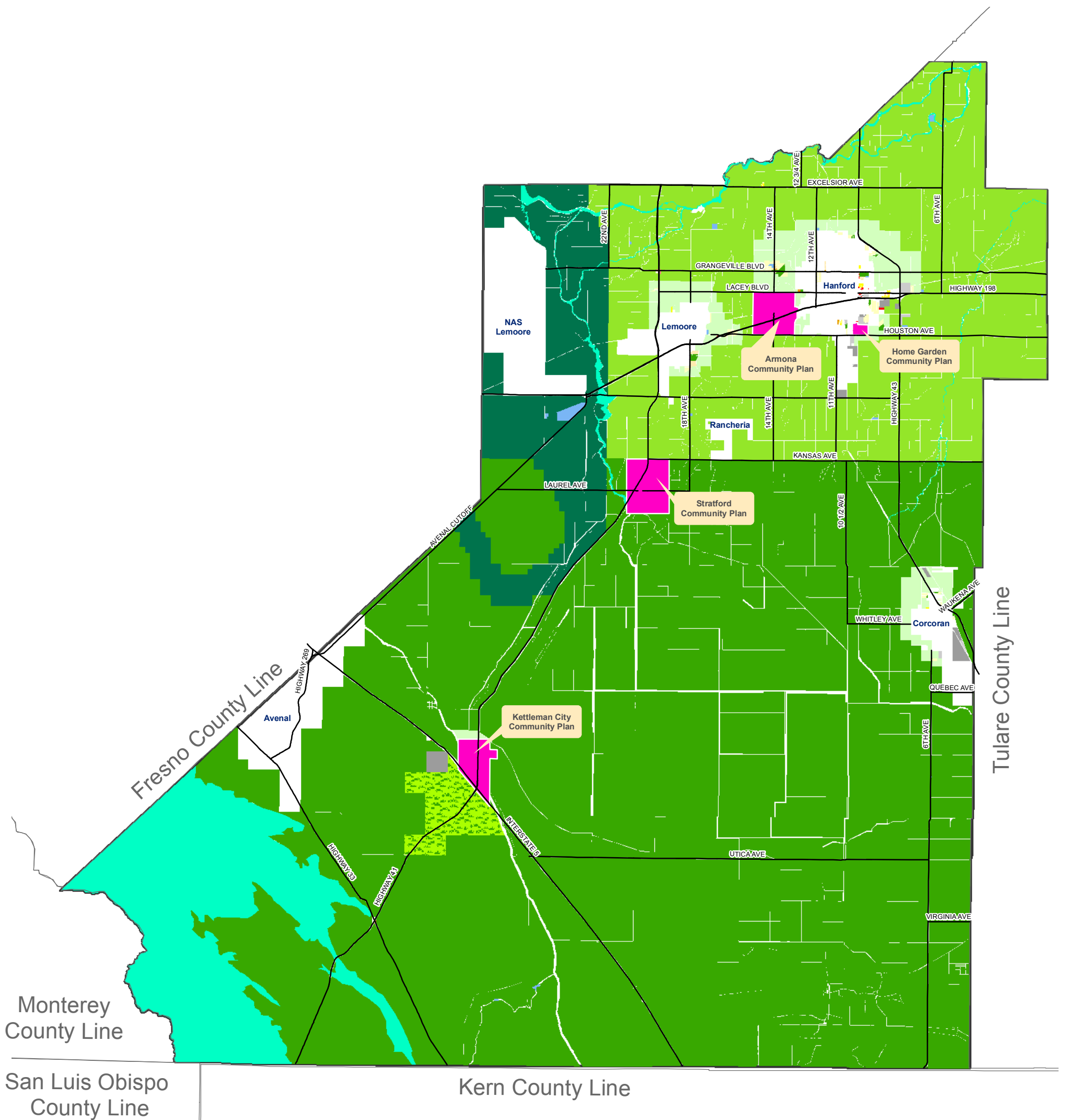
The following Land Use Map figures are provided:

1. Figure LU - 11 Kings County Land Use Map
2. Figure LU - 12 Land Use Map of Grangeville "Rural Interface"
3. Figure LU - 13 Land Use Map of Other "Rural Interface" Areas (Hardwick, Halls Corner, Reef City, MRF Industrial, and The Hub)
4. Figure LU - 14 Land Use Map of Avenal "Urban Fringe"
5. Figure LU - 15 Land Use Map of Corcoran "Urban Fringe"
6. Figure LU - 16 Land Use Map of Hanford "Urban Fringe"
7. Figure LU - 17 Land Use Map of Lemoore "Urban Fringe"
8. Figure LU - 18 New Community Discouragement Areas

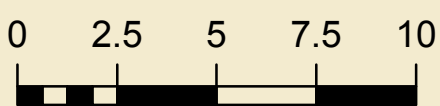


KINGS COUNTY LAND USE MAP

Fig. LU-11



March 3, 2015



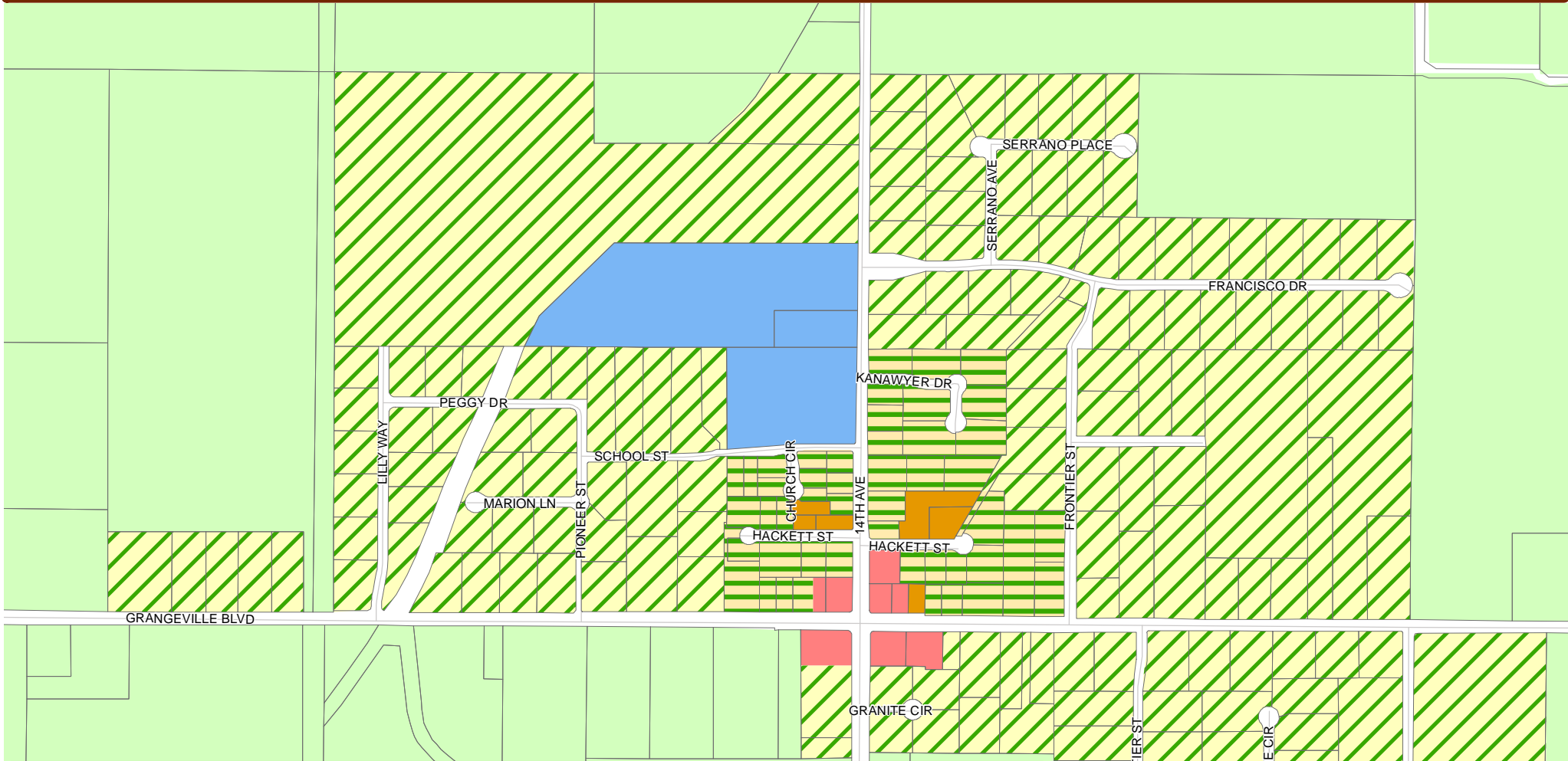
Miles

Legend

- | | | |
|---|--|--|
| <ul style="list-style-type: none"> Community Plan Areas Land Use Very Low Density Residential (1 unit/ac) Low Density Residential (1-2 units/ac) Low Medium Density Residential (2-4 units/ac) Medium Density Residential (4-7 units/ac) Medium High Density Residential (7-11 units/ac) High Density Residential (11-24 units/ac) Very High Density Residential (24+ units/ac) Reserve Low Medium Density Residential | <ul style="list-style-type: none"> Reserve Medium Density Reserve Medium High Density Mixed Use Downtown Mixed Use Reserve Mixed Use Neighborhood Commercial Rural Commercial Multiple Commercial Service Commercial Transportation Commercial | <ul style="list-style-type: none"> Reserve Multiple Commercial Light Industrial Heavy Industrial Limited Agriculture 10 ac. General Agriculture 20 ac. General Agriculture 40 ac. Exclusive Agriculture 40 ac. Open Space Natural Resource Conservation Public |
|---|--|--|

LAND USE MAP OF GRANGEVILLE "RURAL INTERFACE"

Fig. LU-12

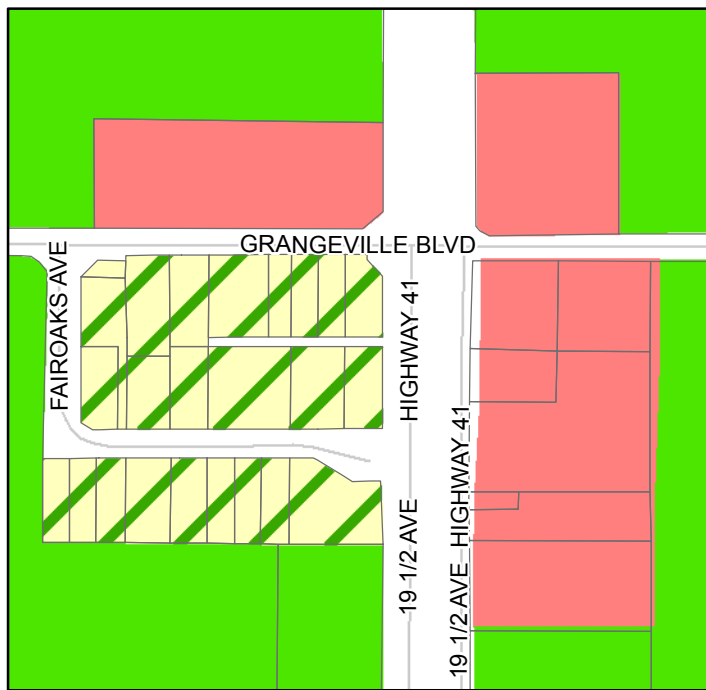


Legend Land Use			
	Very Low Density Residential (1 unit/ac)		Reserve Low Medium Density Residential
	Low Density Residential (1-2 units/ac)		Reserve Medium Density
	Low Medium Density Residential (2-4 units/ac)		Reserve Medium High Density
	Medium Density Residential (4-7 units/ac)		Mixed Use
	Medium High Density Residential (7-11 units/ac)		Downtown Mixed Use
	High Density Residential (11-24 units/ac)		Reserve Mixed Use
	Very High Density Residential (24+ units/ac)		Neighborhood Commercial
			Rural Commercial
			Multiple Commercial
			Service Commercial
			Transportation Commercial
			Reserve Multiple Commercial
			Light Industrial
			Heavy Industrial
			Limited Agriculture 10 ac.
			General Agriculture 20 ac.
			General Agriculture 40 ac.
			Exclusive Agriculture 40 ac.
			Open Space
			Natural Resource Conservation
			Public

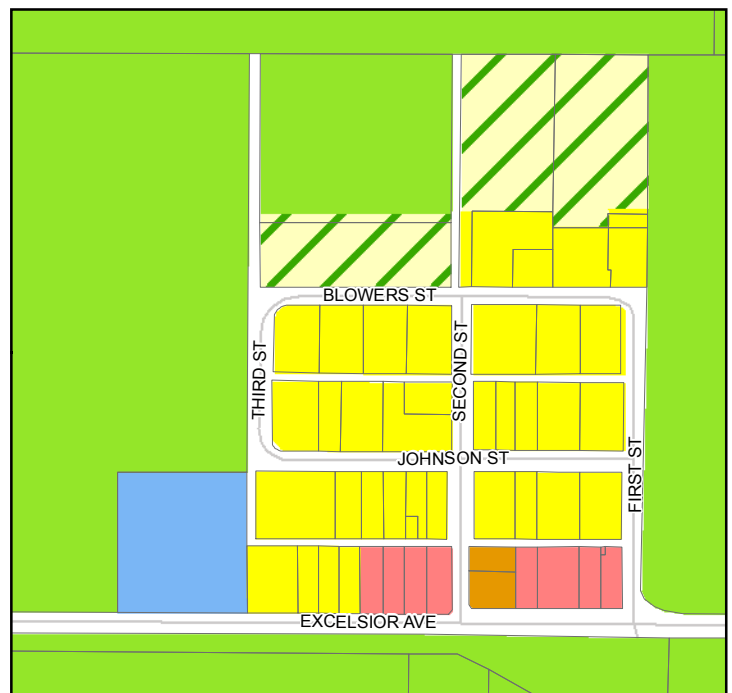
LAND USE MAP OF OTHER "RURAL INTERFACE" AREAS

Fig. LU-13

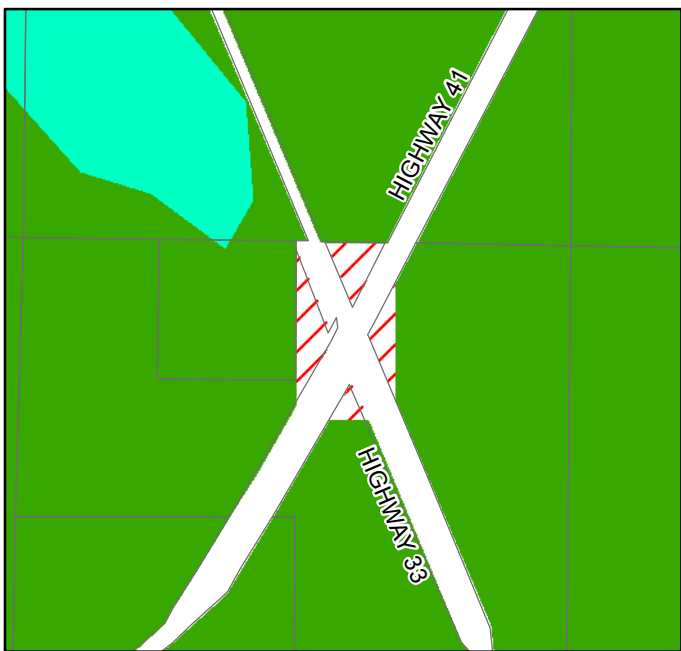
Halls Corner



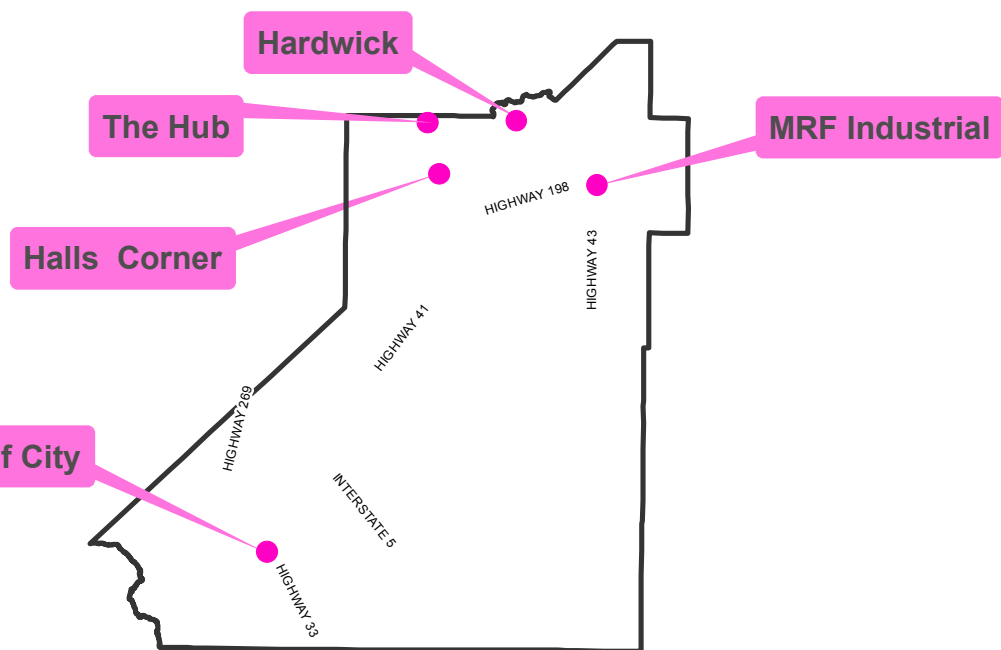
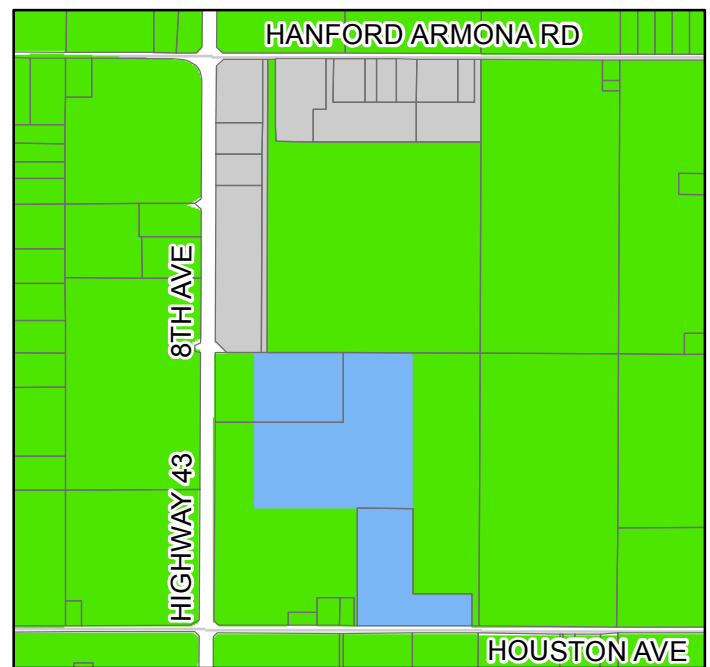
Hardwick



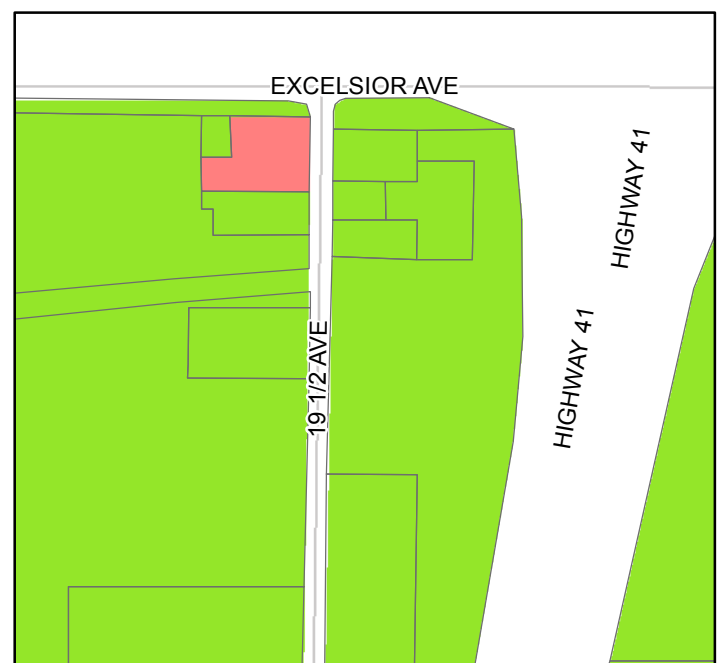
Reef City



MRF Industrial



The Hub



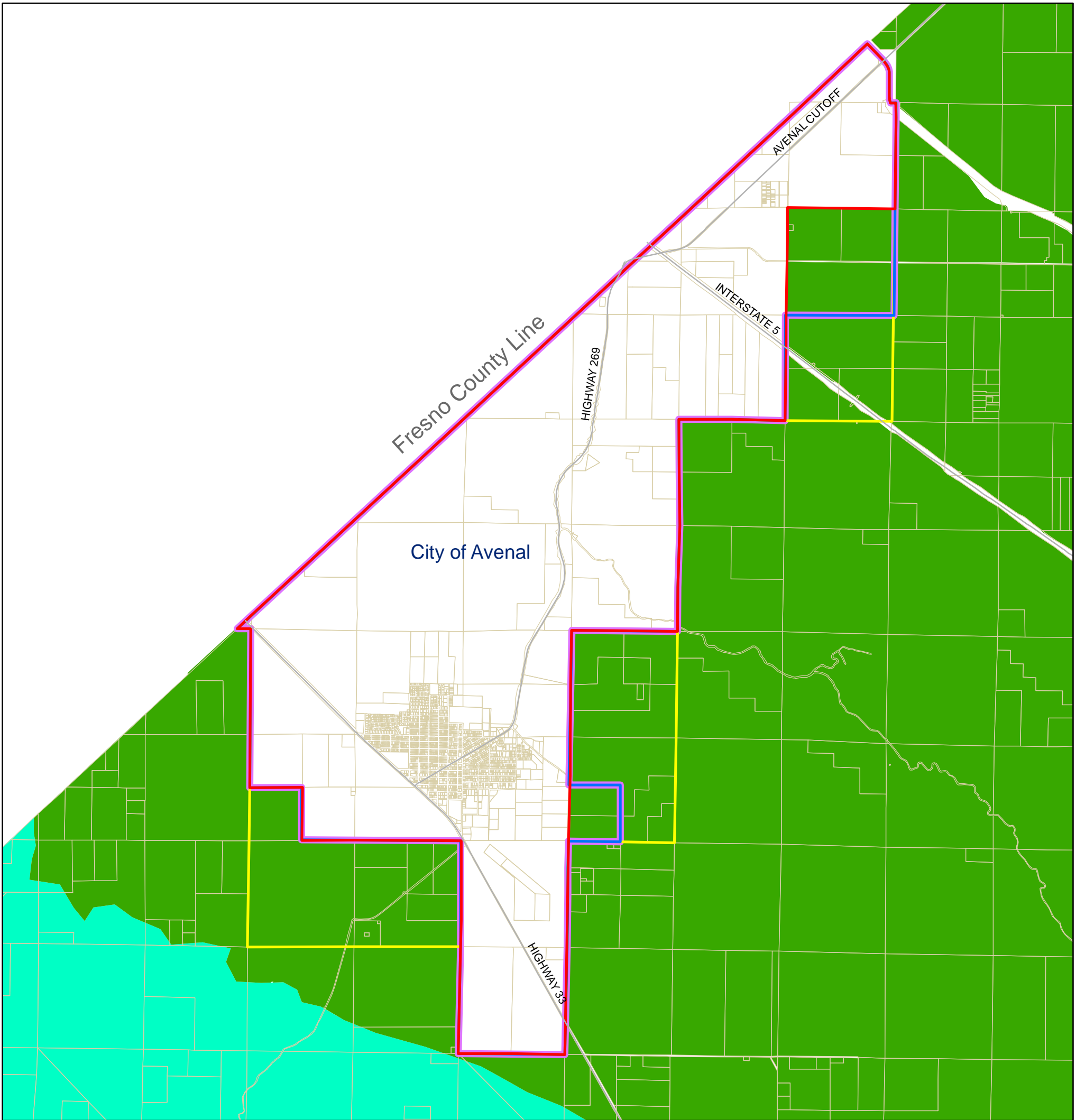
March 3, 2015



Legend		
Land Use	Reserve Medium Density	Reserve Multiple Commercial
Very Low Density Residential (1 unit/ac)	Reserve Medium High Density	Light Industrial
Low Density Residential (1-2 units/ac)	Mixed Use	Heavy Industrial
Low Medium Density Residential (2-4 units/ac)	Downtown Mixed Use	Limited Agriculture 10 ac.
Medium Density Residential (4-7 units/ac)	Reserve Mixed Use	General Agriculture 20 ac.
Medium High Density Residential (7-11 units/ac)	Neighborhood Commercial	General Agriculture 40 ac.
High Density Residential (11-24 units/ac)	Rural Commercial	Exclusive Agriculture 40 ac.
Very High Density Residential (24+ units/ac)	Multiple Commercial	Open Space
Reserve Low Medium Density Residential	Service Commercial	Natural Resource Conservation
	Transportation Commercial	Public

LAND USE MAP OF AVENAL "URBAN FRINGE"

Fig. LU-14



May 27, 2009

0 0.25 0.5 1 1.5 2 Miles

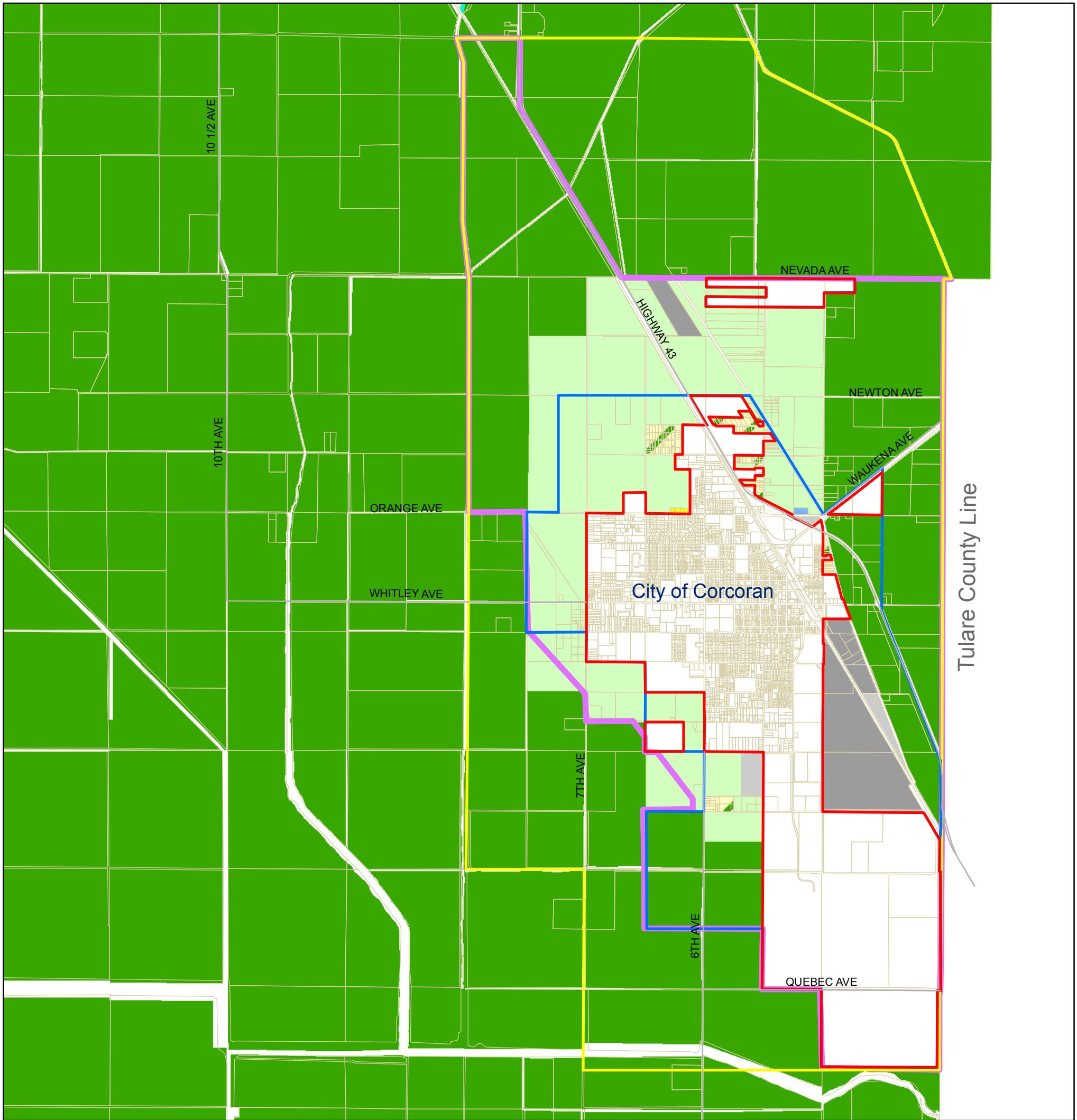


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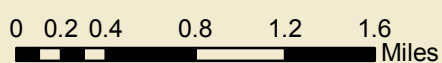
- | | | |
|---|--|-------------------------------|
| City Limits | Very High Density Residential (24+ units/ac) | Reserve Multiple Commercial |
| 2008 Primary Sphere of Influence | Reserve Low Medium Density Residential | Light Industrial |
| 2008 Secondary Sphere of Influence | Reserve Medium Density | Heavy Industrial |
| Blueprint Urban Growth Boundary | Reserve Medium High Density | Limited Agriculture 10 ac. |
| Land Use | Mixed Use | General Agriculture 20 ac. |
| Very Low Density Residential (1 unit/ac) | Downtown Mixed Use | General Agriculture 40 ac. |
| Low Density Residential (1-2 units/ac) | Reserve Mixed Use | Exclusive Agriculture 40 ac. |
| Low Medium Density Residential (2-4 units/ac) | Neighborhood Commercial | Open Space |
| Medium Density Residential (4-7 units/ac) | Rural Commercial | Natural Resource Conservation |
| Medium High Density Residential (7-11 units/ac) | Multiple Commercial | Public |
| High Density Residential (11-24 units/ac) | Service Commercial | |
| | Transportation Commercial | |

LAND USE MAP OF CORCORAN "URBAN FRINGE"

Fig. LU-15



March 3, 2015

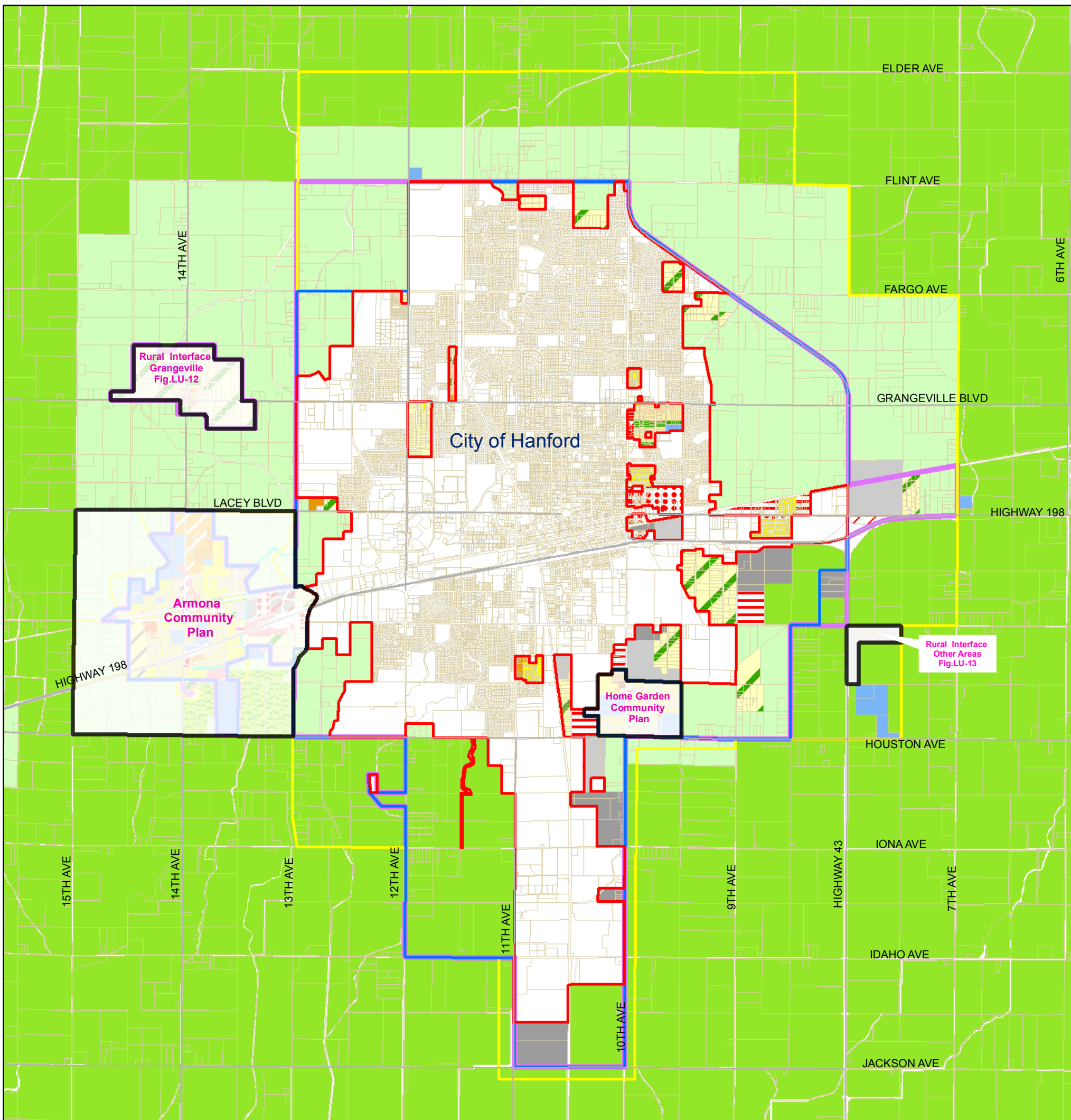


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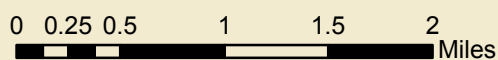
City Limits	Very High Density Residential (24+ units/ac)	Transportation Commercial
2008 Primary Sphere of Influence	Reserve Low Medium Density Residential	Reserve Multiple Commercial
2008 Secondary Sphere of Influence	Reserve Medium Density	Light Industrial
Blueprint Urban Growth Boundary	Reserve Medium High Density	Heavy Industrial
Very Low Density Residential (1 unit/ac)	Mixed Use	Limited Agriculture 10 ac.
Low Density Residential (1-2 units/ac)	Downtown Mixed Use	General Agriculture 20 ac.
Low Medium Density Residential (2-4 units/ac)	Reserve Mixed Use	General Agriculture 40 ac.
Medium Density Residential (4-7 units/ac)	Neighborhood Commercial	Exclusive Agriculture 10 ac.
Medium High Density Residential (7-11 units/ac)	Rural Commercial	Open Space
High Density Residential (11-24 units/ac)	Multiple Commercial	Natural Resource Conservation
	Service Commercial	Public

LAND USE MAP OF HANFORD "URBAN FRINGE"

Fig. LU-16



March 3, 2015

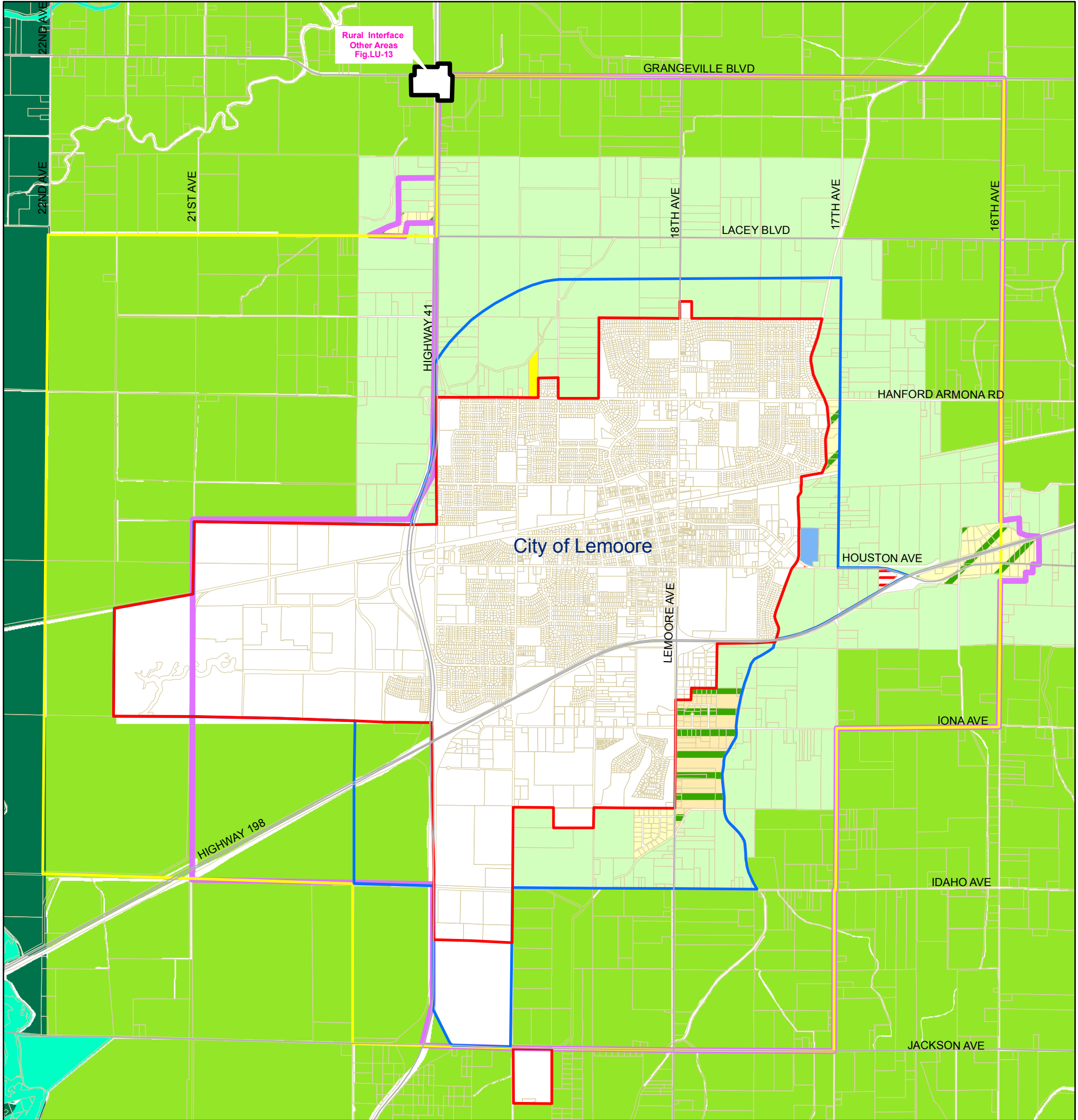


Legend

- | | | |
|---|--|-------------------------------|
| City Limits | Very High Density Residential (24+ units/ac) | Transportation Commercial |
| 2008 Primary Sphere of Influence | Reserve Low Medium Density Residential | Reserve Multiple Commercial |
| 2008 Secondary Sphere of Influence | Reserve Medium Density | Light Industrial |
| Blueprint Urban Growth Boundary | Reserve Medium High Density | Heavy Industrial |
| Land Use | Mixed Use | Limited Agriculture 10 ac. |
| Very Low Density Residential (1 unit/ac) | Downtown Mixed Use | General Agriculture 20 ac. |
| Low Density Residential (1-2 units/ac) | Reserve Mixed Use | General Agriculture 40 ac. |
| Low Medium Density Residential (2-4 units/ac) | Neighborhood Commercial | Exclusive Agriculture 40 ac. |
| Medium Density Residential (4-7 units/ac) | Rural Commercial | Open Space |
| Medium High Density Residential (7-11 units/ac) | Multiple Commercial | Natural Resource Conservation |
| High Density Residential (11-24 units/ac) | Service Commercial | Public |

LAND USE MAP OF LEMOORE "URBAN FRINGE"

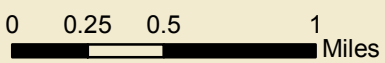
Fig. LU-17



Legend

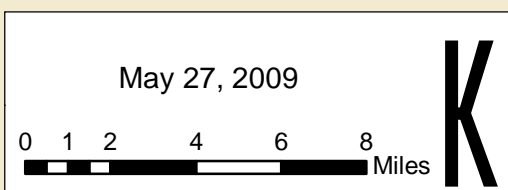
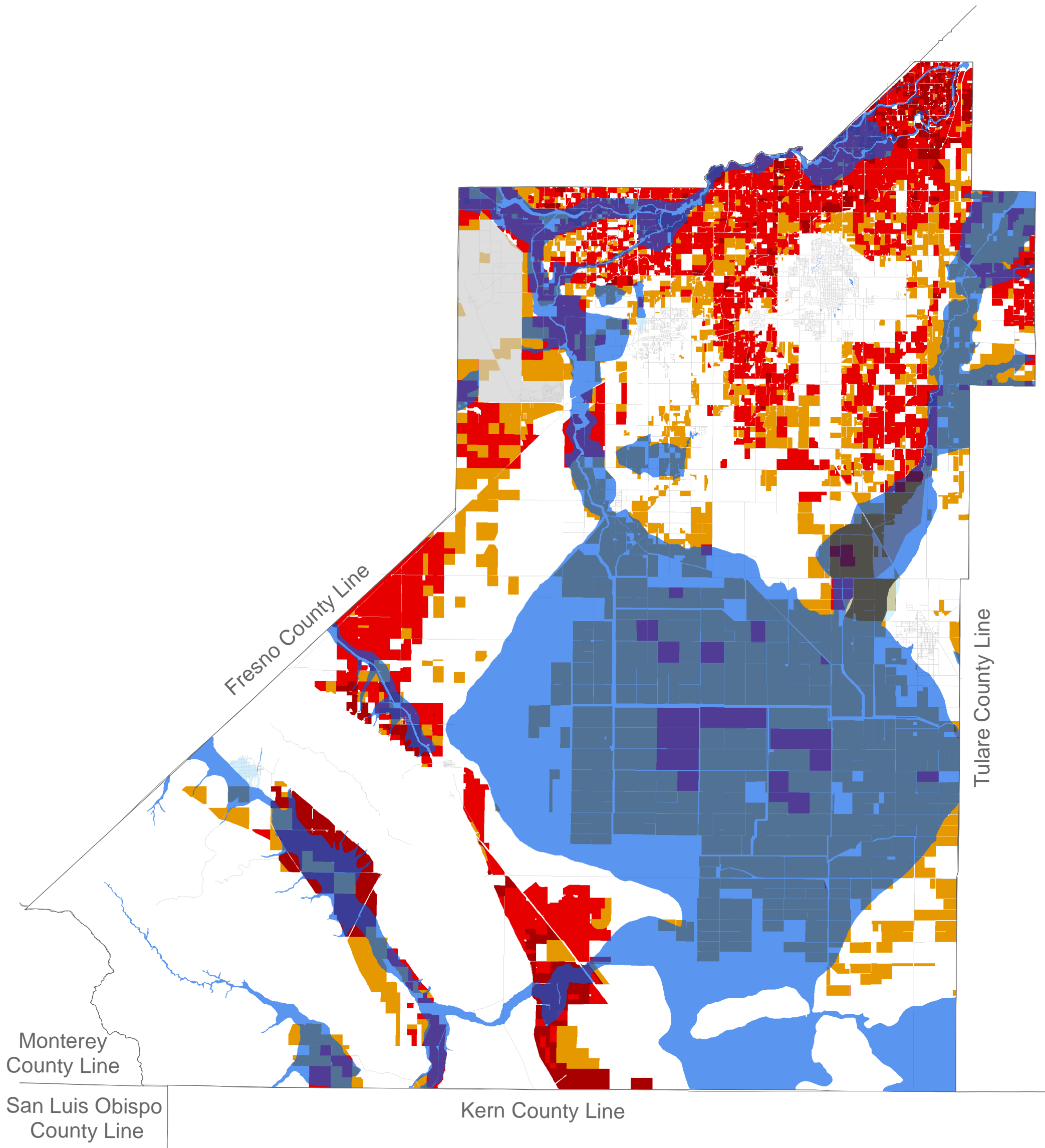
- | | | |
|---|--|-------------------------------|
| City Limits | Very High Density Residential (24+ units/ac) | Transportation Commercial |
| 2008 Primary Sphere of Influence | Reserve Low Medium Density Residential | Reserve Multiple Commercial |
| 2008 Secondary Sphere of Influence | Reserve Medium Density | Light Industrial |
| Blueprint Urban Growth Boundary | Reserve Medium High Density | Heavy Industrial |
| Land Use | Mixed Use | Limited Agriculture 10 ac. |
| Very Low Density Residential (1 unit/ac) | Downtown Mixed Use | General Agriculture 20 ac. |
| Low Density Residential (1-2 units/ac) | Reserve Mixed Use | General Agriculture 40 ac. |
| Low Medium Density Residential (2-4 units/ac) | Neighborhood Commercial | Exclusive Agriculture 40 ac. |
| Medium Density Residential (4-7 units/ac) | Rural Commercial | Open Space |
| Medium High Density Residential (7-11 units/ac) | Multiple Commercial | Natural Resource Conservation |
| High Density Residential (11-24 units/ac) | Service Commercial | Public |

March 3, 2015



NEW COMMUNITY DISCOURAGEMENT AREAS

Fig. LU-18



Legend	
2009 Priority Ag	2009 Fema DFIRM Flood Zones
Medium Priority	500 Year Flood
Med - High Priority	A - 100 Year
High Priority	AE - 100 Year with Base Flood Elevations
	AH - 100 Year
	D - Undetermined