

APPENDIX D
STAKEHOLDER MEETINGS
NAS LEMOORE JOINT LAND USE STUDY (JLUS)



Stakeholder Issues Summary
Lemoore Joint Land Use Study
(based on interviews of July 7-9, 2010)

Lemoore Naval Air Station (LNAS):

- Joint Strike Fighter (JSF) – no decision yet if or when aircraft will be stationed at LNAS
- AICUZ draft is under review by HQ – not approved yet, but new noise contours approved for release.
 - New noise contours are smaller than previous
 - JSF expected to be slightly quieter than Super Hornet
- Base would consider joint wastewater treatment/disposal facilities with City of Lemoore
- Agriculture is 1st priority for federal non-military land
- Fallow fields create bird air strike hazards (BASH). There is an existing program and USDA has ongoing studies.
- A sustainable greenbelt around the base is desired. There is a good opportunity with the River and floodplain on eastern side of the base.
- 12,000 acres currently leased to farmers (about 2/3 of total base property)
- Alternative Energy Initiative – goal is 50% renewable energy by 2020
 - 2,000 acres identified inside the fence for possible photo-voltaic generation
- Reflective solar energy facilities are a concern within the military influence area (MIA)
- 65dB noise contour is inside the MIA
- MIA not formally recognized in the Lemoore General Plan, but City refers planning applications within the MIA to the base for review
- There are currently no radio frequency (RF) interference issues
- Night vision goggle exercises are rare (1 or 2 per year)
- 1800-ft is lowest elevation currently used to bring in aircraft
- Search & Rescue helicopter operations to be added in the future (500-ft flight elevation)
- LNAS to provide boundary for wind farm limits
- LNAS to provide preferences or compatible design standards for alternative energy – solar and wind technical information
- MOA D operates with close air support
- MIA (2008): Notification to LNAS for residential areas and any structure over 500-ft
- LNAS conducts instrumentation test in January
- Victory Village – vested units (100+ homes)
- Noise contours provided by LNAS for JLUS include JSF and Super Hornet
- Threatened or Endangered Species – Kings Co identified environmental sensitive areas
- High speed rail vs. current rail inspections – AT/TF Reduction requirements
- Dust control
- LNAS is semi-open to the public
- LNAS and Fresno Airport coordination

Agriculture:

- 12,000 acres currently leased to farmers (about 2/3 of total base property)
 - Lease revenues used primarily to pay for water (\$1M/year)

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- Lease fees range from \$87-200/acre/year
- Agricultural land value = \$5-8k/acre (\$25k/acre if subdividable for development)
- Concern re. possible conversion of LNAS agricultural lands to solar energy facilities
- Current crops include cotton, alfalfa, corn, tomatoes, winter wheat, oats, barley, melons, onions (no tree crops due to 5-year time limit on leases)
- Cotton and alfalfa are only allowed adjacent to runways
- NRCS has conservation easement program west of Kings River
- 800 acre conservation easement program east of Kings River for the City of Lemoore
- Readiness & Environmental Protection Initiative (REPI) grant funds available
 - Purchase conservation easements east of LNAS to Kings River
 - Noise-sensitive nature of resource conservation areas could affect LNAS
- Loss of water allotments – major issue (both current and future):
 - Bureau of Reclamation/Westlands Water District
 - NASL needs 24,000 acre-feet per year
- NASL has some groundwater wells. One well hit saltwater lense.
- 25 total groundwater wells on LNAS:
 - 8-9 of wells are productive
 - All wells installed prior to Westland Water District
 - Some wells have defacement at 300-350', equipment is stuck and operating to a point of rubbing holes in the casing
 - Replacement wells are categorically excluded
- Subsidence is occurring due to groundwater pumping – hydrology study underway to determine extent of subsidence from water wells
- Gypsum injectors are used to neutralize salt in groundwater
- Bird air strike hazards (BASH) vary from crop to crop – study underway. Alfalfa and cotton are closest to runways since they are least attractive to birds
- New FEMA maps released June 2009 – about one-half of west Lemoore now “floodplain”

City/County Staff:

- Fresno County
 - Planning applications sent to LNAS for review
 - Ag zoning = 1 unit/20 acres (but many non-conforming parcels with special exclusion)
 - No residential development allowed in 65+ dB noise zones but there may be a conflict between Plan and Code
 - Dairy farm lighting may be an issue
- Kings County
 - Exclusive agriculture zoning surrounding LNAS
 - Stratford is the only urbanized area affected by jet noise – see Stratford Community Plan for Noise Element
 - New General Plan (2010) includes new FEMA maps
 - LNAS and County coordinate on fire incidents (mutual aid agreement?)
 - Ag zoning = 1 unit/10 acres
 - Dairy farm lighting may be an issue
- Lemoore

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- New General Plan calls for ultimate 10,000 population on west side (down from 15,000) and total population of 50,000 by 2030
- High water table (3 ft) on west side of City
- Noise overlay regulations on west side
- City noise policies not expected to change with new AICUZ (smaller noise contours)
- Passenger rail service (east/west) through LNAS may be proposed in the future
- New Zoning Code being prepared to bring into conformance with new General Plan
- “Dark Sky” ordinance proposed as part of Zoning Code update
- Zoning update to show area west of College as Agriculture use designation
- City has established net level reduction (NLR’s) for noise and construction standards and aviation easements
- **Development Entitlements:**
 - Carruthes and Riverdale
 - Victory Village, WalMart, and West Hill College
 - Semoan Park – SFR in west Lemoore (104 built out)
 - Silverado/Silver Estates
 - College Park Apartments (120 units)
 - Fairway Homes
 - Santa Rosa Ranch
 - Stratford Community

Business:

- LNAS generates estimated \$1 billion/year in economic activity (2008 Economic Impact Study)
- Desire to protect long-term viability and growth of LNAS
- Most LNAS service contracts are let from San Diego – prefer to get more local business
- Opportunities for new business growth in industrial parks adjacent to Hwy 41
- New Comprehensive Economic Development Strategy adopted July 2010

Builders/Developers:

- Major infrastructure investment on west side of city
- Floodplain issues west of Hwy 41 – “Development Line”
- Concern re. requiring builders to test noise levels after construction
- Title 24 regulations provide adequate interior noise mitigation for 60-65 dB exterior noise levels
- Exterior noise in residential areas can’t be mitigated

Property Owners:

- Cimmaron Park/Bellhaven subdivision built 1961 (about same time as LNAS)
- Flights pass directly overhead
- No noise insulation in houses
- Support Navy but concern re. loss in property value due to noise

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Education:

- West Hills College
 - Campus is 110 acres – 30% developed
 - Current enrollment 3,300 (10,000 ultimate projection)
 - Land for campus was donated 12 yrs ago (prior to annexation by City)
 - LNAS supported development of campus if affordable housing also provided
 - 20-25% of students come from LNAS dependents and active duty
 - New master plan was prepared in 2008
- Central Union School District
 - 2 schools on LNAS base (K-8) on leased land from DoD
 - No expansion of base schools planned unless more base housing is built
 - District operates 2 other schools (Stratford & Santa Rosa Rancheria)
- Lemoore Union High School District
 - Students from base attend Lemoore High School

Local Agencies, Community Service Districts, and Emergency Responders:

- Accident training and who ultimately has responsibility
- Emergency response should run through the Command Center. The Mutual Aid Agreement should address this.
- Notify local emergency responders of mission changes especially different aircraft