

2007 Kerman General Plan Update

-Table of Contents-

PART I

Chapter 1: Introduction	1-1
Kerman	1-1
The General Plan	1-1
The Kerman Planning Area	1-2
Planning Period	1-2
General Plan Objectives	1-2
Legal Background	1-3
Document Organization	1-4
Chapter 2: Land Use	2-1
Introduction	2-1
Existing Conditions	2-1
Land Use	2-1
Projections	2-4
Population Projections	2-4
Land Demand Projections	2-5
Residential Land Demand Projections.....	2-5
Retail / Commercial Land Projections	2-7
Industrial / Service Commercial Land Projections	2-9
Park Land Projections	2-10
School Land Projections	2-11
Land Use Designations and Population Densities	2-12
Residential	2-12
Office	2-12
Commercial	2-13
Mixed Use.....	2-14
Public Facilities	2-14
Open Space	2-15
Agriculture	2-15
Land Use Goals	2-15
The Plan – Issues, Policies and Action Programs	2-16
A. Community Image	2-17
B. Historic Townsite	2-20
C. Growth Management	2-21
D. Residential Neighborhoods	2-23
E. Multi-Family Development	2-25
F. Office Development	2-26
G. Commercial Development	2-27

H. Industrial Development	2-30
I. Jobs/Housing Balance	2-31
J. Air Quality	2-37
K. Agriculture	2-39
L. Public Facilities	2-40
Land Use Designation / Zoning District Matrix	2-42
Land Use Map [see Map 6]	Part III
Appendix A: Design Guidelines	2-43

Chapter 3: Circulation Element 3-1

Introduction	3-1
Existing Conditions	3-1
Roadways	3-2
Railroads	3-3
Air Service	3-3
Public Transportation	3-4
Evaluation of Existing Circulation System	3-4
Capacity Evaluation	3-4
Roadways	3-4
Intersections	3-8
Connectivity	3-10
Traffic Safety	3-10
Traffic Projections and Evaluation	3-10
Projections	3-10
Evaluations	3-15
Circulation Goals	3-15
A. Traffic	3-16
B. Expressways, Arterials & Collectors	3-17
C. Parking	3-19
D. Signalization	3-20
E. Street Design	3-20
F. Alternative Transportation Routes	3-21
G. Truck Traffic	3-22
Circulation Map [see Map 2]	Part III
Street Sections	3-23

Chapter 4: Conservation, Open Space, Parks and Recreation Element 4-1

Introduction.....	4-1
The Element.....	4-1
Existing Conditions	4-2
Air Quality	4-2
Water Resources	4-3
Agricultural Resources	4-4
Mineral Resources	4-4

Soil Resources	4-4
Natural Plant and Animal Communities	4-6
Rare, Threatened, and Endangered Species	4-7
Other Species of Concern..	4-9
Park and Recreation Resources	4-9
Community Events	4-11
Sports Programs	4-11
Joint Use of School Facilities	4-12
Other Area Recreation and Open Space Facilities.....	4-13
Regional Parks Facilities	4-13
Conservation, Open Space, Parks and Recreation: Future Needs.....	4-14
Parkland	4-15
Accessibility	4-16
Issues, Policies and Action Programs	4-16
Goals, Objectives and Action Programs	4-16
A. Air Quality	4-17
B. Water Quality	4-18
C. Historical Resources	4-19
D. Open Space Resources	4-19
E. Designation of Adequate Facilities	4-21
F. Park Location and Design	4-23
G. Park Acquisition and Funding	4-24
Plan Recommendations	4-27
Conclusion	4-27
Chapter 5: Safety Element	5-1
Introduction	5-1
The Element	5-1
Safety Element Organization	5-2
Existing Conditions	5-2
Seismic Safety	5-2
Earthquakes	5-3
Police Protection	5-3
Fire Hazards	5-4
Flooding	5-4
Hazardous Land Use Relationships	5-4
Community Goals	5-5
Issues, Policies, and Action Programs	5-5
A. Seismic and Geologic Safety	5-6
B. Police Protection	5-6
C. Fire Safety	5-7
D. Hazardous Land Use Relationships	5-8
Conclusion	5-9

Chapter 6: Noise Element	6-1
Introduction	6-2
Relationship to Other Elements of the General Plan	6-2
Noise and its Effects on People	6-3
Definitions	6-3
Existing and Future Noise Environment	6-4
Overview of Sources	6-4
Methods Used to Develop Noise Exposure Information	6-4
Roadways	6-5
Southern Pacific Railroad	6-6
Major Stationary Noise Sources	6-6
Community Noise Survey	6-7
Noise Element Goals	6-10
Policies and Action Programs	6-10
Transportation Noise Sources	6-10
Stationary Noise Sources	6-11
Appendix A: Noise and its Effects on People	6-13
Fundamentals of Noise Assessment	6-13
Criteria for Acceptable Noise Exposure	6-15
Appendix B: Requirements for an Acoustical Analysis	6-18

-List of Tables in Part I-

Table No.....	Page
1 Planning Area Land Use, 2006	2-3
2 Planning Area Land Use, 2006	2-3
3 Population Projections, 2017 and 2027	2-4
4 Populations Projections	2-4
5 Land Demand Projections, 2017 and 2027	2-5
6 General Plan / Zoning Consistency Matrix	2-44
7 Level of Service Interpretation	3-5
8 Daily Capacities for Kerman Roadways	3-6
9 Existing Traffic Volumes	3-7
10 Level of Service Criteria of Unsignalized Intersections	3-9
11 Existing Peak-Hour Intersection Levels of Service	3-9
12 Projected Average Daily Traffic Volumes for Roadway Segments	3-12
13A Segment Levels of Service Evaluation- 2017	3-13
13B Segment Levels of Service Evaluation- 2027	3-14
14 Development Potential of Soils	4-6
15 Kerman Unified School District Recreation Facilities	4-13
16 Projected Parkland Needs	4-15
17 Distance to Ldn Contours and Traffic Data	6-5
18 Summary of Community Noise Survey Data	6-8
19 Hourly Noise Levels	6-9

20	Maximum Allowable Noise Exposure – Stationary Sources	6-12
21	Examples of Noise Levels	6-14
22	Subjective Reaction to Changes in Noise Levels of Similar Sources ...	6-17

PART II

Chapter 1:	Human Environment	1-1
A.	History	1-1
B.	Population	1-2
C.	Socioeconomic Conditions	1-3
	Income	1-3
	Retail Sales	1-3
	Employment	1-3
	Ethnicity	1-5
D.	Housing	1-5
	Type	1-5
	Tenure	1-6
	Vacancy	1-7
	Overcrowding	1-8
	Housing Starts	1-9
E.	Public Services	1-10
	Fire Protection	1-10
	Police Protection	1-10
	Medical Facilities	1-11
	Solid Waste	1-12
	Schools	1-12
	Fees	1-15
	Future Plans	1-17
	Conclusions	1-17
F.	Land Use	1-18
	Williamson Act Lands	1-21
G.	Infrastructure	1-22
	Sanitary Sewer System	1-22
	Collection System	1-22
	Treatment Plant	1-22
	Master Plan	1-23
	Water Supply System	1-23
	Distribution System	1-25

	Demand	1-25
	MasterPlan	1-25
	Storm Drainage System	1-26
H.	Circulation System	1-27
	State Routes	1-27
	City Streets	1-28
	Trip Generation	1-28
	Traffic Volumes	1-28
	Analysis of Existing Operation Conditions	1-30
	Intersection Analysis	1-32
	Traffic Signal Warrants	1-34
Chapter 2: Physical Environment		2-1
A.	Climate	2-1
B.	Topography	2-2
C.	Soils	2-2
D.	Geology	2-4
E.	Water	2-5
Chapter 3: Resources		3-1
A.	Agriculture	3-1
B.	Biotic Resources	3-3
	Natural Communities	3-3
	Rare, Threatened, and Endangered Species	3-4
	Other Species of Concern	3-5
C.	Cultural and Historic Resources	3-6
D.	Air Quality	3-9
E.	Water Quality	3-12

-List of Tables in Part II-

Table No.		Page
1	Population Estimates 2007 – 2027	1-3
2	Employment	1-4

3	Major Kerman Employers	1-5
4	Ethnicity	1-5
5	Dwelling Units by Type	1-6
6	Housing Tenure	1-7
7	Vacancy Rates	1-8
8	Persons per Occupied Dwelling Unit	1-9
9	Housing Starts	1-9
10	Police Calls for Service	1-11
11	Kerman Unified School District Enrollment	1-13
12	School District Ethnicity	1-14
13	Grades K-6 Enrollment Projection	1-15
14	Grades 7-8 Enrollment Projection	1-16
15	Grades 9-12 Enrollment Projection	1-16
16	Enrollment Capacity	1-18
17	Existing Land Use Acreage in City Limits & Sphere of Influence	1-20
18	Planning Area Land Use	1-20
19	Existing Zoning	1-21
20	Project Area Average Daily Traffic Volumes	1-30
21	Level of Service Interpretation	1-31
22	Segment Capacities	1-32
23	Segment Level-of-Service Analysis	1-33
24	Segment Level-of-Service Criteria of Unsignalized Intersections	1-34
25	Intersection Level of Service Analysis	1-35
26	Summary of Weather Data at Lemoore NAS	2-2
27	Development Potential of Soils	2-4
28	Physical Properties of Soils	2-4
29	Ambient Air Quality Standards	3-10
30	Exceedence of Air Quality Standards	3-12

<u>PART III</u>

Map No. *[Maps listed alphabetically]*

1	Agricultural Preserves	11	Planning Area
2	Circulation	12	Regional Location of Kerman
3	Design Districts	13	School District Boundaries
4	Farmland	14	Seismic Zones
5	Groundwater Depth	15	Sewer System Master Plan
6	Land Use- 2007 General Plan	16	Soils
7	Land Use- Growth Boundary Areas	17	Storm Drainage Master Plan
8	Noise Survey- Major Noise Sources	18	Topography
9	Parks- Existing & Future Sites	19	Water System Master Plan
10	Parks- Regional Sites	20	Zoning Map