

RESOLUTION NO. 2007-13

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF LEMOORE APPROVING CATEGORICAL EXEMPTION 2007-07 AND
BOUNDARY LINE ADJUSTMENT 2007-02**

At a Regular Meeting of the Planning Commission of the City of Lemoore duly called and held on June 25, 2007 at 7:00 p.m. on said day, it was moved by Commission member _____, seconded by Commission member _____ and carried that the following Resolution be adopted:

WHEREAS, Victory/Pharris Lemoore, LLC & Pederson Living Trust have submitted an application Boundary Line Adjustment 2007-02 to adjust the lot lines between existing Assessor's Parcel Nos. 023-510-036, 023-510-037, 023-510-038 and 023-510-039 and

WHEREAS, the lot line adjustment would increase Parcel 1(023-510-036) from 37.17 acres to 44.17 acres and Parcel 4 (03-510-039) from 62.67 acres to 69.67 acres while decreasing the size of Parcel 2 (023-510-037) from 95.48 to 88.43 acres and Parcel 3 (023-510-038) from 70.85 acres to 63.85 acres, and;

WHEREAS, staff determined that the Boundary Line Adjustment is "Categorical Exempt" from California Environmental Quality Act (CEQA) as per Section 15305(a) of the State Guidelines, and;

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Lemoore does hereby adopt Resolution #2007-14 making a finding that Boundary Line Adjustment is Categorically Exempt from the California Environmental Quality Act and approve a Boundary Line Adjustment with the following conditions of approval pertaining thereto:

1. Brooke Avenue (now recorded as Marsh Drive) right-of-way shall be abandoned prior to recording the Lot Line Adjustment and the abandoned area shall be incorporated into the adjusted Parcel 3.
2. The applicant shall complete the 8½ x 11" Kings County Lot Line Adjustment application, available from the Planning Department which shall contain the following information as more specifically outlined by Chapter 21, Article VII. Lot Line Adjustments located in the Kings County Code of Ordinances:
 - a. The actual legal description(s) of the property being transferred, which will be used on the deed(s) transferring the property, including a statement that the transferred territory will be joined with a specific parcel and will not become a separate parcel.
 - b. The legal descriptions of each of the properties after the adjustment.
 - c. A site plan that is accurately drawn, and shall be neatly and accurately drawn, lettered or typed, legible, and containing date, north arrow, scale, existing parcel lines (broken and thin) with dimensions, adjusted parcel lines (solid and bold) with dimensions, location/dimensions/distance to adjusted lines, name/width/location of existing or proposed abutting or transversing streets, easements, or right-of-ways, number of each parcel corresponding to the description and including the current APN below the parcel number, and the area of each parcel after the adjustment.
 - d. Preliminary title reports, copies of the deeds, and other instruments of record title for all of the effected properties.
 - e. The application must be signed and notarized by all of the property owners involved, including trust deed holders, as well as by the Planning Director of Lemoore and the Kings County Treasurer/Tax Collector.

PLANNING COMMISSIONERS

Chairperson –Kimberly Moss, Vice-Chair –Sharon Kendall
Bob Clement, Lisa Elgin, Angie Leroy, Marshall Norgaard, Mel Ormonde

3. The real property taxes or bonds to be affected by the boundary line adjustment shall be paid prior to recording the proposed boundary line adjustment documents with the Kings County Recorder. A copy of the receipt shall be submitted to the Planning Department.
4. The Grant Deed and the County recording form for Lot Line Adjustment along with required exhibits listed above shall be submitted to the Planning Department to ensure that the documents comply with the Planning Commission's approval. The Department will, thereafter, record them with Kings County Recorder, when a recording fee will be required by the applicant.
5. The documents for recording shall be submitted to the Planning Department within one (1) year from the date of the Planning Commission approval.

Passed and adopted at a Regular Meeting of the Planning Commission of the City of Lemoore held on June 25, 2007, by the following votes:

AYES:
NOES:
ABSTAIN:
ABSENT:

APPROVED:

Kimberly Moss, Chairman

ATTEST:

Holly P. Smyth, Secretary

CERTIFICATE

STATE OF CALIFORNIA

)
COUNTY OF KINGS) **ss.**
CITY OF LEMOORE)

I, **Holly P. Smyth, Secretary of the City of Lemoore's Planning Commission**, do hereby certify the foregoing **Resolution of the Planning Commission of the City of Lemoore** was duly passed and adopted at a **Regular Meeting of the Planning Commission** held on **June 25, 2007**.

DATED: _____, **2007**

Holly P. Smyth, Secretary
Lemoore Planning Commission

