

RESOLUTION NO. 2008-12

**A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF LEMOORE APPROVING TENTATIVE PARCEL MAP APPLICATION
NO. 2008-02 / CATEGORICAL EXEMPTION 2008-04 FOR PANKAJ 'JOE' MOWJI**

At a Regular Meeting of the Planning Commission of the City of Lemoore duly called and held on April 28, 2008 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, Pankaj "Joe" Mowji, has submitted an application for Tentative Parcel Map #2008-02 to divide a 2.28 acre parcel into two (2) parcels on the northwest corner of 19th Avenue and State Highway 198 and adjust the boundary line between parcels 023-310-008 and 023-310-009; and

WHEREAS, Parcel 1 of the Tentative Parcel Map is to be 0.97 acres and Parcel 2 will be 1.31 acres in size; and

WHEREAS, based on Condition #2 of Site Plan Review 2007-06 a boundary line adjustment is proposed between Parcel 1 of Parcel Map 15-61 and Parcel 3 of Parcel Map 15-61 to accommodate the existing trash enclosure and a portion of the parking area so that the Holiday Inn building to be located on Parcel 3 will own the area that the trash bin is located on and a cross access easement be in place over Parcel 1 so that City trash truck may pick up the trash through the Motel 6 site.

WHEREAS, the staff has determined that the Tentative Parcel Map and Boundary Line Adjustment are Categorically Exempt under sections 15315 and 15305 of the California Environmental Quality Act (CEQA); and

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Lemoore does hereby find the project to be Categorically Exempt under CEQA and approves Tentative Parcel Map #2008-02 and Boundary Line Adjustment between APN #023-310-008 and #023-310-009 to expire on April 28, 2010 with the following conditions of approval pertaining thereto:

1. The Final Map submittal process is listed in Sections 8-7C-13 and 8-7C-14 of the Lemoore Municipal Code and will need to pay required fees to the City and Kings County Tax Collector and go before City Council to accept the dedications on consent calendar once all the conditions of approval are met and appropriate information is submitted.
2. Blanket cross access, cross parking, cross maintenance and cross utility easements will need to be added over the entire Final Map to retain adequate access between all 5 of the parcels delineated as well as the new private road. Cross access easement between the parcels shall be shown on the map in a format approved by the City Attorney and recorded with the Kings County Recorders as generally show on redlined drawing.
3. The previously dedicated areas along the entire frontage of 19th Avenue, dedicated to the City of Lemoore through Irrevocable Offers of Dedication recorded April 2, 2007 with an "Acknowledgement" versus an "Acceptance" through Kings County Clerk Recorder Documents #0708971 and #0708970 needs to be appropriately shown and referenced in addition to the new 10' PUE to the west of these areas as well as the future closure of Sierra Circle accessing 19th Avenue on the Final Parcel Map across all involved parcels as generally shown on the redlined drawing.
4. The future Caltrans interchange footprint along State Highway 198 will need to be dedicated with the Final Parcel Map as generally shown on the redlined Tentative Parcel Map.

Passed and adopted at a Regular Meeting of the Planning Commission of the City of Lemoore held on April 28, 2008, 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 April 28, 2008

DATED: _____, 2008

**Holly P. Smyth, Secretary
Lemoore Planning Commission**