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**Planning  
Department**

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**STAFF REPORT**

**Item # 11**

**To: Lemoore Planning Commission**  
**From: G. Hobbs, Assistant Planner**  
**Review Date: February 11, 2008**  
**Subject: Categorical Exemption #2008-02 / Tentative Parcel Map Merger #2008-01  
Application by Butler Investment Group**

**A. General Information:**

1. Applicant / Owners  
Stephen Butler  
Butler Investment Group  
545 E. Alluvial, Suite 108  
Fresno, CA 93720  
(559) 275-1386
2. Engineer/Surveyor  
Nathan Gleaves  
Precision Civil Engineering  
653 W. Fallbrook #101  
Fresno, CA 93711  
(559) 449-4500
3. Location:  
South side of Hanford-Armona Road, east of  
Cinnamon Avenue, west of the Lemoore  
Canal
4. Property Description:  
Assessor Parcel #021-100-025 &  
#021-100-026
5. Site Area:  
2.05 acres & 1.95 acres  
Total of 4.00 acres
6. Existing General Plan Designations:  
Medium Density
7. Existing Zone Districts:  
RM-2.0 (Multi-Family Residential)
8. Existing Use:  
Vacant, Undeveloped Land
9. Proposed Application  
Parcel Map to Merge existing parcels

**PLANNING COMMISSIONERS**

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

**B. Plan Location & Description:**

The project is located on the south side of Hanford-Armona Road on the Frontage Road between Cinnamon Drive and the Lemoore Canal and is described as Assessor Parcel #021-100-025 and 021-100-026. The parcels consist of 2.05 acres and 1.95 acres, respectively. The applicant proposes to merge the contiguous vacant parcels to have one 4.00 acre parcel to meet the Planning Commission's Condition #4 of the Site Plan approval for their proposed multi-family complex that required "A ten foot (10') public utility easement will need to be given to the City and a Parcel Map Merger will need to be processed in digital and hard copy formats." The existing site contains three mature and two smaller oak trees, one sycamore and four palm trees. The applicant proposes to leave two of the mature oak trees on the site and incorporate them into the landscaping proposed for the project approved for this site. No structures exist on either parcel.

**C. Project Review:**

Under the Subdivision Map Act Section 66499.20½ of the California Government Code, Parcel Map Mergers can be done through a regular Parcel Map process. The Parcel Map application is being reviewed to determined compliance with the State Map Act, the City of Lemoore's policies, standards, codes and environmental impacts. The following findings have been made.

1. Zoning/General Plan:

Both sites are presently designated Medium Density under the Lemoore General Plan and are multi-family residential under the zoning designation. The merging of the existing parcels and the future proposed design and improvements for the site are consistent with all aspects of the general plan, as listed in Section 8-7C-7 a and b, as well as the zoning district when coupled with the previously approved site plan for the entire site.

2. Ingress/Egress:

Ingress/egress onto the site will be from the Hanford-Armona Frontage Road.

3. Site Conditions and Dedications:

The merging together of the two parcels, does not affect Sections 8-7C-7 c through h as it is not creating more parcels and the filing of such was a requirement of the Planning Commission's conditions of approva.

There presently exists a 100' right of way south from the center line of Hanford-Armona Road to the proposed site which includes the Hanford-Armona Frontage Road which is adequate for the City. A 10' Public Utility Easements PUE) is proposed on the map and will need to offered and recorded through an offer of easement of this parcel map. The applicant proposes a ten foot (10') public utility easement on the south side of the Frontage Road which will need to be dedicated to the City of Lemoore on the Final Map.

4. Public Infrastructure:

There are existing 12" City water and existing 18" storm water main lines located in Hanford-Armona Road directly in front of the proposed site and an existing 8" sanitary sewer due west of the site. The site plan approval related to this site requires the future apartment project to appropriately tie-into these systems with the construction of the project.

**D. Environmental Assessment:**

The division of land into four or fewer parcels is categorically exempt from California Environmental Quality Act as per Section 15315 of the State Guidelines. The Commission should make this finding.

**E. Recommendation:**

The Planning Commission should approve the attached Resolution No.2008-08 finding that this parcel map is Categorical Exempt and approving the Tentative Parcel Map Merger #2008-01 with the conditions included therein.

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.

FD. 1/2" REBAR, NO I.D.  
ON LINE BETWEEN SEC. COR.  
& 1/4 COR. PER L.S.P.  
VOL. 18, PG. 98, K.C.R.

N.E. COR. SEC. 2-19/20  
FD. 1/2" REBAR, W/1-1/2"  
ALUMINUM TAG, L.S. 4375, FLUSH  
PER K.C.C.R. # 1567 AND L.S.P.  
VOL. 18, PG. 98, K.C.R.

