

**DEPARTMENT OF TRANSPORTATION**

1352 WEST OLIVE AVENUE  
P.O. BOX 12616  
FRESNO, CA 93778-2616  
PHONE (559) 445-5867  
FAX (559) 488-4088  
TTY (559) 488-4066



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January 3, 2008

2133 IGR/CEQA  
6-KIN-198-9.47  
SP 2007-06  
BHOOPENDRA MOWJI

Ms. Holly Smyth  
Planning Director  
City of Lemoore  
201 Fox Street  
Lemoore, CA 93245

Dear Ms. Smyth:

Thank you for the opportunity to review Site Plan Number 2007-06 proposing to construct a four (4) story, 60 rooms, 27,606 square feet hotel and two (2) retail buildings with a total floor area of 16,533 square feet. The property is zoned as Light Industrial (ML). The proposed project is located on the northwest corner of the Iona Avenue and 19<sup>th</sup> Avenue intersection, approximately 0.2 mile south of State Route (SR) 198 and 19<sup>th</sup> Avenue intersection, within the City of Lemoore. Caltrans has the following comments:

The continuous development within this area would have a cumulative and major impact to the State highway facilities. It is recommended that the project proponent contribute towards the City of Lemoore's Development Impact Fee Program in order to provide funding for the future improvements of the State and local transportation facilities, in particular, the future SR 198/19<sup>th</sup> Avenue Interchange. At the opening day of the project, it is anticipated that the proposed project would generate considerable amount of peak hour volume of traffic from the hotel and retail stores. **The project proponent is required to prepare a focus Traffic Impact Study that will include interim mitigation measures in order to alleviate any potential traffic impacts to the state facilities.**

The intersection of SR 198 and 19th Avenue has been identified as the potential location of a future interchange. The preliminary configuration of the interchange would be a combination of Type L-7 and Type L-8 where the two loop on and off ramps will be constructed on the east side of the 19th Avenue. An approved Project Report has been prepared for this new interchange in 2005.

According to the project site plan, Sierra Circle and a new local road provide access to the proposed project from the 19<sup>th</sup> Avenue and the Iona Avenue respectively. These connections serve three other parcels, two of which has been or will be developed to a hotel and a convenience store with 8 fueling positions. However, the status of

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development for the remaining parcel is not clear and is adjacent to the south side of SR 198. Development of the remaining parcel should not be allowed to encroach into the ultimate footprint of the future interchange. The future plan for this vacant parcel should be forwarded to Caltrans for review and comment.

Sierra Circle is located approximately 600 feet south of the future SR 198/19<sup>th</sup> Avenue Interchange and will be situated very close to the proposed east bound on and off ramp terminus. For full disclosure, it is recommended that the City of Lemoore place a condition on this access that Sierra Circle may be come a Right Turn-In/Right Turn -Out movement only in the future.

Please be advised that any future development adjacent to a State Route, whether the entitlement is deemed by the lead agency to be discretionary or ministerial should be sent to Caltrans for review. Please send a response to our comments and a copy of the Council's resolution related to the proposed project. If you have any questions, please call me at (559) 488-7306.

Sincerely,



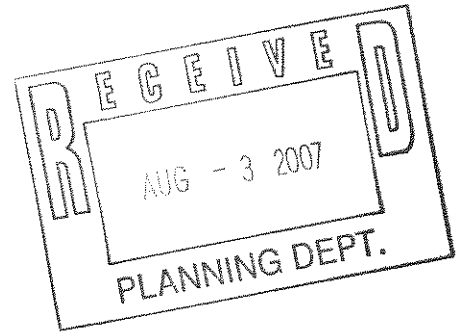
AL DIAS  
Central Planning Branch  
District 6

(Enclosure)

CC:/ Ms. Terri King, Executive Director  
Kings County Association of Governments



# Quad Knopf



## Memo

**Date:** 8/02/07  
**To:** Holly Smyth  
**From:** Quad Knopf  
**Subject:** Site plan review No. 2007-07 (QK Job No. 070353)

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### Overall

- Need drainage study
- Show proposed drainage patterns
- Show utility connections
- Show utility locations in Sierra Drive and private road
- Call out irrevocable offer of dedication on 19<sup>th</sup> Avenue and show dimensions

### Parcel 2 – Two retail buildings

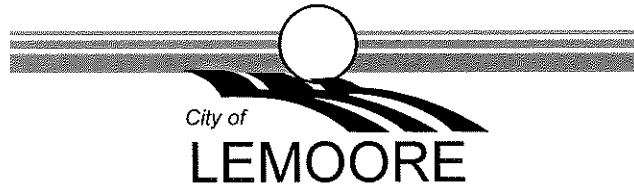
- Need cross access agreement with property to the west
- The northern most parking area needs a turn around area. Even if the last space is designated no parking there does not seem to be enough room to back out and turn.
- Trash enclosures need to be relocated for better access by trash truck.
- 10 foot building set back from proposed Caltrans right of way does this meet Caltrans' standard

### Parcel 3- Hotel

- No trash enclosure shown
- Need a lot line adjustment for the north property line (Parking spaces shown built on adjacent property)
- Need cross access agreement from property to the north.

Side note: There is a lot of area between the existing Hotel and Parcel 2. There could be a lot line adjustment so that parcel 2 could put in a 10 foot landscaping area.

*Mayor*  
John Murray  
*Mayor Pro Tem*  
John Grego  
*Councilmembers*  
Mary Hornsby  
Ed Martin  
William Rodarmel



**Public Works  
Department**

711 W. Cinnamon Drive  
Lemoore □ CA 93245  
Phone □ (559) 924-6735  
FAX □ (559) 924-6708

**To: Holly Smyth, Chief Planner**  
**From: David Wlaschin, Director of Public Works**  
**Date: December 19, 2007**  
**Subject: Site Plan Review No. 2007-06 - Mowji**

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Public Works has reviewed Site Plan No. 2007-06 for the Mowji hotel and retail buildings and has the following comments:

1. Construct roadway from Iona Avenue to Sierra Circle as shown on plan.
2. Provide refuse enclosure for hotel or increase size of shared enclosure.
3. Check water system for proper fire flows and connect from Iona Avenue to Sierra Circle as needed.
4. Provide turn around area at northeast end of parking and drive through.
5. Construct separation between retail pads and future development at north end of retail buildings.

## Holly Smyth

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**From:** Johnson, Lee [Lee.Johnson@co.kings.ca.us]  
**Sent:** Monday, December 10, 2007 9:22 AM  
**To:** 'hsmyth@lemoore.com'  
**Subject:** Correction, Re SPR 2007-06 (Mowji)

Holly,

Thank you for the opportunity to review this project. Our comments follow below:

If service of a continental breakfast or other meal is proposed at the hotel, the facility will need to obtain a food vending permit from our office. All food service equipment must be new, commercial grade, and approved for food service by an independent testing agency. Please contact our office at 559/584-1411 for additional information.

If the hotel will include a swimming pool and/or spa, prior to construction the applicant must submit to our office 3 copies of complete construction plans for the swimming pool and spa, for review for compliance with applicable codes and regulations. No construction of the pool or spa is permitted without prior written approval of the construction plans by our office. A plan check form is available online at <http://www.countyofkings.com/Health/ehs/forms/Food-pc.pdf>. Operation of a public swimming pool and spa also will require payment of annual fees to our office.

If the retail space may at some point house one or more food service businesses, the applicant should be made aware that the California Health and Safety Code requires outdoor trash enclosures or storage locations be of non-absorbent material such as concrete or asphalt, easily cleanable, durable and sloped to a drain that discharges to an approved sewage treatment system. Furthermore, dumpsters and trash enclosures must be installed so that effective cleaning is possible. Effective cleaning of the dumpster and the outside trash storage area may be accomplished by providing a hot and cold water hose bibb with vacuum breaker in the area, for example, or by use of a portable steam cleaner. As noted above, all waste water from such cleaning operations must drain to the sanitary sewer.

Since grease traps or interceptors generally may not be located in a food handling area, the applicant may wish to consider proactive installation of an exterior subterranean grease trap(s) to service potential future food service tenants at the site.

Please contact our office should you have any questions.

Lee

Lee Johnson, MPH, REHS  
Environmental Health Officer IV

Kings County Dept. of Public Health  
Environmental Health Services Division  
330 Campus Drive  
Hanford, CA 93230  
Tel: 559/584-1411  
Fax: 559/584-6040  
[www.countyofkings.com/health/ehs](http://www.countyofkings.com/health/ehs)