

RESOLUTION NO. 2008-18

**A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF LEMOORE APPROVING TENTATIVE PARCEL MAP APPLICATION
NO. 2008-04 / CATEGORICAL EXEMPTION 2008-14 FOR ANIL CHAGAN**

At a Regular Meeting of the Planning Commission of the City of Lemoore duly called and held on September 08, 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, Anil Chagan, New Rooms Enterprise, has submitted an application for Tentative Parcel Map #2008-04 to divide a 3.49 acre parcel into three (3) parcels on the northwest corner of Daphne Lane and D Street, Assessor Parcel Number 023-020-037; and

WHEREAS, Parcel A of the Tentative Parcel Map is to be 1.85 acres, Parcel B will be 0.83 acres, and Parcel C will be 0.82 acres in size; and

WHEREAS, Staff has determined that the Tentative Parcel Map is Categorically Exempt under sections 15315 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 No. 2008-04, to expire on August 25, 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 the required fees will need to be paid to the City of Lemoore and to Kings County Tax Collector, and will need to be approved by the City Engineer, then City Council on consent calendar as appropriate once the appropriate conditions of approval are met.
2. All conditions of approval in Planning Commission Resolution No. 2008-03 for Site Plan Review No. 2007-09/Special Zoning Exception No. 2008-01
3. A 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 3 of the parcels delineated. Cross access easement between the parcels shall be shown on the map in a format approved by the City Attorney.
4. A 2' right-of-way (ROW) dedication shall be given along "D" Street and a 10' public utility easement shall be offered along Daphne Lane and D Street behind the ROW and accepted by the City and a 28' ROW dedication shall be offered for dedication along the westerly property line but only acknowledged by the City so that the ownership/ maintenance of such area will not be the responsibility of the City until such time that the City needs the dedicated area as generally shown on the approved redlined map. Additionally, provide an easement for the proposed storm line from Daphne Street to a future lift station at the southwest corner of existing Parcel 3 (PM 12-62, Kings County records), as generally shown on the redlined drawing. Dedications shall be included on the Final Map in a format approved by the City Engineer prior to recordation with the Kings County Records Office.
5. The southerly most approach of Parcel A of Tentative Parcel Map 2008-04, shall be constructed to its entirety to include both egress and ingress with Phase I of the project, as agreed upon under Condition No. 3 of previously approved Resolution No. 2008-03.
6. The following existing easements shall be shown on the Final Map:
 - i. A 20' PG&E easement recorded May 9, 1946, as Instrument No. 4612 in Book 230, Page 394 O.R.K.C.
 - ii. A 12' easement in favor of Ramona Burlingame & Ronnie D. Burlingame for Right-of-Way to travel purposes per stipulation for entry judgment recorded in Book 1375, Page 903 of O.R.K.C.
 - iii. A 10' storm drain easement as shown on Parcel Map filed in Book 12 of Parcel Maps at Page 62, K.C.R.
 - iv. A 10' utility easement as shown on Parcel Map filed in Book 12 of Parcel Maps at Page 62, O.R.K.C.
 - v. A 15' utility easement as shown on Parcel Map filed in Book 12 of Parcel Maps on at Page 62, O.R.K.C.
 - vi. Show the existing storm line easements across existing Parcels 2 and 3 (PM 12-62, Kings County Records).

Passed and adopted at a Regular Meeting of the Planning Commission of the City of Lemoore held on September 8, 2008, by the following votes:

AYES:

NOES:

ABSTAIN:

ABSENT:

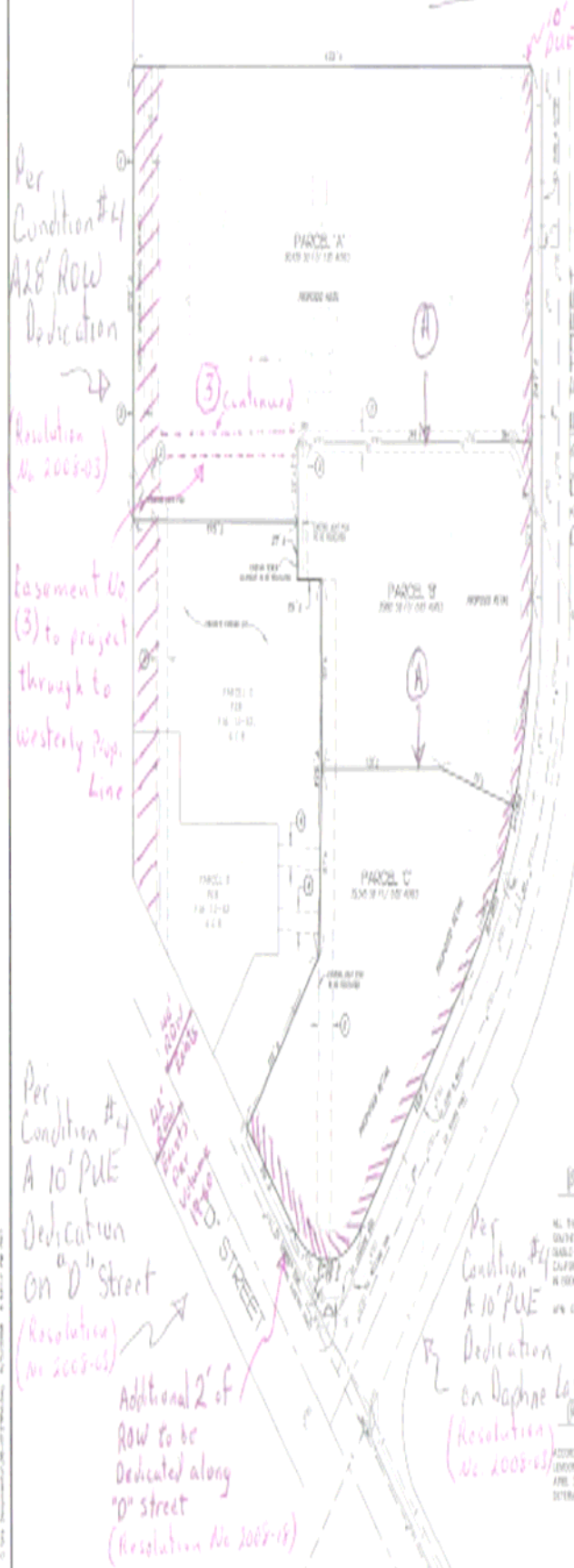
APPROVED:

Sharon Kendall, Vice-Chairperson

ATTEST:

Holly P. Smyth, Secretary

Title of Map



Per Resolution No 2008-03 Condition #4:
 A 10' PUE offer of dedication along Daphne Lane & D Street
 - A 28' ROW dedication along the westerly property line
 - A blanket cross-access/cross-parking/cross-utility easement shall be recorded across the entire site
 Parcels A, B & C



NOTES

1. SEE RECORD NO. 007-00007-00000-00
2. ASSessor'S MAP NO. 002-000-01
3. EXISTING ZONING: "M" PROFESSIONAL OFFICE AND "C" COMMERCIAL, MEDIUM
4. EXISTING LAND USE: VACANT
5. NO EXISTING STRUCTURES ON SITE
6. EXISTING STREET IMPROVEMENTS AS SHOWN
7. THERE ARE NO EXISTING WELLS, SEWER TANKS OR SEWERING SYSTEMS
8. EXISTING STREET DIMENSIONS AS SHOWN
9. TOTAL AREA OF LAND TO BE SUBMITTED: 150,000 SQ FT
10. THERE ARE NO EXISTING TREES ON SITE

COMMENTS/RESPONSE

NEW ROWS: 10' PUE ON D STREET AND 10' PUE COMMERCIAL, MEDIUM
 (A) Per Condition #5 of previously Approved Resolution No 2008-03

LEGEND

- PUE: PUBLIC UTILITY EASEMENT
- (A): EXISTING STREET LINE (AS SHOWN, APPROXIMATE)
- (B): EXISTING WALKWAY LINE (AS SHOWN, APPROXIMATE)
- (C): PARKING SPACE
- (D): EXISTING AND PROPOSED LANDSCAPING
- (E): EXISTING GAS LINE UNDERGROUND
- (F): DRIVEWAY
- (G): FIRE HYDRANT
- (H): WATER VALVE
- (I): WATER METER
- (J): STREET SIGN
- (K): EXISTING TREE
- (L): OFFICIAL RECORDS (SUNSET COUNTY)
- (M): STORM DRAINAGE
- (N): EXISTING UTILITY TRENCH

COMMENTS

1. 20' PUE EASEMENT RECORDS MAP 5, THIS IS INSTRUMENT NO. 401 IN BOOK 002, PAGE 204, S.A.C.
2. 10' EASEMENT IN FAVOR OF PARKING SUBMITTING A RECORD & OUTLINE FOR PART OF MAP TO TRAVEL PURPOSES FOR EVALUATION FOR OTHER ARGUMENT RECORDS IN BOOK 002, PAGE 204, S.A.C.
3. 40' STORM DRAIN EASEMENT AS SHOWN ON PARCEL MAP FILED IN BOOK 10 OF PARCEL MAPS AT PAGE 42, S.A.C.
4. 10' EASEMENT AS SHOWN ON PARCEL MAP FILED IN BOOK 10 OF PARCEL MAPS AT PAGE 42, S.A.C.
5. 10' EASEMENT AS SHOWN ON PARCEL MAP FILED IN BOOK 10 OF PARCEL MAPS AT PAGE 42, S.A.C. TO BE RECORDED

PROPERTY DESCRIPTION

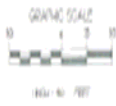
ALL THAT PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 19 SOUTH, RANGE 12 EAST, COUNTY OF SAN DIEGO AND MARIANA, IN THE CITY OF JONORE, COUNTY OF YONK, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS PARCEL 1 OF PARCEL MAP RECORDS IN BOOK 10, PAGE 42 OF PARCEL MAPS, ALSO COUNTY RECORDS.

APN: 002-000-002

MOOD BOARD NOTE

ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP FOR THE CITY OF JONORE, WINDY COUNTY, CALIFORNIA (TOWNSHIP 19 SOUTH, RANGE 12 EAST) APRIL 3, 2002, THE PROPERTY LIES WITHIN THE ZONE OF FLOOD ZONE 1 IN AREA DETERMINED TO BE OUTSIDE 30-YEAR FLOODPLAIN.

Aug 12, 2008
 J. J. Marshall



TENTATIVE PARCEL MAP NO. 1 OF PARCEL MAP N BK12 PG 52, K.C.R.
 NEW ROWS: 10' PUE ON D STREET AND 10' PUE COMMERCIAL, MEDIUM
 (A) Per Condition #5 of previously Approved Resolution No 2008-03
 DALE G. MELLIS, REGISTERED PROFESSIONAL ENGINEER, STATE OF CALIFORNIA
 LICENSE NO. 44557
 OFFICE: 1000 W. BROADWAY, SUITE 100, SAN ANTONIO, TEXAS 78207
 PHONE: (214) 343-1111
 FAX: (214) 343-1112
 EMAIL: dmellis@dmellis.com
 DATE: 08/12/08

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 August 25, 2008

DATED: _____, 2008

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