

RESOLUTION NO. 2011-06

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF LEMOORE APPROVING CATEGORICAL EXEMPTION #2011-18 AND
BOUNDARY LINE ADJUSTMENT #2011-01**

At a Regular Meeting of the Planning Commission of the City of Lemoore duly called and held on _____, 2011 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, Roman Catholic Bishop of Fresno has submitted a boundary line adjustment application to adjust lot lines between Assessor's Parcel #021-330-006 and #021-330-009; and

WHEREAS, the lot line adjustment would eliminate Parcel #1 (021-330-006) while increasing Parcel #2 (021-330-009) from 2.655 acres to 3.472 acre site; 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.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Lemoore does hereby adopt Resolution #2011-06 making a finding that Boundary Line Adjustment is Categorically Exempt from the California Environmental Quality Act and approves a Boundary Line Adjustment with the following conditions of approval pertaining thereto:

1. 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.
2. 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.
3. A Grant Deed transferring ownership of Assessor Parcel #021-330-006 to the owners of Assessor Parcel #021-330-009 and the County recording form for Lot Line Adjustment along with required exhibits listed above shall be submitted to the Planning Department to ensure

PLANNING COMMISSIONERS

Chairperson –Lisa Elgin, Vice-Chair –Ronald E. Meade
Bob Clement, Marshall Norgaard, Sharon Kendall, Jim Marvin, Jeffrey Garcia

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 August 8, 2011 by the following votes:

AYES:
NOES:
ABSTAIN:
ABSENT:

APPROVED:

Lisa Elgin, Chairperson

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 August 8, 2011.

DATED: _____, 2011

Holly P. Smyth, Secretary
Lemoore Planning Commission



