

Revised

RESOLUTION # 2012-05

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LEMOORE APPROVING BOUNDARY LINE ADJUSTMENT #2012-01 AND CATEGORICAL EXEMPTION #2012-02

At a Regular Meeting of the Planning Commission of the City of Lemoore duly called and held on March 12, 2012 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, Shepherd Lane, LP and Ila Wilson have submitted a boundary line adjustment application to adjust lot lines between Assessor's Parcel #023-610-064, #023-020-002, and #023-610-043 due to an encroaching garage; and

WHEREAS, the property lines of the 3 parcels would be adjusted as follows:

	APN#023-610-064 Park – Parcel 1	APN #023-020-002 Existing Home-Parcel 2	APN #023-610-043 Vacant Lot - Parcel 3
Existing Lot Size	42,978	12,800	9,914
Lot Size after Adjustment	42,498	14,120	9,074
Lot Size after dedication	42,498	12,776	9,074

; and

WHEREAS, prior to recording the boundary line adjustment, 18' of right of way will need to be dedicated along the frontage of Parcel #2, to be Acknowledged and Recorded by the City to be in conformity with the General Plan; 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 #2012-05 making a finding that Boundary Line Adjustment is Categorically Exempt from the California Environmental Quality Act and approves Boundary Line Adjustment #2012-01 with the following conditions of approval pertaining thereto:

1. 18' of right of way will need to be dedicated along the frontage of Parcel #2 through an Irrevocable Offer of Dedication (to be "Acknowledged" and recorded) prior to the recordation of the Boundary Line Adjustment. This Offer of Dedication shall include appropriate cover document, legal description of the dedication area and map exhibit for the dedication and be in a form acceptable to the City and recorded concurrently with the boundary line adjustment.
2. The title company will need to record appropriate documentation to only show Ila Wilson, a widow, on title to Parcel #2 so that she may legally sign the Boundary Line Adjustment and Irrevocable Offer of Dedication documents along with the owner of Parcels #1 & #3.

PLANNING COMMISSIONERS

Chairperson – Ronald E. Meade Vice-Chair – Jeff Garcia
David Brown, Bob Clement, Sharon Kendall, Jim Marvin, Bill Wynne

3. 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 with the Tax Collector's signature obtained on the Boundary Line Adjustment document.
4. Boundary Line Adjustment recording form, boundary line map, and transfer deeds with notarized signatures (in an 8½x11" format) shall be submitted to the Planning Department to ensure that the documents comply with the Planning Commission's approval and Kings County Code Chapter 21, Article VII. All associated recording fees shall be paid by the applicant, prior to the recordation of the approved documents by the Planning Department with the Kings County Recorder.
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 March 12, 2012 by the following votes:

AYES:
NOES:
ABSTAIN:
ABSENT:

APPROVED:

Ronald E. Meade , Chairperson

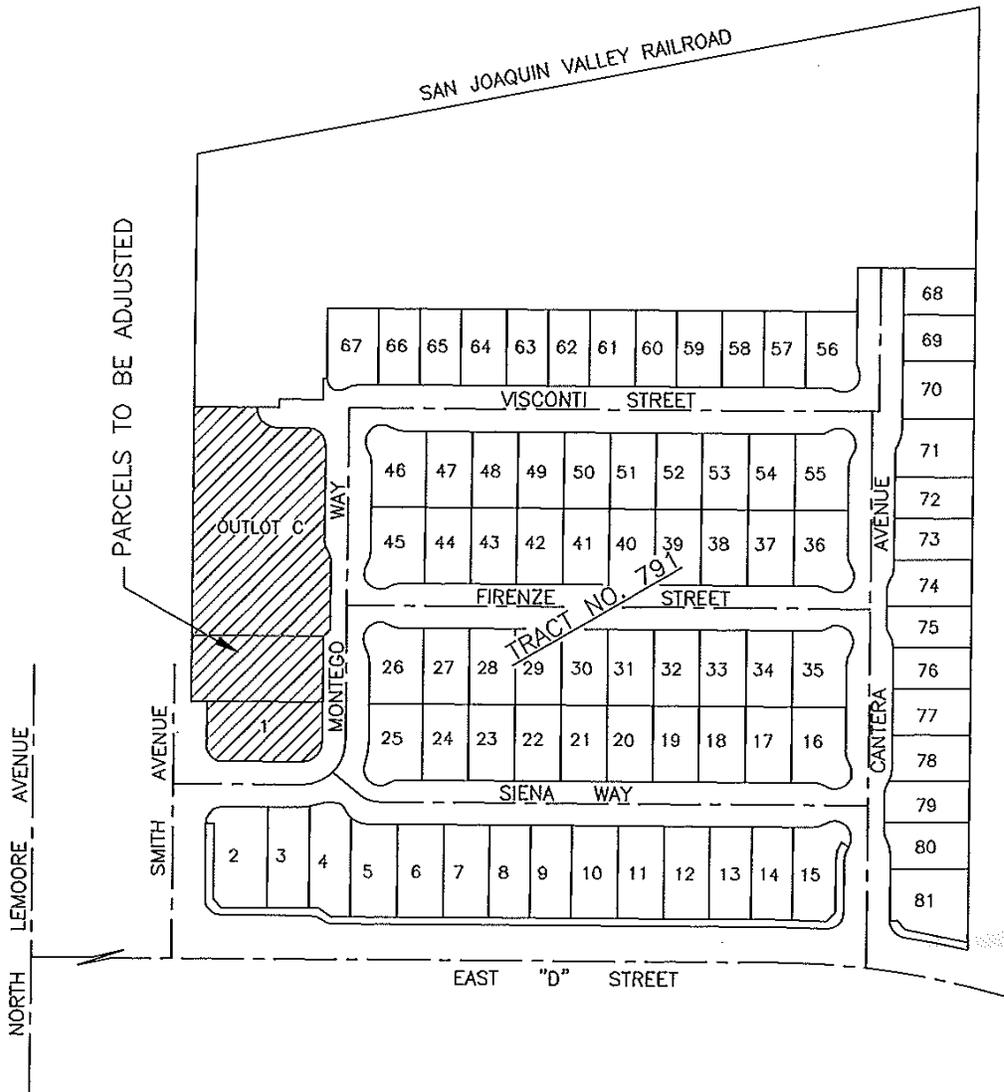
ATTEST:

Holly P. Smyth, Secretary

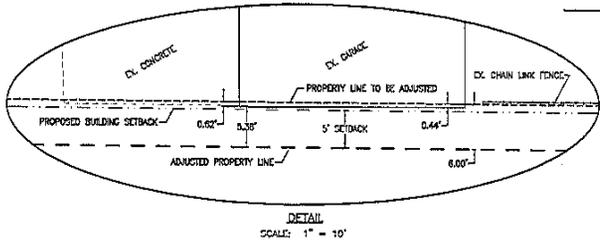
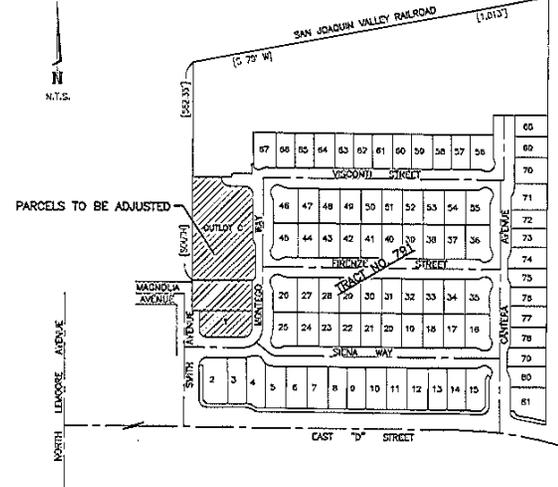
VICINITY MAP
BOUNDARY LINE ADJUSTMENT



SCALE: 1" = 200'



VICINITY MAP:



BOUNDARY LINE ADJUSTMENT NO. 2012-01 CONSISTING OF ONE SHEET

- LEGEND:**
- EXISTING LOT LINE
 - - - EXISTING LOT LINE TO BE ADJUSTED
 - - - ADJUSTED LOT LINE
 - - - BUILDING SETBACK
 - - - EXISTING PUBLIC UTILITY EASEMENT
 - - - EXISTING PUBLIC UTILITY EASEMENT
- () RECORD DATA AS PER FINAL MAP OF EAST VILLAGE TRACT NO. 791, RECORDED IN VOLUME 21 OF LICENSED SURVEYORS' PLATS, AT PAGE 71, KINGS COUNTY RECORDS.
- [] RECORD DATA AS PER GRANT DEED RECORDED DECEMBER 8, 1945 AS DOCUMENT NO. 13839 IN BOOK 882, PAGE 376, OFFICIAL RECORDS OF KINGS COUNTY.
- ▲ BRIDGEABLE OFFER OF DEDICATION TO BE GRANTED TO THE CITY OF LEADORE.



RECORD TITLE INTEREST:

- EXISTING PARCEL 1**
OWNER:
CITY OF LEADORE
- EXISTING PARCEL 2**
OWNER:
HOWER E. WILSON AND LA WILSON,
HUSBAND AND WIFE
- EXISTING PARCEL 3**
OWNER:
LEADORE EAST VILLAGE 791, LP, A DELAWARE
LIMITED PARTNERSHIP
TRUSTEES:
FIRST AMERICAN TITLE COMPANY, A CALIFORNIA
CORPORATION

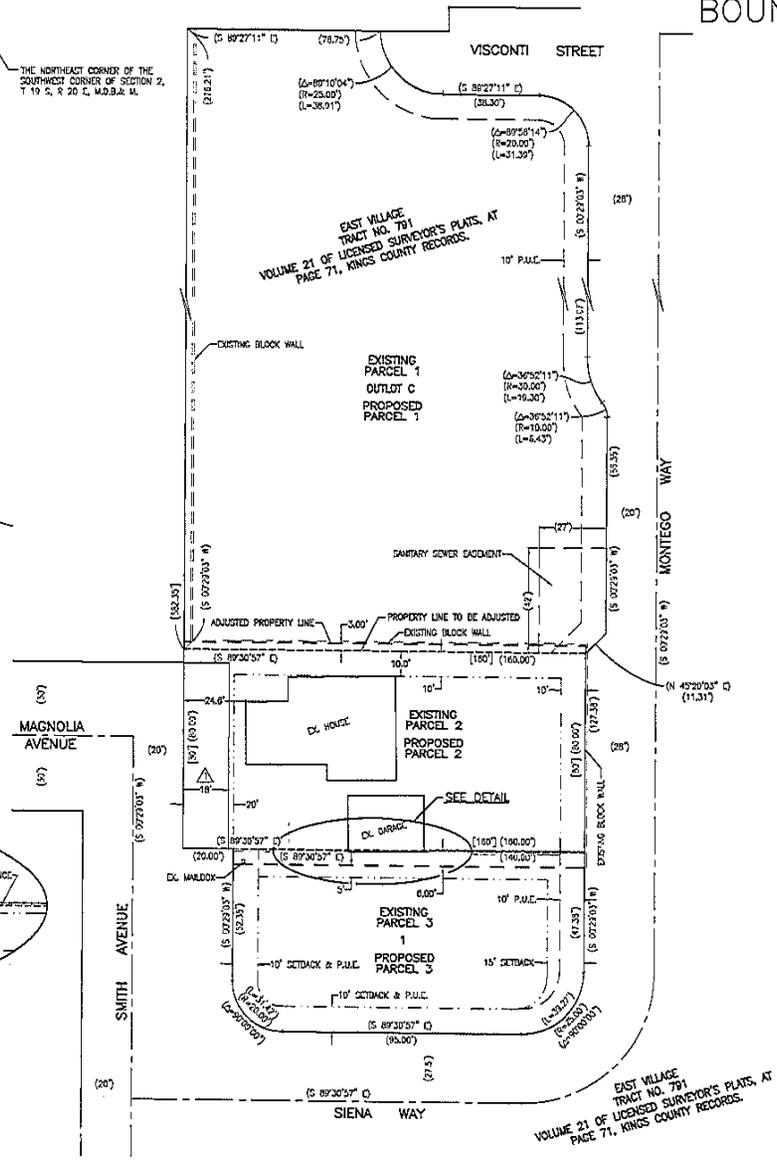
ZONE DISTRICT DESIGNATION:

- EXISTING PARCEL 1**
EXISTING: R-1-7PUD
PROPOSED: R-1-7PUD
- EXISTING PARCEL 2**
EXISTING: R-1-7
PROPOSED: R-1-7
- EXISTING PARCEL 3**
EXISTING: R-1-7PUD
PROPOSED: R-1-7PUD

GARY G. GIANNETTA
CIVIL ENGINEERING & LAND SURVEYING

1110 7th STREET
PACIFIC, CA 95701
(909) 254-0590 FAX (909) 294-0995

DATE: 2/29/17



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 March 12, 2012.

DATED: _____, 2012

Holly P. Smyth, Secretary
Lemoore Planning Commission