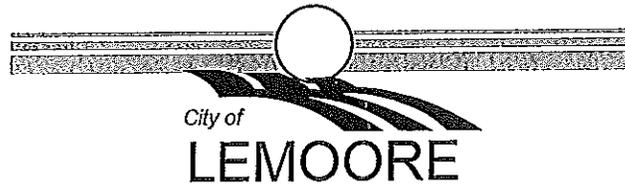


Mayor
Willard Rodarmel
Mayor Pro Tem
John Plourde
Council Members
John Gordon
John Murray
William Siegel



**Public Works
Department**

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

To: Gloria Hobbs, Assistant Planner

From: David Wlaschin, Public Works Director

Date: April 4, 2012

**Subject: Site Plan Review No. 2012-02 – 184 Unit Multi family Complex –
Montrio Capital Partners**

Public Works has reviewed said subject site plan and has the following comments:

1. Widen 19 ½ Avenue and install curb, gutter, parkway sidewalk, transitional paving and LED street lights.
2. Underground phone lines on 19 ½ Avenue.
3. Move trash enclosures back when located by parking stalls to allow enclosure doors to open with less encroachment in drive lane.
4. Provide bus turn out on 19 ½ Avenue.
5. Storm basin not sized as retention basin. Provide pipeline from onsite detention basin to City basin east of 19 ½ Avenue.
6. Is sanitary sewer lift station to be operated by apartment complex or City?
7. Remove all irrigation lines and standpipes and cap where they leave property.
8. Loop water line through project to achieve fire flows. Install onsite fire hydrants, backflow devices and water meters.
9. Pedestrian gates at north and south ends of project on 19 ½ Avenue.
10. Participate in railroad crossing improvements.
11. Provide water, sewer and storm system plan for onsite and offsite to service development.
12. Provide directory board.
13. Offsite striping pattern.

Holly Smyth

From: David Jacobs [DavidJ@quadknopf.com]
Sent: Friday, March 30, 2012 3:19 PM
To: Gloria Hobbs; Holly Smyth
Subject: Site Plan Review 2012-2 - 184 Multi-Family complex

I have reviewed the site plan review and have the following comments.

1. The lot line between Parcel 1 and 2 needs to be eliminated.
2. A drainage study will be needed to verify the retention basin size.
3. Curb, gutter and sidewalk need to be installed along 19½ Avenue in accordance with Lemoore Standard Plans and Specifications.
4. All public improvements must be designed in accordance with the City of Lemoore design standards and City Master Plan improvements.
5. Show the location of the proposed sewer line.
6. Sewer flow analysis will be needed to size the proposed sewer lift station.
7. On site fire hydrants shall be placed per the Fire Department.
8. Dust control is required on site during construction and for all materials excavated, graded and/or transported.

19 ½ Avenue is designated at a Collector Roadway with 2 lanes in each direction. The right of way width needs to be determined. Additional right of way will need to be dedicated on this project.

Please include the standard conditions regarding such items as fees, and map and improvement plan processing. If you have any questions, call me at 733-0440.

Regards,
David

David Jacobs, PE, LS
Senior Civil Engineer
QUAD KNOFF, INC.
5110 West Cypress Avenue
Visalia, CA 93277
(559) 733-0440 ext 3123 Office
(559) 733-7821 Fax
(559) 730-8262 Cell
www.quadknopf.com

Holly Smyth

From: David Jacobs [DavidJ@quadknopf.com]
Sent: Friday, March 30, 2012 3:56 PM
To: 'Holly Smyth'
Subject: RE: Retention Basin on 184 Multi-Family complex
Detention would require 2.2 acre-feet and an outlet.

Regards,
David

David Jacobs, PE, LS
Senior Civil Engineer
QUAD KNOPF, INC.
5110 West Cypress Avenue
Visalia, CA 93277
(559) 733-0440 ext 3123 Office
(559) 733-7821 Fax
(559) 730-8262 Cell
www.quadknopf.com

From: Holly Smyth [mailto:hsmyth@lemoore.com]
Sent: Friday, March 30, 2012 3:49 PM
To: David Jacobs
Subject: RE: Retention Basin on 184 Multi-Family complex

What about a detention basin?

From: David Jacobs [mailto:DavidJ@quadknopf.com]
Sent: Friday, March 30, 2012 3:51 PM
To: 'Holly Smyth'
Subject: Retention Basin on 184 Multi-Family complex

City of Lemoore storm drain standards requires retention basins to handle 9 inches of rain. That means the retention basin would need to be 8.25 acre-feet. The proposed basin is only 3.17 acre-feet about 2.5 times too small.

Regards,
David

David Jacobs, PE, LS
Senior Civil Engineer
QUAD KNOPF, INC.
5110 West Cypress Avenue
Visalia, CA 93277
(559) 733-0440 ext 3123 Office
(559) 733-7821 Fax
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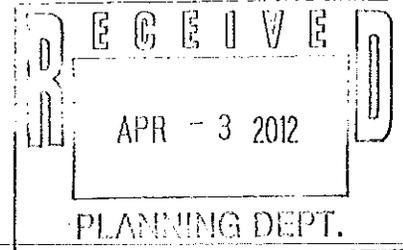
Mayor
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John Gordon
John Murray
William Stiegel



Planning Department

711 Cinnamon Drive
Lemoore • CA 93245
Phone • (559) 924-6740
FAX • (559) 924-6708

To: Jeff Brilltz, City Manager
David Wlaschin, Public Works Director
John Gibson, Fire Chief
Jeff Laws, Police Chief
Judy Holwell, Project Manager
David Jacobs, Quad-Knopf Inc.



From: Gloria Hobbs, Assistant Planner *G. Hobbs*
Holly Smyth, Planning Director

Date: March 23, 2012

Subject: Zone Change, Special Zone Exception, Conditional Use Permit /Site Plan Review for an 184 Multi-family Complex Submitted by Montrio Capital Partners

Montrio Capital Partners have submitted Zone Change #2012-02/Conditional Use Permit #2012-01/Site Plan Review #2012-2/Special Zone Exception #2012-01 per the attached site plan to:

Change the Zone District from CH (Highway Commercial) to PO (Professional Office) to conform to the General Plan Designation of Professional Office; Conditional Use Permit and Site Plan Review applications to build a 184 unit gated multi-family apartment community in two phases and a proposed Special Zoning application would allow for the zoning to change to RM-2.5 (Multi-family up to one (1) unit per 2,500 square feet of area) once the project is built as approved. Phasing consists of 88 units in Phase I and 96 units in Phase 2. The complex is proposed on a total of 11.05 acres of Assessor Parcels #023-460-010 and 023-460-011 located north of the railroad tracks, south of vacant property, east of Highway 41 and west of 19 1/2 Avenue. The project would provide 24 one-bedroom/one bath units at 650 square feet, 128 two-bedroom/two bath units at 925 square feet and 32 three-bedroom/2bath units at 1,100 square feet. Apartments would be contained in two and three story buildings while the proposed recreation building would be single story. The project would incorporate a minimum 184 carports, 184 open stalls and a recreation area with an outdoor pool, outdoor cabana, entertainment area and full size washer and dryers. There are several tot lots and barbeque areas shown within the complex.

Please review the enclosed information and return with comments to this department by April 6, 2012. Comments will be considered as part of the review process. If you have any questions or need additional information, please do not hesitate to contact this office.

Encl

fire HYD. OK

Rec. 3-27-12

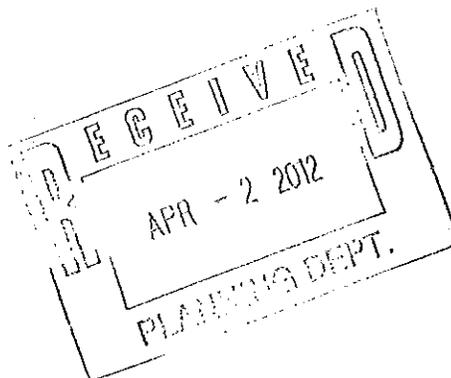
Main Entrance Approval needed attention

"In God We Trust"



March 30, 2012

G. Hobbs
City of Lemoore
Planning Department
711 Cinnamon Drive
Lemoore, CA 93245



**Agency Project: Zone Change No. 2012-02, CUP No. 2012-01, SPR No. 2012-2,
Special Zone Exception No. 2012-01 – Quiring Apartments**

District CEQA Reference No: 20120174

Dear Mr. Hobbs:

The San Joaquin Valley Unified Air Pollution Control District (District) has reviewed the project referenced above consisting of constructing a 184 unit gated multi-family apartment community, located at North 19th ½ Avenue, in Lemoore, CA. The District offers the following comments:

1. Based on information provided to the District, project specific emissions of criteria pollutants are not expected to exceed District significance thresholds of 10 tons/year NOX, 10 tons/year ROG, and 15 tons/year PM10. Therefore, the District concludes that project specific criteria pollutant emissions would have no significant adverse impact on air quality.
2. Based on information provided to the District, at full build-out the proposed project would be equal to or greater than 50 residential dwelling units. Therefore, the District concludes that the proposed project would be subject to District Rule 9510 (Indirect Source Review).

District Rule 9510 is intended to mitigate a project's impact on air quality through project design elements or by payment of applicable off-site mitigation fees. Any applicant subject to District Rule 9510 is required to submit an Air Impact Assessment (AIA) application to the District no later than applying for final discretionary approval, and to pay any applicable off-site mitigation fees before

Seyed Sadredin
Executive Director/Air Pollution Control Officer

Northern Region
4800 Enterprise Way
Modesto, CA 95356-8718
Tel: (209) 557-6400 FAX: (209) 557-6475

Central Region (Main Office)
1990 E. Gettysburg Avenue
Fresno, CA 93726-0244
Tel: (559) 230-6000 FAX: (559) 230-6061

Southern Region
34946 Flyover Court
Bakersfield, CA 93308-9725
Tel: 661-392-5500 FAX: 661-392-5585

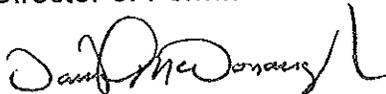
issuance of the first building permit. If approval of the subject project constitutes the last discretionary approval by your agency, the District recommends that demonstration of compliance with District Rule 9510, including payment of all applicable fees before issuance of the first building permit, be made a condition of project approval. Information about how to comply with District Rule 9510 can be found online at: <http://www.valleyair.org/ISR/ISRHome.htm>.

3. The proposed project may be subject to District Rules and Regulations, including: Regulation VIII (Fugitive PM10 Prohibitions), Rule 4102 (Nuisance), Rule 4601 (Architectural Coatings), and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations). In the event an existing building will be renovated, partially demolished or removed, the project may be subject to District Rule 4002 (National Emission Standards for Hazardous Air Pollutants). The above list of rules is neither exhaustive nor exclusive. To identify other District rules or regulations that apply to this project or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance Office at (559) 230-5888. Current District rules can be found online at: www.valleyair.org/rules/1ruleslist.htm.
4. The District recommends that a copy of the District's comments be provided to the project proponent.

If you have any questions or require further information, please call David McDonough, at (559) 230-5920.

Sincerely,

David Warner
Director of Permit Services



for, Arnaud Marjollet
Permit Services Manager

DW: dm



Lemoore Union Elementary School District

Board Members: Tim Wahl, Jim Inglis, Shawn Beck, Stephen Todd, Eddie Mendes

Richard Rayburn, Superintendent

Assistant Superintendents: Patricia Ernsberger, Anastacia McCarney

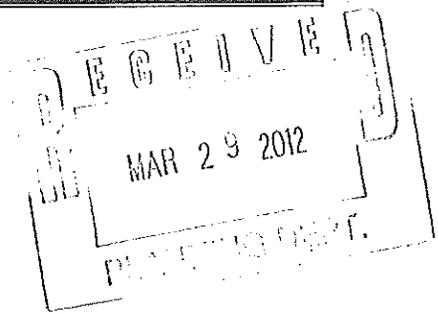
March 29, 2012

Holly Smyth, Planning Director

City of Lemoore

711 Cinnamon Drive.

Lemoore, CA 93245



Dear Holly:

This letter is in regards to the proposed 19½ Avenue apartment complex. Lemoore Union Elementary School District is concerned that the following be addressed during the approval process:

1. The proposed development lies outside the elementary school walking radius; therefore, according to current policy, elementary children living in the complex qualify for bus service to and from school. Allowance needs to be made for a pick-up/drop-off location along the west side of 19½ Avenue in front of the complex.
2. Children are not required to ride the bus to school, so some may wish to walk. In addition, although bus service is currently being provided, the uncertainty of State transportation funding may force the district to reduce bus service and place the complex within the walking radius. Students need a safe walkway to the intersection of Bush Street and 19½ Avenue, so a sidewalk along the west side of 19½ to the intersection is a necessity.
3. Liberty Middle School students living in the complex will be within its walking radius; therefore, a crosswalk is needed north of the complex to allow children to legally cross 19½ Avenue at Castle.

Thank you for your consideration of this matter.

Sincerely,

Richard Rayburn, Superintendent

DEPARTMENT OF TRANSPORTATION**DISTRICT 6**

1352 WEST OLIVE AVENUE
P.O. BOX 12616
FRESNO, CA 93778-2616
PHONE (559) 488-4260
FAX (559) 488-4088
TTY (559) 488-4066



*Flex your power!
Be energy efficient!*

April 18, 2012

2135-IGR/CEQA
6-KIN-41-40.795
EA 936501-3WSUP
Quiring Apt. CUP #2012-01

G. Hobbs

City of Lemoore
711 Cinnamon Drive
Lemoore, CA 93245

Dear Ms. Hobbs:

Thank you for the opportunity to review your proposal regarding the Quiring Apartment complex to be located between State Route 41 and 19 and ½ Avenue in the City of Lemoore.

It is estimated that the proposed project would generate more than 114 additional peak hour trips PM Peak-Hour based on the Trip Generation Handbook, 8th Edition. The project will have a significant impact on the State Highway system and therefore a traffic impact study (TIS) will be required. The study should be prepared in accordance with Caltrans Guide for the Preparation of Traffic Impact Studies. The guide can be found at the following web site:

- http://www.dot.ca.gov/hq/tpp/offices/ocp/igr_ceqa_files/tisguide.pdf

The TIS should also address equitable fair share toward improvements of State Highway facilities where mitigation is necessary.

Please contact me with any questions regarding this matter.

Sincerely,

David T. Madden
Associate Transportation Planner
District 6 Planning, South Branch
(559) 445-5763

Cc: Randy Treece, Chief, South Branch Planning

Gloria Hobbs

From: David Madden [david_madden@dot.ca.gov]
Sent: Thursday, April 19, 2012 1:21 PM
To: Holly Smyth
Cc: Gloria Hobbs; 'Mike Ashley'; 'Paul Quiring'; Rachel Bridges
Subject: Re: FW: Quiring Apartments (Lemoore) - Noise (IGR)

Thanks very much for your quick response. Our staff advises that given the new details regarding the noise levels, Caltrans has no further comment.

David Madden
559-445-5763
Associate Transportation Planner
CalTrans; Planning Division; District 06

Holly Smyth
<hsmyth@lemoore.com>
04/19/2012 10:57 AM

To
'David Madden'
<david_madden@dot.ca.gov>
cc
Gloria Hobbs <ghobbs@lemoore.com>,
Rachel Bridges
<rbridges@lemoore.com>, 'Paul
Quiring' <pquiring@quiring.com>,
'Mike Ashley' <MAshley@quiring.com>
Subject
FW: Quiring Apartments (Lemoore) -
Noise (IGR)

Here is the noise consultants response to your comment below.

Holly

-----Original Message-----

From: Bob Brown [mailto:rbrown@brown-buntin.com]
Sent: Thursday, April 19, 2012 10:50 AM
To: 'Holly Smyth'
Cc: walter@brown-buntin.com
Subject: RE: Quiring Apartments (Lemoore) - Noise (IGR)

Holly,

The -3.0 dB adjustment was intended to be a "conservative" adjustment to account for shielding provided by the elevated roadway. Applying a greater adjustment would have shown a lower project site noise exposure, but we did not feel a single short-term noise measurement justified greater than a -3.0 dB adjustment. The microphone height of 13 feet was intended to represent a second floor receiver, which is our standard practice for two-story buildings next to an elevated roadway. Measured noise levels at 5 feet above the ground would have been lower due to increased shielding by the roadway structure. Please let me know if there are further questions or additional information is

needed.

Regards,
Bob Brown

Robert E. Brown
President
Brown-Buntin Associates, Inc.
1148 N. Chinowth St., Suite B
Visalia, CA 93291
Phone: (559) 627-4923
Fax: (559) 627-6284

-----Original Message-----

From: Holly Smyth [mailto:hsmyth@lemoore.com]
Sent: Thursday, April 19, 2012 10:33 AM
To: 'Brown-Buntin Associates, Inc.'
Cc: 'Paul Quiring'; 'Mike Ashley'; 'Gloria Hobbs'
Subject: FW: Quiring Apartments (Lemoore) - Noise (IGR)

Can you help address the below questions from Caltrans environmental staff on the noise report you did for the Apartment project on 19½ Avenue in the City of Lemoore a few weeks ago?

Thanks,
Holly Smyth
City of Lemoore

-----Original Message-----

From: Gloria Hobbs [mailto:ghobbs@lemoore.com]
Sent: Thursday, April 19, 2012 10:29 AM
To: Holly Smyth
Subject: FW: Quiring Apartments (Lemoore) - Noise (IGR)

-----Original Message-----

From: David Madden [mailto:david_madden@dot.ca.gov]
Sent: Thursday, April 19, 2012 9:51 AM
To: ghobbs@lemoore.com
Subject: Fw: Quiring Apartments (Lemoore) - Noise (IGR)

Moments ago our Environmental Engineering Branch added the following comments to my earlier email regarding the Quiring Apartment project.. I will be sending a hard copy of these comments but wanted you to be aware of them right away. If responding in written form please respond to both Shane (Environmental) and me. Thanks.

David Madden
559-445-5763

Associate Transportation Planner
CalTrans; Planning Division; District 06

----- Forwarded by David Madden/D06/Caltrans/CAGov on 04/19/2012 09:45 AM -----

Shane
Gunn/D06/Caltrans
/CAGov

04/19/2012 09:32
AM

To
David Madden/D06/Caltrans/CAGov@DOT
cc

Subject
Quiring Apartments (Lemoore) -
Noise (IGR)