

LEMOORE PLANNING COMMISSION
Regular Meeting
AGENDA
Lemoore Council Chambers
429 'C' Street

July 13, 2015
7:00 p.m.

1. Pledge of Allegiance and Roll Call
2. Public Comments and Inquiries
If you wish to comment on an item, which is not on the agenda, you may do so under "Public Comment." In order to allow time for all public comments, each individual's comments are limited to five minutes. When addressing the Commission, you are requested to come forward to the speaker's microphone, state your name and address, and then proceed with your presentation.
3. Approval – Minutes – Regular Meeting June 8, 2015
4. Report and Recommendation – Resolution No. 2015-08 – Victory/Pharris Lemoore, LLC – Two Year Extension – Vesting Tentative Subdivision Map No. 2005-02 – Victory Village Estates – Tract No. 845 – NW Corner of Bush Street and Production Avenue (Holwell)
5. Report and Recommendation – Resolution No. 2015-09 – Fairway Homes Estates, LLC – One Year Extension – Vesting Tentative Subdivision Map No. 2004-01 – Holly Oak Estates – Tract No. 816 – South of Highway 198, East of Vine Street and West of Champion Street (Holwell)
6. Report and Recommendation – Resolution No. 2015-10 – Coker Ellsworth DVP, LLC – One Year Extension – Vesting Tentative Subdivision Map No. 2005-01 – Tract No. 839 (Holwell)
7. Introduction – City Manager – Andrea “Andi” Welsh (Rivera)
8. Planning Director’s Report
9. Commission’s Report and Request for Information
10. Adjournment

Tentative Future Items

August 10th
Conditional Use Permit and Major Site Plan Review – 1771 W. Bush Street

Notice of ADA Compliance: If you or anyone in your party needs reasonable accommodation to attend, or participate in, any Planning Commission Meeting, please make arrangements by contacting City Hall at least 24 hours prior to the meeting. They can be reached by calling 924-6700, or by mail at 119 Fox Street, Lemoore, CA 93245.

Any writings or documents provided to a majority of the Planning Commission regarding any item on this agenda will be made available for public inspection at the City Clerk’s Counter at City Hall located at 119 Fox Street, Lemoore, CA during normal business hours. In addition, most documents will be posted on the City’s website at www.lemoore.com.

CERTIFICATION OF POSTING

I, Kristie Baley, Planning Commission Secretary, do hereby declare that the foregoing Agenda for the Lemoore Planning Commission Regular Meeting of Monday, July 13, 2015 at 7:00 p.m. was posted on the outside bulletin board located at City Hall, 119 Fox Street in accordance with applicable legal requirements. Dated this 9th day of July 2015.

//s//

Kristie Baley, Commission Secretary

WELCOME TO YOUR LEMOORE PLANNING COMMISSION MEETING

Whether you are attending this meeting because of general interest, or because a particular item of special interest is to be reviewed, your presence is an important means of helping to insure an informed public and responsible City Government.

PLANNING COMMISSION

The Planning Commission has been established to advise the City Council in planning and zoning matters.

REGULAR PLANNING COMMISSION MEETINGS

Meetings are held at 7:00 p.m. on the Second Monday of each month. Business requiring Commission action is listed on the Planning Commission Meeting Agenda. An agenda is prepared for each Planning Commission Meeting. In compliance with the State open meeting laws (Brown Act), only those items on the agenda may be acted upon by the Planning Commission.

CONDUCT AT PUBLIC MEETINGS

Your courtesy is requested to help our meeting run smoothly. If you'll be kind enough to follow these simple rules, we can make the best possible use of time. Please silence all electronic devices. Please refrain from public displays or outbursts such as unsolicited applause, comments, cheering, foul language, or obscenities. Any disruptive activities that substantially interfere with the ability of the City to carry out its meeting or prevents/disrupts others from fully participating in the meeting will not be permitted and offenders will be requested to leave the meeting pursuant to Government Code § 54957.9.

PUBLIC COMMENTS

At a Planning Commission meeting, those who wish to be heard on matters on the agenda should indicate their desire to speak when the item is ready for discussion. If you wish to comment on an item which is not on the agenda, you may do so under "Public Comments". In order to allow time for all public comments, each individual's comments are limited to five minutes. Time shall not be shared/loaned from speaker to speaker. If you wish to request time on an upcoming Planning Commission Agenda to present a particular item or matter to the Planning Commission, you may contact the Planning Commission Secretary at any time before 12:00 noon on the Tuesday immediately preceding the Planning Commission meeting to so request. If the matter is within the Planning Commissions jurisdiction, and the Planning Commission has not taken action or considered the item at a recent meeting, the Planning Director may place the item on the Agenda. When addressing the Planning Commission, you are requested to come forward to the speaker's microphone, state your name and address, and then proceed with your presentation.

PLANNING COMMISSION ACTION

Resolution

A Resolution is a formal written expression of a policy, opinion or desire of the Planning Commission. It requires only one reading and becomes effective on adoption.

Minute Order

Actions of the Planning Commission recorded only in the Minutes taken in all cases where a formal Resolution is not needed or required.

SUGGESTIONS, INQUIRIES OR COMPLAINTS

While any citizen may speak directly to the Planning Commission concerning suggestions, inquiries or complaints, the Planning Director or Department Head responsible for the service or work concerned, can usually provide pertinent information or handle the matter without delay if a request is made directly to him or her. If you are not sure which department to call, or whenever you feel the matter has not been properly handled, please contact the office of the Planning Director at 711 W. Cinnamon Drive, telephone 924-6740.

Minutes of the
LEMOORE PLANNING COMMISSION
June 8, 2015

MEETING CALLED TO ORDER:

At 7:05 p.m. the meeting was called to order.

ATTENDANCE:

Chairman Garcia, Vice-Chairman Clement, Commissioners Badasci, Dow, Marvin, Monreal, Wynne; City Planner Brandt, Interim Public Works/Planning Director Rivera, Project Manager Holwell, Commission Secretary Baley

PUBLIC COMMENT:

There was no comment from the public.

MINUTES – REGULAR MEETING APRIL 13, 2015:

It was moved by Commissioner Marvin and seconded by Commissioner Wynne to approve the Minutes of the Planning Commission Regular Meeting of April 13, 2015.

Ayes: Marvin, Wynne, Badasci, Clement, Dow, Monreal, Garcia

PUBLIC HEARING – REPORT AND RECOMMENDATION – RESOLUTION NO. 2015-05 – ROGER DON ROBBINS – GENERAL PLAN AMENDMENT NO. 2015-01 – AND ZONE CHANGE NO. 2015-01 – CHANGE THE LAND USE DESIGNATIONS FROM LOW AND MEDIUM DENSITY RESIDENTIAL TO LIGHT INDUSTRIAL AND MEDIUM DENSITY RESIDENTIAL – CHANGE THE ZONING FROM LOW DENSITY AND MEDIUM DENSITY RESIDENTIAL TO LIGHT INDUSTRIAL – APN'S 023-170-011, 023-170-009, 023-170-015 AND 023-170-006:

City Planner Brandt presented the recommendation and reason for request.

Chairman Garcia opened the Public Hearing and requested comment from the public at 7:12 pm.

Property Owner Clara Crane, 660 W. Iona Avenue, expressed her concerns.

Property Owner Thomas Nicks, 930 W. Iona Avenue, expressed his concerns.

Property Owners Roger Don Robbins and Joanne Robbins, 787 S. Champion Street, reported on the history of their property located at 898 W. Iona Avenue and explained the reason for their request for zone change.

City Planner Brandt clarified the proposed zone changes for Clara Crane.

City Planner Brandt answered questions asked by Commissioners.

Commissioners received clarification of the location of Thomas Nicks residential property.

Commissioner Clement notified the Public that the City Council would be the approving authority.

Chairman Garcia closed the Public Hearing at 7:35 p.m.

It was moved by Commissioner Monreal and seconded by Commissioner Badasci to approve Resolution No. 2015-05 – Recommending approval of General Plan Amendment 2015-01 and Zone Change 2015-01.

Ayes: Monreal, Wynne, Badasci, Clement, Dow, Monreal, Garcia

PUBLIC HEARING – REPORT AND RECOMMENDATION – RESOLUTION NO. 2015-06 – CONDITIONAL USE PERMIT NO. 2015-02 – ENTERPRISE AND COMMERCE, LLC (VIRGIL BEARD, OWNER) – ALLOW INDOOR FITNESS AND ATHLETIC FACILITIES IN 6 OF THE 15 UNITS – 1500 ENTERPRISE DRIVE – ZONED ML (LIGHT INDUSTRIAL) – APN 024-051-027:
City Planner Brandt presented the request.

Chairman Garcia opened the Public Hearing and requested comment from the public at 7:42 pm.

There was no comment from the public.

Chairman Garcia closed the Public Hearing at 7:43 p.m.

City Planner Brandt answered questions from Commissioners.

It was moved by Commissioner Clement and seconded by Commissioner Dow to approve Resolution No. 2015-06 – Approving Conditional Use Permit No. 2015-02, a request by Virgil Beard to allow vehicle allow Indoor Fitness and Athletic Facilities in 6 of the 15 Units on his Property located at 1500 Enterprise Drive.

Ayes: Clement, Badasci, Dow, Marvin, Monreal, Wynne, Garcia

PUBLIC HEARING – REPORT AND RECOMMENDATION – RESOLUTION NO. 2015-07 – TENTATIVE MAP TRACT 910 (ANISTON PLACE NORTH) AND PLANNED UNIT DEVELOPMENT NO. 2015-01 – WCH LAND, LLC (WATHEN CASTANOS) – DIVIDE 6.28 ACRES INTO 39 LOTS – AMEND A PREVIOUSLY APPROVED PLANNED UNIT DEVELOPMENT – LOT SIZES 4,000 SQ. FT. TO 9,000 SQ. FT. WITH MINIMUM INTERIOR SIDE YARD SETBACK OF 4 FT. ON EACH SIDE OF HOUSE – LOCATED NORTH OF STUB STREETS AT MONTEGO WAY AND CANTERA WAY, NORTH OF VISCONTI:

Chairman Garcia opened the Public Hearing at 7:50 p.m.

City Planner Brandt presented the request.

Chairman Garcia invited the public to comment.

Josh Peterson, WCH Land, LLC provided a history of the project and answered questions from Commissioners.

City Planner Brandt answered questions from Commissioners.

Vanessa Pacheco, Property Owner in Aniston Place expressed her concerns.

Discussion ensued.

Melinda Young, 621 Firenze Street, expressed her concerns.

Interim Public Works/Planning Director provided storm drain information.

City Planner Brandt addressed previously proposed hiking trails along the rail road tracks.

There were no other comments from the public.

Chairman Garcia closed the Public Hearing at 8:32 p.m.

It was moved by Commissioner Monreal and seconded by Commissioner Dow to approve Resolution 2015-07 – Approving Tentative Map Tract No. 910 and Planned Unit Development No. 2015-01.

Ayes: Monreal, Dow, Badasci, Clement, Marvin, Wynne, Garcia

City Planner notified the public that the Planning Commission is the approving authority and explained the appeal process.

PLANNING DIRECTOR'S REPORT:

Interim Public Works/Planning Director Rivera reported on a request for emergency water received by Riley Jones, owner of property in the Country Club Estates Subdivision located outside the City limits.

Rivera updated Commissioners on the status of the request by the property owner to annex the property located north of "D" Street on 17th Avenue.

City Planner Brandt provided clarification concerning annexation of the properties located in Country Club Estates.

Interim Public Works/Planning Director Rivera reported on issues affecting City water and plans for installation of additional wells.

Project Manager Holwell notified Commissioners of a ribbon cutting for the 19th Avenue Interchange Project on Thursday June 11, 2015 at 10:30 a.m. To be hosted by Caltrans.

Project Manager Holwell notified Commissioners of a Highway 198 Corridor Preservation and Improvement Strategic Plan meeting to be held at the Tulare County Library at 4:00 p.m. on June 17, 2015 to review a study completed to open Highway 198 to the west toward Interstate 5.

COMMISSIONERS REPORT AND REQUESTS FOR INFORMATION:

There were no other questions or comments.

ADJOURNMENT:

At 8:49 p.m. the meeting adjourned.

Approved the 13th day of July, 2015.

Full digital audio recording is available.

Attest:

Dr. Jeffrey Garcia, Chairman

Kristie Baley, Commission Secretary

Mayor
Lois Wynne
Mayor Pro Tem
Jeff Chedester
Council Members
Ray Madrigal
Eddie Neal
William Siegel



**Public Works/
Planning Department**

711 W. Cinnamon Drive
Lemoore, CA 93245
Phone (559) 924-6744
Fax (559) 924-6708

Staff Report

ITEM NO. 4

To: Lemoore Planning Commission

From: Steve Brandt, City Planner

Date: July 7, 2015

Meeting Date: July 13, 2015

Subject: Request by Tim Palmquest, Victory/Pharris Lemoore, LLC to Extend Approval of Victory Village Vesting Tentative Subdivision Map No. 2005-02, Tract 845 for Two Years

Discussion:

On June 24, 2015, Tim Palmquist, representing Victory/Pharris Lemoore, LLC, submitted a written request to extend the approval of the Tract No. 845 Tentative Subdivision Map No. 2005-02. This map was approved by the City Council on June 6, 2006. Due to previous time extensions the map is now set to expire on August 6, 2015.

The applicant and owner of the property have spent the last two years in dialog with the Navy and were able to come to an agreement to place a portion of the property within the Navy's REPI program. Under the terms of this agreement the Owner, will move forward with the 51 homes in Phase 1 while dedicating over 60 acres in Phases 2 and 3 to wetland and environmental education. Therefore, while the tentative map approved 279 lots and two parks, only 51 lots and one park will actually be built.

Mr. Palmquist is requesting a two-year time extension. Previously, the Planning Commission's policy was to only approve extensions one year at a time. However, this policy was put in place prior to the recession, and a two-year extension may be appropriate given the additional work that has been needed to make this site developable.

Recommendation:

City staff recommends that the Planning Commission approve a two-year time extension, which would extend Vesting Tentative Map No. 2005-02 to August 6, 2017. All previously approved conditions would remain intact.

**Attachments: Vesting Tentative Subdivision Map No. 2005-02
Original Approval Resolution No. 2006-28**

RESOLUTION NO. 2006-28
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LEMOORE
APPROVING TENTATIVE SUBDIVISION MAP NO.2005-02/
PLANNED UNIT DEVELOPMENT NO.2005-01/ CONDITIONAL USE PERMIT NO.2005-01 /
SITE PLAN REVIEW 2005-01 FOR COUNTY TRACT NO. 845 – VICTORY VILLAGE PHASES I & II
APPLICATIONS BY CENTEX HOMES & ASHLAN DEVELOPMENT

At a Regular Meeting of the City Council of the City of Lemoore duly called and held on June 6, 2006, at 7:30 p.m. on said day, it was moved by Councilmember PLOURDE , seconded by Councilmember MARTIN and carried that the following Resolution be adopted:

WHEREAS, Centex Homes and Aslan Development have submitted applications for Tentative Subdivision Map No. 2005-02/ Planned Unit Development No. 2005-01/ Conditional Use Permit No. 2005-01/ Site Plan Review 2005-01/ Environmental Assessment 2005-16 to subdivide and develop Tract 845, Victory Village consisting of approximately 71.31 acres into 279 single family lots; and

WHEREAS, the tract on which the development is proposed is located on the north and south sides of the Bush Street alignment, west of the Production Avenue alignment, and generally west of the West Hills College Lemoore site and east of the old abandoned north-south Rossi railroad alignment and is described as portions of Assessor Parcel Nos.023-510-031 for the 279 lots, 023-510-026, 029, & 030 and 023-510-011 for general plan and zone amendments only; and

WHEREAS, the Lemoore Planning Commission held a duly noticed public hearing on May 22, 2006 meeting, on the above-stated proposal as required by the City of Lemoore Municipal Code, it being established that all notice requirements as set forth in Section 9-15B-2C of the said code have been complied with; and

WHEREAS, the Planning Commission reviewed the Environmental Impact Assessment pertinent to the proposal and determined that it will not have any significant effect on the environment and recommended the Council's adoption of the Mitigated Negative Declaration pursuant to California Environmental Quality Act, as amended, and approval of an amendment to the General Plan Diagram and a separate Resolution has been proposed to City Council; and

WHEREAS, the Planning Commission reviewed proposed amendments to the Zoning Map and a separate Ordinance has been proposed to City Council); and

WHEREAS, Section 9-15B-2G of the Lemoore Municipal Code requires the City Council to review the recommendation of the Planning Commission on a Tentative Subdivision Map / Planned Unit Development / Conditional Use Permit for proposal in a meeting held more than ten (10) days after the Planning Commission's decision; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Lemoore does hereby approve Tentative Subdivision Map No. 2005-02/ Planned Unit Development No. 2005-01/ Conditional Use Permit No. 2005-01/ Site Plan Review 2005-01/ to subdivide and develop Tract 845, Victory Village Phases I and II consisting of approximately 71.31 acres into 279 single family lots as applied for by Aslan Development and Centex Homes with the following 38 conditions (so long as Resolution 2006-23, regarding a Mitigated Negative Declaration and General Plan Amendment for the Victory Village property and Ordinance 2006-04 approving Zone changes are also approved). Such approval shall be valid two years from the approval date of the Ordinance:

1. The Subdivision Map shall be developed in accordance to the plans submitted 5/12/06 unless otherwise conditioned in this report.

2. Should the applicant wish to record a Final Subdivision map prior to the expiration date of their Williamson Act contract, it can only be processed by finalizing the Tentative Cancellation approved by City Council at their May 2, 2006 meeting and paying the appropriate cancellation fees.
3. The subdivision shall request inclusion in the new lighting and landscaping maintenance district (LLMD) to maintain streets, curbs, gutters, block walls, landscape easement areas and parkways along collector and arterial streets, parks, and bike path areas, center medians, surrounding landscaping, lighting and open space areas.
4. In order to address density shortfalls (i.e. densities below those required by the General Plan) within Phase I and II of the Victory Village subdivision areas, a document shall be recorded on Assessor's Parcel #023-510-011 requiring the provision of at least 85 units on the approximately 10.53 acres of the RM-3 zoned area that remains, but can be removed if another future phase makes up the shortfall.
5. Elevations, floor plans and an overall plot plan shall be submitted to the Community Development Department for Planning Commission to review at a public hearing for their approval and City Council's concurrence prior to a Final Map being recorded for any phase of development. The front yard setbacks should vary to encourage variety in the line of sight visible to the public, and such setbacks shall be delineated on the overall plot plan. Due to noise concerns as well as visual appearances, the rear yard setbacks for properties that back onto arterial and collector streets or the railroad shall have a 20' minimum rear yard setback and be delineated on the overall plot plan. Additionally, the maximum lot coverage and minimum percentage of landscape respectively shall be as follows; in low-medium density residential 40%/25%, in medium density residential 50%/20%, and in high density residential 60%/15% and reflected in the overall and individual plot plans.
6. All walls and fencing designs shall be submitted with the improvement plans for approval by the Planning and/or Parks Departments as generally outlined in the staff report. Seven foot (7') high decorative masonry block walls shall be installed between the residential units and landscape easement areas adjacent to the north and south sides of Bush Street and the west sides of Production Avenue and the proposed Brooke Street. These decorative masonry block walls shall also be installed along the west sides of lot 118 and lots 127 through 140 due to 115 kv power line issues.
7. A noise barrier of at least 7' in height is required along the northern property lines of the residential properties adjacent to the east-west railroad line to reduce the projected noise exposure level to less than 65 dB CNEL exterior for the residential units. Appropriate details shall be included in the improvement drawings to adequately insure noise is being properly addressed. If a block wall must be built, such wall should meet the decorative block wall standards, since the future bike path will abut this area. Second story homes in the line sight of the railroad or arterial/collector streets will need additional attenuation to reduce the CNEL by 10 over regular widows being used. This should be able to be accommodated through thicker windows and specifications shall be provided for such in the PUD elevation plan submittal. Planting of trees along the entire north side of the fence/noise barrier that will grow to the height of second floor spaces shall also be planted to help reduce noise from the railroad.

Fencing along lots 29, 30, 204, and 205 should be black or dark green powder coated wrought iron to maintain eyes on the park.

Chain link fencing shall not be allowed in the subdivision and CC&R's need to reflect this with the exception of temporary fencing needed along the southerly portion of Phase II's 2.23 acre park area which will square off the park.

8. Trees in landscape buffer areas will be planted within the landscape easement on the street side of the block wall or along the north side of the wall toward the railroad with trees planted every 20'. Parkway shall include trees spaced 40' on average. In order to improve the aesthetics of the entryways, medians shall be placed at all entryways from the arterial/collector streets into the subdivision. These median islands should be 8' in width in the center of a 40' curb-to-curb street within a 60' right-of-way.
9. Immediate Traffic Mitigation with project: The single stripped eastbound traffic lane on Bush between Belle Haven and the SB ramp would need to be restriped/widened to accommodate two eastbound lanes of traffic so that there is 1 separate through lane going eastbound and 1 shared through-right lane (this may be able to be accommodated within the existing paving) prior to the first occupancy being given.
10. Short Term Traffic Mitigation with project: It is anticipated that after 570 new dwelling units or 154,000 square feet of commercial space (or a combination thereof) are developed west of 19½ Avenue the installation of traffic signals at both the southbound and northbound State Route 41 ramps at Bush Street may be warranted. Therefore, for each of the first 570 building permits pulled for new dwelling units or equivalent dwelling units a special "interim solution interchange fee" of \$ 1,797.80, shall be paid (fee subject to the pro-rata share reimbursements if so determined by a future impact fee study at the same cost index inflator that is used and supported by the impact fee study). This is in addition to the regular development impact fees, including fees anticipated to be in place to construct the ultimate interchange solution. Once a total of 570 dwelling units or equivalent dwelling units have been built (or combination of dwelling units and commercial space), and the sum of \$ 1,024,745.40 (present value) has been collected, regardless of which developments in fact contribute, this "interim solution interchange fee" will no longer be collected. If the signal warrants are not met with the construction of the 570th dwelling unit or equivalent dwelling unit, then a full signal warrant analysis shall be conducted at annual intervals as determined by the City of Lemoore (after consulting with Caltrans) until the signal warrants are met. Once met, the City will cause (directly or indirectly) the improvements to be installed.

The "interim solution interchange fee" includes those highlighted costs outlined in the attached "Preliminary Order of Magnitude Opinion of Probable Construction Costs : Victory Village, Lemoore, CA : 2010 Project (with the Project): ***Based on Existing Conditions & Belle Haven Signalization***" spreadsheet.

11. Long-Term Traffic Mitigations with the project: Victory Village shall pay their proportional shares of the various improvements outlined in the attached Table 5 from the TIS listed below, or as delineated in the Impact Fee Study based on a per unit charge.

In addition to the above listed items list in condition 9

- Bush Street at 19 ½ Avenue
 - Signalize the intersection
- Bush Street between SR 41 NB and SB Ramps
 - Restripe/widen the five (5) lane roadway to six (6) lanes, providing two (2) through lanes and a separate left-turn lane in each direction.

- Bush Street at Semas Street
 - Signalize the intersection
 - Restripe/widen the NB approach, south leg to a separate left-turn lane, one (1) through lane, and a separate right-turn lane
 - Restripe/widen the SB approach, north leg to dual left-turn lanes, one (1) through lane, and a separate right-turn
 - Restripe/widen the WB approach, east leg to a separate left-turn lane, one (1) through lane, and a separate right-turn lane
 - Restripe/widen the EB approach, west leg to a separate left-turn lane, one (1) through lane, and a separate right-turn lane
 - Bush Street at Belle Haven Drive
 - Restripe/widen the NB approach, south leg to a separate left-turn lane, one (1) through lane, and dual (2) right-turn lanes
 - Restripe/widen the WB approach, east leg to dual (2) left-turn lanes, two (2) through lanes, and a shared through right-turn lane (*the shared through right-turn lanes is a result of the zoning change on the 4 acres of CC and 13.6 acres of RM-3*)
 - Restripe/widen the EB approach, west leg to dual (2) left-turn lanes, two (2) through lanes, and a separate right-turn lane
 - Restripe/lengthen the WB left-turn lanes from 200 feet to 300 feet
 - Bush Street at College Avenue
 - Signalize the intersection
 - Restripe/widen the WB approach, east leg to a separate left-turn lane and one (1) through lane
 - Coordinate signals along Bush Street from College Avenue to 19½ Avenue
12. The 60 right-of-way (ROW) cross sections should contain 40' of curb to curb width and include an 8' median in the center and landscaping shall include trees and drip irrigated plants to reduce water flows into the streets. 60' ROW street segments shall be included on all entryways into the subdivision from arterial or collector streets.
 13. All other street types proposed for the subdivision shall be carried out as shown on the Vesting Tentative Subdivision Map Sheet 1. The design of the Bush Street median landscape shall be determined by the Community Development Department in coordination with other City Departments.
 14. Secondary emergency access shall be provided to the subdivision by gravel access roads from Bush Street along the proposed Brooke Street (should a street not be in place) and tie into Pedersen Street then tie back into Belle Haven Drive or by providing secondary access from Bush Street north on Production Avenue across the railroad tracks thereby tying into Industry Way or by providing secondary access to a future interchange at State Highway 198 at the abandoned north-south railroad easement bridge at the time in which a subdivision records with more than 40 homes.
 15. Stop signs must be installed at the intersections with arterial and collector streets and shall be included in the improvement drawings.
 16. The developer shall submit revised street names for the subdivision to comply with the City Street Naming Policy and shall be submitted to the Community Development Department for approval prior to the submittal of any improvement drawings. Street names must follow the City's Street Naming policy and follow a theme.

17. Five (5) sets of landscape and irrigation plans and park layout plans shall be submitted to conform to City standards for street trees along arterial streets, in buffer areas (usually located in landscape easement areas) and include proposed landscaping for the parks with the improvement plans for review and approval by the Community Development and Parks and Recreation Department prior to recordation of a Final Map. At a minimum, each park space should include a tot lot with a rubberized surface below (or acceptable falling surface), benches, picnic areas, barbecues, grass areas, sidewalks, etc. The adequacy of the parks shall be determined through separate approval by the Community Development and Parks and Recreation Departments. Due to the size of the larger park, activities for older kids should also be available.
18. The 40' PG&E easement shall be incorporated into the "future collector street" rather than a permanent open space area as shown in staff's Figure 1. Due to the short north-south distance of approximately 1,000' of the future street the street section shall include only a 40' wide curb-to-curb asphalt street section and then accommodate a future parkway, 8' sidewalk and landscape/buffer area with a 7' decorative block wall (to provide noise reduction of a future street) . Rearyard setbacks to be 20' from Bush Street south. North of Bush Street the 40' easement shall be incorporated into the bike path with a 10' wide asphalt path that can accommodate 40-50,000 pound trucks. This will also require that a portion of lot 14 be adjusted to accomodate the transition of the bikepath to avoid the railroad right-of-way. The remaining portions of the easement shall be landscaped and maintained by the lighting landscape maintainance district. The intersection of this area with streets shall contain removable bollards to discourage vehicular traffic but allow future access as needed to PG&E and City vehicles.
19. 10' wide public utility and 10' landscape easements must be shown on all lots adjacent to public streets and included in the Final Map.
20. An noise and odor easement must be recorded on the property, in a form acceptable to the City Attorney, to acknowledge the presence of nearby industry and the right of the industry to continue to emit such noise and odors as are otherwise allowable by law and to ensure that industry in these areas is not unreasonably hindered by residential users and owners which move nearby at a later date
21. A Notice and Disclosure Statement must be recorded on the property, in a form acceptable to the City Attorney, which states that neighboring residents should be prepared for the inherent and potential inconveniences and discomforts often associated with normal and usual agricultural activities and operations, and the County will not take any nuisance abatement actions against any normal and usual farming operations must be recorded (as required by 1997 EIR measure regarding the Kings County Right to Farm Ordinance). This helps farmers to continue their right-to-farm.
22. Developer shall make installation of solar panels option available to buyers so long as they are not located on the backside of homes facing arterial or collector streets. To encourage the purchase of such an option, one model home should be installed with solar panels and appropriate materials made available to show the cost efficiencies.
23. Improvement drawings must show existing and proposed sanitary sewer, storm drainage, water, street lights, fire hydrants and street infrastructure (including curb, gutter, and parkway style sidewalks) associated with the development. All proposed and existing onsite utilities shall be under grounded by the developer at their expense. Any utility which may need to be relocated will also be under grounded, with the exception of the 115kv power line. The improvement plans for the subdivision must be approved by the City of Lemoore Engineer and Public Works Departments and conform to City Standards, with the exception to those street cross-section issues addressed through the Planned Unit Development. Appropriate impact fees shall be paid for all utility services.

Development impact fees designed to mitigate the impact of water service shall be charged and all homes shall have water meters. If overdraft conditions are found on City wells, conservation programs shall be implemented.

Fire hydrants spaced 300 feet apart throughout the subdivision as approved by the Lemoore Volunteer Fire Department and shall be included in the improvement drawings with hydrants on the west or north side of the roads.

24. No development site drainage would be allowed to discharge untreated urban runoff into the marsh.
25. Signs shall be posted near the wetlands that walking of dogs within the wetland area is prohibited and can cause potentially serious impacts to wildlife and buyers of residential lots and homes adjacent to the preserved wetlands would be informed through a notice and disclosure statement of the importance of the wetlands and the potentially serious impacts to wildlife that could be caused by pets.
26. No fire stations exist on the westside and will be needed to provide adequate response times for all development on the westside. Therefore, impact fees will need to be paid towards the construction of such facilities. Additionally, growth on the westside will cause the need to expand the police service facilities and appropriate impact fees shall be paid for such as outlined in the impact fee study.
27. The location of the cluster mailbox pads and installation of boxes are the financial responsibility of the developer. The locations of boxes should try to encourage interaction among neighbors.
28. The construction activities shall conform to the general control measures required by the San Joaquin Valley Air Pollution Control District, dust control measures provided in the EPA's Reasonably Available Control Measures and Best Available Control Measures and the PM10 ADP, and the City of Lemoore's air quality measures.
29. Project-related grading and construction activities shall be subject to the recommendations outlined in the Preliminary Geotechnical Investigation Report prepared by Kleinfelder (which is located in Appendix K of the 1997 EIR) and a separate design level geotechnical investigation that is specific to the proposed project to better evaluate areas of varying soil types which require different earthwork and foundation recommendations as well as the Technicon soils report .

As a mitigation to the 1997 EIR, in the event presently unknown archaeological or historical resources are discovered during development of specific projects, work shall be terminated until such time that a certified archaeological/historical consultant can investigate the findings.
30. The developer shall meet all provision of the "License Agreement" date May 1, 2006 between West Hills Community College District, Lemoore Union Elementary School District and Victory Lemoore as may be amended between the parties.
31. A digital copy of the final map and improvement plans shall be provided to the City upon prior to Final Map recordation.
32. The developer shall at all times comply with the Fugitive Dust Control Standards of the San Joaquin Valley Unified Air Pollution Control District and shall take complete control of dust during the preparation of the subdivision site and during construction by taking the following measures:

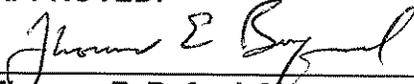
- a. *Submit for approval of the Public Works Director a program for the control of dust, which shall include, but not limited to, a watering schedule (frequency and time of day), use of dust control emulsions, and/or other measures necessary for control of dust.*
 - b. *Provide equipment and labor for watering of all exposed or disturbed soil surfaces, including weekends and holidays.*
 - c. *Sweep construction area and adjacent streets of all mud and dust at the end of the workday.*
 - d. *In addition, the developer shall deposit with the City an amount of five thousand dollars (\$5,000) which may be used by the City for dust control measures on this development, should the developer fail to adequately control dust. In case the City incurs costs for dust control in excess of the above amount, the developer shall reimburse the City for this additional amount. Upon acceptance by the City of the subdivision improvements, the deposit sum less any amount expended by the City will be refunded to the subdivider.*
33. *That the developer and contractor shall comply with all applicable provisions of the NPDES regulations, and are responsible for all General Permit applications to the Regional Water Quality Control Board. Proof of application shall be provided to the City prior to commencement of construction.*
34. *The developer shall submit to the Community Development Department the following documents for processing after approval of the Tentative Subdivision Map in addition to the above mentioned items.*
- a) *Five (5) copies of the final subdivision map along with closure calculations, preliminary title report dated within 90 days of submittal, and the final map application fee. The final map shall bear the signature and seal of the licensed land surveyor or registered civil engineer licensed to practice land surveying, preparing the map. If any of these required elements are missing, no attempt will be made to review the submittal.*
 - b) *Five (5) copies of subdivision improvement plans shall be submitted the Community Development Department including water, sewer, storm drainage street lighting, sidewalks, curb, gutter and fire hydrants drawn at a scale of not less than 1"=40' horizontal and 1"=4' vertical to be distributed to all commenting parties. General layout and grading may be shown on 24"x36" plan sheets. Plan and profile sheets shall be provided for curb grades and all proposed underground construction, and shall identify points of crossing. Calculations for pavement sections and any nonstandard facilities shall be provided. Details for all construction not covered by City Standard Specifications and/or Detail Drawings shall be provided. Plans shall be signed and sealed by the civil engineer in responsible charge. No review will be attempted on an incomplete submittal.*
 - c) *Two (2) copies of the engineer's cost estimates for the proposed improvements showing quantities and unit prices. Unit prices shall conform to the City standard prices, which are available at the Public Works Department.*
 - d) *After review of the final map is complete, the applicant's engineer shall submit a letter certifying that monumentation is in place and ready for field inspection. Upon receipt of that letter, staff will inspect the monumentation of the tract, prior to final approval of the map. If monumentation of individual lots is to be delayed until construction, the owner shall post with the City a bond-guaranteeing placement of all required monumentation.*

- e) *Prior to submittal of the original tracings of the final map to the City for signature and recordation, the original tracing shall include notarized signatures (in black indelible ink) of all persons having record interest in the area within the boundary of the map, the seal and signature (in indelible ink) of the Registered Civil Engineer/Licensed Land Surveyor preparing the map, and the signature (in black indelible ink) of the Kings County Tax Collector. Use of improper ink for these signatures may cause rejection of the map by the City or the County Recorder's office.*
 - f) *After approval of the improvement drawings, the City will maintain possession of the original drawings for the duration of the project. The developer or his representative may obtain copies through a certified blueprinting service (Western Blueprinting or Airport Blueprint) that will retrieve the originals, make the needed copies and return the originals to the City.*
 - g) *That upon completion of the subdivision improvements and their acceptance by the City, the developer's engineer shall prepare drawings of as built improvements and shall submit to the City one reproducible and three blue line copies for the City's records.*
35. *All subdivision improvements including water, sewer, storm drainage, curbs, gutters, sidewalks, street lights, fire hydrants and street improvements shall comply with the Public Works Standards of the City unless provided differently in this report as an allowed Planned Unit Development standard and meet the approval of the City Engineer.*
36. *The subdivider shall defend, indemnify and hold harmless the City of Lemoore and all of its departments, officers, agents and employees of and from all claims, actions and proceedings of any kind or nature to attack, set aside, void or annul the actions of the Planning Commission and/or City Council in reviewing and approving the map. This condition is imposed pursuant to Government Code Section 66474.9. The City will promptly notify the subdivider of any such claim or action and will fully cooperate with the subdivider in the defense thereof.*
37. *In accordance with City Council Resolution 2005-24 adopted on June 7, 2005, the Council has authorized staff to prepare an updated impact fee study which is anticipated to be completed within one year. The project will have an impact on the need for new public facilities and improvements in the City. The costs associated with that impact and the connection between the need for new public facilities and the proposed project will be set forth in a new Resolution to be adopted by the City Council. As a result, the applicant shall be subject to and shall pay these impact fees when they are set forth; should construction commence prior to the completion of such fee schedule an interim assessment will have to be made. Development Impact Fees shall be collected upon issuance of building permits for the development at the rate in effect on the date of the building permit.*
38. *The 13.6 acre portion of Assessor's Parcel Number 023-510-011 as shown on the general plan and zoning amendment exhibits, shall be zoned RM-3 within the scope of the Traffic Impact Report and will be required to include at least 85 units due to density shortfalls and up to 180 units of multi-family housing when submitting for a Site Plan Review or construction.*

Passed and adopted at a Regular Meeting of the City Council of the City of Lemoore held on the 6th day of June, 2006, by the following vote:

AYES: PLOURDE, MARTIN, GREGO, MURRAY, BUFORD
NOES: NONE
ABSTAINING: NONE
ABSENT: NONE

APPROVED:



Thomas E. Buford, Mayor

ATTEST:



Nanci C.O. Lima, City Clerk

**TABLE 5:
PROPORTIONATE SHARE PERCENTAGES**

Intersections	2010 (Near Term) Improvements				
	Project Trips AM/PM	Existing	2010 + Project AM/PM	City of Lemoore Proportionate Share % AM/PM	Caltrans Proportionate Share % AM/PM
Bush Street at 19 ½ Avenue	43/49	n/a	1,779/1,782	2.42% / 2.75%	n/a
Bush Street at SR 41 NB Ramps	68/97	806/776	2,330/2,328	2.92% / 4.17%	4.46% / 6.25%
Bush Street at SR 41 SB Ramps	94/130	766/601	2,553/2,424	3.68% / 5.36%	5.26% / 7.13%
Bush Street at Belle Haven Drive	97/134	n/a	2,311/2,271	4.20% / 5.90%	n/a
Bush Street at Semas Street	146/200	n/a	1,285/1,278	11.36% / 15.65%	n/a
Bush Street at College Avenue	158/215	n/a	937/937	16.86% / 22.95%	n/a
Intersections	2030 (Long Term) Improvements				
	Project Trips AM/PM	Existing AM/PM	2030 + Project AM/PM	City of Lemoore Proportionate Share % AM/PM	Caltrans Proportionate Share % AM/PM
Bush Street at 19 ½ Avenue	14/20	n/a	2,557/2,560	0.55% / 0.78%	n/a
Bush Street at SR 41 NB Ramps	27/43	806/776	3,431/3,415	0.79% / 1.28%	1.03% / 1.63%
Bush Street at SR 41 SB Ramps	42/58	766/601	4,141/3,991	1.01% / 1.45%	1.24% / 1.71%
Bush Street at Belle Haven Drive	50/69	n/a	5,095/5,031	0.98% / 1.37%	n/a
Bush Street at Semas Street	123/168	n/a	3,102/3,084	3.97% / 5.45%	n/a
Bush Street at College Avenue	133/181	n/a	1,867/1,852	7.12% / 9.77%	n/a
Production Avenue Railroad Crossing	9/12	n/a	254/251	3.54% / 4.78%	n/a
Brooke/SR 198 Interchange	14/21	n/a	694/694	2.02% / 3.03%	2.02% / 3.03%

n/a = not applicable

PRELIMINARY ORDER OF MAGNITUDE OPINION OF PROBABLE CONSTRUCTION COSTS
VICTORY VILLAGE, LEMOORE, CA
 2010 Project (with the Project)

Based on Existing Conditions & Belle Haven Signalization

PREPARED BY: T. CARPENTER

DATE: 5/30/2006

PROJECT NO. 05-950

ITEM NAME (DESCRIPTION)	UNIT	QTY	UNIT COST	TOTAL COST	City Proportionate Share	PROJECT COST	Caltrans Proportionate Share	PROJECT COST
Bush Street at 19 1/2 Avenue								
Signalize the intersection								
Restripe/widen the NB approach, south leg, from a shared left-through-right lane, to a separate left-turn lane and a shared through-right lane								
• Signalization of Intersection	LS	1	\$220,000.00	\$220,000.00				
• Signling, Striping and Pavement Markings (Removal and Installation)	LS	1	\$20,000.00	\$20,000.00				
• Asphalt (4")	Ton	82	\$150.00	\$12,300.00				
• Aggregate Base (8")	Ton	149	\$50.00	\$7,450.00				
• Earthwork (Grading/Compacting/Import)	LS	1	\$3,500.00	\$3,500.00				
• Utility Relocation	LS	1	\$10,000.00	\$10,000.00				
COST				\$273,250.00		2.76%		\$7,514.00
Bush St. at SR 41 NB Ramps - from halfway between the SB ramps and 19 1/2 Avenue								
Signalize the intersection								
Restripe/widen the NB approach, south leg, from a shared left-through lane and a separate right-turn lane, to a separate left-turn lane, a shared left-through lane, and a separate right-turn lane								
Restripe/widen the EB approach, west leg, from a separate left-turn lane and one (1) through lane, to a separate left-turn lane and two (2) through lanes								
Restripe/lengthen the EB left from 125 feet to 155 feet to accommodate the projected queue								
• Signalization of Intersection	LS	1	\$200,000.00	\$200,000.00				
• Right-of-way Acquisition	SF	7260	\$3.00	\$21,780.00				
• Signling, Striping and Pavement Markings (Removal and Installation)	LS	1	\$25,000.00	\$25,000.00				
• Demolition of Asphalt and Concrete	LS	1	\$3,000.00	\$3,000.00				
• Install Curb/Gutter	LF	100	\$35.00	\$3,500.00				
• Install Sidewalk	SF	450	\$7.00	\$3,150.00				
• Install Handicap Ramp	EA	1	\$3,000.00	\$3,000.00				
• Asphalt (6")	Ton	272	\$150.00	\$40,800.00				
• Aggregate Base (12")	Ton	490	\$50.00	\$24,500.00				
• Earthwork (Grading/Compacting/Import)	LS	1	\$55,000.00	\$55,000.00				
• Utility Relocation	LS	1	\$10,000.00	\$10,000.00				
COST				\$389,730.00		4.17%	6.25%	\$18,252.00
Bush St. at SR 41 SB Ramps - from halfway between Belle Haven and the NB ramps								
Signalize the intersection								
Restripe/widen the EB approach, west leg, from a shared through-right lane, to two (2) through lanes and a separate right-turn lane								
• Signalization of Intersection	LS	1	\$200,000.00	\$200,000.00				
• Right-of-way Acquisition	SF	1920	\$3.00	\$5,760.00				
• Signling, Striping and Pavement Markings (Removal and Installation)	LS	1	\$15,000.00	\$15,000.00				
• Demolition of Asphalt and Concrete	LS	1	\$2,500.00	\$2,500.00				
• Install Curb/Gutter	LF	150	\$35.00	\$5,250.00				
• Install Sidewalk	SF	720	\$7.00	\$5,040.00				
• Install Handicap Ramp	EA	1	\$3,000.00	\$3,000.00				
• Asphalt (4")	Ton	48	\$150.00	\$7,200.00				
• Aggregate Base (8")	Ton	87	\$50.00	\$4,350.00				
• Earthwork (Grading/Compacting/Import)	LS	1	\$5,000.00	\$5,000.00				
• Utility Relocation	LS	1	\$10,000.00	\$10,000.00				
COST				\$283,450.00		6.38%	7.13%	\$18,784.00
Bush St. at Belle Haven Dr. - from extents of west side widening to halfway between SB ramps								
Modification of Signal								
Restripe/widen the NB approach, south leg, from a separate left-turn lane and a shared through right lane, to a separate left-turn lane, one (1) through lane, and a separate right-turn lane								
Restripe/widen the WB approach, east leg, from a separate left-turn lane, one (1) through lane, and a separate right-turn lane, to a separate left-turn lane, two (2) through lanes, and a separate right-turn lane								
Restripe/widen the EB approach, west leg, from a shared left-through-right, to a separate left-turn lane, two (2) through lanes, and a separate right-turn lane								
Restripe/lengthen the WB left from 200 feet to 275 feet to accommodate the projected queue								
• Modification of Signal Installed in 2008	LS	1	\$150,000.00	\$150,000.00				
• Right-of-way Acquisition	SF	25100	\$3.00	\$75,300.00				
• Signling, Striping and Pavement Markings (Removal and Installation)	LS	1	\$25,000.00	\$25,000.00				
• Demolition of Asphalt and Concrete	LS	1	\$5,500.00	\$5,500.00				
• Install Curb/Gutter	LF	500	\$35.00	\$17,500.00				
• Install Sidewalk	SF	2250	\$7.00	\$15,750.00				
• Install Handicap Ramp	EA	4	\$3,000.00	\$12,000.00				
• Asphalt (4")	Ton	628	\$150.00	\$94,200.00				
• Aggregate Base (8")	Ton	1135	\$50.00	\$56,750.00				
• Earthwork (Grading/Compacting/Import)	LS	1	\$42,000.00	\$42,000.00				
• Utility Relocation	LS	1	\$40,300.00	\$40,300.00				
COST				\$534,300.00		6.90%		\$31,524.00
Bush St. at Semas St. - from extents of west side widening to extents of east side widening								
Signalize the intersection								
Restripe/widen the NB approach, south leg, from a shared left-through-right lane, to a separate left-turn lane and a shared through-right lane								
Restripe/widen the SB approach, north leg, from a shared left-through-right lane, to a separate left-turn lane and a shared through-right lane								
Restripe/widen the WB approach, east leg, from a shared left-through-right lane, to a separate left-turn lane and a shared through-right lane								
Restripe/widen the EB approach, west leg, from a shared left-through-right lane, to a separate left-turn lane and a shared through-right lane								
• Signalization of Intersection	LS	1	\$200,000.00	\$200,000.00				
• Right-of-way Acquisition	SF	31500	\$3.00	\$94,500.00				
• Signling, Striping and Pavement Markings (Removal and Installation)	LS	1	\$25,000.00	\$25,000.00				
• Demolition of Asphalt and Concrete	LS	1	\$5,500.00	\$5,500.00				
• Removal (Curb/gutter and sidewalk)	CY	36	\$35.00	\$1,260.00				
• Install Curb/Gutter	LF	180	\$35.00	\$6,300.00				

• Install Sidewalk	SF	720	\$7.00	\$5,040.00
• Install Handicap Ramp	EA	4	\$3,000.00	\$12,000.00
• Asphalt (4")	Ton	760	\$160.00	\$117,000.00
• Aggregate Base (6")	Ton	1425	\$50.00	\$71,250.00
• Earthwork (Grading/Compacting/Import)	LS	1	\$82,000.00	\$82,000.00
• Utility Relocation	LS	1	\$40,300.00	\$40,300.00

COST **\$629,450.00**

15.66% \$98,509.00

Coordination of Signals from Semas St. to 19 1/2 Ave.

• Synchronize and Program Signal Controllers along Bush St. Corridor	LS	1	\$35,000.00	\$35,000.00
• Conduit and Conductors	LF	3500	\$45.00	\$157,500.00
• Equipment Upgrade (Modem Cards, Network Communication Devices.....)	EA	5	\$1,550.00	\$7,750.00

COST **\$200,250.00**

6.77% \$13,549.00

500' needed by 2010 \$22,500.00
3 Needed \$4,650.00

SUBTOTAL CONSTRUCTION COST **\$2,290,430.00**

\$181,469.00

\$43,142.00

MISC. (3%) - Includes Mobilization/Clearing and grubbing site, etc.
CONTINGENCIES (20%)
CONSTRUCTION ENGINEERING (5%)
PLANS, SPECIFICATIONS, & ENGINEERING (10%)

TOTAL CONSTRUCTION COST **\$3,160,783.40**

\$250,427.00

PSR
EIR

EA	1	\$200,000.00	\$200,000.00
EA	1	\$200,000.00	\$200,000.00

4.64% \$9,300.00
4.64% \$9,300.00

6.60% \$13,210.00
6.60% \$13,210.00

GRAND TOTAL **\$3,560,783.40**

\$269,027.00

\$69,562.00

PLEASE NOTE: *NO STRUCTURE WIDENING INCLUDED AT THE INTERCHANGE OF HWY 41 AND BUSH ST.*****

****These Proportionate Share %'s based on weighted averages of above applicable %'s****

*****ALL COSTS REFLECT CURRENT RATES/ESTIMATES, FUTURE COSTS MAY DIFFER*****

SUBTOTAL OF SPECIAL INTERIM SOLUTION INTERCHANGE FEE				\$735,560.00
MISC. - Includes Mobilization/Clearing and grubbing site, etc.	3%			\$22,059.90
CONTINGENCIES	20%			\$147,068.00
CONSTRUCTION ENGINEERING	5%			\$36,765.50
PLANS, SPECIFICATIONS, & ENGINEERING	10%			\$73,533.00
Up to 4 warrant studies needed prior to installing signals at SB & NB SR 41 ramps		4	\$3,000.00	\$12,000.00
TOTAL OF INTERIM SOLUTION INTERCHANGE FEE				\$1,026,755.40
Cost per unit for 670 housing units or their equivalent				\$1,601.33

Highlighted items are those improvements that were included in the interim solution interchange too

**PRELIMINARY ORDER OF MAGNITUDE OPINION OF PROBABLE CONSTRUCTION COSTS
VICTORY VILLAGE, LEMOORE, CA
2030 Project (with the Project)**

Estimates Assume Recommended Improvements Have Been Made in 2010

PREPARED BY: T. CARPENTER

DATE: 5/30/2006

PROJECT NO. 05-950

ITEM NAME (DESCRIPTION)	UNIT	QTY	UNIT COST	TOTAL COST	City Proportionate Share	PROJECT COST	Caltrans Proportionate Share	PROJECT COST
Bush Street at 19 1/2 Avenue								
Restripe/lengthen of NB left-turn lane to accommodate increased traffic								
• Signing, Striping and Pavement Markings (Removal and Installation)	LS	1	\$10,000.00	\$10,000.00				
• Asphalt (4")	Ton	18	\$150.00	\$2,700.00				
• Aggregate Base (8")	Ton	31	\$50.00	\$1,550.00				
• Earthwork (Grading/Compacting/Import)	LS	1	\$1,500.00	\$1,500.00				
• Utility Relocation	LS	1	\$5,000.00	\$5,000.00				
COST				\$20,750.00	0.78%	\$182.00		
Bush St. at SR 41 NB Ramps - from halfway between the SB ramps to the NB ramps								
Restripe/widen Bush Street from five (5) lanes to six (6) lanes between the NB and SB Ramps								
• Modification of Signal	LS	1	\$150,000.00	\$150,000.00				
• Signing, Striping and Pavement Markings (Removal and Installation)	LS	1	\$10,000.00	\$10,000.00				
• Demolition of Asphalt and Concrete	LS	1	\$3,000.00	\$3,000.00				
• Install Curb/Gutter	LF	450	\$35.00	\$16,750.00				
• Install Sidewalk	SF	2250	\$7.00	\$15,750.00				
• Install Handicap Ramp	EA	2	\$3,000.00	\$6,000.00				
• Asphalt (6")	Ton	135	\$150.00	\$20,250.00				
• Aggregate Base (12")	Ton	243	\$50.00	\$12,150.00				
• Earthwork (Grading/Compacting/Import)	LS	1	\$10,000.00	\$10,000.00				
• Utility Relocation	LS	1	\$10,000.00	\$10,000.00				
• Tie Back Wall (6")	SF	1200	\$70.00	\$84,000.00				
COST				\$336,800.00	1.20%	\$4,312.00	1.63%	\$5,491.00
Bush St. at SR 41 SB Ramps - from halfway between the NB ramps to the SB ramps								
Restripe/widen Bush Street from five (5) lanes to six (6) lanes between the NB and SB Ramps								
• Modification of Signal	LS	1	\$150,000.00	\$150,000.00				
• Signing, Striping and Pavement Markings (Removal and Installation)	LS	1	\$10,000.00	\$10,000.00				
• Demolition of Asphalt and Concrete	LS	1	\$3,000.00	\$3,000.00				
• Install Curb/Gutter	LF	450	\$35.00	\$16,750.00				
• Install Sidewalk	SF	2250	\$7.00	\$15,750.00				
• Install Handicap Ramp	EA	2	\$3,000.00	\$6,000.00				
• Asphalt (6")	Ton	135	\$150.00	\$20,250.00				
• Aggregate Base (12")	Ton	243	\$50.00	\$12,150.00				
• Earthwork (Grading/Compacting/Import)	LS	1	\$10,000.00	\$10,000.00				
• Utility Relocation	LS	1	\$10,000.00	\$10,000.00				
• Tie Back Wall (6")	SF	1200	\$70.00	\$84,000.00				
COST				\$336,800.00	1.45%	\$4,885.00	1.71%	\$5,761.00
Bush St. at Belle Haven Dr. - from extents of west side widening to halfway between SB ramps								
Restripe/widen the NB approach, south leg, from a separate left-turn lane, one (1) through lane, and a separate right-turn lane, to a separate left-turn lane, one (1) through lane, and dual (2) right-turn lanes								
Restripe/widen the WB approach, east leg, from a separate left-turn lane, two (2) through lanes, and a separate right-turn lane, to dual (2) left-turn lanes, two (2) through lanes, and a separate right-turn lane								
Restripe/widen the EB approach, west leg, from a separate left-turn lane, two (2) through lanes, and a separate right-turn lane, to dual (2) left-turn lanes, two (2) through lanes, and a separate right-turn lane								
Restripe/lengthen the WB left-turn lanes from 200 feet to 300 feet								
• Modification of Signal	LS	1	\$150,000.00	\$150,000.00				
• Right-of-way Acquisition	SF	19000	\$3.00	\$57,000.00				
• Signing, Striping and Pavement Markings (Removal and Installation)	LS	1	\$25,000.00	\$25,000.00				
• Demolition of Asphalt and Concrete	LS	1	\$5,500.00	\$5,500.00				
• Install Curb/Gutter	LF	500	\$35.00	\$17,500.00				
• Install Sidewalk	SF	2250	\$7.00	\$15,750.00				
• Install Handicap Ramp	EA	4	\$3,000.00	\$12,000.00				
• Asphalt (4")	Ton	463	\$150.00	\$69,450.00				
• Aggregate Base (8")	Ton	860	\$50.00	\$43,000.00				
• Earthwork (Grading/Compacting/Import)	LS	1	\$31,500.00	\$31,500.00				
• Utility Relocation	LS	1	\$40,300.00	\$40,300.00				
COST				\$467,000.00	1.37%	\$6,398.00		
Bush St. at Semas St. - from extents of west side widening to extents of east side widening								
Restripe/widen the NB approach, south leg, from a separate left-turn lane and a shared through-right lane, to a separate left-turn lane, one (1) through lane, and a separate right-turn lane								
Restripe/widen the SB approach, north leg, from a separate left-turn lane and a shared through-right lane, to dual (2) left-turn lanes, one (1) through lane, and a separate right-turn lane								
Restripe/widen the WB approach, east leg, from a separate left-turn lane and a shared through-right lane, to a separate left-turn lane, one (1) through lane, and a separate right-turn lane								
Restripe/widen the EB approach, west leg, from a separate left-turn lane and a shared through-right lane, to a separate left-turn lane, one (1) through lane, and a separate right-turn lane								
• Modification of Signal	LS	1	\$150,000.00	\$150,000.00				
• Right-of-way Acquisition	SF	31600	\$3.00	\$94,800.00				
• Signing, Striping and Pavement Markings (Removal and Installation)	LS	1	\$25,000.00	\$25,000.00				
• Demolition of Asphalt and Concrete	LS	1	\$5,500.00	\$5,500.00				
• Removal (Curb/Gutter and sidewalk)	CY	38	\$35.00	\$1,260.00				
• Install Curb/Gutter	LF	180	\$35.00	\$6,300.00				
• Install Sidewalk	SF	240	\$7.00	\$1,680.00				
• Install Handicap Ramp	EA	4	\$3,000.00	\$12,000.00				
• Asphalt (4")	Ton	782	\$150.00	\$117,300.00				
• Aggregate Base (8")	Ton	1429	\$50.00	\$71,450.00				
• Earthwork (Grading/Compacting/Import)	LS	1	\$53,000.00	\$53,000.00				
• Utility Relocation	LS	1	\$40,300.00	\$40,300.00				
COST				\$577,690.00	5.45%	\$31,495.00		
Bush St. at College Ave. - from extents of west side widening to extents of east side widening								
Signalize the intersection								

Restrict/widen the WB approach, east leg, from a shared left-through lane, to a separate left-turn lane and one (1) through lane

• Signalization of Intersection	LS	1	\$170,000.00	\$170,000.00
• Right-of-way Acquisition	SF	12500	\$3.00	\$37,500.00
• Signing, Striping and Pavement Markings (Removal and Installation)	LS	1	\$10,000.00	\$10,000.00
• Demolition of Asphalt and Concrete	LS	1	\$2,000.00	\$2,000.00
• Install Curb/Gutter	LF	100	\$35.00	\$3,500.00
• Install Sidewalk	SF	600	\$7.00	\$4,200.00
• Install Handicap Ramp	EA	2	\$3,000.00	\$6,000.00
• Asphalt (4")	Ten	309	\$150.00	\$46,350.00
• Aggregate Base (8")	Ten	585	\$50.00	\$29,250.00
• Earthwork (Grading/Compacting/Import)	LS	1	\$21,000.00	\$21,000.00
• Utility Relocation	LS	1	\$40,300.00	\$40,300.00

COST \$369,100.00 9.77% \$38,061.00

Coordination of Signals from College Ave. to 19 1/2 Ave.

• Synchronize and Program Signal Controllers along Bush St. Corridor	LS	1	\$10,000.00	\$10,000.00
• Conduit and Conductors	LF	1600	\$45.00	\$72,000.00
• Equipment Upgrade (Modem Cards, Network Communication Devices,....)	EA	6	\$1,550.00	\$9,300.00

COST \$91,300.00 3.35% \$3,059.00

Interchange at Highway 198 and Brook St.

• Right-of-way Acquisition	LS	1	\$1,200,000.00	\$1,200,000.00
• Signals	LF	1	\$400,000.00	\$400,000.00
• Construction Costs	EA	1	\$19,700,000.00	\$19,700,000.00

COST \$21,300,000.00 3.03% \$645,390.00 3.03% \$645,390.00

SUBTOTAL CONSTRUCTION COST \$23,162,940.00 \$731,762.00 \$656,642.00

MISC. (3%) - Includes Mobilization/Clearing and grubbing site, etc.		\$694,898.20	3.14%	\$21,806.00
CONTINGENCIES (20%)		\$4,632,588.00	3.14%	\$145,375.00
CONSTRUCTION ENGINEERING (5%)		\$1,158,147.00	3.14%	\$36,344.00
PLANS, SPECIFICATIONS, & ENGINEERING (10%)		\$2,316,294.00	3.14%	\$72,688.00

TOTAL CONSTRUCTION COST \$31,964,857.20 \$1,007,875.00

PSR	EA	2	\$200,000.00	\$400,000.00	1.28%	\$5,120.00	1.63%	\$8,520.00
EIR	EA	2	\$200,000.00	\$400,000.00	1.28%	\$5,120.00	1.63%	\$8,520.00

GRAND TOTAL \$32,764,857.20 \$1,018,215.00 \$669,662.00

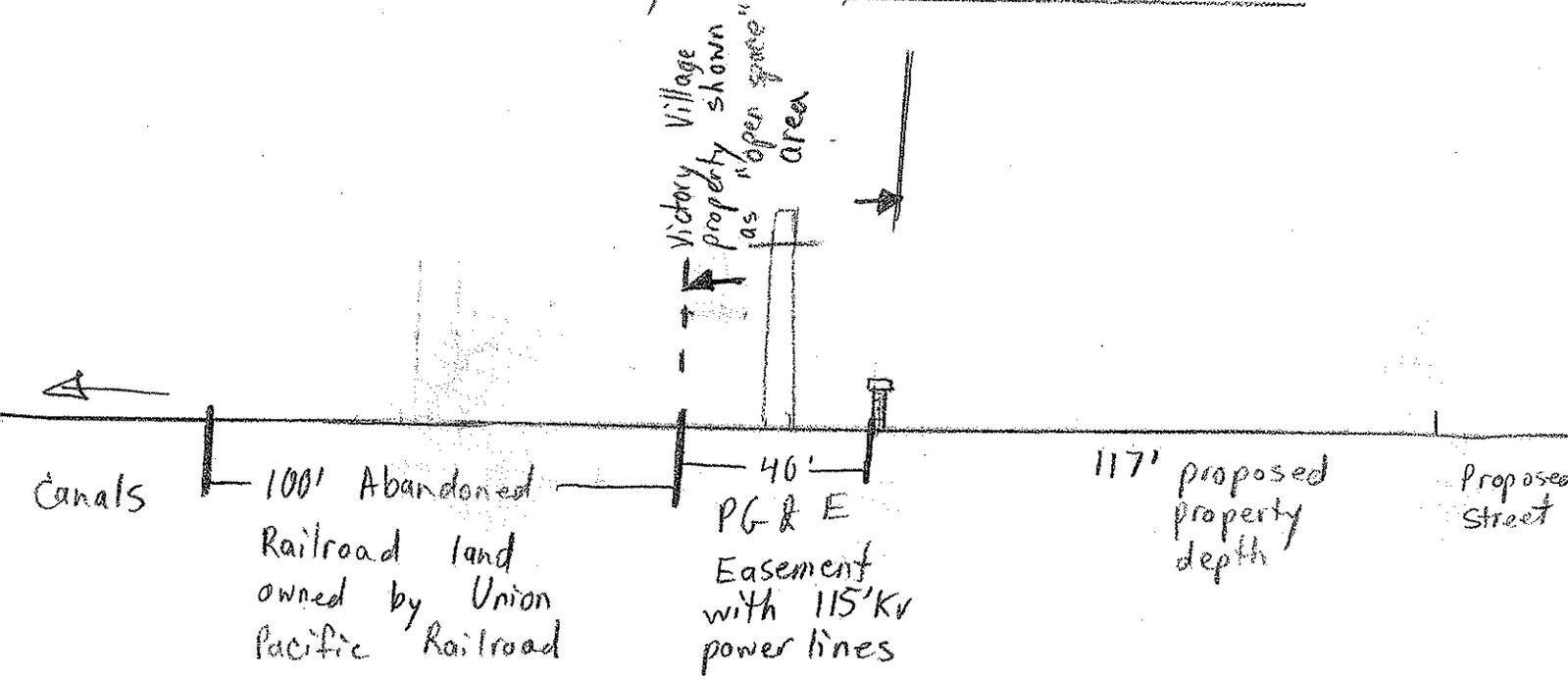
PLEASE NOTE: ***NO STRUCTURE WIDENING INCLUDED AT THE INTERCHANGE OF HWY 41 AND BUSH ST.***

***These Proportionate Share %'s based on weighted averages of above applicable %'s**

ALL COSTS REFLECT CURRENT RATES/ESTIMATES, FUTURE COSTS MAY DIFFER

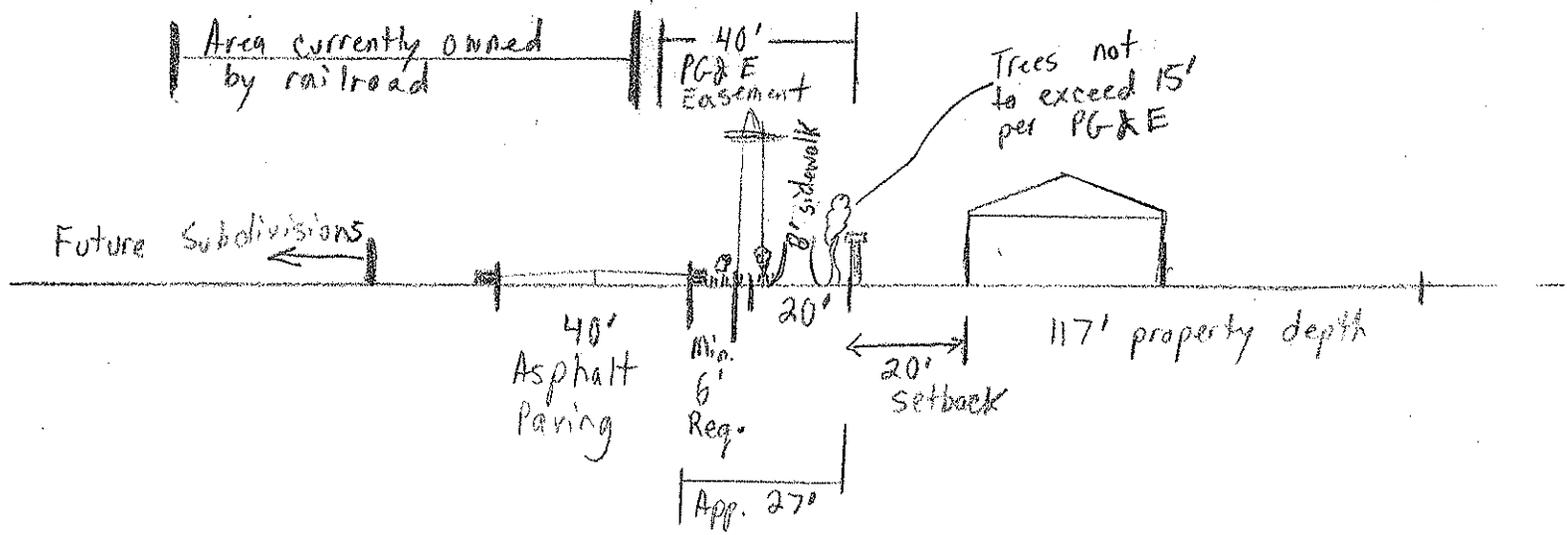
FIGURE 1

Existing conditions of the westerly boundary of Victory Village



Proposed Future easements/ROW

(incorporate PG&E easement in future "collector" street and possibly build asphalt section to "local" standard)

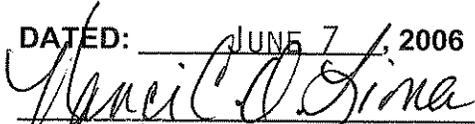


CERTIFICATE

STATE OF CALIFORNIA)
COUNTY OF KINGS) ss.
CITY OF LEMOORE)

I, Nanci C.O. LIMA, City Clerk of the City of Lemoore, do hereby certify the foregoing Resolution of the City Council of the City of Lemoore was duly passed and adopted at a Regular Meeting of the City Council held on June 6, 2006.

DATED: JUNE 7 , 2006



Nanci C.O. Lima, City Clerk

Mayor
Lois Wynne
Mayor Pro Tem
Jeff Chedester
Council Members
Ray Madrigal
Eddie Neal
William Siegel



**Office of the
Public Works/
Planning Department**

711 W. Cinnamon Drive
Lemoore, CA 93245
Phone (559) 924-6744
Fax (559) 924-6708

Staff Report

ITEM NO. 5

To: Lemoore Planning Commission

From: Steve Brandt, City Planner

Date: July 7, 2015

Meeting Date: July 13, 2015

Subject: Request by Coker Ellsworth, Fairway Homes Estates, LLC to Extend Approval of Vesting Tentative Subdivision Map No. 2004-01, Tract No. 816 for One Year

Discussion:

On July 1, 2015, Coker Ellsworth submitted a written request to extend the approval of the Tract 816 Vesting Tentative Subdivision Map 2004-01 – Holly Oak Estates. This map was approved by the City Council on June 14, 2004. Due to previous time extensions the map is now set to expire on August 14, 2015.

Mr. Ellsworth is requesting a one-year time extension.

Recommendation:

City staff recommends that the Planning Commission approve a one-year time extension, which would extend Vesting Tentative Subdivision Map No. 2004-01 to August 14, 2016. All previously approved conditions would remain intact.

Attachments: Vesting Tentative Subdivision Map No. 2004-01
Original Approval Letter Dated June 16, 2015

VESTING TENTATIVE SUBDIVISION MAP COUNTY TRACT No. 816 HOLLY OAK ESTATES

IN THE CITY OF LEMOORE
KINGS COUNTY, CALIFORNIA

OFFERS:
1. OUTLOT "X" NOW OFFERED TO THE CITY OF LEMOORE IN FEE (STORM DRAIN BASIN).

LEGAL DESCRIPTION

A PORTION OF THE WEST ONE HALF OF THE SOUTHEAST ONE QUARTER OF SECTION 10, TOWNSHIP 18 SOUTH, RANGE 20 EAST, MOUNT Diablo BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST TWO-THIRDS OF THE NORTH HALF OF LOT 6 AND THE WEST TWO-THIRDS OF LOT 7 OF FOX & SWEETLAND COLONY, IN THE COUNTY OF KINGS, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF RECORDED IN BOOK 2, PAGE 43 OF MAPS, TULARE COUNTY RECORDS.

EXCEPTING THEREFROM THAT PORTION THEREOF DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTH HALF OF LOT 6, RUNNING THENCE NORTH ALONG THE CENTER LINE OF THE ROAD, A DISTANCE OF 294 FEET; THENCE EAST A DISTANCE OF 287 FEET; THENCE SOUTH 284 FEET TO THE SOUTH LINE OF THE NORTH HALF OF SAID LOT 6; THENCE WEST 287 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THAT PORTION OF THE WEST TWO-THIRDS OF SAID LOT 7, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID LOT 7, SAID POINT BEING IN THE CENTER LINE OF THE ROAD, A DISTANCE OF 294 FEET NORTH OF THE SOUTHWEST CORNER OF THE NORTH HALF OF LOT 6 OF SAID COLONY, RUNNING THENCE NORTH ALONG THE CENTER OF THE ROAD A DISTANCE OF 104 FEET; THENCE EAST A DISTANCE OF 288 FEET; THENCE SOUTH 104 FEET TO A POINT 294 FEET NORTH OF THE SOUTH LINE OF THE NORTH HALF OF SAID LOT 6; THENCE WEST 288 FEET TO THE POINT OF BEGINNING.

AND ALSO EXCEPTING THEREFROM THAT PORTION OF LOT 7 OF FOX & SWEETLAND COLONY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 7, SAID NORTHWEST CORNER BEING AT COORDINATES Y=348 268.838 FEET AND X=1 787 800.249 FEET, SAID NORTHWEST CORNER ALSO BEARS SOUTH OF 49° 25' WEST 330.91 FEET FROM THE CENTER QUARTER CORNER OF SECTION 10, TOWNSHIP 18 SOUTH, RANGE 20 EAST, MOUNT Diablo BASE AND MERIDIAN; THENCE (1) ALONG THE NORTH LINE OF SAID LOT 7 SOUTH 89° 39' 58" EAST 32.85 FEET; THENCE (2) SOUTH 47° 23' 54" WEST 82.83 FEET; THENCE (3) ALONG THE EAST SAID NORTH LINE, NORTH 89° 18' 24" WEST 30.00 FEET TO THE WEST LINE OF SAID LOT 7; THENCE (4) ALONG SAID WEST LINE, NORTH 0° 45' EAST 97.02 FEET TO THE POINT OF BEGINNING, AS WAS CONVEYED TO THE STATE OF CALIFORNIA, BY DEED RECORDED DECEMBER 12, 1981, IN BOOK 798 AT PAGE 485 OF OFFICIAL RECORDS, AS DOCUMENT No. 13037.

TOGETHER WITH:

THE EAST ONE-THIRD OF THE NORTH HALF OF LOT 8 AND THE EAST ONE-THIRD OF LOT 7 OF FOX & SWEETLAND COLONY, IN THE COUNTY OF KINGS, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF RECORDED IN BOOK 2 AT PAGE 43 OF MAPS, TULARE COUNTY RECORDS.

AND TOGETHER WITH:

ALL OF LOT 8 OF THE FOX & SWEETLAND COLONY, AS SHOWN ON THE MAP THEREOF, RECORDED JUNE 5, 1981 IN BOOK 2 PAGE 43 OF MAPS, TULARE COUNTY RECORDS.

EXCEPTING THEREFROM THE WEST 2 ACRES THEREOF.

ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO DOYLE LOVELESS AND DOROTHY D. LOVELESS, BY DEED RECORDED IN BOOK 828 PAGE 240 OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

THE NORTH 118 FEET OF THE EAST 108 FEET OF SAID LOT 8.

ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE STATE OF CALIFORNIA, BY DEED RECORDED IN BOOK 745 PAGE 813 OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

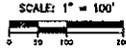
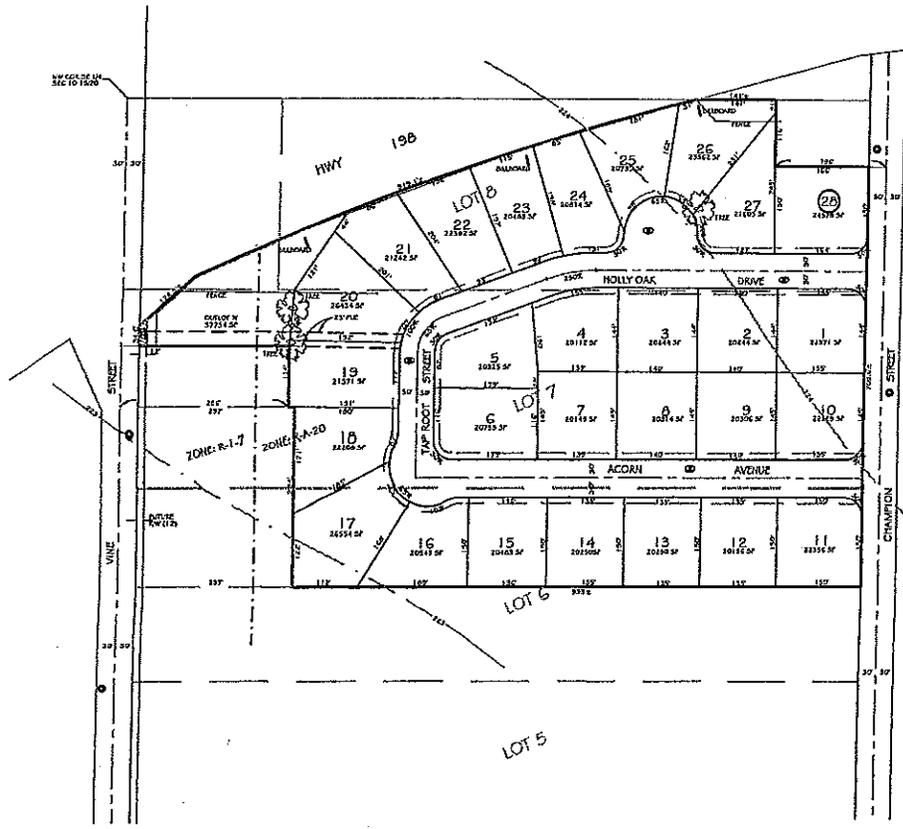
BEGINNING AT A POINT IN THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 10, T 18 S, R 20 E, MOUNT Diablo SAID POINT BEARS SOUTH 89° 41' 54" EAST 283.83 FEET FROM THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION; THENCE (1) ALONG THE EAST LINE OF THE WEST 2 ACRES OF SAID LOT, SOUTH 0° 49' 55" WEST 243.77 FEET; THENCE (2) FROM A TANGENT WHICH BEARS NORTH 07° 11' 41" EAST, EASTERNLY ALONG A CURVE (CONCAVE SOUTHERLY) WITH A RADIUS OF 492.9 FEET, THROUGH AN ANGLE OF 68° 51' 24", AN ARC DISTANCE OF 701.92 FEET TO SAID NORTH LINE; THENCE (3) ALONG SAID NORTH LINE, NORTH 89° 41' 54" WEST, A DISTANCE OF 718.85 FEET TO THE POINT OF BEGINNING.

AND TOGETHER WITH:

THAT PORTION OF THE WEST 2/10 OF LOT 8 OF FOX & SWEETLAND COLONY ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 2 PAGE 43 OF MAPS, TULARE COUNTY RECORDS, DESCRIBED AS FOLLOWS:

COMMENCING FOR REFERENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 10, T 18 S, R 20 E, MOUNT Diablo; THENCE (1) ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION, SOUTH 0° 49' 25" WEST, 330.91 FEET TO THE SOUTH LINE OF SAID LOT 6; THENCE (2) ALONG SAID SOUTH LINE, SOUTH 89° 39' 58" EAST 97.02 FEET TO THE TRUE POINT OF BEGINNING; THENCE (3) NORTH 47° 23' 54" EAST 32.85 FEET; THENCE (4) ALONG A LINE PARALLEL WITH AND 71 FEET SOUTHEASTERLY, MEASURED RADIALY FROM THE CENTERLINE OF THE DEPARTMENT OF PUBLIC WORKS SURVEY FROM THE LEMOORE RIVAL AIR STATION TO 1 MILE EAST OF ROUTE 133 (NOW ROUTE 43), ROAD W-KM-10-9 (NOW GS-KM-188), FROM A TANGENT WHICH BEARS NORTH 89° 03' EAST, NORTHEASTERLY ALONG A CURVE (CONCAVE SOUTHEASTERLY) WITH A RADIUS OF 482.9 FEET, THROUGH AN ANGLE OF 01° 49' 23.79", AN ARC DISTANCE OF 157.18 FEET TO THE EAST LINE OF THE WEST 2/10 OF SAID LOT; THENCE (5) ALONG SAID EAST LINE, SOUTH 49° 25' WEST, 82.83 FEET TO THE SOUTH LINE OF SAID LOT; THENCE (6) ALONG SAID SOUTH LINE, NORTH 89° 39' 58" WEST, 168.91 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 17.34 ACRES, MORE OR LESS



LEGEND

- EX. FENCE LINE
- EX. (E.O.H.) EXISTING ELECTRIC LINE (OVERHEAD)
- TREE
- BILLBOARD
- 12' DEDICATION FOR ROAD PURPOSES
- P.U.E. PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
- P.U.E. PREVIOUSLY DEDICATED FOR PUBLIC USE
- P.U.E. PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
- 10' P.U.E. EASEMENT
- LANDSCAPE EASEMENT
- ZONE DISTRICT

GENERAL INFORMATION

EXISTING ZONE R-1-7 AND R-A-20
 PROPOSED ZONE R-1-7 AND R-A-20
 EXISTING USE OPEN FIELD
 PROPOSED USE RESIDENTIAL
 SEWER CITY OF LEMOORE
 WATER CITY OF LEMOORE
 A.P.N. 023-180-2, 3, 41 & 42
 ELEVATION P.O.B.E.
 GAS THE GAS COMPANY
 TELEPHONE 5BC
 STORM DRAIN CITY OF LEMOORE

BASE FLOOD INFORMATION

NOT IN A FLOOD ZONE AREA PER FIRM PANEL No. 50, COMMUNITY-PANEL NUMBER 060608 0650 R, DATED AUGUST 4, 1978

OWNER / APPLICANT
D&B PROPERTY DEVELOPMENT
 2445 N. 20th St.
 Lemoore, CA 93246



D&B PROPERTY DEVELOPMENT
HOLLY OAK ESTATES
 IN THE CITY OF LEMOORE
 KINGS COUNTY, CALIFORNIA

**VESTING TENTATIVE
 SUBDIVISION MAP
 No. 816**

SURVEYOR: DAVID McCLASTON
 DATE: 3/31/2006
 L.S. LICENSE NO. 9258

SCALE	1"=100'
DRAWN BY	CEL
REVISED	
SHEET	1 OF 2
TOTAL SHEETS	2

Mayor
Ed Martin
Mayor Pro Tem
Tom Buford
Councilmembers
Lynda Lahodny
David Andreasen
John Plourde



Community and
Economic Development

210 Fox Street
Lemoore - CA 93245
Phone (559) 924-6740
FAX (559) 924-6743

June 16, 2004

Dale Bacigalupi
D & B Property Development
7112 N. Fresno Street, #140
Fresno, California 93720

Re: Tentative Subdivision Map No.2004-01 – Tract 816, D & B Property Development

Dear Mr. Bacigalupi:

Please be informed that the Lemoore Planning Commission, in its meeting on June 14, 2004, approved your application for Tentative Subdivision Map No.2004-01, for Tract No.816 to subdivide 17.54 acres into 28 single family lots. The approval is granted subject to the following conditions:

1. That the project shall be developed in accordance with the approved tentative map except for any modifications if needed to meet the conditions of approval.
2. That the proposed street name Chestnut Street shall be eliminated and instead made a portion of Hollyoak Drive. Both proposed streets will have suffix "Drive" or "Street" pursuant to City street naming policy.
3. That an eight foot (8') high masonry wall shall be built along the subdivision site adjacent to State Highway 198.
4. That additional right of way shall be dedicated by the developer so that both Vine Street and Champion Street have 30 ft. of right of way between the street centerline and the subdivision.
5. That the proposed Outlot "A" shall be owned and maintained by the Homeowners Association to be formed for this purpose. The by-laws of the association and any C.C. & R for the subdivision shall be submitted to the Community Development Department for review and approval.
6. That a 10 ft. wide utility easement shall be provided on all lots adjacent to public streets and all existing and proposed easements shall be shown on the final map.
7. That a cul-de-sac shall be provided at the northern end of Champion Street. The cul-de-sac shall meet City Public Works standards and shall be of a design approved by the City Engineer.
8. That the portion of Fox Ditch within or adjacent to Lots 26 and 27 shall be piped underground. A 15 ft. wide easement shall be provided along the rear of Lots 26 and 27 to protect the piped ditch.

9. That fire hydrants shall be provided along proposed streets and on adjoining Champion Street at a maximum spacing of 300 ft. between them.
10. That street trees shall be planted at a maximum spacing of 40 ft. between them along the proposed streets and Champion Street portion adjacent to the subdivision. The tree species shall be from City Tree List and the trees shall be planted with root barriers as per City Specifications.
11. That "parkway" type sidewalks shall be built along the streets within and adjacent to the subdivision as per City Public Works Standards.
12. That all existing billboards which are nonconforming with the zoning ordinance, shall be removed prior to the approval of the final map for recording. Any cost involved in the removal of the billboards shall be borne by the applicants without any compensation from the City.
13. That all lots shall meet the minimum area, width, and depth requirements of the RA-20 zone districts. Lot lines will be adjusted if needed for this purpose.
14. That street lights shall be provided along streets within and adjacent to the subdivision in accordance with city street light standards for local street.
15. That concrete pads and mailboxes shall be provided within the subdivision. The size and location of the pads shall be determined by the Lemoore Postmaster.
16. That water lines shall be of such design and size so as to provide adequate fire flows. If needed for this purpose, the water line in Champion Street will be looped with water line in Vine Street. The water and sewer lines shall be extended across frontages of the property.
17. That all existing and proposed utilities shall be made underground including utilities adjacent to property on Champion Street.
18. That applicant's engineer shall provide drainage design for the project to the Community Development Department for review and approval of the City Engineer.
19. That the recommendations contained in the Geotechnical Investigation Report prepared by Technicon Engineering Services, Inc., shall be complied with.
20. That the developer shall at all times comply with the Fugitive Dust Control Standards of the San Joaquin Valley Unified Air Pollution Control District and shall take complete control of dust during the preparation and construction of improvements on the subdivision site by taking the following measures:
 - a. Submit for approval of the Public Works Director a program for the control of dust, which shall include, but not limited to, a watering schedule (frequency and time of day), use of dust control emulsions, and/or other measures necessary for control of dust.
 - b. Provide equipment and labor for watering of all exposed or disturbed soil surfaces, including weekends and holidays.
 - c. Sweep construction area and adjacent streets of all mud and dust at the end of the workday.
 - d. In addition, the developer shall deposit with the City an amount of five thousand dollars (\$5,000) which may be used by the City for dust control measures on this development,

should the developer fail to adequately control dust. In case the City incurs costs for dust control in excess of the above amount, the developer shall reimburse the City for this additional amount. Upon acceptance by the City of the subdivision improvements, the deposit sum less any amount expended by the City will be refunded to the subdivider.

21. That the developer and contractor shall comply with all applicable provisions of the NPDES regulations, and are responsible for all General Permit applications to the Regional Water Quality Control Board. Proof of application shall be provided to the City prior to commencement of construction.
22. That the developer shall submit to the Community Development Department of the following documents for processing after approval of the tentative subdivision map.
 - a. Five (5) copies of the final subdivision map along with closure calculations, preliminary title report dated within 90 days of submittal, and the final map application fee. The final map shall bear the signature and seal of the licensed land surveyor or registered civil engineer licensed to practice land surveying, preparing the map. If any of these required elements are missing, no attempt will be made to review the submittal.
 - b. Five (5) copies of subdivision improvement plans including water, sewer, storm drainage street lighting, sidewalks, curb, gutter and fire hydrants drawn at a scale of not less than 1"=40' horizontal and 1"=4' vertical. General layout and grading may be shown on 24"x36" plan sheets. Plan and profile sheets shall be provided for curb grades and all proposed underground construction, and shall identify points of crossing. Calculations for pavement sections and any nonstandard facilities shall be provided. Details for all construction not covered by City Standard Specifications and/or Detail Drawings shall be provided. Plans shall be signed and sealed by the civil engineer in responsible charge. No review will be attempted on an incomplete submittal.
 - c. Two (2) copies of the engineer's cost estimates for the proposed improvements showing quantities and unit prices. Unit prices shall conform to the City standard prices, which are available at the Public Works Department.
 - d. That after review of the final map is complete, the applicant's engineer shall submit a letter certifying that monumentation is in place and ready for field inspection. Upon receipt of that letter, staff will inspect the monumentation of the tract, prior to final approval of the map. If monumentation of individual lots is to be delayed until construction, the owner shall post with the City a bond-guaranteeing placement of all required monumentation.
 - e. That prior to submittal of the original tracings of the final map to the City for signature and recordation, the original tracing shall include notarized signatures (in black indelible ink) of all persons having record interest in the area within the boundary of the map, the seal and signature (in indelible ink) of the Registered Civil Engineer/Licensed Land Surveyor preparing the map, and the signature (in black indelible ink) of the Kings County Tax Collector. Use of improper ink for these signatures may cause rejection of the map by the City or the County Recorder's office.
 - f. That after approval of the improvement drawings, the City will maintain possession of the original drawings for the duration of the project. The developer or his representative may obtain copies through a certified blueprinting service (Western Blueprinting or Airport Blueprint) that will retrieve the originals, make the needed copies and return the originals to the City.

- g. That upon completion of the subdivision improvements and their acceptance by the City, the developer's engineer shall prepare drawings of as built improvements and shall submit to the City one reproducible and three blue line copies for the City's records.
23. That all subdivision improvements including water, sewer, storm drainage, curbs, gutters, sidewalks, street lights, fire hydrants and street improvements shall comply with the Public Works Standards of the City and meet the approval of the City Engineer.
24. That the subdivider shall defend, indemnify and hold harmless the City of Lemoore and all of its departments, officers, agents and employees of and from all claims, actions and proceedings of any kind or nature to attack, set aside, void or annul the actions of the Planning Commission and/or City Council in reviewing and approving the map. This condition is imposed pursuant to Government Code Section 66474.9. The City will promptly notify the subdivider of any such claim or action and will fully cooperate with the subdivider in the defense thereof.
25. That in accordance with the finding of the City Council in Resolution 2000-21 and the Quad-Knopf study dated June, 2000, the project will have an impact on the need for new public facilities and improvements in the City. The costs associated with that impact and the connection between the need for new public facilities and the proposed project are set forth in Resolution 2000-21 and the Quad-Knopf study. As a result, the applicant shall be subject to and shall pay these impact fees set forth in Resolution 2000-21.

Please be advised that the approval of your project includes the requirement that you pay the impact fees and other fees, the amount of which are contained in City Council Resolution No.2000-21 and also conditions on your additional dedications, reservations or other exactions contained in the conditions of approval. The 90-day protest period with regard to these fees, dedications, reservations and other exactions begins on the date of this letter in accordance with the provisions of Government Code 66020.

The fees described above will be used to finance the public improvements stated in the Development Impact Fee Study dated June 2000, prepared for the City of Lemoore by Quad-Knopf and available for public review in the City Clerk's office.

This information has been forwarded to the City Council pursuant to Section 8-7B-6 of the Lemoore Municipal Code. Subsection 8-7B-6.4 of the code states that within ten (10) days of the date of the report by the Advisory Agency, the City Council, on its own motion may review the report of the Advisory Agency. In the event of a motion to review by the City Council, the review would be conducted at the time and in the manner provided for appeals in the Subdivision Map Act.

This approval is valid for two (2) years and shall expire on June 14, 2006. If you have any questions, please contact this office.

Sincerely,



Nakul S. Verma
Community Development Director

NSV/gah

cc: David McGlasson
Harry Tow, City Engineer

Mayor
Lois Wynne
Mayor Pro Tem
Jeff Chedester
Council Members
Ray Madrigal
Eddie Neal
William Siegel



**Public Works/
Planning Department**

711 W. Cinnamon Drive
Lemoore, CA 93245
Phone (559) 924-6744
Fax (559) 924-6708

Staff Report

ITEM NO. 6

To: Lemoore Planning Commission

From: Steve Brandt, City Planner

Date: July 7, 2015

Meeting Date: July 13, 2015

Subject: Request by Coker Ellsworth DVP, LLC to Extend Approval of Vesting Tentative Subdivision Map No. 2005-01, Tract No. 839 for One Year

Discussion:

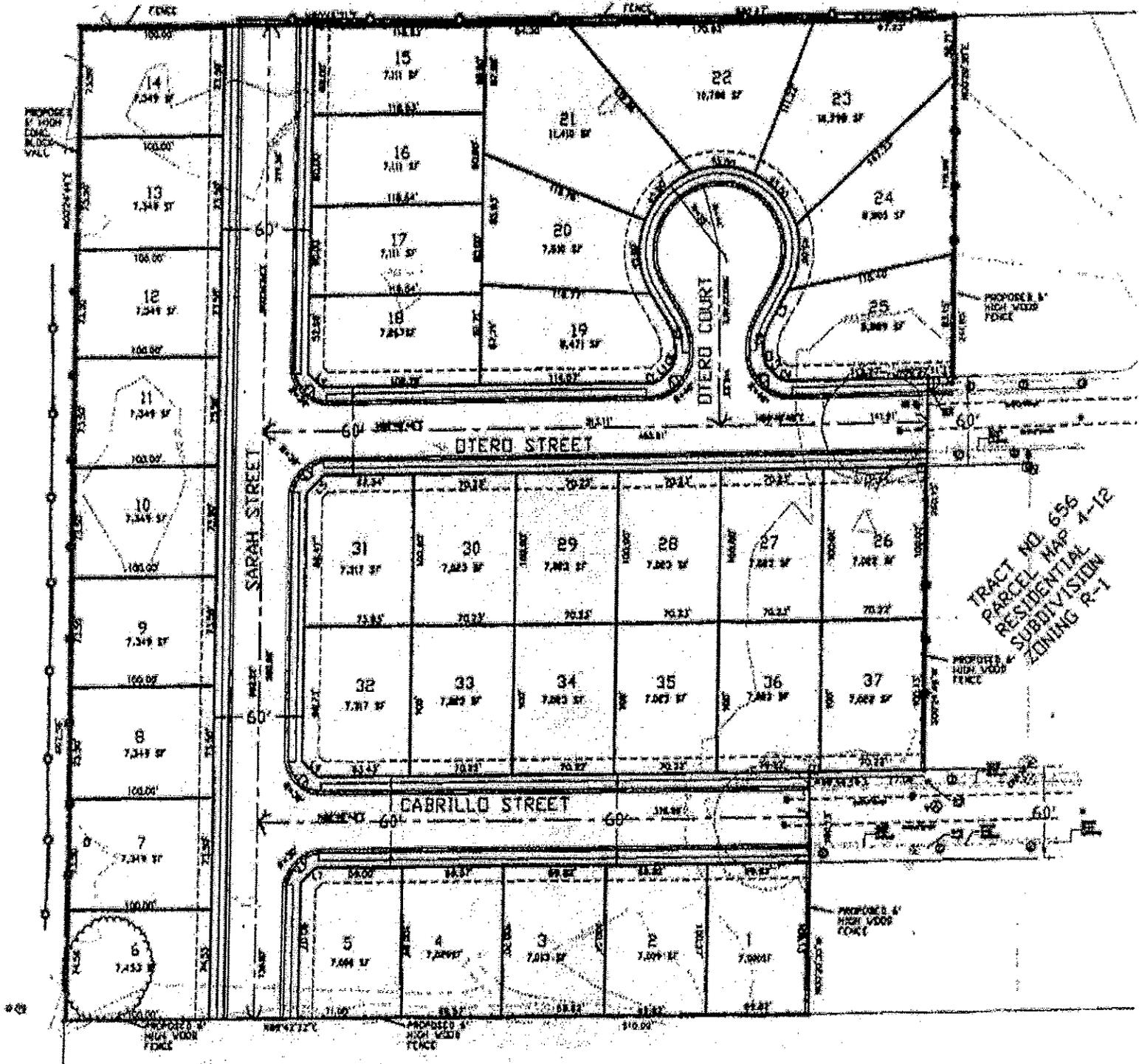
On July 1, 2015, Coker Ellsworth submitted a written request to extend the approval of the Tract 839 Vesting Tentative Subdivision Map No. 2005-01. This map was approved by the City Council on January 5, 2006. Due to previous time extensions the map is now set to expire on January 5, 2016.

Mr. Ellsworth is requesting a one-year time extension.

Recommendation:

City staff recommends that the Planning Commission approve a one-year time extension, which would extend Tentative Subdivision Map No. 2005-01 to January 5, 2017. All previously approved conditions would remain intact.

Attachments: Vesting Tentative Subdivision Map No. 2005-01
Original Approval Letter Dated January 10, 2006



TRACT NO. 656
PARCEL MAP 4-12
RESIDENTIAL
SUBDIVISION
ZONING R-1

Mayor
Tom Buford
Mayor Pro Tem
John Murray
Councilmembers
John Grego
Ed Martin
John Plourde



Community and
Economic Development

210 Fox Street
Lemoore - CA 93245
Phone (559) 924-6740
FAX (559) 924-6743

January 10, 2006

Coker Ellsworth Development
Coker Ellsworth
P. O. Box 1238
Arroyo Grande, Ca 93421

Re: Vesting Tentative Subdivision Map No.2005-01 for Tract 839

Dear Mr. Ellsworth

Please be informed that the Lemoore Planning Commission, in its meeting on January 5, 2006, approved your application for Vesting Tentative Subdivision Map No.2005-01 for Tract 839 to subdivide 8.68 acres into 37 single family lots. This approval is granted subject to your meeting the following conditions.

1. The development shall be in accordance to the submitted map except for any modifications needed to meet the conditions of approval stated hereunder.
2. All homes built within the subdivision shall meet the standard City setback requirements which require a 25' front yard, 10' and 5' side yards, and 10' rear yard setback for a single story home. Two story homes must increase the side yard setbacks to 10' and 10' and the rear yard setback to 15'.
3. The lot in alignment with Cabrillo Street shall remain undeveloped until such time as secondary access, approved by the Community Development Director, is made available to the entire subdivision. This condition shall be included as part of the subdivision improvement agreement to be entered into by the subdivider prior to recordation of the final subdivision map. The subdivider shall provide disclosure to all purchasers of lots in the subdivision that there is no secondary access to the subdivision, either by including the disclosure in the Final Report issued under Department of Real Estate regulations or other means acceptable to the Community Development Director.
4. Cabrillo and Otero Streets shall be modified to a slight curvature design to keep the traffic slowed down. Cabrillo Street, Otero Street, Sarah Street, and Otero Court shall be constructed to the City Standard for "Local" streets and parkway style sidewalks systems shall be installed. If adjacent existing areas are monolithic or have varied street widths, transitional areas shall be provided at the edges of the subdivision.
5. Temporary turn-arounds need to be provided at the south and north ends of the proposed Sarah Street. The name of Sarah Street names will have to be modified to comply with the street naming policy.
6. The curb radius of regular intersecting streets shall be reduced to 20' and conform with the City of Lemoore Standards for local streets.

7. Interior streets shall be designed with standard parkways with trees spaced at an average spacing of 40' on center from the approved City Tree List. Trees shall be planted in the backyards of Lots 6-14, on the westerly side of the subdivision, so that within 10 years a 25' tall solid buffer will exist.
8. A seven foot (7') high decorative masonry wall shall be installed along the westerly portion of the subdivision to provide an adequate buffer between the residential and commercial highway zone district.
9. A 10' Public Utility Easement shall be provided along all lots that front public streets within the development and shall be labeled as such on the Final Subdivision Map.

A noise and odor easement must be recorded on the property, in a form acceptable to the City Attorney, to acknowledge the presence of nearby industry and the right of the industry to continue to emit such noise and odors as are otherwise allowable by law and to ensure that industry in these areas is not unreasonably hindered by residential users and owners which move nearby at a later date.

10. All infrastructure improvements (water/ sewer/ storm drainage/ fire hydrants/ street lights, etc.) within public right-of-way shall be in accordance with the City of Lemoore standards and specifications and in accordance with applicable Master Plans. Improvement drawings must show existing and proposed sanitary sewer, storm drainage, water, street lights, fire hydrants and street infrastructure (including curb, gutter, and parkway style sidewalks) associated with the development.

All proposed and existing onsite utilities shall be undergrounded by the developer at their expense. Any utility which may need to be relocated will also be undergrounded. The improvement plans for the subdivision must be approved by the City of Lemoore Engineer and Public Works Departments.

11. The location and number of cluster mailbox units shall be coordinated with the Lemoore Postmaster and the financial responsibility of the developer.
12. The subdivision shall request inclusion into the existing adjacent lighting and landscaping maintenance district (LLMD) to maintain the surrounding landscaping and ponding basin.
13. *The subdivision shall be built utilizing the recommendations contained in the soils report.*
14. *A digital copy of the final map and improvement plans shall be provided to the City prior to Final Map recordation.*
15. *The developer shall at all times comply with the Fugitive Dust Control Standards of the San Joaquin Valley Unified Air Pollution Control District and shall take complete control of dust during the preparation of the subdivision site and during construction by taking the following measures:*
 - a. *Submit a program for the control of dust, which shall include, but not limited to, a watering schedule (frequency and time of day), use of dust control emulsions, and/or other measures necessary for control of dust, for approval by the Public Works Director.*
 - b. *Provide equipment and labor for watering of all exposed or disturbed soil surfaces, including weekends and holidays.*

- f) *After approval of the improvement drawings, the City will maintain possession of the original drawings for the duration of the project. The developer or his representative may obtain copies through a certified blueprinting service (Western Blueprinting or Airport Blueprint) that will retrieve the originals, make the needed copies and return the originals to the City.*
- g) *Upon completion of the subdivision improvements and their acceptance by the City, the developer's engineer shall prepare drawings of as built improvements and shall submit to the City one reproducible and three blue line copies for the City's records.*
18. *All subdivision improvements including water, sewer, storm drainage, curbs, gutters, sidewalks, street lights, fire hydrants and street improvements shall comply with the Public Works Standards of the City and meet the approval of the City Engineer.*
19. *The subdivider shall defend, indemnify and hold harmless the City of Lemoore and all of its departments, officers, agents and employees of and from all claims, actions and proceedings of any kind or nature to attack, set aside, void or annul the actions of the Planning Commission and/or City Council in reviewing and approving the map. This condition is imposed pursuant to Government Code Section 66474.9. The City will promptly notify the subdivider of any such claim or action and will fully cooperate with the subdivider in the defense thereof.*
20. *In accordance with the finding of the City Council in Resolution 2000-21 and the Quad-Knopf study dated June, 2000, the project will have an impact on the need for new public facilities and improvements in the City. The costs associated with that impact and the connection between the need for new public facilities and the proposed project are set forth in Resolution 2000-21 and the Quad-Knopf study. As a result, the applicant shall be subject to and shall pay these impact fees set forth in Resolution 2000-21.*

This information has been forwarded to the City Council pursuant to Section 8-7B-6.4 of the Lemoore Municipal Code. This code states that within ten (10) days of the date of the report by the Advisory Agency, the City Council, on its own motion may review the report of the Advisory Agency. In the event of a motion to review by the City Council, the review would be conducted at the time and in the manner provided for appeals in the Subdivision Map Act.

This approval is valid for two (2) years and shall expire on January 9, 2008. If you have any questions, please contact this office.

If you have any questions, please feel free to call this office.

Sincerely,



Holly Smyth
Chief Planner

HS/gah

Encl.

cc: Mike Hamzy,