

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

March 9, 2020
7:00 p.m.

1. Pledge of Allegiance
2. Call to Order and Roll Call
3. Public Comment

This time is reserved for members of the audience to address the Planning Commission on items of interest that are not on the Agenda and are within the subject matter jurisdiction of the Commission. It is recommended that speakers limit their comments to 3 minutes each and it is requested that no comments be made during this period on items on the Agenda. The Commission is prohibited by law from taking any action on matters discussed that are not on the Agenda. Prior to addressing the Commission, any handouts for Commissioners will be provided to the Planning Commission Secretary for distribution to the Commissioners and appropriate staff.

4. Approval – Minutes – Regular Meeting, February 10, 2020
5. Public Hearing – to accept public comment for Major Site Plan Review No. 2019-01: a request by (Precision Engineering, agent) to construct an expansion of an existing ministorage facility including 5,670 sq. of leasable office suites. The site is located at the southeast corner of Iona Avenue and Commerce Way (APNs 024-051-012 and 024-051-013).
6. Public Hearing – to accept and consider public comment for General Plan Amendment No. 2020-01 and Zoning Map Amendment No. 2020-01: a request by McCann & Son's Hay Service (Zachary Drivon, agent) to change the land use designation on the Lemoore General Plan Land Use Map from Regional Commercial to Light Industrial and to change the Zoning Map from Regional Commercial (RC) to Light Industrial (ML) at a developed site located at 1356 W. Iona Avenue and the vacant land directly to the west on the north side of Iona Avenue (APNs 023-310-001 and 024-051-033).
7. Director's Report – Judy Holwell
8. Commission's Reports and Requests for Information
9. Adjournment

Upcoming Meetings

Regular Meeting of the Planning Commission, April 13, 2020

Agendas for all Planning Commission meetings are posted at least 72 hours prior to the meeting at the Council Chamber, 429 C Street and the Cinnamon Municipal Complex, 711 W. Cinnamon Drive. 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 Community Development Department, located at 711 W. Cinnamon Drive, during normal business hours. The City of Lemoore complies with the Americans with Disabilities Act (ADA of 1990). The Council Chamber is accessible to the physically disabled. Should you need special assistance, please call (559) 924-6744, at least 4 business days prior to the meeting.

CERTIFICATION OF POSTING

I, Kristie Baley, Planning Commission Secretary for the City of Lemoore, do hereby declare that I posted the above Planning Commission Agenda for the Regular Meeting of Monday, March 9, 2020 at 7:00 p.m. at the Cinnamon Municipal Complex, 711 W. Cinnamon Drive in accordance with applicable legal requirements.

Posted this 6th day of March 2020.

//s//

Kristie Baley, Planning Commission Secretary

**Minutes of the
LEMOORE PLANNING COMMISSION
Regular Meeting
February 10, 2020**

ITEM NO. 1 Pledge of Allegiance

ITEM NO. 2 Call to Order and Roll Call

The meeting was called to order at 7:00 PM.

Chair:	Clement
Vice Chair:	Etchegoin
Commissioners:	Dey, Koelewyn, Meade
Absent:	Boerkamp, Franklin

City Staff and Contract Employees Present: Community Development Director Holwell, City Planner Brandt (QK), City Attorney Carlson, Commission Secretary Baley

ITEM NO. 3 Recognition of Re-Appointment to the Commission – Ron Meade

Commissioners welcomed Meade and asked him to say a few words.

ITEM NO. 4 Introduction of New Commissioner – Michael Dey

Commissioner Clement welcomed Dey and asked him to introduce himself.

ITEM NO. 5 Introduction of New Attorney – Wesley Carlson

Commissioner Clement welcomed Carlson and asked him to introduce himself.

ITEM NO. 6 Reorganization of Commissioners – Election of Officers – Chair and Vice Chair

Commission Secretary Baley opened nominations for Chair.

Commissioner Koelewyn nominated Commissioner Etchegoin for Chair. Commissioner Meade seconded the nomination. There were no other nominations.

Baley closed nominations and took a roll call vote to appoint Commissioner Etchegoin Chair.

Ayes: Dey, Koelewyn, Meade, Etchegoin, Clement

Absent: Boerkamp, Franklin

Baley opened nominations for Vice-Chair.

Commissioner Clement nominated Koelewyn for Vice-Chair. Commissioner Meade seconded the nomination. There were no other nominations.

Baley closed nominations and took a roll call vote to appoint Koelewyn Vice-Chair.

Ayes: Dey, Koelewyn, Meade, Etchegoin, Clement

Absent: Boerkamp, Franklin

Commissioners reorganized on the Dias and Etchegoin Chaired the rest of the meeting.

ITEM NO. 7 Public Comment

There was no comment.

ITEM NO. 8 Approval – Minutes – Regular Meeting, August 12, 2019

Motion by Commissioner Meade, seconded by Commissioner Clement, to approve the Minutes of the Planning Commission Regular Meeting of August 12, 2019.

Ayes: Meade, Clement, Koelewyn, Etchegoin

Abstain: Dey

Absent: Boerkamp, Franklin

ITEM NO. 9 Public Hearing – to accept public comment on the adoption of an ordinance approving a First Amendment to Disposition and Development Agreement between City of Lemoore and KKAL, LP and Addendum to Is/Mitigated Negative Declaration

City Planner Brandt presented the staff report and answered questions from Commissioners.

Commissioner Meade asked if access points will change.

Brandt stated that access points (Enterprise Drive and 19th Avenue) will remain the same.

Chair Etchegoin opened the public hearing at 7:15 p.m.

There was no comment.

Chair Etchegoin closed the public hearing at 7:15 p.m.

Motion by Commissioner Clement, seconded by Commissioner Dey to adopt Resolution No. 2020-01 recommending approval of City Ordinance No. 2020-___, approving a First Amendment to the DDA and recommending approval of the Addendum to the IS/MND.

Ayes: Clement, Dey, Meade, Koelewyn, Etchegoin

Absent: Boerkamp, Franklin

ITEM NO. 10 Information Only – Lacey Ranch Residential Project

Brandt provided information about a proposed project to be located outside City limits on the north side of the City and answered questions from Commissioners regarding the proposed project as well as projected growth on the north side in the future.

ITEM NO. 11 Director's Report

Community Development Director Holwell provided information regarding:

Dutch Brothers Minor Site Plan Review application is in process. The project is to be located in Gateway Plaza. The developer expects to be open this summer.

Master Storage is purchasing the property west of its existing business located on 1305 Iona Avenue and has submitted an application for Major Site Plan Review to expand the site. The project will include office space for incubator type business use.

Staff has been working with a developer on a housing project to be located on the west side of Highway 41. An application has not been submitted, but is expected soon.

A brief update was provided regarding sites that have been approved on the west side in the past, but have not been developed to date.

The City received an Award notice for an SB 2 Grant. The grant will provide up to \$160,000 to encourage more housing. Staff will update the General Plan and Zoning Code to better serve housing development, make changes to the General Plan Map and Zoning Map as appropriate, modify the GIS to include housing information, and other improvements to streamline housing development.

Community Development has been very busy.

Brandt added that the State announced that a LEAP Grant, similar to the SB 2 Grant, is also available.

Brandt added that Cinnamon Villas II announced that they received funding to move forward with their project.

ITEM NO. 7 – Commission's Reports and Requests for Information

Dey Congratulated the Chair and Vice-Chair and welcomed the opportunity to serve on the Commission.

Etchegoin congratulated Commissioner Dey on his appointment.

Clement thanked staff for their hard work.

ITEM No. 8 – Adjournment

The meeting adjourned at 7:47 PM.

Approved the ____ day of _____ 2020.

APPROVED:

Ray Etchegoin, Chairperson

ATTEST:

Kristie Baley, Commission Secretary



711 W. Cinnamon Drive • Lemoore, California 93245 • Planning (559) 924-6744
Community Development Department

Major Site Plan Review 2019-01

To: Lemoore Planning Commission
From: Steve Brandt, City Planner
Date: March 9, 2020 **Item No. 4**
Subject: **Major Site Plan Review No. 2019-01:** a request by Master Storage (Precision Engineering, agent) to construct an expansion of an existing ministorage facility including 5,670 sq.ft. of leasable office suites. The site is located at the southeast corner of Iona Avenue and Commerce Way (APNs 024-051-012 and 024-051-013).

This site plan proposes over 20,000 sq.ft. of new commercial and industrial building space and is therefore subject to approval by the Lemoore Planning Commission.

Recommendation:

City staff recommends that the Planning Commission adopt Resolution No. 2020-02 approving Major Site Plan Review No. 2019-01 subject to the conditions in the resolution.

Zoning/General Plan:

The use of the site is allowed in the Light Industrial zone.

Environmental Review:

This project is Categorically Exempt from the California Environmental Quality Act based on the Class 32 Exemption.

Time Limits:

If approved, this permit shall expire and become void if not exercised within two (2) years of approval, except where an extension of time is approved in compliance with Lemoore Municipal Code Section 9-2A-9 subsection C, "Permit Extensions". The exercise of a permit occurs when the

applicant or property owner has performed substantial work and incurred substantial liabilities in good faith reliance upon such permit(s).

Attached Comments:

Comments from Building Department
Comments from City Engineering
Comments from Fire Department
Comments from Planning Department
Comments from Police Department
Comments from Public Works Department

DATE: March 9, 2020
SITE PLAN NO: Major Site Plan No. 2019-01
PROJECT TITLE: Master Storage expansion
DESCRIPTION: Ministorage facility expansion including 5,670 sq.ft. of leasable office suites
APPLICANT: Master Storage (Precision Engineering).
PROPERTY OWNER: Tom Vorhees
LOCATION: Southeast corner of Iona Avenue and Commerce Way
APN(S): 024-051-012, 024-051-013

PLANNING DEPARTMENT

Planning/Zoning - The following comments are applicable when checked. Comments in *italics* are specific to the project.

- ☒ General Plan Land Use Element land use designation(s): *Light Industrial*
- ☒ General Plan Circulation Element adjacent street(s): *Commerce Way and Iona Avenue are local streets built to industrial street standards.*
- ☒ Zoning designation: *Light Industrial (ML)*
- ☒ Proposed land use: *mini-storage facility and shared office space with leasable facilities.*
- ☒ Allowed use ☐ Not allowed use ☐ Requires a conditional use permit

- ☒ Setbacks and heights:

	Required	Proposed	
Front – <i>Both frontages</i>	<i>25 feet from building, 10 feet from parking</i>	<i>25 feet from building 10 feet from parking</i>	<input checked="" type="checkbox"/> Acceptable <input type="checkbox"/> Revise
Interior Side – <i>south and east</i>	<i>0 feet</i>	<i>0 feet</i>	<input checked="" type="checkbox"/> Acceptable <input type="checkbox"/> Revise
Street Side –	<i>N/A</i>	<i>N/A</i>	<input type="checkbox"/> Acceptable <input type="checkbox"/> Revise
Rear -	<i>0 feet</i>	<i>0 feet</i>	<input checked="" type="checkbox"/> Acceptable <input type="checkbox"/> Revise
Height	<i>60 feet</i>	<i>< 30 feet</i>	<input checked="" type="checkbox"/> Acceptable <input type="checkbox"/> Revise

- ☒ Open Space Requirements: *None*
- ☒ Off-street Parking required: *Office Suites in Building C = 5670 sq.ft. / 4 spaces per 1000 = 22 required. Ministorage office in Building A = 1,762 sq.ft. / 2spaces per 1000 sq.ft = 4 spaces. The 2 spaces next to the office converted from the existing residence must remain.*
- ☒ Parking: ☒ Minimum Parking is met. ☐ Parking is needed. *A total of 26 new parking spaces are proposed. 17 spaces are next to Building C, 4 spaces are behind Building B, and 5 spaces are next to Building A. The parking at the existing office will remain.*
- ☒ Outdoor lighting: *Required in parking areas.*

General Lighting Requirements: The requirements listed below shall apply to all outdoor lighting:

- Nuisance Prevention: All outdoor lighting shall be designed, located, installed, and maintained in order to prevent glare, light trespass, and light pollution.
- Shielding: Except as otherwise exempt, all outdoor lighting shall be recessed and/or constructed with full downward shielding in order to reduce light and glare impacts on trespass to adjoining properties and public rights of way. Each fixture shall be directed downward and away from adjoining properties and public rights of way, so that no light fixture directly illuminates an area outside of the project site.

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- Level Of Illumination: Outdoor lighting shall be designed to illuminate at the minimum level necessary for safety and security and to avoid harsh contrasts in lighting levels between the project site and adjacent properties.
- Maximum Height Of Freestanding Outdoor Light Fixtures: The maximum height of freestanding outdoor light fixtures less than ten feet (10') from a property line abutting residential development shall be eighteen feet (18'). Otherwise, the maximum height for freestanding outdoor light structures shall be twenty four feet (24'). Height shall be measured from the finish grade, inclusive of the pedestal, to the top of the fixture. The designated approving authority may allow greater heights upon finding that there are special circumstances that affect the feasibility of meeting this standard.
- Energy Efficient Fixtures Required: Outdoor lighting shall utilize energy efficient fixtures and lamps, such as high pressure sodium, metal halide, low pressure sodium, hard wired compact fluorescent, or other lighting technology that is of equal or greater efficiency. All new outdoor lighting fixtures shall be energy efficient with a rated average bulb life of not less than ten thousand (10,000) hours.
- Accent Lighting: Architectural features may be illuminated by uplighting, provided that the lamps are low intensity to produce a subtle lighting effect and no glare or light trespass is produced. Wherever feasible, solar powered fixtures should be used.

- ☒ Elevations: ☒ Approved ☐ Revise and resubmit
☒ Fences, walls, and hedges: ☐ Approved ☐ Revise and resubmit *See fire department comments.*
☐ Screening: ☐ Acceptable ☐ Revise and resubmit
☒ Landscaping: ☒ Acceptable ☐ Revise and resubmit.

The applicant shall submit a landscape plan (to Planning) at time of building permit submittal. The landscape plan shall be compliant with MWELO, including but not limited to the following conditions:

- Plan shall include square footages of landscaped area shown, water use calculations, and the material to be utilized.
- Water use classifications shall be based on WUCOLS IV.
- All other landscaped areas shown as landscaped shall be landscaped.
- Landscaping shall meet all other applicable requirements of Title 9, Article D1 of the Zoning Ordinance.

- ☒ Street trees are required.
☒ Existing address must be changed to be consistent with City address. *See Additional Comments.*

Entitlements

- ☒ Major Site Plan Review is required for this project.
☐ A Use Permit is required for this project.
☐ A Zone Variance is required for this project.
☐ A Tentative Subdivision Map is required for this project.
☐ A Tentative Parcel Map is required for this project.
☒ A Lot Line Adjustment is required for this project. *Application submitted. Lot Line Adjustment (LLA) shall be approved following Planning Commission's approval of Major SPR. LLA shall be recorded after property acquisition and before issuance of building permit.*
☐ A Zone Change is required for this project.
☐ A General Plan Amendment is required for this project.

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☐ Other discretionary action required for this project:

Environmental Technical Documents

- ☐ Air Impact Analysis required.
- ☐ Acoustical Analysis required.
- ☒ Biologic survey required. *Survey performed. Payment of fee is required with 3rd submittal.*
- ☒ Cultural Records Search required. *Search performed. See comments below. Payment of fee is required with 3rd submittal.*
- ☐ Traffic Impact Assessment required.
- ☐ Vehicle Trip Generation Estimates required.
- ☐ Covenant required.
- ☒ Additional comments:
Demo permit needed to demolish any existing structures.

Addressing:

Existing address 1305 W. Iona Avenue will remain and be used for the office that is converted from a residence.

*Existing address 906 Commerce Way will remain and be used for Bldg. C (offices).
A new address of 1401 W. Iona Avenue will be issued for Bldg. A (mini-storage office).*

Towers and access on Iona Avenue:

At least one existing access on Iona Avenue must remain open for fire access. (Shown to stay open on site plan.)

Design Standards for Industrial Projects:

The design standards found in Section 9-5C-5 of the Zoning Ordinance shall be met, as stated below. The site plan and elevation plans show that the standards will be met.

- A. Site Design: The intent of design standards within this section is to provide for the appropriate functional and aesthetic arrangement of buildings and site components for industrial developments.
1. Circulation: Develop a circulation system that minimizes conflicts between automobiles, large trucks, and other modes of travel.
- a. Primary entry drives for automobiles, particularly for visitors arriving by car, shall be enhanced with at least two (2) of the following:

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(1) Ornamental landscaping;

(2) Low decorative wall;

(3) Monument sign; and

(4) Decorative paving.

b. Separation shall be provided between vehicle parking/loading areas and pedestrian areas (e.g., access paths to buildings from the public sidewalk, pedestrian plazas, transit stops).

2. Building Placement And Orientation: Industrial projects should present an attractive appearance to the public and minimize any adverse impacts on adjacent properties.

a. At least one (1) building on each site should have a public entrance that is a visual focus of the building and have a strong orientation to the street.

b. A continuous pedestrian path shall be provided between the public street and the primary building.

c. Outside storage areas that are visible from a public right-of-way shall be screened by use of solid fences, solid masonry walls, berms, landscaping, and/or a combination thereof. Screening shall be a minimum of six feet (6') in height or at least as high as the stored materials.

d. Long expanses of fence or screen walls shall be architecturally designed with offsets and other techniques to prevent monotony.

3. Landscaping: Provide for attractive and functional landscaping for purposes of screening, buffering, and softening of various site elements.

B. Architectural Design: The intent of the following design provisions is to encourage projects that contribute positively to the community:

1. Entries: Entries into industrial buildings shall convey a sense of entry and architectural primacy along the facade while maintaining an architectural relationship to the overall building composition.

2. Materials: Metal buildings shall only be used for primary site buildings if exterior surfaces include some stucco, plaster, glass, stone, brick, decorative masonry, or contrasting metal trim and columns. The facade shall be broken up through the use of colors, textures, break lines, detail metal, or other similar architectural treatments.

Conditions as a result of Cultural Records Search:

Tribal Monitoring. Prior to any ground disturbance, an archaeological survey must be completed. If resources are found, the Tribal Cultural Staff shall monitor the site during grading activities. The Tribal Cultural Staff shall provide pre-construction briefings to supervisory personnel and any excavation contractor, which will include information on potential cultural material finds and on the procedures to be enacted if resources are found. Prior to any ground disturbance, the applicant shall offer the Santa Rosa Rancheria Tachi Yokut Tribe the opportunity to provide a Native American Monitor during ground disturbing activities during both construction and decommissioning. Tribal participation would be dependent upon the availability and interest of the Tribe.

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BUILDING DEPARTMENT

Building Safety - The following comments are applicable when checked. Comments in *italics* are specific to the project.

- ☒ These are general comments and DO NOT constitute a complete plan check for your specific project. Please refer to the applicable California Code and local ordinances for additional requirements.
- ☒ A Business License is required.
- ☒ A building permit will be required.
- ☒ Indicate abandoned wells, septic systems, and excavations on construction plans.
- ☒ Meet State and Federal Americans with Disabilities Act (ADA) requirements.
- ☒ A path of travel, parking, and common area must comply with ADA Requirements. *Including trash enclosure.*
- ☒ All accessible units must meet ADA Requirements.
- ☒ Maintain sound transmission control between units at a minimum of 50 STC.
- ☒ Maintain fire-resistive requirements at property lines.
- ☒ Demolition permit and deposit is required.
- ☒ Obtain required permits from San Joaquin Valley Air Pollution Control District, if applicable.
- ☐ Treatment connection charge to be assessed based on use.
- ☐ Plans must be approved by the Kings County Health Department.
- ☐ Project is located in a flood zone.
- ☒ Hazardous materials report required.
- ☒ Arrange for an onsite inspection.
- ☒ School Development fees apply.
- ☐ Park Development fee collected with building permits.
- ☒ Development impact fees will be required. Exact amount of fees to be calculated based on building permit submittal. Impact fees include fire, general municipal facilities, law enforcement, refuse vehicles and containers, storm drainage, streets and thoroughfares, wastewater, and water for all types of uses. Residential uses also pay community/recreational facilities and park fees.
- ☐ Additional comments:
- ☐ No comments. Acceptable as submitted.

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FIRE DEPARTMENT

Fire Safety - The following comments are applicable when checked. Comments in *italics* are specific to the project.

- ☐ No fire protection items required for parcel map or lot line adjustment; however, any future projects will be subject to fire protection requirements.
- ☒ Address numbers must be placed on the exterior of the building in such a position as to be clearly and plainly visible from the street. Numbers will be at least 6 inches high and shall be of a color to contrast with their background. If multiple addresses served by a common driveway, the range of numbers shall be posted at the roadway/driveway.
- ☒ Fire hydrants are required for this project. *Proposed location acceptable.*
- ☐ No additional fire hydrants are required for this project; however, additional fire hydrants may be required for any future development.
- ☒ The turning radius for emergency fire apparatus is 28 feet inside radius. Ensure that the turns identified to you during site plan review comply with this requirement.
- ☒ An access road is required and shall be a minimum of 20 feet wide. The road shall be an all-weather driving surface accessible prior to and during construction.
- ☒ Buildings or portions of buildings or facilities exceeding 30 feet in height above the lowest level of fire department vehicle access shall be provided with an approved fire apparatus access road capable of accommodating fire department aerial apparatus. Access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders. Access routes shall be located within a minimum of 15 feet and maximum of 30 feet from the building and shall be positioned parallel to one entire side of the building.
- ☒ A fire lane is required for this project. The location will be given to you during the site plan meeting.
- ☒ A Knox Box key lock system is required. Applications are available at the City of Lemoore Fire Department Administrative Office. NOTE: Knox boxes shall be ordered using an approved application from Lemoore Fire Department Administrative Office, 711 W. Cinnamon Drive. Please allow adequate time for shipping and installation.
- ☒ Any security gates shall be locked with a typical chain and lock that can be cut with a common bolt cutter, or the developer may opt to provide a Knox Box key lock system. Applications are available at the Lemoore Fire Department Administrative Office, 711 W. Cinnamon Drive.
- ☒ That portion of the building that is built upon a property line shall be constructed as to comply with Section 503.4 and Table 5-A of the California Building Code.
- ☒ Commercial dumpsters with 1.5 cubic yards or more shall not be stored or placed within 5 feet of combustible walls, openings, or a combustible roof eave line except when protected by a fire sprinkler system.
- ☒ If hazardous materials are handled in amounts that exceed the exempt amounts listed on Table 3-D of the California Building Code, submit an emergency response plan to the Kings County Health Department. Prior to the building final inspection, submit a copy of the plan and any Material Safety Data Sheets.

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FIRE DEPARTMENT – CONTINUED

- ☒ Fire sprinkler system per NFPA 13b shall be installed for this project. See City of Lemoore Municipal Code Section 8-1E-4.
- ☒ An automatic fire sprinkler system is required for this building. A fire hydrant is required within 50 feet of the fire department connection. The fire hydrant, fire department connection and the PIV valve should be located together and minimum 25 feet from the building, if possible. The caps on the FDC shall be Knox locking caps. *Show location of FDC on site plan. Must be within 50' of fire hydrant.*
- ☒ All hardware on exit doors shall comply with Chapter 10 of the California Fire Code. This includes all locks, latches, and panic and exit hardware.
- ☒ Provide illuminated exit signs and emergency lighting throughout the building.
- ☒ All Fire and Life Safety systems located within the building shall be maintained.
- ☒ An automatic fire extinguishing system for protection of the kitchen grease hood and ducts is required. *If applicable.*
- ☒ Additional emergency access code for gates or procedure for power outages.
- ☒ Fire apparatus access roadway signs – fire apparatus access roads shall be designated and marked as a fire lane set forth in Section 22500.1 California Vehicle Code.
- ☐ City of Lemoore Fire Department Permit Fee – complete application during Building Department permit process.
- ☐ Additional comments:
- ☐ No comments. Acceptable as submitted.

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POLICE DEPARTMENT

Police Safety - The following comments are applicable when checked. Comments in *italics* are specific to the project.

- ☐ Not enough information provided. Please provide additional information pertaining to:
- ☐ Territorial reinforcement – define property lines (private / public space):
- ☐ Access/restricted area concerns:
- ☐ Lighting concerns:
- ☐ Landscaping concerns:
- ☐ Traffic concerns:
- ☐ Surveillance issues:
- ☐ Line of sight issues:
- ☐ Additional comments:
- ☒ No comments. Acceptable as submitted.

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PUBLIC WORKS DEPARTMENT

Water - The following comments are applicable when checked. Comments in *italics* are specific to the project.

- ☒ Connection to City water system required.
- ☐ Additional comments:
- ☐ No comments. Acceptable as submitted.

Wastewater - The following comments are applicable when checked. Comments in *italics* are specific to the project.

- ☒ Connection to City wastewater system required.
- ☒ Wastewater discharge permit application required.
- ☒ Sand and grease interceptor – 3 compartments required. (Depends on use.) *Based on use of commercial tenants.*
- ☒ Grease interceptor required. (Depends on use.) *Based on use of commercial tenants.*
- ☒ Garbage grinder required. (Depends on use.) *Based on use of commercial tenants.*
- ☐ Submission of dry process declaration required.
- ☒ No single pass cooling water is permitted.
- ☐ Septic tank and leech line system may only be used until it fails. Upon failure, connection to the City system is required.
- ☐ Additional comments:
- ☐ No comments. Acceptable as submitted.

Solid Waste - The following comments are applicable when checked. Comments in *italics* are specific to the project.

- ☐ Type of refuse service not indicated.
- ☒ You are responsible for all cardboard and other bulky recyclables to be broken down before depositing in recycle containers.
- ☒ Refuse enclosure must be built to City of Lemoore Standards. *Increase depth of one enclosure to accommodate green waste collection requirement.*
- ☒ Refuse enclosure gates required.
- ☒ Combination or keys for access to locked gates / bins shall be provided.
- ☐ Location of bin enclosure not acceptable. Relocate to: *per comments on cover page.*

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PROPERTY OWNER:	Tom Vorhees
LOCATION:	Southeast corner of Iona Avenue and Commerce Way
APN(S):	024-051-012, 024-051-013

PUBLIC WORKS DEPARTMENT – CONTINUED

- ☐ Inadequate number of bins to provide sufficient service.
- ☐ Drive approach too narrow for refuse truck access. *See City Standards C-8A attached.*
- ☐ Area not adequate to allow refuse truck turning radius:
- ☒ Paved areas should be engineered to withstand a 55,000 lb. refuse truck.
- ☐ Hammerhead turnaround required at:
- ☐ Cul-de-sac must be built per City of Lemoore Standards.
- ☒ Refuse enclosures are for City refuse containers only. Storage of grease drums or any other items is not allowed. *Unless approved by Public Works and Kings County Health Department. See Standards M-6 attached.*
- ☒ Refuse enclosure gates must open 180 degrees and hinges mounted in front of post.
- ☒ Concrete slab required in front of enclosure per Lemoore City Standards.
- ☒ Area in front of refuse enclosures must be striped with NO PARKING.
- ☒ Refuse enclosure to be designed and located for STAB service (DIRECT ACCESS).
- ☐ You will be required to roll container out to curb for service.
- ☐ Roll off compactors must have a clearance of 3 feet from any wall on both sides and there must be a minimum of 53 feet clearance in front of the compactor to allow truck service.
- ☐ Additional comments:
- ☐ No comments. Acceptable as submitted.

DATE:	March 9, 2020
SITE PLAN NO:	Major Site Plan No. 2019-01
PROJECT TITLE:	Master Storage expansion
DESCRIPTION:	Ministorage facility expansion including 5,670 sq.ft. of leasable office suites
APPLICANT:	Master Storage (Precision Engineering).
PROPERTY OWNER:	Tom Vorhees
LOCATION:	Southeast corner of Iona Avenue and Commerce Way
APN(S):	024-051-012, 024-051-013

CITY ENGINEERING

Engineering - The following comments are applicable when checked. Comments in *italics* are specific to the project.

- ☒ Submit improvement plans detailing all proposed work.
- ☐ Bonds, certificate of insurance, cash payment of fees/inspection, and approved map and plan required prior to approval of Final Map.
- ☐ The Final Map and Improvements shall conform to the Subdivision Map Act, the City of Lemoore's Subdivision Ordinance and Standard Improvements.
- ☒ A preconstruction conference is required prior to the start of any construction.
- ☐ Right-of-way dedication required. A title report is required for verification of ownership ☐ by map ☐ by deed.
- ☒ City encroachment permit required which shall include an approved traffic control plan.
- ☐ Caltrans encroachment permit required.
- ☐ Caltrans comments required prior to tentative parcel map approval.
- ☐ Public Facilities Maintenance District (PFMD) / Home Owners Association required prior to approval of Final Map. PFMD will maintain common area landscaping, street lights, street trees and local streets as applicable. Submit completed PFMD application and filing fee a minimum of 75 days before approval of Final Map.
- ☒ Landscape and irrigation improvement plans shall be submitted for each phase. Landscape plans will need to comply with the City of Lemoore's street tree ordinance. A street tree and landscape master plan for all phases of the subdivision will need to be submitted with the initial phase to assist City staff in the formation of the landscape and lighting district.
- ☐ Dedicate landscape lots to the City that are to be maintained by the Public Facilities Maintenance District.
- ☐ Written comments required from ditch company.
- ☒ Grading and drainage plan required. If the project is phased, then a master plan is required for the entire project area that shall include pipe network sizing and grades and street grades.
 - ☒ Prepared by a registered civil engineer or project architect.
 - ☒ All elevations shall be based on the City's benchmark network.Storm run-off from the project shall be handled as follows:
 - ☒ Directed to the City's existing storm drainage system
 - ☐ Directed to a permanent on-site basin. *Depends on occupancy use.*
 - ☐ Directed to a temporary on-site basin which is required until a connection with adequate capacity is available to the City's storm drainage system. On-site basin: _____:_____ maximum side slopes, perimeter fencing required, and provide access ramp to bottom for maintenance.

DATE:	March 9, 2020
SITE PLAN NO:	Major Site Plan No. 2019-01
PROJECT TITLE:	Master Storage expansion
DESCRIPTION:	Ministorage facility expansion including 5,670 sq.ft. of leasable office suites
APPLICANT:	Master Storage (Precision Engineering).
PROPERTY OWNER:	Tom Vorhees
LOCATION:	Southeast corner of Iona Avenue and Commerce Way
APN(S):	024-051-012, 024-051-013

CITY ENGINEERING – CONTINUED

- ☐ Sanitary Sewer master plan for the entire development shall be submitted for approval prior to approval of any portion of the system. The sewer system will need to be extended to the boundaries of the development where future connection and extension is anticipated. The sewer system will need to be sized to serve any future developments that are anticipated to connect to the system.
- ☐ Protect trees during construction that will remain.
- ☒ Show adjacent property grade elevations on improvement plans. A retaining wall will be required for grade differences greater than 0.5 feet at the property line.
- ☐ Relocate existing utility poles and/or facilities.
- ☐ Underground all existing overhead utilities within the project limits. Existing overhead electrical lines over 50kV shall be exempt from undergrounding.
- ☐ Provide R-value tests:
- ☐ Traffic indexes per City standards:
- ☐ All public streets within project limits and across project frontage shall be improved to their full width, subject to available right-of-way, in accordance with City policies, standards and specifications.
- ☐ All lots shall have separate drive approaches constructed to City Standards.
- ☒ Install street striping as required by the City Engineer.
- ☒ Install sidewalk along street frontage:
- ☐ Cluster mailbox supports required at 1 per 2 lots, or use postal unit
- ☐ Subject to existing reimbursement agreement to reimburse prior developer.
- ☒ Abandon existing wells per Code; a building permit is required. *If applicable.*
- ☒ Remove existing irrigation lines and dispose off-site, if applicable.
- ☐ Remove existing leach fields and septic tanks, if applicable.
- ☒ Fugitive dust will be controlled in accordance with the applicable rules of San Joaquin Valley Air Pollution Control District's Regulation VIII. Copies of any required permits will be provided to the City of Lemoore.
- ☒ The project may be subject to the San Joaquin Valley Air Pollution Control District's Rule 9510 Indirect Source Review per the rule's applicability criteria. A copy of the approved AIA application will be provided to the City of Lemoore.
- ☒ If the project meets the one acre of disturbance criteria of the State's Storm Water Program, then coverage under General Permit Order 2009-0009-DWQ is required and a Storm Water Pollution Prevention Plan (SWPPP) is needed. A copy of the approved permit will be provided to the City of Lemoore.
- ☐ Comply with prior comments dated:
- ☐ Resubmit with additional information.
- ☐ Redesign required.

DATE:	March 9, 2020
SITE PLAN NO:	Major Site Plan No. 2019-01
PROJECT TITLE:	Master Storage expansion
DESCRIPTION:	Ministorage facility expansion including 5,670 sq.ft. of leasable office suites
APPLICANT:	Master Storage (Precision Engineering).
PROPERTY OWNER:	Tom Vorhees
LOCATION:	Southeast corner of Iona Avenue and Commerce Way
APN(S):	024-051-012, 024-051-013

CITY ENGINEERING – CONTINUED

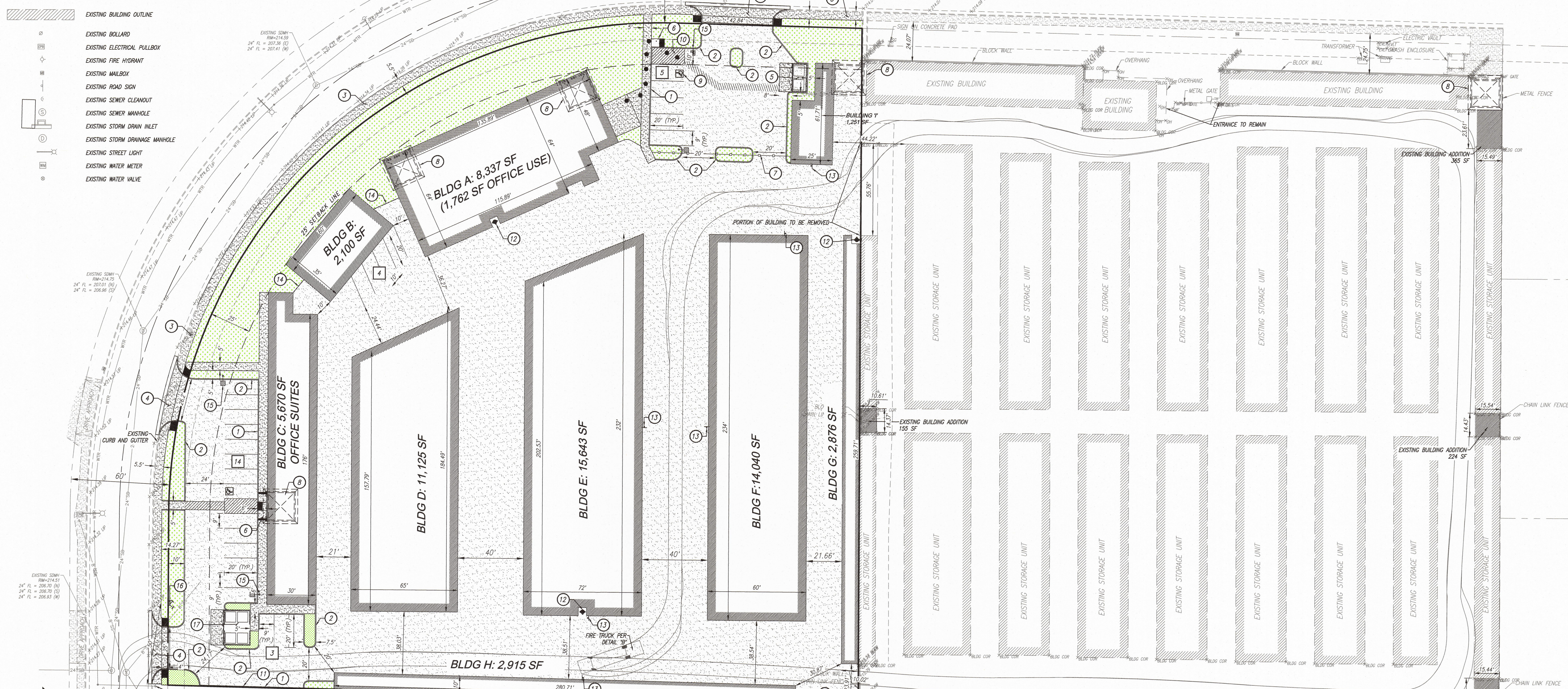
- ☐ Additional comments:
- ☐ No comments. Acceptable as submitted.

Traffic - The following comments are applicable when checked. Comments in *italics* are specific to the project.

- ☐ On-street parking may be prohibited if deemed necessary.
- ☐ Install street light(s) per City of Lemoore Standards.
- ☐ Install street name blades at each intersection. Street names to be modified to the alignment of existing streets and without duplicating names.
- ☐ Install Stop Signs at interior roadways intersecting with:
- ☒ Construct parking per City of Lemoore Standards.
- ☒ Construct drive approach(es) per City of Lemoore Standards.
- ☐ Traffic Impact Study required.
- ☐ Additional comments:
- ☐ No comments. Acceptable as submitted.

LEGEND:

- PROPERTY LINE
- SECTION LINE
- SUBJECT SITE BOUNDARY
- EXISTING CURB AND GUTTER
- EXISTING SEWER MAIN
- EXISTING STORM DRAIN (SIZE AS NOTED)
- EXISTING WATER MAIN (SIZE AS NOTED)
- EXISTING BUILDING OUTLINE
- EXISTING BOLLARD
- EXISTING ELECTRICAL PULLBOX
- EXISTING FIRE HYDRANT
- EXISTING MAILBOX
- EXISTING ROAD SIGN
- EXISTING SEWER CLEANOUT
- EXISTING SEWER MANHOLE
- EXISTING STORM DRAIN INLET
- EXISTING STORM DRAINAGE MANHOLE
- EXISTING STREET LIGHT
- EXISTING WATER METER
- EXISTING WATER VALVE
- INDICATES NUMBER OF PARKING STALLS IN AREA
- PROPOSED ADA PATH OF TRAVEL



KEYNOTES

- PROPOSED 8" CONCRETE CURB PER CITY OF LEMOORE STD. P-1
- PROPOSED LANDSCAPE CURB PER CITY OF LEMOORE STD. P-1A
- PROPOSED 5.5' SIDEWALK PER CITY OF LEMOORE STD. P-3
- PROPOSED COMMERCIAL DRIVE APPROACH PER CITY OF LEMOORE STD. C-8A
- PROPOSED TRASH DUMPSTER ENCLOSURE PER CITY OF LEMOORE STD. M-6
- PROPOSED HANDICAP ACCESSIBLE CURB RAMP
- PROPOSED SLIDING ENTRANCE/EXIT GATE
- PROPOSED TOWER
- PROPOSED INTERNATIONAL SYMBOL OF ACCESSIBILITY PER DETAIL "A"
- PROPOSED "NO PARKING" AREA
- PROPOSED WROUGHT IRON FENCE
- PROPOSED FIRE HYDRANT PER CITY OF LEMOORE STD. W-6

- PROPOSED "NO PARKING FIRE LANE" SIGN
- PROPOSED 7" BLOCK WALL PER CITY OF LEMOORE STD. M-1
- PROPOSED SITE LIGHT
- PROPOSED LOCATION OF FIRE DEPARTMENT CONNECTION
- PROPOSED TRASH ENCLOSURE PER CITY OF LEMOORE STD. M-5

GENERAL NOTES:

EXISTING SITE ADDRESS
1305 W. IONA AVE.
LEMOORE, CA 93245

BUILDING A ADDRESS:
1401 W. IONA AVE.
LEMOORE, CA 93245

BUILDING C ADDRESS:
908 COMMERCE WAY
LEMOORE, CA 93245

LOCATION: SOUTH 19TH AVENUE AND COMMERCE AVENUE

APN: 024-051-012

SITE AREA: 3.67 ACRES

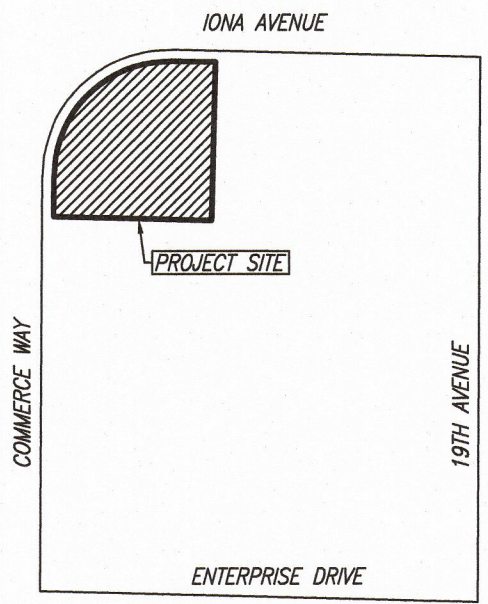
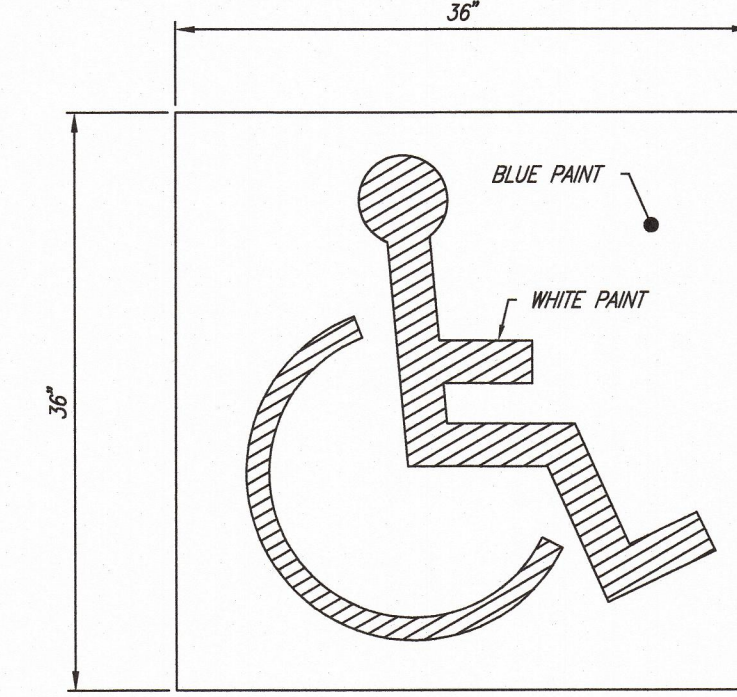
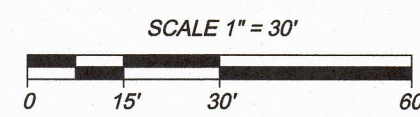
OWNER: MASTER STORAGE, INC.
5782 E. SILAXO RD.
CLOVIS, CA 93619

ADDITIONAL SITE INFORMATION

SITE AREA:	2.15 ACRES
LANDSCAPE:	17,119 SQ.FT. = 0.39 ACRES
HARDSCAPE:	76,809 SQ.FT. = 1.76 ACRES
TOTAL NUMBER OF PARKING STALLS:	26 STALLS
TOTAL NUMBER OF ADA STALLS:	2 STALLS



FIRE TRUCK DETAIL
NOT TO SCALE



PLANNING • SURVEYING • CIVIL ENGINEERING
1234 O STREET, FRESNO, CALIFORNIA 93721
TEL: 559-449-4500 FAX: 559-449-4515
WWW.PRECISIONENG.NET

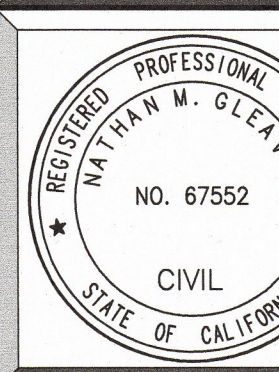


PROJECT TITLE: MASTER STORAGE LEMOORE
SHEET DESCRIPTION: SITE PLAN
CITY OF: LEMOORE
COUNTY OF: KINGS

PREPARED FOR: MASTER STORAGE 365
5782 E. SILAXO ROAD
CLOVIS, CA 93619

REVISIONS
1. 01-27-20

DRAWN BY: SPG
CHECKED BY: CPG
DATE: 01-27-20



SHEET NUMBER:
1 OF 1
JOB NUMBER:
19-112

RESOLUTION NO. 2020-02

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LEMOORE
APPROVING MAJOR SITE PLAN REVIEW NO. 2019-01, A REQUEST BY MASTER STORAGE
(PRECISION ENGINEERING, AGENT) TO CONSTRUCT AN EXPANSION OF AN EXISTING
MINISTORAGE FACILITY INCLUDING 5,670 SQ. FT. OF LEASABLE OFFICE SUITES, LOCATED AT
THE SOUTHEAST CORNER OF IONA AVENUE AND COMMERCE WAY IN THE CITY OF LEMOORE**

At a Regular Meeting of the Planning Commission of the City of Lemoore (City) duly called and held on March 9, 2020, at 7:00 p.m. on said day, it was moved by Commissioner _____, seconded by Commissioner _____, and carried that the following Resolution be adopted; and

WHEREAS, Master Storage (Precision Engineering, agent) has requested approval of a major site plan review to construct an expansion of an existing ministorage facility including 5,670 sq.ft. of leasable office suites; and

WHEREAS, the site is located at the southeast corner of Iona Avenue and Commerce Way (APN 024-051-012 and 024-051-013); and

WHEREAS, the proposed site is 3.67 acres in size, and is zoned Light Industrial (ML); and

WHEREAS, it has been determined that the project is Categorically Exempt from further environmental review, pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15332 (Class 32 – Infill Development); and

WHEREAS, a cultural records search was conducted; the search did not identify any record of cultural or historical resources on the site; and

WHEREAS, after consultation with the Native American Heritage Commission and the Santa Rosa Rancheria Tachi Yokut Tribe, there is an expressed concern that there may be tribal resources on the site; and

WHEREAS, the City Planning Commission held a duly noticed public hearing at its March 9, 2020, meeting.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Lemoore hereby makes the following findings regarding the proposed projects:

1. The proposed project is consistent with the objectives of the general plan and complies with applicable zoning regulations, specific plan provisions, and improvement standards adopted by the City. The proposed use is allowed in the Light Industrial zone and the site plan meets the City's improvement standards.
2. The proposed architecture, site design, and landscape are suitable for the purposes of the building and the site and will enhance the character of the neighborhood and community. The use is compatible with other existing business near the site.
3. The architecture, character, and scale of the building and the site are compatible with the character of buildings on adjoining and nearby properties. The site is providing

landscaping along its frontage and is upgrading the architecture of the site with improved facades and towers.

4. The proposed project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation. Adjacent roads are built to industrial standards.
5. Agricultural activities have disturbed the immediate ground surface in the site; however, intact historical or tribal resources may be discovered below the agricultural layer in land during ground-disturbing activities. Because of the expressed concern for possible tribal resources at the site, conditions must be applied to protect such resources from possible destruction.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Lemoore approves Major Site Plan Review No. 2019-01 with the following conditions:

1. The site shall be developed in conformance with the approved site plan, the Major Site Plan Review No. 2019-01 comments dated March 9, 2020, and applicable City standards.
2. Prior to any ground disturbance, an archaeological survey must be completed. If resources are found, the Tribal Cultural Staff shall monitor the site during grading activities. The Tribal Cultural Staff shall provide pre-construction briefings to supervisory personnel and any excavation contractor, which will include information on potential cultural material finds and on the procedures to be enacted if resources are found. Prior to any ground disturbance, the applicant shall offer the Santa Rosa Rancheria Tachi Yokut Tribe the opportunity to provide a Native American Monitor during ground disturbing activities during both construction and decommissioning. Tribal participation would be dependent upon the availability and interest of the Tribe.
3. The time limits and potential extensions and expiration of this conditional use permit are established per Section 9-2A-9 of the City of Lemoore Zoning Ordinance.

Passed and adopted at a Regular Meeting of the Planning Commission of the City of Lemoore held on March 9, 2020, by the following votes:

AYES:

NOES:

ABSTAINING:

ABSENT:

APPROVED:

Ray Etchegoin, Chairperson

ATTEST:

Kristie Baley, Planning Commission Secretary

Notice of Exemption**Appendix E**

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk

County of: Kings

1400 W Lacey Blvd

Hanford, CA 93230

From: (Public Agency): City of Lemoore

711 W Cinnamon Drive

Lemoore, CA 93245

(Address)

Project Title: Major Site Plan Review 2019-01: Master Storage

Project Applicant: Master Storage

Project Location - Specific:

Southeast corner of Iona Avenue and Commerce Way

Project Location - City: Lemoore

Project Location - County: Kings

Description of Nature, Purpose and Beneficiaries of Project:

The applicant requests approval of a Major Site Plan Review to construct an expansion of an existing ministorage facility including 5,670 sq.ft. of leasable office suites.

Name of Public Agency Approving Project: City of Lemoore

Name of Person or Agency Carrying Out Project: Judy Holwell

Exempt Status: **(check one):**

☐ Ministerial (Sec. 21080(b)(1); 15268);

☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));

☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));

☒ Categorical Exemption. State type and section number: 15332 - Infill development projects

☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt:

According to the attached findings worksheet and studies, all the findings applicable to a Class 32 exemption can be made.

Lead Agency

Contact Person: Judy Holwell

Area Code/Telephone/Extension: 559-924-6744

If filed by applicant:

1. Attach certified document of exemption finding.

2. Has a Notice of Exemption been filed by the public agency approving the project? ☐ Yes ☐ No

Signature: _____ Date: _____ Title: Community Dev. Director

☒ Signed by Lead Agency ☐ Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.

Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____

City of Lemoore

CEQA Class 32 (Infill Development) Exemption Findings

The purpose of CEQA Categorical Exemption 32 (Section 15332 of California Environmental Quality Act ("CEQA") Guidelines, Title 14, Chapter 3 of the California Code of Regulations) is to promote in-fill development within urbanized areas. The class consists of environmentally benign in-fill projects which are consistent with local general plan and zoning requirements. This class is not intended to be applied to projects which would result in any significant traffic, noise, air quality, or water quality effects.

Project Description:

Major Site Plan Review No. 2019-01: a request by Master Storage (Precision Engineering, agent) to construct an expansion of an existing ministorage facility including 5,670 sq.ft. of leasable office suites. The site is located at the southeast corner of Iona Avenue and Commerce Way (APNs 024-051-012 and 024-051-013).

Required Findings:

- a) *The project is consistent with the applicable General Plan designation and all applicable General Plan policies as well as with applicable zoning designations and regulations.*

SUPPORTING INFORMATION: The project site is designated Light Industrial and zoned Light Industrial (ML). A ministorage is consistent with this land use designation and zone.

- b) *The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.*

SUPPORTING INFORMATION: The project site is a 3.48-acre parcel located at the intersection of Iona Avenue and Commerce Way within the city limits of Lemoore.

- c) *The project site has no value as habitat for endangered, rare or threatened species.*

SUPPORTING INFORMATION: The project site is located within an urbanizing area on a lot with periodic ground disturbance to keep weeds under control. A biological pre-construction clearance survey was prepared for the site, and is incorporated into this review by reference. According to the survey document, the project site and the surrounding area consists of developed land for commercial use or is currently undeveloped non-native grassland scheduled for commercial use. All Project-related ground disturbance will occur within the project site. At present, the site provides low quality suitable habitat that makes it unlikely to support any special-status plant species. Therefore, the project site is expected to have low potential for any special-status wildlife species to occur, except burrowing owl or San Joaquin kit fox that could be present from time to time as a transient forager.

This clearance survey provides evidence that a Class 32 Categorical Exemption is supported as determined by the City in MSPR No. 2019-01.

- d.1) Approval of the project would not result in any significant effects relating to traffic.*

SUPPORTING INFORMATION: The project site is located on an active industrial corridor. Both Iona Avenue and Commerce Way are completely built out from curb to curb along the site. The Lemoore General Plan shows that full buildout of the site and surrounding site would not result in a significant traffic impact.

- d.2) Approval of the project would not result in any significant effects relating to noise.*

SUPPORTING INFORMATION: The project site is located in an industrial area where certain levels of noise are expected. The use of the site as a mini-storage and office is expected to generate noise at levels much less than surrounding uses.

- d.3) Approval of the project would not result in any significant effects relating to air quality.*

SUPPORTING INFORMATION: The project site proposes 62,706 sq.ft. of new building space and is located along an existing industrial corridor. The project falls well below the 370,000 sq.ft. designated for industrial parks in the Small Project Analysis Levels (SPAL) document that standardizes requirements for air quality mitigation measures as set forth by the San Joaquin Valley Air Pollution Control District. There are no known significant air quality issues.

- d.4) Approval of the project would not result in any significant effects relating to water quality.*

SUPPORTING INFORMATION: The site will connect to the existing municipal water service system provided by the City of Lemoore and will remain within the design capacities of the system. There are no known significant water quality issues.

- e) The site can be adequately served by all required utilities and public services.*

SUPPORTING INFORMATION: The Project Site is located in an existing industrial area already serviced by all major utilities and municipal services. The project is not anticipated to produce any undue burden on municipal utilities or services. Water service, sewer service, police protection, and fire service can adequately be provided for by the City of Lemoore. There are no known significant utility or service issues.

Attachments:

Biological Clearance Report – Master Storage Project Expansion. February 2020

Authority cited: CEQA Guidelines Section 15332 of California Environmental Quality Act (“CEQA”) Guidelines, Title 14, Chapter 3 of the California Code of Regulations

BIOLOGICAL CLEARANCE REPORT

MASTER STORAGE EXPANSION PROJECT

Prepared for:

City of Lemoore
711 West Cinnamon Drive
Lemoore, California 93245
Contact Person: Steve Brandt
Phone: (559)924-6744

Consultant:



5080 California Avenue, Suite 220
Bakersfield, CA 93309
Contact: Jaymie Brauer
Phone: (661) 616-2600

February 2020



February 7, 2020

Steve Brandt
City Planner
City of Lemoore
711 West Cinnamon Drive
Lemoore, CA 93245

RE: Biological Pre-Construction Clearance Survey Results for the Master Storage Expansion Project

Dear Mr. Brandt:

This letter provides the results of the biological pre-construction clearance survey conducted for the proposed Master Storage Expansion Major Site Plan Review No. 2019-01 ([MSPR]; Project). The Project is located on the southeast corner of Iona Avenue and Commerce Way in Lemoore, California. The Project will include the expansion of an existing ministorage facility including 5,670 sq. ft. of leasable office suites. The initial work will include grading, general masonry, and associated infrastructure such as water and electrical lines and paved parking. The Project is located within Kings County, California (Attachment A, Figure 1). A biological clearance survey was conducted on February 6, 2020 to support the City's use of a Class 32 Categorical Exemption under the California Environmental Quality Act (CEQA), as required by the MSPR No. 2019-01 (Attachment B).

The Project site is within Section 16, Township 19S, Range 20E, Mount Diablo Base and Meridian (MDB&M), and the *Lemoore* U.S. Geological Survey (USGS) 7.5-minute topographic quadrangle (Attachment A - Figure 2).

QK was retained by the City of Lemoore to conduct a pre-construction clearance survey to identify the presence or absence of special-status plant and wildlife species or their habitat within the Project site. The Project is subject to requirements related to environmental compliance with the California Environmental Species Act, the Federal Environmental Species Act (16 U.S.C. 1531-1543), and the Migratory Bird Treaty Act (16 U.S.C. 703-711) as noted in the Major Site Plan No. 2019-01. Results of the survey are provided herein. Photographs were taken to document existing conditions and to provide a visual perspective of the Project site (Attachment C - Representative Photographs).

METHODOLOGY

QK Biologists Karissa Denney and Erica Pena conducted the survey on February 6, 2020. The primary focus of the survey is to detect the presence of special-status species that have the potential

to occur at the Project site. The survey includes a 250-foot buffer (Biological Study Area or BSA, Attachment A, Figure 3). The survey focused on detecting special-status species known to be in the area. The survey included 100% visual coverage of the Project site, where feasible. The survey was conducted during the daytime, during which there is a high probability of detecting special-status species including sign (e.g. tracks, scat, prey remains, dens, etc.).

Representative photographs relevant to sensitive biological resources were taken to document site conditions at the time of the survey. Information on special-status species within a 10-mile radius of the Project site was obtained from the California Natural Diversity Database (CNDDB).

SURVEY RESULTS

General Site Conditions

The Project site is within the city of Lemoore and is bordered to the north, east, and west by commercial buildings, with undeveloped land to the immediate south and northwest. (Attachment A, Figure 3). The staging yard and equipment lay down areas will be located within the Project site boundary (Attachment A, Figure 3). An existing ministorage facility is located on the eastern half of the Project site (APN 024-051-012) and the western half is currently an open vacant lot with ruderal vegetation and non-native grassland (APN 024-051-013). Plant and wildlife species observed within the BSA include 5 plant species, two mammal species, and two bird species (Table 1). Numerous inactive small mammal burrows were observed in the BSA. Based on their size and configuration, the burrows were determined to be previously utilized by California ground squirrels (*Otospermophilus beecheyi*). Gopher(s) (*Geomyidae*) sign including above surface disturbance was also observed throughout the Project site.

TABLE 1
Plant and Wildlife Species Observed,
Master Storage Expansion Project, Lemoore, California

Scientific Name	Common Name
Plants	
<i>Amaranthus albus</i>	tumbleweed
<i>Croton setigerus</i>	turkey mullein
<i>Helianthus annuus</i>	common sunflower
<i>Salsola tragus</i>	Russian thistle
<i>Schismus sp.</i>	Mediterranean grass
Wildlife	
<i>Geomyidae</i>	gopher
<i>Otospermophilus beecheyi</i>	California ground squirrel
<i>Quiscalus mexicanus</i>	Great-tailed grackle
<i>Zenaidura macroura</i>	mourning dove

* Indicates sign (i.e. tracks, scat, nest, burrow or den, calls) observed.

Presence/Absence of Covered Species

California Natural Diversity Database (CNDDB) queries were conducted prior to the site visit. CNDDB presents historical occurrences of covered plant species, covered mammal species, covered sensitive status bird species and covered reptile and amphibian species.

Special Status and Nesting Birds

Based on a 10-mile radius CNDDB search, special-status bird species recorded within the Project site vicinity included; Swainson's hawk (*Buteo swainsoni*), burrowing owl (*Athene cunicularia*), tricolored blackbird (*Agelaius tricolor*), western snowy plover (*Charadrius alexandrinus nivosus*), and yellow-headed blackbird (*Xanthocephalus xanthocephalus*). No previous or current nesting sign for Swainson's hawk, western snowy plover or yellow-headed blackbird were observed during the survey. Suitable nesting habitat (i.e. riparian or wetland) for tricolored blackbird is absent from the site. None of the inactive small mammal burrows showed sign of use by burrowing owl (i.e. whitewash, burrow size or configuration) were present on the Project site. However, burrowing owls could potentially be present from time to time as a transient forager.

Special-Status Mammals

Based on a 10-mile radius CNDDB search, special-status mammal species recorded within the Project site vicinity included; Fresno kangaroo rat (*Dipodomys nitratooides*), Tipton kangaroo rat (*Dipodomys nitratooides nitratooides*), San Joaquin kit fox (*Vulpes macrotis mutica*), and hoary bat (*Lasiurus cinereus*). No small mammal burrows or sign (i.e. scat, tracks, etc.) that could indicate the presence of Fresno or Tipton kangaroo rat species were observed during the survey. Suitable roosting or foraging habitat for the hoary bat is absent from the site. No San Joaquin kit fox or their sign (i.e. scat, tracks, or denning) was observed during the survey. However, San Joaquin kit fox could potentially be present from time to time as a transient forager.

CONCLUSION

The Project site and the surrounding area consists of developed land for commercial use or is currently undeveloped non-native grassland scheduled for commercial use. All Project-related ground disturbance will occur within the Project site. At present, the BSA provides low quality suitable habitat that makes it unlikely to support any special-status plant species. Therefore, the Project site is expected to have low potential for any special-status wildlife species to occur, except burrowing owl or San Joaquin kit fox that could be present from time to time as a transient forager. This clearance survey provides evidence that a Class 32 Categorical Exemption is supported as determined by the City in MSPR No. 2019-01.

Should Project conditions change, or ground-breaking activities not commence within the next 30 days from the day of the survey, further consultation is warranted. This biological clearance

February 7, 2020

report is valid for 30 days from February 6, 2020. If you have any questions regarding this report or require additional information, please contact Jaymie Brauer or myself at (661) 616-2600.

Sincerely,



Karissa A. Denney
Associate Environmental Scientist

Attachments:

- A. Project Figures
- B. Major Site Plan Review No. 2019-01
- C. Representative Photographs

cc: file
190002.02

ATTACHMENT A PROJECT FIGURES



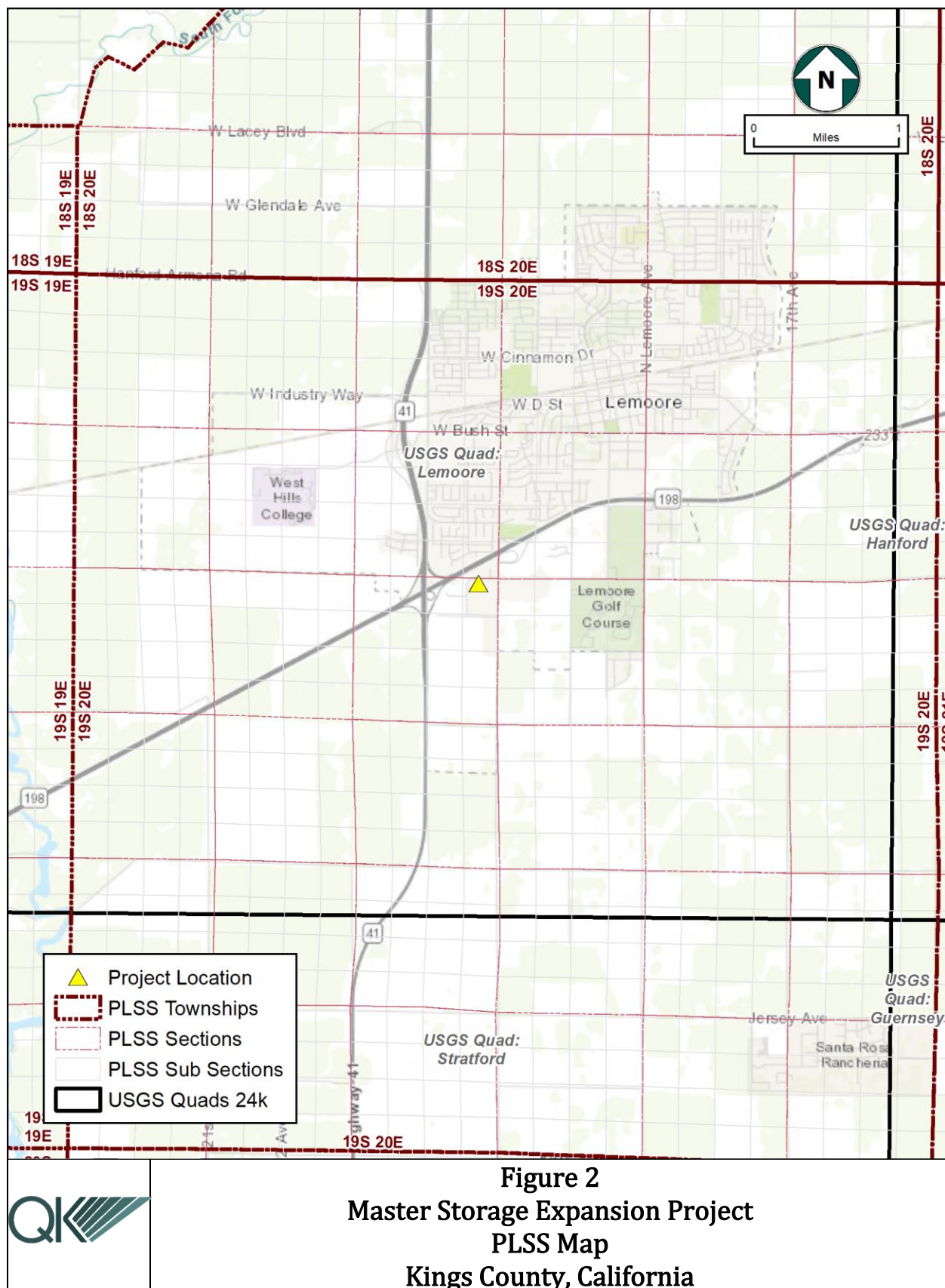




Figure 3
Master Storage Expansion Project
Biological Study Area Map
Kings County, California

ATTACHMENT B
Major Site Plan Review No. 2019-01



711 W. Cinnamon Drive • Lemoore, California 93245 • Planning (559) 924-6744
Community Development Department

Major Site Plan Review 2019-01

To: Master Storage
From: Steve Brandt, City Planner
Date: December 5, 2019
Subject: **Major Site Plan Review No. 2019-01:** a request by Master Storage (Precision Engineering, agent) to construct an expansion of an existing ministorage facility including 5,670 sq.ft. of leasable office suites. The site is located at the southeast corner of Iona Avenue and Commerce Way (APNs 024-051-012 and 024-051-013).

Please resubmit a revised site plan that incorporates the comments provided herein and on the attached site plan. These comments are subject to approval by the Lemoore Planning Commission.

Zoning/General Plan:

The use of the site is allowed in the Light Industrial zone.

Environmental Review:

Based on information available at this time, it is anticipated that the project may be found Categorically Exempt from the California Environmental Quality Act based on the Class 32 Exemption after a cultural review and limited biological survey of the site are performed. The Exemption will be invoked if no cultural study is deemed required and the site has no value as habitat for endangered or threatened species.

Time Limits:

Unless a condition of approval establishes a different time limit, this permit, if not exercised within two (2) years of approval, shall expire and become void, except where an extension of time is approved in compliance with Lemoore Municipal Code Section 9-2A-9 subsection C, "Permit

Extensions". The exercise of a permit occurs when the applicant or property owner has performed substantial work and incurred substantial liabilities in good faith reliance upon such permit(s).

Attached Comments:

Comments from Building Department
Comments from City Engineering
Comments from Fire Department
Comments from Planning Department
Comments from Police Department
Comments from Public Works Department
Initial Site Plan with Markups

DATE:	December 5, 2019
SITE PLAN NO:	Major Site Plan No. 2019-01
PROJECT TITLE:	Master Storage expansion
DESCRIPTION:	Ministorage facility expansion including 5,670 sq.ft. of leasable office suites
APPLICANT:	Master Storage (Precision Engineering).
PROPERTY OWNER:	Tom Vorhees
LOCATION:	Southeast corner of Iona Avenue and Commerce Way
APN(S):	024-051-012, 024-051-013

BUILDING DEPARTMENT

Building Safety - The following comments are applicable when checked. Comments in *italics* are specific to the project.

- ☒ These are general comments and DO NOT constitute a complete plan check for your specific project. Please refer to the applicable California Code and local ordinances for additional requirements.
- ☒ A Business License is required.
- ☒ A building permit will be required.
- ☒ Indicate abandoned wells, septic systems, and excavations on construction plans.
- ☒ Meet State and Federal Americans with Disabilities Act (ADA) requirements.
- ☒ A path of travel, parking, and common area must comply with ADA Requirements.
- ☒ All accessible units must meet ADA Requirements.
- ☒ Maintain sound transmission control between units at a minimum of 50 STC.
- ☒ Maintain fire-resistive requirements at property lines.
- ☒ Demolition permit and deposit is required.
- ☒ Obtain required permits from San Joaquin Valley Air Pollution Control District, if applicable.
- ☐ Treatment connection charge to be assessed based on use.
- ☐ Plans must be approved by the Kings County Health Department.
- ☐ Project is located in a flood zone.
- ☐ Hazardous materials report required.
- ☐ Arrange for an onsite inspection.
- ☒ School Development fees apply.
- ☒ Park Development fee collected with building permits.
- ☒ Development impact fees will be required. Exact amount of fees to be calculated based on building permit submittal. Impact fees include fire, general municipal facilities, law enforcement, refuse vehicles and containers, storm drainage, streets and thoroughfares, wastewater, and water for all types of uses. Residential uses also pay community/recreational facilities and park fees.
- ☐ Additional comments:
- ☐ No comments. Acceptable as submitted.

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CITY ENGINEERING

Engineering - The following comments are applicable when checked. Comments in *italics* are specific to the project.

- ☒ Submit improvement plans detailing all proposed work.
- ☐ Bonds, certificate of insurance, cash payment of fees/inspection, and approved map and plan required prior to approval of Final Map.
- ☐ The Final Map and Improvements shall conform to the Subdivision Map Act, the City of Lemoore's Subdivision Ordinance and Standard Improvements.
- ☐ A preconstruction conference is required prior to the start of any construction.
- ☐ Right-of-way dedication required. A title report is required for verification of ownership ☐ by map ☐ by deed.
- ☒ City encroachment permit required which shall include an approved traffic control plan.
- ☐ Caltrans encroachment permit required.
- ☐ Caltrans comments required prior to tentative parcel map approval.
- ☐ Public Facilities Maintenance District (PFMD) / Home Owners Association required prior to approval of Final Map. PFMD will maintain common area landscaping, street lights, street trees and local streets as applicable. Submit completed PFMD application and filing fee a minimum of 75 days before approval of Final Map.
- ☒ Landscape and irrigation improvement plans shall be submitted for each phase. Landscape plans will need to comply with the City of Lemoore's street tree ordinance. A street tree and landscape master plan for all phases of the subdivision will need to be submitted with the initial phase to assist City staff in the formation of the landscape and lighting district.
- ☐ Dedicate landscape lots to the City that are to be maintained by the Public Facilities Maintenance District.
- ☐ Written comments required from ditch company.
- ☒ Grading and drainage plan required. If the project is phased, then a master plan is required for the entire project area that shall include pipe network sizing and grades and street grades.
 - ☒ Prepared by a registered civil engineer or project architect.
 - ☒ All elevations shall be based on the City's benchmark network.Storm run-off from the project shall be handled as follows:
 - ☒ Directed to the City's existing storm drainage system
 - ☒ Directed to a permanent on-site basin. *Depends on occupancy use.*
 - ☐ Directed to a temporary on-site basin which is required until a connection with adequate capacity is available to the City's storm drainage system. On-site basin: _____:_____ maximum side slopes, perimeter fencing required, and provide access ramp to bottom for maintenance.

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CITY ENGINEERING – CONTINUED

- ☐ Sanitary Sewer master plan for the entire development shall be submitted for approval prior to approval of any portion of the system. The sewer system will need to be extended to the boundaries of the development where future connection and extension is anticipated. The sewer system will need to be sized to serve any future developments that are anticipated to connect to the system.
- ☐ Protect trees during construction that will remain.
- ☒ Show adjacent property grade elevations on improvement plans. A retaining wall will be required for grade differences greater than 0.5 feet at the property line.
- ☐ Relocate existing utility poles and/or facilities.
- ☐ Underground all existing overhead utilities within the project limits. Existing overhead electrical lines over 50kV shall be exempt from undergrounding.
- ☐ Provide R-value tests:
- ☐ Traffic indexes per City standards:
- ☐ All public streets within project limits and across project frontage shall be improved to their full width, subject to available right-of-way, in accordance with City policies, standards and specifications.
- ☐ All lots shall have separate drive approaches constructed to City Standards.
- ☐ Install street striping as required by the City Engineer.
- ☐ Install sidewalk along street frontage:
- ☐ Cluster mailbox supports required at 1 per 2 lots, or use postal unit
- ☐ Subject to existing reimbursement agreement to reimburse prior developer.
- ☒ Abandon existing wells per Code; a building permit is required. *If applicable.*
- ☒ Remove existing irrigation lines and dispose off-site, if applicable.
- ☒ Remove existing leach fields and septic tanks, if applicable.
- ☒ Fugitive dust will be controlled in accordance with the applicable rules of San Joaquin Valley Air Pollution Control District's Regulation VIII. Copies of any required permits will be provided to the City of Lemoore.
- ☒ The project may be subject to the San Joaquin Valley Air Pollution Control District's Rule 9510 Indirect Source Review per the rule's applicability criteria. A copy of the approved AIA application will be provided to the City of Lemoore.
- ☒ If the project meets the one acre of disturbance criteria of the State's Storm Water Program, then coverage under General Permit Order 2009-0009-DWQ is required and a Storm Water Pollution Prevention Plan (SWPPP) is needed. A copy of the approved permit will be provided to the City of Lemoore.
- ☐ Comply with prior comments dated:
- ☐ Resubmit with additional information.
- ☐ Redesign required.

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CITY ENGINEERING – CONTINUED

- ☐ Additional comments:
- ☐ No comments. Acceptable as submitted.

Traffic - The following comments are applicable when checked. Comments in *italics* are specific to the project.

- ☐ On-street parking may be prohibited if deemed necessary.
- ☐ Install street light(s) per City of Lemoore Standards.
- ☐ Install street name blades at each intersection. Street names to be modified to the alignment of existing streets and without duplicating names.
- ☐ Install Stop Signs at interior roadways intersecting with:
- ☒ Construct parking per City of Lemoore Standards.
- ☒ Construct drive approach(es) per City of Lemoore Standards.
- ☐ Traffic Impact Study required.
- ☐ Additional comments:
- ☐ No comments. Acceptable as submitted.

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FIRE DEPARTMENT

Fire Safety - The following comments are applicable when checked. Comments in *italics* are specific to the project.

- ☐ No fire protection items required for parcel map or lot line adjustment; however, any future projects will be subject to fire protection requirements.
- ☒ Address numbers must be placed on the exterior of the building in such a position as to be clearly and plainly visible from the street. Numbers will be at least 6 inches high and shall be of a color to contrast with their background. If multiple addresses served by a common driveway, the range of numbers shall be posted at the roadway/driveway.
- ☒ Fire hydrants are required for this project. Contact Fire Department for specific locations.
- ☐ No additional fire hydrants are required for this project; however, additional fire hydrants may be required for any future development.
- ☒ The turning radius for emergency fire apparatus is 28 feet inside radius. Ensure that the turns identified to you during site plan review comply with this requirement.
- ☒ An access road is required and shall be a minimum of 20 feet wide. The road shall be an all-weather driving surface accessible prior to and during construction.
- ☒ Buildings or portions of buildings or facilities exceeding 30 feet in height above the lowest level of fire department vehicle access shall be provided with an approved fire apparatus access road capable of accommodating fire department aerial apparatus. Access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders. Access routes shall be located within a minimum of 15 feet and maximum of 30 feet from the building and shall be positioned parallel to one entire side of the building.
- ☒ A fire lane is required for this project. The location will be given to you during the site plan meeting.
- ☒ A Knox Box key lock system is required. Applications are available at the City of Lemoore Fire Department Administrative Office. NOTE: Knox boxes shall be ordered using an approved application from Lemoore Fire Department Administrative Office, 711 W. Cinnamon Drive. Please allow adequate time for shipping and installation.
- ☒ Any security gates shall be locked with a typical chain and lock that can be cut with a common bolt cutter, or the developer may opt to provide a Knox Box key lock system. Applications are available at the Lemoore Fire Department Administrative Office, 711 W. Cinnamon Drive.
- ☒ That portion of the building that is built upon a property line shall be constructed as to comply with Section 503.4 and Table 5-A of the California Building Code.
- ☒ Commercial dumpsters with 1.5 cubic yards or more shall not be stored or placed within 5 feet of combustible walls, openings, or a combustible roof eave line except when protected by a fire sprinkler system.
- ☒ If hazardous materials are handled in amounts that exceed the exempt amounts listed on Table 3-D of the California Building Code, submit an emergency response plan to the Kings County Health Department. Prior to the building final inspection, submit a copy of the plan and any Material Safety Data Sheets.

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FIRE DEPARTMENT – CONTINUED

- ☒ Fire sprinkler system per NFPA 13b shall be installed for this project. See City of Lemoore Municipal Code Section 8-1E-4.
- ☒ An automatic fire sprinkler system is required for this building. A fire hydrant is required within 50 feet of the fire department connection. The fire hydrant, fire department connection and the PIV valve should be located together and minimum 25 feet from the building, if possible. The caps on the FDC shall be Knox locking caps.
- ☒ All hardware on exit doors shall comply with Chapter 10 of the California Fire Code. This includes all locks, latches, and panic and exit hardware.
- ☒ Provide illuminated exit signs and emergency lighting throughout the building.
- ☒ All Fire and Life Safety systems located within the building shall be maintained.
- ☒ An automatic fire extinguishing system for protection of the kitchen grease hood and ducts is required.
- ☐ Additional emergency access code for gates or procedure for power outages.
- ☐ Fire apparatus access roadway signs – fire apparatus access roads shall be designated and marked as a fire lane set forth in Section 22500.1 California Vehicle Code.
- ☐ City of Lemoore Fire Department Permit Fee – complete application during Building Department permit process.
- ☐ Additional comments:
- ☐ No comments. Acceptable as submitted.

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PLANNING DEPARTMENT

Planning/Zoning - The following comments are applicable when checked. Comments in *italics* are specific to the project.

- ☒ General Plan Land Use Element land use designation(s): *Light Industrial*
- ☒ General Plan Circulation Element adjacent street(s): *Commerce Way and Iona Avenue are local streets built to industrial street standards.*
- ☒ Zoning designation: *Light Industrial (ML)*
- ☒ Proposed land use: *mini-storage facility and shared office space with leasable facilities.*
- ☒ Allowed use ☐ Not allowed use ☐ Requires a conditional use permit

- ☒ Setbacks and heights:

	Required	Proposed	
Front – <i>Both frontages</i>	<i>25 feet from building, 10 feet from parking</i>	<i>25 feet from building 5 feet from parking</i>	<input type="checkbox"/> Acceptable <input checked="" type="checkbox"/> Revise
Interior Side – <i>south and east</i>	<i>0 feet</i>	<i>0 feet</i>	<input checked="" type="checkbox"/> Acceptable <input type="checkbox"/> Revise
Street Side –	<i>N/A</i>	<i>N/A</i>	<input type="checkbox"/> Acceptable <input type="checkbox"/> Revise
Rear -	<i>0 feet</i>	<i>0 feet</i>	<input checked="" type="checkbox"/> Acceptable <input type="checkbox"/> Revise
Height	<i>60 feet</i>	<i>< 30 feet</i>	<input checked="" type="checkbox"/> Acceptable <input type="checkbox"/> Revise

Provide a minimum 10 feet of landscaping as measured between the property lines and parking areas.

Interior lot line must be eliminated by lot line adjustment or firewall is required for buildings built on property line.

- ☒ Open Space Requirements: *None*
- ☒ Off-street Parking required: *Office Suites = 5670 sq.ft. / 4 spaces per 1000 = 22 required. Existing residence to be converted to office = 1350 sq.ft. / 4 spaces per 1000 = 5 required. New ministorage office size not provided on site plan; requires 2 spaces / 1000.*
- ☒ Parking: ☐ Minimum Parking is met. ☒ Parking is needed. *Leasable offices require 22 spaces. Need to know size of office for mini-storage; need 2 per 1,000 sq.ft. If parking is to be available to tenants near Bldg. B then show the number of spaces available on the site plan.*

Drive aisles for two-way traffic must be a minimum 24 feet wide. Drive aisles for one-way traffic must be a minimum 14 feet wide.

- ☒ Outdoor lighting: *Required in parking areas.*

General Lighting Requirements: The requirements listed below shall apply to all outdoor lighting:

City of Lemoore
Planning Department
Site Plan Review Comments

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- Nuisance Prevention: All outdoor lighting shall be designed, located, installed, and maintained in order to prevent glare, light trespass, and light pollution.
- Shielding: Except as otherwise exempt, all outdoor lighting shall be recessed and/or constructed with full downward shielding in order to reduce light and glare impacts on trespass to adjoining properties and public rights of way. Each fixture shall be directed downward and away from adjoining properties and public rights of way, so that no light fixture directly illuminates an area outside of the project site.
- Level Of Illumination: Outdoor lighting shall be designed to illuminate at the minimum level necessary for safety and security and to avoid harsh contrasts in lighting levels between the project site and adjacent properties.
- Maximum Height Of Freestanding Outdoor Light Fixtures: The maximum height of freestanding outdoor light fixtures less than ten feet (10') from a property line abutting residential development shall be eighteen feet (18'). Otherwise, the maximum height for freestanding outdoor light structures shall be twenty four feet (24'). Height shall be measured from the finish grade, inclusive of the pedestal, to the top of the fixture. The designated approving authority may allow greater heights upon finding that there are special circumstances that affect the feasibility of meeting this standard.
- Energy Efficient Fixtures Required: Outdoor lighting shall utilize energy efficient fixtures and lamps, such as high pressure sodium, metal halide, low pressure sodium, hard wired compact fluorescent, or other lighting technology that is of equal or greater efficiency. All new outdoor lighting fixtures shall be energy efficient with a rated average bulb life of not less than ten thousand (10,000) hours.
- Accent Lighting: Architectural features may be illuminated by uplighting, provided that the lamps are low intensity to produce a subtle lighting effect and no glare or light trespass is produced. Wherever feasible, solar powered fixtures should be used.

- ☒ Elevations: ☒ Approved ☐ Revise and resubmit
☒ Fences, walls, and hedges: ☐ Approved ☒ Revise and resubmit *Keep fire lanes open.*
☐ Screening: ☐ Acceptable ☐ Revise and resubmit

- ☒ Landscaping: ☐ Acceptable ☒ Revise and resubmit. *Add minimum 10' wide of landscaping between property line and parking areas. Landscape all areas between sidewalk and buildings/parking.*

The applicant shall submit a landscape plan (to Planning) at time of building permit submittal. The landscape plan shall be compliant with MWEL, including but not limited to the following conditions:

- Plan shall include square footages of landscaped area shown, water use calculations, and the material to be utilized.
- Water use classifications shall be based on WUCOLS IV.
- All other landscaped areas shown as landscaped shall be landscaped.
- Landscaping shall meet all other applicable requirements of Title 9, Article D1 of the Zoning Ordinance.

- ☒ Street trees are required.
☒ Existing address must be changed to be consistent with City address. *See Additional Comments.*

Entitlements

- ☒ Major Site Plan Review is required for this project.
☐ A Use Permit is required for this project.
☐ A Zone Variance is required for this project.
☐ A Tentative Subdivision Map is required for this project.

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- ☐ A Tentative Parcel Map is required for this project.
- ☒ A Lot Line Adjustment is required for this project. *Lot Line Adjustment approval shall be recorded after property acquisition and before issuance of building permit for Bldg. G.*
- ☐ A Zone Change is required for this project.
- ☐ A General Plan Amendment is required for this project.
- ☐ Other discretionary action required for this project:

Environmental Technical Documents

- ☐ Air Impact Analysis required.
- ☐ Acoustical Analysis required.
- ☒ Biologic survey required. *To determine if Class 32 exemption is acceptable.*
- ☒ Cultural Records Search required. *This will be required if the Tachi Tribe requests consultation on the site. City staff emailed the Tachi Tribe representative on December 5, 2019.*
- ☐ Traffic Impact Assessment required.
- ☐ Vehicle Trip Generation Estimates required.
- ☐ Covenant required.

- ☒ Additional comments: *Separate sidewalk leading from the street to office suites from the parking/driveway with a minimum 5 feet of landscaping.*

Addressing:

Existing address 1305 W. Iona Avenue will remain and be used for the office that is converted from a residence.

Existing address 906 Commerce Way will remain and be used for Bldg. C (offices).

A new address of 1401 W. Iona Avenue will be issued for Bldg. A (mini-storage office).

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POLICE DEPARTMENT

Police Safety - The following comments are applicable when checked. Comments in *italics* are specific to the project.

- ☐ Not enough information provided. Please provide additional information pertaining to:
- ☐ Territorial reinforcement – define property lines (private / public space):
- ☐ Access/restricted area concerns:
- ☐ Lighting concerns:
- ☐ Landscaping concerns:
- ☐ Traffic concerns:
- ☐ Surveillance issues:
- ☐ Line of sight issues:
- ☐ Additional comments:
- ☒ No comments. Acceptable as submitted.

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PUBLIC WORKS DEPARTMENT

Water - The following comments are applicable when checked. Comments in *italics* are specific to the project.

- ☒ Connection to City water system required.
- ☐ Additional comments:
- ☐ No comments. Acceptable as submitted.

Wastewater - The following comments are applicable when checked. Comments in *italics* are specific to the project.

- ☒ Connection to City wastewater system required.
- ☒ Wastewater discharge permit application required.
- ☒ Sand and grease interceptor – 3 compartments required. (Depends on use.)
- ☒ Grease interceptor required. (Depends on use.)
- ☒ Garbage grinder required. (Depends on use.)
- ☐ Submission of dry process declaration required.
- ☒ No single pass cooling water is permitted.
- ☐ Septic tank and leech line system may only be used until it fails. Upon failure, connection to the City system is required.
- ☐ Additional comments:
- ☐ No comments. Acceptable as submitted.

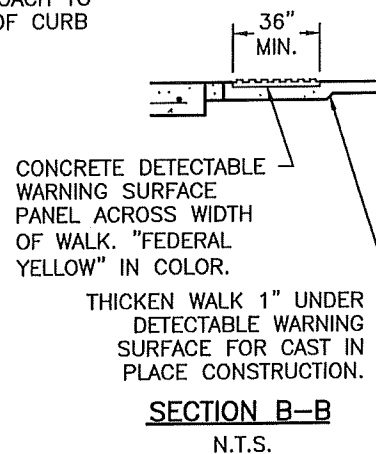
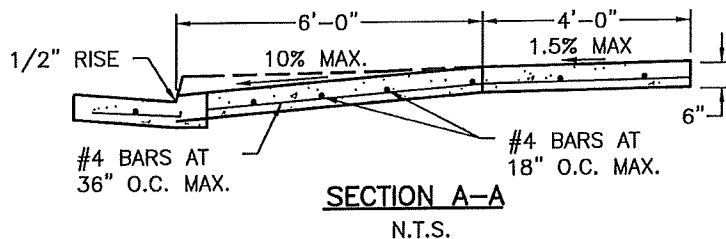
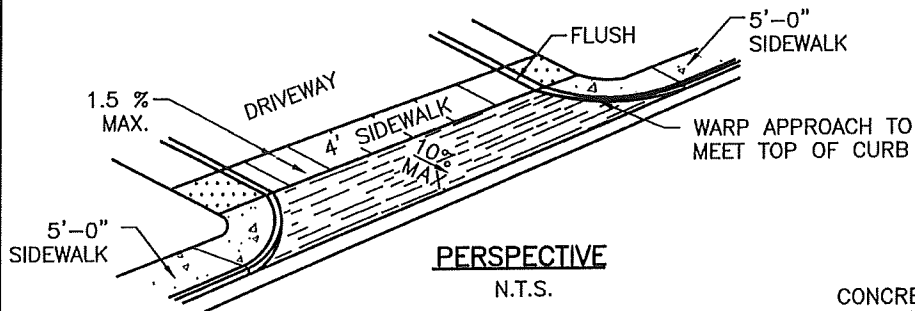
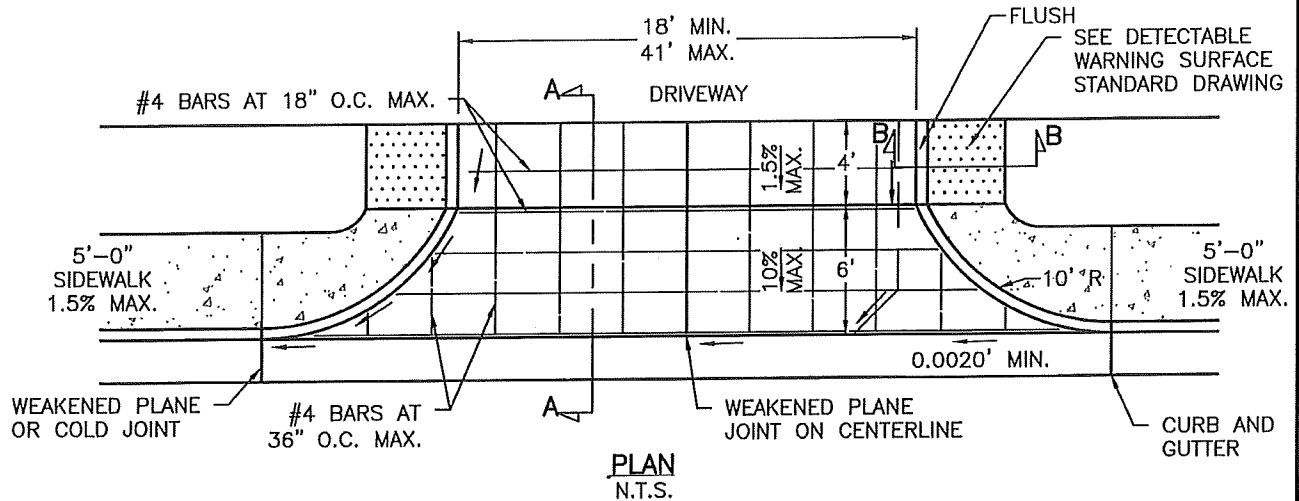
Solid Waste - The following comments are applicable when checked. Comments in *italics* are specific to the project.

- ☐ Type of refuse service not indicated.
- ☒ You are responsible for all cardboard and other bulky recyclables to be broken down before depositing in recycle containers.
- ☒ Refuse enclosure must be built to City of Lemoore Standards.
- ☒ Refuse enclosure gates required.
- ☒ Combination or keys for access to locked gates / bins shall be provided.
- ☐ Location of bin enclosure not acceptable. Relocate to: *per comments on cover page.*

DATE:	December 5, 2019
SITE PLAN NO:	Major Site Plan No. 2019-01
PROJECT TITLE:	Master Storage expansion
DESCRIPTION:	Ministorage facility expansion including 5,670 sq.ft. of leasable office suites
APPLICANT:	Master Storage (Precision Engineering).
PROPERTY OWNER:	Tom Vorhees
LOCATION:	Southeast corner of Iona Avenue and Commerce Way
APN(S):	024-051-012, 024-051-013

PUBLIC WORKS DEPARTMENT – CONTINUED

- ☐ Inadequate number of bins to provide sufficient service.
- ☒ Drive approach too narrow for refuse truck access. *See City Standards C-8A attached.*
- ☐ Area not adequate to allow refuse truck turning radius:
- ☒ Paved areas should be engineered to withstand a 55,000 lb. refuse truck.
- ☐ Hammerhead turnaround required at:
- ☐ Cul-de-sac must be built per City of Lemoore Standards.
- ☒ Refuse enclosures are for City refuse containers only. Storage of grease drums or any other items is not allowed. *Unless approved by Public Works and Kings County Health Department. See Standards M-6 attached.*
- ☒ Refuse enclosure gates must open 180 degrees and hinges mounted in front of post.
- ☒ Concrete slab required in front of enclosure per Lemoore City Standards.
- ☒ Area in front of refuse enclosures must be striped with NO PARKING.
- ☒ Refuse enclosure to be designed and located for STAB service (DIRECT ACCESS).
- ☐ You will be required to roll container out to curb for service.
- ☐ Roll off compactors must have a clearance of 3 feet from any wall on both sides and there must be a minimum of 53 feet clearance in front of the compactor to allow truck service.
- ☐ Additional comments:
- ☐ No comments. Acceptable as submitted.



NOTES:

1. MATERIAL SHALL BE CLASS 2 CONCRETE IN ACCORDANCE WITH SECTION 16 OF THE CITY STANDARD SPECIFICATIONS.
2. ON COLLECTOR AND ARTERIAL STREETS, THE MINIMUM DRIVE APPROACH WIDTH SHALL BE 21 FEET FOR ONE-WAY DRIVE APPROACHES AND 36 FEET FOR TWO-WAY DRIVE APPROACHES, OR AS APPROVED BY CITY ENGINEER.
3. REINFORCING BARS SHALL BE DEFORMED STEEL BARS AND SHALL BE GRADE 40 MINIMUM. REINFORCING BARS SHALL BE FREE OF RUST OR DIRT AND SHALL BE THOROUGHLY CLEANED BEFORE PLACEMENT.
4. REINFORCING BARS SHALL HAVE A MINIMUM OF 2 INCH OF CLEAR COVERAGE.
5. NOT MORE THAN 50% OF PROPERTY FRONTAGE SHALL BE USED AS DRIVE APPROACH.
6. WIDTH AND LOCATION OF DRIVE APPROACHES ON STATE ROUTES IS SUBJECT TO APPROVAL BY CALTRANS.

FILE: C-8A.DWG

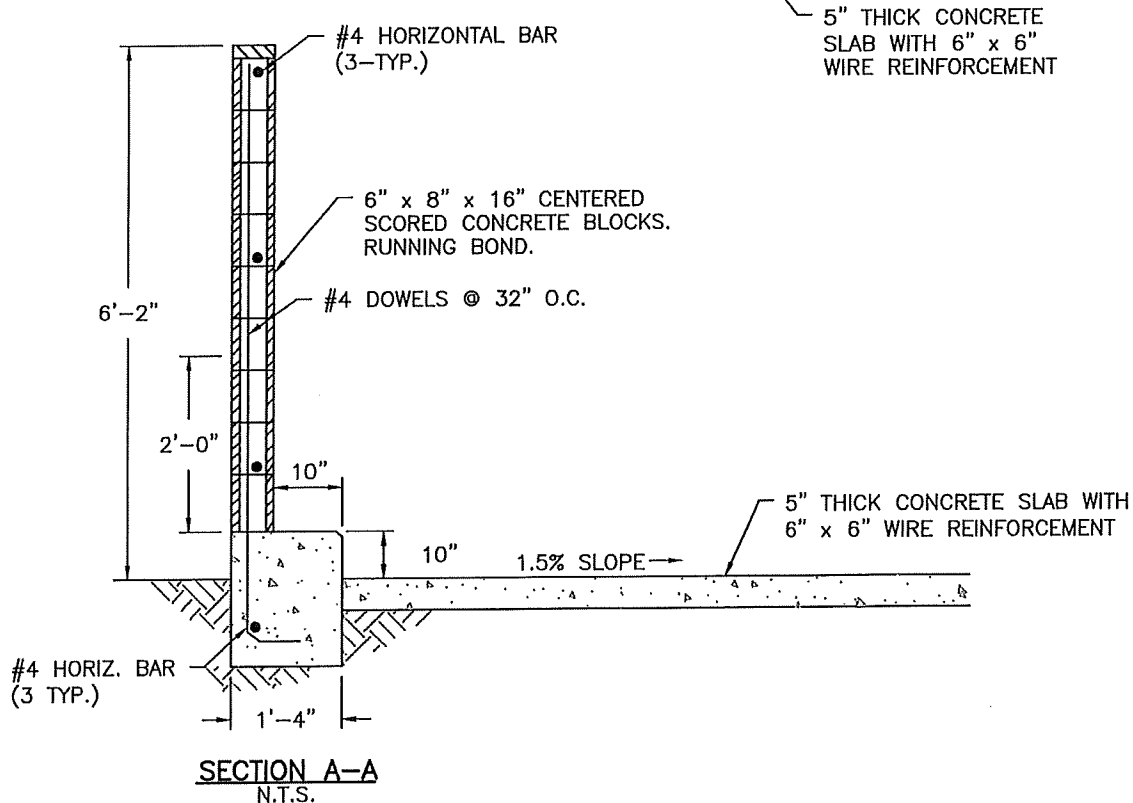
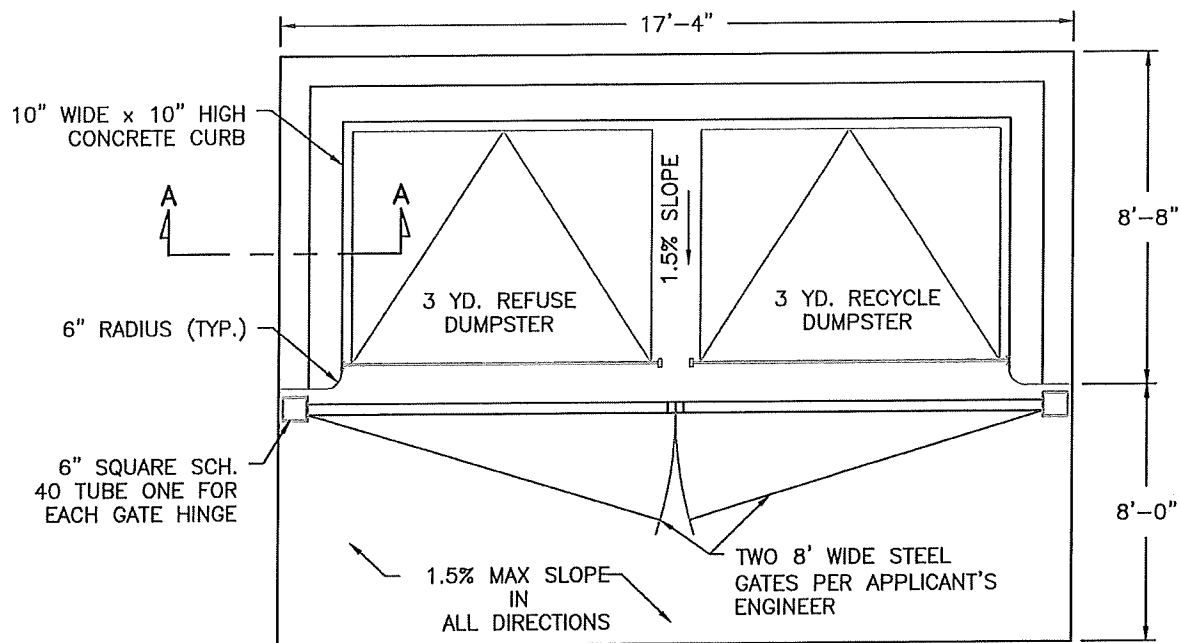
OFFICE - COMMERCIAL DRIVE
APPROACH (ALTERNATIVE - WITH CURB
RETURNS) CONTIGUOUS SIDEWALK

Rev.

Date: _____

City Engineer

STD.
NO.
C-8A



FILE: M-6.DWG

**COMMERCIAL DUMPSTER
ENCLOSURE**

Rev.

Date: _____

City Engineer

**STD.
NO.
M-6**

ATTACHMENT C
REPRESENTATIVE PHOTOGRAPHS



Representative Photograph 1: Project site from the center of APN 024-051-013, facing north.

GPS coordinates: 36.283181, 119.801867

Taken by Erica Pena on February 6, 2020.



Representative Photograph 2: Project site from the center of APN 024-051-013, facing east.

GPS coordinates: 36.283181, 119.801867

Taken by Erica Pena on February 6, 2020.



Representative Photograph 3: Project site from the center of APN 024-051-013, facing south.
GPS coordinates: 36.283181, 119.801867
Taken by Erica Pena on February 6, 2020.



Representative Photograph 4: Project site from the southeast corner of APN 024-051-013, facing west.
GPS coordinates: 36.282479, 119.801347
Taken by Erica Pena on February 6, 2020.



Representative Photograph 5: Project site from the southeast corner of APN 024-051-013, facing north.
GPS coordinates: 36.282479, 119.801347
Taken by Erica Pena on February 6, 2020.



Representative Photograph 6: View from the southeast corner of the BSA, facing west.
GPS coordinates: 36.28225, 119.799095
Taken by Erica Pena on February 6, 2020.



711 West Cinnamon Drive • Lemoore, California 93245 • (559) 924-6744

Staff Report

Item No: 5

To: Lemoore Planning Commission

From: Steve Brandt, AICP

Date: February 26, 2020

Meeting Date: March 9, 2020

Subject: General Plan Amendment No. 2020-01 and Zoning Map Amendment No. 2020-01: a request by McCann & Son's Hay Service (Zachary Drivon, agent) to change the land use designation on the Lemoore General Plan Land Use Map from Regional Commercial to Light Industrial and to change the Zoning Map from Regional Commercial (RC) to Light Industrial (ML) at a developed site located at 1356 W. Iona Avenue and the vacant land directly to the west on the north side of Iona Avenue (APNs 023-310-001 and 024-051-033).

Proposed Motion:

City staff recommends that the Planning Commission adopt Resolution No. 2020-03 recommending approval of General Plan Amendment No. 2020-01 and Zoning Map Amendment No. 2020-01.

Project Proposal:

This proposal is a request for a General Plan Amendment and Zoning Map Amendment for a developed 4.25-acre site that is currently zoned Regional Commercial (RC) to be changed to Light Industrial (ML) and a General Plan Amendment and Zoning Map Amendment for a second parcel of 1.08 acres immediately to the west of the project parcel, currently zoned Regional Commercial (RC) to also be changed to Light Industrial (ML).

Applicant	McCann & Son's Hay Service (agent: Zachary Drivon)
Location	1356 W. Iona Avenue, just north of SR 198, and west of 19 th Avenue
Existing Land Use	Industrial building with parking lot
APN(s)	023-310-001 and 024-051-033
Zoning	Existing: Regional Commercial (RC)

General Plan Proposed: Light Industrial (ML)
Existing: Regional Commercial
Proposed: Light Industrial

Adjacent Land Use, Zone and General Plan Designation

<u>Direction</u>	<u>Current Use</u>	<u>Zone</u>	<u>General Plan</u>
North	SR 198 Highway	n/a	n/a
South	Commercial Mini-storage Facility	ML	Light Industrial
East	Gas Station and Motel	RC	Regional Commercial
West	Undeveloped Lot	ML	Light Industrial

Previous Relevant Actions:

The proposed project site was designated Regional Commercial in the 2008 comprehensive General Plan Update.

Access and Right of Way:

Access to the property is from W. Iona Avenue. Roads in this development were designed for industrial traffic and should not require any upgrades or improvements for the purposes of this project. There are two site access points allowing for circulation through the property.

Architectural and Site Design Standards:

The building is a single-level warehouse-type structure. Steel frame construction, steel sheet cladding and standing seam sheet steel roofing. There is a small, glassed-in space, that serves as the office area, located on the east side of the main structure.

Environmental Assessment:

The project is Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA) per Class 1 (Existing Facilities).

Project Analysis:

The site's improvements and the type of structure are more suitable to industrial uses than to regional commercial uses. A change to Light Industrial will give the property owner more options to use the site per the allowed uses in the Light Industrial zone.

Originally, the proposal was only for changing the developed 4.25-acre parcel. It was determined that to avoid the appearance of 'spot zoning' that the 1.08-acre property immediately to the west should also be redesignated as Light Industrial. The property owner of the parcel was approached and has indicated to City staff that they are amenable to the change. Staff is unaware of immediate plans to develop this parcel.

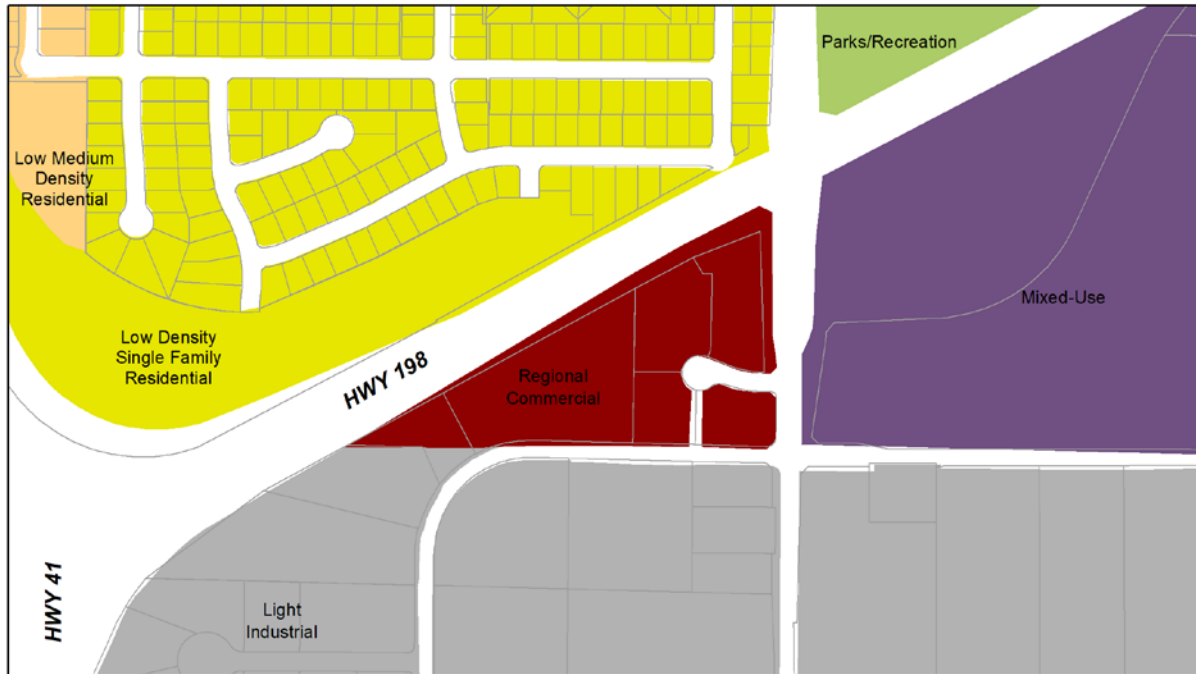
Recommended Approval Findings:

Staff recommends that the Commission make the following findings and recommend approval of the project to the City Council:

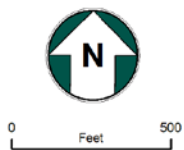
1. The general plan amendment is in the public interest, and the General Plan, as amended, will remain internally consistent. The site has previously been used for industrial purposes.
2. The Zoning Map Amendment is consistent with the general plan goals, policies, and implementation programs. The adjacent land to the south is zoned and used for industrial purposes.
3. The proposed project is consistent with the objectives of the general plan and complies with applicable zoning regulations, specific plan provisions, and improvement standards adopted by the City. There are no proposed additional improvements at this time.
4. The proposed architecture, site design, and landscape are suitable for the purposes of the building and the site and will enhance the character of the neighborhood and community. The site, the building, and improvements are more suitable to industrial uses.
5. The architecture, character, and scale of the building and the site are compatible with the character of buildings on adjoining and nearby properties. The site improvements are more suitable to industrial uses than commercial uses.
6. The proposed project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation. Adjacent roads are built to industrial standards.

Attachments:

Map of Existing and Proposed General Plan Land Use Designations
Draft Resolution



Before General Plan Amendment



After General Plan Amendment



Map of Existing & Proposed General Plan Land Use Designations

RESOLUTION NO. 2020-03

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LEMOORE
RECOMMENDING APPROVAL OF GENERAL PLAN AMENDMENT NO. 2020-01 AND
ZONING MAP AMENDMENT NO. 2020-01 LOCATED AT 1356 W. IONA AVENUE, JUST SOUTH OF
SR 198, AND WEST OF 19TH AVENUE, IN THE CITY OF LEMOORE**

At a Regular Meeting of the Planning Commission of the City of Lemoore (City) duly called and held on March 9, 2020, at 7:00 p.m. on said day, it was moved by Commissioner _____, seconded by Commissioner _____, and carried that the following Resolution be adopted; and

WHEREAS, McCann & Son's Hay Service has requested approval of a General Plan Amendment, Zoning Map Amendment for 2 parcels located at 1356 W. Iona Avenue., just south of SR 198, and west of 19th Avenue., (APN's 023-310-001, and 024-051-033); and

WHEREAS, the proposed site is 4.25 acres in size, and is currently zoned Regional Commercial (RC); and

WHEREAS, the project proposes a General Plan Amendment and Zoning Map Amendment for the aforementioned 4.25 acres to a designation and zone of Light Industrial (ML); and

WHEREAS, the proposed project contains an existing structure and parking area; and

WHEREAS, It has been determined that the project is Categorically Exempt from further environmental review, pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15301 (Class 1 – Existing Facilities); and

WHEREAS, the City Planning Commission held a duly noticed public hearing at its March 9, 2020, meeting.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Lemoore hereby makes the following findings regarding the proposed projects:

1. The general plan amendment is in the public interest, and the General Plan, as amended, will remain internally consistent. The site has previously been used for industrial purposes.
2. The zone change is consistent with the general plan goals, policies, and implementation programs. The adjacent land to the south is zoned and used for industrial purposes.
3. The proposed project is consistent with the objectives of the general plan and complies with applicable zoning regulations, specific plan provisions, and improvement standards adopted by the City. There are no proposed additional improvements at this time.
4. The proposed architecture, site design, and landscape are suitable for the purposes of the building and the site and will enhance the character of the neighborhood and community. The site, the building, and improvements are more suitable to industrial uses.

5. The architecture, character, and scale of the building and the site are compatible with the character of buildings on adjoining and nearby properties. The site improvements are more suitable to industrial uses than commercial uses.
6. The proposed project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation. Adjacent roads are built to industrial standards.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Lemoore recommends approval of General Plan Amendment 2020-01 and Zoning Map Amendment 2020-01.

Passed and adopted at a Regular Meeting of the Planning Commission of the City of Lemoore held on March 9, 2020, by the following votes:

AYES:
NOES:
ABSTAINING:
ABSENT:

APPROVED:

Ray Etchegoin, Chairperson

ATTEST:

Kristie Baley, Planning Commission Secretary

Notice of Exemption**Appendix E**

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk

County of: Kings

1400 W Lacey Blvd

Hanford, CA 93230

From: (Public Agency): City of Lemoore

711 W Cinnamon Drive

Lemoore, CA 93245

(Address)

Project Title: General Plan Amendment No. 2020-01 and Zoning Map Amendment No. 2020-01

Project Applicant: McCann & Son's Hay Service

Project Location - Specific:

1356 W. Iona Avenue., just south of SR 198, and west of 19th Avenue

Project Location - City: Lemoore

Project Location - County: Kings

Description of Nature, Purpose and Beneficiaries of Project:

The applicant requests approval of a General Plan Amendment and Zoning Map Amendment for 2 parcels to change from Regional Commercial (RC) to Light Industrial (ML). The site is already developed with a commercial structure.

Name of Public Agency Approving Project: City of Lemoore

Name of Person or Agency Carrying Out Project: Judy Holwell

Exempt Status: **(check one):**

☐ Ministerial (Sec. 21080(b)(1); 15268);

☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));

☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));

☒ Categorical Exemption. State type and section number: 15301 - Existing Facilities

☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt:

The site is already developed with a structure and improvements that are suitable for industrial uses.

Lead Agency

Contact Person: Judy Holwell

Area Code/Telephone/Extension: 559-924-6744

If filed by applicant:

1. Attach certified document of exemption finding.

2. Has a Notice of Exemption been filed by the public agency approving the project? ☐ Yes ☐ No

Signature: _____ Date: _____ Title: Community Dev. Director

☒ Signed by Lead Agency ☐ Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.

Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____