

LEMOORE PLANNING COMMISSION

Regular Meeting

AGENDA

Lemoore Council Chamber

429 'C' Street

July 13, 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 – Special Meeting, June 22, 2020

5. Public Hearing – Tentative Parcel Map No. 2020-01: a request by CV Housing, LLC (Bret Fugman) to divide 16.14 acres into four commercial parcels and a remainder parcel. The site is located on the southeast corner of State Route 41 and Hanford-Armona Road (APN 021-660-031). It has been determined that the project is Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA) per Section 15315 (Class 15 – Minor Land Divisions). In addition, a Mitigated Negative Declaration was prepared and adopted previously that included minor divisions of land in the description of the project.

6. Director's Report – Judy Holwell

7. Commission's Reports and Requests for Information

8. Adjournment

Upcoming Meetings

Regular Meeting of the Planning Commission, August 10, 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 four (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, July 13, 2020 at 7:00 p.m. at the Cinnamon Municipal Complex, 711 W. Cinnamon Drive in accordance with applicable legal requirements.

Posted this 10th day of July 2020.

//s//

Kristie Baley, Planning Commission Secretary

**Minutes of the
LEMOORE PLANNING COMMISSION
Special Meeting
June 22, 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:	Etchegoin
Commissioners:	Clement, Dey, Franklin, Meade
Absent:	Koelewyn

City Staff and Contract Employees Present: Community Development Director Holwell, City Manager Olson, City Public Works Director Rivera, City Attorney Carlson (Lozano Smith), Commission Secretary Baley

ITEM NO. 3 Public Comment

There was no comment.

ITEM NO. 4 Approval – Minutes – Regular Meeting, May 11, 2020

Motion by Commissioner Meade, seconded by Commissioner Dey, to approve the Minutes of the Planning Commission Regular Meeting of May 11, 2020.

*Ayes: Meade, Dey, Clement, Franklin, Etchegoin
Absent: Koelewyn*

ITEM NO. 5 – Report and Recommendation – a request by Lennar Homes of California, Inc. to Extend Approval of Vesting Tentative Subdivision Map No. 2017-01, Tract 920.

Community Development Director Holwell presented the request.

Motion by Commissioner Franklin, seconded by Commissioner Dey to approve Resolution No. 2020-06, approving a one year extension to Vesting Tentative Subdivision Map No. 2017-01, Tract 920 with previously approved conditions of approval as listed in Resolution No. 2017-15 to remain intact.

*Ayes: Franklin, Dey, Clement, Meade, Etchegoin
Absent: Koelewyn*

ITEM NO. 6 Public Hearing – to accept public comment Major Site Plan Review No. 2020-03: a request by Wellsona Partners (John Peterson) for major site plan review approval of a seed to sale cannabis campus that includes delivery service, manufacturing and processing facility, microbusiness, distribution hub, cultivation greenhouses, and food truck dining area. The site is located on Venture Place, west of Commerce Way, north of Enterprise Drive, east of SR 41, and south of SR 198 in the city of Lemoore (APNs 024-400-002 through 024-400-009).

Community Development Director Holwell noted that the PowerPoint presentation had a typo, incorrectly referencing Major Site Plan Review 2020-01 instead of 2020-03 and presented the staff report and answered questions from Commissioners.

City Manager Olson stated that a project development agreement was approved by the City Council for the project at this site, elaborated on remaining background checks, State of California regulatory permits and noted a request for name change from Wellsona Partners to Base Camp.

Chair Etchegoin opened the public hearing at 7:19 p.m.

Secretary Baley read public comment letters received prior to the meeting from Carrie McElroy, Custom Performance Cheer at 1500 Enterprise Drive, Suite 305 and 306; Eric Beard, property owner/site manager 1500 Enterprise Drive; and John Galhandro, Maaco Collision and Paint at 1500 Enterprise Drive, Suites 311 to 314.

John Petersen, Representative for Wellsona Partners addressed concerns from the public and provided clarification regarding use of the food court and Business Park. He expanded on the word “greenhouse” used to describe the buildings to be located on the site, as well as security and noted that a dispensary is not part of the site plan.

Meade referenced odors emitted from other industrial sites and asked Petersen to expand on processes put into place to eradicate any odors that could potentially emanate from the site.

Petersen explained that the City of Lemoore ordinance does not allow odors to permeate from the site and provided a brief explanation of the filtration and ventilation systems used to remove molecules and odors.

Franklin asked Petersen to expand on the type of venues and events proposed at the site.

Petersen provided a brief explanation regarding containment during events and noted that City approval will be required for any events held at the site.

Etchegoin asked Petersen to provide clarification regarding the fence between the site and adjacent property at 1500 Enterprise Drive.

Petersen provided clarification regarding fences and walls proposed for the site and indicated that a block wall would be constructed on the south side to separate the project from the adjoining businesses. He also answered other questions from Commissioners during a discussion that ensued.

Commissioner Meade stated this site is much more suited for this type of use than the site located at 19 ½ and Cedar that was proposed by another developer and Commissioner Etchegoin agreed.

Commissioner Clement stated he coached the land owner, Tom Vorhees, in sports years ago, but has not stayed in contact with him and asked the City Attorney if there is any potential conflict of interest if he votes.

City Attorney Carlson stated that there does not appear to be any familial relationship or financial interest involved that would legally require him to abstain and advised Commissioner Clement that it was his prerogative to vote or abstain.

There was no other comment.

Chair Etchegoin closed the public hearing at 7:39 p.m.

Motion by Commissioner Franklin, seconded by Commissioner Dey to approve the Initial Study/Mitigated Negative Declaration for Venture Place Cannabis Campus and Food Court.

Ayes: Franklin, Dey, Clement, Meade, Etchegoin

Absent: Koelewyn

Motion by Commissioner Franklin, seconded by Commissioner Meade to adopt Resolution No. 2020-07 (with typo correction as noted by Holwell) approving Major Site Plan (SPR) No. 2020-03 with the corrections/modifications identified in the attached Site Plan Review Comments (checklists) and the conditions listed in the resolution.

Ayes: Franklin, Meade, Clement, Dey, Etchegoin

Absent: Koelewyn

ITEM NO. 7 Director's Report

Community Development Director Holwell provided information regarding:

Staff is working with a developer that is interested in moving forward with the Victory Village subdivision, Tract 845, consisting of 51 units located on the Westside. A site plan review to approve house plans and elevations would be brought to the Planning Commission should staff receive an application.

Staff has been working with a developer that is interested in taking on Fairway Courtyards, Tract 820, consisting of approximately 39 units located south of Iona, near the golf course. The road and infrastructure were installed several years ago by the previous developer.

A tentative parcel map application submitted by CV Housing/Bret Fugman for the commercial portion of a project previously approved for the SE corner of Hanford-Armona Rd and Hwy 41 is expected to be brought to the Planning Commission during the next meeting.

The second reading of the Lennar Homes of California, Inc., Tract 848 project was pulled from the Consent Calendar during the June 16th City Council meeting at the request of the Naval Air

Station Lemoore. The City Council failed to make a motion to approve or deny the project. The Municipal Code requires the City to make a decision. The City Attorney is reviewing the ramifications and will provide staff with direction.

ITEM NO. 8 – Commission's Reports and Requests for Information

Commissioner Meade stated that he was sorely disappointed in the City Council's lack of action for the Lennar Homes, Tract 848 project.

Commissioner Dey stated that in the past he would have been highly critical of a cannabis projects like the one presented tonight, but he took a tour to become more educated and stated that he hopes the development will be good for the City long term.

Wellsona representative Petersen welcomed the input from Commissioners.

Etchegoin thanked the Wellsona representatives John Petersen and Jay Kelly.

ITEM No. 9 – Adjournment

The meeting adjourned at 7:48 P.M.

Approved the 13th day of July 2020.

APPROVED:

Ray Etchegoin, Chairperson

ATTEST:

Kristie Baley, Commission Secretary



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

Staff Report

To: Lemoore Planning Commission **Item No. 5**
From: Steve Brandt, City Planner
Date: June 30, 2020 **Meeting Date:** July 13, 2020
Subject: **Tentative Parcel Map No. 2020-01:** A request by CV Housing, LLC to divide a 16.14-acre parcel into four parcels with a remainder parcel located on the southeast corner of State Route 41 and Hanford-Armona Road in the City of Lemoore (APN 021-660-031).

Proposed Motion:

Adopt Resolution No. 2020-08, approving Tentative Parcel Map No. 2020-01, with the attached conditions.

Project Proposal:

The applicant is requesting a tentative parcel map proposing to divide a 16.14-acre parcel into four parcels with a remainder parcel. The tentative parcel map would facilitate the development of commercial and residential uses previously approved by Major Site Plan Review 2016-03.

Applicant	CV Housing, LLC (Brett Fugman)
Location	Southeast corner of State Route 41 and Hanford-Armona Road
Existing Land Use	Vacant
APN(s)	021-660-031
Zoning	Neighborhood Commercial (NC) and Medium Density Residential (RMD)
General Plan	Neighborhood Commercial and Medium Density Residential
Proposed Land Division	Parcel 1 – 1.97 acres Parcel 2 – 0.46 acres Parcel 3 – 0.75 acres

Parcel 4 – 1.17 acres
Remainder Parcel – 11.55 acres
Right of Way/Dedications – 0.24 acres

Adjacent Land Use, Zone and General Plan Designation

<u>Direction</u>	<u>Current Use</u>	<u>Zone</u>	<u>General Plan</u>
North	SCG Pipe Yard/ Agriculture	Limited Agriculture (10-acre minimum)	Limited Agriculture (County)
South	Multi-Family and Single Family Residential	RLD/RMD	RLD/RMD
East	Single Family Residential	RLD	RLD
West	Rural Residential/ Agriculture	Limited Agriculture (10-acre minimum)	Limited Agriculture (County)

Previous Relevant Actions:

On November 6, 2018, the City Council approved a Major Site Plan Review along with accompanying General Plan and Rezoning applications to allow for the underlying development of the site depicted within the Tentative Parcel Map. All conditions of approval previously approved are still active and have been referred for reference for this proposal.

Zoning/General Plan:

The site is planned and zoned as Medium Density Residential and Neighborhood Commercial as adopted through the amendment and rezone application approved in 2018. Per the Lemoore Municipal Code, the tentative parcel map meets lot configuration and minimum lot sizes as there are none required within the Neighborhood Commercial district. The Medium Density Residential zone district requires a maximum lot size 5,000 square feet, unless a larger lot size is approved by site plan review. The unsubdivided remainder matches the Medium Density Residential area approved by the site plan review in 2018, which is permitted within the Municipal Code.

The site is surrounded by a variety of uses consisting of agricultural uses on the north and west. Immediately to the east and south of the project site are developed residential subdivisions along with some multiple family development (south). The site plan review application includes conditions of approval which have already addressed potential impacts to these uses that would be implemented at the time of building permit. These requirements would not directly impact this division of property but is required to be implemented and shown during the permit process and construction.

Access and Right of Way:

Access to the site would be along multiple driveways fronting Hanford-Armona Road. Access directly from Highway 41 is prohibited and would be reflected on the final parcel map.

The development will need to include reciprocal access easements to ensure that customers and the public will be able to traverse through the commercial development regardless of parcel lines and so that both the residential and commercial users can use the driveway access points along Hanford-Armona Road. These easements may be shown on the final parcel map or via a separate agreement recorded by the owner.

Environmental Assessment:

The project is Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA) per Section 15315 (Class 15 – Minor Land Divisions). In addition, a Mitigated Negative Declaration was prepared and adopted previously that included minor divisions of land in the description of the project.

Recommended Approval Findings:

Pursuant to 8-7F-5(C) of the Municipal Code, a tentative parcel map shall be granted only when the designated approving authority determines that the proposed use or activity complies with all the following findings. City staff recommends that these findings be made based upon review of the project as described in this staff report, and with the recommended conditions of approval.

1. That the proposed map, together with the provisions for its design and improvement, is consistent with the general plan or any applicable specific plan, or other applicable provisions of this code.
2. That the site is physically suitable for the type of development. The site is relatively flat and will be graded appropriately during construction consistent with the previously approved site plan.
3. That the site is physically suitable for the proposed density of development. The site has ample area to accommodate the proposed uses while also allowing area to comply with other requirements such as parking and access.
4. That the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
5. That the design of the subdivision or the type of improvements along with applicable conditions of approval will not cause serious public health problems.

6. That the design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. The Preliminary Title Report identifies easements which must be shown on the final parcel map but do not prohibit or conflict with the proposed development of the site once the final parcel map is recorded.
7. Subject to section 66474.4 of the subdivision map act, that the land is not subject to a contract entered into pursuant to the California land conservation act of 1965 (commencing with section 51200 of the Government Code).

Recommended Conditions:

Staff recommends the following conditions be applied to the approval of the Tentative Parcel Map:

1. The site shall be developed consistent with all conditions of approval for Master Site Plan 2016-03.
2. The Tentative Parcel Map shall expire 24 months following Planning Commission approval.
3. The applicant shall submit improvement plans detailing all proposed work. Improvements may be deferred to development of the first parcel per approved Major Site Plan Review 2016-03.
4. The Final Parcel Map and associated proposed improvements shall conform to the Subdivision Map Act, the City of Lemoore's Subdivision Ordinance and Standard Improvements Drawings. They shall also conform to approved Major Site Plan Review 2016-03 and Public Works/City Engineering comments dated June 10, 2020.
5. Right-of-way dedication is required along Hanford-Armona Road per Major Site Plan Review 2016-03.
6. The applicant shall provide reciprocal access easement and public utility easement for all parcels per Major Site Plan Review 2016-03 and Public Works/City Engineering comments dated June 10, 2020.
7. The applicant shall provide a reciprocal access easement for both access and parking between the commercial parcels (Parcels 1 to 4) and for pedestrian access between the residential parcel (Remainder Parcel) and commercial parcels. The recorded copy of the agreement shall be provided to the City prior to issuance of building permits.
8. 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. Provide easements for

sanitary sewer connection to support Major Site Plan Review 2016-03 across Remainder to connection at Dogwood/Persimmon. The master plan will be required with development of first parcel per approved Major Site Plan Review 2016-03 and Public Works/City Engineering comments dated June 10, 2020.

9. The master grading and drainage plan shall be prepared by a registered civil engineer or project architect and shall be required with development of first parcel per approved Major Site Plan Review 2016-03 and Public Works/City Engineering comments dated June 10, 2020.
10. All elevations shall be based on the City's benchmark network.
11. Storm run-off from the project shall be handled as follows:
 - a. Directed to the City's existing storm drainage system through easements provided for storm drain connection to support Major Site Plan Review 2016-03 across from the Remainder Parcel for ultimate connection at Dogwood/Persimmon.
 - b. Directed to a permanent on-site basin.
 - c. If 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, the temporary on-site basin's maximum side slopes shall be consistent with a geotechnical report (or a maximum of 3:1), perimeter fencing shall be required, and access ramp to bottom for maintenance shall also be provided.
12. Water master plan for the entire development shall be submitted for approval prior to approval of any portion of the system. The water system will need to be extended to the boundaries of the development where future connection and extension is anticipated. The water system will need to be sized to serve any future developments that are anticipated to connect to the system. The applicant shall provide easements for water connections to support Major Site Plan Review 2016-03 across from the Remainder Parcel as needed to provide service. The master plan will be required with development of first parcel per approved Major Site Plan Review 2016-03 and Public Works/City Engineering comments dated June 10, 2020.
13. The applicant shall relocate existing utility poles and/or facilities at time of street improvements. This condition can be deferred to time of construction of the site.
14. The applicant shall underground all existing overhead utilities within the project limits. Existing overhead electrical lines over 50kV shall be exempt from undergrounding at time of street improvements. This condition can be deferred to time of construction of the site.
15. The applicant shall provide R-value tests; 1 min for Hanford-Armona Road & 1 min on the private street along the east side of Parcels 1-4 per Public Works/City Engineering comments dated June 10, 2020, at time of development.
16. The applicant shall provide traffic indexes per City standard ST-1 at the time of street improvements.

17. All public streets within project limits and across from the frontage of the project shall be improved to their full width, subject to available right-of-way, in accordance with City policies, General Plan, standards and specifications at time of street improvements.
18. The applicant shall abandon any existing wells per Code and obtain appropriate building permits, as required. This condition can be deferred to time of construction of the site.
19. The applicant shall remove existing irrigation lines and dispose off-site during site development. This condition can be deferred to time of construction of the site.
20. The applicant shall remove existing leach fields and septic tanks during site development. This condition can be deferred to time of construction of the site.
21. The applicant shall revise and submit the Final Parcel Map in accordance with the following map revisions:
 - a. Call out all So Cal Gas easement
 - b. Show relinquished access rights along SR 41.
 - c. Provide reciprocal access and parking easements/agreements for Parcels 1-4, access easements/agreements between all parcels, and pedestrian access easements/agreements between the residential parcel (remainder parcel) and the commercial parcels with the Final Map.
 - d. Parcels lines shall match Major Site Plan Review 2016-03 for access and parking.
 - e. Show flood zone. Zone X – 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile (Panels 06031C0160D and 06031C0170D).

Attachments:

Vicinity Map

Resolution No. 2020-08

Tentative Parcel Map No. 2020-01

Public Works/City Engineering comments dated June 10, 2020

Vicinity Map

Tentative Parcel Map 2020-01

RESOLUTION NO. 2020-08

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LEMOORE
APPROVING TENTATIVE PARCEL MAP 2020-01 TO ALLOW
THE DIVISION OF LAND INTO FOUR PARCELS AND A REMAINDER PARCEL
LOCATED ON THE SOUTHEAST CORNER OF STATE ROUTE 41 AND
HANFORD-ARMONA ROAD IN THE CITY OF LEMOORE**

At a Regular Meeting of the Planning Commission of the City of Lemoore duly called and held on July 13, 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:

WHEREAS, CV Housing, LLC (Bret Fugman) has requested approval of a tentative parcel map to allow the division of a 16.14-acre property into four parcels and a remainder parcel in the City of Lemoore (APN 021-660-031); and

WHEREAS, the proposed site is a vacant parcel; and

WHEREAS, the General Plan designates the parcel as Neighborhood Commercial and Medium Density Residential; and

WHEREAS, the zoning on the parcel is Neighborhood Commercial and Medium Density Residential; and

WHEREAS, the project is Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA) per Section 15315 (Class 15 – Minor Land Divisions). In addition, a Mitigated Negative Declaration was prepared and adopted previously that included minor divisions of land in the description of the project.

WHEREAS, the Lemoore Planning Commission held a duly noticed public hearing at its July 13, 2020, meeting.

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

1. That the proposed map, together with the provisions for its design and improvement, is consistent with the general plan or any applicable specific plan, or other applicable provisions of the Municipal Code.
2. That the site is physically suitable for the type of development. The site is relatively flat and will be graded appropriately during construction consistent with the previously approved site plan.
3. That the site is physically suitable for the proposed density of development. The site has ample area to accommodate the proposed uses while also allowing area to comply with other requirements such as parking and access.

4. That the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
5. That the design of the subdivision or the type of improvements along with applicable conditions of approval will not cause serious public health problems.
6. That the design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. The Preliminary Title Report identifies easements which must be shown on the final parcel map but do not prohibit or conflict with the proposed development of the site once the final parcel map is recorded.
7. Subject to section 66474.4 of the subdivision map act, that the land is not subject to a contract entered into pursuant to the California land conservation act of 1965 (commencing with section 51200 of the Government Code).

BE IT FURTHER RESOLVED that the Planning Commission of the City of Lemoore finds that the project is Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA) per Section 15315 (Class 15 - Minor Land Divisions), and approves Tentative Parcel Map No. 2020-01 subject to the following conditions:

1. The site shall be developed consistent with all conditions of approval for Master Site Plan 2016-03.
2. The Tentative Parcel Map shall expire 24 months following Planning Commission approval.
3. The applicant shall submit improvement plans detailing all proposed work. Improvements may be deferred to development of the first parcel per approved Major Site Plan Review 2016-03.
4. The Final Parcel Map and associated proposed improvements shall conform to the Subdivision Map Act, the City of Lemoore's Subdivision Ordinance and Standard Improvements Drawings. They shall also conform to approved Major Site Plan Review 2016-03 and Public Works/City Engineering comments dated June 10, 2020.
5. Right-of-way dedication is required along Hanford-Armona Road per Major Site Plan Review 2016-03.
6. The applicant shall provide reciprocal access easement and public utility easement for all parcels per Major Site Plan Review 2016-03 and Public Works/City Engineering comments dated June 10, 2020.
7. The applicant shall provide a reciprocal access easement for both access and parking between the commercial parcels (Parcels 1 to 4) and for pedestrian access between the residential parcel (Remainder Parcel) and commercial parcels. The recorded copy of the agreement shall be provided to the City prior to issuance of building permits.
8. 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. Provide easements for sanitary sewer connection to support Major

Site Plan Review 2016-03 across Remainder to connection at Dogwood/Persimmon. The master plan will be required with development of first parcel per approved Major Site Plan Review 2016-03 and Public Works/City Engineering comments dated June 10, 2020.

9. The master grading and drainage plan shall be prepared by a registered civil engineer or project architect and shall be required with development of first parcel per approved Major Site Plan Review 2016-03 and Public Works/City Engineering comments dated June 10, 2020.
10. All elevations shall be based on the City's benchmark network.
11. Storm run-off from the project shall be handled as follows:
 - a. Directed to the City's existing storm drainage system through easements provided for storm drain connection to support Major Site Plan Review 2016-03 across from the Remainder Parcel for ultimate connection at Dogwood/Persimmon.
 - b. Directed to a permanent on-site basin.
 - c. If 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, the temporary on-site basin's maximum side slopes shall be consistent with a geotechnical report (or a maximum of 3:1), perimeter fencing shall be required, and access ramp to bottom for maintenance shall also be provided.
12. Water master plan for the entire development shall be submitted for approval prior to approval of any portion of the system. The water system will need to be extended to the boundaries of the development where future connection and extension is anticipated. The water system will need to be sized to serve any future developments that are anticipated to connect to the system. The applicant shall provide easements for water connections to support Major Site Plan Review 2016-03 across from the Remainder Parcel as needed to provide service. The master plan will be required with development of first parcel per approved Major Site Plan Review 2016-03 and Public Works/City Engineering comments dated June 10, 2020.
13. The applicant shall relocate existing utility poles and/or facilities at time of street improvements. This condition can be deferred to time of construction of the site.
14. The applicant shall underground all existing overhead utilities within the project limits. Existing overhead electrical lines over 50kV shall be exempt from undergrounding at time of street improvements. This condition can be deferred to time of construction of the site.
15. The applicant shall provide R-value tests; 1 min for Hanford-Armona Road & 1 min on the private street along the east side of Parcels 1-4 per Public Works/City Engineering comments dated June 10, 2020, at time of development.
16. The applicant shall provide traffic indexes per City standard ST-1 at the time of street improvements.
17. All public streets within project limits and across from the frontage of the project shall be improved to their full width, subject to available right-of-way, in accordance with City policies, General Plan, standards and specifications at time of street improvements.
18. The applicant shall abandon any existing wells per Code and obtain appropriate building permits, as required. This condition can be deferred to time of construction of the site.

19. The applicant shall remove existing irrigation lines and dispose off-site during site development. This condition can be deferred to time of construction of the site.
20. The applicant shall remove existing leach fields and septic tanks during site development. This condition can be deferred to time of construction of the site.
21. The applicant shall revise and submit the Final Parcel Map in accordance with the following map revisions:
 - a. Call out all So Cal Gas easement
 - b. Show relinquished access rights along SR 41.
 - c. Provide reciprocal access and parking easements/agreements for Parcels 1-4, access easements/agreements between all parcels, and pedestrian access easements/agreements between the residential parcel (remainder parcel) and the commercial parcels with the Final Map.
 - d. Parcels lines shall match Major Site Plan Review 2016-03 for access and parking.
 - e. Show flood zone. Zone X – 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile (Panels 06031C0160D and 06031C0170D).

Passed and adopted at a Regular Meeting of the Planning Commission of the City of Lemoore held on July 13, 2020, by the following votes:

AYES:
NOES:
ABSTAINING:
ABSENT:

APPROVED:

Ray Etchegoin, Chairperson

ATTEST:

Planning Commission Secretary

Dedicate public RW per Major Site Plan Review 2016-03; improve entire frontage and SR 41/H-A intersection with first phase of development

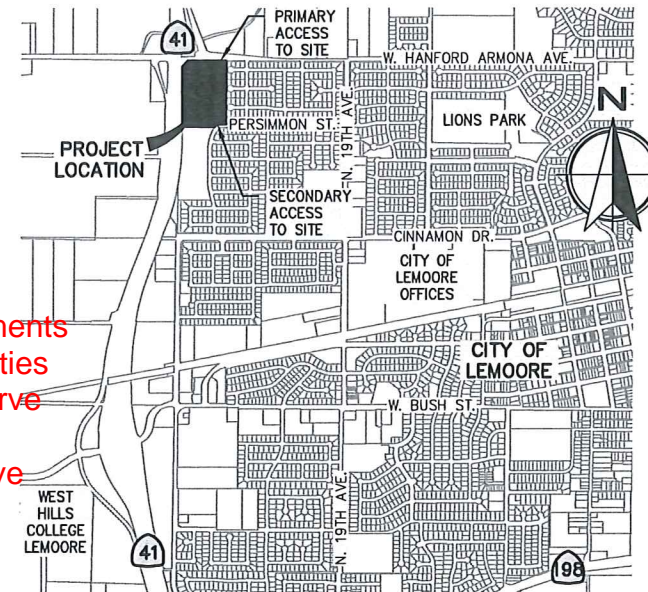
TENTATIVE PARCEL MAP NO. 2019-

BEING A SUBDIVISION OF NORTHEAST QUARTER OF SECTION 4,
TOWNSHIP 19 SOUTH, RANGE 20 EAST, MOUNT DIABLO BASE AND MERIDIAN,
IN THE CITY OF LEMOORE, COUNTY OF KINGS, STATE OF CALIFORNIA
SURVEYED AND PLATTED IN OCTOBER 2019

FOR
FORTUNE ASSOCIATES
BY
GATEWAY ENGINEERING, INC.

PROJECT INFO:

RECORD OWNER:	CV HOUSING, LLC BRETT FUGMAN 470 E. HERNDON AVE., STE.200 FRESNO, CA 93720 PHONE: (559) 490-2500
APPLICANT/DEVELOPER:	CV HOUSING, LLC BRETT FUGMAN 470 E. HERNDON AVE., STE.200 FRESNO, CA 93720 PHONE: (559) 490-2500
ARCHITECT:	SIM-PBK ARCHITECTS 7790 N. PALM AVE. FRESNO, CA 93711 PHONE: (559) 448-8400
CIVIL ENGINEER:	GATEWAY ENGINEERING, INC. 405 PARK CREEK DRIVE CLOVIS, CA 93611 PHONE: (559) 320-0344
LAND SURVEYOR:	GATEWAY ENGINEERING, INC. 405 PARK CREEK DRIVE CLOVIS, CA 93611 PHONE: (559) 320-0344



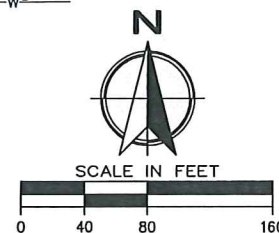
VICINITY MAP
SCALE: 1" = 2000'

LEGEND

- NOW OFFERED FOR DEDICATION TO CITY OF LEMOORE FOR RIGHT-OF-WAY PURPOSES.
- EXISTING 20' WIDE RIGHT OF WAY FOR GAS PIPELINE GRANTED TO SOUTHERN CALIFORNIA GAS COMPANY RECORDED OCTOBER 27, 1966, AS DOCUMENT NO. 15041 IN BOOK 896, AT PAGE 889, K.C.R.
- EXISTING 17' RIGHT OF WAY FOR PUBLIC STREET AND UTILITY PURPOSES PER PM NO. 2003-05, RECORDED IN BOOK 16 OF PARCEL MAPS AT PAGE 91 OF K.C.R.

ABBREVIATIONS LEGEND

ACP	AC PAVEMENT
CC	CONCRETE CURB
CCG	CONCRETE CURB AND GUTTER
CMS	CONCRETE MOW STRIP
CS	CONCRETE SLAB
CSW	CONCRETE SIDEWALK
D	STORM DRAIN PIPE/LATERAL DRAIN INLET
DI	DRAIN INLET
E	EAST/ELECTRIC LINE U/G
EOP	EDGE OF PAVEMENT
FCL	FENCE-CHAIN LINKED
F.C.R.	FRESNO COUNTY RECORDS
GV	GAS VALVE
INV	INVERT ELEVATION
N	NORTH
NE	NORTHEAST
NW	NORTHWEST
OH	OVERHEAD TRANSMISSION LINES
PP	POWER POLE
S	SEWER MAIN/LATERAL OR SOUTH
SE	SOUTHEAST
SL	STREET LIGHT
SW	SOUTHWEST
TSL	TRAFFIC SIGNAL LIGHT
TSB	TRAFFIC SIGNAL BOX
W	WATER LINE/LATERAL OR WEST
WBL	WALL-BLOCK WALL
WV	WATER VALVE



Provide reciprocal access & parking easements/ agreements w/ Final Map

Provide reciprocal easements/agreements for access and utilities for this street to serve Parcels 1-4 and Remainder; Improve with development

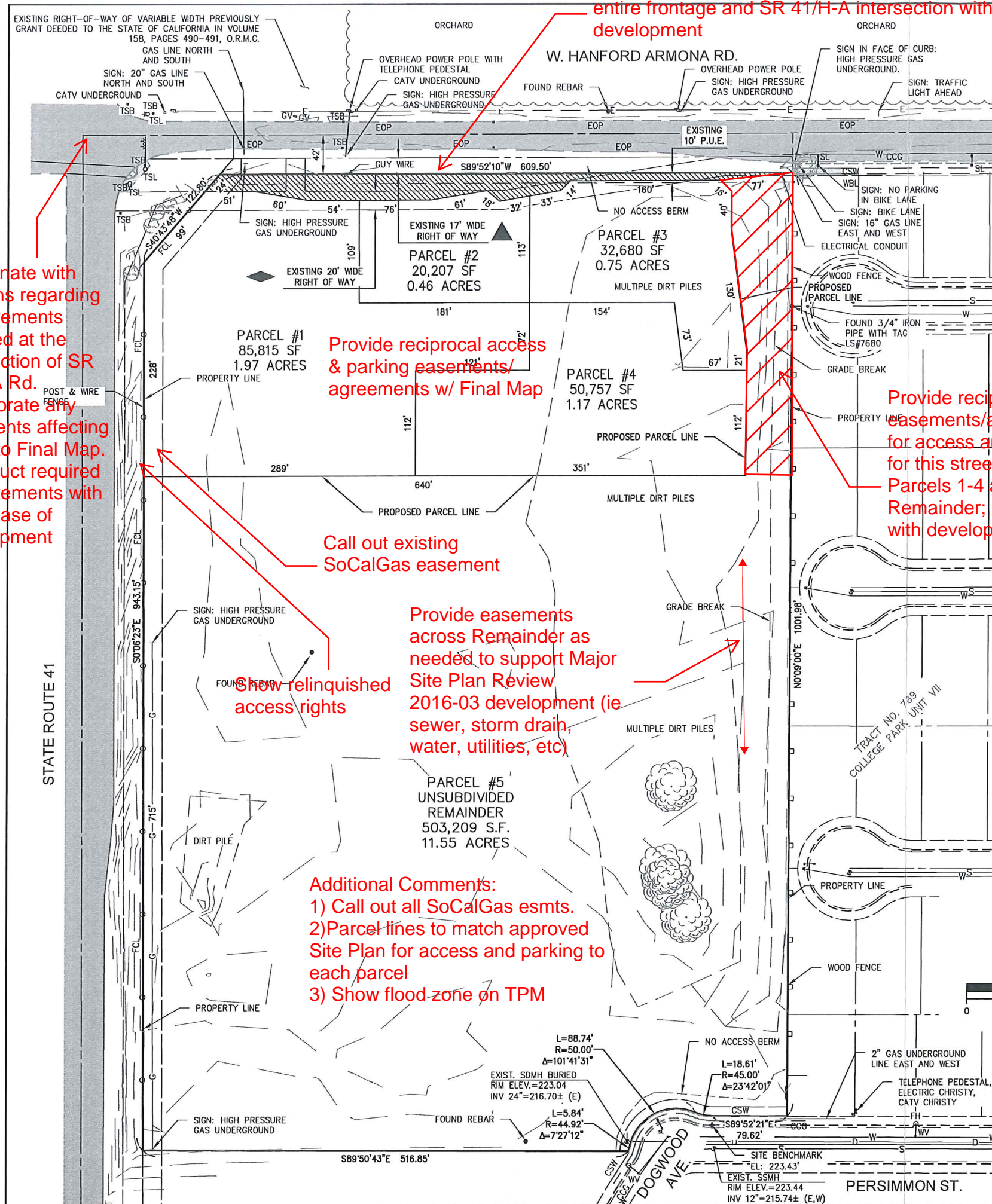
Call out existing SoCalGas easement

Provide easements across Remainder as needed to support Major Site Plan Review 2016-03 development (ie sewer, storm drain, water, utilities, etc)

Additional Comments:
1) Call out all SoCalGas esmts.
2) Parcel lines to match approved Site Plan for access and parking to each parcel
3) Show flood zone on TPM

Show relinquished access rights

Coordinate with Caltrans regarding improvements required at the intersection of SR 41/H-A Rd. Incorporate any comments affecting RW into Final Map. Construct required improvements with first phase of development



The following comments are applicable when checked:

- ☒ Submit improvement plans detailing all proposed work – ***deferred to development of first parcel per approved Major Site Plan Review 2016-03***
- ☐ 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. ***They shall also conform to approved Major Site Plan Review 2016-03***
- ☐ 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. ***For Hanford-Armona Road per Major Site Plan Review 2016-03; Provide reciprocal access easement and PUE for private road along east side of the commercial development (proposed Parcels 1-4) per Major Site Plan Review 2016-03***
- ☐ 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. ***Caltrans comments regarding the intersection of SR 41 and Hanford-Armona Road must be incorporated into the Tentative Parcel Map and improvement plans.***
- ☐ Landscape and Lighting District / Home Owners Association required prior to approval of Final Map. Landscape and Lighting District will maintain common area landscaping, street lights, street trees and local streets as applicable. Submit completed Landscape and Lighting District application and filing fee a minimum of 75 days before approval of Final Map.
- ☐ Landscape and irrigation improvement plans to 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 landscape and lighting district.
- ☐ Written comments required from ditch company.
- ☒ 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. ***Provide easements for sanitary sewer connection to support Major Site Plan Review 2016-03 across Remainder to connection at Dogwood/Persimmon. The master plan will be required with development of first parcel per approved Major Site Plan Review 2016-03.***
- ☒ 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. ***The master grading and drainage plan will be required with development of first parcel per approved Major Site Plan Review 2016-03***
 - ☒ 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:

DATE: June 10, 2020
SITE PLAN NO: TPM 2020-01
PROJECT TITLE: Tentative Parcel Map
DESCRIPTION: Tentative Parcel Map for CV Housing
APPLICANT: CV Housing LLC.
PROPERTY OWNER: CV Housing LLC (Brett Fugman)
LOCATION: SEC of SR 41 and Hanford-Armona Road
APN(S): 021-660-031

- ☒ Directed to the City's existing storm drainage system - ***Provide easements for storm drain connection to support Major Site Plan Review 2016-03 across Remainder for ultimate connection at Dogwood/Persimmon.***
- ☐ Directed to a permanent on-site basin
- ☒ If 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: side slopes to be per geotechnical report with maximum of 3 horiz.: 1 vert., perimeter fencing required, and provide access ramp to bottom for maintenance.
- ☒ Water master plan for the entire development shall be submitted for approval prior to approval of any portion of the system. The water system will need to be extended to the boundaries of the development where future connection and extension is anticipated. The water system will need to be sized to serve any future developments that are anticipated to connect to the system. ***Provide easements for water connections to support Major Site Plan Review 2016-03 across Remainder as needed to provide service. The master plan will be required with development of first parcel per approved Major Site Plan Review 2016-03.***
- ☐ Protect Oak trees during construction.
- ☐ 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. – ***at time of street improvements***
- ☒ Underground all existing overhead utilities within the project limits. Existing overhead electrical lines over 50kV shall be exempt from undergrounding. – ***at time of street improvements***
- ☒ Provide R-value tests; ***1 min for Hanford-Armona Road & 1 min on the private street along the east side of Parcels 1-4 per Major Site Plan Review 2016-03 at time of development***
- ☒ Traffic indexes per City standard ST-1– ***at time of street improvements***
- ☒ 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. – ***at time of street improvements***
- ☐ All lots shall have separate drive approaches constructed to City Standards.
- ☐ Install street striping as required by the City Engineer.
- ☐ Install sidewalk and park strips: Per City standards C-5 & C-5A
- ☐ 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.
- ☒ Remove existing irrigation lines and dispose off-site.
- ☒ Remove existing leach fields and septic tanks.
- ☐ 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.

DATE: June 10, 2020
SITE PLAN NO: TPM 2020-01
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- ☐ The project it 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 11/6/18 for Major Site Plan Review 2016-03.
- ☐ Resubmit with additional information.
- ☐ Redesign required.

Additional comments:

1. Improvements to Hanford-Armona Road and SR41/Hanford-Armona Road intersection shall be required with development of the first parcel. Improvements shall be in accordance with approved Major Site Plan Review 2016-03.
2. Improvements to north-south private street along east side of property per Major Site Plan 2016-03 shall be constructed to support the secondary access shown on the approved site plan. Provide reciprocal easements/agreements for access and utilities for this north-south street with the Final Map.
3. Provide any easements required to support Major Site Plan Review 2016-03 across the Remainder for sewer, storm drainage, water and/or utilities.
4. Call out all So Cal Gas easement, show relinquished access rights along SR 41.
5. Provide reciprocal access and parking easements/agreements for Parcels 1-4 with the Final Map.
6. Parcels lines shall match Major Site Plan Review 2016-03 for access and parking.
7. Show flood zone. Zone X – 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile (Panels 06031C0160D and 06031C0170D)

- ☐ No comments. Acceptable as submitted.

Authorized Signature

Jeff Cowart, City Engineer
Printed name

June 10, 2020
Date