

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

February 23, 2022
7:00 p.m.

Public in attendance are encouraged to wear a mask and maintain appropriate physical distancing.

1. PLEDGE OF ALLEGIANCE
2. CALL TO ORDER AND ROLL CALL
3. RECOGNITION OF RE-APPOINTMENT TO THE COMMISSION – GREG FRANKLIN
4. INTRODUCTION OF NEW COMMISSIONER – MITCHELL COUCH
5. REORGANIZATION OF COMMISSIONERS — ELECTION OF OFFICERS – CHAIR AND VICE-CHAIR
6. PUBLIC COMMENT – This time is reserved for members of the audience to comment on subject matters that are not on the Agenda, but are within the jurisdiction of the Lemoore Planning Commission. Speakers are asked to limit their comments to three (3) minutes per person. The Commission is prohibited by law from taking any action on matters that are not on the Agenda. Any handouts for the Commission shall be provided to the Planning Commission Secretary for distribution to the Commission and appropriate staff.
7. APPROVAL OF MINUTES – Regular Meeting, January 10, 2022
8. PUBLIC HEARING – Tentative Parcel Map No. 2021-03: a request by Olam West Coast, Inc. to divide a developed 24.95-acre Light Industrial parcel into two parcels. The site is located at 1175 S. 19th Avenue in the City of Lemoore (APN 024-051-025).
9. DIRECTOR'S REPORT
10. COMMISSION REPORTS / REQUESTS
11. ADJOURNMENT

Upcoming Meetings

Regular Meeting of the Planning Commission, March 14, 2022

Agendas for all regular and special 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. 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 Special Meeting of Wednesday, February 23, 2022 at Council Chamber, 429 C Street and Cinnamon Municipal Complex, 711 W. Cinnamon Drive, Lemoore CA on February 18, 2022.

//s//

Kristie Baley, Commission Secretary



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

Staff Report

To: Lemoore Planning Commission **Item No. 5**
From: Kristie Baley, Commission Secretary
Date: February 18, 2022 **Meeting Date:** February 23, 2022
Subject: Planning Commission Reorganization – Election of Chair and Vice-Chair

Recommendation:

Staff recommends that the Planning Commissioners initiate the process for the election of the Chair and Vice-Chair.

Reorganization Procedure:

The Planning Commission Secretary will chair the reorganization process. The chair shall call for nominations. Any Planning Commissioner may nominate another Planning Commissioner or himself/herself. When there are no further nominations, the chair will close the nominations and call for a motion to approve a nominee. A Planning Commissioner may make a motion to approve any of the nominees. If the motion fails, a Planning Commissioner may make a motion to approve a different nominee. Upon a second and a majority vote of the Commissioners, a nominee shall become the Chair to serve a one year term. The same process is followed for the position of Vice-Chair.

Role and Responsibilities – The Chair or Presiding Officer shall preserve order and decorum at all meeting of the advisory body. The Chair is responsible for ensuring the effectiveness of the group process and to guide the advisory body by adhering to the rules of conduct contained in this policy and in the Brown Act.

- A. The Presiding Officer may move, second, and debate from the Chair, subject only to such limitations of debate as are imposed on all Commission Members, and he/she shall not be deprived of any of the rights and privileges of a Commission Member by reason of his or her acting as Presiding Officer; and
- B. The Presiding Officer shall preserve order and decorum and confine members in debate to the question under discussion; and
- C. The Presiding Officer shall state all questions submitted for a vote and announce the results of that roll call vote; and

- D. The Presiding Officer shall determine, based on the meeting agenda, a schedule for consistent breaks for the Board/Commissions; and
- E. The Presiding Officer shall ensure that he/she, as well as the balance of the Commission, refrains from commenting or entering into conversation with speakers during public comments or during public hearing, until all speakers have been heard; and
- F. The Presiding Officer shall determine points of order, subject to the right of any member to appeal to the Council; and
- G. The Presiding Officer shall ensure that members of the public who address the Board/Commission from Public Comment address matters “not appearing” on the agenda which is of interest to such person and which is within the jurisdiction of the Board, Commission or Committee. Speakers shall not use Public Comment for additional comments regarding an item that has already been heard earlier in the meeting or is still to be heard.

Budget Impact:

None.

**Minutes of the
LEMOORE PLANNING COMMISSION
Regular Meeting
January 10, 2022**

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: Ron Meade

Commissioners: Bob Clement, Ray Etchegoin, Greg Franklin

Absent: Joey Brewer, Michael Dey

City Staff and Contract Employees Present: City Planner Steve Brandt (QK), City Attorney Wesley Carlson (Lozano Smith), Commission Secretary Kristie Baley

ITEM NO. 3 Public Comment

There was no comment.

ITEM NO. 4 Approval - Minutes – Regular Meeting, October 4, 2021

Motion by Commissioner Etchegoin, seconded by Commissioner Franklin, to approve the Minutes of the Planning Commission Regular Meeting of October 4, 2021.

Ayes: Clement, Franklin, Etchegoin, Meade

Absent: Brewer, Dey

ITEM NO. 5 Public Hearing – General Plan Amendment No. 2021-03 and Zoning Map Amendment No. 2021-05: a request by Daley Homes to change a portion of the land use designation on the Lemoore General Plan Land Use Map and Zoning Map from Low Density Residential to Low-Medium Density Residential and a portion of the land use designation and Zoning Map from Low-Medium Density Residential (RLMD) to Low Density Residential (RLD) on the undeveloped site located at the northeast corner of State Route 198 and State Route 41, south of San Simeon Drive and west of Arcata Avenue (APN 023-320-005 remainder).

City Planner Brandt presented the staff report and answered questions.

Commissioner Meade opened the Public Hearing at 7:09 p.m.

Matt Ainley, 4 Creeks Engineering 324 S. Santa Fe Street, Visalia CA 93202, representing the applicant, provided information.

Brandt answered Commissioners questions.

Lemoore resident, Steve Rossi, 788 Crescent Court, expressed his concerns regarding property values.

Lemoore resident Doug Morland, 756 Crescent Court, expressed his concerns regarding the increased traffic.

Brandt provided information and answered questions.

There was no other comment received from the public.

Commissioner Meade Closed the Public Hearing at 7:22 p.m.

City Attorney Carlson advised the Commission on determination options.

Motion by Commissioner Etchegoin, seconded by Commissioner Clement, to recommend denial of General Plan Amendment No. 2021-03 and Zoning Map Amendment No. 2021-05 for the reasons previously determined in the 2016 decision to zone this property single family residential.

Ayes: Etchegoin, Clement, Franklin, Meade

Absent: Brewer, Dey

ITEM NO. 7 Director's Report

Commission Secretary Baley provided the following information:

TUP issued for a vendor event at the Wrecking bar for one weekend in February, March, and May.

Hold My Beer, LLC (Ray's Lemonade) has civil and building plans in plan check.

Base Camp located at Venture Place should be submitting a parcel map soon to privatize the road.

The Environmental Impact Report (EIR) for the Lacey Ranch subdivision to be located NE of Glendale Avenue and 18th Avenue is expected to be released to the public for review soon.

City presented two annexation applications to Kings County for the properties located on the south side of Lemoore, east of 19th Avenue and an MSR is being prepared at the County's request.

A major site plan review was received for phase 1 of a 2 phase project to be located on the NEC of Cedar Lane and 19 ½ Avenue. Phase 1 is proposed to be an office/warehouse development and phase 2 is expected to be a multi-family development.

The City Council recently deemed the City owned property located on east D Street, between Smith Avenue and Oleander Avenue Surplus Land for a potential project there.

ITEM NO. 10 Commissioner's Reports and Requests for Information

Commissioner Meade asked staff to provide clarification regarding how the properties being annexed will affect the Housing Element.

Brandt and Carlson provided clarification.

There were no reports or other requests.

ITEM NO. 11 Adjournment

The meeting adjourned at 7:45 P.M.

Approved the ___th day of _____ 2022.

APPROVED:

, Chairperson

ATTEST:

Kristie Baley, Commission Secretary



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Staff Report

To: Lemoore Planning Commission **Item No. 8**
From: Steve Brandt, City Planner
Date: February 17, 2022 **Meeting Date:** February 23, 2022
Subject: **Tentative Parcel Map No. 2021-03:** a request by Olam West Coast, Inc. to divide a developed 24.95-acre Light Industrial parcel into two parcels. The site is located at 1175 S. 19th Avenue in the City of Lemoore (APN 024-051-025).

Proposed Motion:

Adopt Resolution No. 2022-02, approving Tentative Parcel Map No. 2021-03, in accordance with findings and conditions in the resolution.

Project Proposal:

The applicant is requesting a Tentative Parcel Map proposing to divide a 24.95-acre parcel into two parcels that will both involve Light Industrial uses. The Tentative Parcel Map would facilitate the splitting of an existing industrial parcel into two smaller parcels of 10.11 acres and 14.84 acres.

Applicant	Olam West Coast Inc.
Location	Southwest corner of 19 th Avenue and Enterprise Drive.
Existing Land Use	Industrial
APN(s)	024-051-025
Zoning	Industrial (ML)
General Plan	Industrial (I)
Proposed Land Division	Parcel 1 – 10.11 acres Parcel 2 – 14.84 acres

Adjacent Land Use, Zone and General Plan Designation

<u>Direction</u>	<u>Current Use</u>	<u>Zone</u>	<u>General Plan</u>
North	Agusa	Light Industrial (ML)	Light Industrial
South	Open Land	Light Industrial (ML)	Light Industrial
East	CFN Fuel Service Depot	Heavy Industrial (MH)	Heavy Industrial
West	PG&E Service Center	Light Industrial (ML)	Light Industrial

Given that proposed parcel lines will be located very close to the existing buildings, the Fire and Building Departments have been working with the applicant to deal with potential building and fire code issues. Both departments and the City Surveyor are comfortable with the make-up of the map. There are minor changes that need to be made to the tentative parcel map prior to final map submittal, but they do not affect the content or make-up of the map.

Zoning/General Plan:

The site is designated and zoned as Light Industrial (ML). Per the Lemoore Municipal Code, the Tentative Parcel Map meets lot configuration and minimum lot sizes required within the Light Industrial Zone.

The site is surrounded by similar Light and Heavy Industrial uses consisting of manufacturing, fuel storage and distribution, public utility operations and open land to the 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 northern site would be from driveways fronting both Enterprise Drive and 19th Avenue. Access to the southern site would be from driveways fronting 19th Avenue only.

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).

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 location of the new lot line has been reviewed by the City Surveyor, City Engineer, and City Building Official, and found to be acceptable.
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 subdivision or proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
5. That the subdivision or the type of improvements along with applicable conditions of approval will not cause serious public health problems.
6. That 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 tentative map shall be made consistent with all minor edits to the map provided by the Public Works/City Engineering Department.

2. The Tentative Parcel Map shall expire 24 months following Planning Commission approval unless a final map is filed.
3. 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 comments made by the Public Works/City Engineering Department.

Attachments:

Vicinity Map

Resolution

Tentative Parcel Map No. 2021-03 2nd Submittal dated January 11, 2022

Map Comments/Checklists and Markups

- Public Works/City Engineering, Checklist dated December 13, 2021
- Public Works/City Engineering, Markups dated January 28, 2022
- Fire Checklist dated November 23, 2021
- Public Safety Checklist dated November 15, 2021

Notice of Exemption

Path: c:\users\aragisi\appdata\local\temp\ia56cf796a07

2/14/2022 12:10

0 500 Feet

N

Project Site

ESRI Sources: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, OK Sources

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path: c:\users\arcgis\appdata\local\temp\{a56cf796a07}

current

 Project Site

ESRI Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, QK Sources:

RESOLUTION NO. 2022-02

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LEMOORE APPROVING TENTATIVE PARCEL MAP NO. 2021-03 TO DIVIDE A DEVELOPED 24.95-ACRE PARCEL INTO TWO PARCELS LOCATED AT 1175 S. 19TH AVENUE IN THE CITY OF LEMOORE

At a Special Meeting of the Planning Commission of the City of Lemoore duly called and held on February 23, 2022, 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, Olam West Coast Inc. has requested approval of a tentative parcel map to allow the division of a 24.95-acre property into two parcels in the City of Lemoore (APN 024-051-025); and

WHEREAS, the General Plan designates the parcel as Light Industrial; and

WHEREAS, the Zoning on the parcel is Light Industrial (ML); and

WHEREAS, the project has been determined to be Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA) per Section 15315 (Class 15 – Minor Land Divisions); and

WHEREAS, the Lemoore Planning Commission held a duly noticed public hearing at its February 23, 2022, 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 based on facts detailed in the February 23, 2022, Staff Report, which is hereby incorporated by reference, as well as the evidence and testimony presented during the Public Hearing:

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 location of the new lot line has been reviewed by the City Surveyor, City Engineer, and City Building Official, and found to be acceptable.
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 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 subdivision or the type of improvements along with applicable conditions of approval will not cause serious public health problems.
6. That 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. 2021-03 subject to the following conditions:

1. The tentative map shall be made consistent with all minor edits to the map provided by the Public Works Department.
2. The Tentative Parcel Map shall expire 24 months following Planning Commission approval unless a final map is filed.
3. 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 comments made by the Public Works/City Engineering Department.

Passed and adopted at a Special Meeting of the Planning Commission of the City of Lemoore held on February 23, 2022, by the following votes:

AYES:

NOES:

ABSTAINING:

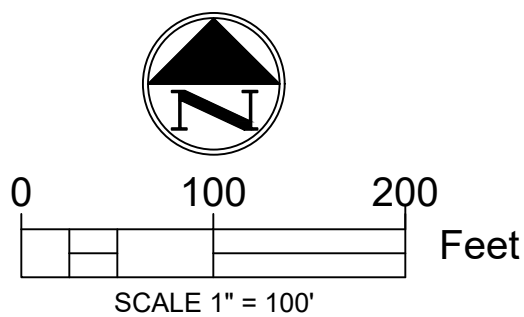
ABSENT:

APPROVED:

, Chairperson

ATTEST:

Planning Commission Secretary



OWNER/APPLICANT

Olam West Coast, Inc., a Delaware corporation,
successor by merger to Olam Tomato Processors, Inc.,
a Delaware corporation
(559) 256-6224

205 E River Park Cir #310
Fresno, CA 93720

LAND SURVEYOR/AGENT

JONES SNYDER & ASSOCIATES
P.O. BOX 2292, OAKHURST, CA 93644
(559) 683-7661 WWW.JSSURVEYING.COM



TENTATIVE PARCEL MAP

FOR

OLAM TOMATO PROCESSORS, INC

A RE-DEVISION OF LOT 9 OF COUNTY TRACT NO. 614 LEMOORE INDUSTRIAL PARK NO. 1, CITY OF LEMOORE, COUNTY OF KINGS, CA, LOCATED IN SECTION 16, T19S/R20E

APN 024-051-025

1175 S 19TH AVE, LEMOORE, CA 93245

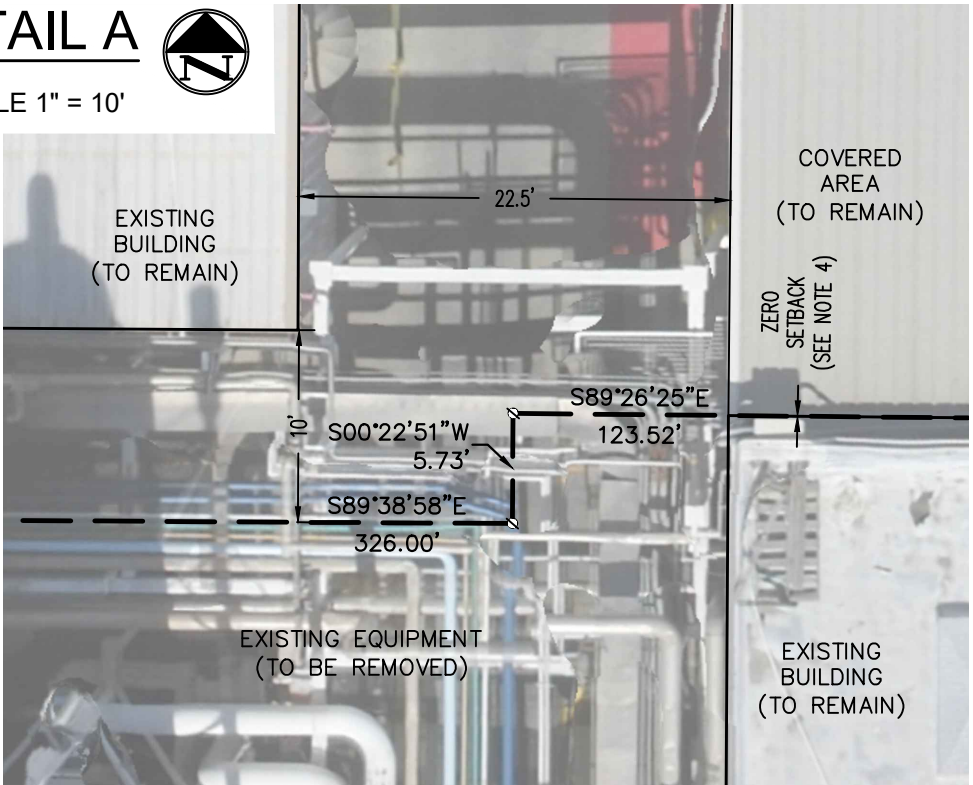
DATE OF SURVEY: FEBRUARY 8, 2021

EXISTING LEGAL DESCRIPTION

The land described herein is situated in the State of California, County of Kings, City of Lemoore, described as follows:
Lot 9 of Lemoore Industrial Park No. 1, County Tract 614, in the City of Lemoore, County of Kings, State of California, according to the official map thereof recorded on December 27, 1989 in Book 14 at Page 42 of Licensed Surveyor Plats. Excepting from Lot 9 all minerals, petroleum, oil, asphaltum, gas and other hydrocarbon substances including helium, within or underlying said land, as excepted and reserved unto General Petroleum Corporation, a Delaware Corporation, its successors and assigns, in deed to Joe C. Silva and recorded February 21, 1947 in Book 369 at Page 176, Official Records, as Instrument No. 1741.

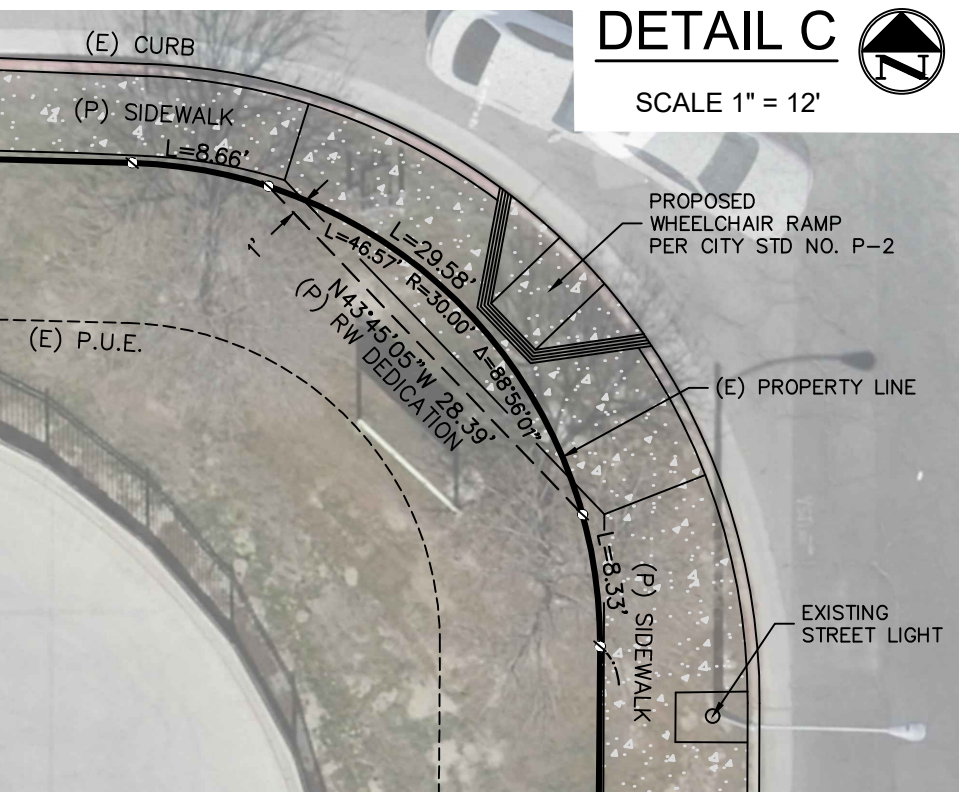
DETAIL A

SCALE 1" = 10'



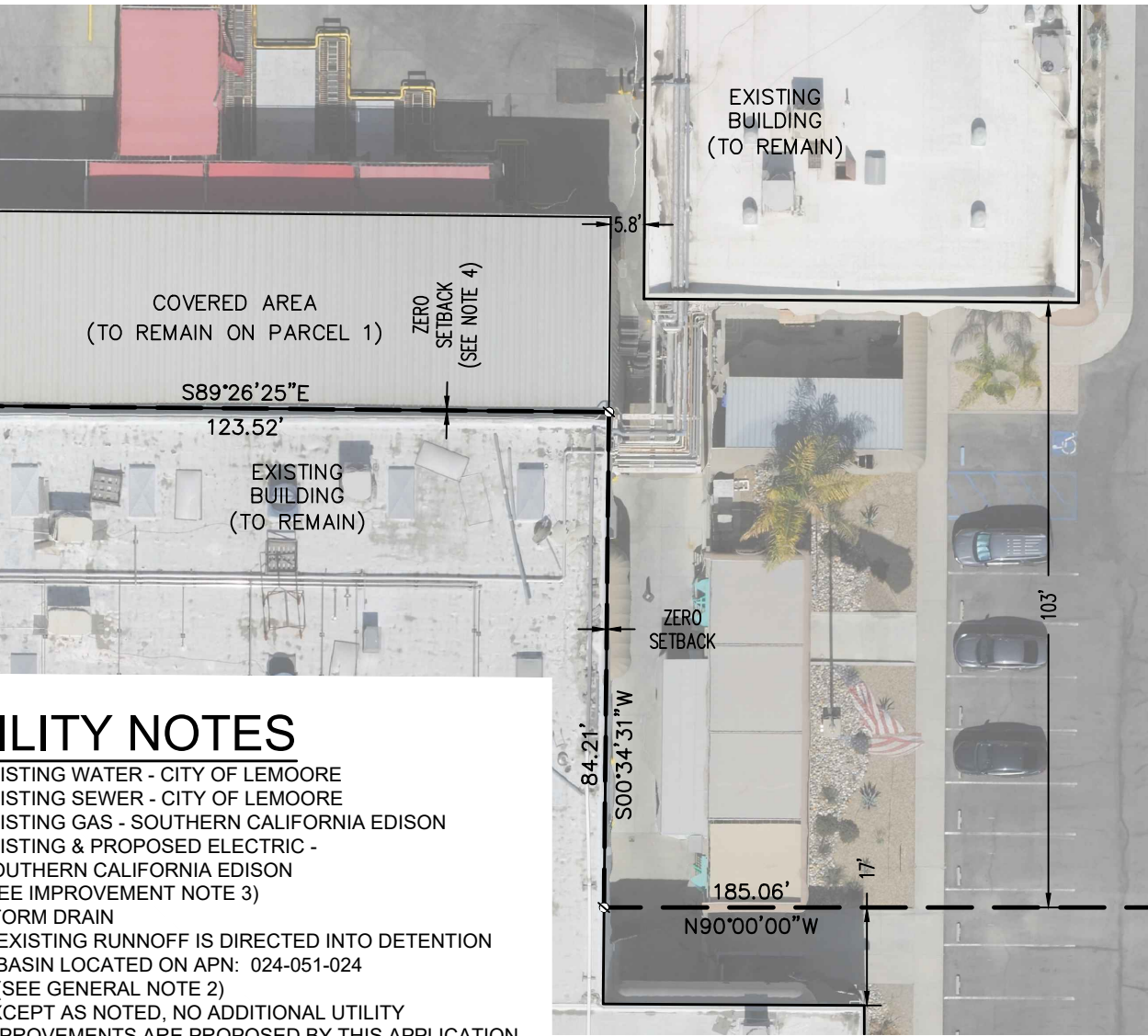
DETAIL C

SCALE 1" = 12'



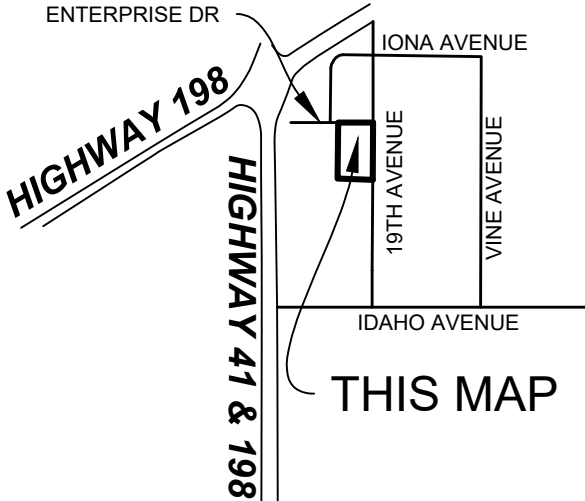
DETAIL B

SCALE 1" = 30'



VICINITY MAP

NOT TO SCALE



LEGEND

SYMBOL	DIMENSION POINT
Solid line	EXISTING PROPERTY LINE
Dashed line	ADJOINING PROPERTY LINE
Long dashed line	RIGHT-OF-WAY CENTERLINE
Short dashed line	EASEMENT LINE
Long short dashed line	PROPOSED DIVISION LINE
Line with 'W'	EXISTING WATER LINE
Line with 'ST'	EXISTING STORM DRAIN LINE
Line with 'SS'	EXISTING SEWER LINE
Circle with cross	EXISTING FIRE HYDRANT
P.U.E.	PUBLIC UTILITY EASEMENT
(P)	PROPOSED
(E)	EXISTING

UTILITY NOTES

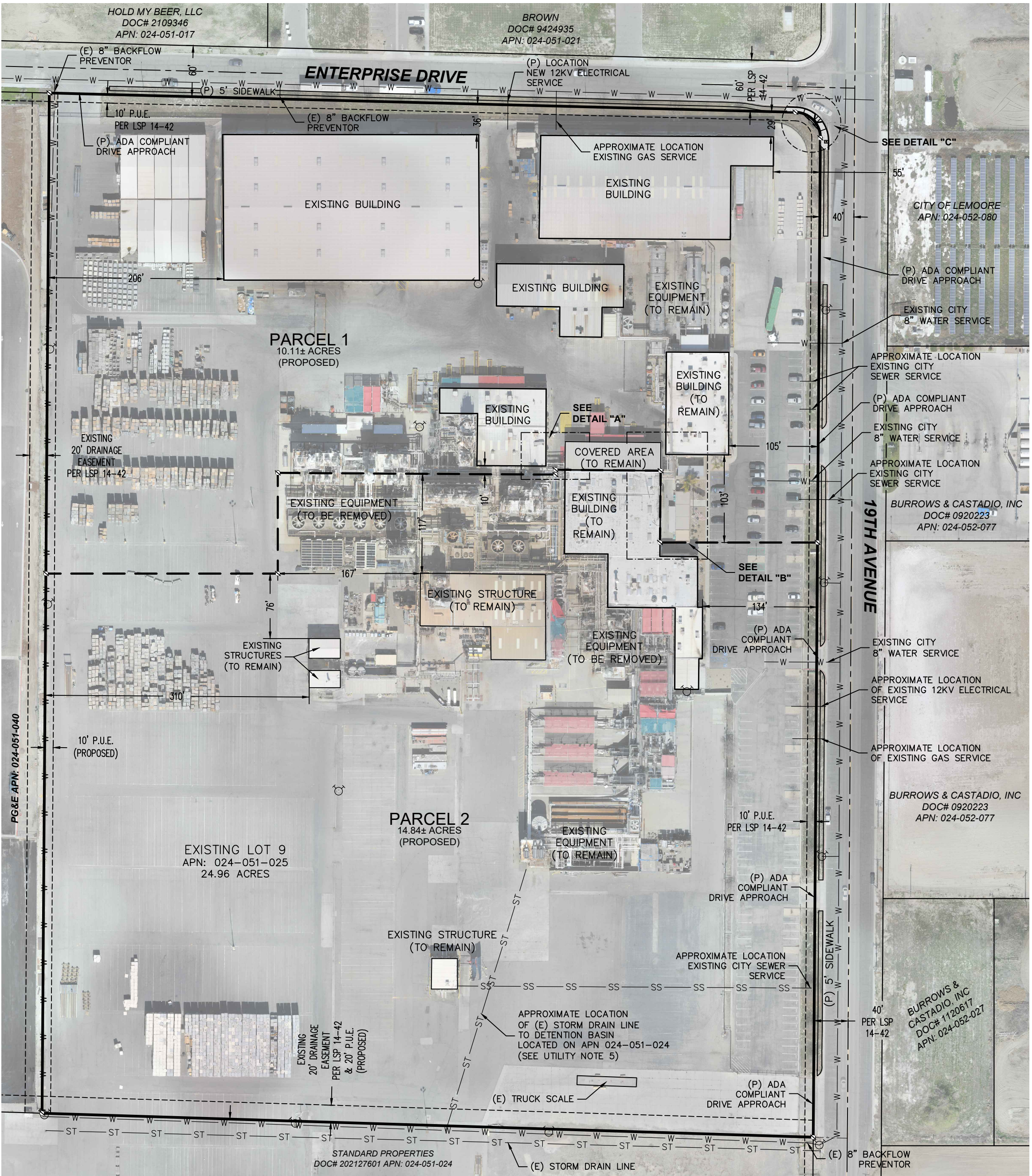
- EXISTING WATER - CITY OF LEMOORE
- EXISTING SEWER - CITY OF LEMOORE
- EXISTING GAS - SOUTHERN CALIFORNIA EDISON
- EXISTING & PROPOSED ELECTRIC - SOUTHERN CALIFORNIA EDISON (SEE IMPROVEMENT NOTE 3)
- STORM DRAIN
-EXISTING RUNOFF IS DIRECTED INTO DETENTION BASIN LOCATED ON APN: 024-051-024 (SEE GENERAL NOTE 2)
- EXCEPT AS NOTED, NO ADDITIONAL UTILITY IMPROVEMENTS ARE PROPOSED BY THIS APPLICATION

GENERAL NOTES

- IMAGE DATE: MARCH 8, 2021
- A SEPARATE RECIPROCAL BLANKET EASEMENT AGREEMENT SHALL BE PREPARED TO COVER PARKING, ACCESS, UTILITIES, AND DRAINAGE
- PROPOSED 5' SIDEWALK & WHEELCHAIR RAMP ALONG FRONTAGE AS SHOWN. ENCROACHMENT PERMIT & IMPROVEMENT PLANS TO BE SUBMITTED PRIOR TO CONSTRUCTION
- BUILDING WALL SHALL MEET BUILDING & FIRE CODE REQUIREMENTS FOR ZERO SETBACK
- EXISTING & PROPOSED ZONING IS LIGHT INDUSTRIAL. EXISTING INDUSTRIAL USE TO REMAIN.
- FEMA FLOOD HAZARD ZONE X (AREA OF MINIMAL FLOOD HAZARD)

PROPOSED IMPROVEMENTS

- 5' WIDE SIDEWALK AND WHEELCHAIR RAMP AS SHOWN
-ENCROACHMENT PERMIT & IMPROVEMENT PLANS SHALL BE SUBMITTED PRIOR TO CONSTRUCTION.
- REMOVAL OF EXISTING EQUIPMENT AS SHOWN.
- PROPOSED 12KV POWER LINE AS SHOWN
-BY SEPARATE PERMIT WITH UTILITY PROVIDER





TPM NO.: 2021-03 SUBMITTAL NO: 1
SUBMITTAL DATE: November 5, 2021
PROJECT TITLE: Olam Tentative Parcel Map
DESCRIPTION: Divide 24.95 ML acres into two parcels of 10.11 +- and 14.84 +- acres
LOCATION: 1175 and 1555 S 19th Avenue, SWC of Enterprise Drive and 19th Avenue
APPLICANT: Jones Snyder & Associates, Nick Vanlandingham
PROPERTY OWNER: Olam West Coast, Inc, a Delaware Corporation
APN(S): 024-051-025

ENGINEERING SITE PLAN REVIEW COMMENTS DATED: December 13, 2021

Recommended action:

- ☐ Acceptable as submitted. See applicable comments below for permit application.
- ☐ Revise per comments below (*Additional comments* section under Site Plan requirements). Resubmittal not required. See applicable comments below for permit application.
- ☒ Resubmit with additional information. See comments below.
- ☐ Redesign required. See comments below.

The following items are required to be shown on the Site Plan or provided with the Site Plan:

- ☐ Show entire property boundary with dimensions.
- ☒ Show all adjacent streets including existing and proposed improvements, such as curb, gutter, drive approaches, sidewalk, transit/bus stops, etc.: ☒ **Show sidewalk: 5 ft. min. wide, with 0 ft. wide parkway required on 19th and on Enterprise;** ☐ Show locations of all drive approaches per City Standards; ☒ Provide ADA compliant sidewalk at drive approaches (**Show existing RW widths on 19th and Enterprise on TPM**)
- ☒ Show existing on-site structures and improvements on the site, such as buildings, wells, septic tanks, fences, driveways, etc., and note if they are to remain, removed, relocated or demolished. **Assume that all encroachments at proposed PL will be removed as noted on the TPM.**
- ☒ Show existing structures and improvements adjacent to the site. **Confirm whether covered area is to be removed or to remain, map has conflicting notes.**
- ☒ Show all proposed on-site improvements including buildings with entry and loading access location, parking lot layout, landscape areas, pedestrian access/pathways, trash/refuse enclosure, mailbox/postal unit, etc. per City Standards and Building Code requirements. Include vehicle/truck path of travel for drive thru aisles, loading areas and trash/refuse enclosure. **If reciprocal access easement is to be defined to certain areas, show on TPM, otherwise we have assumed it will be a general over and across type easement.**
- ☒ Show location and proposed size of all City water and sanitary sewer services to serve the project per City Standards. **Provide easements for existing services to new Parcels 2 over new Parcel 1, or provide new services to Parcel 2 from 19th Ave. Show location of fire service line that serves existing on-site FHs – Is this line on property to the south? Provide easements for fire service line if it runs across PLs or is on adjacent property.**
- ☒ Show proposed on-site fire hydrants per Fire Department requirements. **Show existing fire service to existing on-site FHs**
- ☐ Show temporary fire and emergency access. ☐ Provide all-weather fire and emergency access road.
- ☒ **Show proposed/existing disposal of storm runoff:** ☐ On-site basin required per City Standards, ☐ Surface drain to street, ☐ Connect to City storm drain system:
- ☐ Caltrans comments required prior to approval of project.
- ☐ Written comments required from ditch company.
- ☒ **Additional comments:** Show adjacent property information (APN, exist map information, etc); Existing buildings may need to be modified for Zero Lot Line Setback per CBC and Planning Dept;



TPM NO.:	2021-03	SUBMITTAL NO:	1
		SUBMITTAL DATE:	November 5, 2021
PROJECT TITLE:	Olam Tentative Parcel Map		
DESCRIPTION:	Divide 24.95 ML acres into two parcels of 10.11 +- and 14.84 +- acres		
LOCATION:	1175 and 1555 S 19 th Avenue, SWC of Enterprise Drive and 19 th Avenue		
APPLICANT:	Jones Snyder & Associates, Nick Vanlandingham		
PROPERTY OWNER:	Olam West Coast, Inc, a Delaware Corporation		
APN(S):	024-051-025		

The following are required with permit/final map application:

- ☐ Submit on-site grading and improvement plans and off-site improvement plans detailing all proposed work. On-site and off-site improvement plans to be prepared and signed by registered civil engineer. Project architect may prepare and sign on-site improvement plans.
- ☒ City encroachment permit required which shall include an approved traffic control plan. ***Required for new sidewalk, modification to approaches, curb return with ramp, and services/connections***
- ☐ Caltrans encroachment permit required.
- ☐ Caltrans comments required prior to approval of project.
- ☐ Written comments required from ditch company.
- ☒ 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.
- ☒ Dedicate additional right-of-way along at corner of ***19th & Enterprise as required to install City Std. curb return ramp***. Right-of-way dedication required by grant deed. A title report is required for verification of ownership.
- ☐ Install street striping as required by the City Engineer.
- ☒ Install sidewalk: ***5 ft. min. wide, with 0 ft. wide parkway on 19th & Enterprise.***
- ☒ Show locations of all drive approaches and construct to City Standards. ***Modify existing approaches for ADA accessibility with installation of new sidewalks***
- ☐ Cluster mailbox supports required (1 for 2 residential units) or use postal unit.
- ☐ Landscape and irrigation improvement plans to be submitted for the entire project. Landscape plans will need to comply with the City of Lemoore's street tree ordinance and the State MWELo requirements.
- ☐ Potable water and fire protection water master plan for the entire development shall be submitted for approval prior to approval of any phase of the development. 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.
- ☐ Sanitary Sewer master plan for the entire development shall be submitted for approval prior to approval of any phase of the development. 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.
- ☐ 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; ***drain to street.***
 - ☐ Directed to a permanent on-site basin per City Standards



TPM NO.: 2021-03 SUBMITTAL NO: 1
SUBMITTAL DATE: November 5, 2021
PROJECT TITLE: Olam Tentative Parcel Map
DESCRIPTION: Divide 24.95 ML acres into two parcels of 10.11 +- and 14.84 +- acres
LOCATION: 1175 and 1555 S 19th Avenue, SWC of Enterprise Drive and 19th Avenue
APPLICANT: Jones Snyder & Associates, Nick Vanlandingham
PROPERTY OWNER: Olam West Coast, Inc, a Delaware Corporation
APN(S): 024-051-025

- ☐ 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 shall be constructed in accordance with City Standards.
- ☐ 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 as required to construct improvements.
- ☐ Underground all existing overhead utilities within the project limits. Existing overhead electrical lines over 50kV shall be exempt from undergrounding.
- ☐ Provide R-value tests; 2 min. at on-site locations, provide copy of geotechnical report with plan submittal.
- ☒ Traffic indexes per City standards: *min T.I.=5.5 for refuse truck travel areas/drive aisles.*
- ☐ 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.
- ☒ 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.

Additional comments: _____

Jeff Cowart
Authorized signature

12-13-21
Date

Jeff Cowart, PE City Engineer
Printed name



January 28, 2022

Kristie Baley - Planning
City of Lemoore
711 W. Cinnamon Drive
Lemoore, CA 93245

Subject: Tentative Parcel Map – Olam Tomato Processors, Inc.

Dear Kristie:

I have reviewed Tentative Parcel Map for Olam Tomato Processors, Inc. for technical correctness. Please see the attached PDF package with minor redlines. These comments are based on a strict review against the city code. My judgement is that the intent of subdivision is shown and properly addressed relative to existing structures. I am comfortable with the city approving the tentative parcel map as is. Note that these comments will have to be conformed to on the final parcel map.

Please let me know if you have any questions or if clarification is needed.

Sincerely,

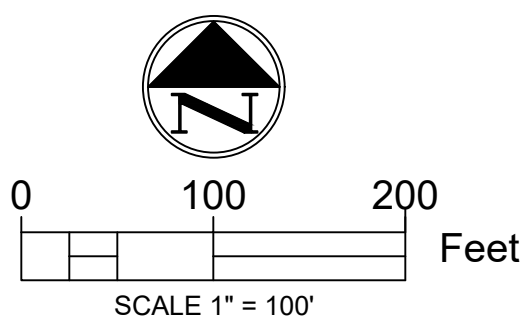


Antonio Westerlund, PLS, CFedS
Contract City Surveyor – City of Lemoore

Enclosures: 2nd Check Redlines Tentative Parcel Map – Olam Tomato Processors, Inc.

cc: Jeff Cowart, QK

210427 tkf



OWNER/APPLICANT

Olam West Coast, Inc., a Delaware corporation,
successor by merger to Olam Tomato Processors, Inc.,
a Delaware corporation
(559) 256-6224

205 E River Park Cir #310
Fresno, CA 93720

LAND SURVEYOR/AGENT

JONES SNYDER & ASSOCIATES
P.O. BOX 2292, OAKHURST, CA 93644
(559) 683-7661 WWW.JSSURVEYING.COM

ADD
DATE



TENTATIVE PARCEL MAP

FOR

OLAM TOMATO PROCESSORS, INC

A RE-DEVISION OF LOT 9 OF COUNTY TRACT NO. 614 LEMOORE INDUSTRIAL PARK NO. 1, CITY OF LEMOORE, COUNTY OF KINGS, CA, LOCATED IN SECTION 16, T19S/R20E

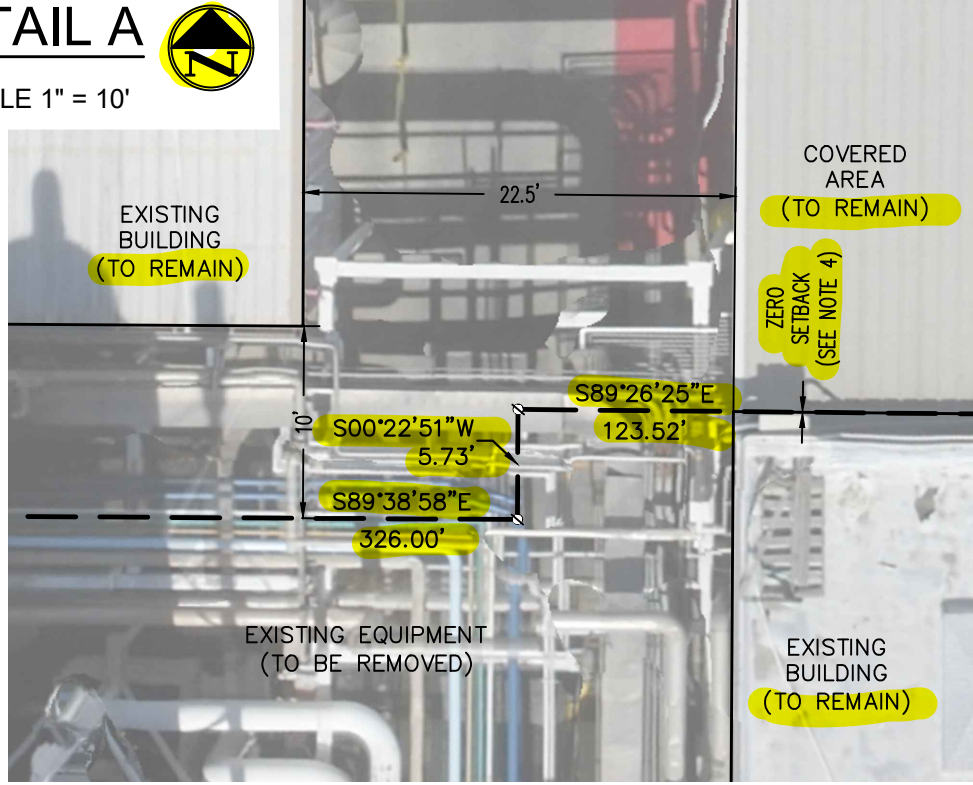
APN 024-051-025
1175 S 19TH AVE, LEMOORE, CA 93245
DATE OF SURVEY: FEBRUARY 8, 2021

EXISTING LEGAL DESCRIPTION

The land described herein is situated in the State of California, County of Kings, City of Lemoore, described as follows:
Lot 9 of Lemoore Industrial Park No. 1, County Tract 614, in the City of Lemoore, County of Kings, State of California, according to the official map thereof recorded on December 27, 1989 in Book 14 at Page 42 of Licensed Surveyor Plats. Excepting from Lot 9 all minerals, petroleum, oil, asphaltum, gas and other hydrocarbon substances including helium, within or underlying said land, as excepted and reserved unto General Petroleum Corporation, a Delaware Corporation, its successors and assigns, in deed to Joe C. Silva and recorded February 21, 1947 in Book 369 at Page 176, Official Records, as Instrument No. 1741.

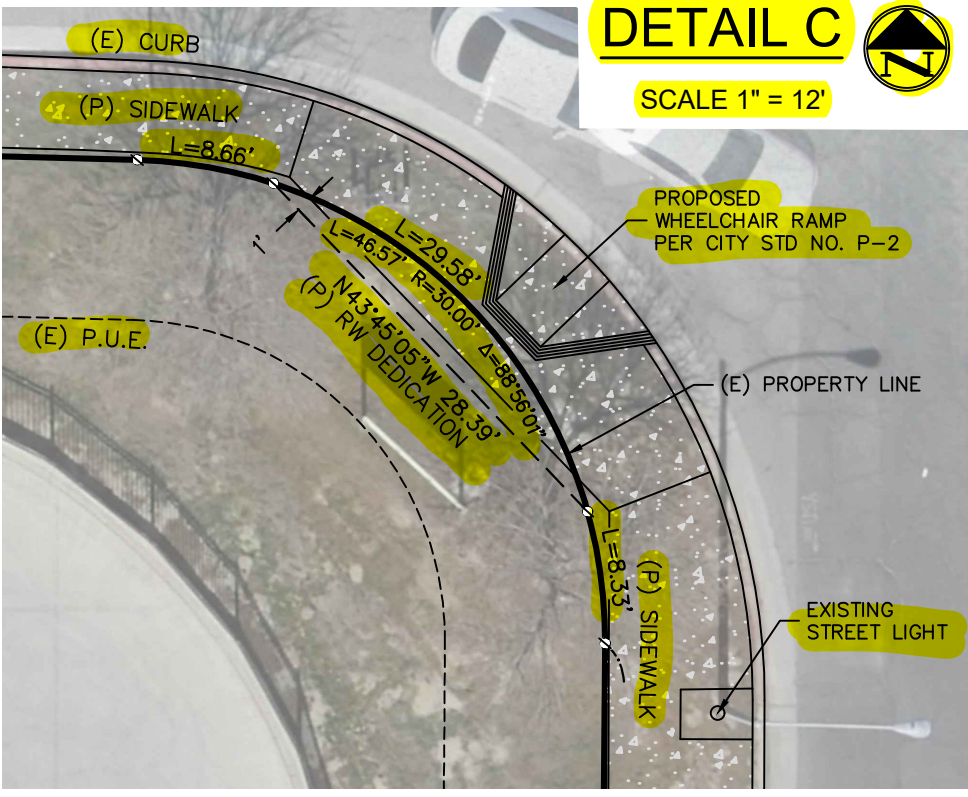
DETAIL A

SCALE 1" = 10'



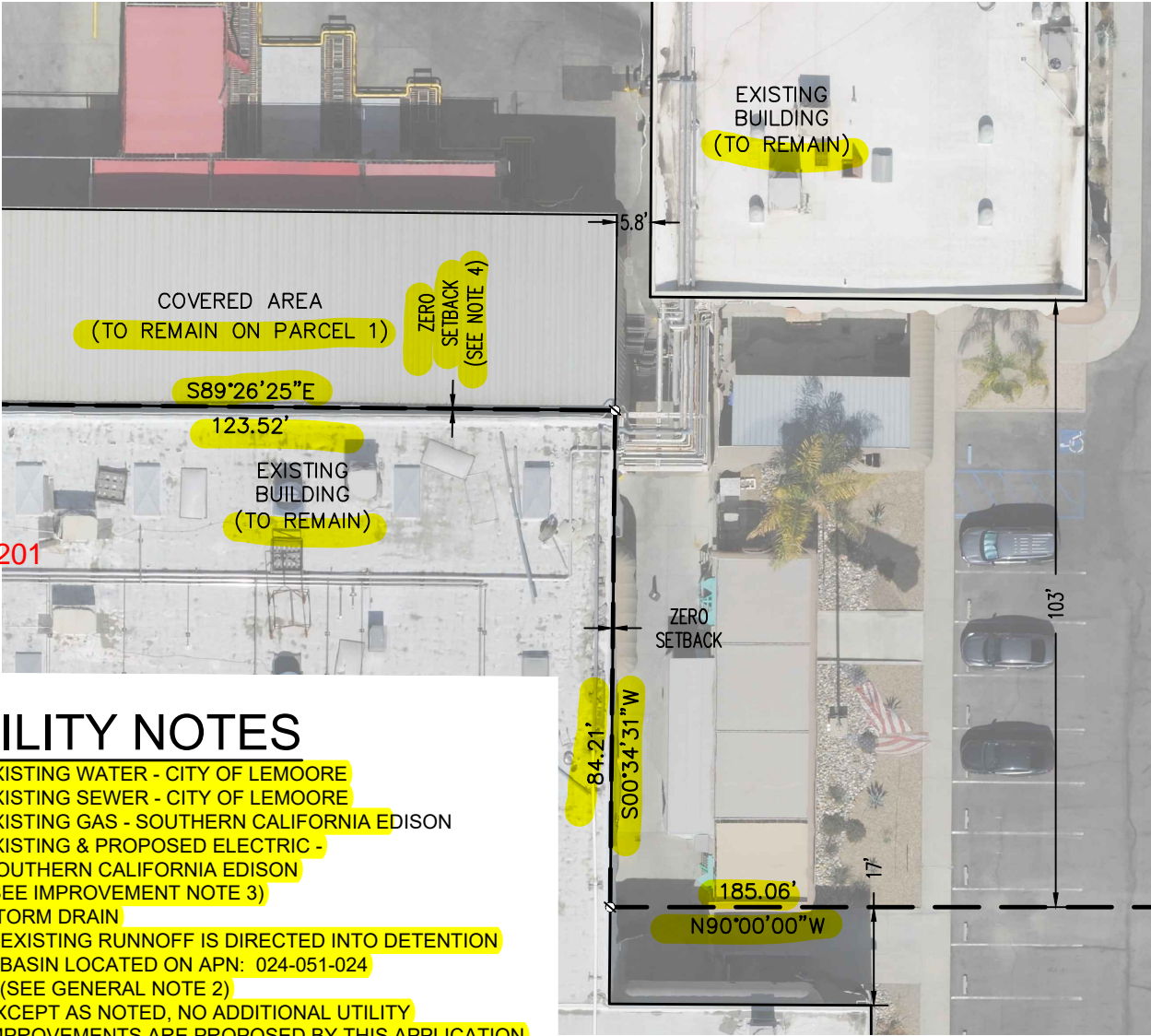
DETAIL C

SCALE 1" = 12'

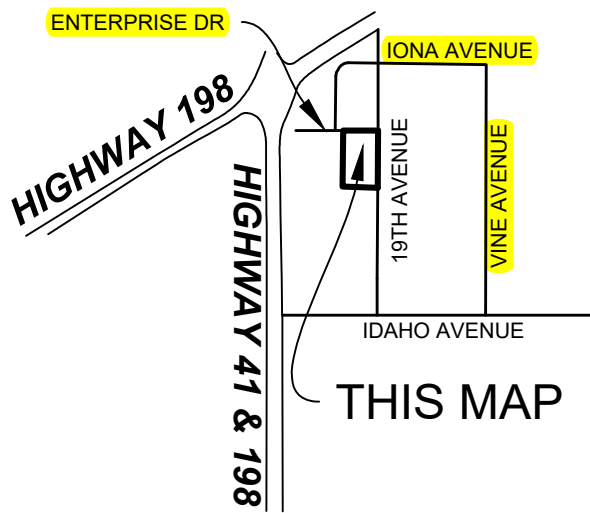


DETAIL B

SCALE 1" = 30'



VICINITY MAP
NOT TO SCALE



LEGEND

- DIMENSION POINT
- EXISTING PROPERTY LINE
- ADJOINING PROPERTY LINE
- RIGHT-OF-WAY CENTERLINE
- EASEMENT LINE
- PROPOSED DIVISION LINE
- EXISTING WATER LINE
- EXISTING STORM DRAIN LINE
- EXISTING SEWER LINE
- EXISTING FIRE HYDRANT
- P.U.E. PUBLIC UTILITY EASEMENT
- (P) PROPOSED
- (E) EXISTING

UTILITY NOTES

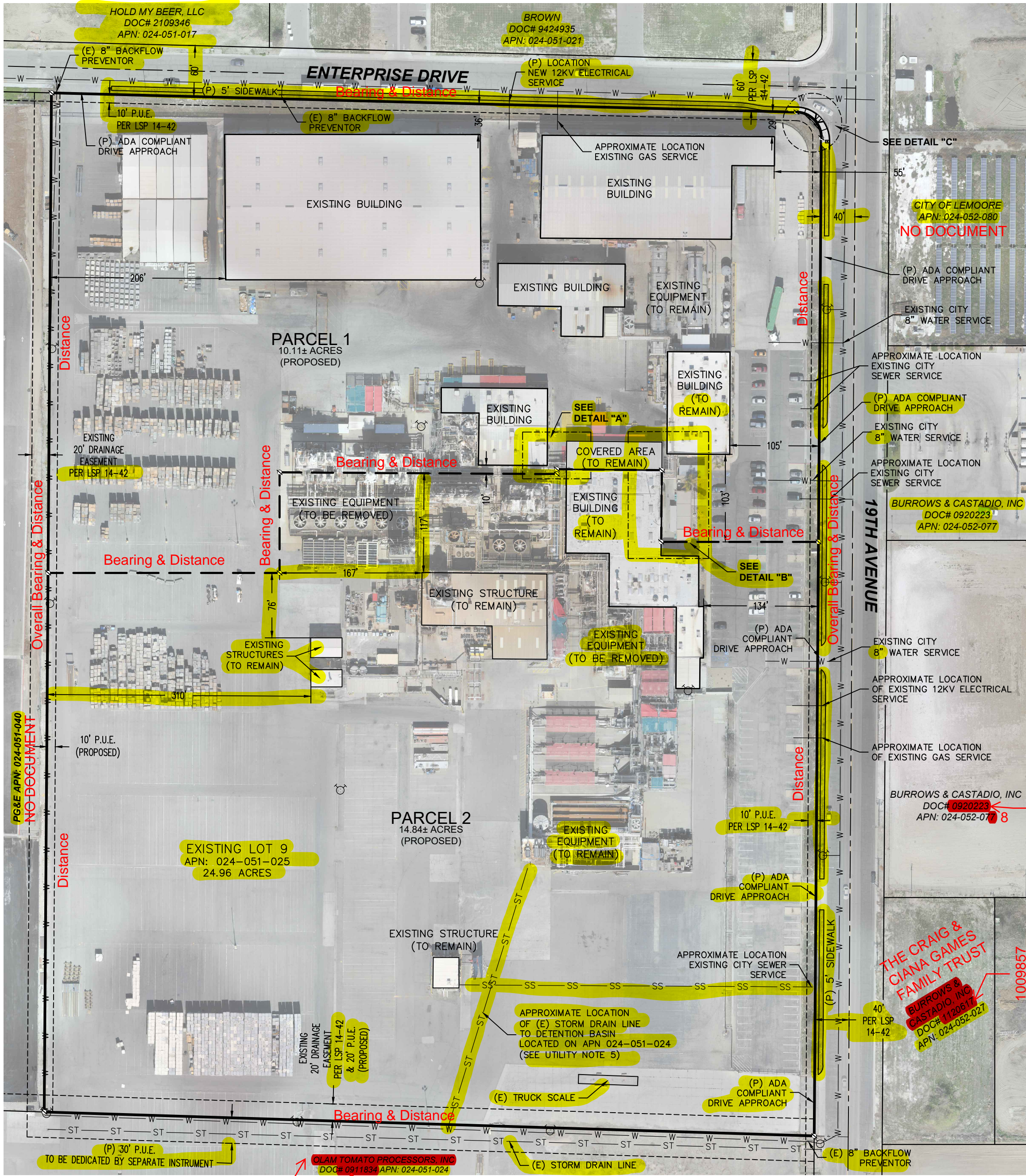
- EXISTING WATER - CITY OF LEMOORE
- EXISTING SEWER - CITY OF LEMOORE
- EXISTING GAS - SOUTHERN CALIFORNIA EDISON
- EXISTING & PROPOSED ELECTRIC - SOUTHERN CALIFORNIA EDISON (SEE IMPROVEMENT NOTE 3)
- STORM DRAIN
-EXISTING RUNOFF IS DIRECTED INTO DETENTION BASIN LOCATED ON APN: 024-051-024 (SEE GENERAL NOTE 2)
- EXCEPT AS NOTED, NO ADDITIONAL UTILITY IMPROVEMENTS ARE PROPOSED BY THIS APPLICATION

GENERAL NOTES

- IMAGE DATE: MARCH 8, 2021
- A SEPARATE RECIPROCAL BLANKET EASEMENT AGREEMENT SHALL BE PREPARED TO COVER PARKING, ACCESS, UTILITIES, AND DRAINAGE
- PROPOSED 5' SIDEWALK & WHEELCHAIR RAMP ALONG FRONTAGE AS SHOWN. ENCROACHMENT PERMIT & IMPROVEMENT PLANS TO BE SUBMITTED PRIOR TO CONSTRUCTION
- BUILDING WALL SHALL MEET BUILDING & FIRE CODE REQUIREMENTS FOR ZERO SETBACK
- EXISTING & PROPOSED ZONING IS LIGHT INDUSTRIAL. EXISTING INDUSTRIAL USE TO REMAIN.
- FEMA FLOOD HAZARD ZONE X (AREA OF MINIMAL FLOOD HAZARD) PER FEMA MAP 06031C0170D, EFF. 9/16/2015.

PROPOSED IMPROVEMENTS

- 5' WIDE SIDEWALK AND WHEELCHAIR RAMP AS SHOWN. ENCROACHMENT PERMIT & IMPROVEMENT PLANS SHALL BE SUBMITTED PRIOR TO CONSTRUCTION.
- REMOVAL OF EXISTING EQUIPMENT AS SHOWN.
- PROPOSED 12KV POWER LINE AS SHOWN. BY SEPARATE PERMIT WITH UTILITY PROVIDER





TPM NO.: 2021-03

SUBMITTAL NO: 1
SUBMITTAL DATE: November 5, 2021

PROJECT TITLE: Olam Tentative Parcel Map
DESCRIPTION: Divide 24.95 ML acres into two parcels of 10.11 +/- and 14.84 +/- acres
LOCATION: 1175 and 1555 S 19th Avenue, SWC of Enterprise Drive and 19th Avenue
APPLICANT: Jones Snyder & Associates, Nick Vanlandingham
PROPERTY OWNER: Olam West Coast, Inc, a Delaware Corporation
APN(S): 024-051-025

FIRE DEPARTMENT COMMENTS DATED: November 23 ,2021

The following comments are applicable when checked:

- ☐ Refer to previous comments dated _____.
- ☐ More information is needed before a Site Plan Review can be conducted. Please submit plans with more detail.
- ☒ 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.
- ☐ No additional fire hydrants are required for this project; however, additional fire hydrants may be required for any future development.
- ☐ There is / are _____ fire hydrants required for this project. One hydrant shall be installed every _____ ft. (see marked plans for fire hydrant locations).
- ☐ The turning radius for emergency fire apparatus is 20 feet inside radius and 43 feet outside radius. Ensure that the turns identified to you during site plan comply with these requirements. An option is a hammer-head constructed to City of Lemoore standards.
- ☐ 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 roads 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.
- ☐ The security gates, if to be locked, 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.
- ☐ 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 you handle hazardous material in amounts that exceed the exempt amounts listed on Table 3-D of the California Building Code, you are required to submit an emergency response plan to the Kings County Health



TPM NO.:

2021-03

SUBMITTAL NO: 1

SUBMITTAL DATE: November 5, 2021

PROJECT TITLE:

Olam Tentative Parcel Map

DESCRIPTION:

Divide 24.95 ML acres into two parcels of 10.11 +/- and 14.84 +/- acres
1175 and 1555 S 19th Avenue, SWC of Enterprise Drive and 19th
Avenue

APPLICANT:

Jones Snyder & Associates, Nick Vanlandingham

PROPERTY OWNER:

Olam West Coast, Inc, a Delaware Corporation

APN(S):

024-051-025

Department. Prior to the building final inspection, we will require a copy of the plan and any Material Safety Data Sheets.

- ☐ 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, dolt locks, 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.
- ☐ City of Lemoore Fire Department Impact Fee. *For information call (559) 924-6744*
- ☐ City of Lemoore Fire Department Permit Fee – complete application during Building Department permit process.

Additional comments: _____

- ☐ No comments. Acceptable as submitted.

Authorized signature

11/23/2021

Date

Bruce German, Fire Chief

Printed name



TPM NO.:

2021-03

SUBMITTAL NO: 1

SUBMITTAL DATE: November 5, 2021

PROJECT TITLE:

Olam Tentative Parcel Map

DESCRIPTION:

Divide 24.95 ML acres into two parcels of 10.11 +- and 14.84 +- acres

LOCATION:

1175 and 1555 S 19th Avenue, SWC of Enterprise Drive and 19th Avenue

APPLICANT:

Jones Snyder & Associates, Nick Vanlandingham

PROPERTY OWNER:

Olam West Coast, Inc, a Delaware Corporation

APN(S):

024-051-025

PUBLIC SAFETY COMMENTS DATED: 11/15, 2021

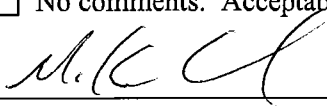
The following comments are applicable when checked:

☐ Public Safety Impact Fee:

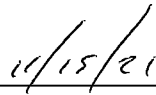
Ordinance No.: _____ Effective Date: _____

Impact fees shall be imposed by the City of Lemoore pursuant to this Ordinance as a condition of, or in conjunction with, the approval of a development project. "New Development or Development Project" means any new building, structure or improvement of any parcels of land upon which no like building, structure or improvement previously existed. NOTE: Refer to Engineering Site Plan comments for fee estimation.

☐ Not enough information provided. Please provide the following information:☐ Access controlled / restricted etc.:☐ Landscaping concerns:☐ Lighting concerns:☐ Line of sight issues:☐ Surveillance issues:☐ Territorial reinforcement – define property lines (private / public space):☐ Traffic concerns:☐ Request opportunity to comment or make recommendations as to safety issues as plans are developed.☐ Additional comments: _____☐ No comments. Acceptable as submitted.



Authorized signature



Date

Michael Kendall, Police Chief
Printed name

Notice of Exemption

TO: ☐ Office of Planning and Research
1400 Tenth Street
Sacramento, CA 95814

☒ County Clerk
County of Kings
Kings County Government Center
Hanford, California 93230

FROM: City of Lemoore Community Development Dept.
711 W. Cinnamon Drive
Lemoore, CA 93245

PROJECT TITLE: Tentative Parcel Map No. 2021-03
Division of 24.95 acre parcel

PROJECT APPLICANT: Olam West Coast, Inc.

PROJECT LOCATION – City: Lemoore **County:** Kings

PROJECT LOCATION – Specific: 1175 S. 19th Avenue in the City of Lemoore, APN 024-051-025.

PROJECT DESCRIPTION: The applicant proposes to divide a developed 24.95 acre Light Industrial parcel into two parcels of approximately 10.11 acres and 14.84 acres for use consistent with the site's zoning.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of Lemoore

NAME, ADDRESS, & PHONE NUMBER OF PERSON OR AGENCY CARRYING OUT PROJECT:

Nick Vanlandingham, JS Surveying, 40315 Junction Drive, Suite H, Oakhurst, CA 93644, (559) 683-7661

EXEMPT STATUS: *(check one)*

- ☐ Ministerial (Section 21080(b)(1); 15268);
☐ Declared Emergency (Section 21080(b)(4); 15269(a));
☐ Emergency Project (Section 21080(b)(4); 15269(b)(c));
☒ Categorical Exemption. State type and section number: 15315 (Class 15-Minor Land Divisions)
☐ Statutory Exemptions. State code number: _____

REASONS WHY PROJECT IS EXEMPT: California Code of Regulations: Section 15315 Minor Land Divisions. Class 15 consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.

LEAD AGENCY CONTACT PERSON:

Nathan Olson, City Manager
(559) 924-6744

Signature

Date

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, 21152.1, Public Resources Code.