

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

June 13, 2022
7:00 p.m.

1. PLEDGE OF ALLEGIANCE
2. CALL TO ORDER AND ROLL CALL
3. PUBLIC COMMENT

Public comment will be in accordance with the attached policy. 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 three (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 Commission will be provided to the Commission Secretary for distribution to the Commission and appropriate staff. The public will have an opportunity to comment on items on the agenda once the item has been called and the Chair opens the item to the public.

4. APPROVAL OF MINUTES – Regular Meeting, April 11, 2022
5. PUBLIC HEARING – Tentative Parcel Map No. 2022-01: A request by Wellsona Partners LLC (John Peterson, agent) to re-divide approximately 9 acres into 7 parcels resulting in the abandonment of Venture Place as a public right of way, located on the west side of Commerce Way at Venture Place, within the City of Lemoore. (APN 024-400-002 thru 024-400-009). The project is Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA) per Section 15315 (Class 15 – Minor Land Divisions).
6. DIRECTOR'S REPORT
7. COMMISSION REPORTS / REQUESTS
8. ADJOURNMENT

Upcoming Meetings

Regular Meeting of the Planning Commission, July 11, 2022

Agendas for all City Council 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. Written communications from the public for the agenda must be received by the City Clerk's Office no less than seven (7) days prior to the meeting date. The City of Lemoore complies with the Americans with Disabilities Act (ADA of 1990). The Council Chamber is accessible to the physically disabled. Should you need special assistance, please call (559) 924-6744, at least 4 business days prior to the meeting.

CERTIFICATION OF POSTING

I, Kristie Baley, Planning Commission Secretary for the City of Lemoore, declare under penalty of perjury that I posted the above Planning Commission Agenda for the Meeting of June 13, 2022 at Council Chamber, 429 C Street and Cinnamon Municipal Complex, 711 W. Cinnamon Drive, Lemoore CA on June 10, 2022.

//s//

Kristie Baley, Commission Secretary

CITY OF LEMOORE
PLANNING COMMISSION REGULAR MEETING
JUNE 13, 2022 @ 7:00 p.m.

Attendance and Public Comment Changes Due to COVID-19

The Lemoore Planning Commission will be conducting its regular meeting on June 13, 2022. Given the current Shelter-In-Place covering Kings County and the Social Distance Guidelines issued by Federal, State, and Local Authorities, the City is implementing the following changes for attendance and public comment.

All upcoming regular and special Planning Commission meetings **will be open to fifteen (15) members of the public on a first come, first served basis and via Zoom.** The meeting may be viewed through the following options:

- Join Zoom Meeting
- Please click the link below to join the webinar:
<https://us06web.zoom.us/j/84543666682?pwd=TGlubi9uOVlVcDRzeHZkZkZJWE92QT09>
- Meeting ID: 845 4366 6682
- Passcode: 341118
- Phone: +1 669 900 6833

The City will also provide links to streaming options on the City's website and on its Facebook page.

If you wish to make a general public comment or public comment on a particular item on the agenda, **participants may do so via Zoom during the meeting** or by **submitting public comments by e-mail to: planning@lemoore.com**. In the subject line of the e-mail, please state your name and the item you are commenting on. If you wish to submit a public comment on more than one agenda item, please send a separate e-mail for each item you are commenting on. Please be aware that written public comments, including your name, may become public information. Additional requirements for submitting public comments by e-mail are provided below.

General Public Comments & Comments on Planning Commission Business Items

For general public comments and comments regarding specific Planning Commission Business Items, public comments can be made via Zoom during the meeting or all public comments must be received by e-mail no later than 5:00 p.m. the day of the meeting. Comments received by this time will be read aloud by a staff member during the applicable agenda item, provided that such comments may be read within the normal three (3) minutes allotted to each speaker. Any portion of your comment extending past three (3) minutes may not be read aloud due to time restrictions. If a general public comment or comment on a business item is received after 5:00 p.m., efforts will be made to read your comment into the record. However, staff cannot guarantee that written comments received after 5:00 p.m. will be read. All written comments that are not read into the

record will be made part of the meeting minutes, provided that such comments are received prior to the end of the Planning Commission meeting.

Public Hearings

For public comment on a public hearing, all public comments must be received by the close of the public hearing period. All comments received by the close of the public hearing period will be read aloud by a staff member during the applicable agenda item, provided that such comments may be read within the normal three (3) minutes allotted to each speaker. Any portion of your comment extending past three (3) minutes may not be read aloud due to time restrictions. If a comment on a public hearing item is received after the close of the public hearing, such comment will be made part of the meeting minutes, provided that such comment is received prior to the end of the meeting.

PLEASE BE AWARE THAT ANY PUBLIC COMMENTS RECEIVED THAT DO NOT SPECIFY A PARTICULAR AGENDA ITEM WILL BE READ ALOUD DURING THE GENERAL PUBLIC COMMENT PORTION OF THE AGENDA.

The City thanks you for your cooperation in advance. Our community's health and safety is our highest priority.

**Minutes of the
LEMOORE PLANNING COMMISSION
Regular Meeting
April 11, 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: Michael Dey

Vice Chair: Greg Franklin

Commissioners: Joseph Brewer, Bob Clement, Mitchell Couch, Ray Etchegoin

Absent: Ron Meade

City Staff and Contract Employees Present: City Manager, Nathan Olson, City Planner Steve Brandt (QK), City Attorney Michael Linden (Lozano Smith), Commission Secretary Kristie Baley

ITEM NO. 3 Public Comment

There was no comment.

ITEM NO. 4 Approval - Minutes – Regular Meeting, March 14, 2022

Motion by Commissioner Etchegoin, seconded by Commissioner Clement, to approve the Minutes of the Planning Commission Regular Meeting of March 14, 2022.

Ayes: Etchegoin, Clement, Brewer, Couch, Franklin, Dey

Absent: Meade

ITEM NO. 5 Public Hearing – Annexation No. 2020-01, General Plan Amendment No. 2020-03, Rezoning No. 2020-03, Planned Unit Development No. 2020-02, Tentative Subdivision Map Tract 932, and Major Site Plan Review No. 2020-02: A request by Assemi Group for six approvals to subdivide and develop approximately 156 acres of land into a residential community with a mix of single-family and multi-family housing units in four phases. Exact numbers of each housing type may vary slightly, depending on final density, but there will be a maximum of 825 housing units in total along with general plan and zoning map changes. The project is bounded by West Lacey Blvd to the north and 18th Avenue (Lemoore Avenue) to the west, in the city of Lemoore (APN: 021-030-057).

City Planner Brandt presented the staff report and answered questions.

Crawford & Bowen Planning, Inc. Principal Environmental Planner Travis Crawford, 113 N. Church Street, Suite 302 Visalia, presented the EIR and answered questions.

Brandt provided clarification regarding the proposed recommendation and answered questions.

Commissioner Dey opened the Public Hearing at 7:43 p.m.

Assemi Group Representative Jeff Roberts, 1396 W. Herndon Avenue, Suite 110 Fresno, spoke about the project and concurred with staff's recommendation, conditions of approval, and all mitigation measures and findings. He also acknowledged that the project will require the termination of the Williamson Act contract during the annexation process.

There was no other comment.

Commissioner Dey closed the Public Hearing at 7:53 p.m.

Brandt answered questions from the Commissioners.

Motion by Commissioner Etchegoin, seconded by Commissioner Franklin, to adopt Resolution No. 2022-04, recommending approval of Annexation No. 2020-01, General Plan Amendment No. 2020-03, Rezoning No. 2020-03, Planned Unit Development No. 2020-02, Tentative Subdivision Map Tract 932, and Major Site Plan Review No. 2020-02 to subdivide and develop approximately 156 acres of land into a residential community with a mix of single-family and multi-family housing units in four phases in accordance with the findings and conditions in the resolution and the CEQA report.

Ayes: Etchegoin, Franklin, Brewer, Clement, Couch, Dey

Absent: Meade

ITEM NO. 6 Public Hearing – General Plan Amendment No. 2022-01: a request initiated by the City of Lemoore for a General Plan Amendment to place a land use designation of Agriculture on all parcels that do not have a General Plan land use designation and are located in the unplanned area south of Lacey Boulevard between State Route 41 and 17th Avenue (APNs: 021-020-001, -002, -003, -004, -005, -006, -007, -008, -009, -010, -011, -023 -025, -027, -028, -030, -031; and 021-030-006, -062, -069, -070).

City Planner Brandt presented the staff report and answered questions.

Commissioner Dey opened the Public Hearing at 8:10 p.m.

Assemi Group Representative Jeff Roberts spoke in support of the recommendation.

There was no other comment.

Commissioner Dey closed the Public Hearing at 8:11 p.m.

Motion by Commissioner Franklin, seconded by Commissioner Brewer to adopt Resolution No. 2022-05, recommending approval of General Plan Amendment No. 2022-01.

Ayes: Franklin, Brewer, Clement, Couch, Etchegoin, Dey

Absent: Meade

ITEM NO. 7 Update – Preparation of Lemoore Municipal Services Review for Kings County Local Agency Formation Commission (LAFCO)

Brandt provided information and answered questions.

ITEM NO. 8 Director's Report

City Manager Olson complimented staff and provided the following information:

The City Council approved Tentative Subdivision Map Tract 935 and waived the 1st reading of the zoning and planned unit development ordinances during a public hearing on April 5, 2022.

Round Table Pizza was issued a tenant improvement permit and applied for a business license to occupy 155 W. Hanford-Armona Road, Suite H.

Pad Thai Restaurant was issued a tenant improvement permit and will be relocating to 75 W. Hanford-Armona Road.

Daniel Kinney of Hold My Beer, LLC (Ray's Lemonade) submitted a tentative parcel map application to divide his property located at 1156 Commerce Way into two parcels.

Bottom-Line submitted a major site plan review application to develop the SWC of Bush Street and 19th Avenue with a fuel station, convenience store/drive through, restaurant/drive through, and car wash/drive through.

Wellsona Partners (Base Camp) submitted an application for a tentative parcel map to privatize Venture Place.

Johnny Quik to be developed at 10 N. Belle Haven Drive and Panda Express to be developed at 231 W. Hanford-Armona Road are in process of civil and building plan check.

ITEM NO. 9 Commissioner's Reports and Requests for Information

Commissioner Dey thanked staff for their hard work.

There were no reports or other requests.

ITEM NO. 10 Adjournment

The meeting adjourned at 8:21 P.M.

Approved the 13th day of June, 2022.

APPROVED:

Michael Dey, Chairperson

ATTEST:

Kristie Baley, Commission Secretary



711 W Cinnamon Drive • Lemoore, California 93245 • (559) 924-6744 • Fax (559) 924-9003

Staff Report

To: Lemoore Planning Commission **Item No. 5**
From: Steve Brandt, City Planner
Date: May 26, 2022 **Meeting Date:** June 13, 2022
Subject: **Tentative Parcel Map No. 2022-02:** A request by Wellsona Partners LLC (John Peterson, agent) to re-divide approximately 9 acres into 7 parcels resulting in the abandonment of Venture Place as a public right of way, located on the west side of Commerce Way at Venture Place, within the City of Lemoore. (APN 024-400-002 thru 024-400-009)

Proposed Motion:

Staff recommends adoption of Resolution No. 2022-06, approving Tentative Parcel Map No. 2022-02, in accordance with the findings and conditions in the Resolution.

Project Proposal:

Wellsona Partners, LLC requests approval of Tentative Parcel Map 2022-02 indicating the boundaries of a proposed new parcel encompassing the designated segment of Venture Place from its intersection at Commerce Way to its terminus at a cul de sac approximately 740 feet to the west. The purpose of making Venture Place a privately held street is to provide more flexibility to the owner for the installation a security gate and guard shack for their cannabis-based operation, to provide for greater security at the site, and to provide the proper amount of required parking for employees and visitors.

Applicant	Wellsona Partners, LLC (John Peterson, agent)
Location	1526 Venture Place at Commerce Way
Existing Land Use	Cannabis growing and processing facility (under construction)
APN(s)	024-400-002 thru 024-400-009
Total Building Size	130,850 square feet (buildings & greenhouses)
Zoning	(ML) Light Industrial
General Plan	Light Industrial

Adjacent Land Use, Zone and General Plan Designation

<u>Direction</u>	<u>Current Use</u>	<u>Zone</u>	<u>General Plan</u>
North	GAR / Bennett Lemoore	ML	Light Industrial
South	Gary Burrows Lemoore and Storage / Warehouse Buildings	ML	Light Industrial
East	Vacant Lot	MH	Heavy Industrial
West	Freeway SR 41	N/A	N/A

Previous Relevant Actions:

In 2014, the Planning Commission approved the creation of a subdivision and the establishment of the Venture Place right of way.

On June 22, 2020, the Planning Commission approved Major Site Plan Review No. 2020-03 for development of the Venture Place cannabis processing facility in four phased installments.

On September 13, 2021, the Planning Commission amended Major SPR No. 2020-03 with a revision that would allow the perimeter block wall to be replaced with a chain link fence with barbed wire.

Zoning/General Plan:

The site is designated and zoned Light Industrial on both the City Zoning Map and General Plan Land Use Plan. The site is surrounded by similar Light Industrial (ML) or Heavy Industrial (MH) uses on its north, south, and east sides. Immediately to the west is the SR 41 highway corridor. The proposed tentative map is consistent with the City's land use designation and zoning.

Access and Right of Way:

The same owner currently possesses all the parcels surrounding the proposed street proposed for abandonment. Location of a guard shack and security gate is proposed along Venture Place approximately 100 feet west of the intersection with Commerce Way. Within that first 100 feet it is understood by agreement that the adjoining GAR/Bennett property to the north would have future access to the south side of their property if needed. Conditions are proposed that state that upon the abandonment of Venture Place by the City of Lemoore that the owners of the adjoining properties shall be responsible for maintenance of all existing water, power, and sewer utility line easements along abandoned street right of way. For

public safety reasons, the fire department is requesting the installation of a Knox box at the security gate.

Parking / On-site Circulation:

Privatizing the street provides the additional parking spaces needed to meet parking standards, thereby allowing more building space on the sites.

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. 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. The site is physically suitable for the type of development.
3. The site is physically suitable for the proposed density of development.
4. 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. The design of the subdivision or the type of improvements are not likely to cause serious public health problems.
6. As conditioned, the design of the subdivision and 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.
7. The project is Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA) per Section 15315 (Class 15 – Minor Land Divisions).
8. The location of the parcel lines has been reviewed by the City Surveyor, City Engineer, and City Building Official, and found to be acceptable.

9. The project is Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA) per Section 15315 (Class 15 – Minor Land Divisions).

Recommended Conditions:

Staff recommends the following conditions be applied to the approval of the Conditional Use Permit:

1. The site shall be developed consistent with the submitted Tentative Parcel Map No. 2022-02 and its conditions, the previously approved Major Site Plan Review No. 2020-03 comments, and applicable development standards found in the Zoning Ordinance and City Municipal Code.
2. The project shall be developed and maintained in substantial compliance with the tentative map, except for any modifications that may be needed to meet these conditions of approval.
3. The project and all subsequent uses must meet the requirements found in Section 9-5B-2 of the Zoning Ordinance related to noise, odor, and vibration, and maintenance.
4. The Owner / Applicant shall indicate in writing, whether existing sewer, water and storm drain facilities in Venture Place will be City (public facilities) or private facilities.
5. If the existing City utilities are to remain in the public domain, the City will require on-demand access to the site to read meters, collect refuse, and service sewer, water and storm drain facilities.
6. If the existing City utilities are to become privately held, the Owner will be required to provide a master water meter on the water main near the intersection at Commerce Way. The Owner shall coordinate with the City Public Works Department for final location.
7. The Owner will be required to coordinate refuse collection for all affected parcels.
8. The Owner shall form a property owners' association (POA) to provide for maintenance of the common roadway and sharing of parking.
9. The newly established property owners' association will be responsible for collecting fees from the property owners for the maintenance and repair of the street, right of way, easements, and utilities as well as any private improvements that may be needed within Parcel 1. The existing City water and sewer lines and their maintenance will become the responsibility of the POA. The City will bill the POA for the purchase of those lines.
10. The Owner shall construct any remaining improvements per previous Parcel Map, PM 20-24. Provide improvement plans for any improvements required for this Parcel Map due to the abandonment of Venture Place and conversion to a private street.

11. The Owner shall install a Knox box at main entrance for the purpose of emergency access to the site.
12. The Owner shall obtain a building permit prior to construction of the guard shack.
13. The final Tentative 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.
14. The Tentative Parcel Map shall expire 24 months following Planning Commission approval unless a final map is filed.

Attachments:

Site Location Map

Resolution

Tentative Parcel Map

Tentative Parcel Map with Public Works/City Engineering Markups

Site Location
Tentative Parcel Map No. 2022-02



RESOLUTION NO. 2022-06

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LEMOORE
APPROVING TENTATIVE PARCEL MAP NO. 2022-02 TO RE-DIVIDE APPROXIMATELY 9 ACRES
INTO 7 PARCELS RESULTING IN THE ABANDONMENT OF VENTURE PLACE AS A PUBLIC RIGHT
OF WAY, LOCATED ON THE WEST SIDE OF COMMERCE WAY AT VENTURE PLACE,
IN THE CITY OF LEMOORE (APN 024-400-002 THRU 024-400-009)**

At a Regular Meeting of the Planning Commission of the City of Lemoore duly called and held on June 13, 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, Tentative Parcel Map No. 2022-02 is a request by Wellsona Partners, LLC (John Peterson, agent) to re-divide approximately 9 acres into 7 parcels resulting in the abandonment of Venture Place as a public right of way, located on the west side of Commerce Way at Venture Place, within the City of Lemoore. (APN 024-400-002 thru 024-400-009); and

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

WHEREAS, the Lemoore Planning Commission held a duly noticed public hearing at its June 13, 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 No. 2022-02, based on facts detailed in the June 13, 2022, staff report, and other documents found in the administrative record, which are hereby incorporated by reference, as well as the evidence and comments presented during the public hearing:

1. 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. The site is physically suitable for the type of development.
3. The site is physically suitable for the proposed density of development.
4. 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. The design of the subdivision or the type of improvements are not likely to cause serious public health problems.
6. As conditioned, the design of the subdivision and 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.

7. The project is Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA) per Section 15315 (Class 15 – Minor Land Divisions).
8. The location of the parcel lines has been reviewed by the City Surveyor, City Engineer, and City Building Official, and found to be acceptable.
9. The project is Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA) per Section 15315 (Class 15 – Minor Land Divisions).

BE IT FURTHER RESOLVED that the Planning Commission of the City of Lemoore hereby approves Tentative Parcel Map No. 2022-02 subject to the following conditions:

1. The site shall be developed consistent with the submitted Tentative Parcel Map No. 2022-02 and its conditions, the previously approved Major Site Plan Review No. 2020-03 comments, and applicable development standards found in the Zoning Ordinance and City Municipal Code.
2. The project shall be developed and maintained in substantial compliance with the tentative map, except for any modifications that may be needed to meet these conditions of approval.
3. The project and all subsequent uses must meet the requirements found in Section 9-5B-2 of the Zoning Ordinance related to noise, odor, and vibration, and maintenance.
4. The Owner / Applicant shall indicate in writing, whether existing sewer, water and storm drain facilities in Venture Place will be City (public facilities) or private facilities.
5. If the existing City utilities are to remain in the public domain, the City will require on-demand access to the site to read meters, collect refuse, and service sewer, water and storm drain facilities.
6. If the existing City utilities are to become privately held, the Owner will be required to provide a master water meter on the water main near the intersection at Commerce Way. The Owner shall coordinate with the City Public Works Department for final location.
7. The Owner will be required to coordinate refuse collection for all affected parcels.
8. The Owner shall form a property owners' association (POA) to provide for maintenance of the common roadway and sharing of parking.
9. The newly established property owners' association will be responsible for collecting fees from the property owners for the maintenance and repair of the street, right of way, easements, and utilities as well as any private improvements that may be needed within Parcel 1. The existing City water and sewer lines and their maintenance will become the responsibility of the POA. The City will bill the POA for the purchase of those lines.
10. The Owner shall construct any remaining improvements per previous Parcel Map, PM 20-24. Provide improvement plans for any improvements required for this Parcel Map due to the abandonment of Venture Place and conversion to a private street.

11. The Owner shall install a Knox box at main entrance for the purpose of emergency access to the site.
12. The Owner shall obtain a building permit prior to construction of the guard shack.
13. The final Tentative 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.
14. The Tentative Parcel Map shall expire 24 months following Planning Commission approval unless a final map is filed.

Passed and adopted at a Regular Meeting of the Planning Commission of the City of Lemoore held on June 13, 2022, by the following votes:

AYES:
NOES:
ABSTAINING:
ABSENT:

APPROVED:

Michael Dey, Chairperson

ATTEST:

Planning Commission Secretary

EASEMENT DISCLOSURE:
I HEREBY STATE THAT ALL EASEMENTS AS INDICATED IN CHICAGO TITLE COMPANY PRELIMINARY TITLE REPORT NO. FW1-TO20000517-MW DATED AS OF FEBRUARY 4, 2022 HAVE BEEN SHOWN HEREON AND/OR HAVE BEEN ACCOUNTED FOR IN NOTE(S) PLACED HEREON.
ALL EASEMENTS PROPOSED TO BE ABANDONED OR QUITCLAIMED AND/OR ALL EASEMENTS THAT CANNOT BE LOCATED ARE NOTED HEREON. (NONE)

ANTONIO MARCEL CONTI L.S. 8199
(L.S. OR CIVIL ENGINEER LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF CALIFORNIA)

DATE: NOVEMBER 7, 2021
LICENSED REGISTRATION EXPIRES: MARCH 31, 2023



OWNER/SUBDIVIDER:

VENTURE LAND 1 LLC
c/o BASE CAMP
1526 VENTURE PLACE
LEMOORE, CA 93245

ENGINEER/SURVEYOR:

ANTONIO CONTI, PE 62009, PLS 8199
971 N COVENANT VIEW WAY
EAGLE, ID 83616
PH: 209.712.7011
EMAIL: ACONTI@CONTIENG.COM

SERVICES:

WATER: CITY OF LEMOORE
SEWER: CITY OF LEMOORE
STORM: CITY OF LEMOORE
GAS: PG&E
POWER: PG&E
TRASH: CITY OF LEMOORE

TEMPORARY BENCHMARK (TBM):

TOP OF SEWER MANHOLE IN CUL DE SAC
ELEV: 217.24' NAVD88

BASIS OF BEARING:

CENTERLINE OF VENTURE PLACE

PROPERTY INFORMATION:

VENTURE PLACE
LEMOORE, CA 93245
APN: 024-400-002 TO 024-400-009

NOTES:

1. NO TREES GRATER THAN 6" DIAMETER WILL BE REMOVED WITH THIS PROJECT.
2. NO DEVIATIONS FROM CITY STANDARDS ARE PROPOSED.

LEGEND:

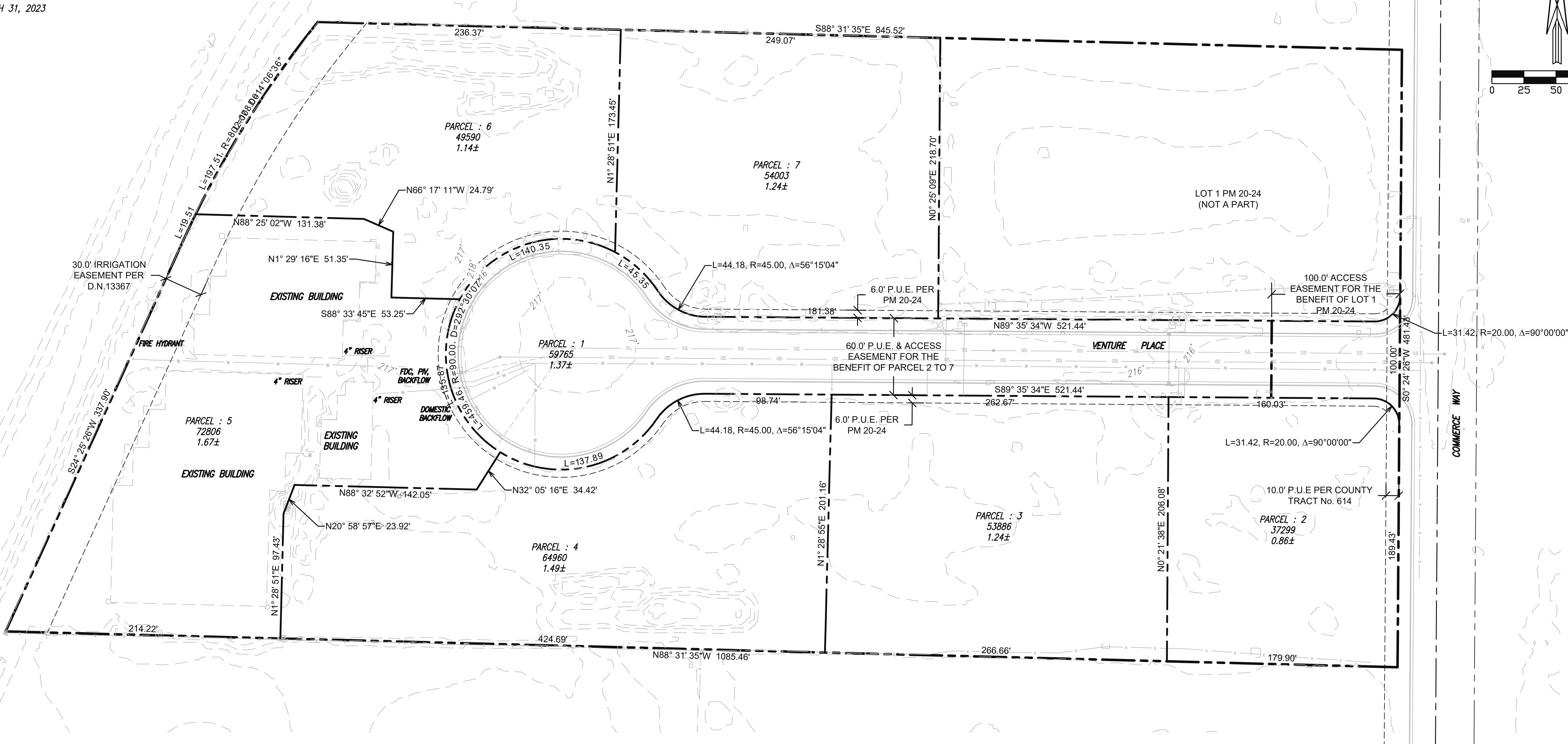
- EXISTING PARCEL BOUNDARY
- EXISTING FENCE LINES
- PROPOSED LOT LINES
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- EXISTING SEWER LINE
- EXISTING WATER LINE
- EXISTING STORM LINE

TENTATIVE PARCEL MAP

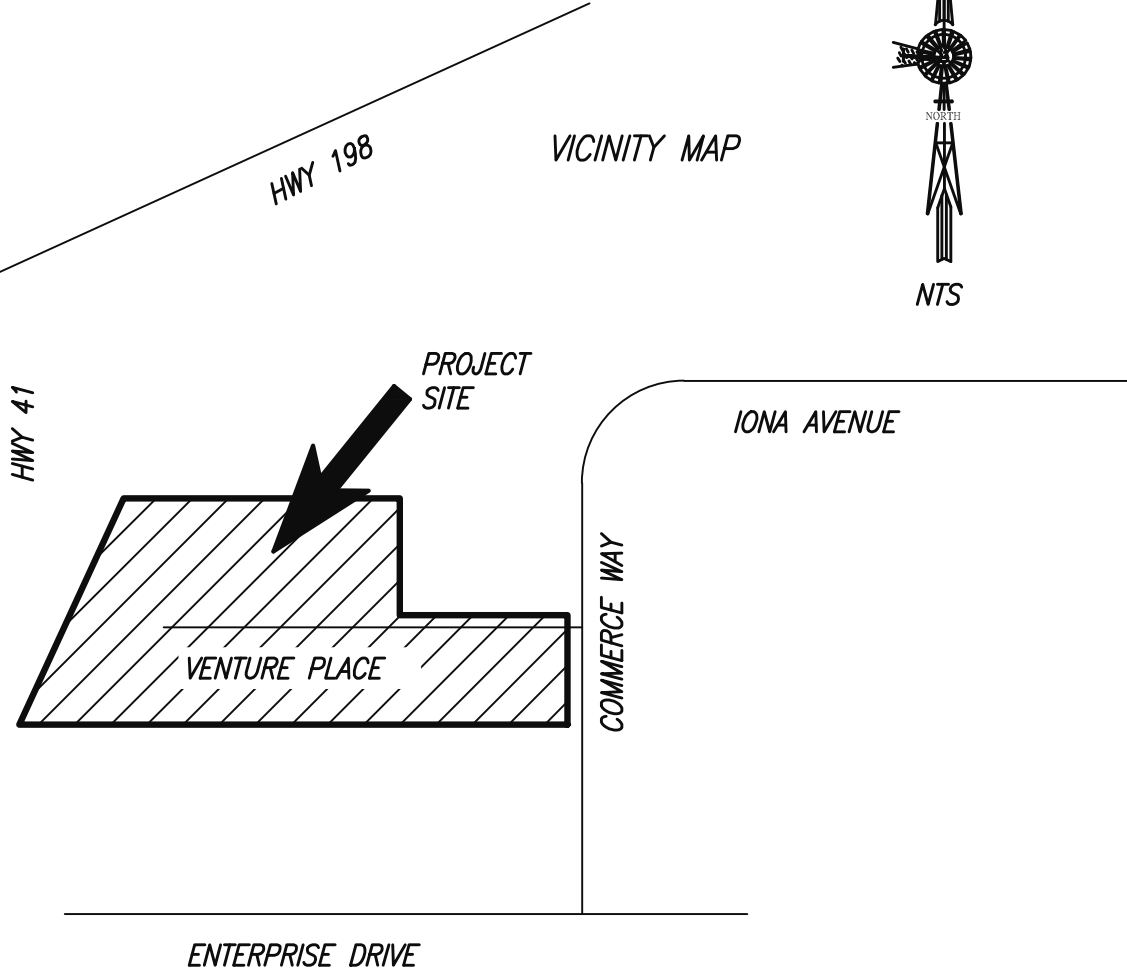
LOTS 2 TO 9 OF PARCEL MAP 20-24
CITY OF LEMOORE,
KING COUNTY, CALIFORNIA

MARCH 2022

June 13, 2022 Planning Commission
Meeting Exhibit



VICINITY MAP



EASEMENT DISCLOSURE:
I HEREBY STATE THAT ALL EASEMENTS AS INDICATED IN CHICAGO TITLE COMPANY PRELIMINARY TITLE REPORT NO. FW1-TO20000517-MW DATED AS OF FEBRUARY 4, 2022 HAVE BEEN SHOWN HEREON AND/OR HAVE BEEN ACCOUNTED FOR IN NOTE(S) PLACED HEREON.
ALL EASEMENTS PROPOSED TO BE ABANDONED OR QUITCLAIMED AND/OR ALL EASEMENTS THAT CANNOT BE LOCATED ARE NOTED HEREON. (NONE)

ANTONIO MARCEL CONTI L.S. 8199
(L.S. OR CIVIL ENGINEER LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF CALIFORNIA)

DATE: NOVEMBER 7, 2021
LICENSED REGISTRATION EXPIRES: MARCH 31, 2023



OWNER/SUBDIVIDER:
VENTURE LAND 1 LLC
c/o BASE CAMP
1526 VENTURE PLACE
LEMOORE, CA 93245
ENGINEER/SURVEYOR:
ANTONIO CONTI, PE 62009, PLS 8199
971 N COVENANT VIEW WAY
EAGLE, ID 83616
PH: 209.712.7011
EMAIL: ACONTI@CONTIENG.COM

SERVICES:
WATER: CITY OF LEMOORE
SEWER: CITY OF LEMOORE
STORM: CITY OF LEMOORE
GAS: PG&E
POWER: PG&E
TRASH: CITY OF LEMOORE

TEMPORARY BENCHMARK (TBM):
TOP OF SEWER MANHOLE IN CUL DE SAC
ELEV: 217.24' NAVD88

BASIS OF BEARING:
CENTERLINE OF VENTURE PLACE

PROPERTY INFORMATION:
VENTURE PLACE
LEMOORE, CA 93245
APN: 024-400-002 TO 024-400-009

NOTES:

1. NO TREES GRATER THAN 6" DIAMETER WILL BE REMOVED WITH THIS PROJECT.
2. NO DEVIATIONS FROM CITY STANDARDS ARE PROPOSED.

Show existing and
proposed after
abandonment

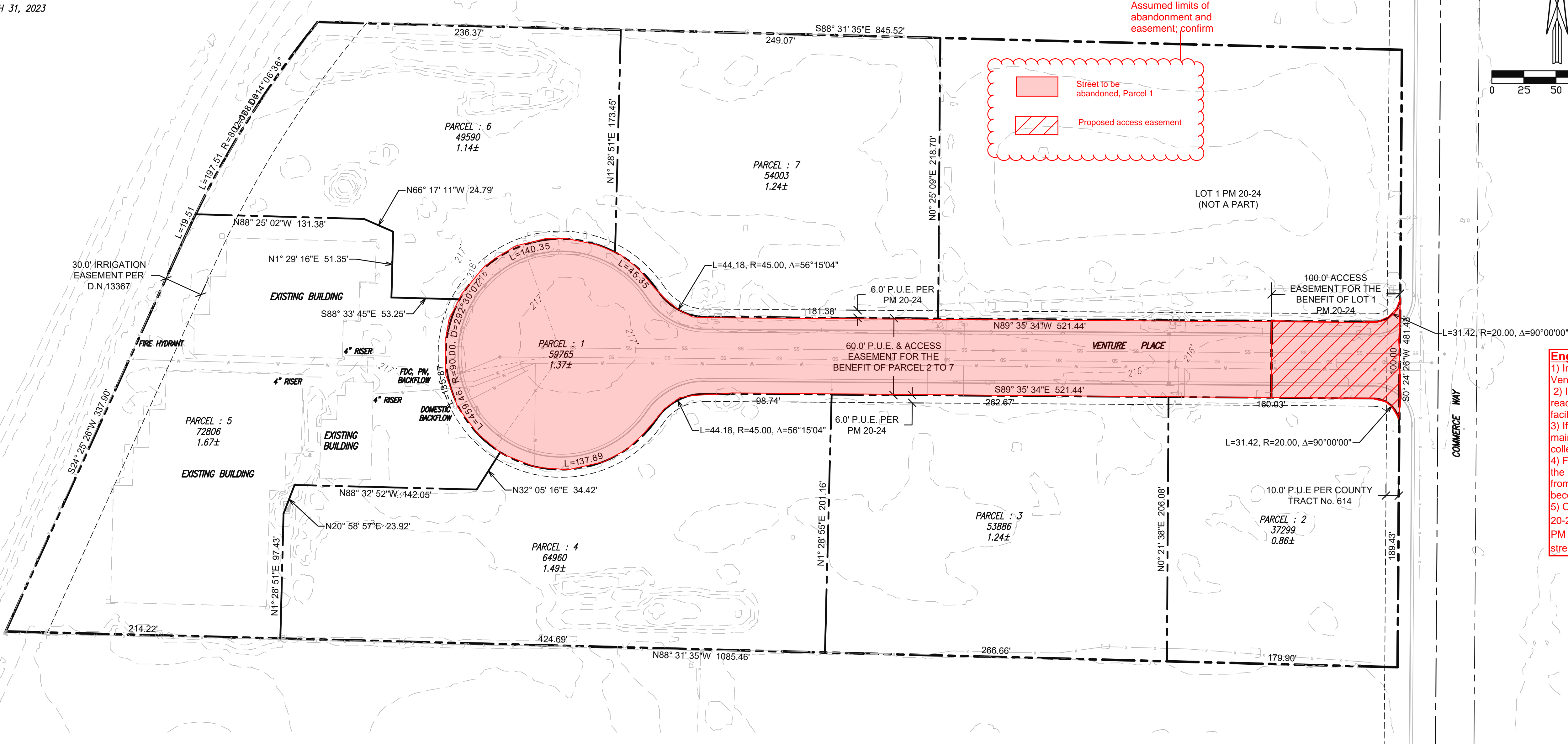
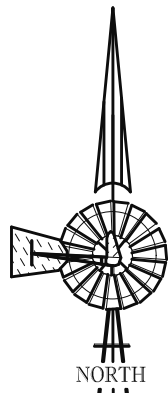
LEGEND:

- EXISTING PARCEL BOUNDARY
- EXISTING FENCE LINES
- PROPOSED LOT LINES
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- EXISTING SEWER LINE
- EXISTING WATER LINE
- EXISTING STORM LINE

TENTATIVE PARCEL MAP

LOTS 2 TO 9 OF PARCEL MAP 20-24
CITY OF LEMOORE,
KING COUNTY, CALIFORNIA

MARCH 2022



Assumed limits of
abandonment and
easement, confirm

- Street to be
abandoned, Parcel 1
- Proposed access easement

Engineering Comments:

- 1) Indicate whether existing sewer, water and storm drain facilities in Venture Place will be City (public facilities) or private facilities.
- 2) If City (public), City will need to have on-demand access to the site to read meters, refuse collection, and service sewer, water and storm drain facilities.
- 3) If private, provide for master water meter near Commerce on the water main; coordinate with City PW for location. Also coordinate for refuse collection.
- 4) Form a property owners association (POA) to operate, maintain, repair the street and any private improvements within Parcel 1, and to collect fees from the property owners for such activities. If City water & sewer to become private, City will bill POA.
- 5) Construct any remaining improvements per previous Parcel Map, PM 20-24. Provide improvement plans for any improvements required for this PM due to the abandonment of Venture Place and conversion to a private street.

