

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



**Community and
Economic
Development**

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

Item # **3E**

To: Lemoore City Council
From: Holly P. Smyth, Chief Planner
Date: May 25, 2006
Subject: Final Subdivision Map, Subdivision Agreement, Request for Formation of an Assessment District, Noise & Odor Easement Agreement and a Right to Farm Easement Agreement.

BACKGROUND:

Attach is a Final Subdivision Map, Subdivision Agreement, Request for inclusion into the new Lighting and Landscape Maintenance District and Easement Agreements for Noise & Odor and for the Right to Farm for Tract 821 Phase I – Liberty. The subdivision is located south of Hanford-Armona Road, east of 19th Avenue, west of Liberty Drive and north of Fallenleaf Drive.

The Final Subdivision Map is in conformance with the requirements of the approved Tentative Map and has been approved by the City Engineer and other departmental staff. All applicable conditions of approval have been met.

The improvement drawings related to the Final Map have been reviewed and approved by the City Engineer and the Landscape Drawings have been reviewed and approved by both the Planning Department and the Recreation Department.

The Subdivision Agreement and appropriate bonds have been posted with the Public Works Department to insure that the required infrastructure improvements are installed once approved by City Council and signed by the City Manager.

The attached Easement Agreements satisfy both the City's Noise and Odor Easement as well as the Kings County's Right to Farm Ordinance policies.

Budget Impact:

None.

Recommendation:

Council should accept the Final Subdivision Map for Tract No. 821 Phase I and to authorize the City Clerk to sign the Clerk's Statement and submit for recording, approve the Subdivision Agreement and authorize the City Manager to sign and approve the Easement Agreements for Noise and Odor and Right to Farm, concurrently with the Final Map.