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## Staff Report

Item # 3G

**To:** Lemoore City Council  
**From:** Holly Smyth, Chief Planner  
**Date:** May 26, 2006  
**Subject:** Final Parcel Map 2005-03 for Mardell Pedersen - Westside

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### Discussion:

On January 9, 2006 the Planning Commission approved Mardell Pedersen's Tentative Parcel Map 2005-03, with seven conditions of approval, to create/merge 23 parcels into 14 parcels and one un-surveyed remainder from 956 acres. The subject site is located on the west side of Highway 41, north and south of the railroad tracks and surrounds the West Hills College site on Assessor's Parcel Numbers 023-510-007, 011, 012, 014, 015, 031, & 032, and 023-480-006, 011, 012, 013, 014, 015, 016, 017, 019, 020, 021, & 022 and 023-470-009 & 010, and 023-520-005 & 006.

The map dedicates additional rights-of-way along various arterial and collector streets per City requirements, delineates designated flood plain areas, and identifies various easements and abandonments shown in the Preliminary Title Report.

After review by the Planning Department, Public Works Department and the City Engineer, it has been determined that the Final Parcel Map is in compliance with the approved tentative map and all conditions of approval have been met. Therefore, as required by Section 8-7B-19 of the Municipal Code, the Final Parcel Map is being recommended for Council's approval of the map and acceptance of all offers of dedication as indicated.

### Budget Impact:

None.

### Recommendation:

By motion, approve Final Parcel Map 2005-03 and accept the offers of public dedication and authorize the City Clerk to certify such approval on the map and forward to the Kings County Recorder for its recordation.

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