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**Planning
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Staff Report

Item # 4F

To: Lemoore City Council
From: Holly Smyth, Planning Director
Date: January 30, 2007
Subject: Acceptance of Final Parcel Map 2006-02 for Village Investment Partners – SW corner of Bush Street and 19th Avenue

Discussion:

On October 9, 2006 the Planning Commission approved Village Investment Partners Tentative Parcel Map 2006-02, with four conditions of approval, to create 4 parcels and one remainder from a 16.44 acre parcel. The subject site is located on the south west corner of Bush Street and 19th Avenue (sometimes referred to as the Wills Trucking site) on Assessor's Parcel Number 023-420-010.

The map dedicates 31' wide of right-of-way along Bush Street so that the southerly half of the street will have 56' of right-of-way plus the existing 40' on the northerly half of the street for a total of 96' of right-of-way which will accommodate future anticipated traffic and lane configurations as well as a center median island. The entire 60' of right-of way along the Acacia Drive alignment is also being dedicated with this map to align with the previously approved Flatley subdivision's Acacia Drive. The map also dedicates a 10' public utility easement along the frontage of all existing and future streets and delineates pre-existing easements contained 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 Parcel 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 on the attachments.

Budget Impact:

None.

Recommendation:

By motion, approve Final Parcel Map 2006-02 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.

PARCEL MAP NO. 2006-02

IN THE CITY OF LEMOORE, SECTION 9, TOWNSHIP 19 SOUTH, RANGE 20 EAST, MOUNT DIABLO BASE AND MERIDIAN, COUNTY OF KINGS, STATE OF CALIFORNIA

A PORTION OF PARCEL 1 OF PARCEL MAP WAIVER FOR LOT LINE ADJUSTMENT NO. 2004-02, PER DOCUMENT NO. 2004-0432794, RECORDED NOVEMBER 1, 2004, KINGS COUNTY RECORDS.



LEGEND

- AREA TO BE OFFERED FOR DEDICATION TO THE CITY OF LEMOORE
- PARCEL LINE
- LINE INDICATES PARCEL MAP BOUNDARY
- CASEMENT
- PREVIOUS PROPERTY LINE
- FOUND MONUMENT AS NOTED
- SET "M" IRON PIPE, L.S. NO. 6828
- SET CITY OF LEMOORE BRASS CAP DURABLE MONUMENT "B" PER CITY STD. DETAIL NO. M-4
- R1() RECORD DATA AS PER RECORD OF SURVEY RECORDED IN VOLUME 19 OF LICENSED SURVEYOR'S PLATS AT PAGE 75, KINGS COUNTY RECORDS.
- R2() RECORD DATA AS PER MAP OF TRACT 817 RECORDED IN VOLUME 21 OF SURVEYOR'S PLATS AT PAGE 26, KINGS COUNTY RECORDS.
- R3() RECORD DATA AS PER PARCEL MAP WAIVER FOR LOT LINE ADJUSTMENT NO. 2004-02 RECORDED ON NOVEMBER 1, 2004 AS DOCUMENT NO. 2004-0432794, KINGS COUNTY RECORDS.

NOTES:

- THE BOUNDARY INFORMATION SHOWN ON THIS MAP WAS DERIVED FROM DEEDS AND FIELD SURVEYS PERFORMED BY BLAIR, CHURCH & FLYNN, CONSULTING ENGINEERS.
- BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL MAP NUMBER 050050001A EFFECTIVE DATE APRIL 3, 1987, THE PROPERTY LIES WITHIN A ZONE "X" AREA. ZONE "X" IS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN.

LEGAL DESCRIPTION:

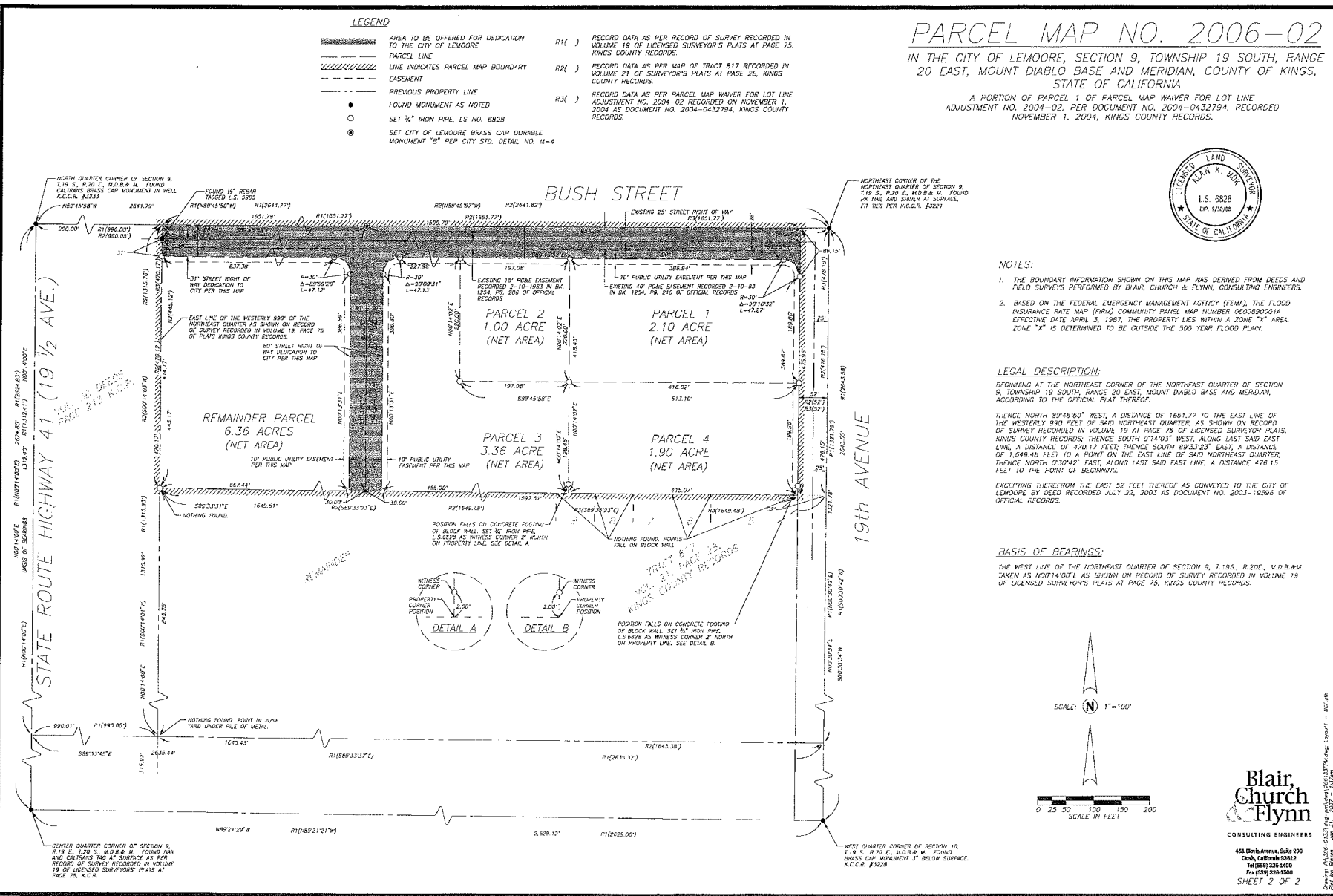
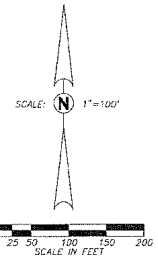
BEGINNING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 19 SOUTH, RANGE 20 EAST, MOUNT DIABLO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF;

THENCE NORTH 89°45'50" WEST, A DISTANCE OF 1651.77 TO THE EAST LINE OF THE WESTERLY 990 FEET OF SAID NORTHEAST QUARTER, AS SHOWN ON RECORD OF SURVEY RECORDED IN VOLUME 19 AT PAGE 75 OF LICENSED SURVEYOR PLATS, KINGS COUNTY RECORDS; THENCE SOUTH 0°14'03" WEST, ALONG LAST SAID EAST LINE, A DISTANCE OF 470.17 FEET; THENCE SOUTH 89°33'23" EAST, A DISTANCE OF 1,549.48 FEET TO A POINT ON THE EAST LINE OF SAID NORTHEAST QUARTER, THENCE NORTH 0°30'42" EAST, ALONG LAST SAID EAST LINE, A DISTANCE 476.15 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE EAST 52 FEET THEREOF AS CONVEYED TO THE CITY OF LEMOORE BY DEED RECORDED JULY 22, 2003 AS DOCUMENT NO. 2003-18596 OF OFFICIAL RECORDS.

BASIS OF BEARINGS:

THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 9, T.19S., R.20E., M.D.B.&M. TAKEN AS N0°14'00"E AS SHOWN ON RECORD OF SURVEY RECORDED IN VOLUME 19 OF LICENSED SURVEYOR'S PLATS AT PAGE 75, KINGS COUNTY RECORDS.



Lemoore... where character counts

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