

Mayor
John Murray
Mayor Pro Tem
John Grego
Council Members
Mary Hornsby
Ed Martin
Willard Rodarmel



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

Staff Report

Item # 4C

To: Lemoore City Council
From: Holly Smyth, Planning Director
Date: September 26, 2007
Subject: Acceptance of Irrevocable Offers of Dedication and a Public Utility Easement along Lemoore Avenue and Hanford-Armona Road from Mary Gravance related to the Walgreens Project

Discussion:

On May 14, 2007, the Planning Commission approved Site Plan Review No. 2006-17 / Boundary Line Adjustment 2007-02 to construct a 15,449 square foot Walgreens store on assessor's parcel number 021-039-020 and a portion of 021-039-021 with 15 conditions of approval. The property is located on the northwest corner of Hanford-Armona Road and Lemoore Avenue and will have an address of 20 Hanford Armona Road. As part of the approval, condition 1 required the applicant to dedicate right-of-way along Hanford-Armona Road and Lemoore Avenue to accommodate appropriate street improvement as well as a 10' Public Utility Easement behind the new right-of-way.

California Government Code Section 7050 states that "with the consent of the city.....an irrevocable offer of dedication of real property for any public purpose.....may be made pursuant to this section. Such offer of dedication shall be executed, acknowledged, and recorded in the same manner as a conveyance of real property. Such offer of dedication, when recorded in the office of the county recorder, shall be irrevocable and may be accepted at any time by the city council.....". A Certificate of Acceptance is attached to all dedications and the easement for the City's acceptance.

Budget Impact:

None.

Recommendation:

Council should:

- 1) Accept the two Irrevocable Offers of Dedication which will provide a total of 48' of right-of-way from the street centerline of the Walgreens parcel and 42' of right-of-way from the street centerline along the Gravance parcel along Hanford-Armona Road.
- 2) Accept the Grant of Easement which provides a 10' utility easement along both streets behind the new City rights-of-way.
- 3) Authorized the City Manager to sign the appropriate documents and direct the Planning Department to record.

CERTIFICATE OF ACCEPTANCE

This is to certify that the IRREVOCABLE OFFER OF DEDICATION from Mary Gravance, to the CITY OF LEMOORE, a Municipal Corporation, is hereby accepted by Order of the Lemoore City Council on October 2, 2007 and the Grantee consents to the recordation by its duly authorized officer.

DATED:

CITY OF LEMOORE

JEFF BRILTZ
City Manager

ATTEST:

Nanci C. O. Lima
City Clerk

PUBLIC AGENCY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF KINGS) ss.
CITY OF LEMOORE)

On _____ before me, Nanci C. O. Lima, Deputy City Clerk, personally appeared Jeff Briltz, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/ their authorized capacity(ies), and that by his/her/their signature(s) on the instrument, the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

Nanci C. O. Lima

City Clerk

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Nanci C. O. Lima

City Clerk