

Mayor
John Murray
Mayor Pro Tem
John Grego
Councilmembers
Mary Hornbsy
Ed Martin
Willard Rodarmel



**PLANNING
DEPARTMENT**

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

Staff Report

Item #

5F

To: Lemoore City Council
From: Joseph G. Mendiola, Assistant Planner
Date: October 16, 2008
Subject: Final Parcel Map for Montgomery Crossings for Pacific West Communities

Discussion:

On August 25, 2008, the Planning Commission approved Tentative Parcel Map No. 2008-05 to allow Pacific West Communities to subdivide 5.05 acres. The result being 3.13 acres for Parcel 1 and 0.84 acres for Parcel 2, and an area between the parcels for the new Tammy Lane local street.

The site is located at the north side of 19th Avenue Park, east of 19th Avenue and north of the proposed Tammy Lane/Silverado alignment. The property is known as Assessor's Parcel No. 023-290-013 and is presently vacant. Parcel No. 1 will accommodate 57 multi-family residential units. Parcel No. 2 will be used as part of the north side of 19th Avenue Park as park addition and a pond basin to meet the requirements per Commissioners' Condition No. 9 of Site Plan No. 2007-04/Density Bonus No. 2007-01.

The map dedicates 60 feet of right-of-way (ROW) for the proposed Tammy Lane extension that exists on the property and an additional 10 feet pedestrian public utility easement (PPUE) on the north side of the Tammy Lane ROW. The map also dedicates 25' of ROW along with 10 feet of PPUE on the east side of 19th Avenue.

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 is ready for acceptance and recordation. Therefore, as required by Section 8-7B-19 of the Municipal Code, the Final Parcel Map is being recommended for Council's approval and acceptance of all offers of dedication as indicated on the map.

Budget Impact:

None.

Recommendation:

By motion, approve Final Parcel Map No. 2008-05, accept the offer(s) of public dedication as shown, authorize the City Clerk to certify such approval(s) on map, direct staff to have map forwarded to the Kings County Recorder's Office for recordation.

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNER(S) OF OR HAVE SOME RIGHT, TITLE OR INTEREST IN AND TO THE REAL PROPERTY SHOWN ON THIS SUBDIVISION MAP AND THAT WE ARE THE ONLY PERSON(S) WHOSE CONSENT IS NECESSARY FOR THE MAKING AND FILING OF THIS MAP AS SHOWN WITHIN THE BORDER LINES HEREON AND HEREBY DEDICATE TO THE PUBLIC USE THE STREETS, PUBLIC UTILITY EASEMENTS AND DRAINAGE RIGHTS, ETC., AS SHOWN ON THIS MAP.

FOR PACIFIC WEST COMPANIES, INC., AN ISDAV CORPORATION

SIGNATURE _____ TITLE _____
FOR WELLS FARGO BANK, NATIONAL ASSOCIATION

SIGNATURE _____ TITLE _____

NOTARIAL STATEMENT

STATE OF CALIFORNIA / COUNTY OF _____)
ON _____, BEFORE ME _____,

PERSONALLY APPEARED _____, PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) I HAVE SUBSCRIBED TO THE MAP, HEREBY AUTHORIZED AND ACKNOWLEDGED TO THE THAT HE/SHE/IT/ETC. EXECUTED THE SAID MAP IN HER/WHICH/OUR/ITS CAPACITY(IES), AND THAT BY HER/WHICH/OUR/ITS PERSON(S) ACT(S), EXECUTED THE MAP, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER THE PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING INFORMATION IS TRUE AND CORRECT.

SIGNATURE _____
MY COMMISSION NO. _____ COUNTY _____
MY COMMISION PLACE OF BUSINESS _____

NOTARIAL STATEMENT

STATE OF CALIFORNIA / COUNTY OF _____)
ON _____, BEFORE ME _____,

PERSONALLY APPEARED _____, PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) I HAVE SUBSCRIBED TO THE MAP, HEREBY AUTHORIZED AND ACKNOWLEDGED TO BE THAT HE/SHE/IT/ETC. EXECUTED THE SAID MAP IN HER/WHICH/OUR/ITS CAPACITY(IES), AND THAT BY HER/WHICH/OUR/ITS PERSON(S) ACT(S), EXECUTED THE INSTRUMENT.

I CERTIFY UNDER THE PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING INFORMATION IS TRUE AND CORRECT.

SIGNATURE _____
MY COMMISSION NO. _____ COUNTY _____
MY COMMISION PLACE OF BUSINESS _____



BASIS OF BEARINGS

THE WEST LINE OF THE SECTION 20, TOWNSHIP 9 SOUTH, RANGE 20 EAST, N.D.B.M., TAKEN TO BE WORTH 250000.00 SQ. FEET PER TRACT NO. 489, UNIT 1, RECORDED IN BOOK 10, PAGE 18 OF TRACTS, R.C.R.

SURVEYOR'S NOTES

- 1 FOUND AND ACCEPTED TRIBUTION AS DESCRIBED
- 2 FOUND 5/4 FEET FROM THE TAZED 4TH (UNLESS NOTED OTHERWISE)
- 3 SET UP FROM THE TAZED 15 5000 (UNLESS NOTED OTHERWISE)
- 4 SET UP FROM THE TAZED 15 5000 (UNLESS NOTED OTHERWISE)
- 5 RECORD DATA PER TRACT NO. 489 UNIT 1 RECORDED IN BOOK 10 OF LICHED SURVEYS AT PAGE 18 OF TRACTS, R.C.R.
- 6 FROM, PROVISIONAL AND PUBLIC UTILITY EASEMENT BY THIS MAP ALL DISTANCES AND DIMENSIONS IN FEET AND DECIMALS THEREOF

RECORDERS STATEMENT

EXEMPT NO. _____ THE PAID, _____
FILED THIS _____ DAY OF _____, 2008, AT _____ IN BOOK _____ OF PARCEL MAPS AT PAGE _____ AT THE REQUEST OF _____, LAND SURVEYOR.
NEL ZERLANG - LAND SURVEYOR
FOR: KEN BARD, COUNTY RECORDER

BY: DEPUTY RECORDER _____

PARCEL MAP NO. 2008-05

BEING A DIVISION OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 9 SOUTH, RANGE 20 EAST, N.D.B.M., IN THE CITY OF LEBANON, COUNTY OF INYO, STATE OF CALIFORNIA.

PREPARED BY: NEL ZERLANG - LAND SURVEYOR

209 E. HOBLE AVENUE, VISALIA, CA 93277, PHONE: (559) 794-6165

PREPARED FOR: PACIFIC WEST COMPANIES

480 E. STATE STREET, FAIRFAX, ID 83416, PHONE: (208) 461-0022

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND THE SUBDIVISION MAP ACT. I HAVE PERSONALLY CONDUCTED THE SURVEY AND HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY COMPLETES TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. ALL THE REQUIREMENTS AND OF THE SUBDIVISION MAP ACT AND THE SUBDIVISION MAP ACT HAVE BEEN MET AND I WILL BE OBLIGATED TO MAINTAIN THE SURVEY TO BE RETRACKED.



CITY ENGINEER/SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE MAP AND THAT THE SUBDIVISION IS IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND THE SUBDIVISION MAP ACT. I HAVE PERSONALLY CONDUCTED THE SURVEY AND HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY COMPLETES TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. ALL THE REQUIREMENTS AND OF THE SUBDIVISION MAP ACT AND THE SUBDIVISION MAP ACT HAVE BEEN MET AND I WILL BE OBLIGATED TO MAINTAIN THE SURVEY TO BE RETRACKED.

NAME: _____ TITLE: _____ DATE: _____

CITY CLERK'S STATEMENT

THIS IS TO CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF LEBANON HELD ON THE _____ DAY OF _____, 2008, AN ORDER WAS DULY AND LEGALLY PASSED BY THE CITY COUNCIL OF THE CITY OF LEBANON, IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 6 OF CHAPTER 4 OF DIVISION 2 OF THE GOVERNMENT CODE HAVE BEEN COMPLIED WITH RECORDING DEPOSITS.

NAME: _____ TITLE: _____ DATE: _____

TAX COLLECTOR'S STATEMENT

THIS IS TO CERTIFY THAT THE PROVISIONS OF ARTICLE 6 OF CHAPTER 4 OF DIVISION 2 OF THE GOVERNMENT CODE HAVE BEEN COMPLIED WITH RECORDING DEPOSITS.

DATE: _____ TAX COLLECTOR/TREASURER: _____ DATE: _____

PLANNING COMMISSIONS STATEMENT

APPROVED BY THE LEBANON PLANNING COMMISSION IN ACCORDANCE WITH REQUIREMENTS OF LAW IN A DATE AUTHORIZED HEREIN HELD _____, 2008.
HEALTHY GROWTH PLANNING DIRECTOR: _____ DATE: _____

SURVEYOR'S NOTES

- A FOUND AND ACCEPTED MONUMENT AS DESCRIBED
- FOUND 3/4" IRON PIPE TAGGED 4916 (UNLESS NOTED OTHERWISE)
- SET 1/2" IRON PIPE TAGGED L3 5396 (UNLESS NOTED OTHERWISE)
- BOLD BORDER LINE INDICATES SUBDIVISION BOUNDARY
- () RECORD DATA PER TRACT NO. 485, UNIT 1, RECORDED IN BOOK 11
- ALL DISTANCES AND DIMENSIONS IN FEET AND DECIMALS THEREOF

SCALE: 1" = 40'

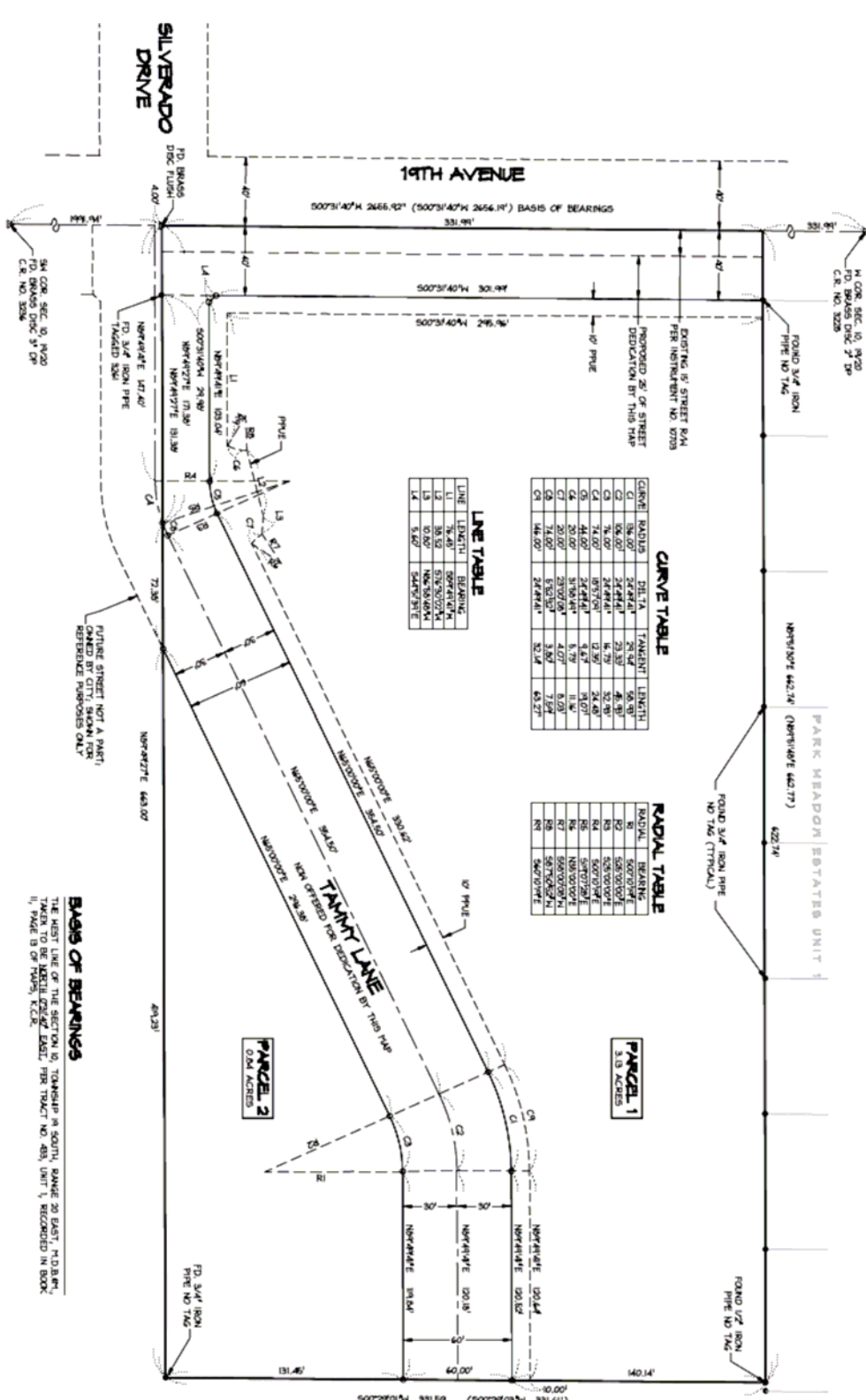
PARCEL MAP NO. 2008-05

BEING A DIVISION OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 36 NORTH, RANGE 20 EAST, T10S, R20E, S40E, COUNTY OF LEMOORE, COUNTY OF KERN, STATE OF CALIFORNIA.

PREPARED BY: **NEL ZELANG - LAND SURVEYOR**

PREPARED FOR: **PACIFIC WEST COMMUNITIES**

204 E. NOBLE AVENUE, VISALIA, CA 93277, PHONE: (999) 791-1448
400 E. STATE STREET, EAGLE, ID 83644, PHONE: (208) 841-0222



CURVE TABLE

CURVE	RADIUS	DELTA	TANGENT LENGTH
C1	194.00'	242°44'11"	29.94'
C2	56.00'	242°44'11"	29.94'
C3	56.00'	242°44'11"	29.94'
C4	14.00'	89°37'01"	0.90'
C5	44.00'	242°44'11"	9.47'
C6	20.00'	51°04'04"	5.79'
C7	20.00'	293°07'09"	4.07'
C8	144.00'	242°44'11"	32.04'
C9	144.00'	242°44'11"	32.04'

RADIAL TABLE

RADIAL	BEARING
R1	S60°07'09\"/>

LINE TABLE

LINE	LENGTH	BEARING
L1	348.00'	S51°07'09\"/>

BASIS OF BEARINGS
THE RIGHT LINE OF THE SECTION IS TOWNSHIP 36 NORTH, RANGE 20 EAST, T10S, R20E, S40E, COUNTY OF LEMOORE, COUNTY OF KERN, STATE OF CALIFORNIA. TAKEN TO BE NEARLY GREAT CIRCLE PER TRACT NO. 485, UNIT 1, RECORDED IN BOOK 11, PAGE 19 OF MAPS, E.T.C.

FUTURE STREET NOT A PART OWNED BY CITY, SHOWN FOR REFERENCE PURPOSES ONLY