

**Mayor**  
Willard Rodarmel  
**Mayor Pro Tem**  
John Plourde  
**Council Members**  
John Gordon  
John Murray  
William Siegel



**Planning Department**

711 Cinnamon Drive  
Lemoore ♦ CA 93245  
Phone ♦ (559) 924-6740  
FAX ♦ (559) 924-6708

**To:** Lemoore City Council  
**From:** Holly Smyth, Planning Director  
**Date:** Lemoore City Council  
**Subject:** Final Parcel Map for Cinnamon Villas for Pacific West Communities

**Item #** 6

**Discussion:**

On July 13, 2009, the Planning Commission approved Tentative Parcel Map No. 2009-02 to allow Pacific West Communities to slightly reconfigure two existing parcels to potentially include all or a portion of an "odd-shaped triangular lot" (aka APN# 020-021-001) and the adjacent alley area slated for abandonment west of Heinlen Street and appropriately dedicate needed rights-of-way and utility easements to accommodate their 80 unit senior apartment project.

The parcel area is located at the southeast corner of Fox Street and Cinnamon Drive. The current properties encompassed are known as Assessor's Parcel No. 021-500-004 and 021-500-003 and are presently vacant. Parcel A will accommodate the 80 units on approximately 5.316 acres while Parcel B will contain approximately 1.860 acres once all the dedications are given and Pacific West Communities is deeded a portion of the triangular shaped lot and abandoned alley area has been incorporated into the south easterly portion of Parcel A, pending City Council approval of the separate agenda item this evening.

The map dedicates 74-80' of right-of-way (ROW) for the proposed Follett Street to appropriately tie into the existing end of the street and 3' of additional ROW along Cinnamon Drive with a 10' public utility easement (PUE) behind both ROWs. An additional 12' PUE is being given to connect the old alleyway out to Follett Street

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.

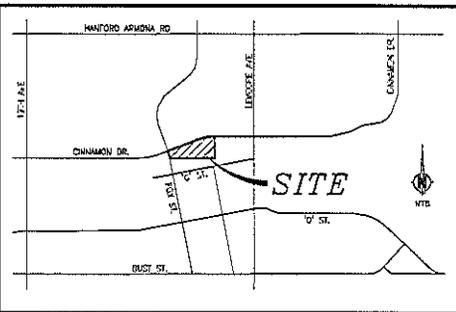
**Budget Impact:**

None.

**Recommendation:**

By motion, approve Final Parcel Map #2009-02, 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 after appropriate deeds tied to the abandonment are recorded.

*"In God We Trust"*



VICINITY MAP  
N.T.S.

**RECORD TITLE INTEREST STATEMENT**

WE HEREBY STATE THAT WE ARE THE OWNERS OF OR HAVE SOME RIGHT, TITLE OR INTEREST IN AND TO THE REAL PROPERTY SHOWN ON THIS PARCEL MAP, AND THAT WE ARE THE ONLY PERSONS 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 STRICTS AND PUBLIC UTILITY EASEMENTS AS SHOWN ON THIS MAP.

PACIFIC WEST COMMUNITIES, INC., A CORPORATION

BY: \_\_\_\_\_  
GAIL ROOP, PRESIDENT

**NOTARY ACKNOWLEDGMENT**

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )  
ON \_\_\_\_\_, 201\_\_\_\_, BEFORE ME \_\_\_\_\_, A NOTARY PUBLIC, PERSONALLY APPEARED \_\_\_\_\_ WHO PROVIDED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) I HAVE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT \_\_\_\_\_ EXECUTED THE SAME IN AUTHORIZED CAPACITY(IES), AND THAT BY \_\_\_\_\_ SIGNATURE ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

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

WITNESS MY HAND,  
NAME \_\_\_\_\_ SIGNATURE \_\_\_\_\_  
MY COMMISSION EXPIRES \_\_\_\_\_ COUNTY OF \_\_\_\_\_  
COMMISSION NUMBER \_\_\_\_\_

**PARCEL MAP NO. 2009-02**

BEING A SUBDIVISION OF A PORTION OF SECTION 3 TOWNSHIP 19 SOUTH, RANGE 20 EAST, MOUNT DIABLO BASE AND MERIDIAN IN THE CITY OF LEMOORE, KINGS COUNTY, STATE OF CALIFORNIA,  
SURVEYED AND PLATTED IN NOVEMBER, 2011  
BY HARBOUR & ASSOCIATES  
CONSISTING OF 2 SHEETS  
SHEET 1 OF 2



**LEGAL DESCRIPTION:**

BEING A PORTION OF THE NORTHEAST QUARTER AND THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 3, IN TOWNSHIP 19 SOUTH, RANGE 20 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE COUNTY OF KINGS, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS PARCEL 2 OF PARCEL MAP RECORDED IN BOOK 11, PAGE 81 OF PARCEL MAPS, KINGS COUNTY RECORDS.

TOGETHER WITH THAT PORTION OF THE BLOCK 22, INCLUDING THE 20.00 FOOT WIDE ALLEY RUNNING THROUGH SAID BLOCK, AS SHOWN UPON THE MAP OF THE CITY OF LEMOORE, PER MAP RECORDED IN BOOK 1 OF LICENSED SURVEYORS PLATS, AT PAGE 52 KINGS COUNTY RECORDS, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 19 SOUTH, RANGE 20 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE CITY OF LEMOORE, COUNTY OF KINGS, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- COMMENCING FOR REFERENCE AT THE NORTHEASTERLY CORNER OF LOT 1, OF SAID BLOCK 22;
- THENCE NORTH 78°02'31" EAST, ALONG THE SOUTHERLY LINE OF SAID ALLEY, 122.50 FEET, TO THE TRUE POINT OF BEGINNING OF THE PORTION TO BE DESCRIBED;
- THENCE, AT RIGHT ANGLES, NORTH 10°57'28" WEST, 42.96 FEET, MORE OR LESS, TO A POINT SITUATED ON THE NORTH LINE OF SAID BLOCK 22, BEING ALSO THE NORTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 3;
- THENCE, SOUTH 89°58'08" EAST, ALONG SAID NORTH LINE OF BLOCK 22, AND ALONG SAID NORTH LINE OF THE SOUTHEAST QUARTER, 225.38 FEET, MORE OR LESS, TO A POINT SITUATED ON SAID SOUTHERLY LINE OF SAID ALLEY;
- THENCE, SOUTH 79°02'31" WEST, ALONG SAID SOUTHERLY LINE, 221.23 FEET, TO THE TRUE POINT OF BEGINNING.

**THIS LAND IS SUBJECT TO THE FOLLOWING:**

- 1. AN EASEMENT FOR PIPELINE, AS DISCLOSED BY A NOTICE OF COMPLETION, RECORDED MARCH 18, 1985, INSTRUMENT NO. 3500, IN BOOK 869, PAGE 800, OFFICIAL RECORDS, THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.

**PLANNING COMMISSION'S STATEMENT**

I HEREBY CERTIFY THAT THIS MAP CONFORMS TO THE TENTATIVE PARCEL MAP APPROVED BY THE CITY OF LEMOORE PLANNING COMMISSION IN ACCORDANCE WITH REQUIREMENTS OF LAW IN A DULY AUTHORIZED MEETING HELD \_\_\_\_\_, 20\_\_\_\_.

HOLLY P. SMYTH, PLANNING DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

**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 LOCAL ORDINANCE AT THE REQUEST OF PACIFIC WEST COMMUNITIES IN OCTOBER 2011. I HEREBY STATE THAT THE PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THEY WILL BE SET IN THOSE POSITIONS BEFORE DECEMBER 1, 2012 AND THAT SAID MONUMENTS ARE, OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

GARY J. DIXON EXP. 12-31-11 P.L.S. 5277 DATE \_\_\_\_\_

**CITY ENGINEER/SURVEYOR'S STATEMENT**

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND THAT THE SUBDIVISION IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, IF APPROVED, AND ANY APPROVED ALTERATIONS THEREOF, AND THAT ALL OF THE PROVISIONS OF SECTION 86425 THROUGH 86450 OF THE GOVERNMENT CODE AND OF ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP, IF ANY, HAVE BEEN COMPLIED WITH AND THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

HARRY TOW, CITY ENGINEER K.C.E. 8891 DATE \_\_\_\_\_

**CITY CLERK'S STATEMENT**

THIS IS TO CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF LEMOORE:

Held on the \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AN ORDER WAS DULY AND REGULARLY MADE AND ENTERED APPROVING THIS MAP AND SUBDIVISION AND ACCEPTING, SUBJECT TO IMPROVEMENTS, ON BEHALF OF THE PUBLIC, THE STREETS AND PEDESTRIAN AND PUBLIC UTILITY EASEMENTS AS SHOWN ON THIS MAP.

NANCY C. O. LIMA, CITY CLERK DATE \_\_\_\_\_

**TAX COLLECTOR'S STATEMENT**

THIS IS TO CERTIFY THAT THE PROVISIONS OF ARTICLE 8 OF CHAPTER 4 OF DIVISION 2 OF THE GOVERNMENT CODE HAVE BEEN COMPLIED WITH REGARDING DEPOSITS.

DOIL T. O'STEEN, TAX COLLECTOR/TREASURER DATE \_\_\_\_\_

**RECORDER'S STATEMENT**

DOCUMENT NO: \_\_\_\_\_ FILED PAID: \_\_\_\_\_  
FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_, CA.  
IN BOOK \_\_\_\_\_ OF PARCEL MAPS AT PAGE \_\_\_\_\_, KINGS COUNTY RECORDS, AT THE REQUEST OF HARBOUR & ASSOCIATES.  
FOR: KEN DAIRD, COUNTY RECORDER

BY: \_\_\_\_\_  
DEPUTY RECORDER



# PARCEL MAP NO. 2009-02

A PORTION OF THE NORTHEAST QUARTER OF  
SECTION 3, TOWNSHIP 19 SOUTH, RANGE 20 EAST,  
MOUNT DIABLO BASE & MERIDIAN, IN THE CITY OF  
LEMOORE, COUNTY OF KINGS, STATE OF  
CALIFORNIA.

CONSISTING OF TWO SHEETS  
SHEET TWO OF TWO SHEETS

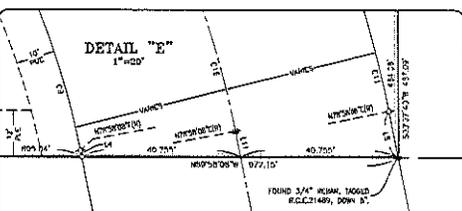
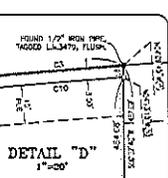
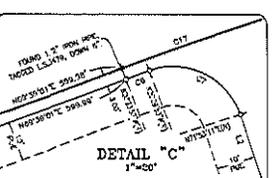
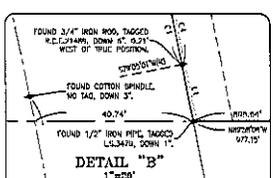
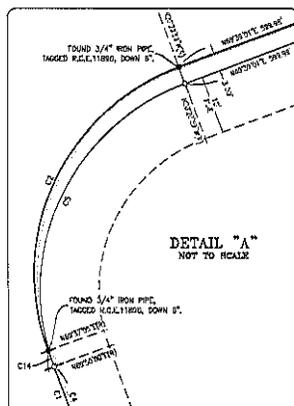
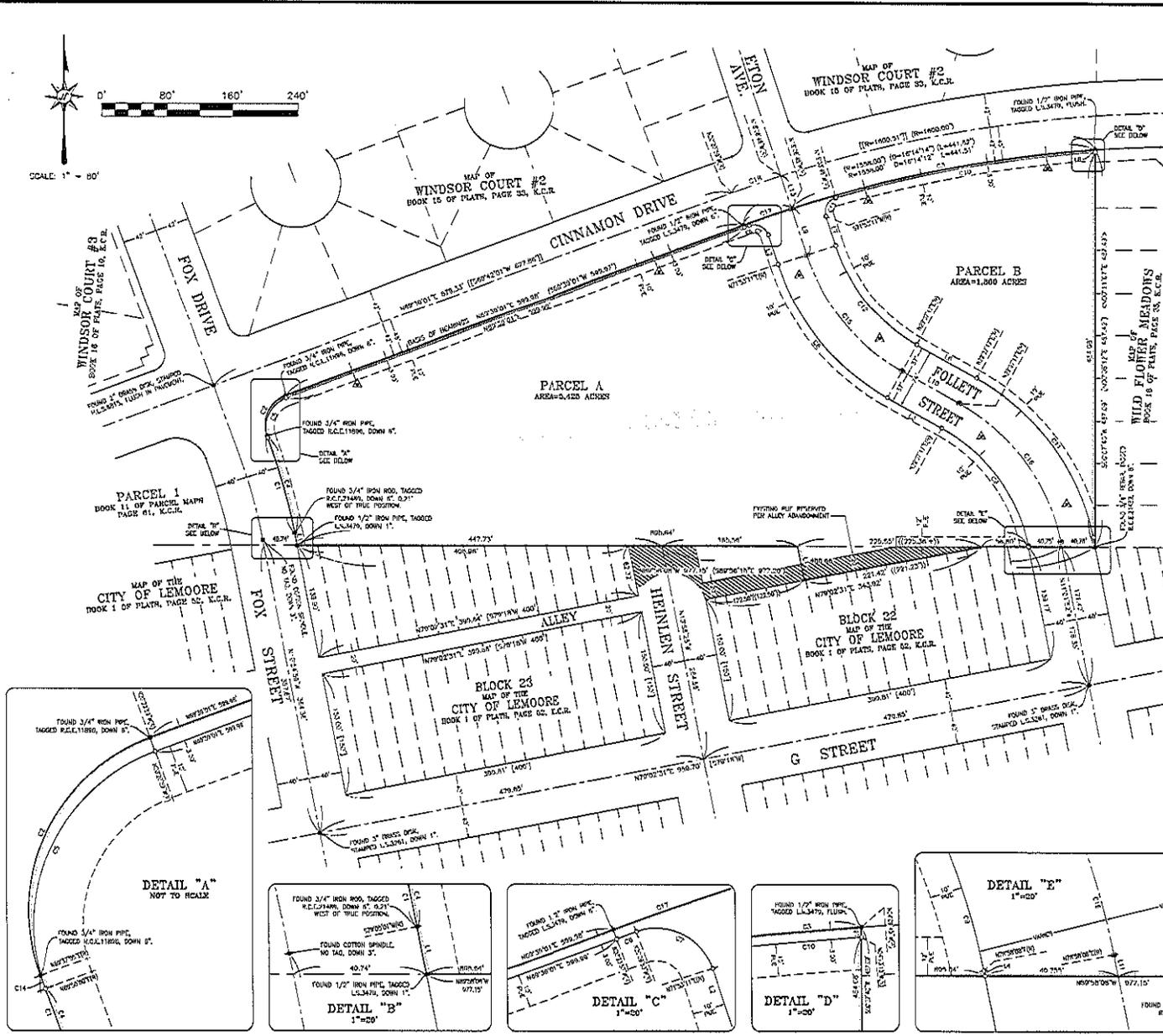
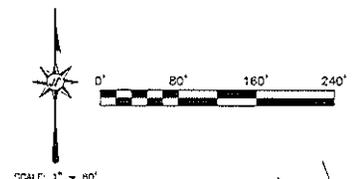
### BASIS OF BEARINGS

THE TANGENT PORTION OF THE INTERSECTION LINE OF PARCEL 2 OF PARCEL MAP RECORDED OCTOBER 4, 1989 IN BOOK 11 OF PARCEL MAPS, AT PAGE 41, KINGS COUNTY RECORDS, AND TANGENT TO THE SOUTH 40°30'11" WEST.

### LEGEND

- INDICATES FOUND AND ACCEPTED MONUMENT, AS SHOWN HEREON, UNLESS OTHERWISE NOTED.
- INDICATES NET 3/4" x 3/4" IRON PIPE, DOWN 6", TAGGED L.S. 3277.
- INDICATES NET TYPE "B" MONUMENT PER CITY STANDARD M-4, DIMENSIONS L.S. 3277.
- [ ] INDICATES RECORD DATA AS SHOWN ON, OR CALCULATED FROM, THE OFFICIAL MAP OF THE CITY OF LEMOORE FILED IN BOOK 1 OF LEMOORE SURVEY PLATS AT PAGE 83, KINGS COUNTY RECORDS.
- [ ] INDICATES RECORD DATA AS SHOWN ON, OR CALCULATED FROM, PARCEL MAP RECORDED OCTOBER 4, 1989 IN BOOK 11 OF PARCEL MAPS AT PAGE 41, KINGS COUNTY RECORDS.
- || INDICATES RECORD DATA AS SHOWN ON MAP OF "WINDSOR COURT UNIT NO. 2" RECORDED OCTOBER 26, 1981 IN BOOK 13 OF LEMOORE SURVEY PLATS AT PAGE 23, KINGS COUNTY RECORDS.
- <> INDICATES RECORD DATA AS SHOWN ON MAP OF "WILD FLOWER MEADOWS, TRACT NO. 44" RECORDED APRIL 24, 1984 IN BOOK 18 OF LEMOORE SURVEY PLATS AT PAGE 26, KINGS COUNTY RECORDS.
- ( ) INDICATES RECORD DATA AS SHOWN IN SETS RECORDED \_\_\_\_\_ 7011, AS DOCUMENT NO. \_\_\_\_\_ K.C.R.
- /// INDICATES STREET AND ALLEY ABANDONMENT PER RESOLUTION NO. 2011-43 RECORDED \_\_\_\_\_ 7011, AS DOCUMENT NO. \_\_\_\_\_ K.C.R.
- PVC INDICATES PUBLIC UTILITY BASELINE NOW OFFERED FOR DEDICATION.
- DS INDICATES PUBLIC UTILITY.
- ▲ INDICATES PUBLIC STREET NOW OFFERED FOR DEDICATION.
- K.C.R. KINGS COUNTY RECORDS.
- DASHED LINE BORDER INDICATES PARCEL BOUNDARY.

CHAIN	MARKS	CORNER DATA	ASD LENGTH	LINE (CHAIN)	DIFFERENTIAL	
C1	780.34'	09°27'58"	129.84'	L1	N10°24'39"W	14.80'
C2	1700.00'	09°27'58"	129.84'	L1	N10°24'39"W	14.80'
C3	340.00'	90°00'00"	50.00'	L2	S10°00'00"W	20.00'
C4	340.00'	90°00'00"	50.00'	L2	S10°00'00"W	20.00'
C5	1000.00'	135°00'00"	200.00'	L4	N11°00'00"W	1.80'
C6	200.00'	89°59'59"	50.00'	L4	N11°00'00"W	1.79'
C7	300.00'	89°59'59"	50.00'	L4	N11°00'00"W	1.79'
C8	100.00'	89°59'59"	50.00'	L4	N11°00'00"W	1.79'
C9	100.00'	89°59'59"	50.00'	L4	N11°00'00"W	1.79'
C10	100.00'	89°59'59"	50.00'	L4	N11°00'00"W	1.79'
C11	200.00'	89°59'59"	50.00'	L4	N11°00'00"W	1.79'
C12	200.00'	89°59'59"	50.00'	L4	N11°00'00"W	1.79'
C13	100.00'	89°59'59"	50.00'	L4	N11°00'00"W	1.79'
C14	100.00'	89°59'59"	50.00'	L4	N11°00'00"W	1.79'
C15	100.00'	89°59'59"	50.00'	L4	N11°00'00"W	1.79'
C16	100.00'	89°59'59"	50.00'	L4	N11°00'00"W	1.79'
C17	100.00'	89°59'59"	50.00'	L4	N11°00'00"W	1.79'
C18	100.00'	89°59'59"	50.00'	L4	N11°00'00"W	1.79'
C19	100.00'	89°59'59"	50.00'	L4	N11°00'00"W	1.79'
C20	100.00'	89°59'59"	50.00'	L4	N11°00'00"W	1.79'



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