

Mayor
Willard Rodarmel
Mayor Pro Tem
John Plourde
Councilmembers
John Gordon
John Murray
William Siegel



**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: Holly Smyth, Planning Director & Gloria Hobbs, Assistant Planner
Date: March 9, 2011
Subject: Final Parcel Map for Premier Valley Bank at the Old Western RV Site

Discussion:

On December 13, 2010, the Planning Commission approved Tentative Parcel Map No. 2010-01 to allow Premier Valley Bank to subdivide a 12.72 acre parcel into two parcels. Parcel #1 will become a 6.89 acre lot containing a 23,000 square foot building, a 4,000 square foot carport structure, 39 parking spaces including two that meet the American Disability Act, and a propane tank and sanitary sewer pump station with two dump tanks on a gated island that was previously used for the Western RV business. Parcel #2 will become a 5.82 acre lot of primarily undeveloped land and has a concrete/asphalt pad for emergency helicopter landing with no other existing structures.

The site is north of Enterprise Drive, south of Highway 198, east of Highway 41 and west of Commerce Way, currently described as Assessor's Parcel #024-051-016 and located at 1600 Enterprise Drive. It is within the Lemoore Industrial Park and is surrounded by Industrial zoned and designated properties.

After review by the Planning Department, Public Works Department, and City Engineer, it has been determined that the Final Parcel Map is in compliance with the approved Tentative Map and meets the conditions of approval 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 of street dedication shown as \diamond on map and Public Utility Easements as indicated by * on the map.

Budget Impact:

None.

Recommendation:

By motion, approve Final Parcel Map No. 2010-01, accepting the offer(s) of street dedication and easements as shown, authorize the City Clerk to certify such approval(s) on map and direct staff to have map forwarded to the Kings County Recorder's Office for recordation.

"In God We Trust"

PARCEL MAP NO. 2010-01

IN THE CITY OF LEMOORE, COUNTY OF KINGS, STATE OF CALIFORNIA
SHEET 1 CONSISTING OF 2 SHEETS

OWNER'S 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 WHO 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 STREET DEDICATION IN FEE AND THE PUBLIC UTILITY EASEMENT AS AN EASEMENT AS SHOWN ON THIS MAP.

PREMIER VALLEY BANK

DAVID H. WOGAN, EXECUTIVE VICE PRESIDENT/ CHIEF CREDIT OFFICER

NOTARY ACKNOWLEDGMENT:

STATE OF CALIFORNIA
COUNTY OF FRESNO } S.S.

ON _____, 2011 BEFORE ME, _____
NOTARY PUBLIC, PERSONALLY APPEARED DAVID H. WOGAN,
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE
NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE
EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE
INSTRUMENT, THE PERSON OR THE ENTITY UPON BEHALF OF WHICH THE PERSON 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

PRINT NAME _____ SIGNATURE _____

COMMISSION EXPIRES: _____

COMMISSION NUMBER: _____

PRINCIPAL PLACE OF BUSINESS _____ COUNTY

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LEMOORE, COUNTY OF KINGS,
STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

LOT 13 OF LEMOORE INDUSTRIAL PARK NO. 1, COUNTY TRACT NO. 614, IN THE CITY OF LEMOORE,
COUNTY OF KINGS, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL MAP THEREOF RECORDED
IN BOOK 14 AT PAGE 42 OF LICENSED SURVEYOR PLATS, KINGS COUNTY RECORDS.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE STATE OF CALIFORNIA, BY DEED
DATED OCTOBER 25, 1994 AND RECORDED JANUARY 24, 1996 AS DOCUMENT NO. 9601439
OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION DESCRIBED IN THE IRREVOCABLE OFFER OF DEDICATION
ACCEPTED OCTOBER 5, 2004 AND RECORDED OCTOBER 11, 2004 AS DOCUMENT NO. 0430677 OF
OFFICIAL RECORDS OF KINGS COUNTY.

THIS PROPERTY IS SUBJECT TO:

- MINERAL RIGHTS AS RESERVED BY GENERAL PETROLEUM CORPORATION, A DELAWARE CORPORATION
CONTAINED IN THE DEED RECORDED FEBRUARY 21, 1947 IN VOLUME 369 AT PAGE 176 AS
DOCUMENT NO. 1741, OFFICIAL RECORDS OF KINGS COUNTY.
- DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING COUNTY TRACT NO. 614,
LEMOORE INDUSTRIAL TRACT NO.1 CONTAINED IN THE DOCUMENT RECORDED MARCH 22, 1990 AS
DOCUMENT NO. 9094411, OFFICIAL RECORDS OF KINGS COUNTY.
- LEMOORE REDEVELOPMENT AGENCY DISPOSITION AND DEVELOPMENT AGREEMENT RECORDED
JANUARY 14, 2005 AS DOCUMENT NO. 0501627, OFFICIAL RECORDS OF KINGS COUNTY.



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 PREMIER VALLEY BANK ON OCTOBER 24, 2010.
I HEREBY STATE THAT THIS 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 AND SAID MONUMENTS ARE SUFFICIENT
TO ENABLE THE SURVEY TO BE RETRACED.

BY: _____ DATE: _____
HARRY DAVID JAYNE, LS 7823

CITY ENGINEER'S STATEMENT

I, HARRY TOW, CITY ENGINEER OF THE CITY OF LEMOORE, HEREBY STATE THAT I HAVE
EXAMINED THIS MAP, THAT THE PARCEL MAP AS SHOWN IS SUBSTANTIALLY THE SAME AS IT
APPEARED ON THE TENTATIVE MAP, IF REQUIRED AND ANY APPROVED ALTERATIONS
THEREOF, AND THAT ALL PROVISIONS OF SECTION 66425 THROUGH 66450 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.

BY: _____ DATE: _____
HARRY TOW, RCE 8891
CITY ENGINEER

CITY CLERKS CERTIFICATE

THIS IS TO CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL OF
THE CITY OF LEMOORE HELD ON THE _____ DAY OF _____, 2011,
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 ADDITIONAL STREET DEDICATION AND PUBLIC UTILITY EASEMENTS AS SHOWN WITHIN
THE BOUNDARIES OF THIS PARCEL MAP.

BY: _____ DATE: _____
MARCI C.O. LIMA, CMC, CITY CLERK

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 IN REGARDING DEPOSITS.

BY: _____ DATE: _____
DOIL T. OSTEEN, TAX COLLECTOR/TREASURER

PLANNING COMMISSION STATEMENT

APPROVED BY THE LEMOORE PLANNING COMMISSION IN ACCORDANCE WITH REQUIREMENTS
OF LAW IN A DULY AUTHORIZED MEETING HELD ON _____, 2010

DATED THIS _____ DAY OF _____, 2011

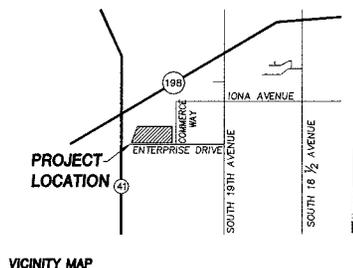
HOLLY P. SMYTH, PLANNING DIRECTOR

RECORDER'S STATEMENT

DOCUMENT NO. _____
FILED THIS _____ DAY OF _____, 2011 AT _____ M.,
IN BOOK _____ OF PARCEL MAPS AT PAGE _____, KINGS COUNTY RECORDS
AT THE REQUEST OF CHICAGO TITLE COMPANY.
FEE: \$ _____

KEN BAIRD, COUNTY RECORDER

BY: _____
DEPUTY



YAMABE & HORN
ENGINEERING, INC.

8806 N. BURLE AVE.
SUITE 101
FRESNO, CA 93727
TEL (559) 244-3123
FAX (559) 244-3120

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