

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



**PLANNING
DEPARTMENT**

711 Cinnamon Drive
Lemoore, CA 93245
Phone (559) 924-6740
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Staff Report

Item # 3E

To: Lemoore City Council
From: Holly Smyth, Planning Director & Gloria Hobbs, Assistant Planner
Date: February 14, 2012
Subject: Final Parcel Map for the Kings County Housing Authority

Discussion:

On May 23, 2011, the Planning Commission approved Tentative Parcel Map #2011-01 to allow the Kings County Housing Authority to divide an 18,738 square foot (0.43 acre) parcel into Parcel A containing 9,369 square feet (0.22 acre) and Parcel B containing 9,369 square feet (0.22 acre). The subject property is located at 217 "G" Street and is described as Assessor Parcel #020-025-007. It is located on the southwest corner of "G" and Follett Streets north of the alley. The Kings County Housing Authority is proposing two single family homes on the sites. Improvements will be triggered during installation of residences per Planning Commission Resolution #2011-03 (see attached).

A new 10' PUE is being offered at the rear of Parcel B for utility access from Parcel A to the alley.

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 the Public Utility Easement (PUE) as indicated on the map.

Budget Impact:

None.

Recommendation:

By motion, approve Final Parcel Map #2011-01, accepting the final map and new Public Utility Easement as shown and authorize the City Clerk to certify and staff to forward to the Kings County Recorder's Office for recordation.

PARCEL MAP No. 2011-01

APRIL 17, 2012. The Parcel Map No. 2011-01 is a Parcel Map of the City of Hanford, California, prepared by the City Engineer, in accordance with the provisions of the City of Hanford Ordinance No. 100, as amended, and the provisions of the California Public Resources Code, Section 26125, and the California Public Resources Code, Section 26126.

SURVEYOR'S STATEMENT

This map was prepared by me or under my direct supervision and I am a duly licensed and qualified surveyor in the State of California. I am a member in good standing of the State Bar of California and I am a member of the Surveyors Association of California. I have personally surveyed the land shown on this map and I have caused to be recorded in the County Clerk's Office a true and correct copy of this map. I have caused to be recorded in the County Clerk's Office a true and correct copy of this map. I have caused to be recorded in the County Clerk's Office a true and correct copy of this map. I have caused to be recorded in the County Clerk's Office a true and correct copy of this map.

James F. Stevenson
 City Engineer
 City of Hanford, California

Henry T. Lee
 City Engineer
 City of Hanford, California

OWNER'S STATEMENT

I, the undersigned hereby certify that I am the owner of the property shown on this map. I have read the provisions of the City of Hanford Ordinance No. 100, as amended, and I have caused to be recorded in the County Clerk's Office a true and correct copy of this map. I have caused to be recorded in the County Clerk's Office a true and correct copy of this map. I have caused to be recorded in the County Clerk's Office a true and correct copy of this map.

James F. Stevenson
 City Engineer
 City of Hanford, California

TAX COLLECTOR'S STATEMENT

This is to certify that the parcel shown on this map is subject to the provisions of Article 4 of Chapter 4 of Division 2 of the Government Code. I have caused to be recorded in the County Clerk's Office a true and correct copy of this map. I have caused to be recorded in the County Clerk's Office a true and correct copy of this map. I have caused to be recorded in the County Clerk's Office a true and correct copy of this map.

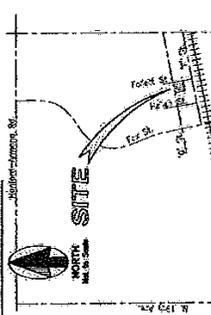
James F. Stevenson
 City Engineer
 City of Hanford, California

PLANNING COMMISSION STATEMENT

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James F. Stevenson
 City Engineer
 City of Hanford, California

VICINITY MAP



IMPROVEMENT NOTE:

1. IMPROVEMENTS TO BE MADE TO THE PROPERTY SHOWN ON THIS MAP AS PART OF THE BUILDING PERMITS AND SHALL BE REQUIRED AS PART OF THE BUILDING PERMIT.
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RECORDER'S STATEMENT

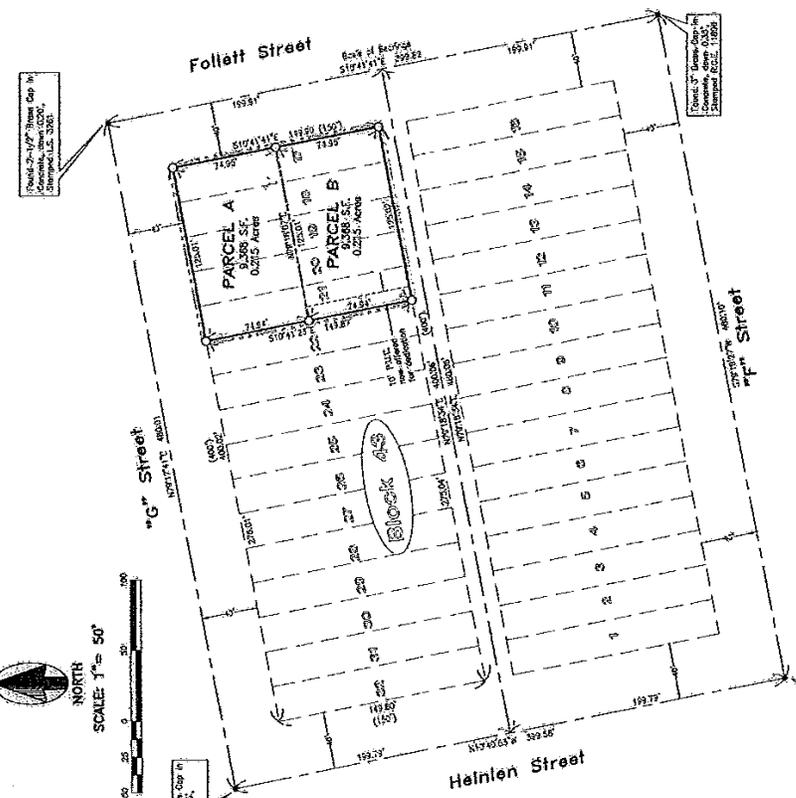
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CITY CLERK'S STATEMENT

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BASIS OF BEARINGS

The corner line of Follatt Street bears S 02° 00' 00" W 100.00 feet to the intersection of the corner line of Follatt Street and the corner line of Heinen Street. The corner line of Heinen Street bears S 89° 59' 59" W 100.00 feet to the intersection of the corner line of Heinen Street and the corner line of Follatt Street.



Parcel A: 0.215 Acres
 Parcel B: 0.215 Acres
 Block 43

Scale: 1" = 50'
 North Arrow

City of Hanford, California
 City Engineer
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