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Staff Report

Item # 3G

To: Lemoore City Council
From: Holly Smyth, Planning Director,
Date: April 25, 2012
Subject: Irrevocable Offer of Dedication in Fee Interest by Ila Wilson for land along Smith Street north of E. "D" Street

Discussion:

On April 23, 2012, the Lemoore Planning Commission approved Boundary Line Adjustment #2012-01 to adjust the lot lines between Ila Wilson's property at 400 Smith Avenue and two parcels at the Wathen Castanos subdivision due to an existing garage being located on the adjacent owner's property. As part of the approval of Resolution #2012-05, Condition #1 required one of the applicants, Ila Wilson, to dedicate 18' of right-of-way along Smith Street frontage so that a full 56' right of way will exist across the street, meeting General Plan standards for a local street.

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".

Because street widening across this property is not expected to occur in the near term, staff recommends that Council "acknowledge" and record the Offer of Dedication instead of "accepting" and recording it. The attached document has been reviewed and approved by the Planning Department, Public Works and the City Engineering and are deemed acceptable per Condition #1.

Budget Impact:

None.

Recommendation:

Council should "acknowledge" the attached Irrevocable Offer as prepared to accommodate the full 58' right-of-way width across the street for recordation with the Kings County Recorder with certificate of acknowledgement.

"In God We Trust"_{sm}