

**Mayor**  
William Siegel  
**Mayor Pro Tem**  
Lois Wynne  
**Council Members**  
Ray Madrigal  
Eddie Neal  
Willard Rodarmel



**Public Works/  
Planning**

711 W. Cinnamon Drive  
Lemoore, CA 93245  
Phone (559) 924-6704  
FAX (559) 924-9003

## Staff Report

ITEM 4-5

**To:** Lemoore City Council  
**From:** Judy Holwell, Project Manager   
**Date:** August 12, 2014  
**Subject:** Final Parcel Map – APN 024-051-015  
Lot 14 in the Lemoore Industrial Park

---

### Discussion

The attached Final Parcel Map is being submitted to Council for approval and acceptance. Title to the parcel is vested in the City of Lemoore Redevelopment Agency (RDA) and the City of Lemoore, as the Successor Agency to the former RDA, has jurisdiction over this property.

On May 14, 2007, the Lemoore Planning Commission adopted Resolution No. 2007-12 approving the Tentative Parcel Map to subdivide APN 024-051-015, a 10.78 acre parcel, described as Lot 14 located at 1055 Commerce Way in the Lemoore Industrial Park, into nine (9) parcels. The Tentative Parcel Map was designed with a private road (30' wide) heading west from Commerce Way, terminating into a cul-de-sac. The Final Parcel Map has been modified to accommodate a 60' wide public street – Venture Place. The modification to the size of the road caused a slight reduction to the size of each proposed parcel. However, the Final Map is substantially the same.

The following easements currently exist on the property and will remain; 1) a 30' irrigation easement located on the west side of the parcel, and; 2) a 10' public utility easement located on the east side of the parcel. An existing 20' sanitary sewer easement shown near the southerly portion of the parcel will be abandoned with the recordation of this Final Parcel Map. As mentioned, a new 60' wide public street is being offered for dedication. Directly to the north and south of the road, and surrounding the cul-de-sac, a 6' public utility easement is being offered for dedication for utilities.

After review by the Public Works Director, Planning Director, City Planner and City Engineer, it has been determined that the Final Parcel Map is consistent with the approved Tentative Parcel Map, meets the conditions of approval, and is ready for acceptance and recordation. Therefore, as required by Section 8-7G of the Lemoore Municipal Code, the Final Parcel Map is being recommended for Council's approval and acceptance.

**Budget Impact**

None.

**Recommendation**

That the Council, by motion, approve Final Parcel Map No. 2014-01, accepting the Final Parcel Map, the new public street, the new public utility easement, and abandoning the sanitary sewer easement as shown therein, and authorize the City Clerk to certify such approval(s) on Map, and direct staff to forward signed Map to the Kings County Recorder's Office for recordation.

# PARCEL MAP NO.

BEGING A DIVISION OF LOT 14 OF TRACT MAP 614, LEMOORE INDUSTRIAL PARK NO. 1, RECORDED IN VOLUME 14 OF LICENSED SURVEYOR'S PLATS, AT PAGE 42 OF KINGS COUNTY RECORDS LOCATED IN SECTION 15, TOWNSHIP 19 SOUTH, RANGE 20 EAST, MOUNT Diablo BASE AND MERIDIAN, IN THE CITY OF LEMOORE, COUNTY OF KINGS, STATE OF CALIFORNIA.

## 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 SUBDIVISION MAP, AND THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY FOR THE MAKING AND FILING OF THIS MAP AS SHOWN WITHIN THE BOUNDARY LINES HEREON, AND HEREBY DEEDS TO THE PUBLIC USE THE STREET AND PUBLIC UTILITY EASEMENT AS SHOWN ON THIS MAP.

CITY OF LEMOORE

BY: WILLIAM SEGEL, MAYOR, CITY OF LEMOORE

DATE

ATTEST: MARY J. VENEZIA, CITY CLERK, CITY OF LEMOORE

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 THE CITY OF LEMOORE ON JUNE 24, 2014. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED IF THEY WILL BE SET IN THESE POSITIONS BEFORE THE YEAR OF THE DATE OF THIS MAP IS RECORDED, OR ANY TIME EXTENSION APPROVED BY THE CITY ENGINEER. THE MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

JOEL RICHARD JORNER

P.L.S. 8218

DATE

## CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE MAP AND THAT I AM SATISFIED THAT IT IS TECHNICALLY CORRECT, THAT THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, IF PREPARED, AND ANY APPROVED ALTERNATIVE THEREON, AND THAT ALL OF THE PROVISIONS OF SECTION 54000 THROUGH 54005 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 TON, CITY ENGINEER

S.C.E. 8891

DATE

## CITY CLERK'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE MAP AND THAT I AM SATISFIED 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 APPROVEDMENTS, ON BEHALF OF THE PUBLIC, THE STREET AND PUBLIC UTILITY EASEMENT AND ABANDON THE 20 FOOT SANITARY SEWER EASEMENT AS SHOWN ON THIS MAP.

MARY J. VENEZIA, CITY CLERK

DATE

## TAX COLLECTORS 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.

LYNETTE BOWERS, TAX COLLECTOR/TREASURER

DATE

## PLANNING COMMISSION'S STATEMENT

APPROVED BY THE LEMOORE PLANNING COMMISSION IN ACCORDANCE WITH REQUIREMENTS OF LAW IN A DULY AUTHORIZED MEETING HELD \_\_\_\_\_ 20\_\_\_\_.

DAVID REASON, PLANNING DIRECTOR

DATE

## RECORDER'S STATEMENT

DOCUMENT NO. \_\_\_\_\_ FILE NO. \_\_\_\_\_

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_, IN \_\_\_\_\_ COUNTY, CALIFORNIA, AT THE REQUEST OF QUAD KNOPF, INC.

FOR: KEN BARRIS, COUNTY RECORDER

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



VICINITY MAP  
NOT TO SCALE

CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	80°00'00"	30.00'	31.42'	20.00'
C2	98°15'04"	45.00'	44.18'	24.08'
C3	76°32'43"	80.00'	139.45'	70.37'
C4	81°15'03"	90.00'	127.57'	77.45'
C5	44°17'43"	80.00'	89.58'	55.63'
C6	80°58'41"	90.00'	142.85'	81.50'
C7	292°30'01"	80.00'	458.48'	80.17'
C8	98°15'04"	45.00'	44.18'	24.08'
C9	80°00'00"	30.00'	31.42'	20.00'
C10	7°47'51"	802.00'	108.85'	34.58'
C11	67°52'35"	802.00'	85.25'	44.32'
C12	14°06'36"	802.00'	187.50'	89.25'
C13	214°07'08"	802.00'	799.62'	399.51'

## LEGEND

- ▲ FOUND AND ACCEPTED AS DESCRIBED
- SET 2" BRASS CNP FLUSH IN CONCRETE STAMPED PLS 8218, PER CITY OF LEMOORE STANDARD M-4
- SET 3/4" x 30" IRON PIPE, 6" DEEP, DINKED PLS 8218, PER CITY OF LEMOORE STANDARD M-4
- ( ) RECORD DATA PER COUNTY TRACT MAP 614, LEMOORE INDUSTRIAL PARK NO. 1, REC. IN VOL. 14 OF LICENSED SURVEYOR'S PLATS, AT PG. 42, KINGS COUNTY RECORDS, OR CALCULATED THEREFROM
- (R) RADIAL BEARINGS
- ==== LINE INDICATES PARCEL MAP BOUNDARY
- ||||| ACCESS RIGHTS RECONVEYED TO STATE OF CALIFORNIA PER BK. 790, PAGE 647, KINGS COUNTY RECORDS
- P.U.E. PUBLIC UTILITY EASEMENT PER THIS MAP

## BASIS OF BEARINGS

THE SOUTH LINE OF LOT 14, PER TRACT MAP 614, LEMOORE INDUSTRIAL PARK NO. 1, REC. IN VOL. 14 OF LICENSED SURVEYOR'S PLATS, AT PG. 42, KINGS COUNTY RECORDS, DATED 45 APR 30 1978.

# PARCEL MAP NO.

BEING A DIVISION OF LOT 14 OF TRACT MAP 614, LEMOORE INDUSTRIAL PARK NO. 1, RECORDED IN VOLUME 14 OF LICENSED SURVEYOR'S PLATS, AT PAGE 42 OF KINGS COUNTY RECORDS LOCATED IN SECTION 16, TOWNSHIP 19 SOUTH, RANGE 20 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE CITY OF LEMOORE, COUNTY OF KINGS, STATE OF CALIFORNIA.

## 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 SUBDIVISION 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 STREET AND PUBLIC UTILITY EASEMENT AS SHOWN ON THIS MAP.

CITY OF LEMOORE

BY: WILLIAM SIEGEL, MAYOR, CITY OF LEMOORE

DATE

ATTEST: MARY J. VENEGAS, CITY CLERK, CITY OF LEMOORE

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 THE CITY OF LEMOORE ON JUNE 24, 2014. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THEY WILL BE SET IN THOSE POSITIONS BEFORE ONE YEAR OF THE DATE OF THIS MAP IS RECORDED, OR ANY TIME EXTENSION APPROVED BY THE CITY ENGINEER. THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

JOEL RICHARD JOYNER

P.L.S. 8318

DATE

## CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE MAP AND THAT I AM SATISFIED THAT IT IS TECHNICALLY CORRECT, THAT THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, IF REQUIRED, AND ANY APPROVED ALTERATIONS THEREOF, AND THAT ALL OF THE 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.

HARRY TOW, CITY ENGINEER

R.C.E. 8891

DATE

## CITY CLERK'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE MAP AND THAT I AM SATISFIED 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 STREET AND PUBLIC UTILITY EASEMENT AND ABANDON THE 20 FOOT SANITARY SEWER EASEMENT AS SHOWN ON THIS MAP.

MARY J. VENEGAS, CITY CLERK

DATE

## TAX COLLECTORS 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.

LYNETTE BOWERS, TAX COLLECTOR/TREASURER

DATE

## PLANNING COMMISSION'S STATEMENT

APPROVED BY THE LEMOORE PLANNING COMMISSION IN ACCORDANCE WITH REQUIREMENTS OF LAW IN A DULY AUTHORIZED MEETING HELD \_\_\_\_\_, 20\_\_\_\_.

DAVID WLASCHIN, PLANNING DIRECTOR

DATE

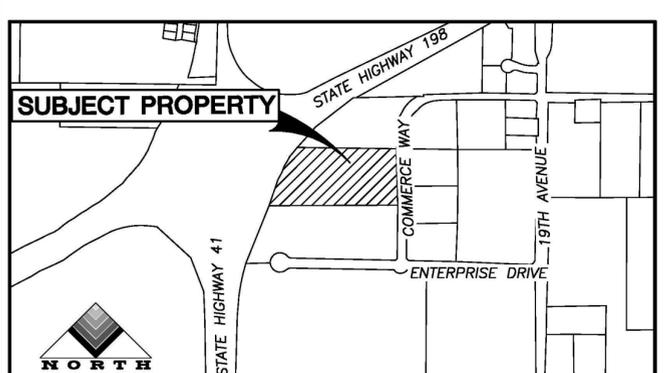
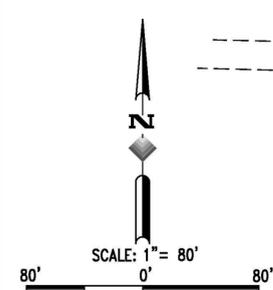
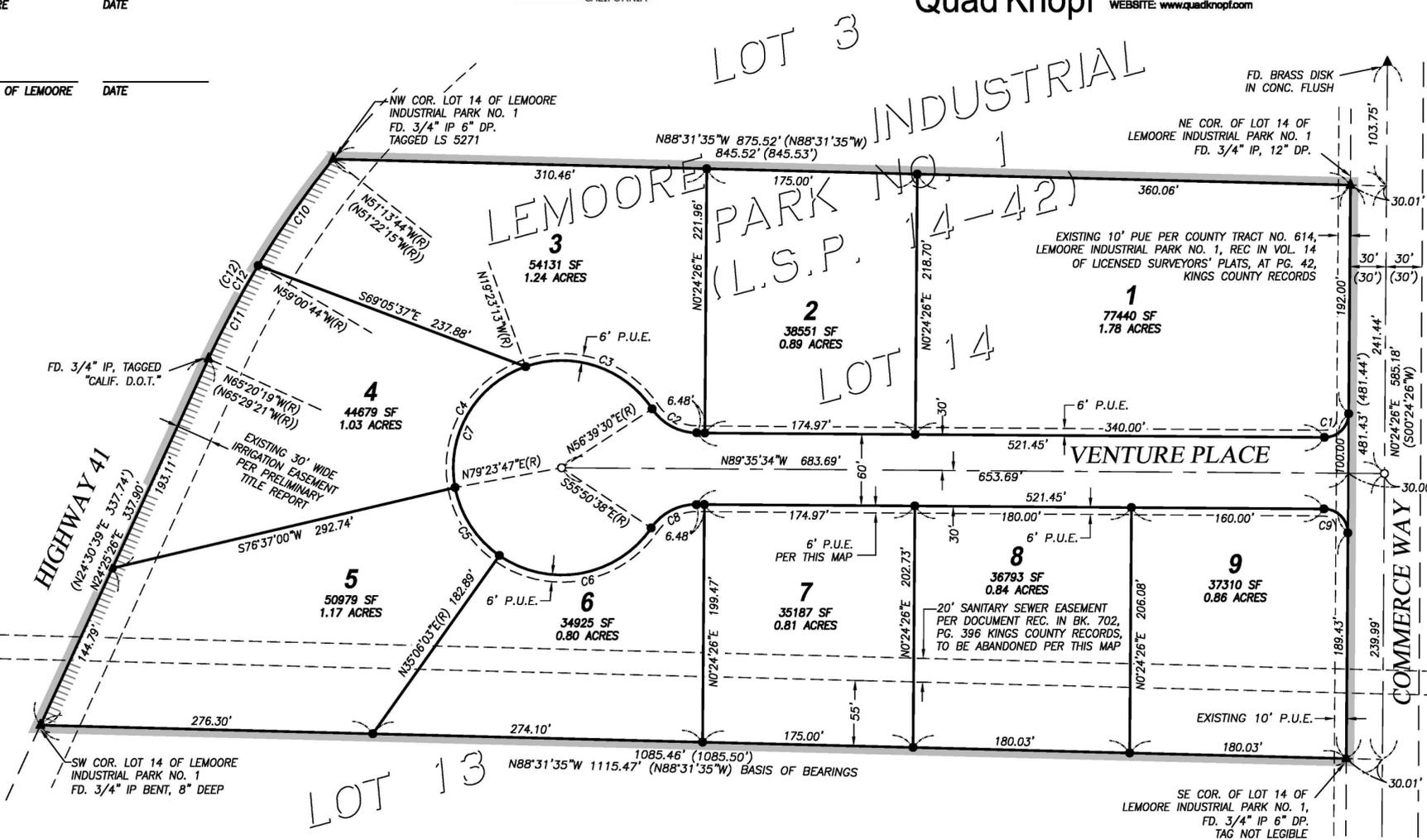
## RECORDER'S STATEMENT

DOCUMENT NO. \_\_\_\_\_ FEE PAID \_\_\_\_\_

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_, M. IN BOOK \_\_\_\_\_ OF PARCEL MAPS AT PAGE \_\_\_\_\_, KINGS COUNTY RECORDS, AT THE REQUEST OF QUAD KNOFF, INC.

FOR: KEN BAIRD, COUNTY RECORDER

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



VICINITY MAP  
NOT TO SCALE

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	90°00'00"	20.00'	31.42'	20.00'
C2	56°15'04"	45.00'	44.18'	24.05'
C3	76°02'43"	90.00'	119.45'	70.37'
C4	81°13'00"	90.00'	127.57'	77.16'
C5	44°17'43"	90.00'	69.58'	36.63'
C6	90°56'41"	90.00'	142.86'	91.50'
C7	292°30'07"	90.00'	459.46'	60.13'
C8	56°15'04"	45.00'	44.18'	24.05'
C9	90°00'00"	20.00'	31.42'	20.00'
C10	7°47'01"	802.00'	108.95'	54.56'
C11	6°19'35"	802.00'	88.55'	44.32'
C12	14°06'36"	802.00'	197.50'	99.25'
(C12)	(14°07'06")	(802.00')	(197.62')	(99.31')

## LEGEND

- ▲ FOUND AND ACCEPTED AS DESCRIBED
- SET 2" BRASS CAP FLUSH IN CONCRETE STAMPED PLS 8318, PER CITY OF LEMOORE STANDARD M-4
- SET 3/4" X 30" IRON PIPE, 6" DEEP, TAGGED PLS 8318, PER CITY OF LEMOORE STANDARD M-4
- ( ) RECORD DATA PER COUNTY TRACT MAP 614, LEMOORE INDUSTRIAL PARK NO. 1, REC. IN VOL. 14 OF LICENSED SURVEYORS' PLATS, AT PG. 42, KINGS COUNTY RECORDS, OR CALCULATED THEREFROM
- (R) RADIAL BEARING
- LINE INDICATES PARCEL MAP BOUNDARY
- |||| ACCESS RIGHTS RELINQUISHED TO STATE OF CALIFORNIA PER BK. 790, PAGE 647, KINGS COUNTY RECORDS
- P.U.E. PUBLIC UTILITY EASEMENT PER THIS MAP

## BASIS OF BEARINGS

THE SOUTH LINE OF LOT 14, PER TRACT MAP 614, LEMOORE INDUSTRIAL PARK NO. 1, REC. IN VOL. 14 OF LICENSED SURVEYORS' PLATS, AT PG. 42, KINGS COUNTY RECORDS: TAKEN AS N88°31'35"W