



APPROVED

NOV 27 2001

OFFICE OF THE
CITY CLERK

2.6

DEPARTMENT OF
PUBLIC WORKS

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET, 2nd Floor
SACRAMENTO, CA 95814-2700

DEVELOPMENT SERVICES DIVISION

PH. (916) 264-7995
FAX (916) 264-8450

November 7, 2001

City Council
Sacramento, California

Honorable Members In Session:

**SUBJECT: APPROVAL OF PARCEL MAP ENTITLED "2609 AMERICAN AVENUE"
(P00-133)**

LOCATION/COUNCIL DISTRICT:

Northwest corner of American Avenue and Peralta Avenue
Council District 1

RECOMMENDATION:

This report recommends the City Council adopt the attached resolution approving the Parcel Map entitled "2609 American Avenue".

CONTACT PERSON: Bob Robinson, Supervising Surveyor, 264-8970

FOR COUNCIL MEETING OF: November 27, 2001

SUMMARY:

On February 8, 2001 the Planning Commission approved a Tentative Parcel Map by adopting a Notice of Decision. All conditions of the tentative map have been met by the subdivider, John P. Flock and Marilyn Flock. See Exhibit "A-1" through "A-3" for project location.

City Council
Parcel Map for 2609 American Avenue
November 8, 2001

COMMITTEE/COMMISSION ACTION:

None.

BACKGROUND:

On February 8, 2001, the City Council approved a Tentative Parcel Map by adopting a Notice of Decision.

Pursuant to Sacramento City Code, Chapter 16.32.130, and Government Code Section 66458, the City Council may, by resolution, approve parcel maps. The map presented conforms to all the requirements of the Government Code and Chapter 16 of the City Code, applicable at the time of conditional approval of the Tentative Map.

The Parcel Map is consistent with the City General Plan and the South Natoms Community Plan. All conditions in the staff subdivision report have been met and the Parcel Map is presented for approval.

FINANCIAL CONSIDERATIONS:

All subdivision costs are being paid by the subdivider, John P. Flock and Marilyn Flock.

ENVIRONMENTAL CONSIDERATIONS:

The Planning and Building Department has reviewed this project and has determined that this activity is exempt from the provisions of the California Environmental Quality Act (CEQA) under Section 15315 of the CEQA Guidelines.

POLICY CONSIDERATIONS:

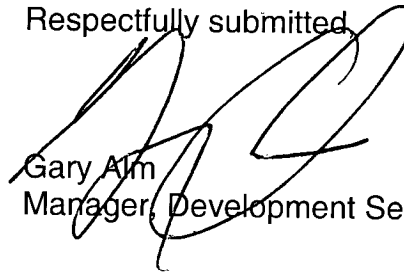
Pursuant to Sacramento City Code, Chapter 16.32.130, and Government Code Section 66458, the City Council may, by resolution, approve parcel maps. The map presented conforms to all the requirements of the Government Code and Chapter 16 of the City Code, applicable at the time of conditional approval of the Tentative Map.

City Council
Parcel Map for 2609 American Avenue
November 7, 2001

ESBD CONSIDERATIONS:

City Council adoption of the resolution is not affected by City policy related to the ESBD Program.

Respectfully submitted,



Gary Alm
Manager, Development Services

RECOMMENDATION APPROVED:



ROBERT P. THOMAS
City Manager

Approved:



Michael Kashiwagi
Director of Public Works

OWNER'S STATEMENT:

THE UNDERSIGNED HEREBY CONSENTS TO THE PREPARATION AND RECORDATION OF THIS PARCEL MAP AND OFFERS FOR DEDICATION AND DOES HEREBY DEDICATE TO SPECIFIC PURPOSES THE FOLLOWING:

1. EASEMENTS FOR PLANTING AND MAINTAINING TREES, AND FOR INSTALLATION AND MAINTENANCE OF ELECTROLIERS, TRAFFIC CONTROL DEVICES, WATER AND GAS PIPES, AND FOR OVERHEAD AND UNDERGROUND WIRES AND CONDUITS FOR ELECTRIC, TELEVISION AND TELEPHONE SERVICES, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER AND ACROSS THOSE STRIPS OF LAND 12.5 FEET IN WIDTH CONTIGUOUS TO THE AVENUES SHOWN HEREON.

JOHN P. FLOCK _____ MARILYN FLOCK _____

NOTARY ACKNOWLEDGMENT:

STATE OF _____)
COUNTY OF _____) :SS
ON _____ BEFORE ME, _____ A NOTARY

PUBLIC, PERSONALLY APPEARED JOHN P. FLOCK AND MARILYN FLOCK
{ } PERSONALLY KNOWN TO ME
{ } PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE
TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND
ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR
AUTHORIZED CAPACITY(IES) AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT
THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED
THE INSTRUMENT.
WITNESS MY HAND OF OFFICIAL SEAL.

SIGNATURE _____
PRINT NAME _____
MY COMMISSION EXPIRES ON _____
MY PRINCIPAL PLACE OF BUSINESS IS DONE IN THE COUNTY OF _____

TRUSTEE'S CERTIFICATE:

RICHARD A. BRADBURY AND SARAH S. BRADBURY, AS TRUSTEES FOR THE BRADBURY
RETIREMENT PLAN AND TRUST UNDER DEED OF TRUST RECORDED IN INSTRUMENT NO.
20010427, PAGE 851 OF OFFICIAL RECORDS OF SACRAMENTO COUNTY.

RICHARD A. BRADBURY
TRUSTEE OF THE BRADBURY RETIREMENT PLAN AND TRUST

SARAH S. BRADBURY
TRUSTEE OF THE BRADBURY RETIREMENT PLAN AND TRUST

NOTARY ACKNOWLEDGMENT:

STATE OF _____)
COUNTY OF _____) :SS
ON _____ BEFORE ME, _____ A NOTARY

PUBLIC, PERSONALLY APPEARED _____
{ } PERSONALLY KNOWN TO ME
{ } PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE
TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND
ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR
AUTHORIZED CAPACITY(IES) AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT
THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED
THE INSTRUMENT.
WITNESS MY HAND OF OFFICIAL SEAL.

SIGNATURE _____
PRINT NAME _____
MY COMMISSION EXPIRES ON _____
MY PRINCIPAL PLACE OF BUSINESS IS DONE IN THE COUNTY OF _____

PARCEL MAP
2609 AMERICAN AVENUE
LOT 199 AS SHOWN ON THE "MAP OF GARDENLAND"
FILED IN BOOK 18 OF MAPS, MAP NO. 55
CITY OF SACRAMENTO COUNTY OF SACRAMENTO
STATE OF CALIFORNIA SEPTEMBER, 2001
AREA WEST ENGINEERS, INC.
SHEET 1 OF 2

ENGINEER'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 ORDINANCES AT THE REQUEST OF JOHN P. FLOCK IN JULY, 2000. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP. ALL MONUMENTS SHOWN HEREON ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED. THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATED: _____ 2001 RICHARD ROZUMOWICZ RCE 28217
EXPIRES 3/31/02



CITY ENGINEER'S STATEMENT:

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PARCEL MAP ENTITLED "2609 AMERICAN AVENUE" AND FIND IT TO BE SUBSTANTIALLY THE SAME AS THE TENTATIVE MAP SUBMITTED TO THE CITY PLANNING COMMISSION OF THE CITY OF SACRAMENTO AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND ALL APPLICABLE CITY ORDINANCES HAVE BEEN COMPLIED WITH, AND THAT I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.

DATED: _____ 2001 SUPERVISING SURVEYOR
DEPARTMENT OF PUBLIC WORKS
CITY OF SACRAMENTO

CITY CLERK'S STATEMENT:

I HEREBY CERTIFY THAT THE CITY OF SACRAMENTO HAS APPROVED THIS PARCEL MAP ENTITLED "2609 AMERICAN AVENUE", AND HAS ACCEPTED ON BEHALF OF THE PUBLIC, THE EASEMENTS HEREON OFFERED FOR DEDICATION.

DATED: _____ 2001 CITY CLERK _____

RECORDER'S STATEMENT:

FILED THIS _____ DAY OF _____ 2001 AT _____ M. IN
BOOK _____ OF PARCEL MAPS, AT PAGE _____ AT THE REQUEST OF AREA
WEST ENGINEERS, INC. TITLE TO THE LAND INCLUDED IN THIS PARCEL MAP BEING
VESTED AS PER CERTIFICATE NO. _____ ON FILE IN THIS OFFICE.

BY: _____ DEPUTY RECORDER OF SACRAMENTO COUNTY

00045

EXHIBIT "A-1"

00045

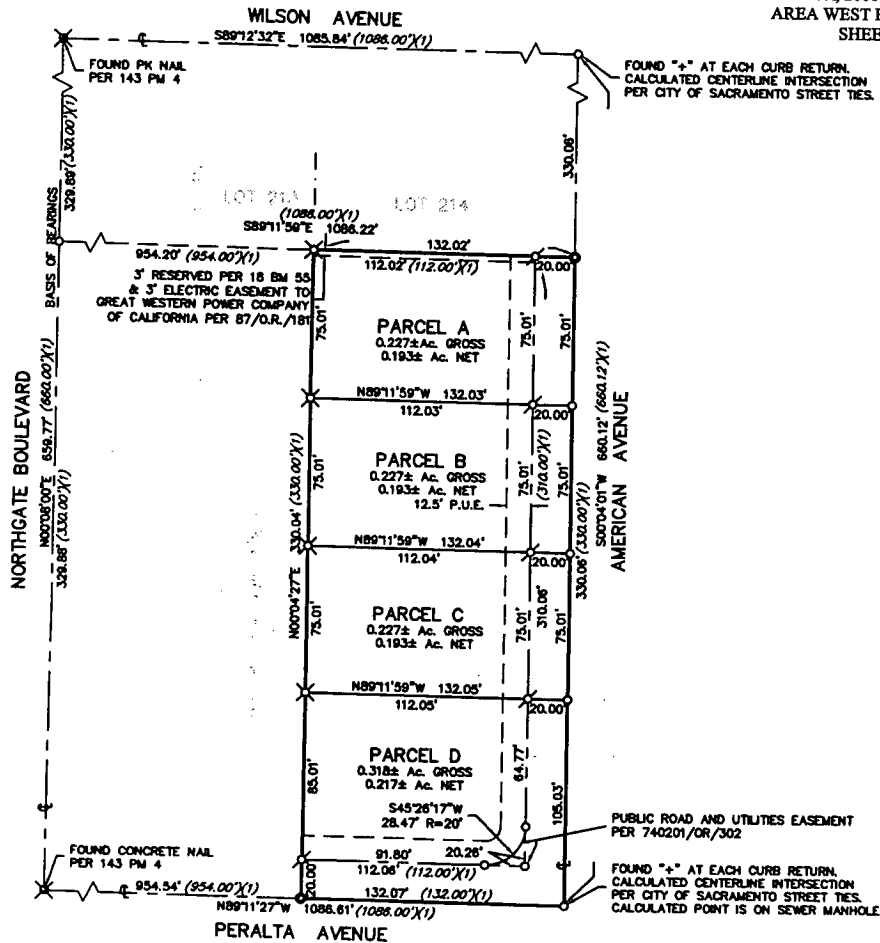
PARCEL MAP
2609 AMERICAN AVENUE
 LOT 199 AS SHOWN ON THE "MAP OF GARDENLAND"
 FILED IN BOOK 18 OF MAPS, MAP NO. 55

CITY OF SACRAMENTO COUNTY OF SACRAMENTO
 STATE OF CALIFORNIA

SEPTEMBER, 2001 SCALE: 1" = 40'

AREA WEST ENGINEERS, INC.

SHEET 2 OF 2



BASIS OF BEARINGS:

THE BASIS OF BEARINGS OF THIS PARCEL MAP IS IDENTICAL WITH THE CENTERLINE OF NORTHGATE BOULEVARD AS SHOWN ON THAT PARCEL MAP FILED IN BOOK 143 OF PARCEL MAPS AT PAGE 4 AND WAS ESTABLISHED BETWEEN MONUMENTS SHOWN AS FOUND HEREON, THE BEARING OF WHICH IS SHOWN AS N 07°08'00" W.

LEGEND:

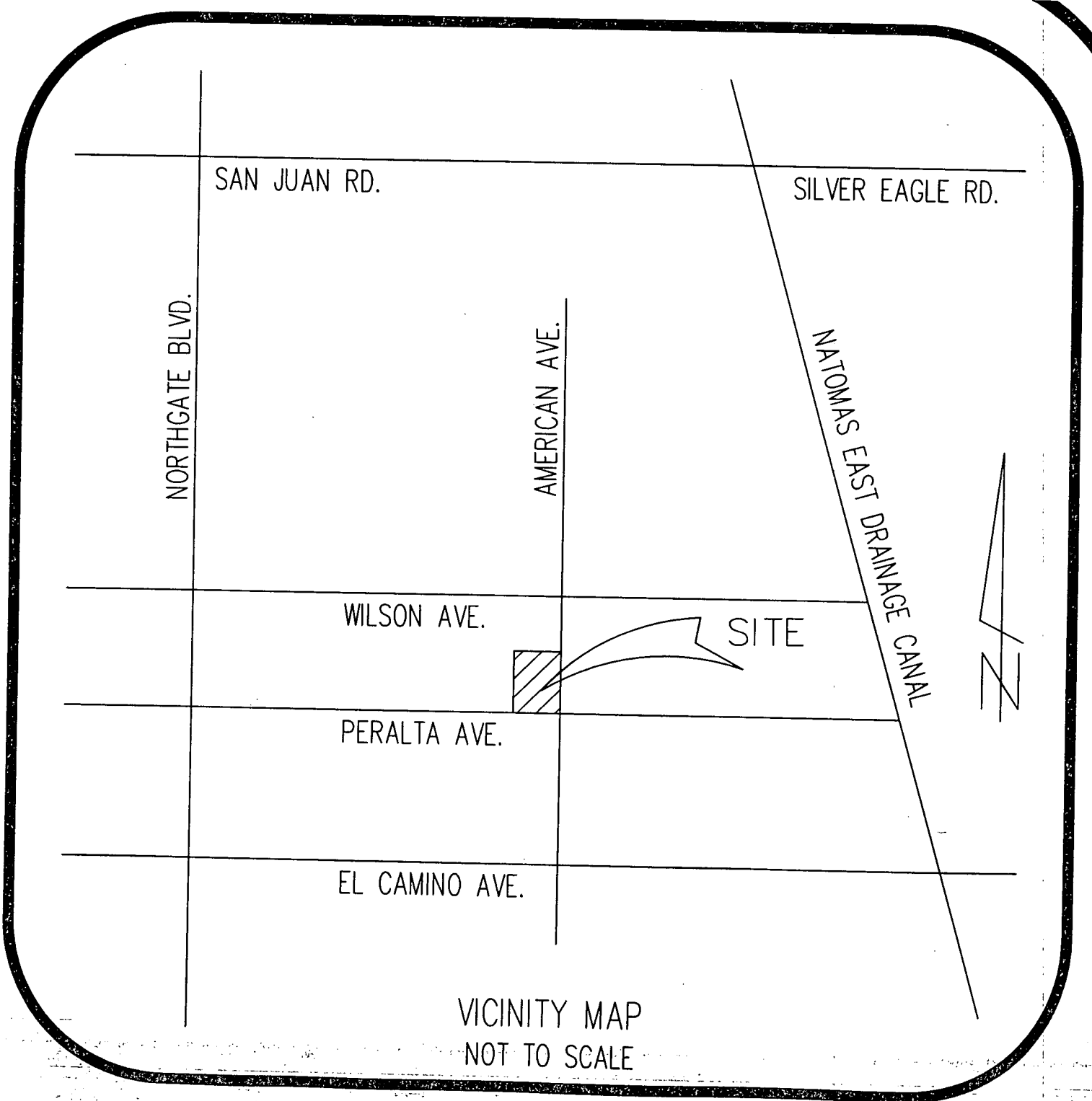
- FOUND MONUMENT AS DESCRIBED
- SET SCRIBE MARK AT BACK OF WALK
- SET 5/8" REBAR w/ Cop RCE 28217
- SET PK NAIL 1-1/2" LONG x 1/2" DIA
- DIMENSION POINT
- RECORD PER 18 BM 55

NOTE:

1. THE BLOCK BREAKDOWN OF THIS MAP IS IDENTICAL TO 143 PM 4.
2. DIMENSIONS ALONG CURVED LINES ARE CHORD MEASUREMENTS.

EXHIBIT "A-2"

EXHIBIT "A-3"



VICINITY MAP
NOT TO SCALE

APPROVED
NOV 27 2001
OFFICE OF THE
CITY CLERK

RESOLUTION NO. 2001-771

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

**APPROVING PARCEL MAP ENTITLED "2609 AMERICAN AVENUE"
(P00-133)**

WHEREAS, THE COUNCIL OF THE CITY OF SACRAMENTO FINDS AND DETERMINES AS FOLLOWS:

- A. The Parcel Map entitled "2609 AMERICAN AVENUE", located at the Northwest corner of American Avenue and Peralta Avenue, with provisions for its design and improvement, is consistent with the City General Plan and the South Natomas Community Plan.
- B. The Parcel Map is in substantial conformance with the previously approved tentative parcel map.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO AS FOLLOWS:

- 1. The Parcel Map for this project is hereby approved.
- 2. All dedications shown on said map are hereby accepted.

MAYOR

ATTEST:

CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____