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DEPARTMENT OF
PUBLIC WORKS

CITY OF SACRAMENTO
CALIFORNIA

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

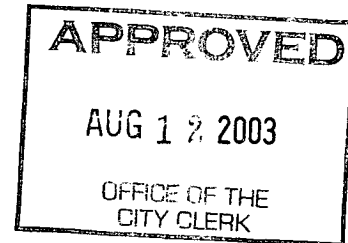
DEVELOPMENT SERVICES DIVISION

PH. (916) 264-7995
FAX (916) 264-5786

July 17, 2003

City Council
Sacramento, California

Honorable Members In Session:



**SUBJECT: APPROVAL OF PARCEL MAP FOR "SCHEPPMANN PARCEL MAP" –
(Z02-082)**

LOCATION AND COUNCIL DISTRICT:

2850 35th Avenue, located in Council District 5, (see attachments "A-1 through A-3" for project location).

RECOMMENDATION:

This report recommends the City Council adopt the attached resolution:

- Approving the Parcel Map entitled "Scheppmann Parcel Map".

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

FOR COUNCIL MEETING OF: August 12, 2003

SUMMARY:

On September 5, 2002, the City Zoning Administrator approved a Tentative Parcel Map by adopting a Zoning Administrator's Approval. All conditions of the Tentative Map have been met by the Subdivider, Leon M. Scheppmann. The Parcel Map requires approval by the City Council.

Department of
PUBLICWORKS
CITY OF
SACRAMENTO

City Council
Parcel Map for Scheppmann Parcel Map (Z02-082)
July 17, 2003

COMMITTEE/COMMISSION ACTION:

None.

BACKGROUND:

On September 5, 2002, the City Zoning Administrator approved a Tentative Parcel Map by adopting a Zoning Administrator's Approval. Pursuant to Sacramento City Code, Section 16.08.010, and Government Code Section 66458, the City Council shall approve, conditionally approve, or deny Parcel Maps. The map presented conforms to all the requirements of the Government Code and Title 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 Sacramento Community Plan. All Tentative Map conditions have been met and the Parcel Map is presented for approval.

FINANCIAL CONSIDERATIONS:

All subdivision costs are being paid by the subdivider, Leon M. Scheppmann.

ENVIRONMENTAL CONSIDERATIONS:

This project is exempt from environmental review pursuant to California Environmental Quality Act Guidelines, Section 15315, Minor Land Divisions.

POLICY CONSIDERATIONS:

Pursuant to Sacramento City Code, Section 16.08.010, and Government Code Section 66458, the City Council shall approve, conditionally approve, or deny parcel maps. The map presented conforms to all the requirements of the Government Code and Title 16 of the City Code applicable at the time of conditional approval of the Tentative Map.

The Council action recommended in this report supports the following City Strategic Plan goals:

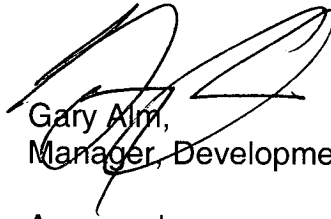
- Enhance and preserve the neighborhoods
- Promote and support economic vitality

City Council
Parcel Map for Scheppmann Parcel Map (Z02-082)
July 17, 2003

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:

Approved:



ROBERT P. THOMAS
City Manager

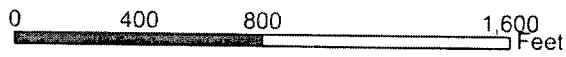


Thomas V. Lee
Deputy City Manager

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- 1) Attachment A-1, Scheppmann Parcel Map, pg. 4
- 2) Attachment A-2 through A-3, Scheppmann Parcel Map Land Surveys, pg. 5
- 3) Resolution approving Scheppmann Parcel Map, pg. 7

Vicinity Map For Scheppmann Parcel Map (2850 35th Avenue)



RLiu 7/16/03 scheppmann.mxd(pdf)

PARCEL MAP
SCHEPPMANN PARCEL MAP
 SUBDIVISION NO. 202-082
 BEING THE EAST 104 FEET OF
 LOT 299 OF CITY FARMS NO. 5
 18 BM 61
 JUNE 2003
 CITY OF SACRAMENTO STATE OF CALIFORNIA
 VARNEY LAND SURVEYS
 SHEET 1 OF 2



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:

- EASEMENT FOR OVERHEAD FACILITIES AND APPURTENANCES, ELECTRIC SERVICES, TELEPHONE AND CABLE TELEVISION OVER AND ACROSS THAT STRIP OF LAND 50 FEET IN WIDTH LYING ACROSS PARCEL 2 AND SHOWN HEREON, DESIGNATED 3' WIDE P.U.E.

LEON M. SCHEPPMANN

NOTARY'S STATEMENT

STATE OF CALIFORNIA, S.S.
 COUNTY OF SACRAMENTO

ON _____ 2003 BEFORE ME _____ PERSONALLY APPEARED LEON M. SCHEPPMANN PERSONALLY KNOWN TO ME--OR--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.

WITNESS MY HAND:

SIGNATURE _____ PRINT NAME _____

MY PRINCIPAL PLACE OF BUSINESS IS IN THE COUNTY OF _____

MY COMMISSION EXPIRES ON _____

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 ORDINANCES AT THE REQUEST OF LEON SCHEPPMANN, IN JANUARY 2002. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, AND ARE SUFFICIENT TO ENABLE THIS SURVEY TO BE RETRACED.

RICHARD A. VARNEY
 U.S. 9000 EXP. 12/31/2005

DATE _____

CITY ENGINEER'S STATEMENT

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PARCEL MAP ENTITLED 'SCHEPPMANN PARCEL MAP', 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.

SUPERVISING SURVEYOR _____
 FOR THE DIRECTOR OF PUBLIC WORKS
 CITY OF SACRAMENTO

DATE _____

CITY CLERK'S STATEMENT

I HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF SACRAMENTO HAS APPROVED THIS PARCEL MAP, ENTITLED 'SCHEPPMANN PARCEL MAP' AND HAS ACCEPTED ON BEHALF OF THE PUBLIC, THE EASEMENT SHOWN HEREON OFFERED FOR DEDICATION.

CITY CLERK _____

DATE _____

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____ 2003, AT _____

IN BOOK _____ OF PARCEL MAPS AT PAGE _____ AT THE REQUEST

OF RICHARD A. VARNEY TITLE TO THE LAND INCLUDED IN THIS PARCEL MAP BEING VESTED AS PER CERTIFICATE NO. _____ ON FILE IN THIS OFFICE.

DOCUMENT NO. _____

FEE _____

MARK NORRIS
 COUNTY RECORDER

BY _____
 DEPUTY

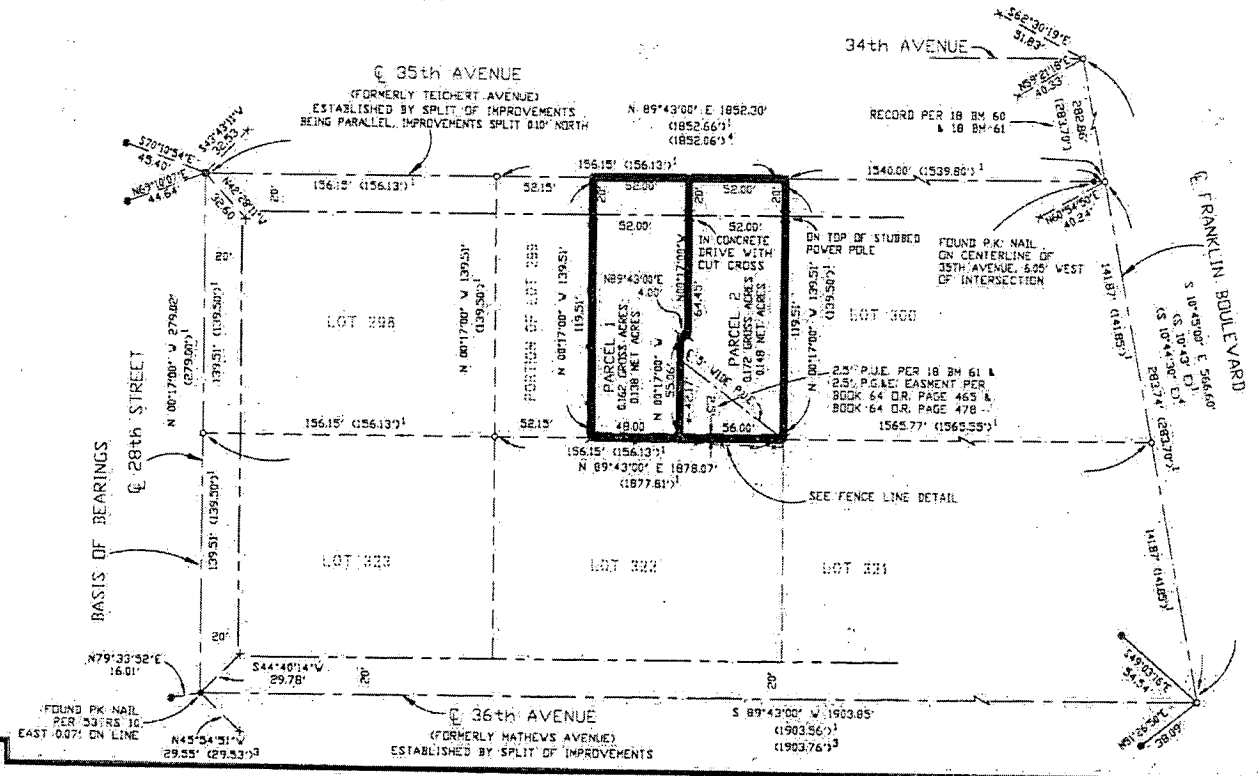
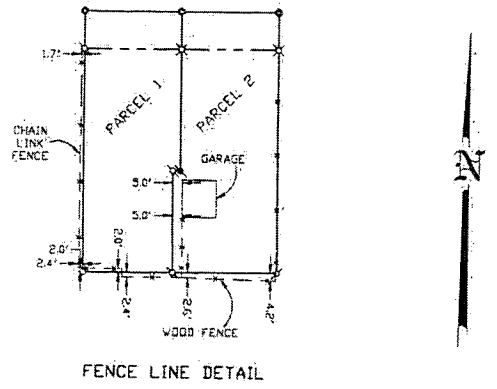
PARCEL MAP
SCHEPPMANN PARCEL MAP
SUBDIVISION NO. Z02-082
BEING THE EAST 104 FEET OF
LOT 299 OF CITY FARMS NO. 5
18 BM 61

AUGUST 2003 SCALE 1"=40'
CITY OF SACRAMENTO STATE OF CALIFORNIA
VARNEY LAND SURVEYS
SHEET 2 OF 2



LEGEND

- DIMENSION POINT; NOTHING FOUND OR SET
- FOUND MONUMENT AS SHOWN
- ✕ FOUND CITY CUT CROSS SWING TIE
- SET MAG NAIL
- SET CUT CROSS SWING TIE
- ✕ SET CUT CROSS IN CONCRETE DRIVE
- ✕ SET NAIL & TAG STAMPED LS 5030
- ✕ SET 5/8" REBAR WITH PLASTIC CAP STAMPED LS 5030
- ① RECORD PER 18 BM 61
- ② RECORD PER CITY SWING TIES
- ③ RECORD PER 53 RS 10
- ④ CORRECTED RECORD PER 18 RS 61, SEE SURVEYOR'S NOTES
- FENCE LINE
- P.U.E. PUBLIC UTILITY EASEMENT



BASIS OF BEARINGS

THE BASIS OF BEARINGS OF THIS SURVEY WAS ESTABLISHED ALONG THE CENTERLINE OF 28TH STREET FROM FOUND CITY SWING TIES, THAT BEARING BEING N:00°17'00" W, PER 18 BM 61.

NOTE:

1. THE PARCELS CREATED BY THIS MAP SHALL BE DEVELOPED IN ACCORDANCE WITH RECORDED AGREEMENT FOR CONVEYANCE OF EASEMENTS IN

BOOK _____ OFFICIAL RECORDS PAGE _____

SURVEYOR'S NOTES:

THE BOUNDARY OF CITY FARMS NO. 5 (18 BM 61) DOES NOT CLOSE. THERE ARE A NUMBER OF ISSUES WITH THE BOUNDARY THAT ARE NOT ADDRESSED WITH THIS PARCEL MAP, PARTICULARLY WITH THE WEST BOUNDARY AT THE RAILROAD RIGHT OF WAY AND SOUTH OF THE ANGLE POINT ON THE CENTERLINE OF FRANKLIN BOULEVARD.

AT ISSUE ON THIS PARCEL MAP IS THE BLOCK BOUNDED BY 28TH STREET, 35TH AVENUE (TEICHART AVENUE), 36TH AVENUE (MATHEWS AVENUE) AND FRANKLIN BOULEVARD.

A) CITY FARMS NO. 5 SHOWS A DISTANCE ON THE CENTERLINE OF 35TH AVENUE AT LOTS 282/300 OF 76.66' AND ALSO AT THE BACK LINE OF 283, THE BACK LINE OF LOT 300 IS SHOWN AS 78.00'. WE BELIEVE THE CORRECT DISTANCE IS 78.06'. EVIDENCE OF THIS IS SHOWN ON THE NORTH BOUNDARY OF CITY FARMS NO. 5. ADD ALL LOT DISTANCES AND THE TOTAL WILL BE 0.60' LONG OF THE RECORD OVERALL DISTANCE SHOWN ON THE NORTH BOUNDARY OF CITY FARMS NO. 5.

B) THE RECORD CENTERLINE BEARING PER CITY FARMS NO. 5 NORTH OF THE ANGLE POINT ON FRANKLIN BOULEVARD BEING S 10°43' E IS INCORRECT. WHEN USING RECORD INFORMATION PER CITY FARMS NO. 5, ALONG 28TH STREET, 35TH AVENUE (TEICHART AVENUE) AND 36TH AVENUE (MATHEWS AVENUE) THEN INVERSE THIS BEARING AND 36TH ST. ON THE CENTERLINE OF FRANKLIN BOULEVARD THE BEARING IS S 10°44'30" E, USING THIS BEARING ALL RECORD DISTANCES FIT.

C) CORRECTED INFORMATION IS SHOWN ON THIS PARCEL MAP AS RECORD PER 04.

APPROVED
AUG 12 2003
OFFICE OF THE
CITY CLERK

RESOLUTION NO. 2003-559

ADOPTED BY THE SACRAMENTO CITY COUNCIL
ON DATE OF _____

APPROVING PARCEL MAP ENTITLED "SCHEPPMANN PARCEL MAP" (Z02-082)

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

- A. The Parcel Map entitled "Scheppmann Parcel Map", located at 2850 35th Avenue, with provisions for its design and improvement, is consistent with the City General Plan and the South Sacramento Community Plan.
- B. The Parcel Map is in substantial compliance 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 is hereby approved.
- 2. All offers of dedication shown on said map are hereby accepted.

MAYOR

ATTEST:

CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____