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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

November 17, 2003

City Council
Sacramento, California

Honorable Members In Session:

**SUBJECT: APPROVAL OF PARCEL MAP ENTITLED "HAMPTON REDWOODS"
(SUBDIVISION NO. Z03-133)**



LOCATION AND COUNCIL DISTRICT:

6810 27th Street located in Council District 5 (see attachment A-1 through A-3 for project location).

RECOMMENDATION:

This report recommends the City Council adopt the attached resolution approving the Parcel Map entitled "Hampton Redwoods".

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

FOR COUNCIL MEETING OF: December 16, 2003

SUMMARY:

On July 30, 2003, the Zoning Administrator approved a Tentative Parcel Map by adopting a Zoning Administrator Approval. All conditions of the tentative map have been met by the Subdivider, Freddie Hampton, of Hampton Redwoods. The Parcel Map requires approval by the City Council.

Department of
PUBLICWORKS
CITY OF
SACRAMENTO

City Council
Parcel Map for Hampton Redwoods
November 17, 2003

COMMITTEE/COMMISSION ACTION:

None.

BACKGROUND:

On July 30, 2002, the Zoning Administrator approved a Tentative Parcel Map by adopting a Zoning Administrator Approval. Pursuant to Sacramento City Code, Section 16.08.010, and Government Code Section 66463, 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 Airport Meadowview 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, Freddie Hampton of Hampton Redwoods.

ENVIRONMENTAL CONSIDERATIONS:

This project is exempt from environment review pursuant to Section 15315 of the California Environment Quality Act (CEQA) Guidelines, Minor Land Divisions.

POLICY CONSIDERATIONS:

Pursuant to Sacramento City Code, Section 16.08.010, and Government Code Section 66463, 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 Hampton Redwoods
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ESBD CONSIDERATIONS:

City Council adoption of the attached 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:



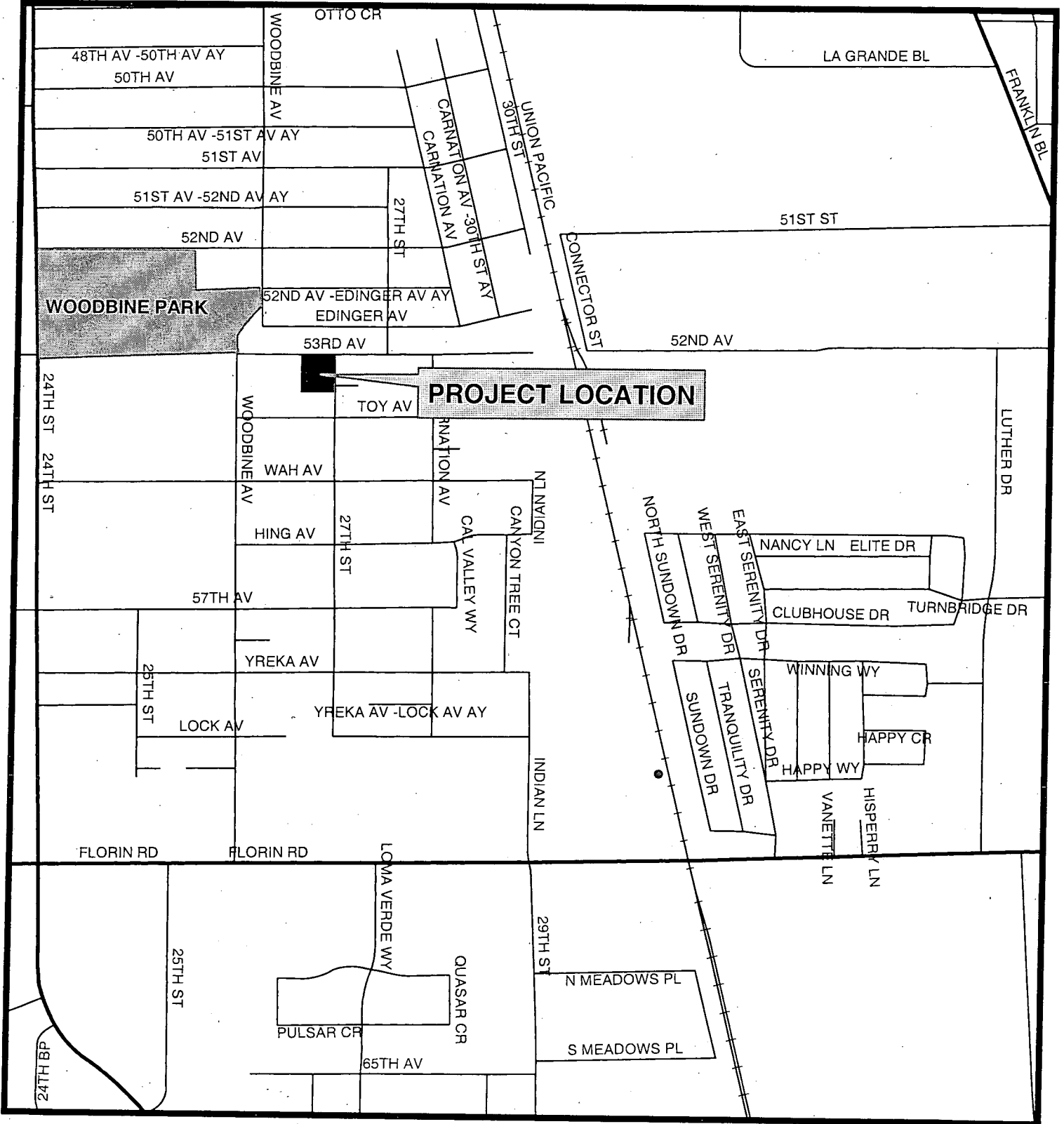
Thomas V. Lee
Deputy City Manager

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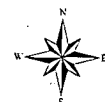
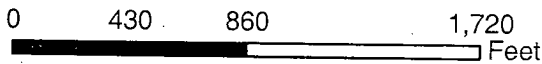
1. Attachment A-1, Hampton Redwoods Map, pg. 4
2. Attachment A-2 through A-3, Parcel Map of Hampton Redwoods, pg. 5
3. Resolution approving Parcel Map, pg.7

RR/dkl

VICINITY MAP
FOR
HAMPTON REDWOODS
ATTACHMENT A-1



Department of
PUBLICWORKS
CITY OF SACRAMENTO
Development Services
& Special Districts



OWNER'S CERTIFICATE:

THE UNDERSIGNED HEREBY CONSENT TO THE PREPARATION AND RECORDING OF THIS PARCEL MAP AND OFFER FOR DEDICATION AND DO HEREBY DEDICATE TO ANY AND ALL PUBLIC USES, THE AVENUE AND STREET SHOWN HEREON AND ALSO OFFER FOR DEDICATION AND DO HEREBY DEDICATE FOR SPECIFIC PURPOSES THE FOLLOWING:

1. EASEMENTS FOR INSTALLATION AND MAINTENANCE OF POLES AND OVERHEAD WIRES FOR ELECTRICAL, TELEVISION AND TELEPHONE SERVICES, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER AND ACROSS THOSE STRIPS OF LAND LYING BETWEEN THE REAR AND/OR SIDELINES OF PARCELS AND LINES SHOWN HEREON AND DESIGNATED "PUBLIC UTILITY EASEMENT" (P.U.E.).

**PARCEL MAP
HAMPTON REDWOODS
SUBDIVISION NO. Z03-133**

**A SUBDIVISION OF THE EAST ONE-HALF OF
LOT 6 - 15 MAPS 21**

CITY OF SACRAMENTO SACRAMENTO COUNTY CALIFORNIA
SCALE: 1" = 20' DECEMBER, 2003
SHEET 1 OF 2



**Morrow
Surveying**

1450 Harbor Boulevard
Suite D
West Sacramento, CA 95691
(916) 372-8124

CITY ENGINEERS STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS PARCEL MAP AND FIND IT TO BE SUBSTANTIALLY THE SAME AS THE APPROVED TENTATIVE MAP SUBMITTED TO CITY ZONING ADMINISTRATOR OF THE CITY OF SACRAMENTO, THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND ALL APPLICABLE CITY ORDINANCES HAVE BEEN COMPLIED WITH AND I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.

DEVELOPMENT SERVICES DIVISION MANAGER
OF THE 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 "HAMPTON REDWOODS" AND HEREBY ACCEPTS ON BEHALF OF THE PUBLIC, ALL THE EASEMENTS HEREON OFFERED FOR DEDICATION.

CITY CLERK _____ DATE _____

NOTARY ACKNOWLEDGEMENT:

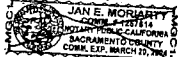
STATE OF CALIFORNIA
COUNTY OF SACRAMENTO

ON 11-10-03 BEFORE ME, M. Rawlins
PERSONALLY APPEARED Freddie Hampton
I 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

M. Rawlins
JAN E MORIARTY
PRINT NAME

Principal Place of Business: Sacramento County
MY COMMISSION EXPIRES: 7-24-2006



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 FREDDIE HAMPTON ON FEBRUARY 21, 2003. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. THAT THE MONUMENTS WILL BE OF THE CHARACTER AND WILL OCCUPY THE POSITIONS INDICATED AND WILL BE SET BY DECEMBER 31, 2003, AND THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATE: 11-10-03

Tom O. Morrow
TOM O. MORROW, L.S. 5161 EXPIRES 06/30/07



COUNTY RECORDERS STATEMENT:

FILED THIS _____ DAY OF _____, 2003, AT _____ M. IN BOOK _____ OF PARCEL MAPS, AT PAGE _____ AT THE REQUEST OF FREDDIE HAMPTON, TITLE TO THE LAND INCLUDED IN THIS SUBDIVISION BEING VESTED AS PER CERTIFICATE NO. _____ ON FILE IN THIS OFFICE.

SIGNED: _____ BY: _____
COUNTY RECORDER DEPUTY

RESOLUTION NO. 2003-887



ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

**APPROVING PARCEL MAP ENTITLED "HAMPTON REDWOODS"
(SUBDIVISION NO. Z03-133)**

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

- A. The Parcel Map entitled "Hampton Redwoods", located at 6810 27th Street, with provisions for its design and improvement, is consistent with the Airport Meadowview 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: _____