



3.14

DEPARTMENT OF
PUBLIC WORKS

DEVELOPMENT SERVICES DIVISION

CITY OF SACRAMENTO
CALIFORNIA

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

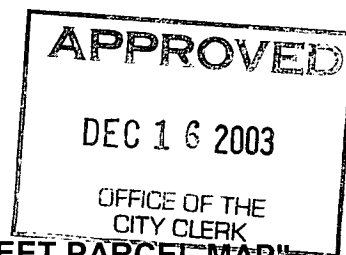
PH. (916) 264-7995
FAX (916) 264-5786

November 18, 2003

City Council
Sacramento, California

Honorable Members In Session:

**SUBJECT: APPROVAL OF PARCEL MAP ENTITLED "29TH STREET PARCEL MAP"
(Z02-245)**



LOCATION AND COUNCIL DISTRICT:

29th Street, 105 Feet North of 65th Avenue, located in Council District 8. (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 "29th Street Parcel Map".

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

FOR COUNCIL MEETING OF: December 16, 2003

SUMMARY:

On January 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, Lone Wolf Construction, Inc., a California Corporation. The Parcel Map requires approval by the City Council.

Department of
PUBLICWORKS
CITY OF
SACRAMENTO

City Council
29th Street Parcel Map
November 18, 2003

COMMITTEE/COMMISSION ACTION:

None.

BACKGROUND:

On January 30, 2003, 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, Lone Wolf Construction, Inc., a California Corporation.

ENVIRONMENTAL CONSIDERATIONS:

This project is exempt from environmental 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:

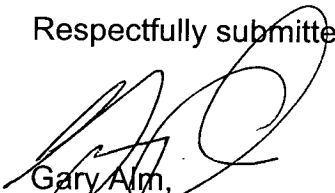
- Enhance and preserve the neighborhoods
- Promote and support economic vitality

City Council
29th Street Parcel Map
November 18, 2003

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

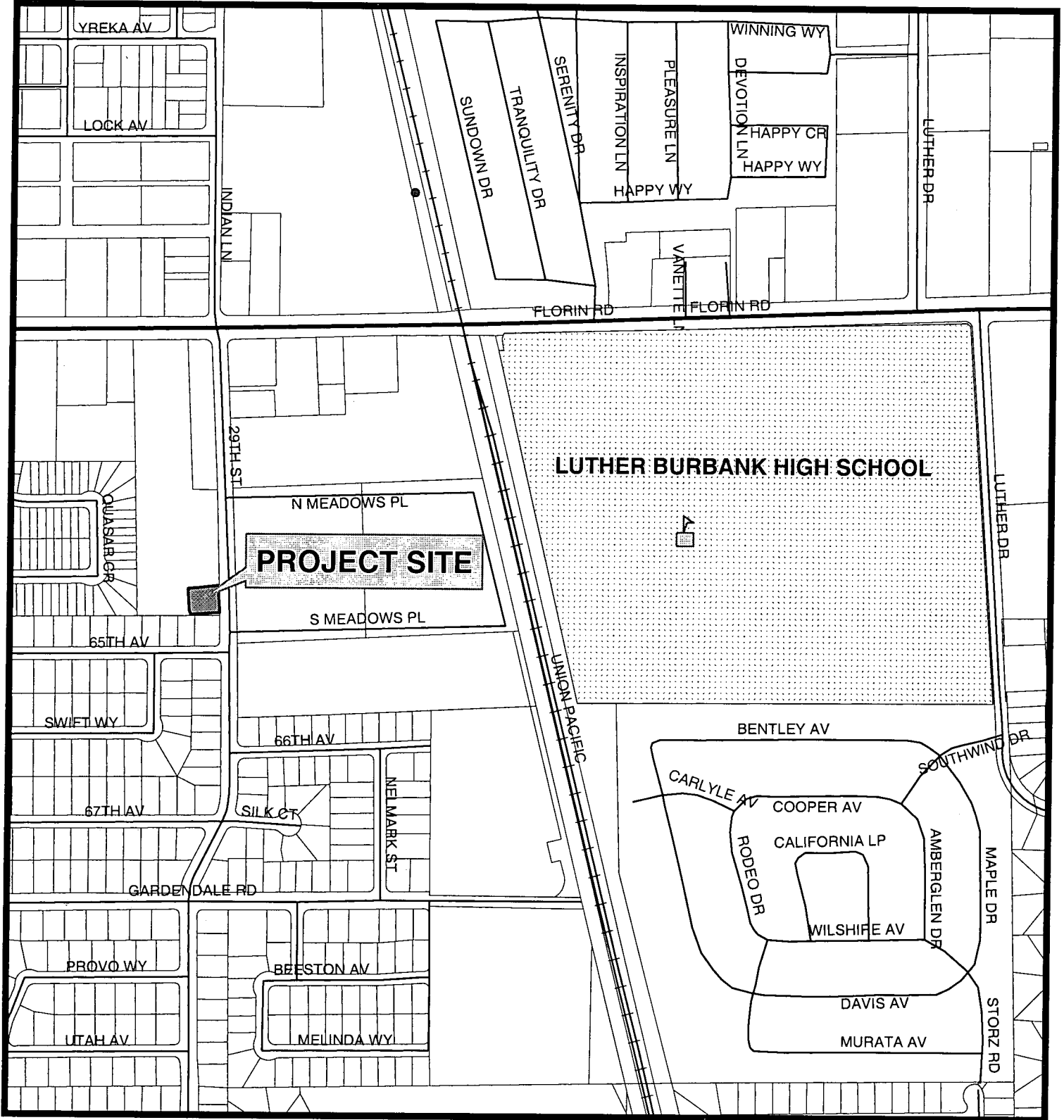
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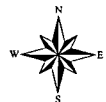
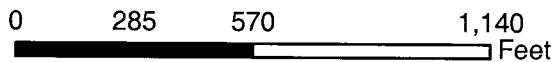
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RR/dkl

VICINITY MAP
 FOR
29TH STREET PARCEL MAP
 ATTACHMENT A-1



Department of
PUBLICWORKS
CITY OF SACRAMENTO
 Development Services
 & Special Districts



PARCEL MAP
29TH STREET PARCEL MAP

SUBDIVISION NO.: Z-02245

A PORTION OF LOT 1, AS SHOWN
ON THE "PLAT OF GARDEN
DALE", 10 B.M. 23.

CITY OF SACRAMENTO, CALIFORNIA
DECEMBER, 2003
GARDNER & ASSOCIATES
SHEET 1 OF 2

OWNER'S STATEMENT:

THE UNDERSIGNED HEREBY CONSENT TO THE PREPARATION AND
RECORDATION OF THIS PARCEL MAP AND OFFER FOR DEDICATION AND DO
HEREBY DEDICATE TO SPECIFIC PURPOSES THE FOLLOWING:

1.) EASEMENTS FOR PLANTING AND MAINTAINING TREES, ELECTROJERS,
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 STRIPS OF LAND
12.5 FEET IN WIDTH LYING CONTIGUOUS TO THE PUBLIC STREET SHOWN
HEREON.

LONE WOLF CONSTRUCTION, INC.,
A CALIFORNIA CORPORATION

NOTARY'S CERTIFICATE:

STATE OF CALIFORNIA S.S.
COUNTY OF _____

ON _____, 200____, BEFORE ME,
PERSONALLY APPEARED _____ A NOTARY PUBLIC,

PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE
BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON _____
WHOSE NAME _____ SUBSCRIBED TO THE WITHIN
INSTRUMENT AND ACKNOWLEDGED TO ME THAT _____
EXECUTED THE SAME IN _____ AUTHORIZED CAPACITY
AND THAT BY _____ SIGNATURE _____ ON THE INSTRUMENT
THE PERSON _____ OR THE ENTITY UPON BEHALF OF WHICH
THE PERSON _____ ACTED, EXECUTED THE INSTRUMENT.
WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE _____
PRINT NAME _____

MY COMMISSION EXPIRES ON _____
MY PRINCIPAL PLACE OF BUSINESS IS THE COUNTY OF _____

TRUSTEE STATEMENT:

COMMONWEALTH LAND TITLE COMPANY, INC., A CALIFORNIA
CORPORATION AS TRUSTEE UNDER DEED OF TRUST RECORDED JULY
18, 2002 BOOK 20020718 PAGE 0182. OFFICIAL RECORDS.

TITLE:

NOTARY'S CERTIFICATE:

STATE OF CALIFORNIA S.S.
COUNTY OF _____

ON _____, 200____, BEFORE ME,
PERSONALLY APPEARED _____ A NOTARY PUBLIC,

PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE
BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON _____
WHOSE NAME _____ SUBSCRIBED TO THE WITHIN
INSTRUMENT AND ACKNOWLEDGED TO ME THAT _____
EXECUTED THE SAME IN _____ AUTHORIZED CAPACITY
AND THAT BY _____ SIGNATURE _____ ON THE INSTRUMENT
THE PERSON _____ OR THE ENTITY UPON BEHALF OF WHICH
THE PERSON _____ ACTED, EXECUTED THE INSTRUMENT.
WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE _____
PRINT NAME _____

MY COMMISSION EXPIRES ON _____
MY PRINCIPAL PLACE OF BUSINESS IS THE COUNTY OF _____

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
ORDNANCE AT THE REQUEST OF LONE WOLF CONSTRUCTION, INC. IN
DECEMBER, 2002. I HEREBY STATE THAT THIS PARCEL MAP
SUBSTANTIALLY CONFORMS TO THE APPROVED TENTATIVE MAP,
THAT ALL MONUMENTS SHOWN HEREON ARE OF THE CHARACTER
AND OCCUPY THE POSITIONS INDICATED AND THAT THE MONUMENTS
ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

STEVEN A. GARDNER, L.S. 5123
EXPIRATION DATE: 8-30-07

CITY ENGINEER'S STATEMENT:

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PARCEL MAP ENTITLED "29TH
STREET 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 APPROVED ALTERATIONS THEREOF AND 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
DEPARTMENT OF PUBLIC WORKS
CITY OF SACRAMENTO

CITY CLERK'S STATEMENT:

I HEREBY STATE THAT THE CITY COUNCIL OF THE CITY OF SACRAMENTO HAS APPROVED
THIS PARCEL MAP AND HAS ACCEPTED IN BEHALF OF THE PUBLIC THE EASEMENTS
HEREON OFFERED FOR DEDICATIONS.

DATE _____ CITY CLERK _____

COUNTY RECORDER'S STATEMENT:

FILED THIS _____ DAY OF _____, 200____, AT _____ M., IN
BOOK _____ OF PARCEL MAPS, AT PAGE _____ AT THE REQUEST OF
GARDNER & ASSOCIATES, TITLE TO THE LAND INCLUDED IN THIS PARCEL MAP BEING
VESTED AS PER CERTIFICATE NO. _____ ON FILE IN THIS OFFICE.

FILE: _____ FEE: \$ _____

MARK NORRIS
RECORDER OF SACRAMENTO COUNTY BY: _____
STATE OF CALIFORNIA DEPUTY

PARCEL MAP

29TH STREET PARCEL MAP

SUBDIVISION NO.: Z-02245

A PORTION OF LOT 1, AS SHOWN ON THE OFFICIAL PLAT OF "GARDEN DALE", 10 B.M. 23.

CITY OF SACRAMENTO, STATE OF CALIFORNIA
DECEMBER, 2003
GARDNER & ASSOCIATES
SHEET 2 OF 2

SCALE: 1"=20'

LEGEND

DIMENSION POINT	○
SET 3/4" REBAR, TAGGED L.S. 5123	○
SET 1/4"X1 1/2" LONG PK NAIL	○
FOUND MONUMENT AS NOTED	○
CITY TIE	X
RECORD PER 10 B.M. 23	(1)
RECORD PER DEED 20020718 O.R. 0181	(2)
FENCE	—
PUBLIC UTILITY EASEMENT	P.U.E.

BASIS OF BEARINGS

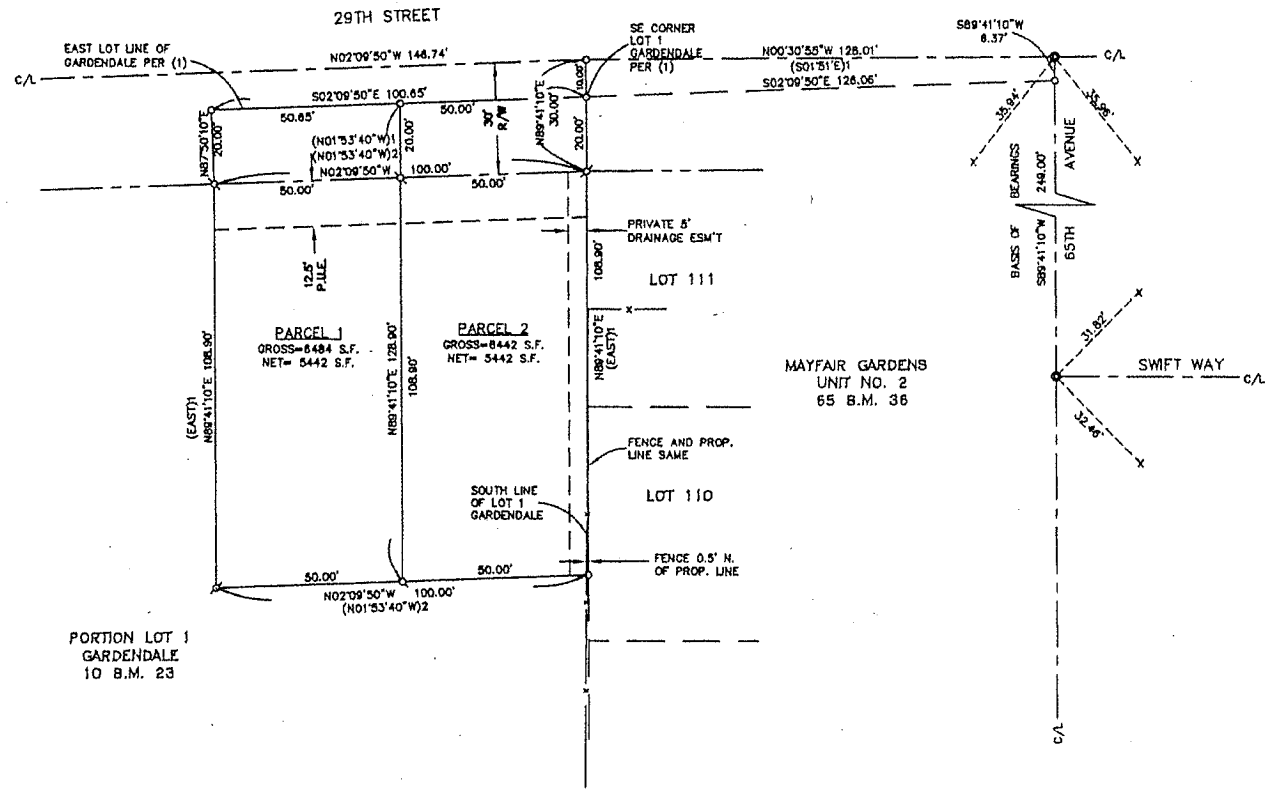
THE BASIS OF BEARING OF THIS SURVEY IS IDENTICAL WITH THE CENTERLINE OF 85TH STREET AS SHOWN ON "THE PLAT OF MAYFAIR GARDENS UNIT NO. 2", 65 B.M. 36.

NOTE

- 1.) THE LOTS BEING CREATED BY THIS MAP INCLUDE FEE TITLE TO THE EAST LOT LINE OF GARDENDALE SHOWN HEREON.
- 2.) PRIVATE 5 FOOT DRAINAGE EASEMENT RECORDED IN SACRAMENTO COUNTY AT BOOK 20031016 PAGE 2959.



SCALE: 1"=20'



PORTION LOT 1
GARDENDALE
10 B.M. 23

MAYFAIR GARDENS
UNIT NO. 2
65 B.M. 36

ATTACHMENT A-3



RESOLUTION NO. 2003-888

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

**APPROVING PARCEL MAP ENTITLED "29TH STREET PARCEL MAP"
(Z02-245)**

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

- A. The Parcel Map entitled "29th Street Parcel Map", located at 29th Street, 105 Feet North of 65th Avenue, 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: _____