

DEPARTMENT OF
PUBLIC WORKS

CITY OF SACRAMENTO
CALIFORNIA

DEVELOPMENT SERVICES
1231 I STREET
ROOM 200
SACRAMENTO, CA
95814
PH 916-264-7995
FAX 916-264-5786

TECHNICAL SERVICES DIVISION

June 25, 2001

City Council
Sacramento, California

Honorable Members In Session:

**SUBJECT: APPROVAL OF PARCEL MAP ENTITLED "PARCEL MAP OF 8220-8240
BELVEDERE AVENUE" (P99101)**

LOCATION/COUNCIL DISTRICT:

Belvedere Avenue, 240 feet east of 82nd Street
Council District 6

RECOMMENDATION:

This report recommends that the City Council approve the attached resolution for the Parcel Map Entitled "Parcel Map of 8220-8240 Belvedere Avenue".

CONTACT PERSON:

Bob Robinson, Supervising Surveyor, 264-8970

FOR COUNCIL MEETING OF:

July 18, 2001

SUMMARY:

On February 24, 2000, the City 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, Massie & Company, a California General Partnership. The Parcel Map requires approval by the City Council. See Exhibits "A-1 through A-3" for project location.

City Council
Parcel Map (P99101)
June 25, 2001

COMMITTEE/COMMISSION ACTION:

None.

BACKGROUND:

On February 24, 2000, the City Planning Commission approved a Tentative Parcel Map by adopting a Notice of Decision.

Pursuant to Sacramento City Code, Chapter 16.32.130 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. 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, Massie & Co., a California General Partnership.

ENVIRONMENTAL CONSIDERATIONS:

On February 24, 2000, the City Planning Commission adopted a Notice of Decision ratifying the Negative Declaration and approving the mitigation monitoring plan for this project.

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 (P99101)
June 25, 2001

ESBD CONSIDERATIONS:

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

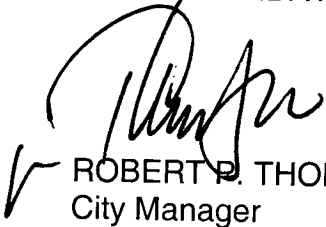
Respectfully submitted,



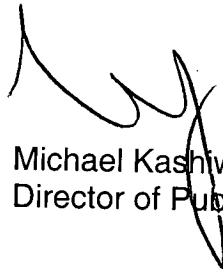
Gary Alm
Manager, Development Services

RECOMMENDATION APPROVED:

Approved:



ROBERT P. THOMAS
City Manager



Michael Kashiwagi
Director of Public Works

S:\TS Wrk Grp Docs\Develop Svcs\Council\P99101 Belvedere Ave\ccltr
BR/nr

OWNER'S STATEMENT

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

(A) EASEMENTS FOR INSTALLATION AND MAINTENANCE OF ELECTROLIERS, WATER, SEWER, AND GAS PIPES; AND FOR UNDERGROUND WIRES AND CONDUITS FOR ELECTRIC, CABLE TELEVISION AND TELEPHONE SERVICES, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER AND ACROSS THOSE STRIPS OF LAND SHOWN HEREON AND DESIGNATED 12.5 FEET "PUBLIC UTILITY EASEMENT" (P.U.E.).

PARCEL MAP
8220-8240 BELVEDERE AVENUE
PARCEL 1 OF THAT CERTAIN CERTIFICATE OF COMPLIANCE FOR
LOT LINE ADJUSTMENT FILED AS INSTRUMENT NO. 199808104704
OFFICIAL RECORDS OF SACRAMENTO COUNTY

CITY OF SACRAMENTO
COUNTY OF SACRAMENTO, CALIFORNIA
MAY, 2001
MORTON & PITALO, INC.
SHEET 1 OF 2 SHEETS

TRUSTEE'S STATEMENT

FIDELITY NATIONAL TITLE COMPANY, A CALIFORNIA CORPORATION, TRUSTEE UNDER DEED OF TRUST RECORDED OCTOBER 6, 1999 IN BOOK 19991006, PAGE 1091 OFFICIAL RECORDS OF SACRAMENTO COUNTY.

PRINT NAME _____
TITLE _____

PRINT NAME _____
TITLE _____

NOTARY'S STATEMENT

STATE OF _____
COUNTY OF _____

ON _____ BEFORE ME, _____ PERSONALLY APPEARED _____ PERSONALLY KNOWN TO ME —OR— _____ 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 AND OFFICIAL SEAL.

NOTARY PUBLIC, STATE OF _____
PRINT NAME _____

PRINCIPAL PLACE OF BUSINESS IS _____
COMMISSION EXPIRES _____

MASSIE & CO., A CALIFORNIA GENERAL PARTNERSHIP

BY: _____ BY: _____

NOTARY'S STATEMENT

STATE OF _____
COUNTY OF _____

ON _____ BEFORE ME, _____ PERSONALLY APPEARED _____ PERSONALLY KNOWN TO ME —OR— _____ 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 AND OFFICIAL SEAL.

NOTARY PUBLIC, STATE OF _____
PRINT NAME _____

PRINCIPAL PLACE OF BUSINESS IS _____
COMMISSION EXPIRES _____

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 MASSIE & CO. IN MAY, 2001. 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 _____
MARLAND D. JOHNSON, L. S. 3923



CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS PARCEL MAP OF 8220-8240 BELVEDERE AVENUE AND FIND IT TO BE SUBSTANTIALLY THE SAME AS THE APPROVED TENTATIVE MAP SUBMITTED TO THE PLANNING COMMISSION. THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND ALL APPLICABLE CITY ORDINANCES HAVE BEEN COMPILED WITH AND THAT I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.

DATED _____
DEPARTMENT OF PUBLIC WORKS
CITY OF SACRAMENTO
L.S. 7534, EXP. 12-31-03

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, PUBLIC UTILITY EASEMENT (P.U.E.) HEREON OFFERED FOR DEDICATION.

DATED _____ 2001 _____
CITY CLERK

RECORDER'S STATEMENT

ACCEPTED FOR RECORD AND FILED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY IN BOOK _____ OF PARCEL MAPS, PAGE NO. _____ THIS DAY OF _____ 2001 AT _____ HOURS, _____ MINUTES, _____ M., AT THE REQUEST OF MORTON & PITALO, INC. TITLE TO THE LAND INCLUDED IN THIS PARCEL MAP BEING VESTED AS PER CERTIFICATE NO. _____ ON FILE IN THIS OFFICE.

DOCUMENT NO. _____
RECORDER OF SACRAMENTO COUNTY

FEE: _____ BY: _____
DEPUTY

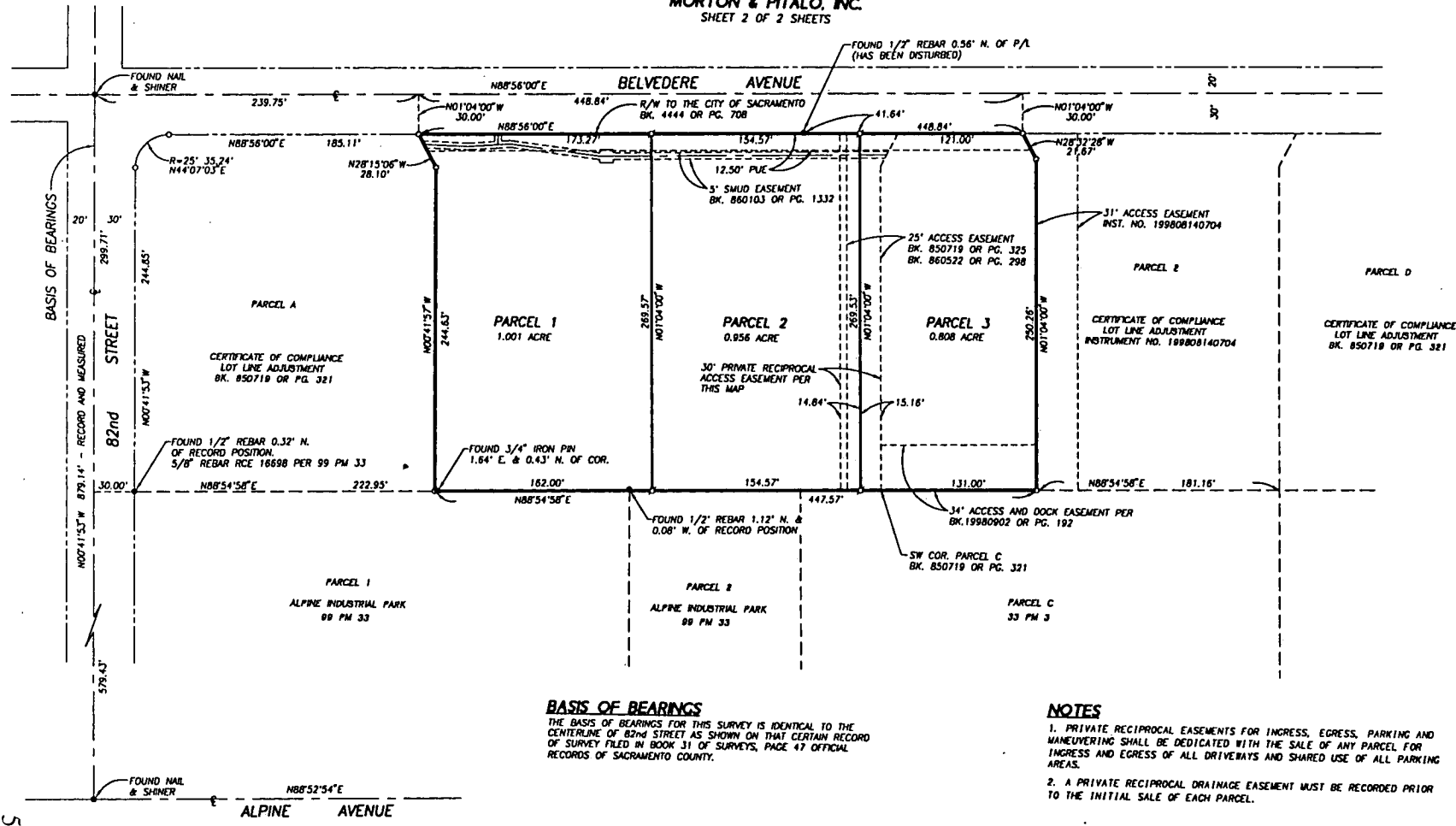
EXHIBIT "A-1"

LEGEND

- DIMENSION POINT, NOTHING FOUND OR SET
- FOUND MONUMENT AS DESCRIBED HEREON
- SET 5/8" REBAR, L.S. 3923
- P.U.E. ... PUBLIC UTILITY EASEMENT

PARCEL MAP
8220-8240 BELVEDERE AVENUE
PARCEL 1 OF THAT CERTAIN CERTIFICATE OF COMPLIANCE FOR
LOT LINE ADJUSTMENT FILED AS INSTRUMENT NO. 199808140704
OFFICIAL RECORDS OF SACRAMENTO COUNTY

CITY OF SACRAMENTO
 COUNTY OF SACRAMENTO, CALIFORNIA
 MAY, 2001 SCALE: 1"=50'
MORTON & PITALO, INC.
 SHEET 2 OF 2 SHEETS



BASIS OF BEARINGS

82nd STREET

RECORD AND MEASURED

BASIS OF BEARINGS

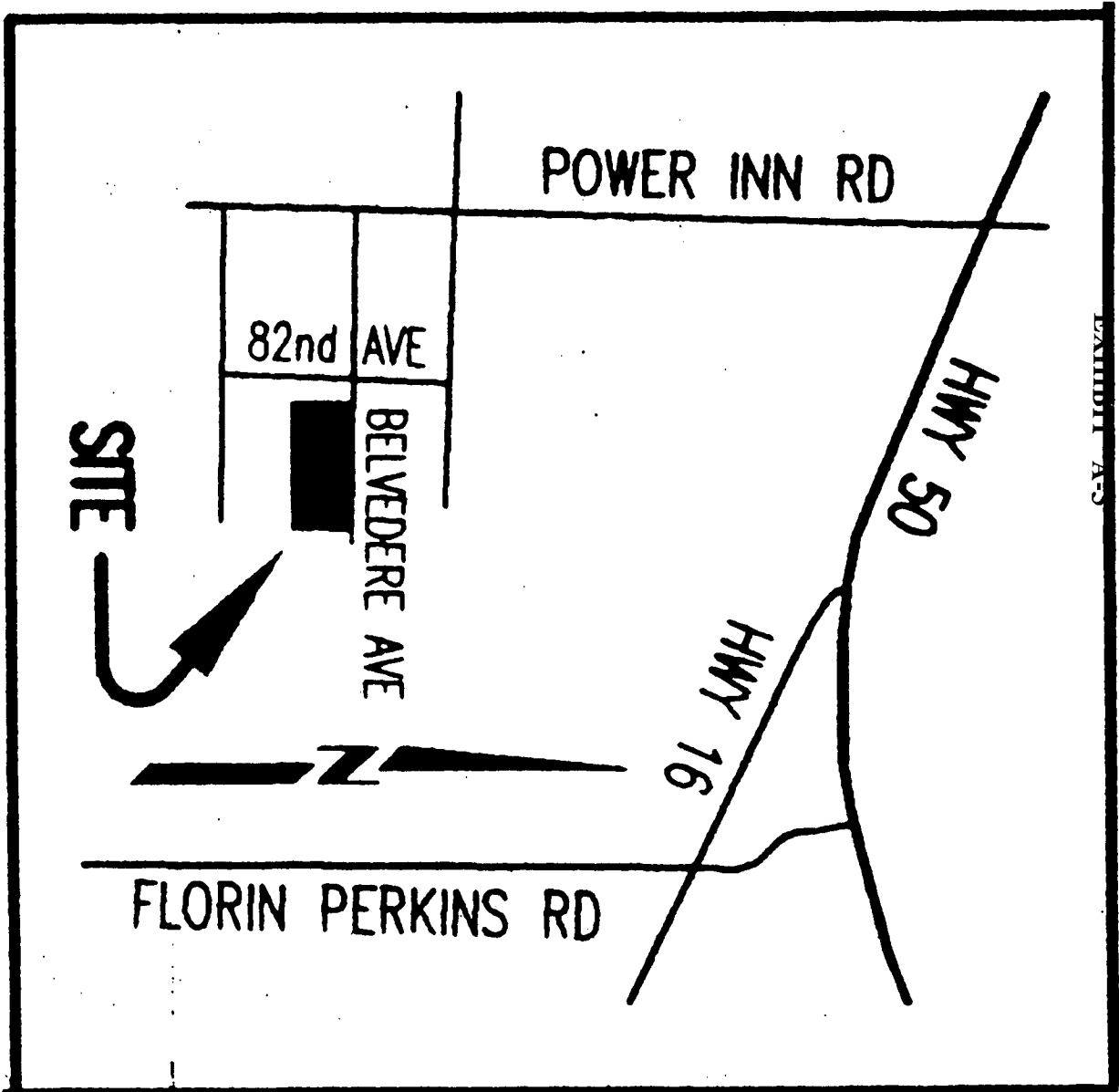
THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL TO THE CENTERLINE OF 82nd STREET AS SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED IN BOOK 31 OF SURVEYS, PAGE 47 OFFICIAL RECORDS OF SACRAMENTO COUNTY.

NOTES

1. PRIVATE RECIPROCAL EASEMENTS FOR INGRESS, EGRESS, PARKING AND MANEUVERING SHALL BE DEDICATED WITH THE SALE OF ANY PARCEL FOR INGRESS AND EGRESS OF ALL DRIVERS AND SHARED USE OF ALL PARKING AREAS.
2. A PRIVATE RECIPROCAL DRAINAGE EASEMENT MUST BE RECORDED PRIOR TO THE INITIAL SALE OF EACH PARCEL.

EXHIBIT "A-2"

S:\PDA\10000\10000.dwg 06-14-01 11:28 am - RBW



VICINITY MAP

N.T.S.

APPROVED
JUL 18 2001
OFFICE OF THE
CITY CLERK

RESOLUTION NO. 2001-478

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

APPROVING PARCEL MAP ENTITLED "PARCEL MAP OF 8220-8240 BELVEDERE AVENUE".

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

- A. The Parcel Map entitled "Parcel Map of 8220-8240 Belvedere Avenue", located at Belvedere Avenue, 240 feet east of 82nd Street, with provisions for its design and improvement, is consistent with the City General Community Plan.
- B. The Parcel Map is in substantial compliance with the previously approved tentative 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 subject to the execution by all parties.
- 2. Acceptance of easements.

MAYOR

ATTEST:

CITY CLERK

FOR CITY CLERK USE ONLY
RESOLUTION NO.: _____
DATE ADOPTED: _____