



**DEVELOPMENT SERVICES  
DEPARTMENT**

Development Engineering  
and Finance Division

**CITY OF SACRAMENTO  
CALIFORNIA**

1231 I STREET, 2<sup>nd</sup> Floor  
Sacramento, CA 95814-2700  
PH (916) 264-7995  
FAX (916) 264-5786

May 14, 2004

City Council  
Sacramento, California

Honorable Members In Session:

**SUBJECT: APPROVAL OF MASTER PARCEL MAP ENTITLED "POWER RIDGE  
INDUSTRIAL PARK II" (SUBDIVISION NO. Z03-127).**

**LOCATION AND COUNCIL DISTRICT:**

East side of Power Inn Road between Fruitridge Road and 21<sup>st</sup> Avenue located in Council District 5 (see Attachment A-1 for project location).

**RECOMMENDATION:**

This report recommends the City Council adopt the attached resolution:

- Approving the Master Parcel Map entitled "Power Ridge Industrial Park II".

**CONTACT PERSON: Jerry Lovato, Senior Engineering Technician, 808-7918**

**FOR COUNCIL MEETING OF: June 1, 2004**

**SUMMARY:**

On July 9, 2003, the City Zoning Administrator approved a Tentative Master Parcel Map by adopting a Zoning Administrator Approval. All conditions of the Tentative Master Parcel Map have been met by the subdivider, Cypress Real Estate Company, Inc, a Washington Corporation. The Master Parcel Map requires approval by the City Council.

**COMMITTEE/COMMISSION ACTION:**

None.

**BACKGROUND:**

On July 9, 2003, the City Zoning Administrator approved a Tentative Master Parcel Map by adopting Zoning Administrator Approval. The map presented conforms to all the requirements of Title 16 of the City Code applicable at the time of conditional approval of the Tentative Master Parcel Map.

The Master Parcel Map is consistent with the City General Plan. All conditions of the Tentative Master Parcel Map have been met, and the Master Parcel Map is presented for approval.

**FINANCIAL CONSIDERATIONS:**

All subdivision costs are being paid by the subdivider, Cypress Real Estate Company, Inc., a Washington Corporation.

**ENVIRONMENTAL CONSIDERATIONS:**

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, Chapter 16.32.240, the City Council may approve Master Parcel Maps by resolution. 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 Master Parcel Map.

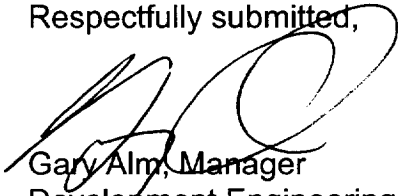
The Council action recommended in this report supports the following City Strategic Plan goals:

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

**ESBD CONSIDERATIONS:**

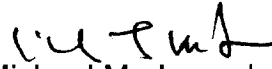
City Council adoption of the attached resolution is not affected by City policy related to the ESBD Program.

Respectfully submitted,



Gary Alm, Manager  
Development Engineering and Finance

Approved:



Michael Medema, Interim Director  
Development Services Department

**RECOMMENDATION APPROVED:**



ROBERT P. THOMAS  
City Manager

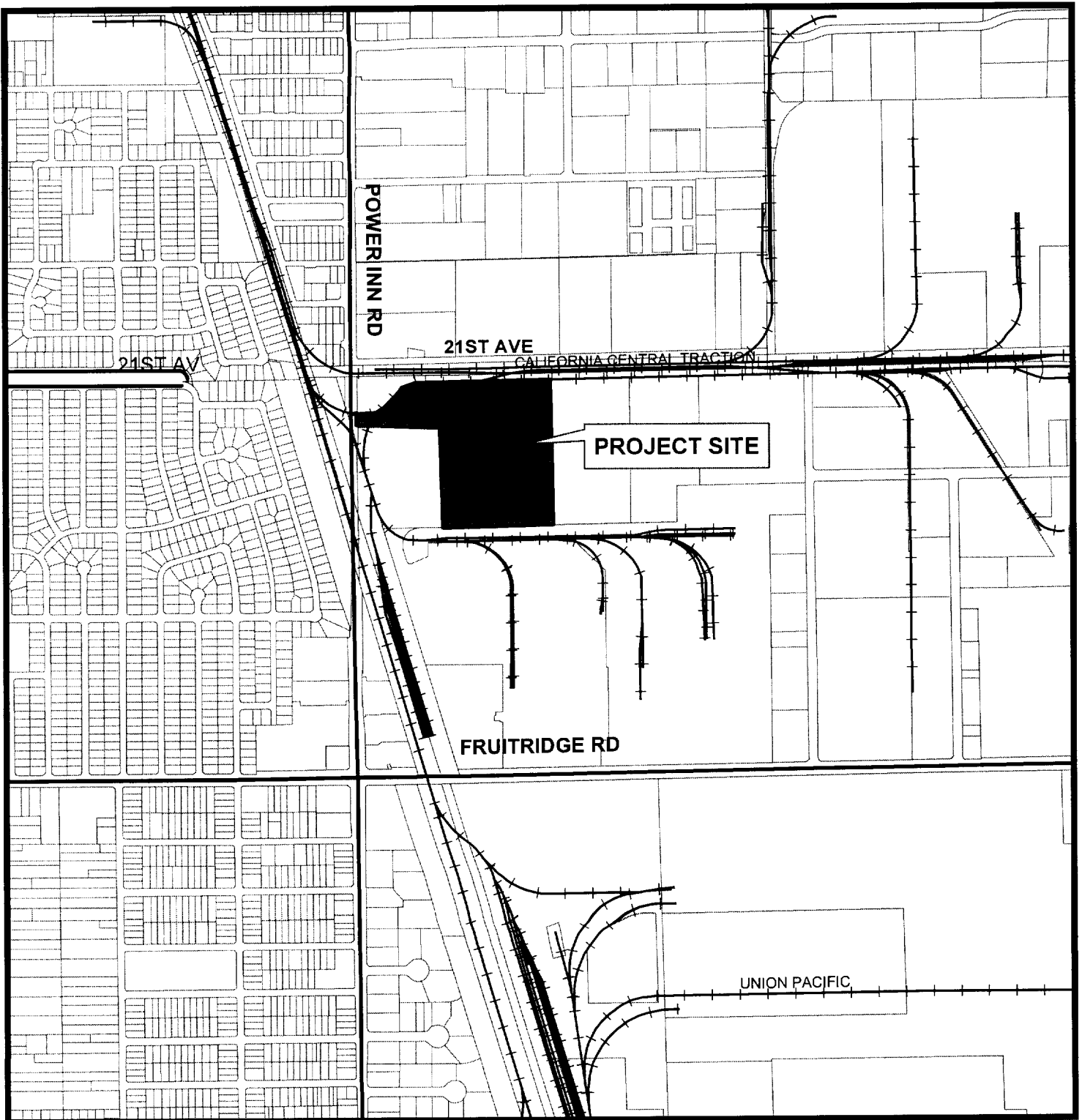
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1. Attachment A-1, Power Ridge Industrial Park II Location Map, pg. 4
2. Attachment A-2 through A-3, Master Parcel Map for Power Ridge Industrial Park II, pg. 5
3. Resolution approving Master Parcel Map for Power Ridge Industrial Park II pg. 7

JL/dkl

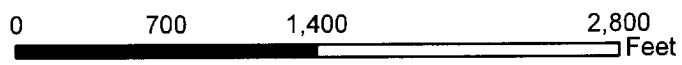
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ATTACHMENT A-1



Development Services Department

VICINITY MAP  
FOR  
POWER RIDGE INDUSTRIAL PARK II



PARCEL MAP FOR POWER RIDGE INDUSTRIAL PARK II

SUBDIVISION NO. Z03-127 LOT 2 OF CERTIFICATE OF COMPLIANCE, RECORDED IN BOOK 99-01-12 OFFICIAL RECORDS, SACRAMENTO COUNTY AT PAGE 1126 CITY OF SACRAMENTO COUNTY OF SACRAMENTO, CALIFORNIA MAY, 2004 SHEET 1 OF 2



OWNER'S STATEMENT:

THE UNDERSIGNED HEREBY CONSENT TO THE PREPARATION AND FILING OF THIS PARCEL MAP AND OFFER FOR DEDICATION AND DO HEREBY DEDICATE TO ANY AND ALL PUBLIC USES THE ROAD SHOWN HEREON; AND ALSO OFFER FOR DEDICATION AND DO HEREBY DEDICATE TO SPECIFIC PURPOSES THE FOLLOWING:

A) EASEMENTS FOR INSTALLATION AND MAINTENANCE OF GAS PIPES; WATER PIPES; TRAFFIC CONTROL DEVICES; ELECTROLIGERS; AND FOR UNDERGROUND WIRES AND CONDUITS FOR ELECTRIC, CABLE TELEVISION AND TELEPHONE SERVICES; TOGETHER WITH ANY AND ALL APPURTENANCES THERETO AND FOR PLANTING AND MAINTAINING TREES ON, OVER AND ACROSS STRIPS OF LAND 12.5 FEET IN WIDTH LYING CONTIGUOUS TO THE ROAD AS SHOWN HEREON AND DESIGNATED PUBLIC UTILITY EASEMENT (PUE).

CYPRESS REAL ESTATE COMPANY, INC., A WASHINGTON CORPORATION

BY: DATE:

PRINTED NAME AND TITLE

BY: DATE:

PRINTED NAME AND TITLE

NOTARY'S STATEMENT:

STATE OF CALIFORNIA ) COUNTY OF SACRAMENTO )

ON BEFORE ME,

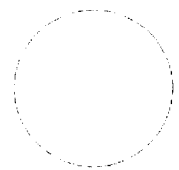
PERSONALLY APPEARED PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURES ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

MY COMMISSION EXPIRES: MY PRINCIPAL PLACE OF BUSINESS IS COUNTY, COUNTY AND STATE

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND WAS COMPILED FROM RECORD DATA IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF PANATTONI INVESTMENTS ON MAY, 2003. 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.

LICENSED SURVEYOR, FRANK N. WALKER



NOTARY'S STATEMENT:

STATE OF CALIFORNIA ) COUNTY OF SACRAMENTO )

ON BEFORE ME,

PERSONALLY APPEARED PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(ES), AND THAT BY HIS/HER/THEIR SIGNATURES ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

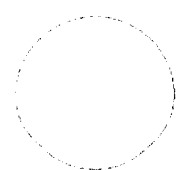
MY COMMISSION EXPIRES: MY PRINCIPAL PLACE OF BUSINESS IS COUNTY, COUNTY AND STATE

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS PARCEL MAP ENTITLED POWER RIDGE INDUSTRIAL PARK II AND FIND IT TO BE SUBSTANTIALLY THE SAME AS THE TENTATIVE MAP APPROVED BY 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.

ROBERT T. ROBINSON SUPERVISING SURVEYOR FOR THE DIRECTOR OF PUBLIC WORKS

DATE:



NOTARY'S STATEMENT:

STATE OF CALIFORNIA ) COUNTY OF SACRAMENTO )

ON BEFORE ME,

PERSONALLY APPEARED PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(ES), AND THAT BY HIS/HER/THEIR SIGNATURES ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

MY COMMISSION EXPIRES: MY PRINCIPAL PLACE OF BUSINESS IS COUNTY, COUNTY AND STATE

CITY CLERK'S STATEMENT:

I DO HEREBY STATE THAT THE CITY COUNCIL OF THE CITY OF SACRAMENTO HAS APPROVED THIS PARCEL MAP ENTITLED POWER RIDGE INDUSTRIAL PARK II AND HAS ACCEPTED ON BEHALF OF THE PUBLIC, THE EASEMENTS HEREON OFFERED FOR DEDICATION.

CITY CLERK CITY OF SACRAMENTO

DATE:

BENEFICIARY'S STATEMENT:

SUM TRUST BANK, AS BENEFICIARY UNDER DEED OF TRUST RECORDED DECEMBER 23, 2003, IN BOOK 20031223, PAGE 1711, OFFICIAL RECORDS, SACRAMENTO COUNTY.

BY: DATE:

PRINTED NAME AND TITLE

RECORDER'S STATEMENT:

FILED THIS DAY OF 2004, AT O'CLOCK M., IN BOOK OF PARCEL MAPS, AT PAGE AT THE REQUEST OF J.T.S. ENGINEERING, CONSULTANTS INC., TITLE TO THE LAND INCLUDED IN THIS PARCEL MAP BEING VESTED AS PER CERTIFICATE NO. ON FILE IN THIS OFFICE.

DOCUMENT NO. FEE: \$

RECORDER OF SACRAMENTO COUNTY BY: DEPUTY STATE OF CALIFORNIA

**PARCEL MAP  
FOR  
POWER RIDGE INDUSTRIAL PARK II**  
SUBDIVISION NO. Z03-127  
LOT 2 OF CERTIFICATE OF COMPLIANCE,  
RECORDED IN BOOK 99-01-12 OFFICIAL  
RECORDS, SACRAMENTO COUNTY AT PAGE 1126  
CITY OF SACRAMENTO COUNTY OF SACRAMENTO, CALIFORNIA  
MAY, 2004 SHEET 2 OF 2 SCALE: 1"=100'



**NOTES**

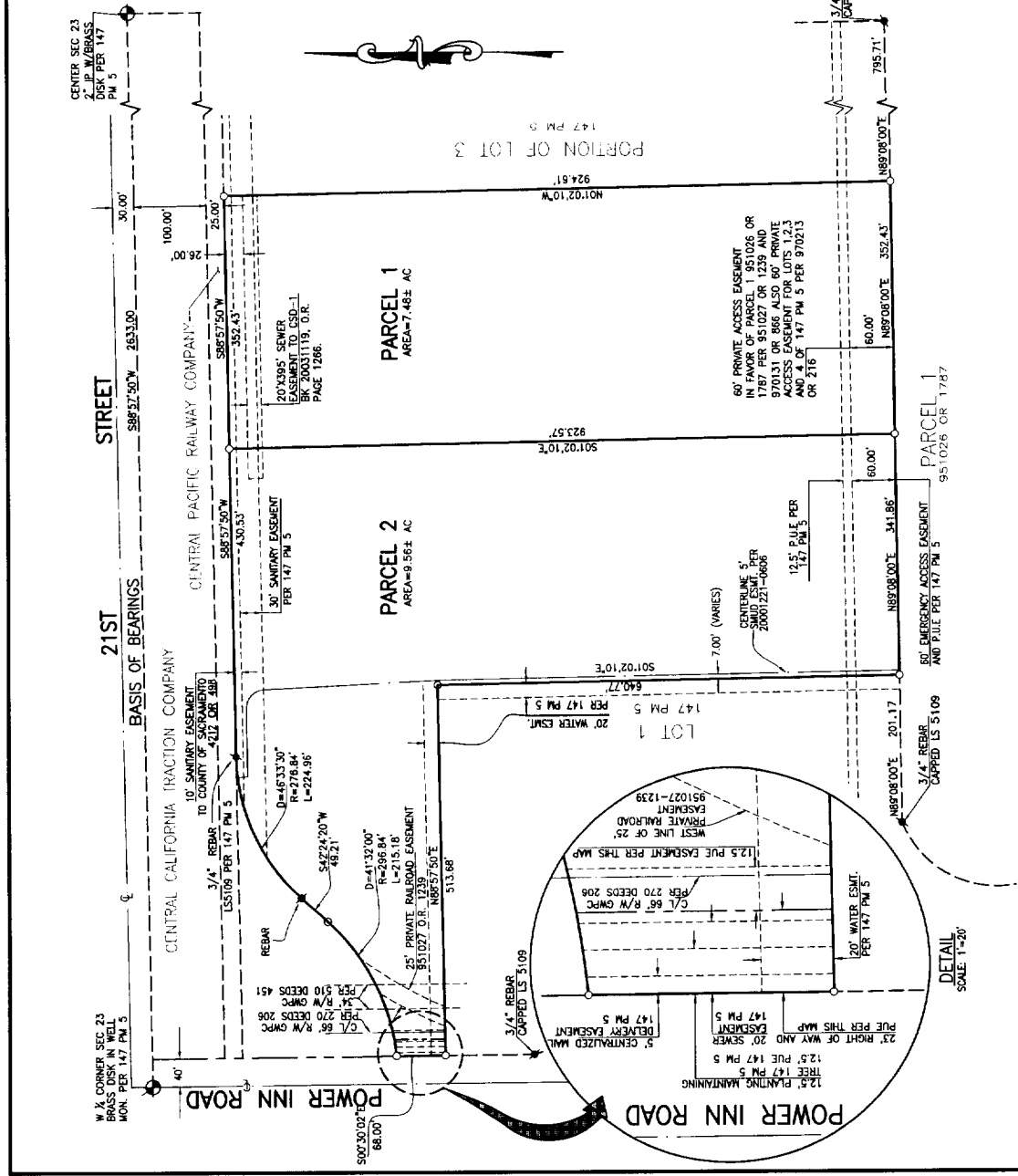
- (1) THIS PARCEL MAP CONTAINS 17.04 ACRES MORE OR LESS.
- (2) ALL DISTANCES SHOWN IN FEET ARE GROUND DISTANCES.
- (3) AN UNRECORDED SEWER EASEMENT TO THE SACRAMENTO COUNTY SANITATION DISTRICT NO. 1 WAS RESERVED BY PROCTOR AND CABLE MANUFACTURING COMPANY IN DOCUMENT RECORDED IN BOOK 951027 PAGE 1238 O.R. SACRAMENTO COUNTY. THE LOCATION OF THE EASEMENT IS NOT DISCLOSED OF RECORD.
- (4) AN UNRECORDED ELECTRICAL AND COMMUNICATION FACILITY EASEMENT TO THE SACRAMENTO MUNICIPAL UTILITY DISTRICT WAS RESERVED IN DOCUMENT RECORDED IN BOOK 951027 PAGE 1238 O.R. SACRAMENTO COUNTY. THE LOCATION OF THE EASEMENT IS NOT DISCLOSED OF RECORD.
- (5) THE PARCELS CREATED BY THIS MAP SHALL BE DEVELOPED IN ACCORDANCE WITH RECORDED AGREEMENT FOR CONVEYANCE OF EASEMENTS (BOOK \_\_\_\_\_ O.R. PAGE \_\_\_\_\_)
- (6) ALL MONUMENTS SHOWN HERE ARE BASED ON THE PARCEL MAP FILED IN BOOK 147 OF PARCEL MAPS AT PAGE 5.
- (7) A "FLDING" RECIPROCAL STORM DRAINAGE EASEMENT WAS CREATED OVER LOTS 1, 2, 3 AND 4 OF 147 PM 5 BY DOCUMENT RECORDED IN BOOK 910213 OR PAGE 216. THE LOCATION AND WIDTH ARE NOT DISCLOSED OF RECORD.

**LEGEND**

- DIMENSION POINT, NOTHING FOUND OR SET MONUMENT AS NOTED
- 3/4" REBAR L.S. 5109 PER 147 PM 5
- PUBLIC UTILITY EASEMENT
- CURVE DELTA
- CSO-1..... COUNTY SANITARY DISTRICT #1

**BASIS OF BEARINGS**

THE BASIS OF BEARINGS FOR THIS MAP IS THE CENTERLINE OF SECTION 23 NORTH 88°57'50" EAST AS ESTABLISHED BY MONUMENTS AS SHOWN ON THE PARCEL MAP FILED IN BOOK 147 OF PARCEL MAPS AT PAGE 5, SACRAMENTO COUNTY RECORDS.



**RESOLUTION NO.**

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF: \_\_\_\_\_

**APPROVING MASTER PARCEL MAP ENTITLED "POWER RIDGE INDUSTRIAL PARK II"  
(SUBDIVISION NO. Z03-127)**

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

- A The Master Parcel Map entitled " Power Ridge Industrial Park II ", located at east side of Power Inn Road between Fruitridge Road and 21<sup>st</sup> Avenue, is consistent with the City General Plan.
- B. The Master 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 Master 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: \_\_\_\_\_