

38

DEPARTMENT OF
PUBLIC WORKS

CITY OF SACRAMENTO
CALIFORNIA

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

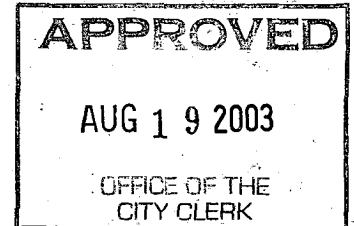
DEVELOPMENT SERVICES DIVISION

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

July 30, 2003

City Council
Sacramento, California

Honorable Members In Session:



**SUBJECT: APPROVAL OF PARCEL MAP FOR "WAYNE COURT" –
(P02-133)**

LOCATION AND COUNCIL DISTRICT:

Wayne Court, east of South Watt Avenue, north of Elder Creek Road, located in Council District 6, (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 "Wayne Court".

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

FOR COUNCIL MEETING OF: August 19, 2003

SUMMARY:

On April 10, 2002, 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 Kids IV Properties, LLC, a California Limited Liability Company. The Parcel Map requires approval by the City Council.

Department of
PUBLICWORKS
CITY OF
SACRAMENTO

City Council
Parcel Map for Wayne Court (P02-133)
July 30, 2003

COMMITTEE/COMMISSION ACTION:

None.

BACKGROUND:

On April 10, 2002, the City Planning Commission approved a Tentative Parcel Map by adopting a Notice of Decision. 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, Massie Kids IV Properties, LLC, a California Limited Liability Company.

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:

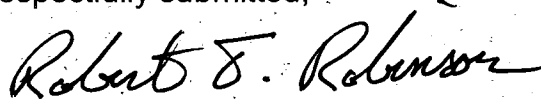
- Enhance and preserve the neighborhoods
- Promote and support economic vitality

City Council
Parcel Map for Wayne Court (P02-133)
July 30, 2003

ESBD CONSIDERATIONS:

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

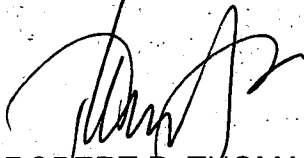
Respectfully submitted,



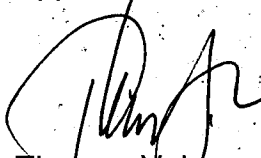
for Gary Alm,
Manager, Development Services

RECOMMENDATION APPROVED:

Approved:



ROBERT R. THOMAS
City Manager

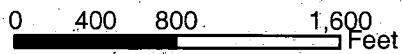
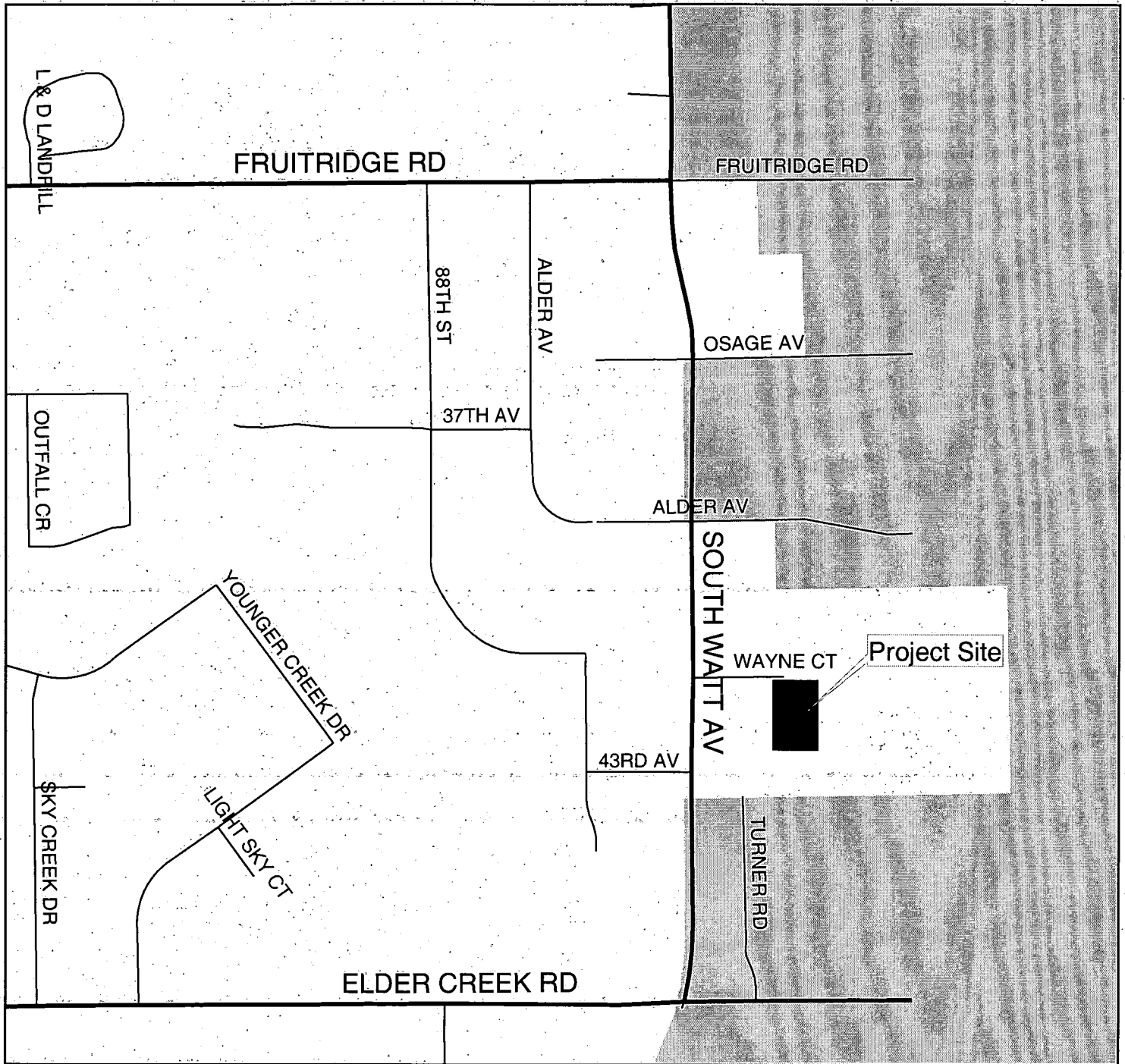


Thomas V. Lee
Deputy City Manager

TABLE OF CONTENTS:

- 1) Attachment A-1, Wayne Court, pg. 4
- 2) Attachment A-2 through A-3, Wayne Court Land Surveys, pg. 5
- 3) Resolution approving Wayne Court, pg. 7

Vicinity Map For Wayne Court



RLiu 7/25/03 WayneCt.mxd(pdf)

PARCEL MAP
WAYNE COURT
SUBDIVISION NO. P02-133
PARCEL 3 OF 106 PM 1

CITY OF SACRAMENTO
COUNTY OF SACRAMENTO, CALIFORNIA
JUNE, 2003
MORTON & PITALO, INC.
SHEET 1 OF 2 SHEETS

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 INSTALLING AND MAINTAINING ELECTROLIERS AND GAS PIPES AND FOR UNDERGROUND WIRES AND CONDUITS FOR CABLE TELEVISION, ELECTRIC AND TELEPHONE SERVICES TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER AND ACROSS PARCEL A SHOWN HEREON AND DESIGNATED AS PUBLIC UTILITY EASEMENT (PUE).

MASSIE KIDS IV PROPERTIES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: _____
JEREMY BANGS, MANAGING MEMBER

NOTARY'S STATEMENT

STATE OF _____
COUNTY OF _____

ON _____ BEFORE ME, _____ PERSONALLY KNOWN TO ME —OR— _____ PERSONALLY APPEARED _____ PERSONALLY 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 KIDS IV PROPERTIES IN APRIL, 2003. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP; THAT THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATED _____
CHRISTOPHER J. GORGES, LS 7350



CITY ENGINEER'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS PARCEL MAP OF WAYNE COURT AND FIND IT TO BE SUBSTANTIALLY THE SAME AS THE APPROVED TENTATIVE MAP SUBMITTED TO THE CITY PLANNING COMMISSION 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.

DATED _____
SUPERVISING SURVEYOR
DEVELOPMENT SERVICES DIVISION
CITY OF SACRAMENTO
L. S. 7534 , EXP. 12-31-03

CITY CLERK'S STATEMENT:

I HEREBY STATE THAT THE PLANNING COMMISSION OF THE CITY OF SACRAMENTO HAS APPROVED THIS PARCEL MAP ENTITLED WAYNE COURT AND HAS ACCEPTED IN BEHALF OF THE PUBLIC, THE EASEMENTS HEREON OFFERED FOR DEDICATION.

DATED _____ 2003 _____
CITY CLERK

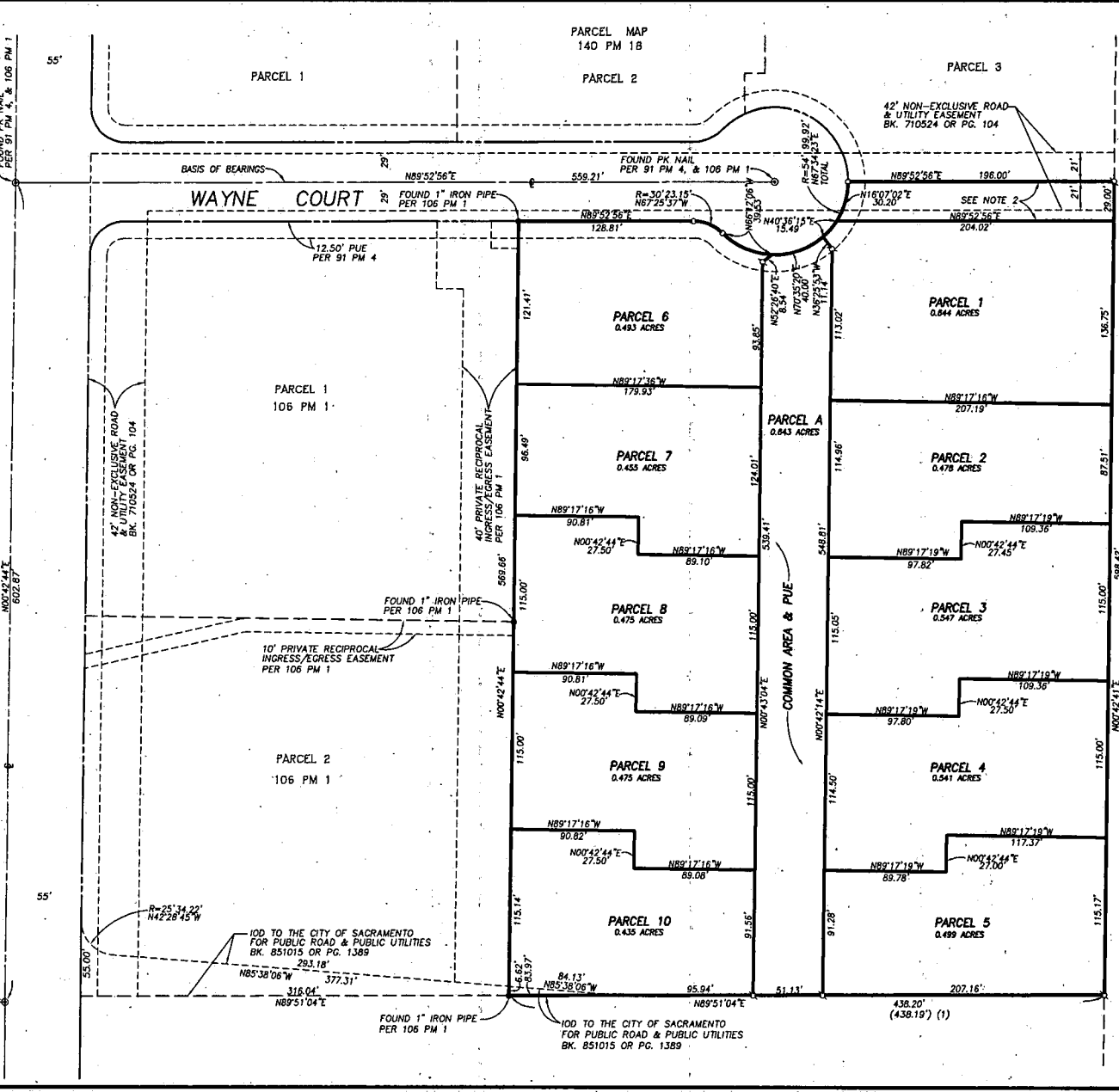
RECORDER'S STATEMENT

ACCEPTED FOR RECORD AND FILED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY IN BOOK _____ OF PARCEL MAPS, PAGE NO. _____ THIS _____ DAY OF _____ 2003 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
DEPUTY _____

ATTACHMENT A-2

43RD AVENUE
 SOUTH WATT AVENUE



PARCEL MAP
WAYNE COURT
SUBDIVISION NO. P02-133
PARCEL 3 OF 106 PM 1
 CITY OF SACRAMENTO
 COUNTY OF SACRAMENTO, CALIFORNIA
 JULY, 2003 SCALE: 1"=50'
 MORTON & PITALO, INC.
 SHEET 2 OF 2 SHEETS

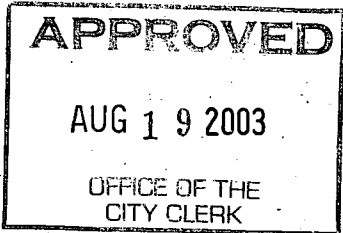
- LEGEND**
- DIMENSION POINT, NOTHING FOUND OR SET
 - MONUMENT FOUND AND DESCRIBED HEREON
 - ⊙ FOUND PK NAIL AS DESCRIBED HEREON
 - ⊠ SET 5/8" REBAR TAGGED LS 3923
 - PUE..... PUBLIC UTILITY EASEMENT
 - (1)..... RECORD PER 106 PM 1
 - 10D..... IRREVOCABLE OFFER OF DEDICATION

REMAINDER OF PARCEL ONE
 16 PM 17

- NOTES**
1. THE PARCELS CREATED BY THIS MAP SHALL BE DEVELOPED IN ACCORDANCE WITH THE RECORDED AGREEMENT FOR CONVEYANCE OF EASEMENTS RECORDED IN BOOK _____ O.R. PAGE _____
 2. I.O.D. AS SHOWN ON 91 PM 4 AND 106 PM 1

BASIS OF BEARINGS
 THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL TO THE CENTERLINE OF WAYNE COURT AS SHOWN ON THAT CERTAIN PARCEL MAP FILED IN BOOK 106 OF PARCEL MAPS, PAGE 1 OFFICIAL RECORDS OF SACRAMENTO COUNTY, THE BEARING OF WHICH IS SHOWN AS N89°52'56"E AS ESTABLISHED FROM THE MONUMENTS FOUND AND SHOWN ALONG SAID LINE.

ATTACHMENT A-3



RESOLUTION NO. 2003-579

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

APPROVING PARCEL MAP ENTITLED "WAYNE COURT" (P02-133)

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

- A. The Parcel Map entitled "Wayne Court", located at Wayne Court, east of South Watt Avenue, north of Elder Creek Road, 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: _____