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**DEVELOPMENT SERVICES
DEPARTMENT**

**CITY OF SACRAMENTO
CALIFORNIA**

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

Development Engineering
and Finance Division

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FAX (916) 264-5786

June 30, 2004

City Council
Sacramento, California

Honorable Members In Session:

**SUBJECT: APPROVAL OF PARCEL MAP AND SUBDIVISION IMPROVEMENT
AGREEMENT ENTITLED "GLENROSE AVENUE PARCEL MAP" (Z03-063).**

LOCATION/COUNCIL DISTRICT:

Glenrose Avenue between Del Paso Boulevard and Clay Street located in Council District 4
(see attachment A-1 for project location).

RECOMMENDATION:

This report recommends the City Council adopt the attached resolution approving the Parcel Map and Subdivision Improvement Agreement for Glenrose Avenue Parcel Map.

CONTACT PERSONS: Jerry Lovato, Sr. Engineering Technician, 808-7918
Ronald Fong, Senior Engineer, 808-7915

FOR COUNCIL MEETING OF: July 22, 2004

SUMMARY:

On May 22, 2003, the City Zoning Administrator approved a Tentative Parcel Map by adopting a Zoning Administrator Approval. The subdivider, Lone Wolf Construction, Inc., wishes to file the Parcel Map prior to completing the required subdivision improvements. The deferral of these improvements requires the subdivider to enter into a subdivision improvement agreement with the City wherein the subdivider will complete the improvements at a later date. All other conditions of the Tentative Map have been met by the subdivider.

The Parcel Map and the Subdivision Improvement Agreement requires approval by the City Council.

COMMITTEE/COMMISSION ACTION:

None.

BACKGROUND:

On May 22, 2003, the City Zoning Administrator approved a Tentative Parcel Map by adopting a Zoning Administrator Approval. 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 North Sacramento Community Plan. The deferred improvement work has been secured through a Subdivision Improvement Agreement, all other conditions of approval 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.

ENVIRONMENTAL CONSIDERATIONS:

Exempt from environmental review pursuant to Section 15315 of the California Environmental Quality Act (CEQA) Guidelines, Minor Land Divisions.

POLICY CONSIDERATIONS:

Pursuant to Sacramento City Code, Chapter 16.08.010, and Government Code Section 66458, the City Council shall approve or disapprove 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:

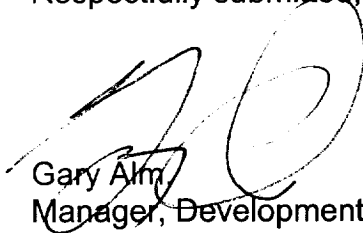
- Enhance and preserve the neighborhoods
- Promote and support economic vitality

ESBD CONSIDERATIONS:

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

Respectfully submitted,

Approved:



Gary Alm
Manager, Development Engineering
and Finance



Michael Medema, Interim Director
Development Services Department

RECOMMENDATION APPROVED:



ROBERT P. THOMAS
City Manager

TABLE OF CONTENTS:

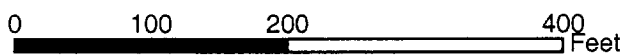
1. Attachment A-1, Glenrose Avenue Parcel Map Map, pg. 4
2. Attachment A-2 through A-3, Parcel Map of Glenrose Avenue Parcel Map, pg. 5
3. Resolution approving Parcel Map and Subdivision Improvement Agreement, pg.7

RR/dkl

Glenrose Avenue Parcel Map



RLiu, 6/23/2004



PARCEL MAP
GLENROSE AVENUE PARCEL MAP
SUBDIVISION NO.: Z-03063

ALL OF PARCEL "A" AS SHOWN
ON 64 P.M. 8.
CITY OF SACRAMENTO, CALIFORNIA
JULY, 2004
GARDNER & ASSOCIATES
SHEET 1 OF 2

OWNER'S STATEMENT:

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

- A) AN EASEMENT FOR INSTALLATION AND MAINTENANCE OF GAS PIPES AND FOR Poles AND CABLES AND UNDERGROUND AND OVERHEAD TELEPHONE SERVICES, TELEVISION AND TELEPHONE SERVICES, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON OVER, UNDER AND ACROSS THOSE STRIPS OF LAND SHOWN HEREON AND DEMARLIED PUBLIC UTILITY EASEMENT (P.U.E.)
- B) EASEMENT FOR PLANTING AND MAINTAINING TREES, ELECTRICITY, TRAFFIC CONTROL DEVICES, SIGNAGE AND GAS PIPES, Poles AND CABLES, UNDERGROUND AND OVERHEAD TELEPHONE SERVICES, TELEVISION AND TELEPHONE SERVICES, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON OVER, UNDER, AND ACROSS STRIPS OF LAND 125 FEET IN WIDTH LYING CONTIGUOUS TO THE PUBLIC AVENUE SHOWN HEREON.

LORE WOLF CONSTRUCTION, INC.
A CALIFORNIA CORPORATION

NOTARY'S CERTIFICATE
STATE OF CALIFORNIA

COUNTY OF _____ S.E.

ON _____ 2004 BEFORE ME,
PERSONALITY APPEARED _____ A NOTARY PUBLIC.

PERSONALLY KNOWN TO ME (OR PREPARED TO BE FOR THE BASIS OF SAID ACTIVITY ENDORSED) TO BE THE PERSON WHOSE NAME _____ SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/IT WAS THE SAME IN SIGNATURE. ON THE INSTRUMENT AND PART BY _____ ON THE INSTRUMENT THE PERSON ACTED AS THE AGENT OF THE PERSON WHOSE NAME _____ AND OFFICIAL SEAL.

SIGNATURE _____

PRINT NAME _____

BY COMMISSION EXPIRES ON _____

MY PRINCIPAL PLACE OF BUSINESS IS THE COUNTY OF _____

ENDORSEMENT STATEMENT:

WILLIAM H. YOUNG, TRUSTEE OF THE YOUNG FAMILY TRUST, REVOCABLE TRUST AS ENDORSEMENT LADDER SEEN ON REVERSE SIDE OF THIS PARCEL MAP, BEING THE SAME AS SET FORTH IN INSTRUMENT 18, 2004, BOOK 30041 PAGE 2848, OFFICIAL RECORD.

TITLE _____

NOTARY'S CERTIFICATE
STATE OF CALIFORNIA

COUNTY OF _____ S.E.

ON _____ 2004 BEFORE ME,
PERSONALITY APPEARED _____ A NOTARY PUBLIC.

PERSONALLY KNOWN TO ME (OR PREPARED TO BE FOR THE BASIS OF SAID ACTIVITY ENDORSED) TO BE THE PERSON WHOSE NAME _____ SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/IT WAS THE SAME IN SIGNATURE. ON THE INSTRUMENT AND PART BY _____ ON THE INSTRUMENT THE PERSON ACTED AS THE AGENT OF THE PERSON WHOSE NAME _____ AND OFFICIAL SEAL.

SIGNATURE _____

PRINT NAME _____

BY COMMISSION EXPIRES ON _____

MY PRINCIPAL PLACE OF BUSINESS IS THE COUNTY OF _____

ENDORSEMENT 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 SURVEYOR'S MAP ACT AND LOCAL ORDINANCES AT THE REQUEST OF LORE WOLF CONSTRUCTION, INC. IN SACRAMENTO, CALIFORNIA. I STATE THAT THIS PARCEL MAP IS A TRUE AND CORRECT REPRESENTATION OF THE LAND SHOWN THEREON AND THAT ALL NEARBY RIGHTS SHOW HEREON HAVE BEEN REVEALED AND ACCEPTED BY THE PERSONS WHOSE NAMES ARE SET FORTH ON THIS MAP AND THAT THE PERSONS WHOSE NAMES ARE SET FORTH ON THIS MAP ARE SUFFICIENT TO DEDICATE THE SURVEY TO BE REVOKED.

TERESA A. GARDNER, L.S. 9123
EXPIRATION DATE: 8-26-07

CITY CLERK'S STATEMENT:

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PARCEL MAP DATED _____ "GARDNER SURVEY PARCEL MAP" AND FIND IT TO BE SUBSTANTIALLY THE SAME AS THE INSTRUMENT WAS SUBMITTED TO THE CITY PLANNING COMMISSION OF THE CITY OF SACRAMENTO AND APPROVED ALTERNATIVE THEREOF AND THAT ALL NEARBY RIGHTS SHOW HEREON HAVE BEEN REVEALED AND ACCEPTED BY THE PERSONS WHOSE NAMES ARE SET FORTH ON THIS MAP AND THAT THIS MAP IS TECHNICALLY CORRECT.

GARY R. ALM
CITY CLERK
P.O. BOX 2014, DEP. 3/27/04
CITY OF SACRAMENTO

CITY CLERK'S STATEMENT:

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

DATE _____

CITY CLERK _____

COUNTY RECORDER'S STATEMENT:

FILED THIS _____ DAY OF _____ 2004, AT _____ IN _____ COUNTY, CALIFORNIA, AT THE REQUEST OF _____ OWNER & ASSOCIATES, TITLE TO THE LAND ENCLOSED IN THIS PARCEL MAP BEING VESTED AS PER CERTIFICATE NO. _____ ON FILE IN THIS OFFICE.

FILE _____

FILE A _____

WILLIAM H. YOUNG, TRUSTEE OF THE YOUNG FAMILY TRUST, REVOCABLE TRUST AS ENDORSEMENT LADDER SEEN ON REVERSE SIDE OF THIS PARCEL MAP, BEING THE SAME AS SET FORTH IN INSTRUMENT 18, 2004, BOOK 30041 PAGE 2848, OFFICIAL RECORD.

BY _____ DEPUTY

PARCEL MAP
GLENROSE AVENUE PARCEL MAP
 SUBDIVISION NO.: Z-03063

ALL OF PARCEL "A" AS SHOWN
 ON 64 P.M. 8.

CITY OF SACRAMENTO, CALIFORNIA
 MAY, 2004
 GARDNER AND ASSOCIATES
 SHEET 2 OF 2

SCALE: 1"=30'

LEGEND

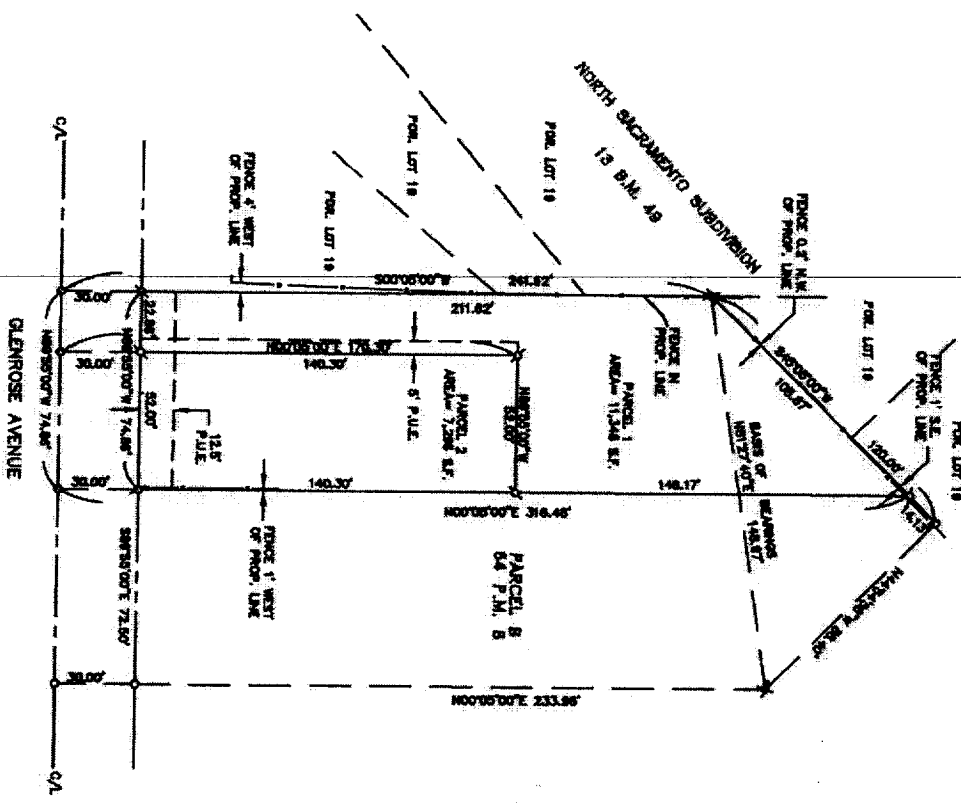
- DIRECTION POINT \uparrow / PLATTING CAP 12 8123
- 5/8" IRON PIN \bullet / PLATTING CAP 12 8123
- 7/8" IRON PIN \bullet / PLATTING CAP 12 8123
- RECORD PER 64 P.M. 8
- FENCE ---
- PUBLIC UTILITY EASEMENT ---
- FILE ---

BASIS OF BEARINGS

THE BASIS OF BEARINGS OF THIS SURVEY IS ESSENTIAL TO
 64 P.M. 8, BASED ON FOUND MONUMENTS SHOWN HEREON.

NOTE

1) THE PARCELS CREATED BY THIS MAP SHALL BE
 DIVIDED IN ACCORDANCE WITH THE RECORD AMENDMENT
 FOR CONFIRMANCE OF EASEMENTS IN BOOK _____
 O.K. PAGE _____



RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

APPROVAL OF PARCEL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT ENTITLED "GLENROSE AVENUE PARCEL MAP" (Z03-063)

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

- A. The Parcel Map entitled "Glenrose Avenue Parcel Map", located at Glenrose Avenue between Del Paso Boulevard and Clay Street, with provisions for its design and improvement, is consistent with the North Sacramento 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 of the Subdivision Improvement Agreement for that subdivision.
2. All dedications shown on said map are hereby accepted subject to the improvement thereof required by the Subdivision Improvement Agreement.
3. The City Manager and City Clerk are authorized and directed to execute on behalf of the City of Sacramento that certain Subdivision Improvement Agreement between the City and Lone Wolf Construction, Inc., to provide for the subdivision improvements required by the Subdivision Map Act and Title 16 (Subdivision Regulations) of the Sacramento City Code.
4. The City Clerk is authorized and directed to record the above-mentioned agreement in the official records of Sacramento County.

MAYOR

ATTEST:

CITY CLERK

7

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____