

STAFF REPORT

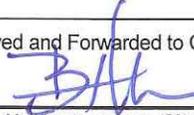
Date: Tuesday, June 28, 2016

To: Bryan Montgomery, City Manager

From: Kevin Rohani, P.E., Public Works Director/City Engineer

Subject: Parcel Map for Minor Subdivision MS 16-978 (Located at the Northwest corner of Daffodil Drive and Neroly Road)

Approved and Forwarded to City Council:


Bryan H. Montgomery, City Manager

Background and Analysis

On June 10th, 2014, the City Council of the City of Oakley adopted Resolution No. 52-14 which conditionally approved the tentative map for Minor Subdivision MS 16-978 at the northwest corner of Daffodil Drive and Neroly Road, which includes two proposed parcels.

CEMO Commercial, Inc. ("Applicant") has submitted the parcel map to the City Engineer for review. All of the public improvements associated with the original parcel were completed as part of the development of the Diamond Hills Sports Club. Consequently, no Deferred Improvement Agreement or Subdivision Improvement Agreement is included in this approval.

The City Engineer and City Surveyor have reviewed the tentative map approval documents and the parcel map, and have found the parcel map to be technically correct, in substantial compliance with the conditionally approved tentative map, and all parcel map conditions of approval have been met.

Fiscal Impact

There is no fiscal impact associated with this action.

Staff Recommendation

Staff recommends that the City Council:

- 1) Adopt the attached resolution approving the Parcel Map entitled: "PARCEL MAP MS 16-978"

Attachments

- 1) Resolution for Parcel Map
- 2) Reduction of MS 16-978 Parcel Map

RESOLUTION NO. __-16

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OAKLEY CALIFORNIA, APPROVING THE PARCEL MAP TITLED "PARCEL MAP MS 16-978" LOCATED AT THE NORTHWEST CORNER OF DAFFODIL DRIVE AND NEROLY ROAD

WHEREAS, on November 26, 2013, Craig Davidson with Seeker Development submitted an application requesting approval of a Tentative Parcel Map (TPM 03-13) to subdivide the 2.36 acre parcel located at the northwest corner of Daffodil Drive and Neroly Road, APN: 034-040-017 into two parcels; and

WHEREAS, on June 10th, 2014 the City of Oakley adopted Resolution 52-14 which conditionally approved the tentative map for Minor Subdivision MS 16-978; and

WHEREAS, CEMO Commercial, Inc. has requested that the City Council approve the parcel map; and

WHEREAS, the City Engineer has determined that the parcel map is in substantial compliance with the approved tentative parcel map and that the applicable conditions of approval have been satisfied; and

WHEREAS, the City Surveyor has determined that the map is technically correct.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED, by the City Council of the City of Oakley that the parcel map labeled "Parcel Map, MS 16-978", as prepared by Debolt Civil Engineering is hereby approved.

PASSED AND ADOPTED by the City Council of the City of Oakley at a meeting held on the 28th of June, 2016 by the following vote:

AYES:
NOES:
ABSTENTIONS:
ABSENT:

APPROVED:

ATTEST:

Kevin Romick, Mayor

Libby Vreonis, City Clerk

Date

PARCEL MAP MS 16-978

BEING PARCEL 3, AS SHOWN ON THE PARCEL MAP OF SUBDIVISION MS 07-976 (201-PM-28) CONTRA COSTA COUNTY RECORDS

CITY OF OAKLEY
CONTRA COSTA COUNTY, CALIFORNIA

DeBot Civil Engineering
Danville, California 94526

MAY 2016

OWNER'S STATEMENT

I, THE UNDERSIGNED, BEING THE ONLY PARTY HAVING A RECORD TITLE INTEREST IN THE LANDS DELINEATED AND EMBOSSED WITHIN THE HEAVY BLACK LINES UPON THIS MAP, DOES HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THE SAME.
THIS MAP SHOWS ALL THE EASEMENTS ON THE PREMISES, OR OF RECORD WITHIN THE BOUNDARY LINES OF THE HEREIN EMBOSSED MAP AS SHOWN ON THE PRELIMINARY TITLE REPORT, ORDER NUMBER _____, PREPARED BY OLD REPUBLIC TITLE COMPANY, DATED _____.

AS OWNER:
CITY OF OAKLEY

NAME: _____
TITLE: _____

OWNER'S ACKNOWLEDGEMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE INSTRUMENT'S ACCURACY OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA } SS
COUNTY OF _____ }

ON _____ BEFORE ME, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED _____, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SET FORTH IN THE ABOVE STATEMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/IT EXECUTED THE SAME IN HIS/HER/ITSELF AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/ITSELF SIGNATURE(S) ON THE ABOVE STATEMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE ABOVE STATEMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND.

SIGNATURE OF NOTARY: _____
PRINT NAME OF NOTARY: _____
MY COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
COUNTY OF PRINCIPAL PLACE OF BUSINESS: _____

ENGINEER'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 ORDINANCES AND OCCUPY THE POSITION INDICATED, AND SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THE AREA OF THIS PARCEL MAP CONTAINS 2.365 ACRES, MORE OR LESS.

I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

DATE: _____
JAMES E. DIGGINS
R.C.E. 27418
REGISTRATION EXPIRES: MARCH 31, 2018

CITY SURVEYOR'S STATEMENT

I, FRANCIS JOSEPH KENNEDY, CITY SURVEYOR OF THE CITY OF OAKLEY, DO HEREBY STATE THAT I HAVE EXAMINED THIS MAP ENTITLED "PARCEL MAP MS 16-978" AND I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.

DATE: _____
FRANCIS JOSEPH KENNEDY
CITY SURVEYOR, CITY OF OAKLEY,
CONTRA COSTA COUNTY, STATE OF CALIFORNIA
R.C.E. 21771, EXPIRATION DATE: SEPTEMBER 30, 2017

CITY ENGINEER'S STATEMENT

I, KOURUSH ROHANI, CITY ENGINEER OF THE CITY OF OAKLEY, DO HEREBY STATE THAT I HAVE EXAMINED THIS MAP ENTITLED "PARCEL MAP MS 16-978", THAT SAID PARCEL MAP AS SHOWN IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE PARCEL MAP APPROVED BY THE CITY OF OAKLEY CITY COUNCIL ON _____ AND ANY APPROVED ALTERATION THEREOF, AND THAT ALL PROVISIONS OF STATE LAW AND LOCAL ORDINANCES GOVERNING THE PREPARATION AND RECORDATION OF PARCEL MAPS AT THE TIME SAID TENTATIVE PARCEL MAP WAS APPROVED HAVE BEEN COMPLIED WITH.

DATE: _____
KOURUSH ROHANI
CITY ENGINEER, CITY OF OAKLEY,
CONTRA COSTA COUNTY, STATE OF CALIFORNIA
R.C.E. 91388, EXPIRATION DATE: SEPTEMBER 30, 2017

CITY COUNCIL STATEMENT

I, JOSHUA MAJUMDAR, PLANNING MANAGER OF THE CITY OF OAKLEY, HEREBY STATE THAT THE CITY COUNCIL OF THE CITY OF OAKLEY HAS APPROVED THE TENTATIVE MAP FOR PARCEL MAP MS 16-978 DATED _____ WHICH INCLUDES THIS SUBDIVISION, UPON WHICH THIS FINAL MAP IS BASED.

DATE: _____
JOSHUA MAJUMDAR
PLANNING MANAGER,
CITY OF OAKLEY, CONTRA COSTA COUNTY,
STATE OF CALIFORNIA

CITY CLERK'S STATEMENT

I, LIBBY WREONS, CITY CLERK AND CLERK OF THE CITY COUNCIL OF THE CITY OF OAKLEY, DO HEREBY CERTIFY THAT THE HEREIN EMBOSSED PARCEL MAP ENTITLED "PARCEL MAP MS 16-978", CONSISTING OF _____ PARCELS, WAS PREPARED AND SUBMITTED TO THE CITY COUNCIL OF THE CITY OF OAKLEY AT A REGULAR MEETING THEREOF HELD ON THE _____ DAY OF _____, 20____, AND THAT SAID CITY COUNCIL DID THEREUPON, BY RESOLUTION NUMBER _____, PASSED AND ADOPTED AT SAID MEETING, APPROVE SAID MAP.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND THIS _____ DAY OF _____, 20____.

LIBBY WREONS
CITY CLERK AND CLERK OF THE CITY COUNCIL OF THE CITY OF OAKLEY, CONTRA COSTA COUNTY, STATE OF CALIFORNIA

CLERK OF THE BOARD OF SUPERVISORS STATEMENT

I HEREBY STATE, AS CHECKED BELOW, THAT:
() A TAX AND/OR ASSESSMENT PAYMENT OF ALL TAXES WHICH ARE NOW DUE, BUT NOT YET PAID, HAS BEEN RECEIVED AND FILED WITH THE BOARD OF SUPERVISORS OF CONTRA COSTA COUNTY, STATE OF CALIFORNIA.

() ALL TAXES DUE HAVE BEEN PAID, AS CERTIFIED BY THE COUNTY REDEMPTION OFFICER.

DATE: _____
DAVE TWA
CLERK OF THE BOARD OF SUPERVISORS
AND COUNTY ADMINISTRATOR OF CONTRA COSTA COUNTY, STATE OF CALIFORNIA

BY: _____
DEPUTY CLERK

COUNTY RECORDER'S STATEMENT

THIS MAP ENTITLED "PARCEL MAP MS 16-978" IS HEREBY ACCEPTED FOR RECORDATION, SHOWING A CLEAR TITLE AS PER LETTER OF TITLE WRITTEN BY OLD REPUBLIC TITLE COMPANY, DATED THE _____ DAY OF _____, 20____, IN BOOK _____ OF PARCEL MAPS AT PAGE _____, WHICH COMPLETES IN ALL RESPECTS WITH THE PROVISIONS OF STATE LAWS AND LOCAL ORDINANCES GOVERNING THE FILING OF SUBDIVISION MAPS.

RECORDED AT THE REQUEST OF OLD REPUBLIC TITLE COMPANY AT _____ M. ON THE _____ DAY OF _____, 20____.

JOSEPH E. DANQUAMILLA
COUNTY RECORDER
CONTRA COSTA COUNTY, STATE OF CALIFORNIA

BY: _____
DEPUTY COUNTY RECORDER

BASIS OF BEARINGS

THE CENTERLINE OF NEROLY ROAD, TAKEN AS NORTH 34°45'33" WEST,
AS SHOWN ON THE PARCEL MAP OF SUBDIVISION MS 07-976 (201-PM-28).

NOTE

THE LOCATION OF EXISTING RECIPROCAL EASEMENTS FOR INGRESS, EGRESS &
PARKING, LANDSCAPING, UTILITIES, TRASH ENCLOSURES, SIGNS, BUILDING
ENCROACHMENTS, MAINTENANCE & REPAIR AND STORM DRAINAGE (2007-314770)
ARE NOT SPECIFICALLY DEFINED OF RECORD AND ARE NOT SHOWN HEREON.

LEGEND

- ⊙ FOUND STANDARD STREET MONUMENT PER (488-M-17)
- ////// NO ACCESS RIGHTS PER (201-PM-28)

COURSE DATA

- ① R=20.00' D=90°00'00" L=31.42'
- ② R=250.00' D=5°44'21" L=25.04'
- ③ R=250.00' D=5°25'31" L=23.67'

PARCEL MAP MS 16-978

BEING PARCEL 3, AS SHOWN ON THE PARCEL MAP
OF SUBDIVISION MS 07-976 (201-PM-28)
CONTRA COSTA COUNTY RECORDS

CITY OF OAKLEY
CONTRA COSTA COUNTY, CALIFORNIA

DeBolt Civil Engineering
Danville, California 94526

MAY 2016 SCALE: 1 in. = 50 ft.

