

## STAFF REPORT

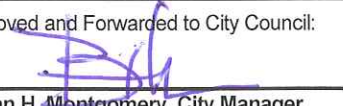
**Date:** Tuesday, October 25, 2016

**To:** Bryan Montgomery, City Manager

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

**Subject:** Parcel Map for Minor Subdivision MS 16-976 (Located at the Southeast corner of East Cypress Road and Main Street)

Approved and Forwarded to City Council:

  
Bryan H. Montgomery, City Manager

### Background and Analysis

On February 23<sup>rd</sup>, 2016, the City Council of the City of Oakley adopted Resolution No. 26-16 which conditionally approved the tentative map for Minor Subdivision MS 16-976 at the southeast corner of East Cypress Road and Main Street, which includes two proposed parcels.

Surjeet Boparai ("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 Boparai Plaza project. 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 16-976"

### Attachments

- 1) Resolution for Parcel Map
- 2) Reduction of MS 16-976 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 16-976" LOCATED AT THE SOUTHEAST CORNER OF EAST CYPRESS ROAD AND MAIN STREET**

**WHEREAS**, on February 23<sup>rd</sup>, 2016, Surjeet Boparai submitted an application requesting approval of a Tentative Parcel Map (TPM 01-16) to subdivide the 1.07 acre parcel located at the southeast corner of East Cypress Road and Main Street, APN: 033-240-015 into two parcels; and

**WHEREAS**, on February 23<sup>rd</sup>, 2016 the City of Oakley adopted Resolution 26-16 which conditionally approved the tentative map for Minor Subdivision MS 16-976; and

**WHEREAS**, Surjeet Boparai 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 16-976", as prepared by Humann Company, Inc., is hereby approved.

**PASSED AND ADOPTED** by the City Council of the City of Oakley at a meeting held on the 25<sup>th</sup> of October, 2016 by the following vote:

AYES:  
NOES:  
ABSTENTIONS:  
ABSENT:

APPROVED:

ATTEST:

\_\_\_\_\_  
Kevin Romick, Mayor

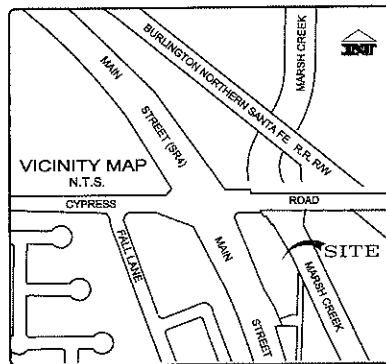
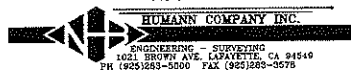
\_\_\_\_\_  
Libby Vreonis, City Clerk

\_\_\_\_\_  
Date

**PARCEL MAP**  
**SUBDIVISION MS 16-976**

BEING TWO LOT SUBDIVISION OF THAT PARCEL  
 OF LAND DESCRIBED IN THE DEED TO BOPARAI INVESTMENT LLC  
 RECORDED SEPTEMBER 15, 2011 UNDER DOCUMENT No. 2011-189934  
 OFFICIAL RECORDS OF CONTRA COSTA COUNTY

OAKLEY CONTRA COSTA COUNTY CALIFORNIA  
 AUGUST 2016



**OWNER'S STATEMENT**

I, THE UNDERSIGNED, BEING THE ONLY PARTY HAVING A RECORD TITLE INTEREST IN THE LANDS DELINEATED AND EMBRACED WITHIN THE HEAVY BLACK LINES UPON THIS MAP, DO HEREBY CONSENT TO THE PREPARATION AND FILING OF THIS MAP.

THE AREA DESIGNATED AS "25.00' WIDE INGRESS & EGRESS EASEMENT PER 2007-172797, PARCEL TWO" IS HEREBY RESERVED FOR THE RECIPROCAL USE OF THE OWNERS OF PARCELS A AND B, THEIR HEIRS SUCCESSORS AND ASSIGNEES FOR INGRESS AND EGRESS OF MOTOR VEHICLES AND PEDESTRIANS.

THIS MAP SHOWS ALL EASEMENTS ON THE PREMISES OR OF RECORD.

BOPARAI INVESTMENTS, LLC

BY: \_\_\_\_\_ DATED: \_\_\_\_\_  
 NAME: SURJEET BOPARAI  
 ITS: MANAGING MEMBER

**OWNER'S ACKNOWLEDGMENT**

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

STATE OF CALIFORNIA  
 COUNTY OF \_\_\_\_\_  
 ON \_\_\_\_\_, BEFORE ME, \_\_\_\_\_  
DATE HERE INSERT NAME AND TITLE OF THE OFFICER

PERSONALLY APPEARED \_\_\_\_\_ WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) I HAVE 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.

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: \_\_\_\_\_  
 PRINT NAME: \_\_\_\_\_  
 MY COMMISSION NUMBER: \_\_\_\_\_  
 MY COMMISSION EXPIRES: \_\_\_\_\_  
 PRINCIPAL COUNTY OF BUSINESS: \_\_\_\_\_

**CITY ENGINEER'S STATEMENT**

I, KOUROSH ROHANI, CITY ENGINEER OF THE CITY OF OAKLEY, DO HEREBY STATE THAT I EXAMINED THIS MAP ENTITLED "PARCEL MAP MS 16-976" 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 WHICH GOVERNED THE FILING OF SUBDIVISION MAPS AT THE TIME SAID TENTATIVE PARCEL MAP WAS APPROVED HAVE BEEN COMPLIED WITH.

\_\_\_\_\_  
 DATE: \_\_\_\_\_  
 KOUROSH ROHANI  
 CITY ENGINEER, CITY OF OAKLEY  
 CONTRA COSTA COUNTY, STATE OF CALIFORNIA  
 R.C.E. 51138

**CITY SURVEYOR'S STATEMENT**

I, FRANCIS JOSEPH KENNEDY, CITY SURVEYOR OF THE CITY OF OAKLEY, DO HEREBY STATE THAT I EXAMINED THIS MAP ENTITLED "PARCEL MAP MS 16-976" 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

**CLERK OF THE BOARD OF SUPERVISORS' STATEMENT**

I HEREBY STATE AS CHECKED BELOW, THAT:

- A TAX BOND ASSURING PAYMENT OF ALL TAXES WHICH ARE NOW A LIEN, BUT NOT YET PAYABLE, 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: \_\_\_\_\_  
 DAVID J. TWA  
 CLERK OF THE BOARD OF SUPERVISORS  
 AND COUNTY ADMINISTRATOR OF  
 COUNTY OF CONTRA COSTA,  
 STATE OF CALIFORNIA

BY: \_\_\_\_\_  
 DEPUTY CLERK

**CITY CLERK'S STATEMENT**

I, LIBBY VREONIS, CITY CLERK AND CLERK OF THE COUNCIL OF THE CITY OF OAKLEY, DO HEREBY CERTIFY THAT THE HEREIN EMBODIED PARCE MAP, ENTITLED "MS 16-976", CONSISTING OF THREE (2) SHEETS, THIS STATEMENT BEING ON SHEET ONE (1) THEREOF, WAS PRESENTED TO THE CITY COUNCIL, AS PROVIDED BY LAW, 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 HEREUNTO SET MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

\_\_\_\_\_  
 LIBBY VREONIS  
 CITY CLERK AND CLERK OF THE COUNCIL OF  
 THE CITY OF OAKLEY, CONTRA COSTA COUNTY  
 STATE OF CALIFORNIA

**CITY COUNCIL STATEMENT**

I, KEVIN ROHANI, PUBLIC WORKS DIRECTOR OF THE CITY OF OAKLEY, DO HEREBY STATE THAT THE CITY COUNCIL OF THE CITY OF OAKLEY HAS APPROVED THE TENTATIVE MAP FOR PARCEL MAP "MS 16-976" WHICH INCLUDES THIS SUBDIVISION, UPON WHICH THIS FINAL MAP IS BASED.

\_\_\_\_\_  
 KEVIN ROHANI  
 PUBLIC WORKS DIRECTOR  
 CITY OF OAKLEY, CONTRA COSTA COUNTY  
 STATE OF CALIFORNIA

**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 SURJEET BOPARAI JULY 2014. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

I FURTHER STATE THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT ALL MONUMENTS ARE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS SHOWN ON THE PARCEL MAP, AND THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED

\_\_\_\_\_  
 ERIC (RICK) A. HUMANN PLS 5452



**RECORDER'S STATEMENT**

THIS MAP IS BEING FILED AT THE REQUEST OF OLD REPUBLIC TITLE COMPANY

FILED AT \_\_\_\_\_ M. ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016, IN BOOK \_\_\_\_\_ OF PARCEL MAPS AT PAGES \_\_\_\_\_ IN THE OFFICE OF CONTRA COSTA COUNTY RECORDER, STATE OF CALIFORNIA.

\_\_\_\_\_  
 JOSEPH E. CANCIAMILLA  
 COUNTY RECORDER, CONTRA COSTA COUNTY  
 STATE OF CALIFORNIA

BY: \_\_\_\_\_  
 DEPUTY COUNTY RECORDER

