

Staff Report August 9, 2022

TO: Honorable Mayor and Members of the Town Council
FROM: Merrill Buck, Town Engineer
DATE: July 28, 2022
RE: Approval of Katie Lane Parcel Map #21-11

Recommendation

Staff recommends that the Town Council adopt a resolution approving the Katie Lane Parcel Map #21-11 and accepting the offers of dedication.

Issue Statement and Discussion

On September 28, 2021, the Town's Planning Commission approved application #21-11 which allowed 6005 Katie Lane (APN 044-072-083) being 1.96 acres, to be split into two separate parcels.

As a condition of approval, the owner was required to record an irrevocable offer of dedication for multi-purpose easements along Katie Lane and McAllen Drive. These easements will allow for the installation and maintenance of public utilities and also includes public access and slope easement rights.

The map is technically correct and ready for approval. The parcel map check and processing fee has been paid and all conditions of approval have been met. There are no required public frontage improvements associated with this map as both Katie Lane and McAllen Drive, the two streets with frontages against the parcel being split, are private streets.

Approvals of final maps are procedural in nature and per Section 66474.1 of the Government Code (Subdivision Map Act), a legislative body shall not deny approval of a final map or parcel map if it has previously approved a tentative map for the proposed subdivision, and if it finds that the final map is in substantial compliance with the previously approved tentative map.

As currently written, the authority to accept right-of-way or easement dedications does not extend to Town Staff, although Government Code Section 27281 does allow for that

authority to be delegated. The Town Council is therefore being asked to authorize the Town Manager to accept the multipurpose easement dedications offered with Parcel Map #21-11.

CEQA Requirements

The act of accepting a right-of-way dedication is exempt from the provisions of CEQA pursuant to CEQA Guidelines Section 15061(b)(3), which exempts administrative items.

Fiscal Impact:

There is no fiscal impact associate with the recommended action. Katie Lane and McAllen Drive are private streets. As such, the acceptance of the multi-purpose easements will have a negligible effect on the Town's obligation for future maintenance.

Attachments

- A. Resolution
- B. Vicinity Map
- C. Final Parcel Map #21-11

TOWN OF LOOMIS

RESOLUTION NO. 22 - _____

**A RESOLUTION APPROVING THE KATIE LANE PARCEL MAP #21-11
AND ACCEPTING THE OFFERS OF DEDICATION**

WHEREAS, Parcel Map #21-11 has been prepared and presented to the Town Council of the Town of Loomis for approval; and

WHEREAS, the subject parcel map is consistent with the approved tentative map and any approved modifications, thereto; and

WHEREAS, the Subdivider has fully satisfied all conditions of the tentative map and said parcel map conforms to the requirements of the Subdivision Map Act and local ordinances; and

WHEREAS, the Town Engineer recommends the parcel map for approval, along with the acceptance, on behalf of the public, of the dedication of multi-purpose easements, for public use.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Town of Loomis, the following:

1. That Parcel Map #21-11, as presented to the Council for approval, is found and determined by the Town Council to be in conformity with the approved tentative map for the proposed subdivision and conforms with all applicable ordinances, resolutions and conditions of approval.
2. That the Town Clerk is hereby authorized to execute the final parcel map on behalf of the Town of Loomis and accept on behalf of the public, the dedication of multi-purpose easements, for public use, as shown and offered on the final parcel map.
3. That the Town Clerk is hereby authorized and directed to record the final parcel map in the Office of the Placer County Recorder, when fully executed and notarized.

PASSED AND ADOPTED this 9th day of August 2022 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAINED:

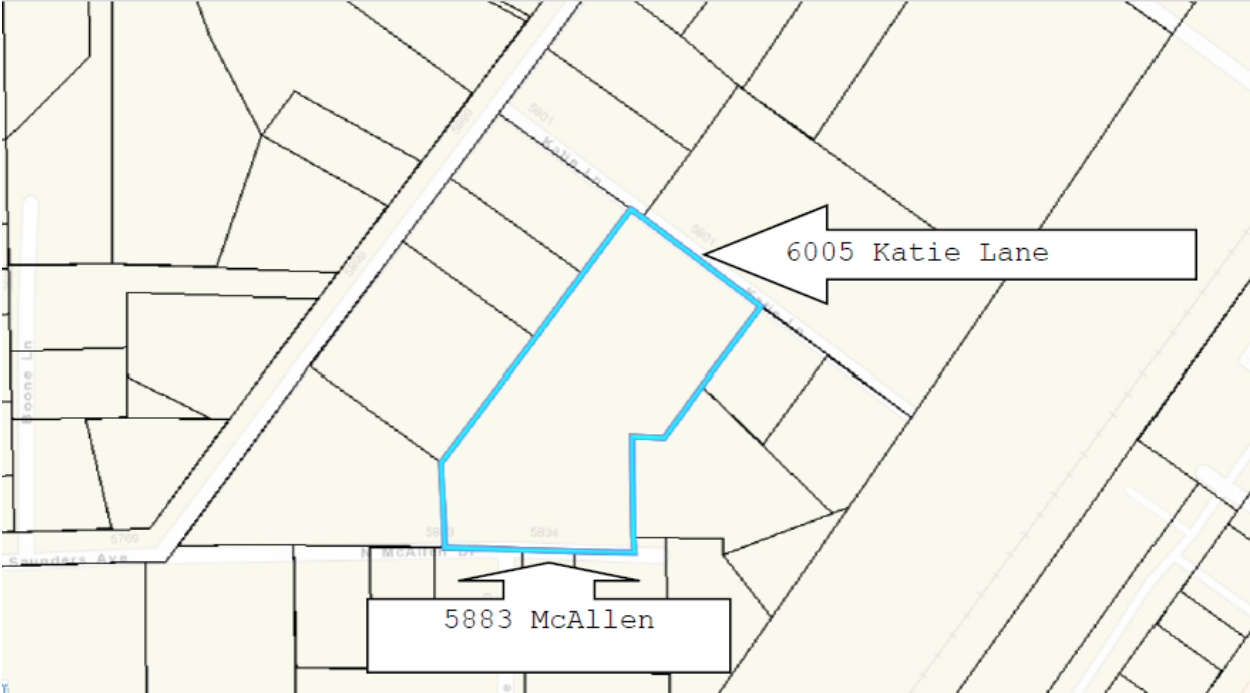
Jenny Knisley, Mayor

ATTEST:

Carol Parker, Deputy Town Clerk

Attachment B

Vicinity Map



BOOK _____ OF MAPS, PAGE _____

KATIE LANE PARCEL MAP

A PORTION OF THE NORTHEAST QUARTER OF SECTION 9, T. 11 N.,
R. 7 E., M.D.B.M. TOWN OF LOOMIS, PLACER COUNTY, CALIFORNIA.

AUGUST 2022
LAND DEVELOPMENT SERVICES INC.
CITY OF ROCKLIN, CALIFORNIA

TOWN SURVEYOR'S STATEMENT

I, HEREBY STATE THAT I HAVE EXAMINED THIS PARCEL MAP OF KATIE LANE, AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

DATED: _____ BY: Ryan R. Bock
TOWN SURVEYOR, TOWN OF LOOMIS.
P.L.S. 5409
LICENSE EXPIRES: 4-30-2023

TOWN ENGINEER'S STATEMENT

I, HEREBY STATE THAT I HAVE EXAMINED THIS PARCEL MAP, THAT THIS PARCEL MAP IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OR ANY APPROVED ALTERATIONS THEREOF, THAT ALL THE PROVISIONS OF THE SUBDIVISION MAP ACT AND ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT, IN CONFORMANCE WITH THE TERMS OF THE DEDICATION, THE FOLLOWING HEREBY ORDERED:

I.) MULTIPURPOSE EASEMENTS ARE HEREBY ACCEPTED ON THE BEHALF OF THE TOWN OF LOOMIS.

DATED: 7/20/22 BY: Merrill Buck
TOWN ENGINEER, TOWN OF LOOMIS
P.L.S. 6536
LICENSE EXPIRES: 12-31-2022

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 201____, AT _____, CALIFORNIA.
IN BOOK _____ OF MAPS, AT PAGE _____,
IN THE OFFICE OF THE PLACER COUNTY RECORDER,
AT THE REQUEST OF LAND DEVELOPMENT SERVICES INC.,
CIVIL ENGINEERS.

FILE NO. _____ DOCUMENT NO. _____
FEE \$_____ PLACER COUNTY RECORDER
BY: _____ DEPUTY

TOWN CLERK'S STATEMENT

I HEREBY STATE THAT THE TOWN COUNCIL OF THE TOWN OF LOOMIS HAS APPROVED THIS MAP AND HAS ACCEPTED ON BEHALF OF THE PUBLIC, THE MULTIPURPOSE EASEMENT ALONG MCALLEN DRIVE AND KATIE LANE, OFFERED HEREON FOR THE PUBLIC USE IN CONFORMANCE WITH THE TERMS OF THE OFFER OF DEDICATION.

DATED: _____ BY: _____
DEPUTY TOWN CLERK, TOWN OF LOOMIS

SHEET 1 OF 2

OWNER'S STATEMENT

THE UNDERSIGNED HEREBY STATE THAT THEY ARE THE ONLY PERSONS HAVING ANY RECORD TITLE INTEREST IN THE REAL PROPERTY INCLUDED WITHIN THIS SUBDIVISION, AND THEY HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP, AND THEY HEREBY REVOCABLY OFFER FOR DEDICATION TO THE TOWN OF LOOMIS, THE FOLLOWING DESCRIBED REAL PROPERTY AS EASEMENTS FOR PUBLIC PURPOSES:

- MULTI PURPOSE EASEMENTS
A MULTI PURPOSE EASEMENT (M.P.E.) ADJOINING AND LYING OUTSIDE THE RIGHT-OF WAY OF ALL ROADS AS SHOWN. THIS EASEMENT SHALL BE OVER, ON, UNDER AND ACROSS THE LAND DELINEATED AND SHALL CONSIST OF NON-EXCLUSIVE EASEMENTS FOR INSTALLATION AND MAINTENANCE OF THE FOLLOWING FACILITIES:
A. STREET LIGHTING, (POLES OVERHEAD) AND UNDERGROUND WIRES, ANCHORS, CONDUIT AND APPURTENANCES THEREOF FOR ELECTRIC, TELEVISION, LIGHTING AND COMMUNICATION SERVICES.
B. WATER, SEWER AND GAS LINES, SERVICES AND APPURTENANCES THEREOF.
C. DRAINAGE, EARTH SLOPES, EROSION CONTROL AND ALL APPURTENANCES THEREOF INCLUDING CLEARING SIGHT DISTANCES AFFECTING THE TRAVELED WAY.
D. TO TRIM AND REMOVE TREES, LIMBS AND BRUSH.
E. FOR CONSTRUCTING AND MAINTAINING CENTRALIZED MAIL DELIVERY BOXES, PEDESTALS AND SLABS, TOGETHER WITH ANY AND ALL APPURTENANCES THEREOF INCLUDING PEDESTRIAN ACCESS FOR DELIVERY AND RECEIPT OF MAIL.
F. PUBLIC ACCESS OVER AND ACROSS SIDEWALKS CONSTRUCTED ON LAND ADJACENT TO STREETS.
END OF PUBLIC DEDICATIONS.

OWNER: CAGLE REVOCABLE TRUST BY: Carolyn Boudier
OF JULY, 1997 CAROLYN BOUDIER
TRUSTEE OF CAGLE REVOCABLE TRUST,
OF JULY, 1997
DATE: 7-17-22

OWNER'S ACKNOWLEDGMENT

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 TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF California
COUNTY OF Placer
ON 07-27-2022 BEFORE ME,
Steve Rutledge A NOTARY PUBLIC,
PERSONALLY APPEARING Carolyn Boudier

PERSONALLY KNOWN TO ME (OR 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/IT/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 UNDER BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

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

WITNESS MY HAND AND SEAL.

SIGNATURE Steve
PRINTED NAME Steve Rutledge
NOTARY PUBLIC

MY PRINCIPAL PLACE OF BUSINESS IS Placer COUNTY
MY COMMISSION NO. 1309083
MY COMMISSION EXPIRES 04.19.2027

SHEET 1 OF 2

