



City of Sonora

Tuolumne County
"Queen of the Southern Mines"
94 N. Washington Street
Sonora, California 95370
www.sonoraca.com

Area Code 209

Administration/Finance/City Clerk	532-4541
Community Development	532-3508
Building Department	532-3508
Public Works Department	532-2922
Police Department	532-8143
Fire Department	532-7432
Opera Hall/Redevelopment-Grants	532-7725
City Engineer	532-1867

Date: November 09, 2020

To: Honorable Members of the City Council

From: Gerard J. Fuccillo, City Engineer

Subject: Consideration of Approval of a Final Parcel Map for the Bank of Stockton and Acceptance of Dedications of Right of Way and Drainage Easements

Council Members,

Attached to this report is a copy of the proposed Parcel Map for the Bank of Stockton site located on three existing parcels along Lytton Street between S. Washington Street and Stewart Street.

This parcel map merges the three existing parcels into one parcel, and dedicates a widened right of way of Lytton Street for sidewalk improvements. Additionally a drainage easement through the site is proposed to be dedicated to accommodate a realignment of an existing City storm drain through the site.

The requirement to merge the three existing parcels was part of the Conditions of Approval of the Design Review of the project approved by the City Planning Commission in November, 2019. The requirement for dedication of right of way and a drainage easement is a part of the site plan review for building permits for the project.

Sidewalk and driveway improvements will be provided along the three frontages of Lytton, S. Washington, and Stewart Streets, and an existing City storm drain through the site will be replaced and realigned as a part of the building and site construction. Upon completion of the improvements the City will accept the sidewalk and drainage improvements for City maintenance.

The attached map copies are highlighted as to the City Clerk's Statement and the location of the right of way and drainage easements.

Recommendation: It is recommended that the City Council approve the subject map and accept the dedications of right of way and drainage easement shown thereon for public use and maintenance subject to completion of the sidewalk and drainage improvements.

Gerard J. Fuccillo
City Engineer

PARCEL MAP

OF A MERGER OF 3 RECORD PARCELS DESCRIBED BY DEED OF A PORTION OF LOT 1, BLOCK 6 OF THE CITY OF SONORA AS PER THE OFFICIAL TOWNSHIP MAP THEREOF, MADE BY J.P. DART AND A.B. BEAUVAIS IN THE YEAR 1872, AND ON FILE IN THE OFFICE OF THE TUOLUMNE COUNTY

RECORDER,

LYING IN THE SE 1/4 OF SECTION 36, T.2 N., R.14 E. M.D.B. & M.,
IN THE CITY OF SONORA, COUNTY OF TUOLUMNE, STATE OF CALIFORNIA
DUNDAS GEOMATICS, INC. OCTOBER, 2020
GRASS VALLEY, CA

OWNER'S STATEMENT

THE UNDERSIGNED HEREBY STATE THAT THEY ARE THE SUBDIVIDERS AND OWNERS OF THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN UPON THE HEREIN MAP; THAT THEY HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP AND THEY HEREBY IRREVOCABLY OFFER FOR DEDICATION TO THE CITY OF SONORA TUOLUMNE COUNTY STATE OF CALIFORNIA THE FOLLOWING DESCRIBED REAL PROPERTY AS RIGHT-OF-WAY AND EASEMENT FOR PUBLIC PURPOSES;

1. THE OFFER OF DEDICATION FOR RIGHT-OF-WAY, DRAINAGE AND PUBLIC UTILITY EASEMENT (P.U.E.) TO THE CITY OF SONORA ALONG THE NORTHERLY LINE OF LYTTON STREET DESCRIBED AS AREA-A SHOWN ON SHEET 2 PARCEL 1A OF THIS PARCEL MAP.
2. A DRAINAGE EASEMENT (D.E.) OVER, ON, UNDER AND ACROSS THE LAND DESIGNATED ON THIS MAP AS "D.E." FOR THE FOLLOWING PURPOSES:
 - A. THE INSTALLATION AND MAINTENANCE OF PRIMARY STORM DRAIN FACILITIES AND ALL APPURTENANCES THERE TO:

JOHN DENTON, VP CFO
MINER JOAQUIN BUILDING CORPORATION,
BANK OF STOCKTON

NOTARY'S STATEMENT

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 _____
COUNTY OF _____

ON _____, 2020, BEFORE ME _____

PERSONALLY APPEARED _____
WHO PROVIDED TO ME ON A 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/THEIR AUTHORIZED CAPACITY(IES) AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) OR ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

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

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE: _____

PRINT NAME: _____

MY COMMISSION NUMBER: _____ AND EXPIRES ON: _____

MY PRINCIPAL PLACE OF BUSINESS: _____ COUNTY, CALIFORNIA.

CITY CLERKS STATEMENT:

I _____ HEREBY CERTIFY THAT THE CITY COUNCIL AT THEIR REGULAR MEETING ON _____ APPROVED THE WITHIN MAP AND ACCEPTED THE DEDICATION OF RIGHT-OF-WAY AND DRAINAGE EASEMENT SHOWN HEREON FOR PUBLIC USE AND MAINTENANCE SUBJECT TO COMPLETION OF SIDEWALK AND DRAINAGE IMPROVEMENTS.

CITY CLERK, CITY OF SONORA

DATE: _____

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 MINER JOAQUIN BUILDING CORPORATION IN APRIL, 2020. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED, OR CONDITIONALLY APPROVED LOT MERGER EXHIBIT MAP, IF ANY; THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED; THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THIS SURVEY TO BE RETRACED.

RONALD S. DUNDAS
LICENSE #: P.L.S. 4415



CITY ENGINEER'S STATEMENT

I, GERARD J. FUCCILLO, CITY ENGINEER OF THE CITY OF SONORA, COUNTY OF TUOLUMNE, STATE OF CALIFORNIA, HEREBY CERTIFY THAT I HAVE EXAMINED THE WITHIN MAP AND THAT SAID MERGER IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, IF ANY AND ANY APPROVED ALTERATIONS THEREOF, AND THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND THE CITY ORDINANCE HAVE BEEN COMPLIED WITH AND I AM SATISFIED THAT THE SAME IS TECHNICALLY CORRECT.

GERARD J. FUCCILLO, R.C.E. 22007
CITY ENGINEER, CITY OF SONORA

DATE: _____

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2020, AT _____ M. IN BOOK _____ OF PARCEL MAPS AT PAGE _____, TUOLUMNE COUNTY RECORDERS, AT THE REQUEST OF THE CITY ENGINEER.

FEE: _____

KAENEN WHITMAN
COUNTY RECORDER

DOC. NO: _____

BY: _____
DEPUTY

SUBJECT PARCEL VESTING

MINER JOAQUIN BUILDING CORPORATION
DOCUMENT #: 2018009010

