

Introduced by

OFFICE OF THE CLERK

Approved for Form and Legality

Councilmember

2006 OCT 25 PM 3:30

City Attorney

OAKLAND CITY COUNCIL

Resolution No. 80251 C.M.S.

**RESOLUTION APPROVING THE FINAL MAP FOR TRACT 7588 FOR
THE ELEVENTH STREET FARM SUBDIVISION AT 1416 11th STREET**

WHEREAS, the residential developer of a single-family dwelling project, Majua and Noyon, LLC, a California limited liability company (no. 200627910010), is the Subdivider of four (4) parcels identified by the Alameda County Assessor as APN 004-0063-007-00, 004-0063-008-00, 004-0063-009-00, and 004-0063-010-00, and by the Alameda County Recorder as Tract 7588, and by the City of Oakland as 1416 11th Street, and by the developer as Eleventh Street Farm; and

WHEREAS, the Subdivider has acquired by purchase for valuable consideration the real property comprising Tract 7588; and

WHEREAS, the Subdivider has previously applied to the City of Oakland to subdivide the platted land into the six (6) contiguous lots comprising Tract 7588; and

WHEREAS, the Planning Commission of the City of Oakland approved the environmental determination (categorically exempted – CEQA Guidelines Section 15532), land use entitlements (permit CMDV05053), and the Tentative Map (Tract 7588) for the proposed project on August 04, 2005, which proposed the voluntary combining of the existing parcels and their subdivision into six (6) developable lots for five (5) single-family dwellings and an additional common-area lot with an office building; and

WHEREAS, the Secretary of the Planning Commission of the City of Oakland has certified to the Council of the City of Oakland that the Planning Commission approved the Tentative Map for Tract 7588, upon which the Final Map for Tract 7588 is based; and

WHEREAS, the City Engineer of the City of Oakland has determined that

- the Final Map for Tract 7588, attached hereto as Exhibit A, is substantially the same as the Tentative Map approved by the Planning Commission, and
- the Final Map complies in all manners with the provisions of the California Government Code (Section 66400, et seq. - Subdivision Map Act), and the City of Oakland's local ordinance (Municipal Code Title 16 - Subdivisions); and

WHEREAS, the City Engineer has further determined that the Final Map is technically correct and accurately delineates the metes and bounds of the six (6) proposed lots, the limits of which have been established by field survey and can be re-established from the monuments, property corners, radii, bearings, and distances shown on the Final Map for Tract 7588; and

WHEREAS, the requirements of the California Environmental Quality Act (CEQA) have been complied with and the project was determined to be categorically exempt under Section 15332 of the CEQA Guidelines; now, therefore, be it

RESOLVED, that the Final Map for Tract 7588 is hereby approved; and be it

FURTHER RESOLVED, that the City Engineer of the City of Oakland is hereby authorized to endorse the Final Map for Tract 7588; and be it

FURTHER RESOLVED, that the City Clerk of the City of Oakland is hereby authorized to endorse the Final Map for Tract 7588, upon its execution by the City Engineer, and directed to file the fully endorsed Final Map and the fully executed Subdivision Improvement Agreement concurrently with the Alameda County Recorder for simultaneous recordation; and be it

FURTHER RESOLVED, that this Resolution shall become effective upon the recordation of the Final Map for Tract 7588.

IN COUNCIL, OAKLAND, CALIFORNIA, OCT 31 2006, 2006

PASSED BY THE FOLLOWING VOTE:

AYES - ~~BRUNNER~~, BRUNNER, ~~CLAYTON~~, KERNIGHAN, NADEL, QUAN, REID, and
PRESIDENT ~~DE LA FUENTE~~ - 5

NOES - 0

ABSENT - 0

ABSTENTION - 0

Excused - Brooks, Chang, De La Fuente - 3

ATTEST:



LATONDA SIMMONS
City Clerk and Clerk of the Council
of the City of Oakland, California

OWNERS' STATEMENT

THE UNDERSIGNED HEREBY STATE THAT THEY ARE THE OWNERS OF THE LAND DELINEATED AND EMBRACED WITHIN THE EXTERIOR BOUNDARY LINES ON THE HEREIN EMBODIED MAP ENTITLED "TRACT MAP 7588, OAKLAND, ALAMEDA COUNTY, CALIFORNIA"; THAT SAID OWNERS ACQUIRED TITLE TO SAID LAND BY VIRTUE OF THE DEEDS RECORDED JANUARY 16, 2004 UNDER SERIES NO. 2004-020415, JANUARY 03, 2003 UNDER SERIES NO. 2003-003820, MAY 19, 2003 UNDER SERIES NO. 2003-28899, JANUARY 27, 2004 UNDER SERIES NO. 2004-031093, RECORDS OF ALAMEDA COUNTY, CALIFORNIA; THAT THEY CONSENT TO THE PREPARATION OF AND FILING OF THIS MAP.

Droga
DOROTHY NOYON

MAJJA AND NOYON, LLC

Droga
DOROTHY NOYON, Partner
(TITLE)

OWNER'S ACKNOWLEDGMENT

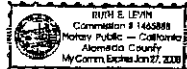
STATE OF CALIFORNIA
COUNTY OF ALAMEDA

ON SEPTEMBER 19, 2006 BEFORE ME, RUTH E. LEVIN

A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DOROTHY NOYON, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE), TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME IN HER AUTHORIZED CAPACITY, AND THAT BY HER SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

PRINTED NAME OF NOTARY: RUTH E. LEVIN
PRINCIPAL PLACE OF BUSINESS: ALAMEDA COUNTY
COMMISSION EXPIRES: JANUARY 27, 2008
COMMISSION # OF NOTARY: 146288E

WITNESS MY HAND AND OFFICIAL SEAL



Ruth E. Levin
NOTARY PUBLIC

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 LUCIA HOWARD IN MAY OF 2005. I HEREBY STATE THAT THIS TRACT MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY, I HEREBY STATE THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED; AND THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED.



Everett S. Moran
EVERETT S. MORAN, RCE 18550
EXPIRATION DATE: JUNE 30, 2007

CITY ENGINEER'S STATEMENT

I, RAYMOND M. DERANIA, INTERIM CITY ENGINEER, HAVING BEEN AUTHORIZED TO PERFORM THE FUNCTIONS OF THE CITY ENGINEER OF THE CITY OF OAKLAND, COUNTY OF ALAMEDA, STATE OF CALIFORNIA, FOR THE PURPOSE OF REVIEWING SUBDIVISION MAPS, DO HEREBY STATE THAT I HAVE EXAMINED THE HEREON EMBODIED PARCEL MAP ENTITLED "TRACT MAP 7588, OAKLAND, ALAMEDA COUNTY, CALIFORNIA", THAT THE SUBDIVISION AS SHOWN UPON SAID TRACT MAP IS SUBSTANTIALLY THE SAME AS THAT APPEARING ON THE TENTATIVE MAP (IF ANY) AND ANY APPROVED ALTERATIONS THEREOF; THAT SAID TRACT MAP COMPLIES WITH ALL PROVISIONS OF THE SUBDIVISION MAP ACT OF THE GOVERNMENT CODE AND THE LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP; AND THAT I AM SATISFIED THAT THE TRACT MAP IS TECHNICALLY CORRECT.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS _____ DAY OF _____, 2006.

RAYMOND M. DERANIA, RCE 27815
INTERIM CITY ENGINEER, CITY OF OAKLAND,
ALAMEDA COUNTY, STATE OF CALIFORNIA
REGISTRATION EXPIRATION: MARCH 31, 2008

SECRETARY OF THE PLANNING COMMISSION'S CERTIFICATE

I, SCOTT MILLER, SECRETARY OF THE CITY PLANNING COMMISSION OF THE CITY OF OAKLAND, STATE OF CALIFORNIA, DO HEREBY CERTIFY THAT A TENTATIVE MAP OF "TRACT NO. 7588, CITY OF OAKLAND, ALAMEDA COUNTY, CALIFORNIA" WAS PRESENTED TO THE CITY PLANNING COMMISSION AS PROVIDED BY THE SUBDIVISION MAP ACT, THAT AT A REGULARLY SCHEDULED MEETING HELD ON AUGUST 3, 2005 AND THAT SAID COMMISSION APPROVED SAID TENTATIVE MAP UPON WHICH THIS MAP IS BASED.

DATED: _____

SCOTT MILLER
SECRETARY OF THE CITY PLANNING
COMMISSION OF THE CITY OF OAKLAND
COUNTY OF ALAMEDA, STATE OF CALIFORNIA

CITY CLERK'S STATEMENT

I, LATONDA SIMMONS, CITY CLERK AND CLERK OF THE COUNCIL OF THE CITY OF OAKLAND, COUNTY OF ALAMEDA, STATE OF CALIFORNIA, DO HEREBY STATE THAT THE HEREIN EMBODIED MAP ENTITLED "TRACT 7588, CITY OF OAKLAND, ALAMEDA COUNTY, CALIFORNIA", WAS PRESENTED TO THE COUNCIL OF THE CITY OF OAKLAND AT A MEETING THEREOF HELD ON _____ AND THAT SAID COUNCIL DID AT SAID MEETING, BY RESOLUTION NUMBER _____, APPROVE SAID MAP.

IN WITNESS I HAVE SET MY HAND THIS _____ DAY OF _____, 2006.

LATONDA SIMMONS
CITY CLERK AND CLERK OF THE COUNCIL
OF THE CITY OF OAKLAND

CLERK OF THE BOARD OF SUPERVISORS STATEMENT

I, CRYSTAL HISHIDA GRAFF, CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF ALAMEDA, STATE OF CALIFORNIA, DO HEREBY STATE THAT CERTIFICATES HAVE BEEN FILED AND DEPOSITS HAVE BEEN MADE IN CONFORMANCE WITH THE REQUIREMENTS OF SECTION 66492 AND 66493 OF THE GOVERNMENT CODE OF THE STATE OF CALIFORNIA.

DATED: _____

CRYSTAL HISHIDA GRAFF
CLERK OF THE BOARD OF SUPERVISORS
COUNTY OF ALAMEDA, STATE OF CALIFORNIA

BY: _____
DEPUTY CLERK

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2006, AT _____ M. IN BOOK _____
OF MAPS, AT PAGE _____, AT THE REQUEST OF _____

PATRICK O'CONNELL
COUNTY RECORDER

BY: _____
DEPUTY COUNTY RECORDER

TRACT MAP 7588 OAKLAND ALAMEDA COUNTY CALIFORNIA

LOT 5 AND A PORTION OF LOTS 4 AND 6,
CENTER STREET HOME LOTS (W DEEDS 800) & (3 M 26)
CITY OF OAKLAND, COUNTY OF ALAMEDA, CALIFORNIA
AUGUST, 2006

MORAN ENGINEERING, INC.

CIVIL ENGINEERS \ LAND SURVEYORS
1930 SHATRUCK AVENUE, SUITE A
BERKELEY, CALIFORNIA 94704
(510) 848-1930

F.B. NO. 1022 & RR-16 MANDELA-TILDING JOB NO. 04-8191

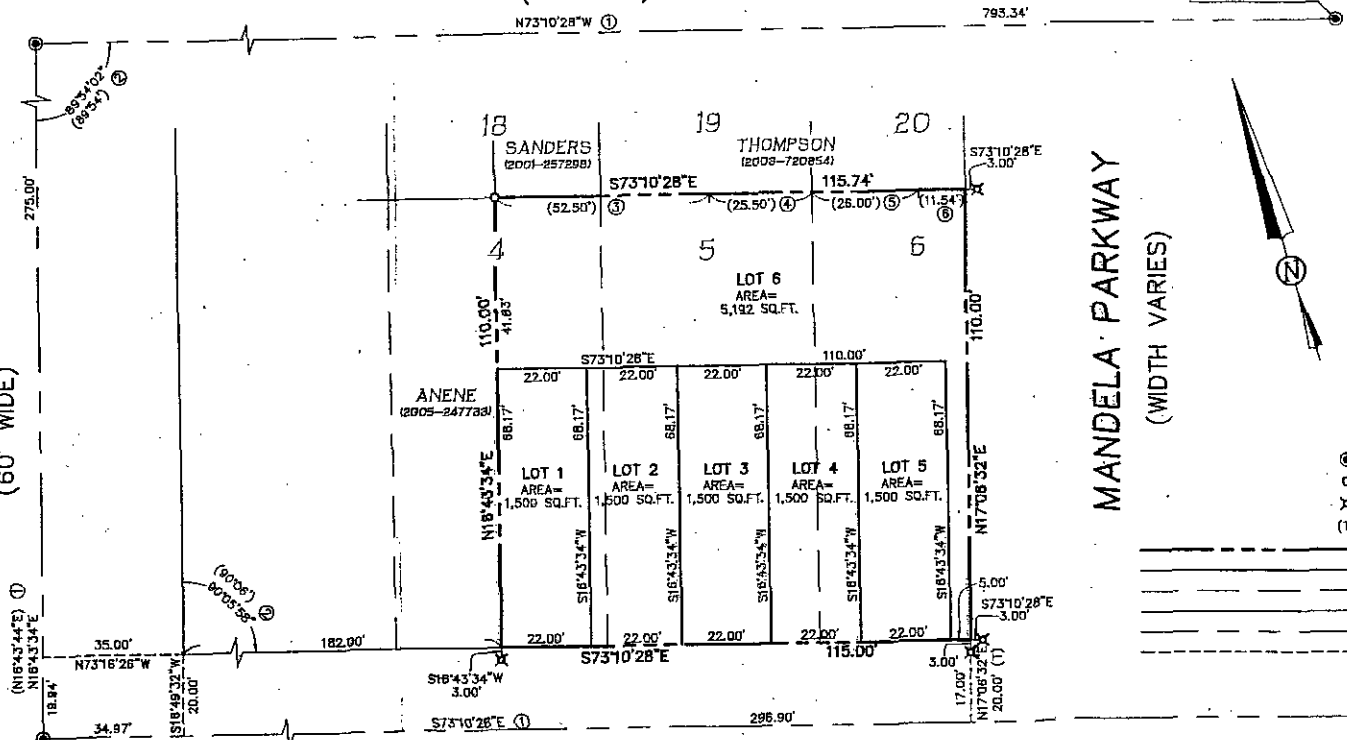
EXHIBIT A

12TH STREET
(60' WIDE)

CENTER STREET
(60' WIDE)

MANDELA PARKWAY
(WIDTH VARIES)

11TH STREET
(WIDTH VARIES)



- LEGEND**
- ⊙ CITY PIN MONUMENT
 - SET REBAR AND PLASTIC CAP, RCE 18650
 - ✕ SET TAG, RCE 18650
 - (T) TOTAL
 - TRACT MAP BOUNDARY
 - NEW LOT LINES
 - ORIGINAL LOT LINES
 - EXISTING LOT/RIGHT OF WAY LINES
 - MONUMENT LINES
 - MONUMENT TIE LINES

EXHIBIT A

TRACT MAP 7588
OAKLAND ALAMEDA COUNTY CALIFORNIA

LOT 5 AND A PORTION OF LOTS 4 AND 6,
CENTER STREET HOME LOTS (W DEEDS 800) & (3 M 26)
CITY OF OAKLAND, COUNTY OF ALAMEDA, CALIFORNIA
AUGUST, 2006 SCALE: 1"=20'

MORAN ENGINEERING, INC.

CIVIL ENGINEERS \ LAND SURVEYORS
1930 SHATTUCK AVENUE, SUITE A
BERKELEY, CALIFORNIA 94704
(510) 848-1930

BASIS OF BEARINGS:
THE BEARING OF N73°10'28"W, BETWEEN THE CITY MONUMENTS FOUND IN 12TH STREET AT CENTER AND KIRKHAM STREETS, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS MAP.

- REFERENCES:**
- ① CALTRANS RIGHT-OF-WAY RECORD MAP R-7.13
 - ② CITY OF OAKLAND MONUMENT BOOK 7, PAGE 9 & 10
 - ③ 2004-031093
 - ④ 2003-288899
 - ⑤ 2003-003820
 - ⑥ 2004-020415

