

City of Sacramento
City Council - 2PM Report
915 I Street Sacramento, CA 95814
www.cityofsacramento.org

File ID: 2026-01360

7/21/2026

Notification of Parcel of 1601 Wentworth Avenue (Z23-003/FPM 24-0038)

File ID: 2026-01360

Location: District 7

Recommendation: Receive and file.

Contact: David Veasey, Supervising Surveyor, (916) 808-6364, dveasey@cityofsacramento.org,
Department of Public Works

Presenter: None

Attachments:

1-Notice to Clerk

2-Parcel Map

CITY OF SACRAMENTO
CALIFORNIA

MEMORANDUM

DATE: 6/30/26

TO: Mindy Cuppy, City Clerk

FROM: David James Veasey, Licensed Land Surveyor, Director of Public Works Designee

SUBJECT: Notification of "Parcel Map Approval" in City Council Agenda

In accordance with Section 17.832.090 of the Sacramento City Code, this notice is from the Director of Public Works designee pending decision for the following Parcel Map:

Subdivision Name: 1601 Wentworth Avenue

Project No: Z23-003

FPM No.: FPM24-0038

Location: North side of Wentworth Ave, East of Monterey Way and West of Mead Ave

Council District: 7

Community Plan: Land Park

Developer: Frank L. Munoz and Lynda M. Munoz, Trustee's of the 1992 Munoz Revocable Trust dated October 29, 1992

No. of Lots: 2

Type: Residential

Background: Tentative map entitled "1601 Wentworth Avenue" was approved by City of Sacramento Zoning Administrator on 6/27/2024. The project will subdivide one 0.30-acre parcel into two parcels within the Single-Unit Residential (R-1-EA-4) zone.

Proposed Decision: Approve

Contact Person: David James Veasey, Licensed Land Surveyor, Phone: (916) 808-6364

This notice to be included in the City Council Agenda for July 21, 2026

PARCEL MAP OF
1601 WENTWORTH AVENUE

SUBDIVISION NO. Z23-003

BEING LOTS 30 AND 31 AS SHOWN ON PLAT OF "MEAD TRACT", FILED IN
BOOK 9 OF MAPS, MAP NO. 18, SACRAMENTO COUNTY RECORDS

CITY OF SACRAMENTO
JULY 2026

COUNTY OF SACRAMENTO

STATE OF CALIFORNIA
SHEET 1 OF 2

JTS ENGINEERING
CONSULTANTS, INC.

OWNER'S STATEMENT:

THE UNDERSIGNED HEREBY CONSENTS TO THE PREPARATION AND FILING OF THIS PARCEL
MAP OF "1601 WENTWORTH AVENUE".

FRANK L. MUNOZ AND LYNDA M. MUNOZ, TRUSTEE'S OF THE 1992 MUNOZ REVOCABLE
TRUST DATED OCTOBER 29, 1992

BY: [Signature]
FRANK L. MUNOZ, TRUSTEE

BY: [Signature]
LYNDA M. MUNOZ, TRUSTEE

NOTARY'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 SACRAMENTO)

ON NOVEMBER 6, 2024, BEFORE ME, J. MATA,
A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE,
PERSONALLY APPEARED FRANK L. MUNOZ AND
LYNDA M. MUNOZ, WHO 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/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 AND OFFICIAL SEAL

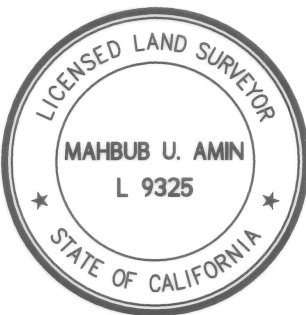
[Signature] J. MATA
SIGNATURE PRINTED NAME
MY COMMISSION NO.: 24166277 MY COMMISSION EXPIRES: 11/08/2027
MY PRINCIPAL PLACE OF BUSINESS IS THE COUNTY OF SACRAMENTO

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND WAS BASED ON A FIELD
SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL
ORDINANCE AT THE REQUEST OF FRANK M. MUNOZ AND LYNDA M. MUNOZ IN JULY 2024. I
HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE
POSITIONS INDICATED, AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO
BE RETRACED, AND THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY
APPROVED TENTATIVE MAP.

[Signature]
MAHBUB U. AMIN, L.S. 9325
EXPIRES: 3/31/2027

11/01/24
DATE



CITY SURVEYOR'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS PARCEL MAP OF "1601 WENTWORTH AVENUE"
AND FIND IT TO BE SUBSTANTIALLY THE SAME AS THE TENTATIVE MAP APPROVED BY THE
CITY OF SACRAMENTO ZONING ADMINISTRATOR AND ANY APPROVED ALTERATIONS THEREOF;
THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND ALL APPLICABLE CITY
ORDINANCES HAVE BEEN COMPLIED WITH AND THAT I AM SATISFIED THAT SAID MAP IS
TECHNICALLY CORRECT.

I HEREBY APPROVE THIS PARCEL MAP OF "1601 WENTWORTH AVENUE".

DAVID JAMES VEASEY
L.S. 9326, EXP. 03/31/2027
LICENSED LAND SURVEYOR
CITY OF SACRAMENTO

DATE

CITY CLERK'S STATEMENT:

I HEREBY ATTEST TO THE APPROVAL OF THIS PARCEL MAP OF "1601 WENTWORTH AVENUE".

CITY CLERK
CITY OF SACRAMENTO

DATE

RECORDER'S STATEMENT:

FILED THIS _____ DAY OF _____ 2026, AT _____, IN BOOK
_____ OF PARCEL MAPS, AT PAGE _____ AT THE REQUEST OF J.T.S. ENGINEERING
CONSULTANTS, INC., TITLE TO THE LAND INCLUDED IN THIS SUBDIVISION BEING VESTED AS PER
CERTIFICATE NO. _____ ON FILE IN THIS OFFICE.

DOCUMENT NO. _____ FEE: \$ _____

RECORDER OF SACRAMENTO COUNTY
STATE OF CALIFORNIA

BY: _____
DEPUTY

PARCEL MAP OF
1601 WENTWORTH AVENUE

SUBDIVISION NO. Z23-003

BEING LOTS 30 AND 31 AS SHOWN ON PLAT OF "MEAD TRACT", FILED IN
BOOK 9 OF MAPS, MAP NO. 18, SACRAMENTO COUNTY RECORDS

CITY OF SACRAMENTO
JULY 2026

COUNTY OF SACRAMENTO

STATE OF CALIFORNIA
SHEET 2 OF 2

JTS ENGINEERING
CONSULTANTS, INC.

LEGEND:

- DIMENSION POINT, NOTHING FOUND OR SET
- FOUND NAIL AS NOTED
- ✕ FOUND IRON PIPE AS NOTED
- ⊗ SET 5/8" REBAR, WITH PLASTIC CAP LS 9325
- ⊗ SET 1" DIAMETER X 18" IRON PIPE, TAG LS 9325
- ⊗ SET 1/4" DIAMETER X 2 1/2" LONG MAG NAIL, TAG LS 9325, FLUSH WITH PAVEMENT
- ⊕ CENTER LINE
- I.P. IRON PIPE

NOTES:

- THIS PARCEL MAP CONTAINS 15,649 S.F. OR 0.359 ACRES GROSS, MORE OR LESS.
- THE TOTAL DOES NOT EQUAL INDIVIDUAL DISTANCES DUE TO ROUNDING OFF.
- CENTERLINE OF MONTEREY WAY HAS BEEN ESTABLISHED FROM FOUND MONUMENTS PER (2)&(4), AND HELD 21.00 FEET OFFSET TO ESTABLISH THE WESTERLY LINE OF PLAT OF MEAD TRACT (1).

REFERENCES

- RECORD PER 9 B.M. 18 (MEAD TRACT)
- RECORD PER 29 B.M. 15 (VISTA DEL RIO UNIT NO. 3)
- RECORD PER 29 B.M. 20 (OAK LANE SUBDIVISION)
- RECORD PER 229 P.M. 13 (1475 POTRERO WAY)
- RECORD PER 236 P.M. 7 (LAND PARK COMMERCIAL CENTER)

BASIS OF BEARINGS:

THE BASIS OF BEARINGS OF THIS SURVEY IS THE CENTERLINE OF CLAREMONT WAY, THE BEARING OF WHICH IS S74°31'00"E AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 29 OF MAPS, PAGE NO. 15, ESTABLISHED FROM FOUND MONUMENTS AS SHOWN HEREON.

