



3.18

DEPARTMENT OF
PUBLIC WORKS

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET, 2nd Floor
SACRAMENTO, CA 95814-
2700

DEVELOPMENT SERVICES DIVISION

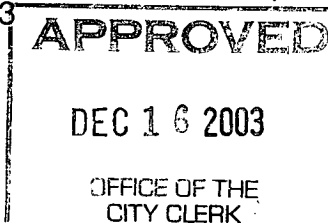
November 17, 2003

AG 2003-229

PH. (916) 264-7995
FAX (916) 264-5786

City Council
Sacramento, California

Honorable Members in Session:



**SUBJECT: APPROVAL OF FINAL MAP AND SUBDIVISION IMPROVEMENT
AGREEMENT ENTITLED "STEAMBOAT BEND UNIT NO. 2" (P01-051)**

LOCATION AND COUNCIL DISTRICT:

East of Interstate 5 and South of Amherst Street located in Council District 8 (see attachment A-1 through A-7 for project location).

RECOMMENDATION:

This report recommends the City Council adopt the attached resolution approving the Final Map and Subdivision Improvement Agreement for Steamboat Bend Unit No. 2.

CONTACT PERSONS:

Bob Robinson, Supervising Surveyor, 264-8970
Ronald Fong, Senior Engineer, 264-7915

FOR COUNCIL MEETING OF: December 16, 2003

SUMMARY:

On March 27, 2003, the City Planning Commission approved a Tentative Subdivision Map by adopting a Notice of Decision. The subdivider, Hofmann Land Development Company, a California Corporation, wishes to file the Final Map prior to completing the required subdivision improvements. The deferral of these improvements requires the subdivider to enter into a Subdivision Improvement Agreement with the City wherein the subdivider agrees to complete the improvements at a later date. All other conditions of the subdivision's Tentative Map have been met by the subdivider.

Department of
PUBLICWORKS
CITY OF
SACRAMENTO

City Council
Final Map for Steamboat Bend Unit No. 2 Steamboat Bend Unit No. 2
November 17, 2003

The Final Map and the Subdivision Improvement Agreement require approval by the City Council.

COMMITTEE/COMMISSION ACTION:

None.

BACKGROUND INFORMATION:

On March 27, 2003, the City Planning Commission approved a Tentative Subdivision Map by adopting a Notice of Decision.

Pursuant to Sacramento City Code Chapter 16.28.110 and Government Code Section 66458, the City Council may approve Final Maps by resolution. The map presented conforms to all the requirements of the Government Code and Title 16 of the City Code applicable at the time of conditional approval of the Tentative Map.

The Final Map is consistent with the South Sacramento Community Plan. The deferred improvement work has been secured through a Subdivision Improvement Agreement, all other conditions of approval have been met, and the Final Map is presented for approval.

FINANCIAL CONSIDERATIONS:

All subdivision costs are being paid by the subdivider, Hofmann Land Development Company, a California Corporation.

ENVIRONMENTAL CONSIDERATIONS:

On March 27, 2003, the City Planning Commission adopted a Notice of Decision ratifying the Negative Declaration and approving the Mitigation Monitoring Plan for this project.

POLICY CONSIDERATIONS:

Pursuant to Sacramento City Code Chapter 16.28.110 and Government Code Section 66458, the City Council may approve Final Maps by resolution. The map presented conforms to all the requirements of the Government Code and Title 16 of the City Code applicable at the time of conditional approval of the Tentative Map.

The improvements for this subdivision include various traffic calming and pedestrian safety devices consistent with the Pedestrian Safety Strategy adopted by the City Council in January 2003. The Pedestrian Safety Strategy was prepared in accordance with the City Strategic Plan.

City Council
Final Map for Steamboat Bend Unit No. 2
November 17, 2003

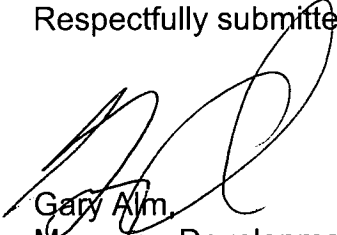
The Council action recommended in this report supports the following City Strategic Plan goals:

- Enhance and preserve the neighborhoods
- Promote and support economic vitality
- Improve and diversify the transportation system

ESBD CONSIDERATIONS:

City Council adoption of the attached resolution is not affected by City policy related to the ESBD Program.

Respectfully submitted,




Gary Alm
Manager, Development Services

RECOMMENDATION APPROVED:



ROBERT P. THOMAS
City Manager

Approved:



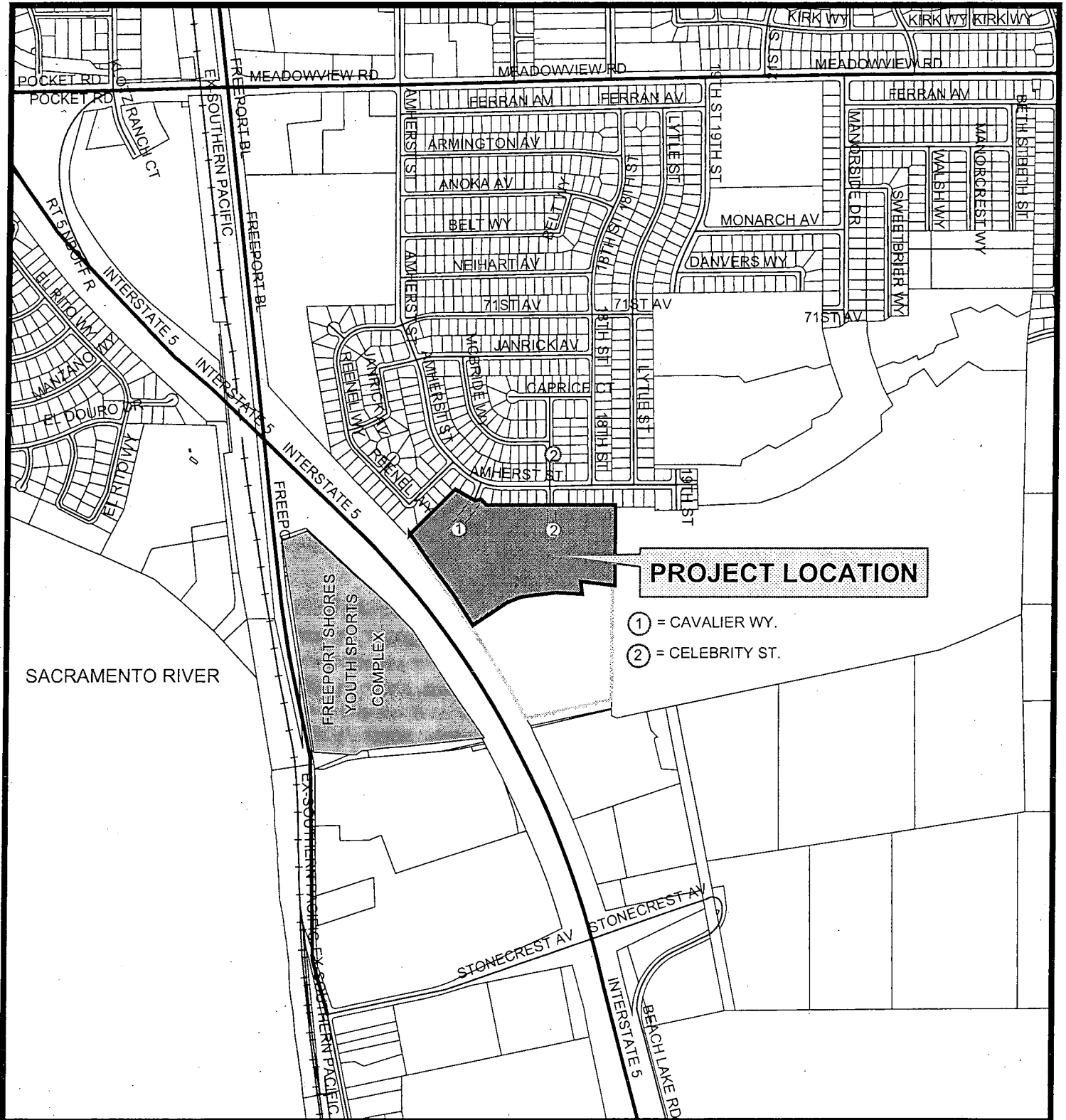
Thomas V. Lee
Deputy City Manager

TABLE OF CONTENTS:

1. Attachment A-1, Steamboat Bend Unit No. 2 Map, pg. 4
2. Attachment A-2 through A-7, Final Map of Steamboat Bend Unit No. 2, pg. 5
3. Resolution approving Final Map and Subdivision Improvement Agreement, pg.11

RR/dkl

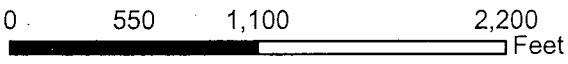
VICINITY MAP
FOR
STREAMBOAT BEND UNIT 2
ATTACHMENT A-1



PROJECT LOCATION

- ① = CAVALIER WY.
- ② = CELEBRITY ST.

Department of
PUBLICWORKS
CITY OF SACRAMENTO
Development Services
& Special Districts



PLAT OF
STEAMBOAT BEND UNIT No.2
 SUBDIVISION No. P01-051.1
 PORTION OF LOT A
 STEAMBOAT BEND UNIT No.1
 213 BM 7
 CITY OF SACRAMENTO, CALIFORNIA
 KASL CONSULTING ENGINEERS
 DECEMBER 2003
 SHEET 1 OF 6

OWNER'S STATEMENT:

THE UNDERSIGNED HEREBY CONSENT TO THE PREPARATION AND RECORDING OF THIS PLAT OF STEAMBOAT BEND UNIT No. 2 AND OFFER FOR DEDICATION AND DO HEREBY DEDICATE TO ANY ALL PUBLIC USES THE PUBLIC DRIVE, STREET, AND WAYS SHOWN HEREON AND ALSO OFFER FOR DEDICATION AND DO HEREBY DEDICATE TO SPECIFIC PURPOSES THE FOLLOWING:

- (1) EASEMENTS FOR PLANTING AND MAINTAINING TREES, FOR INSTALLATION AND MAINTENANCE OF ELECTROLIERS, TRAFFIC CONTROL DEVICES, WATER AND GAS PIPES AND FOR UNDERGROUND WIRES AND CONDUITS FOR ELECTRIC AND TELEPHONE SERVICES, CABLE TELEVISION TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER AND ACROSS STRIPS OF LAND 12.5 FEET IN WIDTH LYING CONTIGUOUS TO THE PUBLIC WAYS, STREET, AND DRIVE SHOWN HEREON AND DESIGNATED "PUBLIC UTILITY EASEMENT" (P.U.E.).
- (2) AN EASEMENT FOR CONSTRUCTING AND MAINTAINING CENTRALIZED MAIL, DELIVERY BOXES, PEDESTALS, AND SLABS TOGETHER WITH ANY AND ALL APPURTENANCES THERETO INCLUDING ACCESS FOR DELIVERY AND RECEIPT OF MAIL ON, OVER, UNDER AND ACROSS STRIPS OF LAND FIVE FEET IN WIDTH LYING CONTIGUOUS TO THE PUBLIC WAY, STREET, COURTS AND AVENUE SHOWN HEREON.
- (3) AN EASEMENT FOR CONSTRUCTING AND MAINTAINING A SOUND WALL ON, OVER, UNDER AND ACROSS LOT A AS SHOWN HEREON, AND STRIPS OF LAND 5 FEET IN WIDTH WITHIN LOTS 71 THROUGH 84 AS SHOWN HEREON AND DESIGNATED "S' SOUND WALL EASEMENT".

HOFMANN LAND DEVELOPMENT COMPANY, INC. A CALIFORNIA CORPORATION

BY: _____ DATE _____

NOTARY'S STATEMENT:

STATE OF CALIFORNIA
 COUNTY OF _____

ON _____ BEFORE ME, _____
 PERSONALLY APPEARED _____
 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/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 BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL

NAME: _____

SIGNATURE: _____

MY COMMISSION EXPIRES: _____

MY PRINCIPAL PLACE OF BUSINESS IS: _____, COUNTY _____

LEGAL DESCRIPTION:

ALL THAT REAL PROPERTY LOCATED IN THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA MORE PARTICULARLY DESCRIBED AS FOLLO:

ALL THAT PORTION OF LOT A AS SHOWN ON THAT "PLAT OF STEAMBOAT BEND UNIT No.1" RECORDED IN BOOK 213 OF MAPS, MAP No.7, RECORDS OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHERN MOST CORNER OF SAID LOT A; THENCE ALONG THE NORTHERLY LINE OF SAID LOT A, SOUTH 56°28'40" EAST, 26.72 FEET; THENCE SOUTH 57°20'48"EAST, 84.42 FEET TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY OF CAVALIER WAY, A CITY STREET; THENCE LEAVING SAID RIGHT OF WAY, SOUTH 57°08'15"EAST, 54.01 FEET TO THE SOUTHEASTERLY RIGHT OF WAY OF SAID CAVALIER WAY; THENCE ALONG SAID RIGHT OF WAY, ALONG A CURVE TO THE LEFT WITH A RADIUS OF 427.00 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 31°02'19"EAST A DISTANCE OF 27.29 FEET; THENCE CONTINUING ALONG THE NORTHERLY LINE OF SAID LOT A, SOUTH 55°06'54"EAST, 88.30 FEET; THENCE SOUTH 89°55'30"EAST, 788.11 FEET TO THE NORTH EAST CORNER OF SAID LOT A; THENCE FROM SAID CORNER, ALONG THE EAST LINE OF SAID LOT A, SOUTH 00°19'15"EAST, 445.73 FEET; THENCE LEAVING SAID LINE, SOUTH 89°40'45"WEST, 141.45 FEET; THENCE SOUTH 00°04'30"WEST, 36.31 FEET; THENCE NORTH 89°55'30"WEST, 216.22 FEET; THENCE SOUTH 89°23'53"WEST, 50.60 FEET; THENCE SOUTH 73°15'04"WEST, 95.55 FEET; THENCE SOUTH 59°33'54"WEST 38.66 FEET; THENCE SOUTH 56°22'18"WEST, 233.63 FEET; THENCE SOUTH 33°37'42"EAST, 3.93 FEET; THENCE SOUTH 56°22'18"WEST, 181.00 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT A; THENCE ALONG SAID WESTERLY LINE, NORTH 33°37'42"WEST, 452.29 FEET; THENCE NORTH 36°29'42"WEST, 269.22 FEET TO THE WESTERNMOST CORNER OF SAID LOT A; THENCE ALONG THE NORTHWESTERLY LINE OF SAID LOT A, NORTH 46°07'00"EAST, 398.73 FEET TO THE POINT OF BEGINNING, CONTAINING 15.283 ACRES, MORE OR LESS.

ENGINEER'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF HOFMANN LAND DEVELOPMENT COMPANY, INC. IN OCTOBER, 2003. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP, ALL MONUMENTS, SHOWN HEREON ARE OF THE CHARACTER AND WILL OCCUPY THE POSITION INDICATED AND WILL BE SET BY DECEMBER, 2004 AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.



DOUGLAS L. ASCCHE R.C.E. 32378

DATE: _____

CITY ENGINEER'S STATEMENT:

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT OF STEAMBOAT BEND UNIT No.2 AND FIND IT TO BE SUBSTANTIALLY THE SAME AS THE TENTATIVE MAP SUBMITTED TO THE CITY PLANNING COMMISSION OF THE CITY OF SACRAMENTO; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND ALL APPLICABLE CITY ORDINANCES HAVE BEEN COMPLIED WITH; AND THAT I AM SATISFIED THAT SAID PLAT IS TECHNICALLY CORRECT.

DATE _____ SUPERVISING SURVEYOR
 FOR THE DIRECTOR OF PUBLIC WORKS
 CITY OF SACRAMENTO, CALIFORNIA

CITY CLERK'S STATEMENT:

I HEREBY CERTIFY THAT THE COUNCIL OF THE CITY OF SACRAMENTO HAS APPROVED THIS PLAT OF STEAMBOAT BEND UNIT No.2 AND HAS ACCEPTED IN BEHALF OF THE PUBLIC ALL THE LANDS, RIGHTS OF WAY AND EASEMENTS SHOWN HEREON OFFERED FOR DEDICATION.

DATE _____ CITY CLERK _____

RECORDER'S STATEMENT:

ACCEPTED FOR RECORD AND FILED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY IN BOOK _____ OF MAPS, MAP No. _____, THIS _____ DAY OF _____, 200____ AT _____ HOURS, _____ MINUTES, _____ M., TITLE TO THE LAND INCLUDED IN THIS SUBDIVISION BEING VESTED AS PER CERTIFICATE NO. _____ ON FILE IN THIS OFFICE.

RECORDER OF SACRAMENTO COUNTY BY: _____ DEPUTY

ATTACHMENT A-2

PLAT OF
STEAMBOAT BEND UNIT No.2

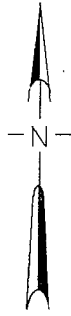
SUBDIVISION No. P01-051.1

PORTION OF LOT A
 STEAMBOAT BEND UNIT No.1
 213 BM 7

CITY OF SACRAMENTO, CALIFORNIA
 KASL CONSULTING ENGINEERS
 DECEMBER 2003
 SHEET 2 OF 6

LEGEND

- ⊙ FOUND PK NAIL PER (R1)
- ⊙ FOUND 1" IRON PIPE W/ CAP "LS 5914" PER (R1)
- ⊙ SET 5/8" REBAR W/ PLASTIC CAP STAMPED "RCE 32378"
- ⊙ SET 3/4" DIAMETER X 1-1/2" LONG PK NAIL
- ⊗ SET WELL MONUMENT PER CITY STANDARDS
- COMPUTED POINT, NOTHING SET
- BOUNDARY LINE OF SUBDIVISION
- P.U.E. PUBLIC UTILITY EASEMENT
- (R1) RECORD PER 213 BM 7
- (R2) RECORD PER 87 BM 6
- ▨ ABUTTER'S RIGHTS GRANTED TO THE STATE OF CALIFORNIA PER 671018 OR 208



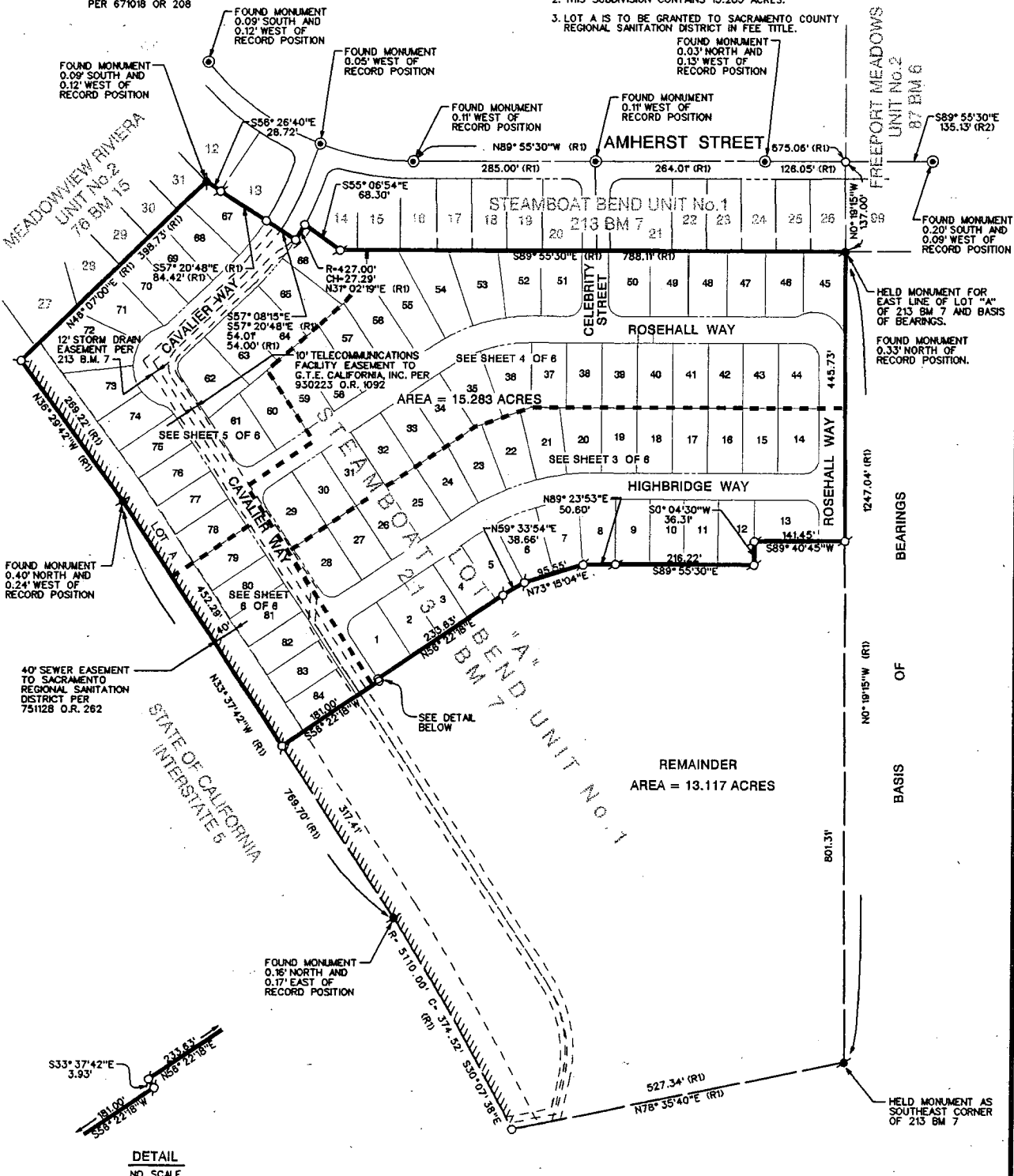
1" = 100'

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE EAST LINE OF LOT "A" AS SHOWN ON THAT PLAT OF STEAMBOAT BEND UNIT No.1 RECORDED IN BOOK 213 OF MAPS, MAP No. 7, SAID BEARING BEING NORTH 00° 19' 15" WEST AS DETERMINED FROM MONUMENTS FOUND IN THE FIELD AND SHOWN HEREON.

NOTES:

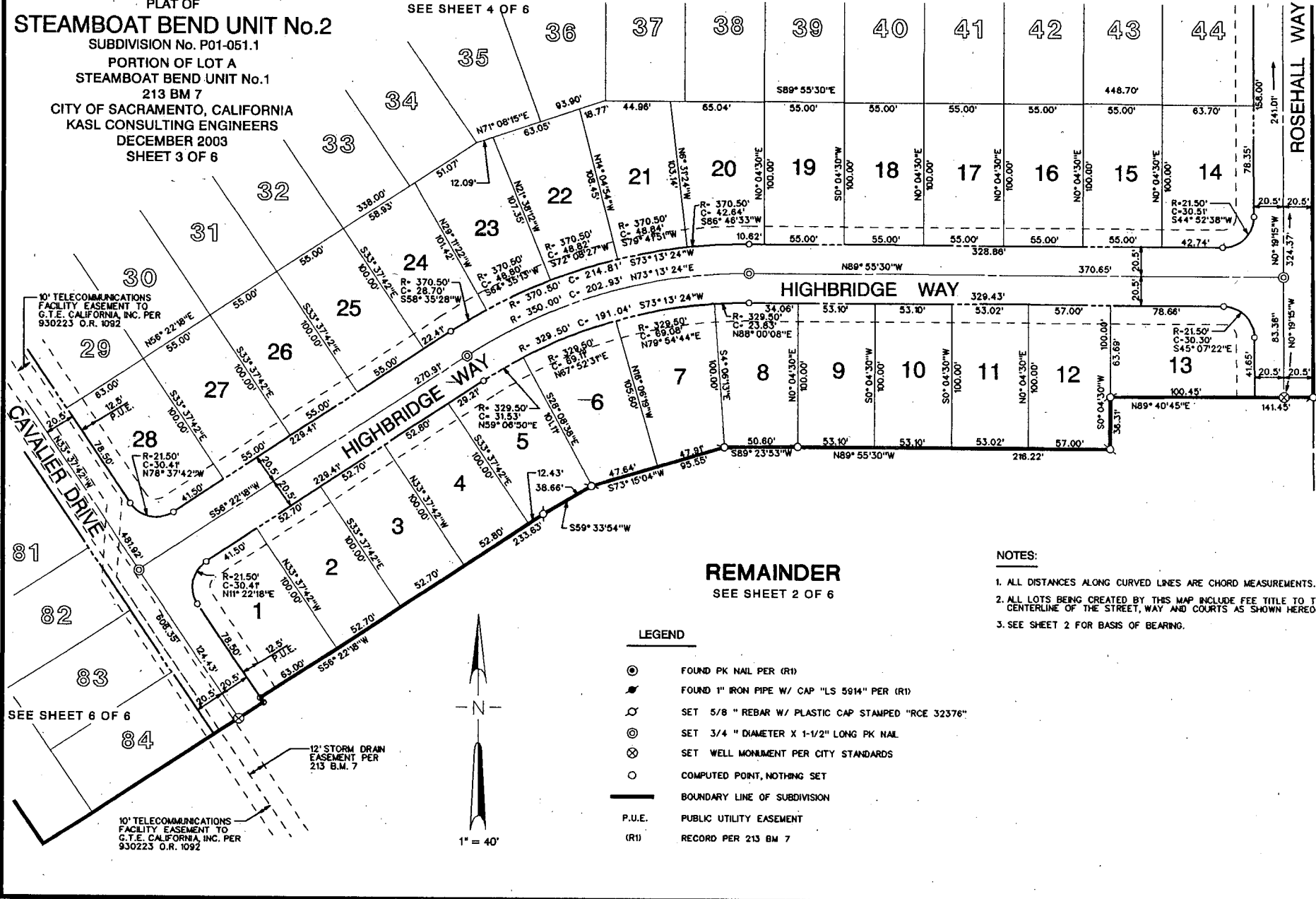
1. ALL DISTANCES ALONG CURVED LINES ARE CHORD MEASUREMENTS.
2. THIS SUBDIVISION CONTAINS 15.283 ACRES.
3. LOT A IS TO BE GRANTED TO SACRAMENTO COUNTY REGIONAL SANITATION DISTRICT IN FEE TITLE.



DETAIL
 NO SCALE

PLAT OF
STEAMBOAT BEND UNIT No.2
 SUBDIVISION No. P01-051.1
 PORTION OF LOT A
 STEAMBOAT BEND UNIT No.1
 213 BM 7
 CITY OF SACRAMENTO, CALIFORNIA
 KASL CONSULTING ENGINEERS
 DECEMBER 2003
 SHEET 3 OF 6

SEE SHEET 4 OF 6



REMAINDER
 SEE SHEET 2 OF 6

LEGEND

- ⊙ FOUND PK NAIL PER (R1)
- ⊙ FOUND 1" IRON PIPE W/ CAP "LS 5914" PER (R1)
- ⊙ SET 5/8" REBAR W/ PLASTIC CAP STAMPED "RCE 32376"
- ⊙ SET 3/4" DIAMETER X 1-1/2" LONG PK NAIL
- ⊙ SET WELL MONUMENT PER CITY STANDARDS
- COMPUTED POINT, NOTHING SET
- BOUNDARY LINE OF SUBDIVISION
- P.U.E. PUBLIC UTILITY EASEMENT
- (R1) RECORD PER 213 BM 7

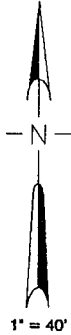
NOTES:

1. ALL DISTANCES ALONG CURVED LINES ARE CHORD MEASUREMENTS.
2. ALL LOTS BEING CREATED BY THIS MAP INCLUDE FEE TITLE TO THE CENTERLINE OF THE STREET, WAY AND COURTS AS SHOWN HEREON.
3. SEE SHEET 2 FOR BASIS OF BEARING.

ATTACHMENT A-4

-PLAT OF
STEAMBOAT BEND UNIT No.2

SUBDIVISION No..P01-051.1
 PORTION OF LOT A
 STEAMBOAT BEND UNIT No.1
 213 BM 7
 CITY OF SACRAMENTO, CALIFORNIA
 KASL CONSULTING ENGINEERS
 DECEMBER 2003
 SHEET 5 OF 6

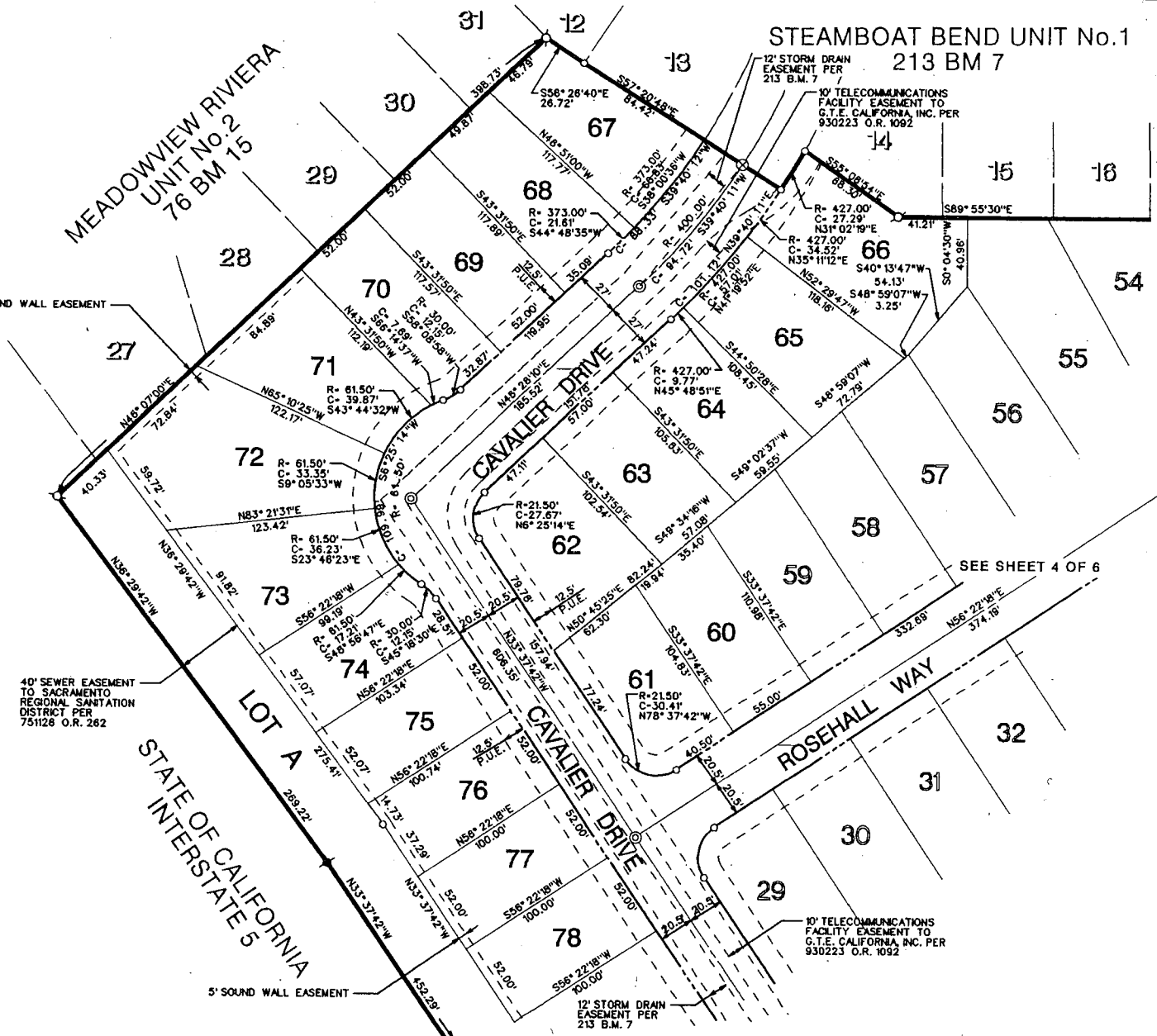


NOTES:

1. ALL DISTANCES ALONG CURVED LINES ARE CHORD MEASUREMENTS.
2. ALL LOTS BEING CREATED BY THIS MAP INCLUDE FEE TITLE TO THE CENTERLINE OF THE STREET, WAY AND COURTS AS SHOWN HEREON.
3. SEE SHEET 2 FOR BASIS OF BEARING.

LEGEND

- ⊙ FOUND PK NAIL PER (R1)
- ⊙ FOUND 1" IRON PIPE W/ CAP "LS 5914" PER (R1)
- ⊙ SET 5/8" REBAR W/ PLASTIC CAP STAMPED "RCE 32378"
- ⊙ SET 3/4" DIAMETER X 1-1/2" LONG PK NAIL
- ⊙ SET WELL MONUMENT PER CITY STANDARDS
- COMPUTED POINT, NOTHING SET
- BOUNDARY LINE OF SUBDIVISION
- P.U.E. PUBLIC UTILITY EASEMENT
- (R1) RECORD PER 213 BM 7

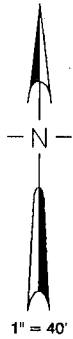


SEE SHEET 6 OF 6

ATTACHMENT A-6

PLAT OF
STEAMBOAT BEND UNIT No.2

SUBDIVISION No: P01-051.1
 PORTION OF LOT A
 STEAMBOAT BEND UNIT No.1
 213 BM 7
 CITY OF SACRAMENTO, CALIFORNIA
 KASL CONSULTING ENGINEERS
 DECEMBER 2003
 SHEET 6 OF 6

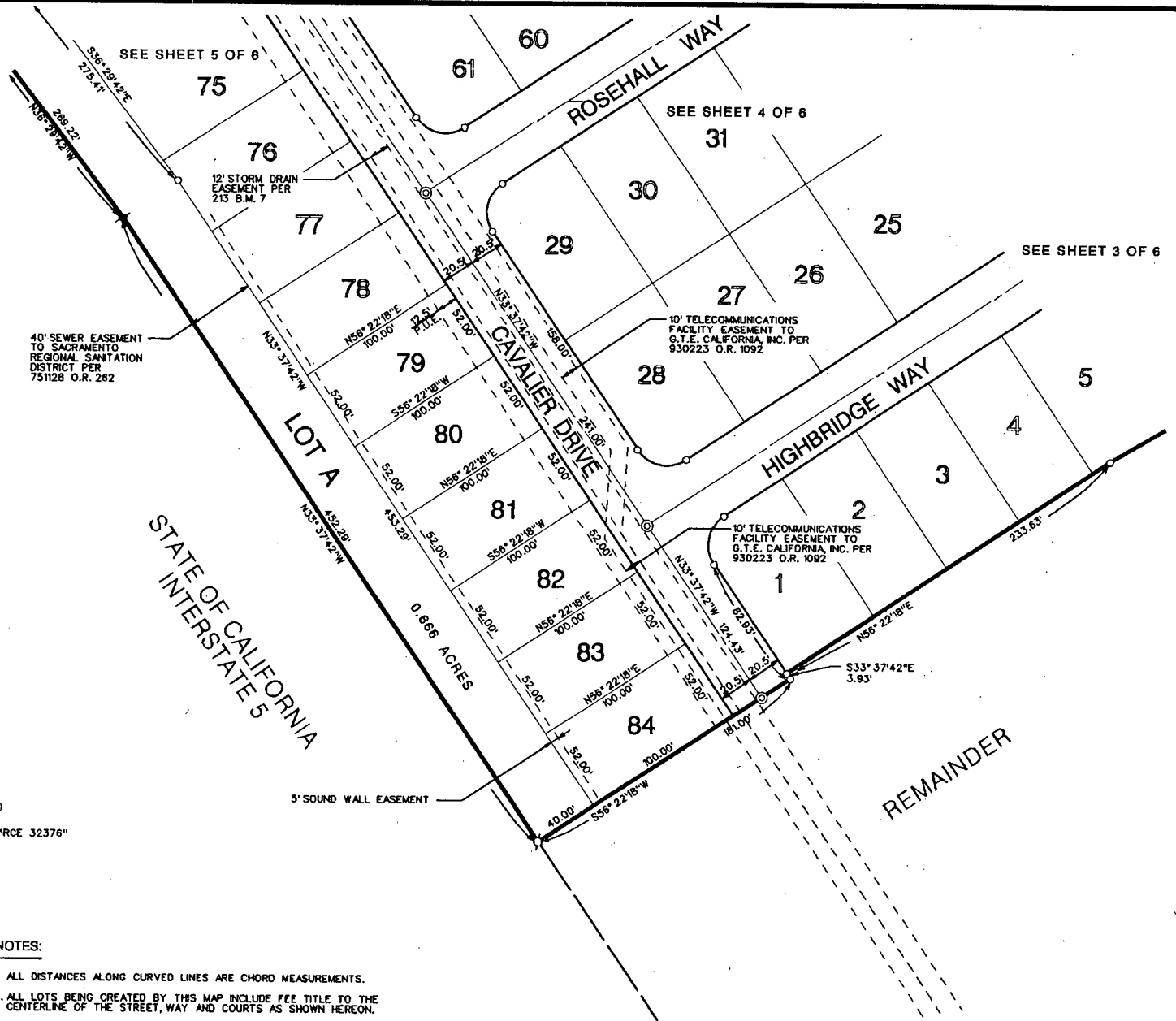


LEGEND

- ⊙ FOUND PK NAIL PER (R1)
- ⊙ FOUND 1" IRON PIPE W/ CAP "LS 5014" PER (R1)
- ⊙ SET 5/8 " REBAR W/ PLASTIC CAP STAMPED "RCE 32376"
- ⊙ SET 3/4 " DIAMETER X 1-1/2" LONG PK NAIL
- ⊙ SET WELL MONUMENT PER CITY STANDARDS
- COMPUTED POINT, NOTHING SET
- BOUNDARY LINE OF SUBDIVISION
- P.U.E. PUBLIC UTILITY EASEMENT
- (R1) RECORD PER 213 BM 7

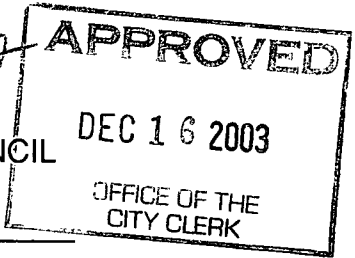
NOTES:

1. ALL DISTANCES ALONG CURVED LINES ARE CHORD MEASUREMENTS.
2. ALL LOTS BEING CREATED BY THIS MAP INCLUDE FEE TITLE TO THE CENTERLINE OF THE STREET, WAY AND COURTS AS SHOWN HEREON.
3. SEE SHEET 2 FOR BASIS OF BEARING.



ATTACHMENT A-7

RESOLUTION NO. 2003-892



ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

APPROVING FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT ENTITLED "STEAMBOAT BEND UNIT NO. 2" (P01-051)

WHEREAS, THE CITY COUNCIL OF THE CITY OF SACRAMENTO FINDS AND DETERMINES AS FOLLOWS:

- A. The Final Map for Steamboat Bend Unit No. 2, East of Interstate 5 and South of Amherst Street, with provisions for its design and improvement, is consistent with the South Sacramento Community Plan.
- B. The Final Map is in substantial compliance with the previously approved Tentative Map.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO AS FOLLOWS:

- 1. The Final Map for this subdivision is hereby approved subject to the execution by all parties of its Subdivision Improvement Agreement.
- 2. All dedications shown on said map are hereby accepted subject to the improvement thereof required by the Subdivision Improvement Agreement.
- 3. The City Manager and City Clerk are authorized and directed to execute on behalf of the City of Sacramento that certain Subdivision Improvement Agreement between the City and Hofmann Land Development Company, a California Corporation to provide for the subdivision improvements required by the Subdivision Map Act, Title 16 (Subdivision Regulations) of the Sacramento City Code, and the adopted conditions of the approved Tentative Map.
- 4. The City Clerk is authorized and directed to record the above-mentioned agreement in the official records of Sacramento County.

MAYOR

ATTEST:

CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____