



## City Council Report

915 I Street, 1<sup>st</sup> Floor

Sacramento, CA 95814

[www.cityofsacramento.org](http://www.cityofsacramento.org)

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**File ID:** 2017-00798

**May 30, 2017**

**Information Item 22**

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**Title:** Notification of Final Map Approval for Greenfair (P14-040)

**Location:** District 6

**Recommendation:** Receive and file.

**Contact:** Jerry Lovato, Program Analyst, (916) 808-7918, Department of Public Works

**Presenter:** None

**Department:** Public Works

**Attachments:**

1-Memo to City Clerk

2-Final Map

May 11, 2017

MEMORANDUM

TO: Shirley Concolino, City Clerk

FROM: Jimmy Byrum, City Surveyor, Director of Public Works Designee

**SUBJECT: Notification of “Final Map Approval” in City Council Agenda**

In accordance with Section 17.832.090 (prior code 16.28.110) of the Sacramento City Code, this notice is from the Director of Public Works designee pending decision for the following Final Map:

Subdivision Name:	Greenfair
Project No.:	P14-040
Location:	The project is located at the north of Fairgrounds Drive between 50 <sup>th</sup> street and 57 <sup>th</sup> street
Council District:	6
Community Plan:	Fruitridge/ Broadway
Developer:	Caleps ( Greenfair), LLC, A California Limited Liability Company
No. of Lots:	44
Type:	Residential
Proposed Decision:	Approve
Contact Person:	Jerry Lovato, Program Analyst, Phone: 808-7918

**This notice is to be included in the City Council Agenda for May 30, 2017.**

FINAL MAP OF  
**GREENFAIR**  
SUBDIVISION NO: P14-040

BEING A MERGER AND RESUBDIVISION OF ALL OF LOTS 1 THRU 45,  
TOGETHER WITH LOTS 214-C AND 215-C, AS SHOWN ON THE "PLAT  
OF GREENFAIR UNIT NO. 1", FILED IN BOOK 89 OF MAPS, MAP NO. 20,  
RECORDS OF SACRAMENTO COUNTY, CALIFORNIA  
CITY OF SACRAMENTO SACRAMENTO COUNTY CALIFORNIA  
CUNNINGHAM ENGINEERING  
MARCH 2017  
SHEET 1 OF 3 SHEETS

**OWNERS' STATEMENT:**

THE UNDERSIGNED HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS  
FINAL MAP OF "GREENFAIR".

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC  
PURPOSES.

THE UNDERSIGNED HEREBY OFFERS FOR DEDICATION AND DOES HEREBY DEDICATE TO  
ANY AND ALL PUBLIC USES THE COURTS AND DRIVE SHOWN HEREON AND DOES HEREBY  
DEDICATE TO SPECIFIC USES THE FOLLOWING:

1. EASEMENT FOR PLANTING AND MAINTAINING TREES, INSTALLATION AND  
MAINTENANCE OF ELECTROLIERS, TRAFFIC CONTROL DEVICES, WATER AND GAS  
PIPES, AND FOR OVERHEAD AND UNDERGROUND WIRES AND CONDUITS FOR  
ELECTRICAL, TELEVISION AND TELEPHONE SERVICES, TOGETHER WITH ANY AND ALL  
APPURTENANCES PERTAINING THERETO ON, OVER, UNDER AND ACROSS THOSE  
STRIPS OF LAND CONTIGUOUS TO THE COURTS AND DRIVE SHOWN HEREON AND  
DESIGNATED "PUBLIC UTILITY EASEMENT" (PUE).
2. EASEMENT FOR CONSTRUCTING AND MAINTAINING CENTRALIZED MAIL DELIVERY  
BOXES, PEDESTALS AND SLABS, TOGETHER WITH ANY AND ALL APPURTENANCES  
PERTAINING THERETO, INCLUDING PEDESTRIAN ACCESS FOR DELIVERY AND RECEIPT  
OF MAIL ON, OVER, UNDER AND ACROSS THOSE STRIPS OF LAND FIVE (5.00) FEET IN  
WIDTH, LYING CONTIGUOUS TO THE PUBLIC COURTS AND DRIVE SHOWN HEREON.
3. EASEMENT FOR INSTALLATION AND MAINTENANCE OF UNDERGROUND DRAINAGE  
PIPELINES, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO  
ON, OVER, UNDER AND ACROSS THOSE STRIPS OF LAND, AS SHOWN HEREON AND  
DESIGNATED "15' DRAINAGE EASEMENT".

CALEPS (GREENFAIR), LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: Christo D. Bardis

CHRISTO D. BARDIS, MANAGER

TITLE:

**NOTARY 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 ) s.

ON March 21, 2017, BEFORE ME, Lori A. Rispoli, NOTARY PUBLIC, PERSONALLY  
APPEARED Christo D. Bardis 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.

BY: (NOTARY PUBLIC SIGNATURE) Lori A. Rispoli

NAME: (PRINT NAME) Lori A. Rispoli

NOTARY'S PRINCIPAL PLACE OF BUSINESS (COUNTY) Sacramento

NOTARY'S COMMISSION EXPIRES 7/1/2019 Comm# 2113900

**SURVEYOR'S STATEMENT:**

I HEREBY STATE THAT 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  
CALEPS (GREENFAIR), LLC, A CALIFORNIA LIMITED LIABILITY COMPANY. I HEREBY  
STATE THAT ALL MONUMENTS WILL BE OF THE CHARACTER AND OCCUPY THE  
POSITIONS INDICATED AND WILL BE SET IN THOSE POSITIONS BEFORE JANUARY  
2019, AND THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO  
BE RETRACED AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE  
APPROVED, OR CONDITIONALLY APPROVED TENTATIVE MAP.

TOM O. MORROW, L.S. NO. 5161

DATED 3-17-2017



**CITY SURVEYOR STATEMENT:**

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF "GREENFAIR" AND  
FIND IT TO BE SUBSTANTIALLY THE SAME AS THE TENTATIVE MAP APPROVED BY  
THE CITY OF SACRAMENTO PLANNING COMMISSION 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 FINAL MAP IS TECHNICALLY CORRECT.

I HEREBY APPROVE THIS FINAL MAP OF "GREENFAIR" AND ACCEPT, SUBJECT TO  
IMPROVEMENTS, ON BEHALF OF THE PUBLIC, THE EASEMENTS AND  
RIGHTS-OF-WAY HEREON OFFERED FOR DEDICATION.

THE ABANDONMENT OF THE EASEMENTS LISTED HEREON PURSUANT TO  
SECTION 66434(g) OF THE GOVERNMENT CODE IS HEREBY APPROVED.

JIMMY L. BYRUM  
CITY SURVEYOR  
P.L.S. 9275, EXP 9/30/18  
CITY OF SACRAMENTO

DATE: \_\_\_\_\_

**CITY CLERK'S STATEMENT:**

I HEREBY ATTEST TO THE APPROVAL OF THIS FINAL MAP OF "GREENFAIR".

CITY CLERK  
CITY OF SACRAMENTO

DATE \_\_\_\_\_

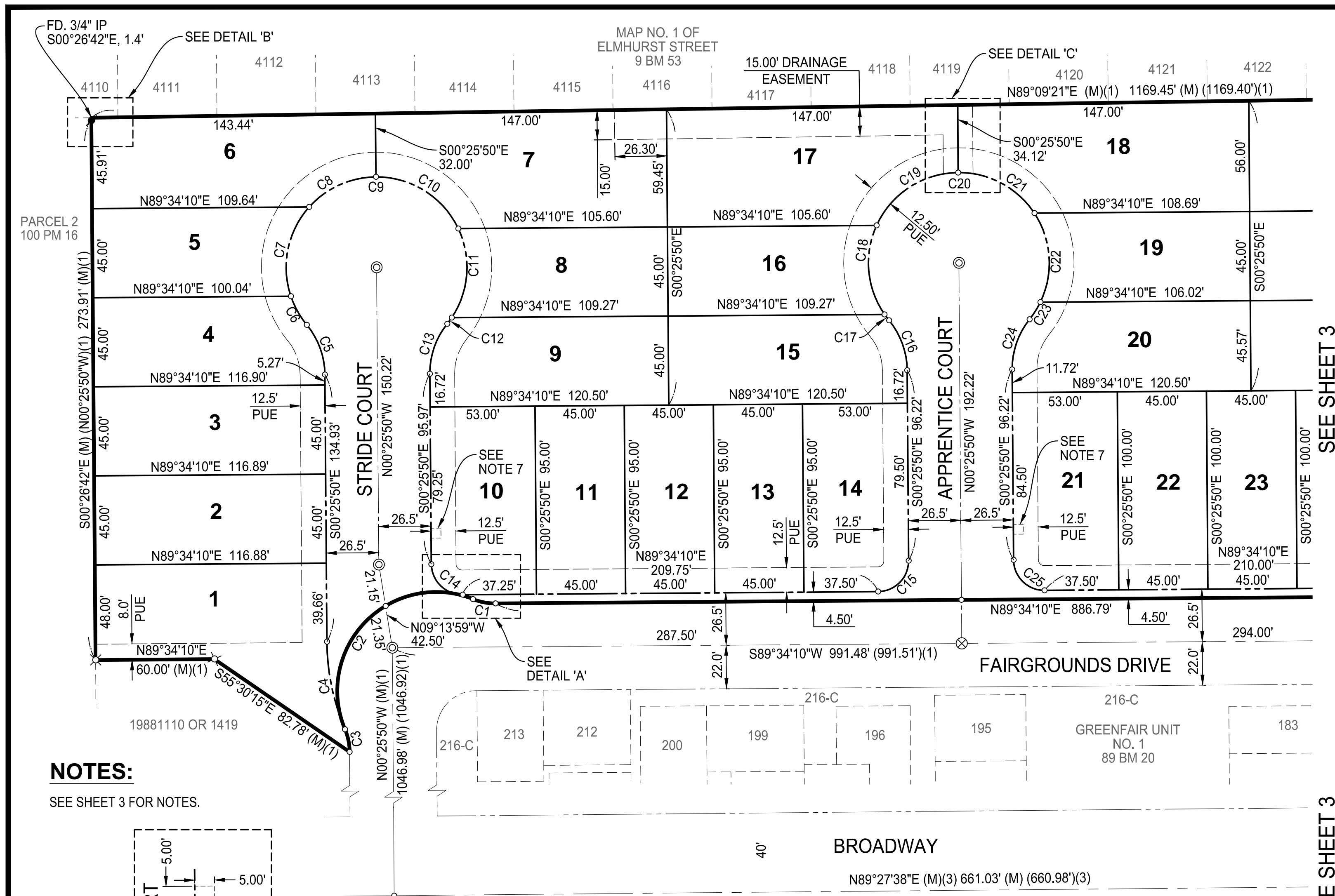
**RECORDER'S STATEMENT:**

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017 AT \_\_\_\_\_ M IN BOOK \_\_\_\_\_ OF  
MAPS, AT PAGE \_\_\_\_\_, AT THE REQUEST OF CALEPS (GREENFAIR), LLC, A  
CALIFORNIA LIMITED LIABILITY COMPANY, TITLE TO THE LAND INCLUDED IN THIS  
SUBDIVISION BEING VESTED AS PER CERTIFICATE NO. \_\_\_\_\_ ON FILE IN THIS  
OFFICE.

SIGNED: \_\_\_\_\_  
COUNTY RECORDER

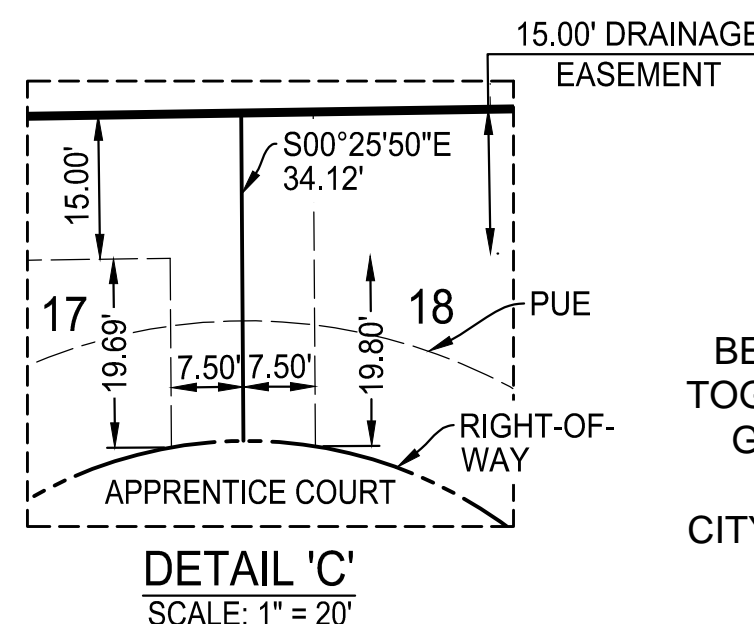
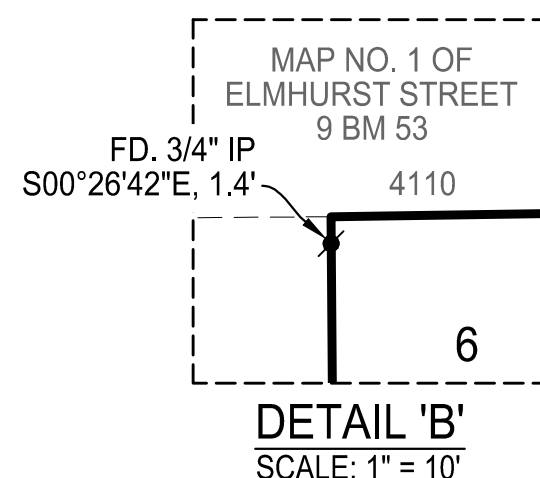
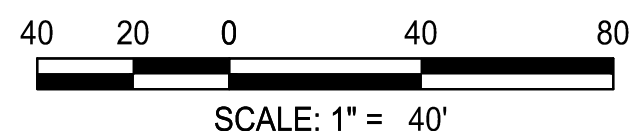
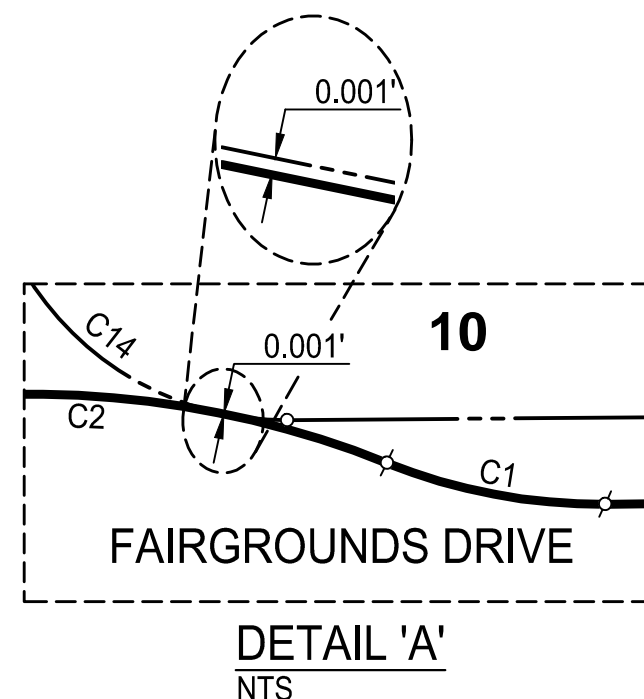
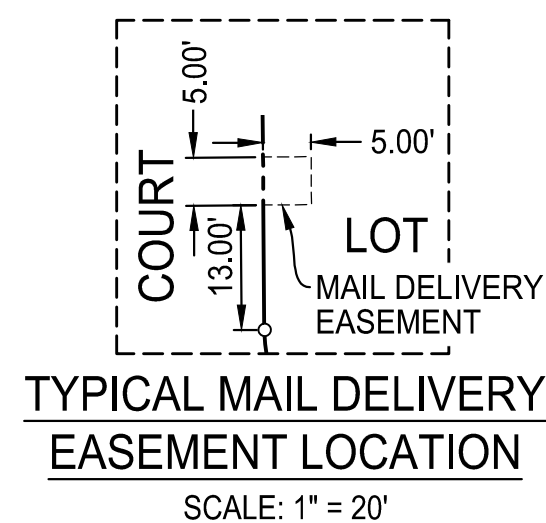
BY: \_\_\_\_\_  
DEPUTY

DOCUMENT NO.: \_\_\_\_\_  
FEE: \_\_\_\_\_



**NOTES:**

SEE SHEET 3 FOR NOTES.



**BASIS OF BEARINGS:**

THE BASIS OF BEARINGS OF THIS MAP IS THE MONUMENTED CENTERLINE OF 57TH STREET AS SHOWN ON "PLAT OF FAIRGROUNDS EAST", FILED FOR RECORD AUGUST 27, 1979 IN BOOK 34 OF MAPS, MAP NO. 2, SACRAMENTO COUNTY RECORDS.

**LEGEND:**

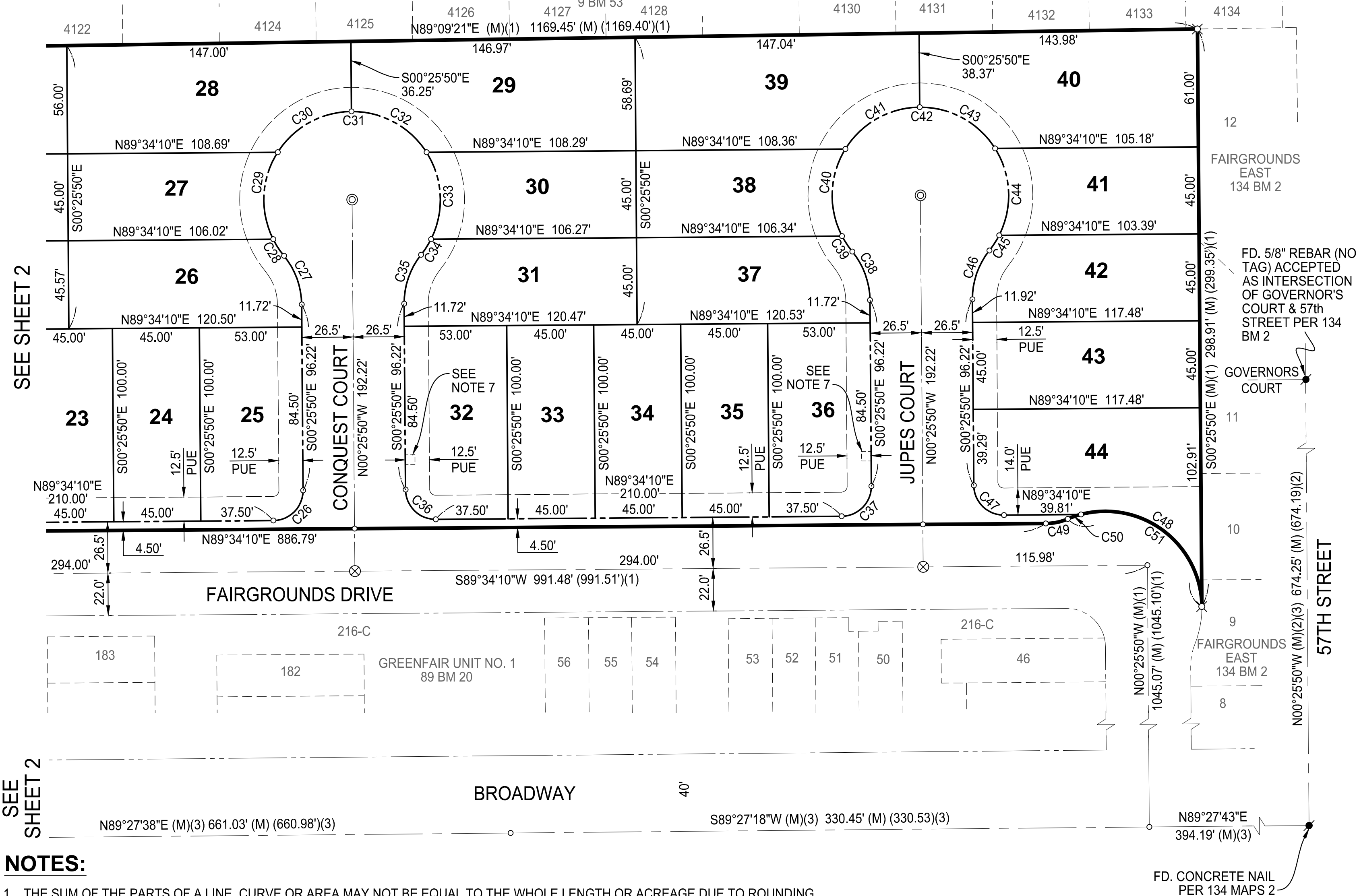
- ..... PROPERTY DIMENSION POINT - NOTHING FOUND OR SET UNLESS INDICATED IN NOTE NO. 3
- ..... FOUND MONUMENT AS SHOWN
- ⊙ ..... SET 1/4" X 2" LONG MAG NAIL TAGGED LS 5161, SET FLUSH WITH THE PAVEMENT
- ⊗ ..... SET WELL MONUMENT PER CITY STANDARDS STAMPED LS 5161
- ⋈ ..... SET 5/8" REBAR TAGGED LS 5161
- (1) ..... RECORD PER 89 BM 20
- (2) ..... RECORD PER 134 BM 2
- (3) ..... RECORD PER 26 RS 6
- (M) ..... MEASURED

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD
C1	11.65'	30.00'	22°14'30"	S79°18'35"E, 11.57'
C1(1)		30.00'		N79°15'40"W, 11.62'
C2	117.44'	50.00'	134°34'51"	S44°31'15"W, 92.25'
C2(1)		30.00'		N44°34'10"W, 92.28'
C3	11.69'	30.00'	22°20'01"	N11°36'00"W, 11.62'
C4	45.48'	116.65'	22°20'12"	S11°35'55"E, 45.19'
C5	27.28'	40.00'	39°04'49"	N19°58'14"W, 26.76'
C6	16.63'	45.67'	20°51'38"	S29°04'50"E, 16.53'
C7	48.22'	45.67'	60°29'55"	S11°35'57"W, 46.01'
C8	38.04'	45.67'	47°43'16"	S65°42'32"W, 36.95'
C9	205.76'	45.67'	258°09'37"	S89°34'10"W, 70.90'
C10	51.83'	45.67'	65°01'38"	N57°55'01"W, 49.09'
C11	47.23'	45.67'	59°15'04"	N04°13'20"E, 45.15'
C12	3.83'	45.67'	4°48'07"	N36°14'55"E, 3.83'
C13	27.28'	40.00'	39°04'49"	S19°06'34"W, 26.76'
C14	24.74'	15.75'	90°00'00"	S45°25'50"E, 22.27'
C15	24.35'	15.50'	90°00'00"	N44°34'10"E, 21.92'
C16	27.28'	40.00'	39°04'49"	N19°58'14"W, 26.76'
C17	3.83'	45.67'	4°48'07"	S37°06'35"E, 3.83'
C18	47.23'	45.67'	59°15'04"	S05°05'00"E, 45.15'
C19	51.83'	45.67'	65°01'38"	S57°03'21"W, 49.09'
C20	205.76'	45.67'	258°09'37"	S89°34'10"W, 70.90'
C21	45.46'	45.67'	57°01'53"	N61°54'53"W, 43.60'
C22	47.15'	45.67'	59°09'02"	N03°49'26"W, 45.08'
C23	10.28'	45.67'	12°53'54"	N32°12'02"E, 10.26'
C24	27.28'	40.00'	39°04'49"	S19°06'34"W, 26.76'
C25	24.35'	15.50'	90°00'00"	S45°25'50"E, 21.92'

**FINAL MAP OF  
GREENFAIR  
SUBDIVISION NO: P14-040**

BEING A MERGER AND RESUBDIVISION OF ALL OF LOTS 1 THRU 45, TOGETHER WITH LOTS 214-C AND 215-C, AS SHOWN ON THE "PLAT OF GREENFAIR UNIT NO. 1", FILED IN BOOK 89 OF MAPS, MAP NO. 20, RECORDS OF SACRAMENTO COUNTY, CALIFORNIA  
CITY OF SACRAMENTO SACRAMENTO COUNTY CALIFORNIA  
CUNNINGHAM ENGINEERING  
MARCH 2017  
SHEET 2 OF 3 SHEETS

MAP NO. 1 OF  
ELMHURST STREET  
9 BM 53



**BASIS OF BEARINGS:**

THE BASIS OF BEARINGS OF THIS MAP IS THE MONUMENTED CENTERLINE OF 57TH STREET AS SHOWN ON "PLAT OF FAIRGROUNDS EAST", FILED FOR RECORD AUGUST 27, 1979 IN BOOK 34 OF MAPS, MAP NO. 2, SACRAMENTO COUNTY RECORDS.

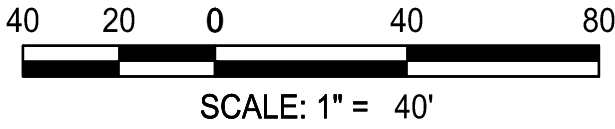
**LEGEND:**

- . . . . . PROPERTY DIMENSION POINT - NOTHING FOUND OR SET UNLESS INDICATED IN NOTE NO. 3
- . . . . . FOUND MONUMENT AS SHOWN
- ⊙ . . . . . SET 1/4" X 2" LONG MAG NAIL TAGGED LS 5161, SET FLUSH WITH THE PAVEMENT
- ⊗ . . . . . SET WELL MONUMENT PER CITY STANDARDS STAMPED LS 5161
- ⋈ . . . . . SET 5/8" REBAR TAGGED LS 5161
- (1) . . . . . RECORD PER 89 BM 20
- (2) . . . . . RECORD PER 134 BM 2
- (3) . . . . . RECORD PER 26 RS 6
- (M) . . . . . MEASURED

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD
C26	24.35'	15.50'	90°00'00"	N44°34'10"E, 21.92'
C27	27.28'	40.00'	39°04'49"	N19°58'14"W, 26.76'
C28	10.28'	45.67'	12°53'54"	S33°03'42"E, 10.26'
C29	47.15'	45.67'	59°09'02"	S02°57'46"W, 45.08'
C30	45.46'	45.67'	57°01'53"	S61°03'13"W, 43.60'
C31	205.76'	45.67'	258°09'37"	S89°34'10"W, 70.90'
C32	46.13'	45.67'	57°52'52"	N61°29'24"W, 44.20'
C33	47.11'	45.67'	59°06'06"	N02°59'55"W, 45.05'
C34	9.64'	45.67'	12°05'51"	N32°36'03"E, 9.62'
C35	27.28'	40.00'	39°04'49"	S19°06'34"W, 26.76'
C36	24.35'	15.50'	90°00'00"	S45°25'50"E, 21.92'
C37	24.35'	15.50'	90°00'00"	N44°34'10"E, 21.92'
C38	27.28'	40.00'	39°04'49"	N19°58'14"W, 26.76'
C39	9.64'	45.67'	12°05'51"	S33°27'43"E, 9.62'
C40	47.11'	45.67'	59°06'06"	S02°08'15"W, 45.05'
C41	46.13'	45.67'	57°52'52"	S60°37'44"W, 44.20'
C42	205.76'	45.67'	258°09'37"	S89°34'10"W, 70.90'
C43	46.38'	45.67'	58°11'10"	N61°20'15"W, 44.41'
C44	47.09'	45.67'	59°05'15"	N02°42'03"W, 45.04'
C45	9.41'	45.67'	11°48'24"	N32°44'47"E, 9.39'
C46	27.28'	40.00'	39°04'49"	S19°06'34"W, 26.76'
C47	24.35'	15.50'	90°00'00"	S45°25'50"E, 21.92'
C48	90.46'	50.00'	103°39'49"	N52°41'41"W, 78.62'
C49	11.70'	30.00'	22°20'32"	N78°23'54"E, 11.62'
C49(1)		30.00'		N78°24'00"W, 11.62'
C50	7.20'	50.00'	8°14'46"	S71°21'01"W, 7.19'
C51	97.66'	50.00'	111°54'35"	N56°49'04"W, 82.86'

**NOTES:**

1. THE SUM OF THE PARTS OF A LINE, CURVE OR AREA MAY NOT BE EQUAL TO THE WHOLE LENGTH OR ACREAGE DUE TO ROUNDING.
2. ALL DISTANCES SHOWN ARE GROUND, UNLESS OTHERWISE NOTED, AND EXPRESSED IN UNITED STATES SURVEY FEET AND DECIMALS THEREOF.
3. ALL INTERIOR REAR LOT CORNERS WILL BE SET WITH 5/8" REBAR, WITH PLASTIC CAP STAMPED LS 5161. ALL PERIMETER REAR LOT CORNERS ABUTTING EXISTING FENCES WILL BE SET WITH 5/8" REBAR WITH PLASTIC CAP STAMPED LS 5161 AT 1.00 FOOT OFFSETS. ALL FRONT LOT CORNERS AND CURVES WILL BE SET ON A 1.00 FOOT PROJECTION INTO CONCRETE WITH A NAIL AND 1" DIAMETER WASHER STAMPED LS 5161..
4. NO MONUMENTS WERE SET ON ORIGINAL RIGHT-OF-WAY OF FAIRGROUNDS DRIVE. THOSE MONUMENTS WOULD BE REMOVED WITH CONSTRUCTION.
5. EASEMENTS OR OTHER ENCUMBRANCES MAY AFFECT SUBJECT PROPERTY WHICH ARE NOT SHOWN HEREON.
6. PURSUANT TO SECTION 66499.20.2 OF THE SUBDIVISION MAP ACT THE FOLLOWING EASEMENTS ARE HEREBY ABANDONED:
  - 6.1 LANDSCAPING INSTALLATION AND MAINTENANCE EASEMENT PER 720531 OR 451, NOT SHOWN HEREON.
  - 6.2 DRAINAGE LINE EASEMENT PER 710727 OR 358, NOT SHOWN HEREON.
  - 6.3 PUBLIC UTILITY EASEMENT LINES (P.U.E.L.), 10' DRAINAGE EASEMENT, 8 FOOT-WIDE TREE PLANTING AND MAINTENANCE EASEMENT ADJACENT TO FAIRGROUNDS DRIVE, AND RIGHTS-OF-WAY AND EASEMENTS FOR WATER, GAS, SEWER AND DRAINAGE PIPES, FORELECTROLIERS AND UNDERGROUND WIRES AND CONDUITS FOR ELECTRIC AND TELEPHONE SERVICES, TOGETHER WITH ANY AND ALL APPURTENANCES THERETO, ON, OVER AND UNDER LOTS 1-9, 13-45, 214-C AND 215-C, PER 89 BM 20, NOT SHOWN HEREON.
7. MAILBOX DELIVERY EASEMENT. SEE DETAIL, SHEET 2.
8. THE LOTS CREATED WITH THIS MAP SHALL BE DEVELOPED IN ACCORDANCE WITH THE RECORDED "AGREEMENT FOR MAINTENANCE OF DRAINAGE" PER BOOK \_\_\_\_\_, PAGE \_\_\_\_\_, OFFICIAL RECORDS OF SACRAMENTO COUNTY.



**FINAL MAP OF  
GREENFAIR  
SUBDIVISION NO: P14-040**

BEING A MERGER AND RESUBDIVISION OF ALL OF LOTS 1 THRU 45, TOGETHER WITH LOTS 214-C AND 215-C, AS SHOWN ON THE "PLAT OF GREENFAIR UNIT NO. 1", FILED IN BOOK 89 OF MAPS, MAP NO. 20, RECORDS OF SACRAMENTO COUNTY, CALIFORNIA  
CITY OF SACRAMENTO SACRAMENTO COUNTY CALIFORNIA  
CUNNINGHAM ENGINEERING  
MARCH 2017  
SHEET 3 OF 3 SHEETS