

3.8

DEPARTMENT OF
PUBLIC WORKS

CITY OF SACRAMENTO
CALIFORNIA

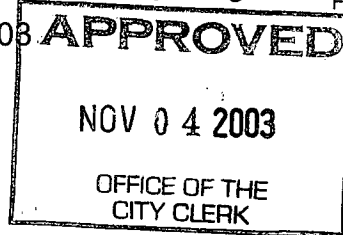
12311 STREET, 2nd Floor
SACRAMENTO, CA 95814-
2700

DEVELOPMENT SERVICES DIVISION

AG 2003-185

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

October 10, 2003



City Council
Sacramento, California

Honorable Members in Session:

**SUBJECT: APPROVAL OF FINAL MAP AND SUBDIVISION IMPROVEMENT
AGREEMENT ENTITLED "MEADOWVIEW ESTATES UNIT 2" (P00-116)**

LOCATION AND COUNCIL DISTRICT:

South of Meadowview Road between Amherst Street and John Still Drive located in Council District 8 (see attachment "A-1 through A-5" for project location).

RECOMMENDATION:

This report recommends the City Council adopt the attached resolution:

- Approving the Final Map and Subdivision Improvement Agreement for Meadowview Estates Unit 2.

CONTACT PERSONS:

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

FOR COUNCIL MEETING OF: November 4, 2003

SUMMARY:

On June 25, 2002, the City Council approved a Tentative Subdivision Map by adopting Resolution 2002-429. The subdivider, JTS Communities, Inc., 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 Meadowview Estates Unit 2
October 10, 2003

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

COMMITTEE/COMMISSION ACTION:

None.

BACKGROUND INFORMATION:

On June 25, 2002, the City Council approved a Tentative Subdivision Map by adopting Resolution 2002-429.

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 Airport Meadowview 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, JTS Communities, Inc., a California Corporation.

ENVIRONMENTAL CONSIDERATIONS:

On June 25, 2002, the City Council adopted Resolution 2002-429 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.

City Council
Final Map for Meadowview Estates Unit 2
October 10, 2003

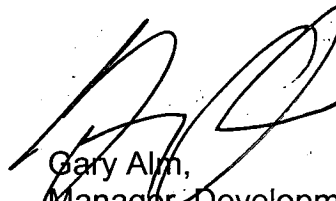
The Council action recommended in this report supports the following City Strategic Plan goals:

- Enhance and preserve the neighborhoods
- Promote and support economic vitality

ESBD CONSIDERATIONS:

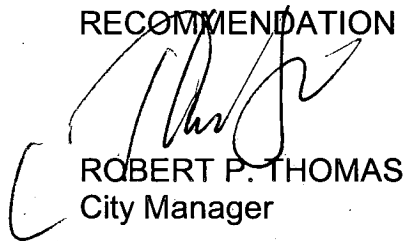
City Council adoption of the attached resolution is not affected by City policy related to the ESBD Program.

Respectfully submitted,

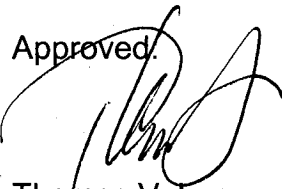


Gary Alm,
Manager, Development Services

RECOMMENDATION APPROVED:



ROBERT P. THOMAS
City Manager



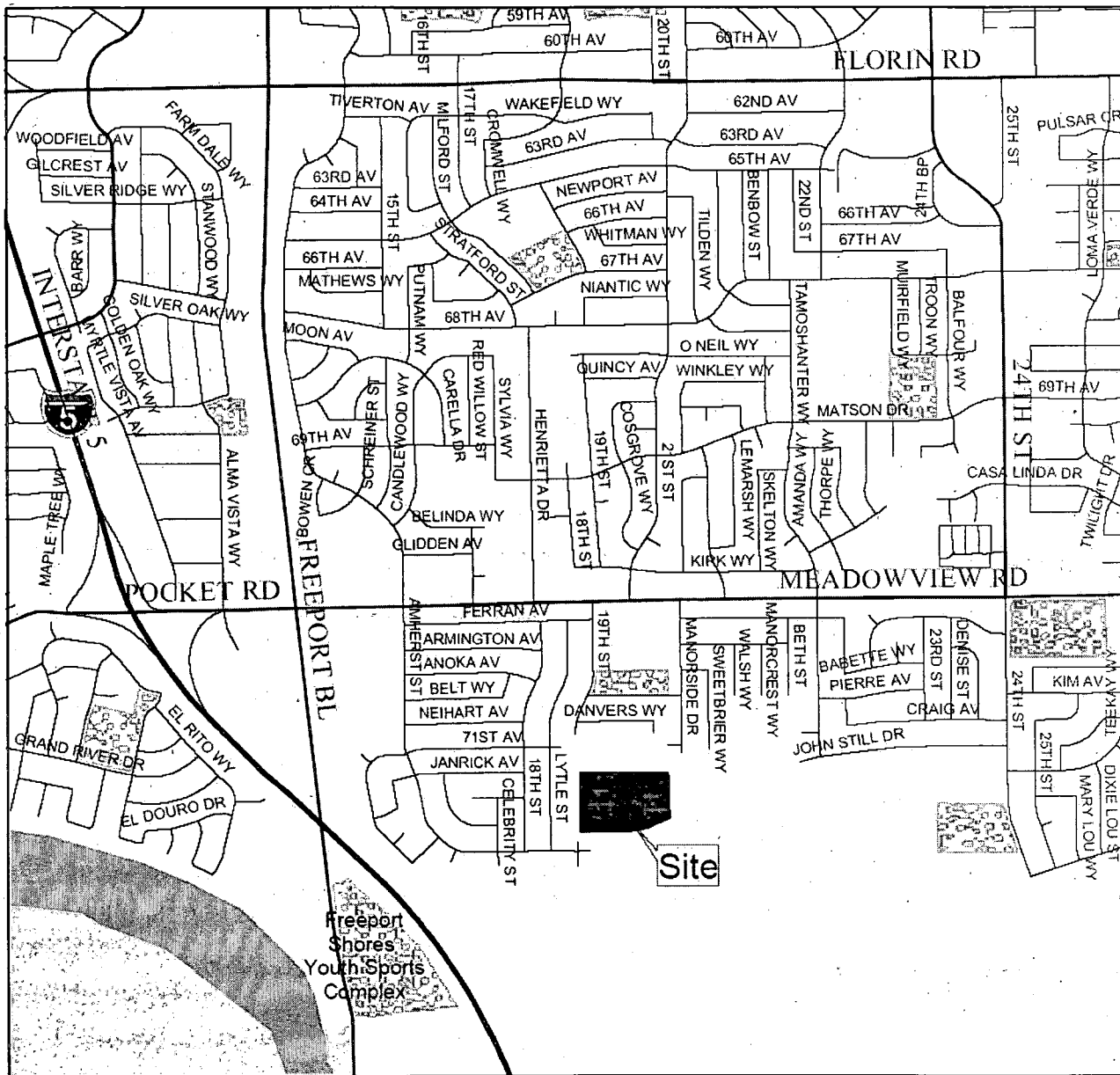
Approved:
Thomas V. Lee
Deputy City Manager

TABLE OF CONTENTS:

1. Attachment A-1, Vicinity Map for Meadowview Estates Unit 2, pg. 4
2. Attachment A-2 through A-5, Final Map of Meadowview Estates Unit 2, pg. 5
3. Resolution approving Final Map and Subdivision Improvement Agreement, pg. 9

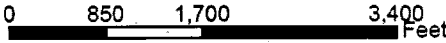
RR/sr

Vicinity Map For Meadowview Estates Unit 2



Department of
PUBLICWORKS
CITY OF SACRAMENTO
Development Services & Special Districts

RLiu 9/22/03



OWNER'S STATEMENT:

THE UNDERSIGNED HEREBY CONSENT TO THE PREPARATION AND RECORDING OF THIS PLAT OF MEADOWVIEW ESTATES UNIT 2 AND OFFER FOR DEDICATION AND DO HEREBY DEDICATE TO ANY AND ALL PUBLIC USES THE WAYS, STREET AND COURTS SHOWN HEREON AND ALSO OFFER FOR DEDICATION AND DO HEREBY DEDICATE FOR SPECIFIC PURPOSES THE FOLLOWING:

(A) EASEMENT FOR PLANTING AND MAINTAINING TREES, INSTALLATION AND MAINTENANCE OF ELECTROLIBS, TRAFFIC CONTROL DEVICES, WATER AND GAS PIPES, AND FOR UNDERGROUND AND OVER-HEAD WIRES AND CONDUITS FOR ELECTRIC, TELEVISION AND TELEPHONE SERVICES 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 COURTS SHOWN HEREON.

(B) AN EASEMENT FOR CONSTRUCTING AND MAINTAINING CENTRALIZED MAIL DELIVERY BOXES, FEDESTAL AND SLABS TOGETHER WITH ANY AND ALL APPURTENANCES THERETO INCLUDING FEDESTRIAN ACCESS FOR DELIVERY AND RECEIPT OF MAIL ON OVER UNDER AND ACROSS STRIPS OF LAND FIVE FEET IN WIDTH, LYING CONTIGUOUS TO THE PUBLIC WAYS, STREET AND COURTS SHOWN HEREON.

JTS COMMUNITIES, INC.,

BY _____

PRINT NAME _____

TITLE _____

NOTARY'S STATEMENT:

STATE OF CALIFORNIA)

COUNTY OF _____) SS

ON THIS _____ DAY OF _____, 2003, BEFORE ME _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED _____ PERSONALLY KNOWN TO ME (OR PROVED TO ME ON BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAMES IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/IT/HEY EXECUTED THE SAME IN HIS/HER/IT/THEIR AUTHORIZED CAPACITIES, AND THAT BY HIS/HER/IT/THEY SIGNATURE(S) ON THE INSTRUMENT, THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES _____
MY PRINCIPAL PLACE OF BUSINESS _____ NOTARY PUBLIC
IS IN _____ COUNTY, _____

PRINT NAME _____

PLAT OF MEADOWVIEW ESTATES UNIT 2

SUBDIVISION NO. P00-116-02

A PORTION OF PARCEL 1 OF "CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT" RECORDED IN BOOK 2003-07-25 AT PAGE 686, OFFICIAL RECORDS CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, CALIFORNIA AUGUST, 2003

BAKER WILLIAMS ENGINEERING GROUP

8-SHEET 1 OF 4

LEGAL DESCRIPTION:

ALL THAT REAL PROPERTY SITUATED IN THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, AND BEING A PORTION OF SECTION 2, TOWNSHIP 7 NORTH, RANGE 4 EAST, 12.5M, AND ALSO BEING A PORTION PARCEL 1 OF THAT "CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT," FILED IN BOOK 2003-07-25, PAGE 686, OFFICIAL RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 105 AS SHOWN ON THE PLAT OF FREERPORT MEADOWS UNIT NO. 2, FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY ON APRIL 26, 1971 IN BOOK 87 OF MAPS, MAP NO. 6, THENCE ALONG THE BOUNDARY OF SAID TRACT OF LAND NORTH 89° 59' 40" WEST 28.400 FEET TO THE NORTHWEST CORNER OF LOT 108, THENCE ALONG THE EAST LINE OF LOTS 107 THROUGH 117 IN LIVING NORTH 01° 54' 25" WEST, 293.20 FEET, THENCE LEAVING THE EAST LINE OF SAID LOT 117, NORTH 89° 27' 15" EAST, 376.90 FEET, THENCE SOUTH 75° 52' 10" EAST, 43.40 FEET, THENCE NORTH 89° 27' 15" EAST, 10.08 FEET, THENCE SOUTH 55° 04' 30" EAST, 86.41 FEET, THENCE NORTH 75° 48' 50" EAST, 86.690 FEET, THENCE SOUTH 80° 14' 00" EAST, 53.21 FEET, THENCE NORTH 14° 32' 10" EAST, 10.08 FEET, THENCE SOUTH 91° 11' 00" EAST, 86.68 FEET, THENCE SOUTH 1° 39' 40" EAST, 60.78 FEET, THENCE SOUTH 26° 11' 48" EAST, 72.70 FEET, THENCE SOUTH 55° 05' 02" EAST, 88.17 FEET, THENCE SOUTH 89° 54' 28" WEST, 308.86 FEET, THENCE NORTH 53° 06' 02" WEST, 9.90 FEET, THENCE ALONG THE ARC OF A 850 FOOT RADIUS CURVE, CONCAVE TO THE NORTH-EAST, THROUGH A CENTRAL ANGLE OF 30° 35' 44", THE CHORD OF WHICH BEARS NORTH 07° 47' 10" WEST, 16.82 FEET TO A POINT OF REVERSE CURVATURE, THENCE ALONG THE ARC OF A 45.00 FOOT RADIUS CURVE, CONCAVE TO THE SOUTHEAST, THROUGH A CENTRAL ANGLE OF 220° 30' 00", THE CHORD OF WHICH BEARS SOUTH 82° 18' 11" WEST, 73.48 FEET, THENCE SOUTH 63° 58' 05" WEST, 168.87 FEET, THENCE SOUTH 121° 00' 18" EAST, 13.90 FEET, THENCE SOUTH 78° 34' 45" WEST, 13.10 FEET, THENCE NORTH 11° 25' 14" WEST, 30.20 FEET, THENCE SOUTH 78° 34' 45" WEST, 16.150 FEET, THENCE SOUTH 89° 59' 54" WEST, 186.33 FEET, THENCE SOUTH 00° 32' 37" EAST, 43.70 FEET TO THE POINT OF BEGINNING.

SAID PROPERTY CONTAINS 12.7870 ACRES

TRUSTEE STATEMENT:

BANK ONE, N.A. A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER DEED OF TRUST DATED NOVEMBER 7, 2002 AND FILED NOVEMBER 7, 2002 IN BOOK 20021017, PAGE NO. 1765 OFFICIAL RECORDS.

BY _____ BY _____

TITLE _____ TITLE _____

NOTARY'S STATEMENT:

STATE OF CALIFORNIA)

COUNTY OF _____) SS

ON THIS _____ DAY OF _____, 2003, BEFORE ME _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED _____ PERSONALLY KNOWN TO ME (OR PROVED TO ME ON BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAMES IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/IT/HEY EXECUTED THE SAME IN HIS/HER/IT/THEIR AUTHORIZED CAPACITIES, AND THAT BY HIS/HER/IT/THEY SIGNATURE(S) ON THE INSTRUMENT, THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES _____
MY PRINCIPAL PLACE OF BUSINESS _____ NOTARY PUBLIC
IS IN _____ COUNTY, _____

PRINT NAME _____

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 JTS COMMUNITIES, INC. IN OCTOBER, 2002. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP, THAT THE MONUMENTS WILL BE OF THE CHARACTER AND WILL OCCUPY THE POSITIONS INDICATED AND WILL BE SET BY LINE, 2004, AND THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATE _____

MICHAEL F. WILLIAMS LS 4732
EXPIRES 6/30/2008



CITY ENGINEER'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS PLAT OF MEADOWVIEW ESTATES UNIT 2 AND FIND IT TO BE SUBSTANTIALLY THE SAME AS THE TENTATIVE MAP SUBMITTED TO THE 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 _____

ROBERT T. ROBINSON
SUPERVISING SURVEYOR, L.B. 7554
FOR THE DIRECTOR OF PUBLIC WORKS
CITY OF SACRAMENTO, CALIFORNIA

CITY CLERK'S STATEMENT:

I HEREBY STATE THAT THE CITY COUNCIL OF THE CITY OF SACRAMENTO HAS APPROVED THIS PLAT OF MEADOWVIEW ESTATES UNIT 2 AND HAS ACCEPTED IN BEHALF OF THE PUBLIC ALL LANDS, EASEMENTS AND RIGHTS-OF-WAY HEREOF OFFERED FOR DEDICATION.

DATE _____

CITY CLERK, CITY OF SACRAMENTO

RECORDERS STATEMENT:

ACCEPTED FOR RECORD AND FILED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY IN BOOK _____ OF MAPS, MAP NO. _____ THIS _____ DAY OF _____, 2003, AT _____ HOURS, _____ MINUTES, _____ TITLE TO THE LAND INCLUDED IN THIS SUBDIVISION BEING VESTED AS PER CERTIFICATE NO. _____ ON FILE IN THIS OFFICE.

RECORDER OF SACRAMENTO COUNTY DOCUMENT NO. _____
STATE OF CALIFORNIA FEB # _____

BY _____

ATTACHMENT A-2

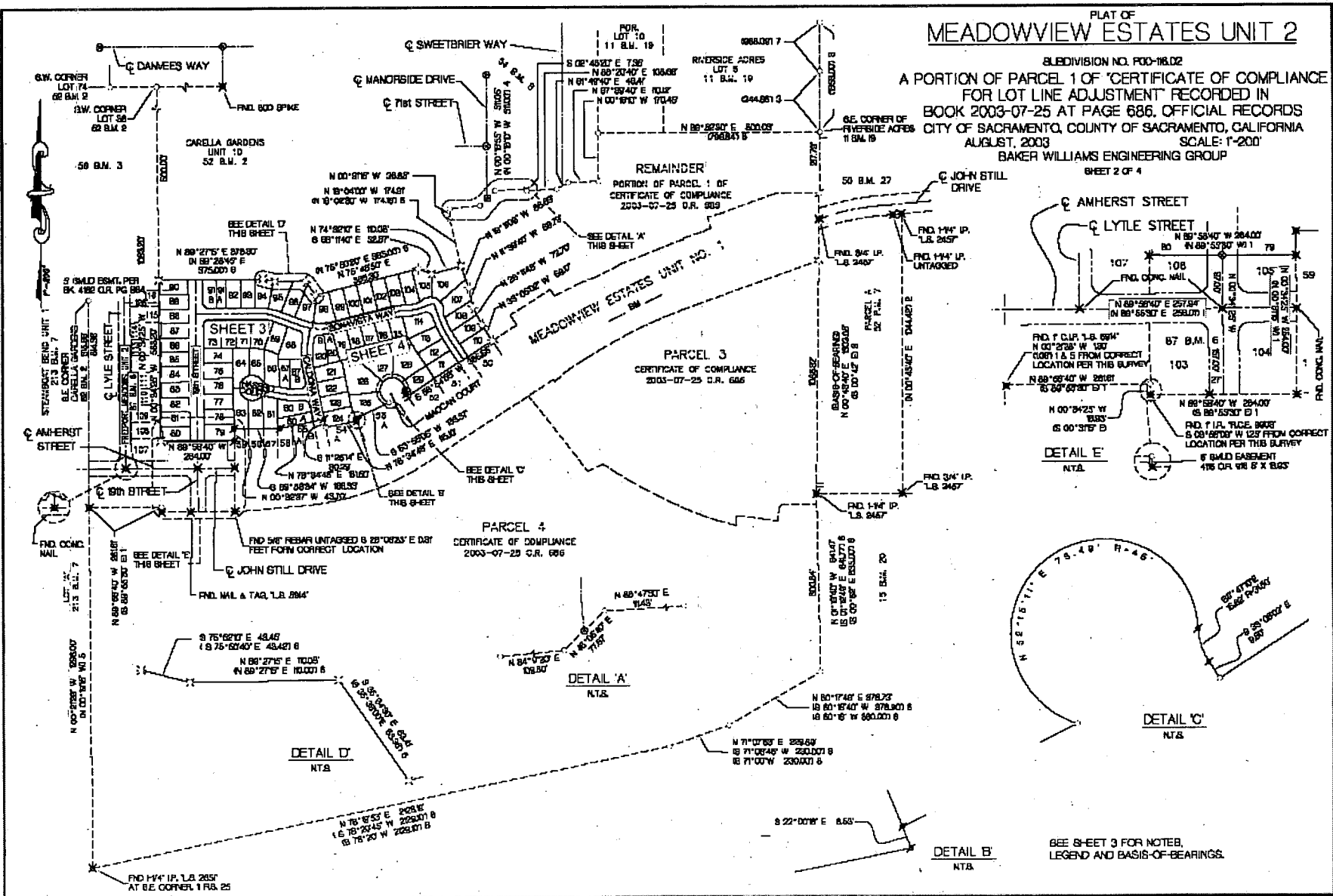
21-0-30 ON 8/07

PLAT OF
MEADOWVIEW ESTATES UNIT 2

SUBDIVISION NO. P03-16.02

A PORTION OF PARCEL 1 OF "CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT" RECORDED IN BOOK 2003-07-25 AT PAGE 686, OFFICIAL RECORDS CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, CALIFORNIA AUGUST, 2003 SCALE: 1"=200'

BAKER WILLIAMS ENGINEERING GROUP
SHEET 2 OF 4



ATTACHMENT A-3

18-00-00 03-03

FLAT OF
MEADOWVIEW ESTATES UNIT 2

SUBDIVISION NO. PD0-1802
A PORTION OF PARCEL 1 OF "CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT" RECORDED IN BOOK 2003-07-25 AT PAGE 686, OFFICIAL RECORDS CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, CALIFORNIA
AUGUST, 2003 SCALE: T-40
BAKER WILLIAMS ENGINEERING GROUP
SHEET 3 OF 4

NOTES:

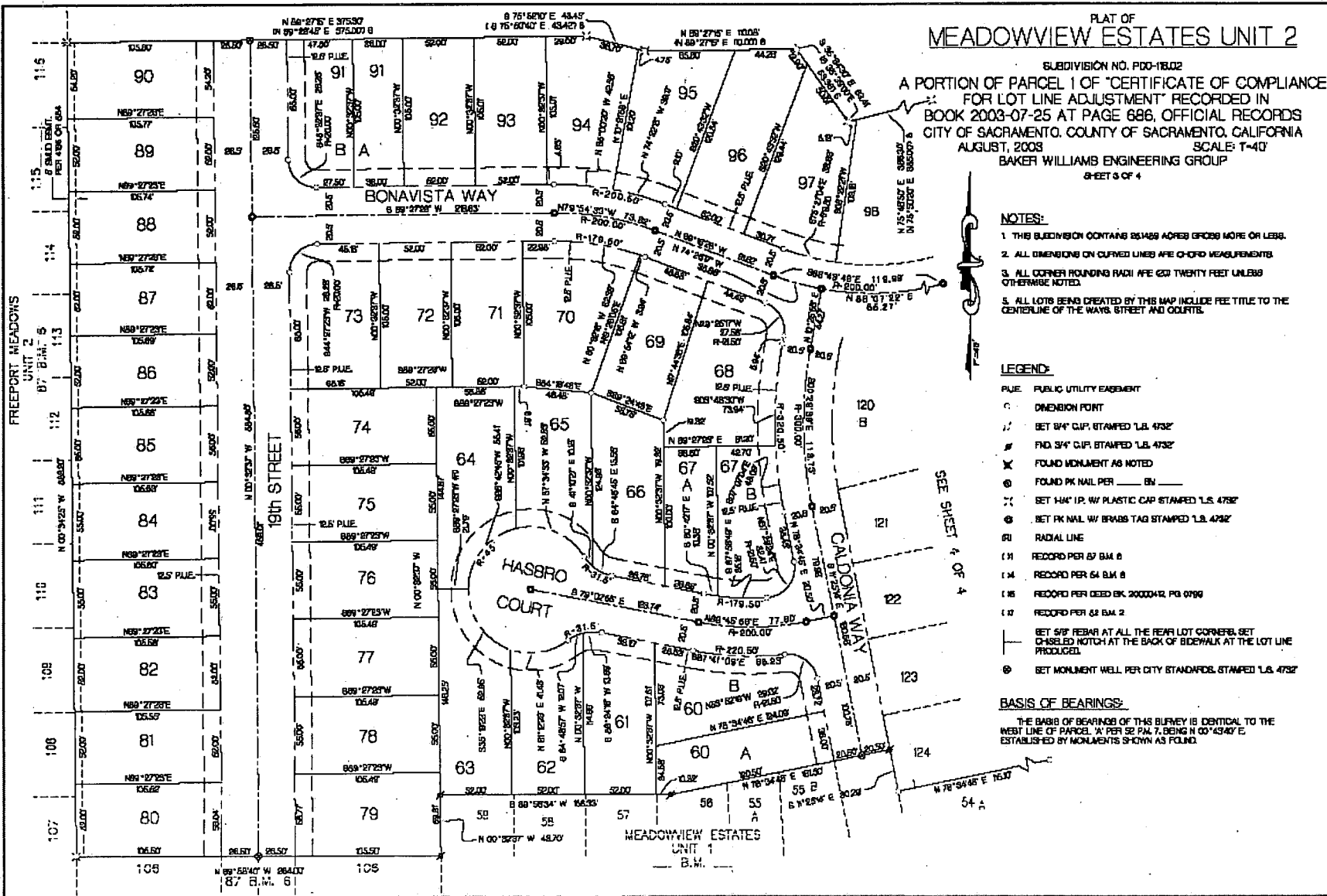
1. THIS SUBDIVISION CONTAINS 26.888 ACRES GROSS MORE OR LESS.
2. ALL DIMENSIONS ON CURVED LINES ARE CHORD MEASUREMENTS.
3. ALL CORNER ROUNDING RADII ARE 20' TWENTY FEET UNLESS OTHERWISE NOTED.
4. ALL LOTS BEING CREATED BY THIS MAP INCLUDE FEE TITLE TO THE CENTERLINE OF THE WAYS, STREET AND COURTS.

LEGEND:

- P.U.E. PUBLIC UTILITY EASEMENT
- DIMENSION POINT
- 1" SET 3/4" C.I.P. STAMPED "L.S. 4732"
- 1/2" F.O.D. 3/4" C.I.P. STAMPED "L.S. 4732"
- ✕ FOUND MONUMENT AS NOTED
- ⊙ FOUND PK NAIL PER _____ BY _____
- ⊙ SET 1/4" I.P. W/ PLASTIC CAP STAMPED "L.S. 4732"
- ⊙ SET PK NAIL W/ BRASS TAG STAMPED "L.S. 4732"
- ⊙ RADIAL LINE
- 1:1 RECORD PER 57 B.M. 8
- 1:4 RECORD PER 64 B.M. 8
- 1:8 RECORD PER DEED BK. 20000412, PG. 6796
- 1:12 RECORD PER 62 B.M. 2
- ⊙ SET 5/8" REBAR AT ALL THE REAR LOT CORNERS, SET CHASED NOTCH AT THE BACK OF SIDEWALK AT THE LOT LINE PRODUCED.
- ⊙ SET MONUMENT WELL PER CITY STANDARDS, STAMPED "L.S. 4732"

BASIS OF BEARINGS:

THE BASIS OF BEARINGS OF THIS SURVEY IS IDENTICAL TO THE WEST LINE OF PARCEL "A" PER 52 P.M. 7, BEING N 00° 43' 40" E, ESTABLISHED BY MONUMENTS SHOWN AS FOUND.



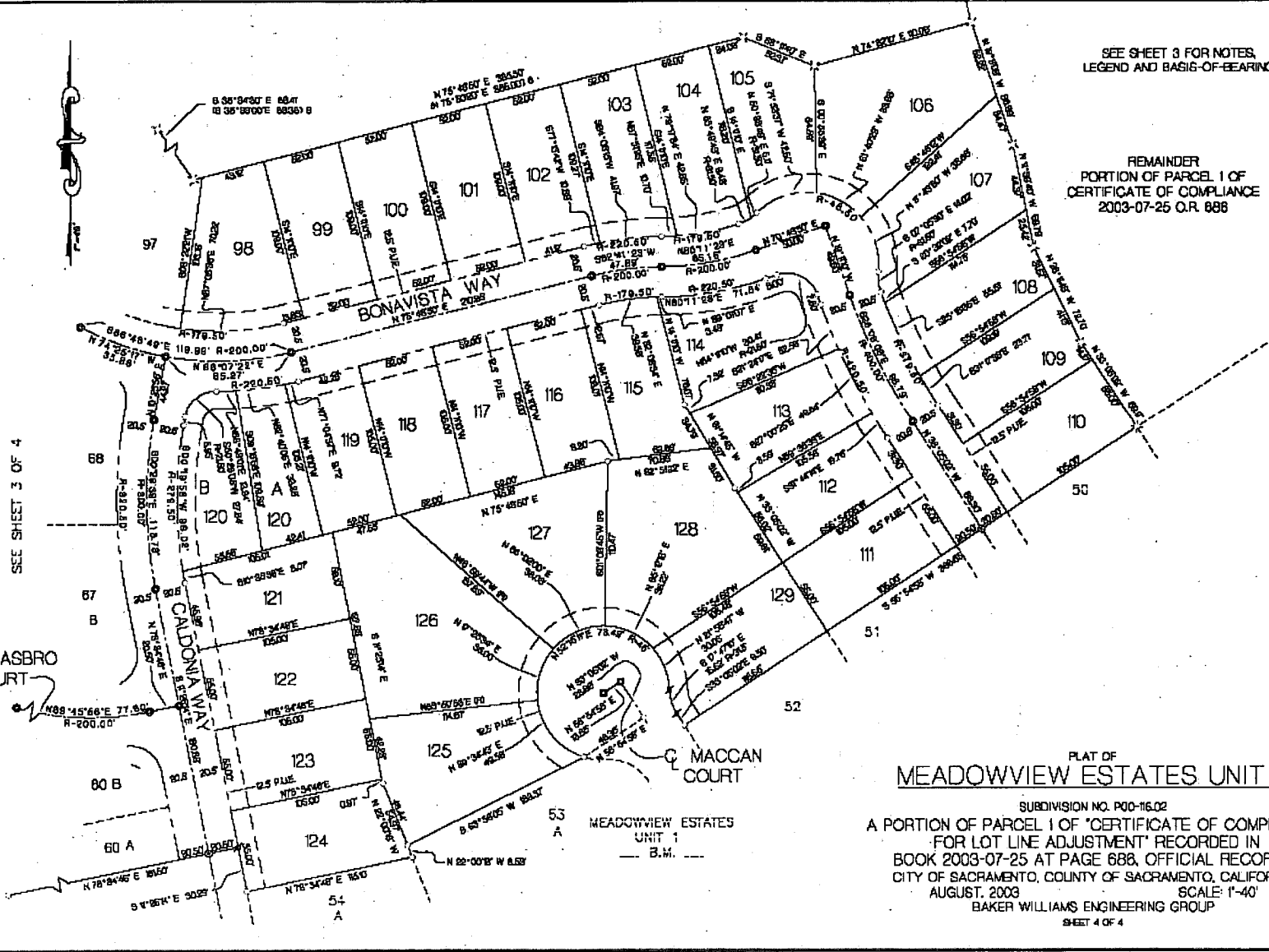
ATTACHMENT A-4

20-0-21 (REV. 03)



SEE SHEET 3 OF 4

HASBRO COURT



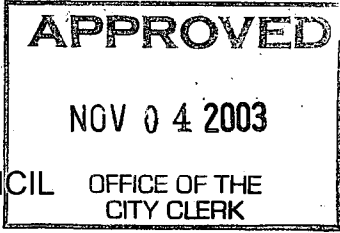
SEE SHEET 3 FOR NOTES,
LEGEND AND BASIS-OF-BEARING

REMAINDER
PORTION OF PARCEL 1 OF
CERTIFICATE OF COMPLIANCE
2003-07-25 C.R. 688

PLAT OF
MEADOWVIEW ESTATES UNIT 2

SUBDIVISION NO. P00-116.02
A PORTION OF PARCEL 1 OF "CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT" RECORDED IN
BOOK 2003-07-25 AT PAGE 688, OFFICIAL RECORDS
CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, CALIFORNIA
AUGUST, 2003 SCALE: 1"=40'
BAKER WILLIAMS ENGINEERING GROUP
SHEET 4 OF 4

ATTACHMENT A-5



RESOLUTION NO. 2003-763

ADOPTED BY THE SACRAMENTO CITY COUNCIL

OFFICE OF THE CITY CLERK

ON DATE OF _____

APPROVING FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT ENTITLED "MEADOWVIEW ESTATES UNIT 2" (P00-116)

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

- A. The Final Map for Meadowview Estates Unit 2, located south of Meadowview Road between Amherst Street and John Still Drive, with provisions for its design and improvement, is consistent with the Airport Meadowview 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 JTS Communities, Inc., 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: _____