

DEPARTMENT OF
PUBLIC WORKS

DEVELOPMENT SERVICES DIVISION

City Council
Sacramento, California

CITY OF SACRAMENTO
CALIFORNIA

July 31, 2003

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

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

Honorable Members in Session:

**SUBJECT: APPROVAL OF FINAL MAP AND SUBDIVISION IMPROVEMENT
AGREEMENT FOR "EMERALD CREEK RANCH ESTATES UNIT NO. 3"
(P01-094)**

LOCATION AND COUNCIL DISTRICT:

150 feet west of Francine Drive and Mace Street, located in Council District 6 (see attachments "A-1 through A-3" for project location).

RECOMMENDATION:

This report recommends the City Council adopt the attached resolution:

- Approving the Final Map and Subdivision Improvement Agreement for Emerald Creek Ranch Estates Unit No. 3.

CONTACT PERSONS: Bob Robinson, Supervising Surveyor, 264-8970
Ronald Fong, Associate Engineer, 264-7915

FOR COUNCIL MEETING OF: August 12, 2003

SUMMARY:

On February 14, 2002, the City Planning Commission approved a Tentative Subdivision Map by adopting a Notice of Decision. The subdivider, Victor H. Campbell, Trustee under declaration of trust dated April 12, 1988, 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.

City Council
Final Map for Emerald Creek Ranch Estates Unit No. 3
July 31, 2003

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

COMMITTEE/COMMISSION ACTION:

None.

BACKGROUND INFORMATION:

On February 14, 2002, the City Planning Commission approved a Tentative Subdivision Map by adopting a Notice of Decision.

Pursuant to Sacramento City Code Section 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, Victor H. Campbell, Trustee under declaration of trust dated April 12, 1988.

ENVIRONMENTAL CONSIDERATIONS:

On February 14, 2002, 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 Section 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 Emerald Creek Ranch Estates Unit No. 3
July 25, 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:



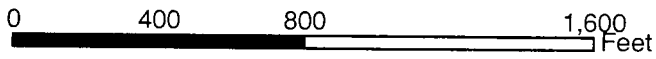
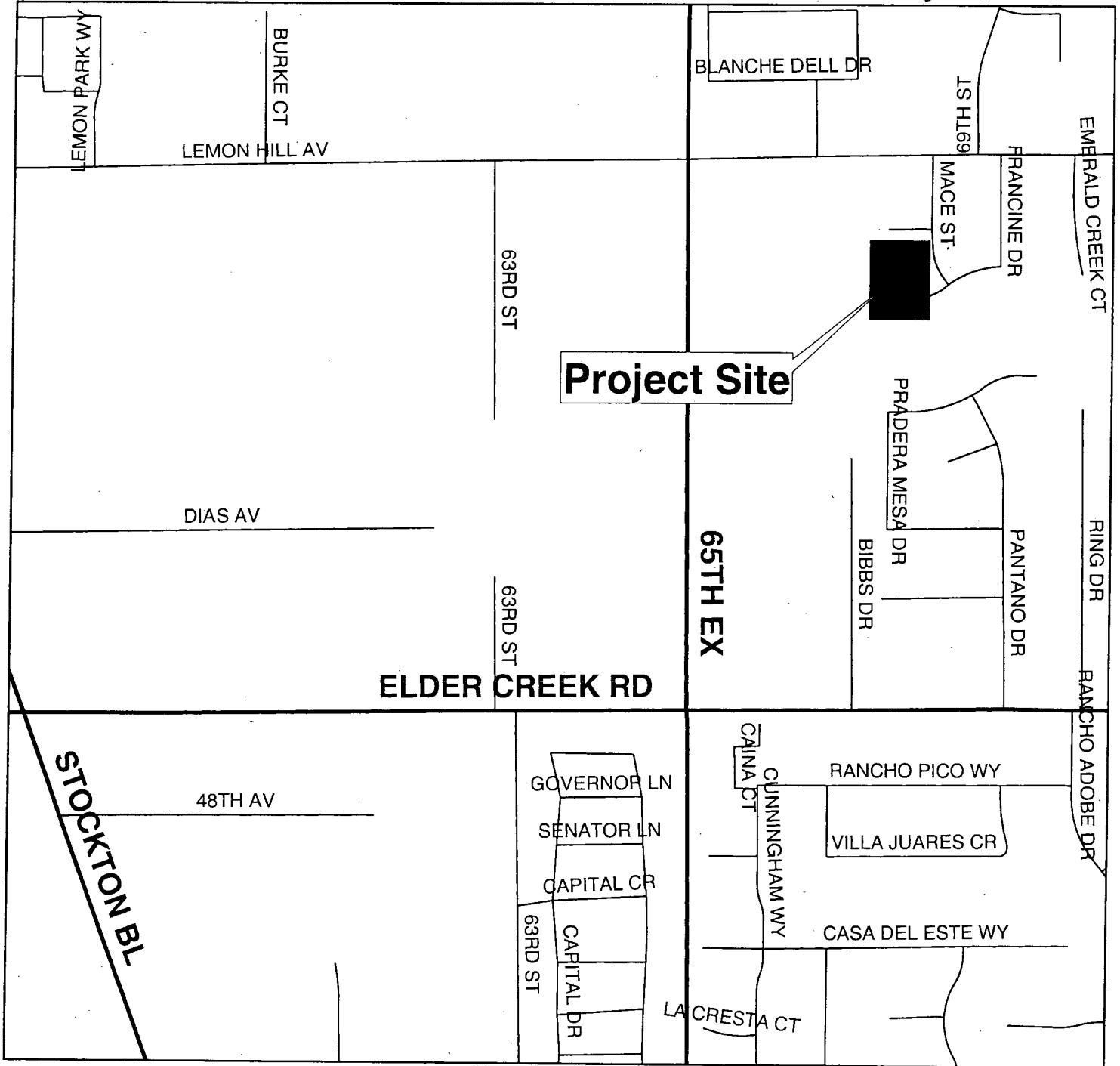
Thomas V. Lee
Deputy City Manager

RR/sr

TABLE OF CONTENTS:

1. Attachment A-1, Emerald Creek Ranch Estates Unit No. 3 Map, pg. 4
2. Attachment A-2 through A-3, Final Map of Emerald Creek Ranch Estates Unit No. 3, pg. 5
3. Resolution approving Final Map and Subdivision Improvement Agreement, pg.7

Vicinity Map For Emerald Creek Ranch Estates Unit 3 Project



RLiu 7/15/03 EmeraldCk.mxd

OWNER'S STATEMENT

THE UNDERSIGNED HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS PLAT OF EMERALD CREEK RANCH ESTATES UNIT NO. 3 AND OFFERS FOR DEDICATION AND DOES HEREBY DEDICATE TO ANY AND ALL PUBLIC USES THE DRIVE SHOWN HEREON AND ALSO OFFERS FOR DEDICATION AND DOES HEREBY DEDICATE TO SPECIFIC PURPOSES THE FOLLOWING:

1. EASEMENTS FOR PLANTING AND MAINTAINING TREES, INSTALLATION AND MAINTAINING OF ELECTROLIERS, WATER AND GAS PIPES, AND TRAFFIC CONTROL DEVICES, AND FOR OVERHEAD AND UNDERGROUND WIRES AND CONDUITS FOR ELECTRIC, CABLE 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 DRIVE SHOWN HEREON.
2. AN EASEMENT FOR CONSTRUCTING AND MAINTAINING CENTRALIZED MAIL DELIVERY BOXES, PEDESTALS, SLABS, TOGETHER WITH ANY AND ALL APPURTENANCES THERETO INCLUDING PEDESTRIAN ACCESS FOR DELIVERY AND RECEIPT OF MAIL ON, OVER, UNDER AND ACROSS STRIPS OF LAND FIVE FEET IN WIDTH, LYING CONTIGUOUS TO THE PUBLIC DRIVE SHOWN HEREON.
3. A TEMPORARY TRAFFIC TURNAROUND EASEMENT OVER AND ACROSS PORTIONS OF LOTS 3 AND 4 AND DESIGNATED "TEMPORARY EASEMENT FOR TRAFFIC TURNAROUND". SAID EASEMENT SHALL BE AUTOMATICALLY ABANDONED WHEN THE PUBLIC ROAD IMPROVEMENTS TO THE WEST ARE CONSTRUCTED AND ACCEPTED BY THE CITY.

Victor H. Campbell
VICTOR H. CAMPBELL
TRUSTEE UNDER DECLARATION OF TRUST DATED 4-12-88

ACKNOWLEDGMENT

STATE OF CALIFORNIA)
COUNTY OF SACRAMENTO) SS.

ON June 13, 2003 BEFORE ME, D. J. Eggink
PERSONALLY APPEARED VICTOR H. CAMPBELL, 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 UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

D. J. Eggink
NOTARY PUBLIC COMMISSION NO.: 1350395

NAME: D. J. Eggink MY COMMISSION EXPIRES: 4-9-06

MY PRINCIPAL PLACE OF BUSINESS IS THE

STATE OF California COUNTY OF Sacramento

PLAT OF
EMERALD CREEK RANCH ESTATES UNIT NO. 3
SUBDIVISION NO. P01-094
BEING

LOT A OF EMERALD CREEK RANCH ESTATES UNIT NO. 2
(230 MAPS 6)

CITY OF SACRAMENTO
SACRAMENTO COUNTY, CALIFORNIA

JUNE, 2003
SHEET 1 OF 2

ALLIED LANGDON ENGINEERING
1650 SEICH AVENUE, SACRAMENTO, CALIFORNIA 95815
PHONE: (916) 649-0177 FAX: (916) 649-2625

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 VICTOR H. CAMPBELL IN MAY, 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 UPON COMPLETION OF THE REQUIRED SUBDIVISION IMPROVEMENTS ON OR WITHIN TWO YEARS OF THE DATE BELOW, AND THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATE: June 12, 2003
Gerald D. Dishington
GERALD D. DISHINGTON, PLS 5109
MY REGISTRATION EXPIRES 6-30-07



CITY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS PLAT OF EMERALD CREEK RANCH ESTATES UNIT NO. 3 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.

DATED: _____

SUPERVISING SURVEYOR
FOR THE DIRECTOR OF PUBLIC WORKS
CITY OF SACRAMENTO

CITY CLERK'S STATEMENT

I HEREBY STATE THAT THE CITY COUNCIL OF THE CITY OF SACRAMENTO HAS APPROVED THIS PLAT OF EMERALD CREEK RANCH ESTATES UNIT NO. 3 AND HAS ACCEPTED IN BEHALF OF THE PUBLIC, ALL THE LANDS, RIGHTS OF WAY, AND EASEMENTS HEREON OFFERED FOR DEDICATION.

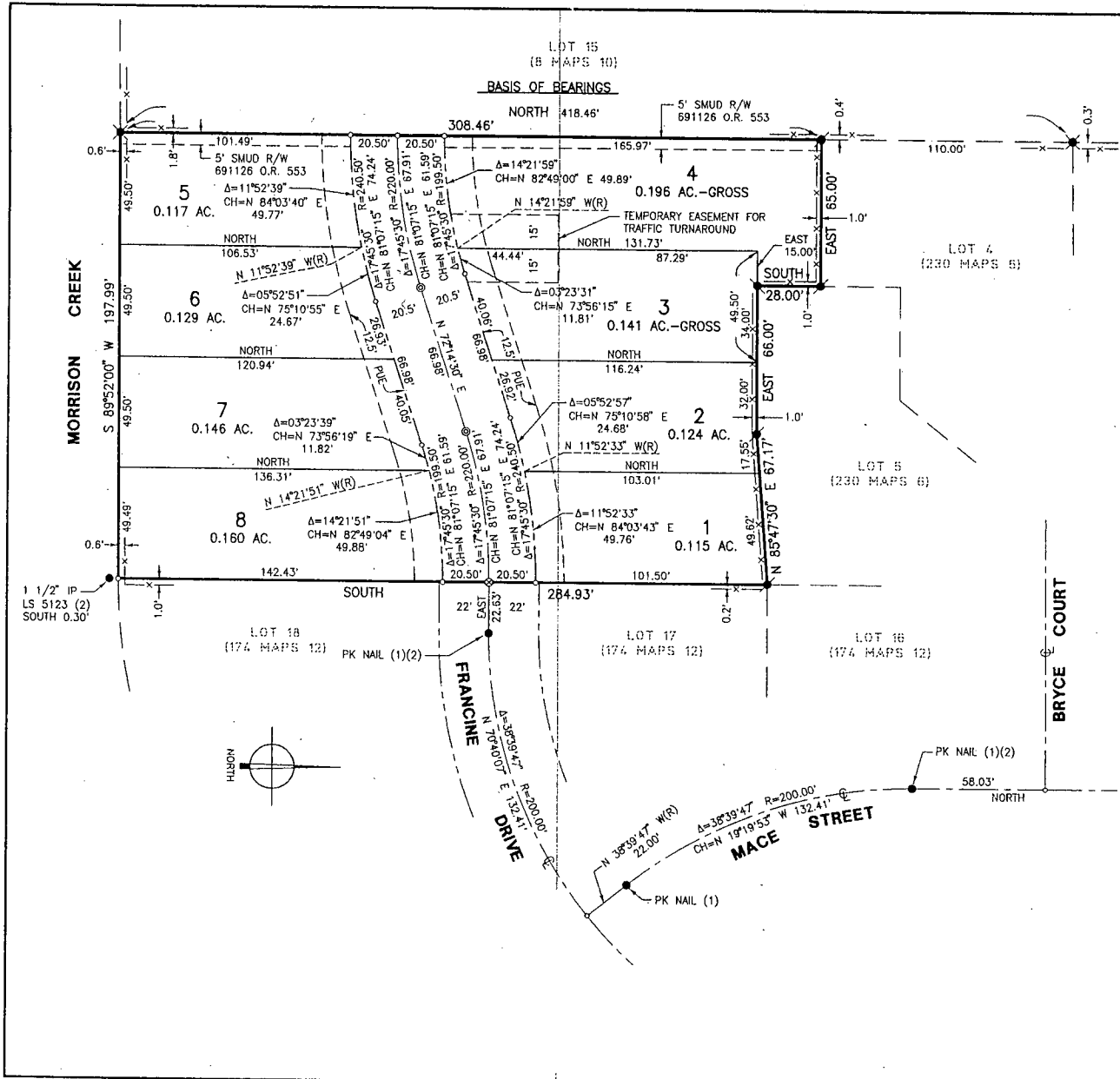
DATED: _____ CITY CLERK

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 20____ AT _____ M. IN BOOK _____ OF MAPS, AT PAGE _____ AT THE REQUEST OF ALLIED-LANGDON ENGINEERING. TITLE TO THE LAND INCLUDED IN THIS SUBDIVISION BEING VESTED AS PER CERTIFICATE NO. _____ ON FILE IN THIS OFFICE.

MARK NORRIS, COUNTY RECORDER BY: _____
SACRAMENTO COUNTY DEPUTY

ATTACHMENT A-2



- NOTES**
1. THIS SUBDIVISION CONTAINS 1.319 ACRES GROSS.
 2. ALL LOTS BEING CREATED BY THIS MAP INCLUDE FEE TITLE TO THE CENTERLINE OF THE DRIVE SHOWN.
 3. THE EXISTING FENCELINES DO NOT CONFORM TO THE BOUNDARY LINES IN SOME AREAS, AS SHOWN HEREON.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS MAP IS THE WEST LINE OF LOTS A AND 4 AS SHOWN ON 230 MAPS 6 AND WAS ESTABLISHED FROM MONUMENTS SHOWN HEREON AS FOUND, THE BEARING OF WHICH IS N 00°00'00\"/>

- LEGEND**
- DIMENSION POINT, NOTHING FOUND OR SET
 - FOUND MONUMENT AS NOTED
 - ⊗ FOUND 1 1/4\"/>

PLAT OF
EMERALD CREEK RANCH ESTATES UNIT NO. 3
 SUBDIVISION NO. P01-094
 BEING
 LOT A OF EMERALD CREEK RANCH ESTATES UNIT NO. 2
 (230 MAPS 6)
 CITY OF SACRAMENTO
 SACRAMENTO COUNTY, CALIFORNIA
 JUNE, 2003 SCALE: 1"=30'
 SHEET 2 OF 2



ATTACHMENT A-3



RESOLUTION NO. 2003-561

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF 8/12/03

APPROVING FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT ENTITLED "EMERALD CREEK RANCH ESTATES UNIT NO. 3" (P01-094)

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

- A. The Final Map for Emerald Creek Ranch Estates Unit No. 3, located 150 feet west of Francine Drive and Mace 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 Victor H. Campbell, Trustee under declaration of trust dated April 12, 1988, 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.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

4. The City Clerk is authorized and directed to record the above-mentioned agreement in the official records of Sacramento County.

ATTEST:

MAYOR

CITY CLERK

FOR CITY CLERK USE ONLY

8

RESOLUTION NO.: _____

DATE ADOPTED: _____