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DEPARTMENT OF
PUBLIC WORKS

DEVELOPMENT SERVICES DIVISION

CITY OF SACRAMENTO
CALIFORNIA

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

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

October 14, 2002

City Council
Sacramento, California

06 2002-195



Honorable Members in Session:

**SUBJECT: APPROVAL OF FINAL MAP AND SUBDIVISION IMPROVEMENT
AGREEMENT FOR "REGENCY PLACE UNIT 5" (P01-032)**

LOCATION/COUNCIL DISTRICT:

South Sacramento - west of Bruceville Road and south of Mack Road
Council District 8

RECOMMENDATION:

This report recommends the City Council adopt the attached resolution approving the Final Map and Subdivision Improvement Agreement for Regency Place Unit 5.

CONTACT PERSONS: Fritz Buchman, Senior Engineer, 264-7493
Bob Robinson, Supervising Surveyor, 264-8970

FOR COUNCIL MEETING OF: October 22, 2002

SUMMARY:

On March 14, 2002, the City Planning Commission approved a Tentative Subdivision Map by adopting a Notice of Decision. The subdivider, Regency Place Partners, a California Limited Partnership, 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 Regency Place Unit 5
September 25, 2002

The Final Map and the Subdivision Improvement Agreement require approval by the City Council. See Exhibits "A-1" through "A-3" for project location.

COMMITTEE/COMMISSION ACTION:

None.

BACKGROUND INFORMATION:

On March 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, Regency Place Partners, a California Limited Partnership.

ENVIRONMENTAL CONSIDERATIONS:

On March 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 Regency Place Unit 5
September 25, 2002

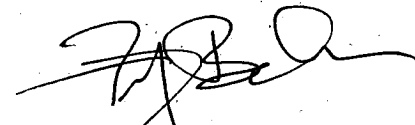
The Council action recommended in this report supports the following City Strategic Plan goals:

- 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,

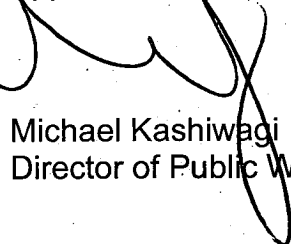

for Gary Alm,
Manager, Development Services

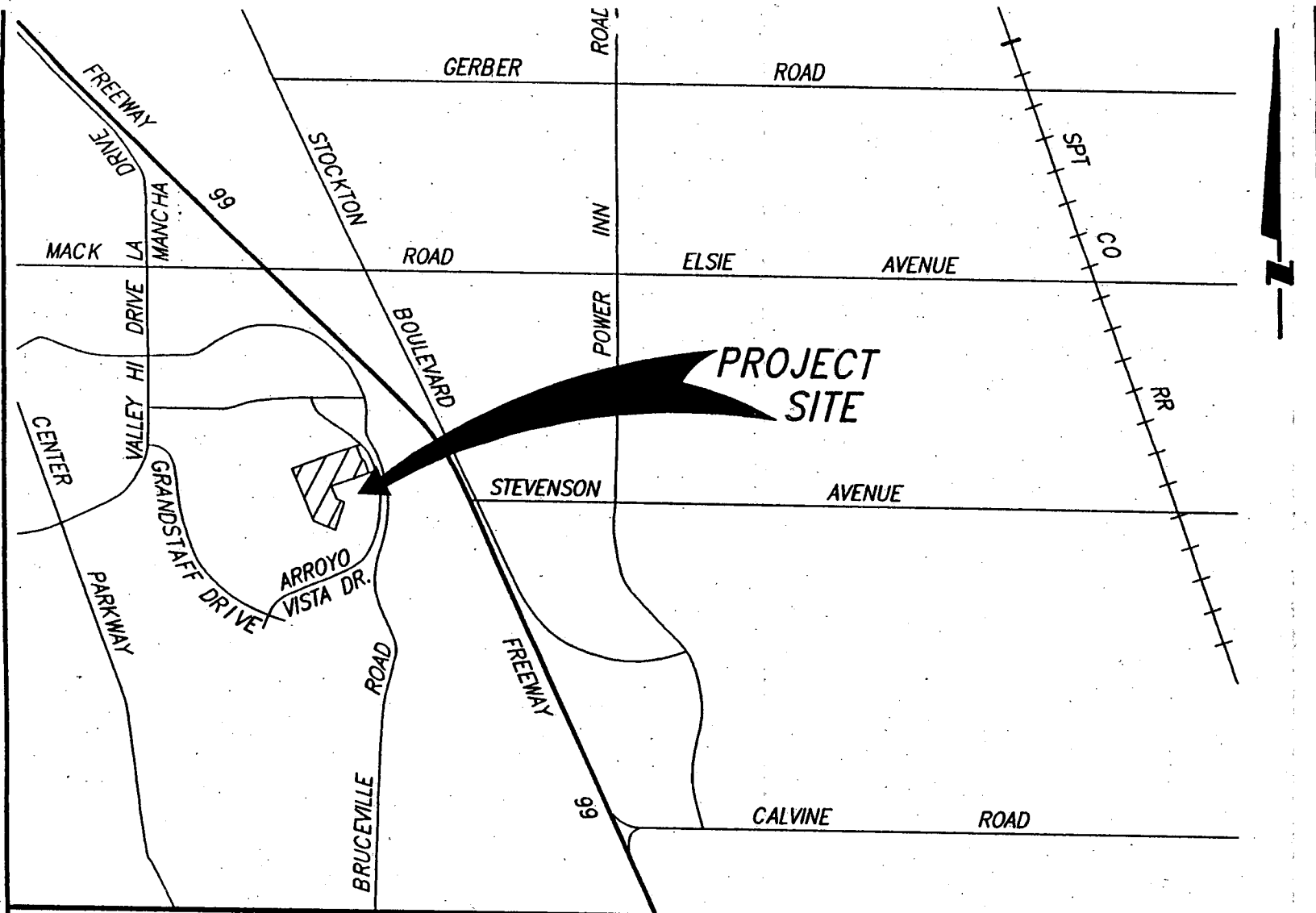
RECOMMENDATION APPROVED:


ROBERT P. THOMAS
City Manager

FB/pt

Approved:


Michael Kashiwagi
Director of Public Works



VICINITY MAP

NO SCALE

Exhibit "A-1"
Regency Place Unit 5

01-010

LEGAL DESCRIPTION

THE CERTAIN "REMAINDER" LOT AS SHOWN ON THAT CERTAIN PLAT OF "REGENCY PLACE UNIT NO. 2" FILED IN THE OFFICE OF THE RECORDER, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA IN BOOK 280 OF MPPS, MAP NO. 14.

PLAT OF
Regency Place Unit No.5

SUBDIVISION NO. P01-032

BEING THAT CERTAIN "REMAINDER" LOT OF
PLAT OF REGENCY PLACE UNIT NO. 2 (260 B.M. 14)
CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, CALIFORNIA
AUGUST, 2002
MURRAY SMITH AND ASSOCIATES
SHEET 1 OF 2

OWNER'S STATEMENT

THE UNDERSIGNED HEREBY CONSENT TO THE PREPARATION AND FILING OF THIS PLAT OF REGENCY PLACE UNIT NO. 5 AND OFFER FOR DEDICATION AND DO HEREBY DESIGNE TO ANY AND ALL PUBLIC USES THE COURT SHOWN HEREON AND ALSO OFFER FOR DEDICATION AND DO HEREBY DESIGNE TO SPECIFIC PURPOSES THE FOLLOWING:

- A) EASEMENTS FOR INSTALLATION AND MAINTENANCE OF WATER AND GAS PIPES AND FOR TRAFFIC CONTROL DEVICES, ELECTROLES AND UNDERGROUND WIRES AND CONDUITS FOR ELECTRIC, CABLE TELEVISION AND TELEPHONE SERVICES, TOGETHER WITH ANY AND ALL APURTENANCES THEREON AND FOR PLANTING AND MAINTAINING TREES ON, OVER, UNDER, AND ACROSS STRIPS OF LAND 12.5 FEET IN WIDTH LYING CONTIGUOUS TO THE DRIVE AND COURT SHOWN HEREON AND DESIGNATED PUBLIC UTILITY EASEMENT (P.U.E).
- B) EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF CENTRALIZED MAIL DELIVERY BOXES, FEEDSAILS, AND SLABS, TOGETHER WITH ANY AND ALL APURTENANCES THEREON, AND INCLUDING PREDESTINING ACCESS FOR DELIVERY AND RECEIPT OF MAIL ON, OVER, UNDER, AND ACROSS STRIPS OF LAND FIVE (5) FEET IN WIDTH, LYING CONTIGUOUS TO THE DRIVE AND COURT SHOWN HEREON.
- C) EASEMENTS FOR INSTALLATION AND MAINTENANCE OF WATER, GAS, AND UNDERGROUND WIRES AND CONDUITS FOR ELECTRICAL, TELEVISION AND TELEPHONE SERVICES, TOGETHER WITH ANY AND ALL APURTENANCES THEREON ON, OVER, UNDER AND ACROSS THE STRIP OF LAND LYING BETWEEN THE REAR AND/OR SIDE LINES OF LOTS AND LINES SHOWN HEREON AND DESIGNATED "TO FOOT PUBLIC UTILITY EASEMENT" (P.U.E.) AND ON, OVER, UNDER AND ACROSS LOT "X" SHOWN HEREON.

REGENCY PLACE PARTNERS, A CALIFORNIA LIMITED PARTNERSHIP

BY: _____ BY: _____

PRINT NAME AND TITLE PRINT NAME AND TITLE

NOTARY STATEMENT

STATE OF CALIFORNIA
COUNTY OF _____

ON _____, BEFORE ME _____, A NOTARY PUBLIC IN AND FOR
SND COUNTY AND STATE 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/HEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITIES, AND THAT BY HE/SHE/HEY 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.

SIGNATURE _____ PRINT NAME _____

MY PRINCIPAL PLACE OF BUSINESS IS: _____
MY COMMISSION EXPIRES: _____

SURVEYOR'S STATEMENT

THIS PLAT OF REGENCY PLACE UNIT NO. 5 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 REGENCY PLACE PARTNERS, A CALIFORNIA LIMITED PARTNERSHIP ON JULY 15, 2002. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CORRELATIONALLY APPROVED TENTATIVE MAP, THAT THE MONUMENTS WILL BE OF THE CHARACTER AND WILL OCCUPY THE POSITIONS INDICATED AND WILL BE SET BY JULY 15, 2004 AND THAT SMO MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE REPEATED.

DATED: _____, 2002
MICHAEL S. COOPER L.S. 6800
EXPIRES DATE: 12-31-03



CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS PLAT OF REGENCY PLACE UNIT NO. 5 AND FIND IT TO BE SUBSTANTIALLY THE SAME AS THE TENTATIVE MAP SUBMITTED TO THE CITY PLANNING COMMISSION OF THE CITY OF SACRAMENTO AND ANY APPROVED ALTERATIONS THEREOF, AND 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.

DATED: _____, 2002
ROBERT T. JOHNSON
SUPERVISING SURVEYOR
FOR THE DIRECTOR OF PUBLIC WORKS
CITY OF SACRAMENTO
L.S. 7327
EXPIRES: 12-31-2005

CITY CLERK'S STATEMENT

I HEREBY STATE THAT THE CITY COUNCIL OF THE CITY OF SACRAMENTO HAS APPROVED THIS "PLAT OF REGENCY PLACE UNIT NO. 5" AND HAS ACCEPTED ON BEHALF OF THE PUBLIC THE EASEMENTS AND THE RIGHT-OF-WAY SHOWN AS THE PUBLIC COURT SHOWN HEREON AND OFFERED FOR DEDICATION.

DATED: _____, 2002
CITY CLERK, CITY OF SACRAMENTO

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2002, AT _____ A.M. IN BOOK _____ OF MPPS, AT PAGE _____ AT THE REQUEST OF REGENCY PLACE PARTNERS, A CALIFORNIA LIMITED PARTNERSHIP, TITLE TO THE LAND INCLUDED IN THIS SUBDIVISION BEING VESTED AS PER CERTIFICATE NO. _____ OR FILE IN THIS OFFICE.

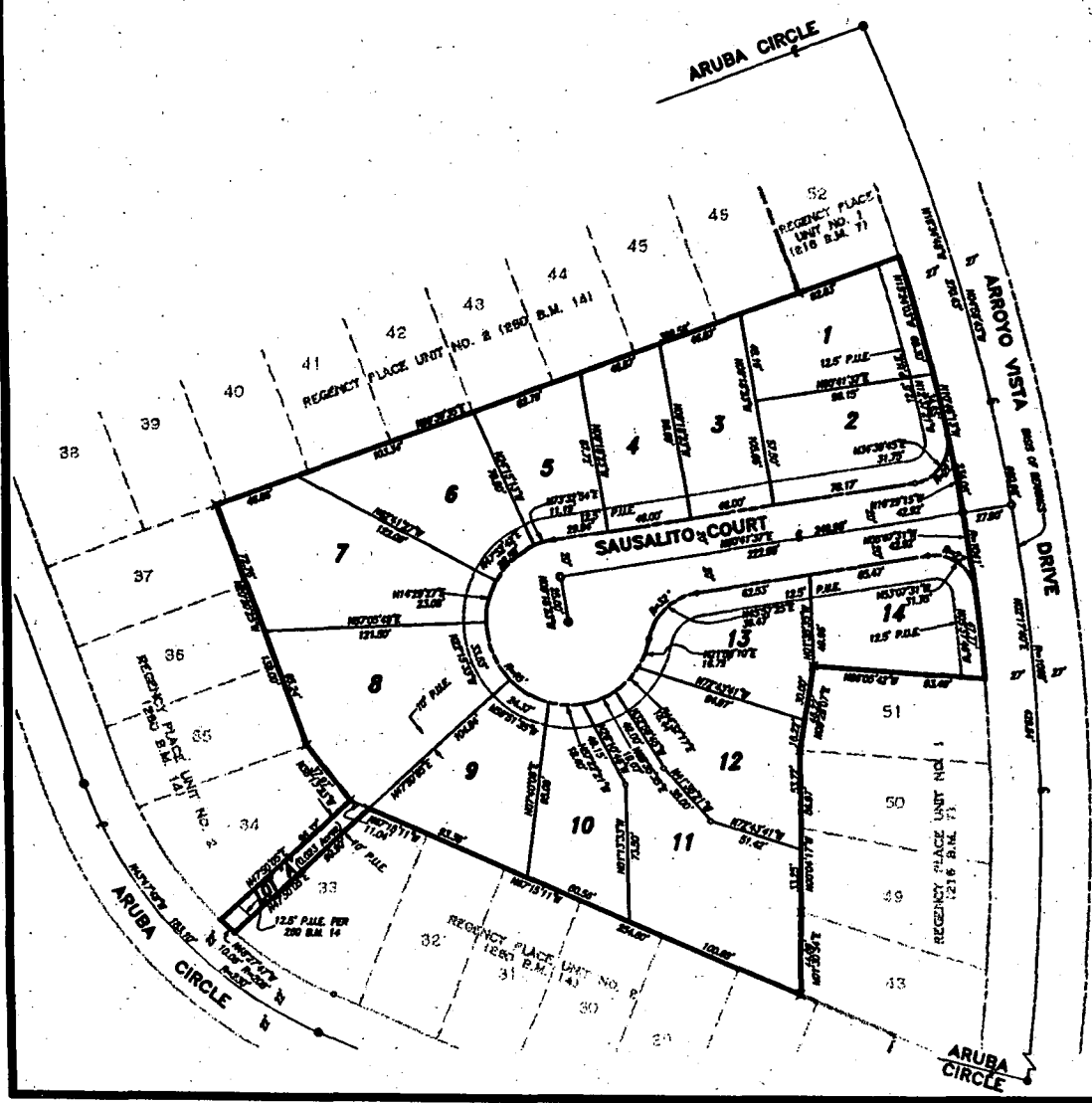
SIGNED: _____ BY: _____
COUNTY RECORDER DEPUTY

EXHIBIT "A-2"

PLAT OF Regency Place Unit No.5

SUBDIVISION NO. P01-032

BEING THAT CERTAIN "REMAINDER" LOT OF
PLAT OF REGENCY PLACE UNIT NO. 2 (260 B.M. 14)
CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, CALIFORNIA
AUGUST, 2002 SCALE 1"= 40'
MURRAY SMITH AND ASSOCIATES
SHEET 2 OF 2



NOTES:

1. MEASUREMENTS ALONG CURVED LINES ARE CHORD MEASUREMENTS.
2. THIS SUBDIVISION CONTAINS AN AREA OF 2.214 ACRES GROSS MORE OR LESS.
3. LOT 14 TO BE BOUNDARY WITH LOT 33 OF REGENCY PLACE UNIT NO. 2 (260 B.M. 14) UPON RECORDATION OF THIS MAP.
4. ALL LOTS BEING CREATED BY THIS MAP INCLUDING FEE TITLE TO THE CENTERLINE OF THE DRIVE AND CURVE SHOWN HEREON.

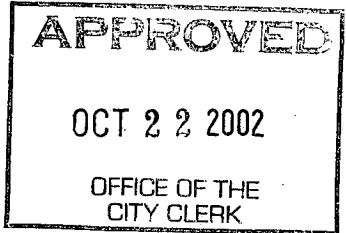
BASE OF BOUNDARIES:

THE BASES OF BOUNDARIES FOR THIS MAP IS THE CENTERLINE OF ARROYO VISTA DRIVE AS SHOWN ON THAT CERTAIN PLAT OF REGENCY PLACE UNIT NO. 1 FILED IN THE OFFICE OF THE RECORDER, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, IN BOOK 238 OF MAPS, MAP NO. 7 AND CONTROLLED BY FOUND MEASUREMENTS SHOWN HEREON. THE BEARING IS N. 89° 00' 00" E.

LEGEND:

- PUBLIC UTILITY EASEMENT (P.U.E.) LINE
- DIMENSION POINT
- ✕ FOUND 1 1/2" IRON PIPE W/ PLASTIC PLUG STAMPED R.C.E. 19047
- FOUND 1 1/2" DIA. X 1 1/2" LONG P-X WIRE IN STREET CENTERLINE
- SET 1/4" DIA. X 1 1/2" LONG P-X WIRE
- B.M. BOOK OF MAPS
- SET 1/4" WELL MEASUREMENT PER CITY SPECIFICATIONS

EXHIBIT "A-3"



RESOLUTION NO. 2002-705

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

APPROVING FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT ENTITLED "REGENCY PLACE UNIT 5" (P01-032)

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

- A. The Final Map for Regency Place Unit 5, located in South Sacramento - west of Bruceville Road and south of Mack Road, 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 Regency Place Partners, a California Limited Partnership 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.

MAYOR

ATTEST:

CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____