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DEPARTMENT OF
PUBLIC WORKS

CITY OF SACRAMENTO
CALIFORNIA

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

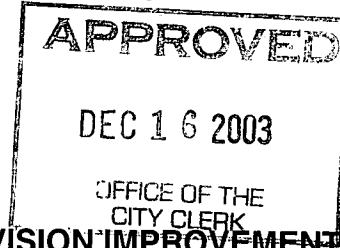
DEVELOPMENT SERVICES DIVISION

November 17, 2003

AG-2003-230 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. 3" (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-5 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. 3.

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. 3
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. 3
November 17, 2003

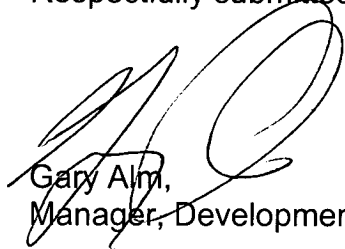
The Council action recommended in this report supports the following City Strategic Plan goals:

- 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:



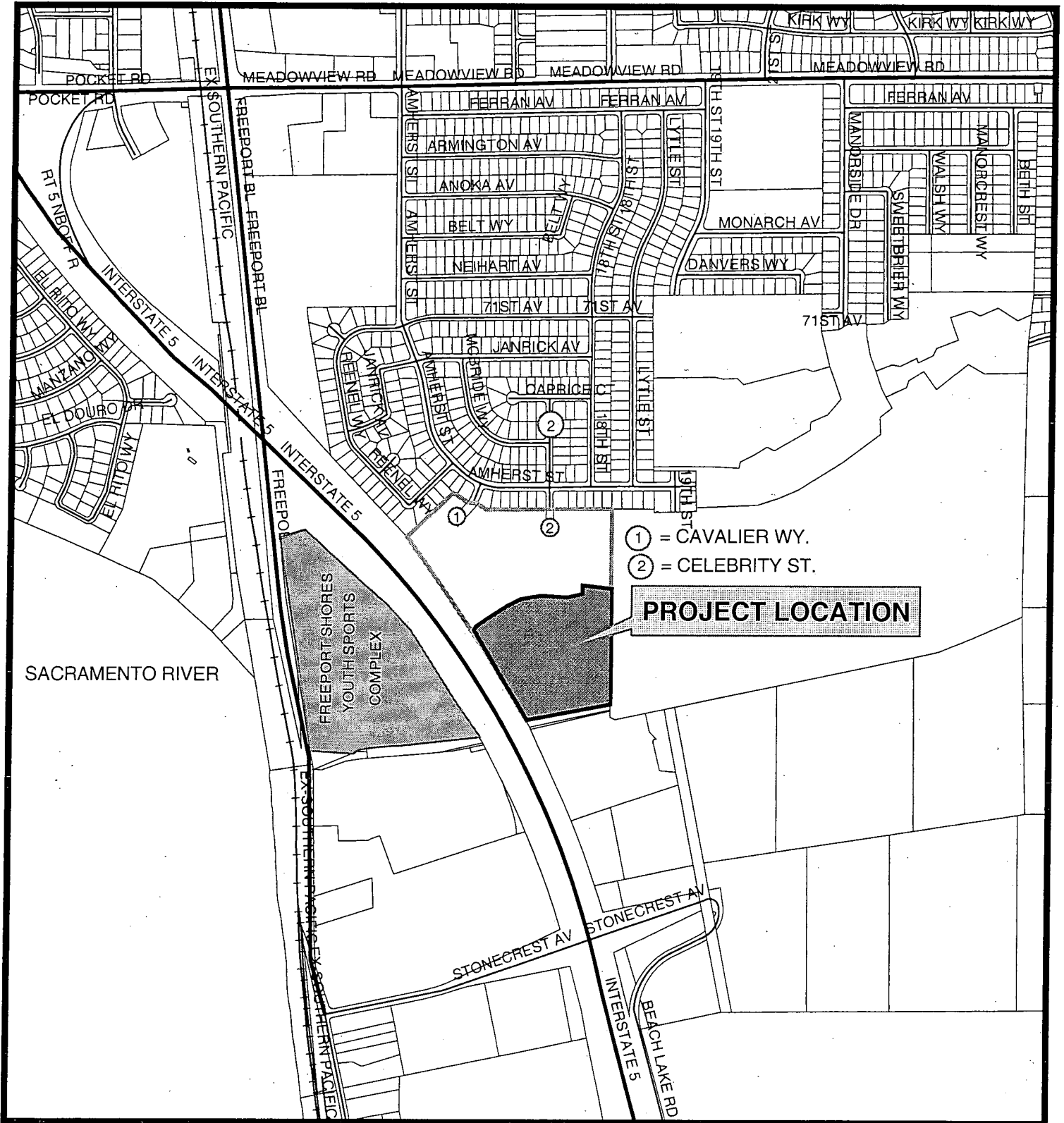
Thomas V. Lee
Deputy City Manager

TABLE OF CONTENTS:

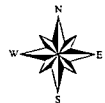
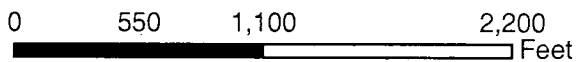
1. Attachment A-1, Steamboat Bend Unit No. 3 Map, pg. 4
2. Attachment A-2 through A-5, Final Map of Steamboat Bend Unit No. 3, pg. 5
3. Resolution approving Final Map and Subdivision Improvement Agreement, pg.9

RR/dkl

VICINITY MAP
FOR
STREAMBOAT BEND UNIT 3
ATTACHMENT A-1



Department of
PUBLICWORKS
CITY OF SACRAMENTO
Development Services
& Special Districts



PLAT OF
STEAMBOAT BEND UNIT No.3
 SUBDIVISION No. P01-051.2
 PORTION OF LOT A
 STEAMBOAT BEND UNIT No.1
 213 BM 7
 CITY OF SACRAMENTO, CALIFORNIA
 KASL CONSULTING ENGINEERS
 DECEMBER 2003
 SHEET 1 OF 4

OWNER'S STATEMENT:

THE UNDERSIGNED HEREBY CONSENT TO THE PREPARATION AND RECORDING OF THIS PLAT OF STEAMBOAT BEND UNIT No. 3 AND OFFER FOR DEDICATION AND DO HEREBY DEDICATE TO ANY ALL PUBLIC USES THE PUBLIC DRIVE, STREET, COURT 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 AND COURTS 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 WAYS AND COURTS SHOWN HEREON.
- (3) AN EASEMENT FOR CONSTRUCTING AND MAINTAINING A SOUND WALL ON, OVER, UNDER AND ACROSS LOT B AS SHOWN HEREON, AND STRIPS OF LAND 5 FEET IN WIDTH WITHIN LOTS 85 THROUGH 96 AS SHOWN HEREON AND DESIGNATED "5' SOUND WALL EASEMENT".
- (4) DRAINAGE EASEMENT FOR THE PURPOSE OF DIGGING, CONSTRUCTING, RECONSTRUCTING, REPAIRING AND FOREVER MAINTAINING THEREON A DRAINAGE CANAL, DITCH OR PIPELINE FOR DRAINAGE PURPOSES TOGETHER WITH THE APPURTENANT STRUCTURES THEREOF OVER THAT CERTAIN REAL PROPERTY SHOWN HEREON AND DESIGNATED "DRAINAGE 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 FOLLOW:

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:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT A; THENCE ALONG THE EAST LINE OF SAID LOT A, SOUTH 00° 19' 15" EAST, 445.73 FEET TO THE TRUE POINT OF BEGINNING, THENCE FROM SAID TRUE POINT OF BEGINNING, CONTINUING ALONG SAID EAST LINE, SOUTH 00° 19' 15" EAST, 801.31 FEET TO THE SOUTHEAST CORNER OF SAID LOT A; THENCE ALONG THE SOUTH LINE OF SAID LOT A, SOUTH 78° 35' 40" WEST, 527.34 FEET TO THE SOUTHWEST CORNER OF SAID LOT A; THENCE ALONG THE WESTERLY LINE OF SAID LOT A, ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 5110.00 FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH 30° 07' 38" WEST A DISTANCE OF 374.52 FEET; THENCE CONTINUING ALONG SAID WEST LINE, NORTH 33° 37' 42" WEST, 317.41 FEET; THENCE LEAVING SAID WEST LINE, NORTH 56° 22' 18" EAST, 181.00 FEET; THENCE NORTH 33° 37' 42" WEST, 3.93 FEET; THENCE NORTH 56° 22' 18" EAST, 233.63 FEET; THENCE NORTH 59° 33' 54" EAST, 38.66 FEET; THENCE NORTH 73° 15' 04" EAST, 95.55 FEET; THENCE NORTH 89° 23' 53" EAST, 50.60 FEET; THENCE SOUTH 89° 55' 30" EAST, 216.22 FEET; THENCE NORTH 00° 04' 30" EAST, 36.31 FEET; THENCE NORTH 89° 40' 45" EAST, 141.45 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 13.117 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. ASCHE R.C.E. 32376

DATE: _____

CITY ENGINEER'S STATEMENT:

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT OF STEAMBOAT BEND 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.

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.3 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

LEGEND

- ⊙ FOUND PK NAIL PER (R1)
- ⊙ FOUND 1" IRON PIPE W/ CAP "LS 5914" PER (R1)
- ⊙ FOUND 5/8" REBAR W/ PLASTIC CAP STAMPED "RCE 32376" PER BM
- ⊙ 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 STAMPED "RCE 32376"
- 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

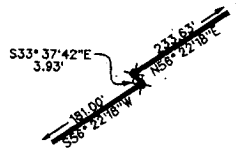
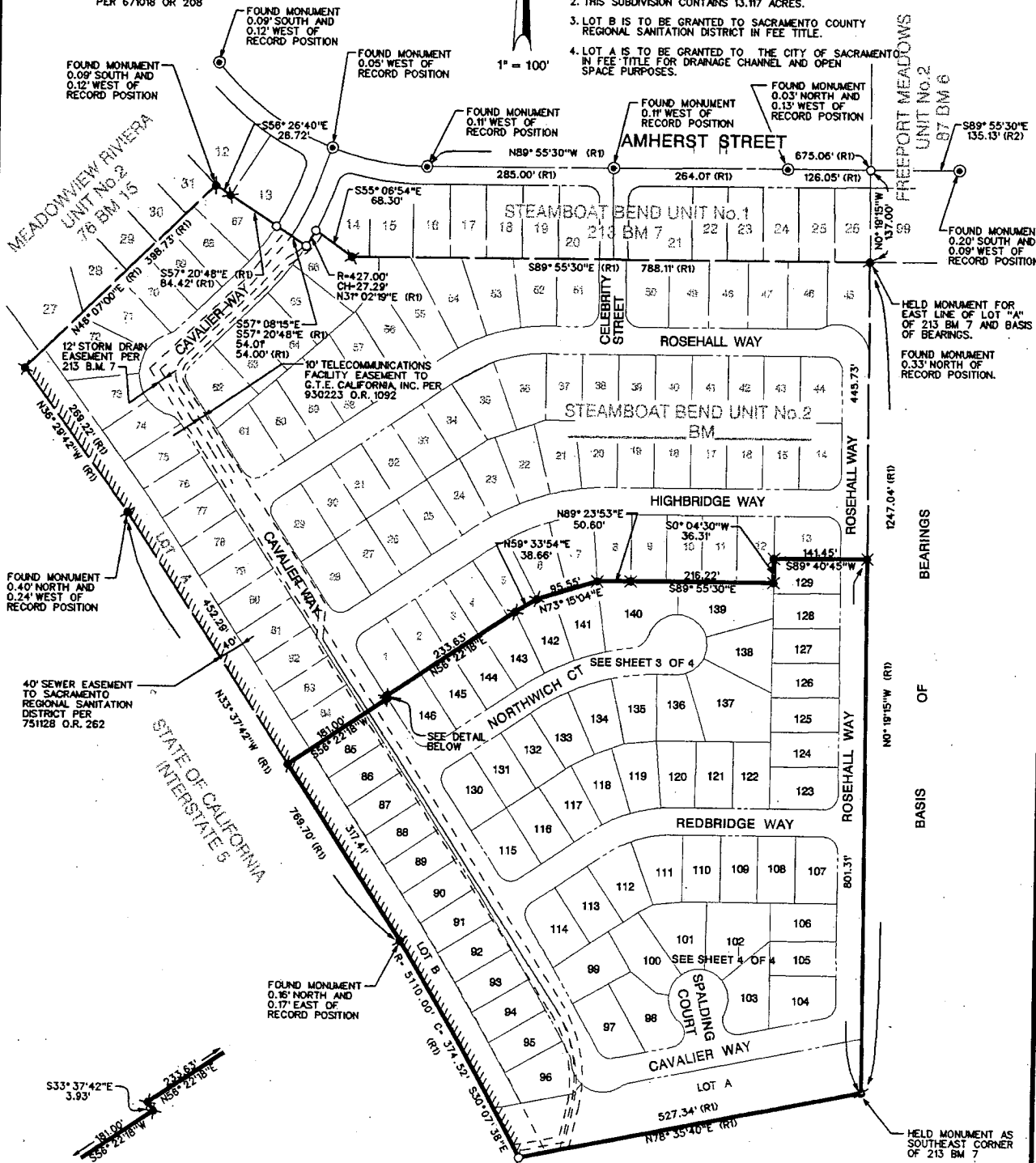
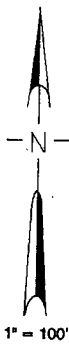
PLAT OF
STEAMBOAT BEND UNIT No.3
 SUBDIVISION No. P01-051.2
 PORTION OF LOT A
 STEAMBOAT BEND UNIT No.1
 213 BM 7
 CITY OF SACRAMENTO, CALIFORNIA
 KASL CONSULTING ENGINEERS
 DECEMBER 2003
 SHEET 2 OF 4

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 13.117 ACRES.
3. LOT B IS TO BE GRANTED TO SACRAMENTO COUNTY REGIONAL SANITATION DISTRICT IN FEE TITLE.
4. LOT A IS TO BE GRANTED TO THE CITY OF SACRAMENTO IN FEE TITLE FOR DRAINAGE CHANNEL AND OPEN SPACE PURPOSES.



DETAIL
 NO SCALE

**PLAT OF
STEAMBOAT BEND UNIT No.3**

SUBDIVISION No. P01-051.2

PORTION OF LOT A

STEAMBOAT BEND UNIT No.1

213 BM 7

CITY OF SACRAMENTO, CALIFORNIA

KASL CONSULTING ENGINEERS

DECEMBER 2003

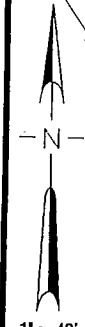
SHEET 3 OF 4

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

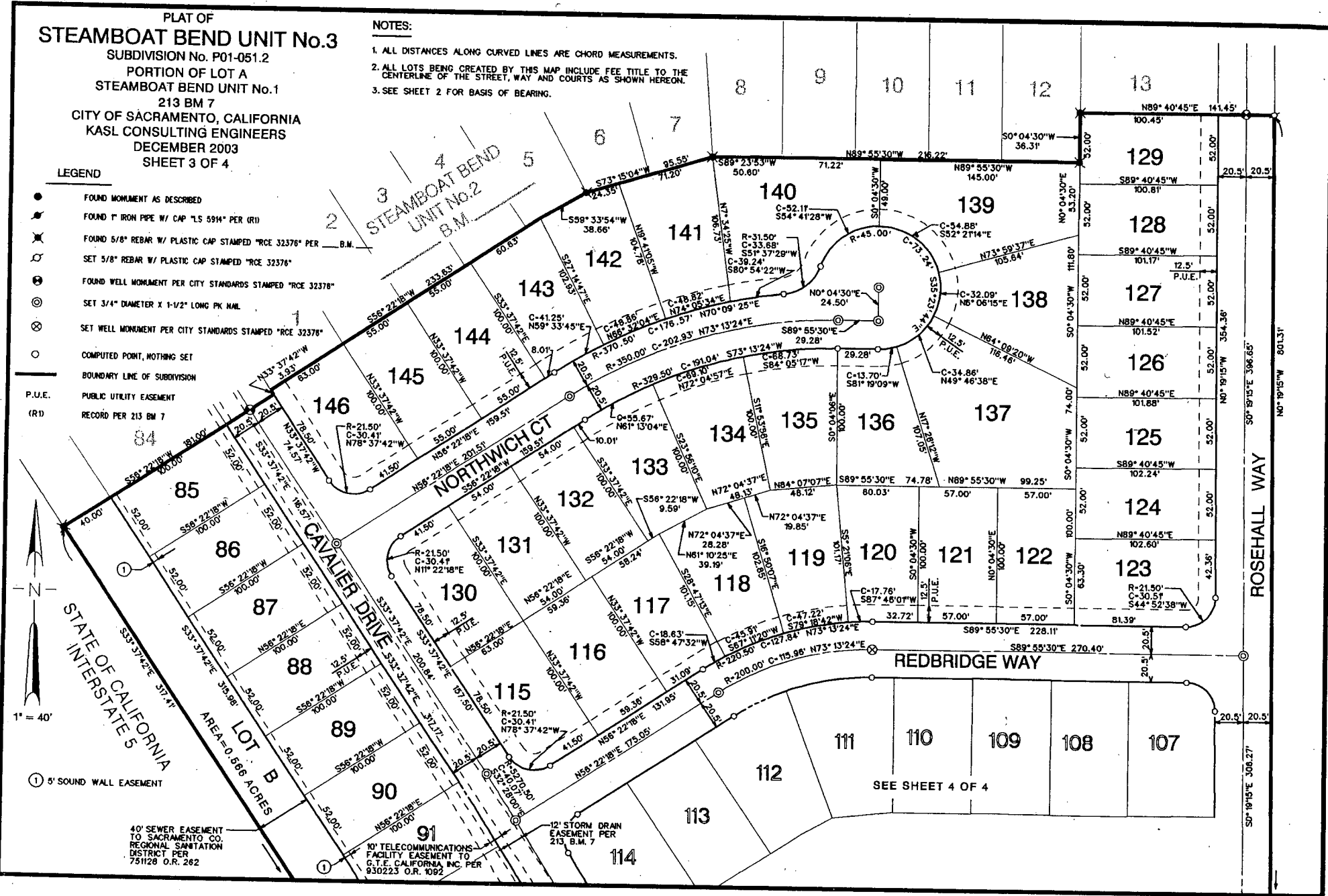


① 5' SOUND WALL EASEMENT

40' SEWER EASEMENT TO SACRAMENTO CO. REGIONAL SANITATION DISTRICT PER 751128 O.R. 262

10' TELECOMMUNICATIONS FACILITY EASEMENT TO G.T.E. CALIFORNIA INC. PER 930223 O.R. 1092

12" STORM DRAIN EASEMENT PER 213 B.M. 7

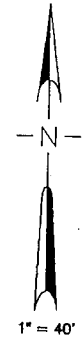


ATTACHMENT A-4

PLAT OF
STEAMBOAT BEND UNIT No.3

SUBDIVISION No. P01-051.2
 PORTION OF LOT A
 STEAMBOAT BEND UNIT No.1
 213 BM 7
 CITY OF SACRAMENTO, CALIFORNIA
 KASL CONSULTING ENGINEERS
 DECEMBER 2003
 SHEET 4 OF 4

SEE SHEET 3 OF 4
 118 119 120 121 122 123



④ 5' SOUND WALL EASEMENT

STATE OF CALIFORNIA
 INTERSTATE 5

40' SEWER EASEMENT
 TO SACRAMENTO CO.
 REGIONAL SANITATION
 DISTRICT PER
 731126 O.R. 262

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

① 15' PUBLIC SEWER ACCESS
 EASEMENT TO SACRAMENTO
 COUNTY REGIONAL SANITATION
 DISTRICT PER
 O.R. _____

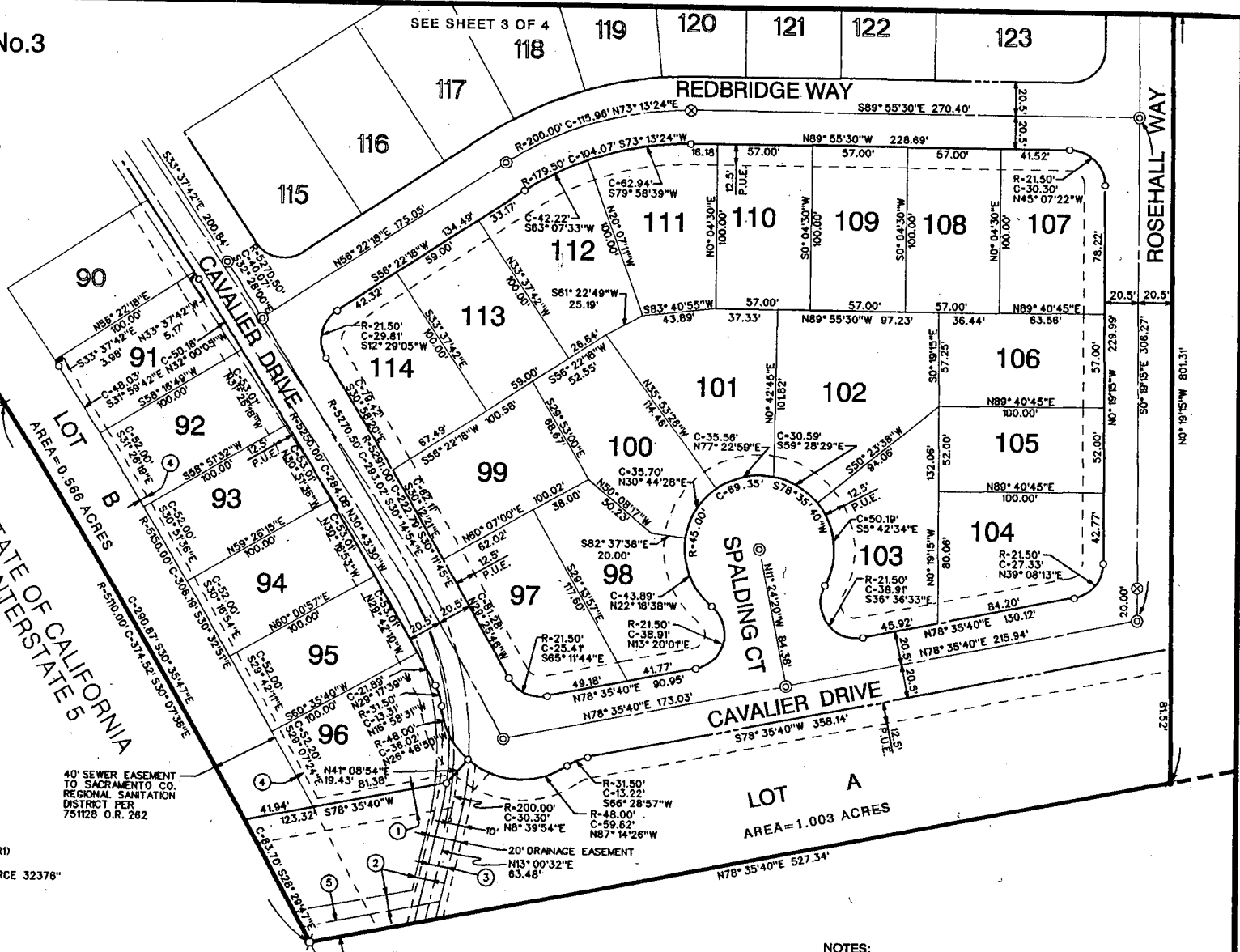
② 10' TELECOMMUNICATIONS
 FACILITY EASEMENT TO
 C.T.E. CALIFORNIA, INC. PER
 930223 O.R. 1092

③ 12' STORM DRAIN
 EASEMENT PER
 213 B.M. 7

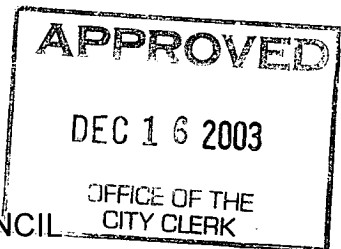
⑤ 30' TELECOMMUNICATIONS
 FACILITY EASEMENT TO
 FRONTIER COMMUNICATIONS
 PER _____ O.R. _____

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-5



RESOLUTION NO. 2003-893

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

APPROVING FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT ENTITLED "STEAMBOAT BEND UNIT NO. 3" (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. 3, located 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: _____