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DEPARTMENT OF
PUBLIC WORKS

CITY OF SACRAMENTO
CALIFORNIA

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

DEVELOPMENT SERVICES DIVISION

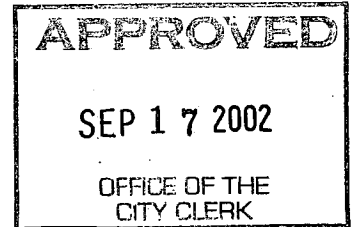
PH. (916) 264-7995
FAX (916) 264-5786

August 23, 2002

City Council
Sacramento, California

06 2002-163

Honorable Members In Session:



SUBJECT: APPROVAL OF PARCEL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT ENTITLED "DEER CREEK PLAZA PLANNED UNIT DEVELOPMENT" (P98-074)

LOCATION/COUNCIL DISTRICT:

Northwest corner of Franklin Boulevard and Mack Road
Council District 8

RECOMMENDATION:

This report recommends the City Council adopt the attached resolution approving the Parcel Map and Subdivision Improvement Agreement for Deer Creek Plaza Planned Unit Development.

CONTACT PERSON:

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

FOR COUNCIL MEETING OF: September 17, 2002

SUMMARY:

On December 7, 2000 the Planning Commission approved a Tentative Parcel Map by adopting a Notice of Decision. The subdivider, O. K. and B., a California General Partnership, wishes to file the Parcel 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 will complete the improvements at a later date. All other conditions of the Tentative Map have been met by the subdivider. The Parcel Map and the Subdivision Improvement Agreement requires approval by the City Council. See Exhibit "A-1" through "A-3" for project location.

City Council
Parcel Map for Deer Creek Plaza Planned Unit Development
August 23, 2002

COMMITTEE/COMMISSION ACTION:

None.

BACKGROUND:

On December 7, 2000, the City Planning Commission approved a Tentative Parcel Map by adopting a Notice of Decision.

Pursuant to Sacramento City Code, Section 16.32.130, and Government Code Section 66458 the City Council may approve Parcel 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 Parcel 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 Parcel Map is presented for approval.

FINANCIAL CONSIDERATIONS:

All subdivision costs are being paid by the subdivider, O. K. and B., a California General Partnership.

ENVIRONMENTAL CONSIDERATIONS:

On December 7, 2000, 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 16.32.130, and Government Code Section 66458, the City Council may approve Parcel 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
Parcel Map for Deer Creek Plaza Planned Unit Development
August 23, 2002

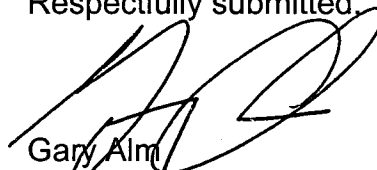
The Council action recommended in this report supports the following City Strategic Plan goals:

- Enhance and preserve the neighborhoods
- Promote and support economic vitality
- Improve and diversify the transportation system

ESBD CONSIDERATIONS:

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

Respectfully submitted,



Gary Alm
Manager, Development Services

RECOMMENDATION APPROVED:

Approved:



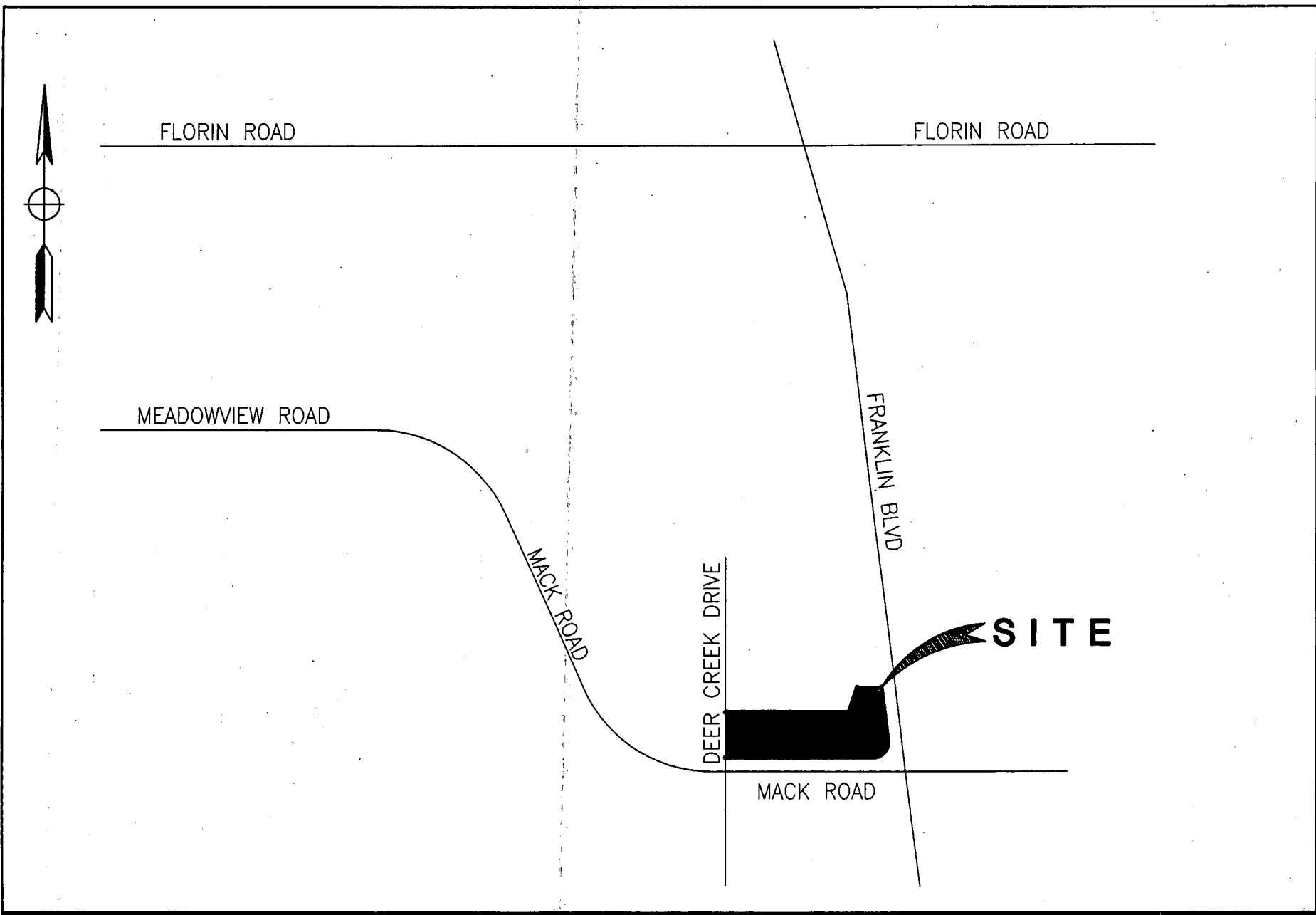
ROBERT P. THOMAS
City Manager



Michael Kashiwagi
Director of Public Works

FB/pt

EXHIBIT "A-1"



VICINITY MAP

NO SCALE

**PARCEL MAP
DEER CREEK PLAZA
PLANNED UNIT DEVELOPMENT
SUBDIVISION NO. P08-074
PARCEL D OF PARCEL MAP-40 PM 34
CITY OF SACRAMENTO
COUNTY OF SACRAMENTO, STATE OF CALIFORNIA
MARCH 2002
NORTON & PITALO, INC.
SHEET 1 OF 2 SHEETS**

OWNER'S STATEMENT

THE UNDERSIGNED HEREBY CONSENT TO THE PREPARATION AND RECORDING OF THIS PARCEL MAP AND OFFER FOR DEDICATION AND DO HEREBY DEDICATE TO ANY AND ALL PUBLIC USES THE DRIVE, ROAD AND BOULEVARD SHOWN HEREON AND ALSO OFFER FOR DEDICATION AND DO HEREBY DEDICATE TO SPECIFIC PURPOSES THE FOLLOWING:

(A) EASEMENT FOR PLANTING AND MAINTAINING TREES, INSTALLING AND MAINTAINING ELECTROLIERS, TRAFFIC CONTROL DEVICES, WATER, AND GAS PIPES 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 DRIVE, ROAD, AND BOULEVARD SHOWN HEREON.

(B) PUBLIC EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF SEWER LINES TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER AND ACROSS THE STRIPS OF LAND SHOWN HEREON AND DESIGNATED "SEWER EASEMENT".

O.K. AND B., A CALIFORNIA GENERAL PARTNERSHIP, AS TO AN UNDIVIDED 1/2 INTEREST, AND WILLIAM C. CUMMINGS, AND UNMARRIED MAN, AS TO AN UNDIVIDED 1/2 INTEREST.

NOTARY'S STATEMENT

STATE OF CALIFORNIA
COUNTY OF _____

ON _____ BEFORE ME, _____ PERSONALLY KNOWN TO ME —OR— _____ PERSONALLY APPEARED _____ PERSONALLY 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.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC, STATE OF CALIFORNIA
PRINT NAME _____
PRINCIPAL PLACE OF BUSINESS IS _____
COMMISSION EXPIRES _____

NOTARY'S STATEMENT

STATE OF CALIFORNIA
COUNTY OF _____

ON _____ BEFORE ME, _____ PERSONALLY KNOWN TO ME —OR— _____ PERSONALLY APPEARED _____ PERSONALLY 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.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC, STATE OF CALIFORNIA
PRINT NAME _____
PRINCIPAL PLACE OF BUSINESS IS _____
COMMISSION EXPIRES _____

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 O.K. AND B. IN FEBRUARY, 2002. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP. ALL MONUMENTS SHOWN HEREON ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED. THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACTED.

DATED _____ MARLAND D. JOHNSON, L.S. 3923



CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS PARCEL MAP OF DEER CREEK PLAZA PLANNED UNIT DEVELOPMENT AND FIND IT TO BE SUBSTANTIALLY THE SAME AS THE APPROVED TENTATIVE MAP SUBMITTED TO THE CITY PLANNING COMMISSION 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 _____ SUPERVISING SURVEYOR
DEPARTMENT 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 PARCEL MAP OF DEER CREEK PLAZA PLANNED UNIT DEVELOPMENT AND HAS ACCEPTED IN BEHALF OF THE PUBLIC, THE DRIVE, ROAD, AND BOULEVARD, AND THE PUBLIC UTILITY EASEMENTS HEREON OFFERED FOR DEDICATION.

DATED _____ 2002 _____ CITY CLERK

RECORDER'S STATEMENT

ACCEPTED FOR RECORD AND FILED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY IN BOOK _____ OF PARCEL MAPS, PAGE NO. _____ THIS _____ DAY OF _____ 2002 AT _____ HOURS, _____ MINUTES, _____ M., AT THE REQUEST OF NORTON & PITALO, INC. TITLE TO THE LAND INCLUDED IN THIS PARCEL MAP BEING VESTED AS PER CERTIFICATE NO. _____ ON FILE IN THIS OFFICE.

RECORDER OF SACRAMENTO COUNTY _____

BY: _____ DEPUTY

EXHIBIT "A-2"

2025 RELEASE UNDER E.O. 14176

NOTES

- (1) PRIVATE RECIPROCAL INGRESS, EGRESS, PARKING AND DRAINAGE EASEMENTS FOR THE BENEFIT OF PARCELS 1, 2, 3, AND 4 SHALL BE RECORDED AT THE TIME OF INITIAL SALE OF EACH PARCEL.
- (2) PARCEL B SHALL BE PURCHASED BY SAFCA FOR LEVEE IMPROVEMENTS.
- (3) THE PROPERTY SHOWN HEREON INCLUDES THE UNDERLYING FEE TITLE OF THE DEDICATED PUBLIC ROAD EASEMENT.
- (4) PURSUANT TO SECTION 68445(I) OF THE GOVERNMENT CODE, THE FOLLOWING EASEMENTS ARE HEREBY ABANDONED: (A) ALL THAT PORTION OF THAT CERTAIN 45' RADIUS AS DESCRIBED WITHIN THAT CERTAIN GRANT OF EASEMENT FOR RIGHT OF WAY AND UTILITIES TO THE CITY OF SACRAMENTO, FILED IN BOOK 780613, PAGE 1010 OFFICIAL RECORDS OF SACRAMENTO COUNTY.
- (5) PARCEL A IS BEING DEEDED TO THE CITY OF SACRAMENTO IN FEE TITLE FOR DRAINAGE PURPOSES.

**PARCEL MAP
DEER CREEK PLAZA
PLANNED UNIT DEVELOPMENT
SUBDIVISION NO. PUD-074
PARCEL D OF PARCEL MAP-40 PM 34
CITY OF SACRAMENTO
COUNTY OF SACRAMENTO, STATE OF CALIFORNIA**

JULY, 2002 SCALE: 1"=60'
MORTON & PIZALO, INC.
SHEET 2 OF 2 SHEETS

LEGEND

- DIMENSION POINT, NOTHING FOUND OR SET
- MONUMENT FOUND AND DESCRIBED HEREON
- ⊕..... SET 5/8" REBAR TAGGED LS 3023
- ⊕..... PUE, PUBLIC UTILITY EASEMENT
- (.....) RECORD PER 40 PM 34

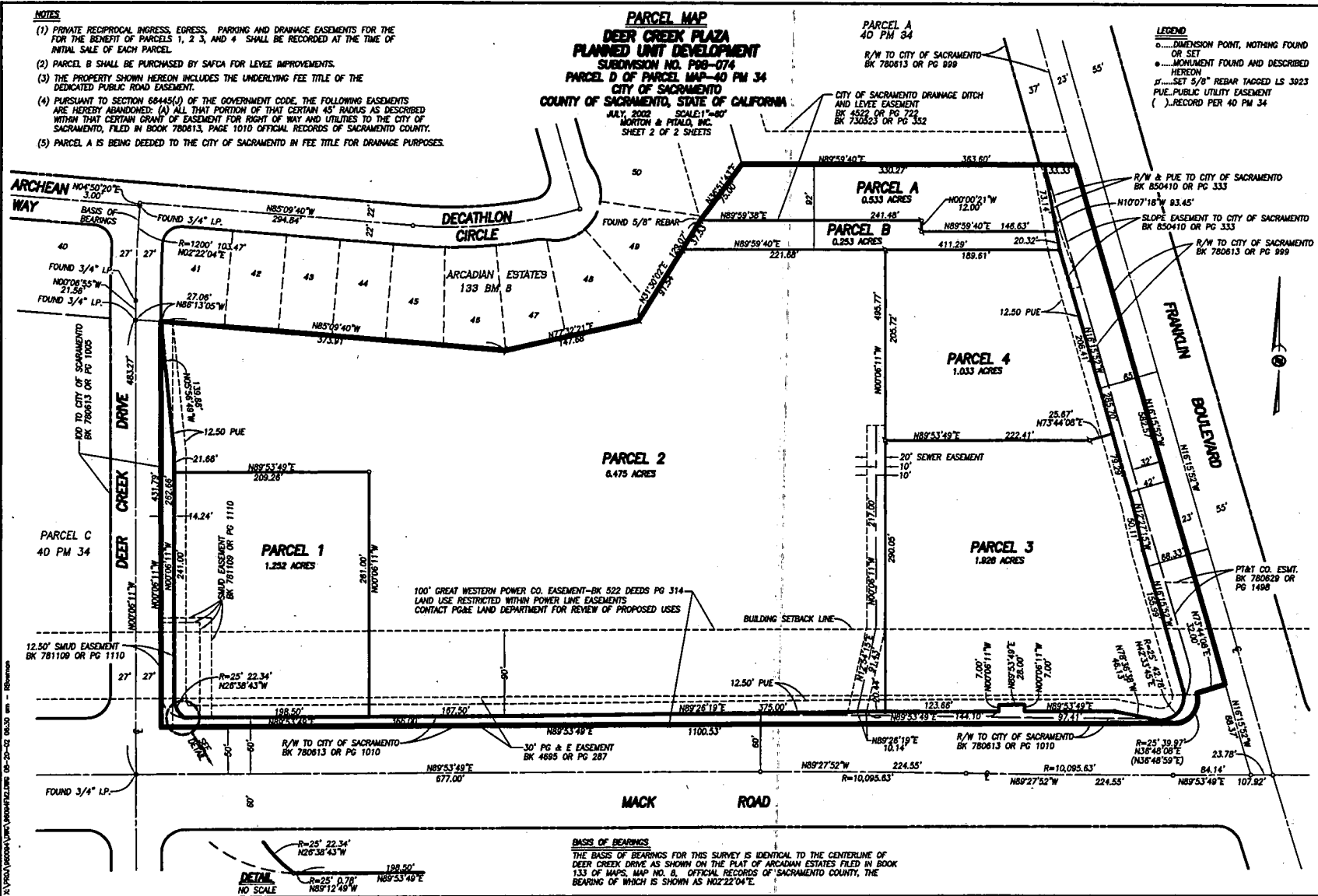
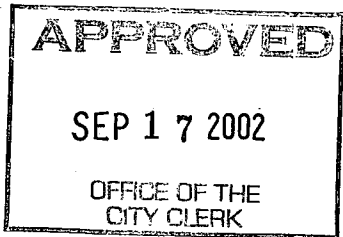


EXHIBIT "A-3"

S:\PROJECTS\2002\10\05\1005\1005.DWG



RESOLUTION NO. 2002-620

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

APPROVING PARCEL MAP ENTITLED "DEER CREEK PLAZA PLANNED UNIT DEVELOPMENT" AND SUBDIVISION IMPROVEMENT AGREEMENT (P98-074)

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

- A. The Parcel Map entitled "Deer Creek Plaza Planned Unit Development", located at the Northwest corner of Franklin Boulevard and Mack Road, with provisions for its design and improvement, is consistent with the South Sacramento Community Plan.
- B. The Parcel Map is in substantial compliance with the previously approved Tentative Parcel Map.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO AS FOLLOWS:

- 1. The Parcel 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 O. K. and B., a California General Partnership to provide for the subdivision improvements required by the Subdivision Map Act and Title 16 (Subdivision Regulations) of the Sacramento City Code.

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: _____