



CITY OF MARTINEZ

**CITY COUNCIL AGENDA
January 22, 2014**

TO: Mayor and City Council
FROM: Tim Tucker, City Engineer
SUBJECT: Final Map Approval for Subdivision No. 9089 “Paseos”.
DATE: January 14, 2014

RECOMMENDATION:

Adopt resolution approving Subdivision 9089 "The Paseos" Final Map, authorize the City Manager to execute the Subdivision Improvement Agreement and authorizing the deposit of special development fees into the appropriate accounts.

BACKGROUND:

Subdivision No. 9089 is located on the east side of Parkway Drive north of Howe Road. It consists of 70 units. The Planning Commission approved the Tentative Map for this Subdivision, with conditions, on August 12, 2003.

All Subdivision Improvement Plans have been submitted and approved by the City Engineer in accordance with the Conditions of Approval. The developer graded the site, in accordance with approved plans, in preparation for constructing the Subdivision improvements.

Staff recommends Council approve the Final Map for this Subdivision and authorize the City manager to execute the Subdivision Improvement Agreement.

FISCAL IMPACT:

None. The Subdivision streets and storm drain systems are private and will be maintained by the homeowners association.

There were two special development fees as part of the conditions of approval for Subdivision 9089. The conditions are as follows:

III. Special Requirements for Final Approval and Recordation of Subdivision 9089

- H. Prior to approval of final map, the developer shall enter into an affordable housing agreement, stipulating the time and manner in which to pay into the City of Martinez Housing in-lieu Special Revenue Fund the sum of \$350,000 (the equivalent of \$5,000 x 70 approved units) as an affordable housing contribution.

- I. Prior to approval of final map and in addition to the regularly required Park-in-lieu and Park Facilities Impact Mitigation Fees, the developer shall pay the City of Martinez, an additional \$200,000 to be used for public recreation capital improvements. The use of these funds will be approved by the City Council, based on a recommendation by the Parks and Recreation Commission.

If approved by Council, staff will deposit the \$350,000 into the Housing in-lieu Special Revenue Fund. Staff also proposes to deposit the \$200,000 into the “ADA and Playground Improvement Project” (C5025). This project includes improvements at Mt. View Park, across the street from the Subdivision. This capital improvement project has been previously recommended by the PRMCC and approved by the City Council as part of the 2013/14 FY CIP budget.

ACTION:

Adopt resolution approving Subdivision 9089 "The Paseos" Final Map, authorize the City Manager to execute the Subdivision Improvement Agreement and authorizing the deposit of special development fees into the appropriate accounts.

Attachments:

1. Resolution
2. Subdivision Map
3. Vicinity Map

APPROVED BY:



Acting City Manager

RESOLUTION NO. -14

APPROVING SUBDIVISION 9089 "THE PASEOS" FINAL MAP, AUTHORIZE THE CITY MANAGER TO EXECUTE THE SUBDIVISION IMPROVEMENT AGREEMENT AND AUTHORIZING THE DEPOSIT OF SPECIAL DEVELOPMENT FEES INTO THE APPROPRIATE ACCOUNTS

WHEREAS, there has been presented to the City Council of Martinez a Final Map of Subdivision 9089; and

WHEREAS, the City Engineer has recommended that said map be approved by the City Council of the City of Martinez; and

WHEREAS, the developer has paid \$350,000 in special fees in accordance with the project Conditions of Approval for in-lieu Affordable Housing; and

WHEREAS, the developer has paid \$200,000 in special fees for recreational capital improvements.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Martinez that the Final Map of said Subdivision is contingently approved subject to receipt of proof of Automobile liability coverage in a form acceptable to the City Attorney and City Manager within the next 30 days.

BE IT FURTHER RESOLVED by the City Council of the City of Martinez that "Parcel A" and "Parcel B" and all streets, rights-of-way, and easements offered for dedication for public use are contingently approved subject to receipt of proof of Automobile liability coverage in a form acceptable to the City Attorney and City Manager within the next 30 days subject to improvements being completed and accepted by the City; and

BE IT FURTHER RESOLVED by the City Council of Martinez that the City Manager is hereby authorized to, execute said Subdivision Improvement Agreement on behalf of the City of Martinez; and

BE IT FURTHER RESOLVED by the City Council of the City of Martinez that the \$350,000 in-lieu Affordable Housing fee be deposited in a Housing fund account established by the Finance Director; and

BE IT FURTHER RESOLVED by the City Council of the City of Martinez that the \$200,000 be deposited into account C5025.

* * * * *

I HEREBY CERTIFY that the foregoing is a true and correct copy of a resolution duly adopted by the City Council of the City of Martinez at a Regular Meeting of said Council held on the 22nd day of, January, 2014, by the following vote:

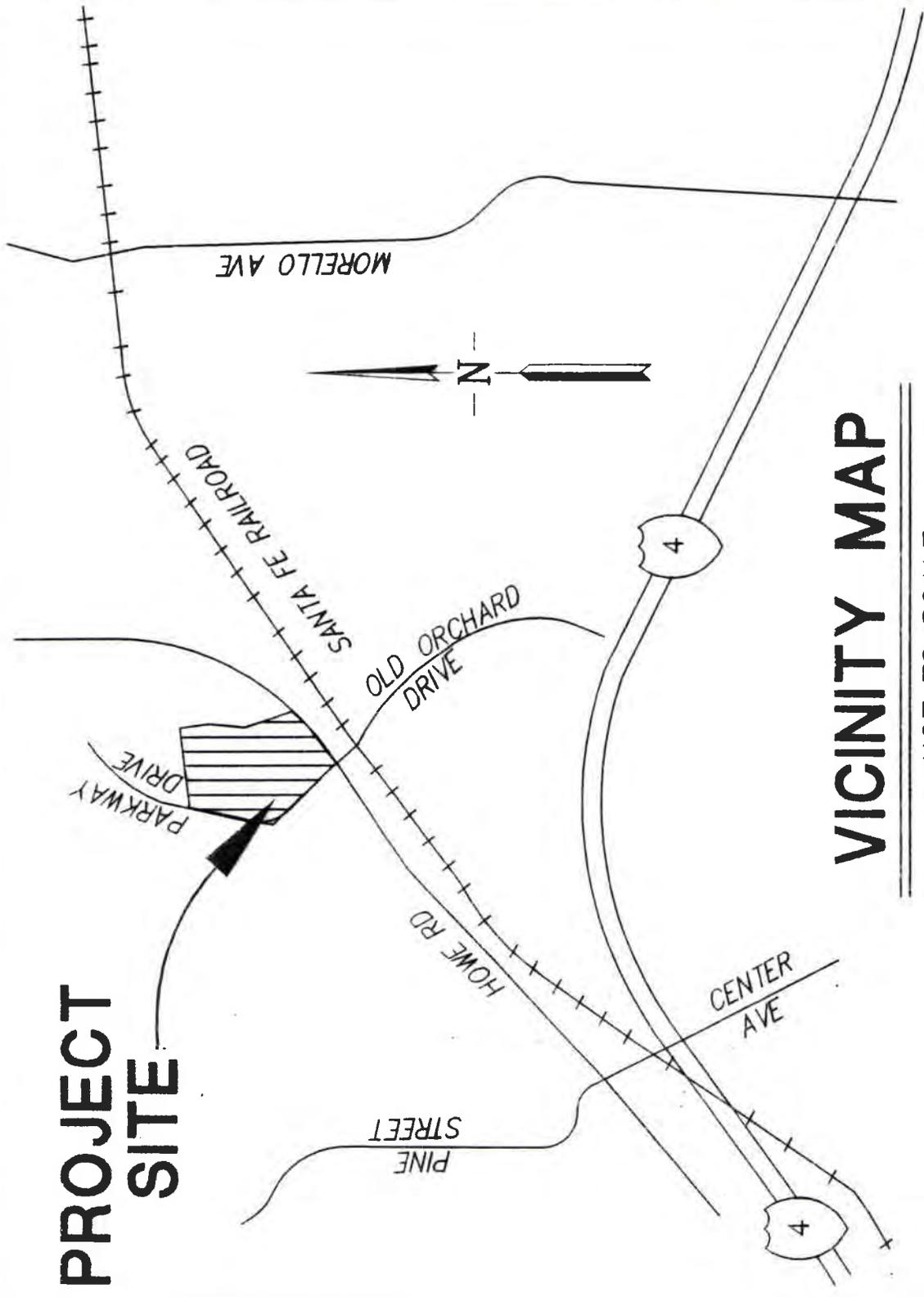
AYES:

NOES:

ABSENT:

RICHARD G. HERNANDEZ, CITY CLERK
CITY OF MARTINEZ

**PROJECT
SITE**



VICINITY MAP

NOT TO SCALE

NOTES:

ALL MONUMENT TIE LINES ARE AT RIGHT ANGLES TO THE MONUMENT LINE UNLESS OTHERWISE NOTED.

BASIS OF BEARINGS

THE LINE BETWEEN TWO FOUND MONUMENTS ON HOWE ROAD AS SHOWN ON THE PARCEL MAP OF SUBDIVISION MS 559-84 FILED FEBRUARY 28, 1985 IN BOOK 114 OF PARCEL MAPS AT PAGE 47, OFFICIAL RECORDS OF CONTRA COSTA COUNTY, TAKEN AS N61°25'1"E, CALIFORNIA COORDINATE SYSTEM ZONE III IS THE BASIS OF BEARINGS FOR THIS MAP.

LEGEND

- SUBDIVISION BOUNDARY
- LOT LINE
- EXISTING EASEMENT AS NOTED
- NEW EASEMENT AS NOTED
- MONUMENT TIE LINE
- EXISTING LOT LINE
- FOUND STANDARD CITY MONUMENT, AS NOTED
- FOUND POINT, AS NOTED
- SET STANDARD CITY MONUMENT, RCE 25281
- SET 3/4" IRON PIPE WITH PLASTIC PLUG, STAMPED RCE 25281
- EMERGENCY VEHICLE ACCESS EASEMENT
- PUBLIC UTILITY EASEMENT
- PRIVATE STORM DRAIN EASEMENT
- SANITARY SEWER EASEMENT
- WATER LINE EASEMENT
- PRIVATE WATER LINE EASEMENT
- PRIVATE ACCESS EASEMENT
- EXCLUSIVE PRIVATE ACCESS EASEMENT
- RECIPROCAL YARD EASEMENT
- EX. EXISTING
- P.C.M.E. PACIFIC GAS AND ELECTRIC
- O.R. OFFICIAL RECORDS
- (M-M) MONUMENT TO MONUMENT
- (R) RADIAL BEARING
- (R/W) RIGHT OF WAY
- (T) TOTAL
- (DATA X) RECORDED DATA & REFERENCE
- IF IRON PIPE SEARCHED FOR, NOTHING FOUND
- SO.FT. SQUARE FEET
- SHEET COVERAGE
- SHEET NUMBER

FOUND STANDARD CITY MONUMENT, AS NOTED
 FOUND POINT, AS NOTED
 SET STANDARD CITY MONUMENT, RCE 25281
 SET 3/4" IRON PIPE WITH PLASTIC PLUG, STAMPED RCE 25281
 EMERGENCY VEHICLE ACCESS EASEMENT
 PUBLIC UTILITY EASEMENT
 PRIVATE STORM DRAIN EASEMENT
 SANITARY SEWER EASEMENT
 WATER LINE EASEMENT
 PRIVATE WATER LINE EASEMENT
 PRIVATE ACCESS EASEMENT
 EXCLUSIVE PRIVATE ACCESS EASEMENT
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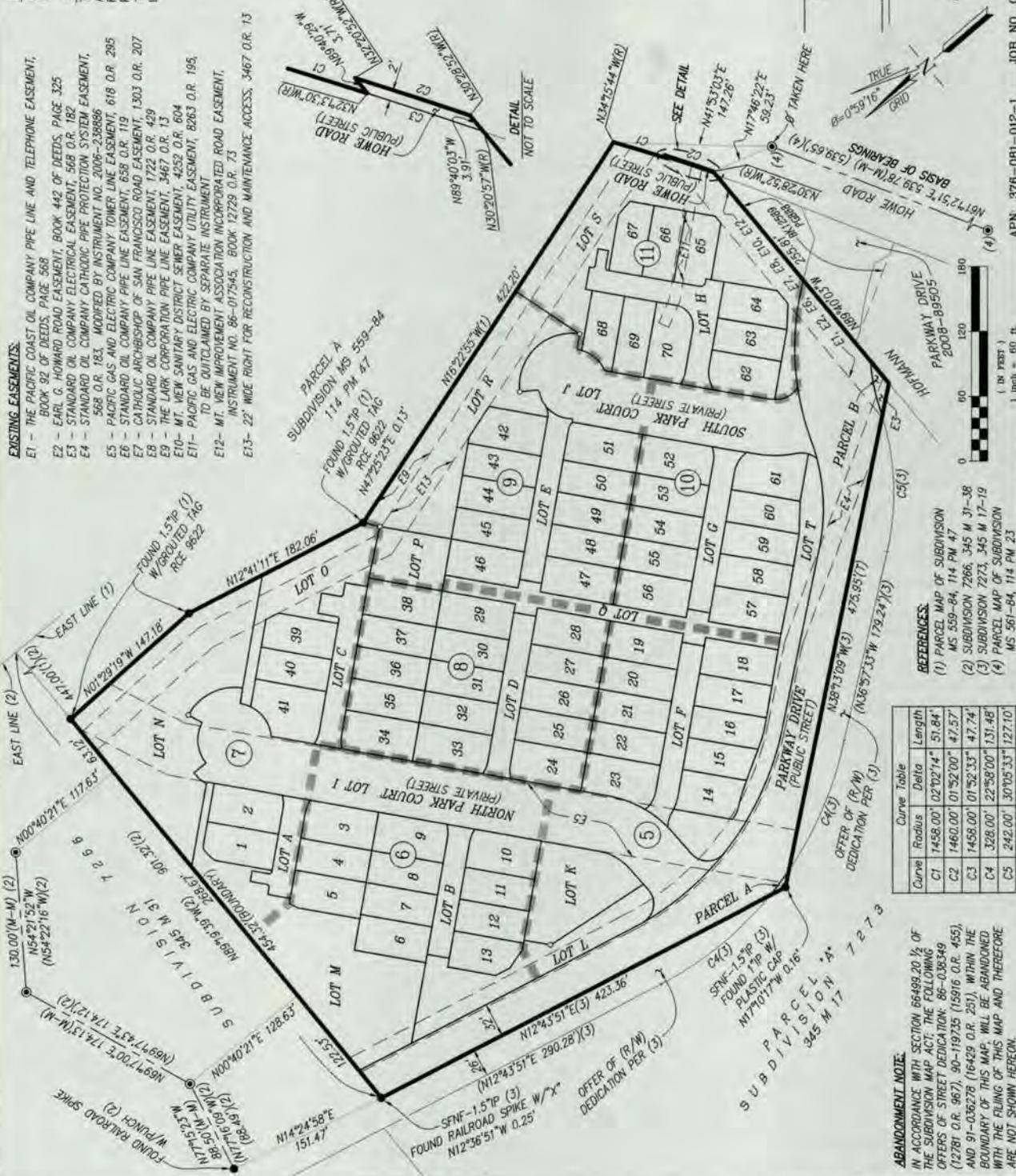
**SUBDIVISION 9089
THE PASEOS**

BEING A SUBDIVISION OF PARCEL ONE AND PARCEL TWO AS DESCRIBED IN THE DEED RECORDED ON OCTOBER 23, 2013 IN DOCUMENT NUMBER 2013-0249661 CONTRA COSTA COUNTY RECORDS

CITY OF MARTINEZ
 CONTRA COSTA COUNTY, CALIFORNIA
 RUGGERI-JENSEN-AZAR & ASSOCIATES
 CIVIL ENGINEERS, PLANNERS, SURVEYORS
 PLEASANTON, CALIFORNIA
 NOVEMBER 2013
 SCALE: 1" = 60'

EXISTING EASEMENTS:

- E1 - THE PACIFIC COAST OIL COMPANY PIPE LINE AND TELEPHONE EASEMENT, BOOK 92 OF DEEDS, PAGE 568
- E2 - EARL G. HOWARD ROAD EASEMENT, BOOK 442 OF DEEDS, PAGE 325
- E3 - STANDARD OIL COMPANY ELECTRICAL EASEMENT, 568 O.R. 186
- E4 - STANDARD OIL COMPANY CATHODIC PIPE PROTECTION SYSTEM EASEMENT, 568 O.R. 183, MODIFIED BY INSTRUMENT NO. 2006-236869
- E5 - PACIFIC GAS AND ELECTRIC COMPANY TOWER LINE EASEMENT, 618 O.R. 295
- E6 - STANDARD OIL COMPANY PIPE LINE EASEMENT, 658 O.R. 119
- E7 - CATHOLIC ARCHBISHOP OF SAN FRANCISCO ROAD EASEMENT, 1303 O.R. 207
- E8 - STANDARD OIL COMPANY PIPE LINE EASEMENT, 1722 O.R. 429
- E9 - THE LARK CORPORATION PIPE LINE EASEMENT, 3467 O.R. 13
- E10 - MT. NEW SANITARY DISTRICT SEWER EASEMENT, 4232 O.R. 604
- E11 - PACIFIC GAS AND ELECTRIC COMPANY UTILITY EASEMENT, 8263 O.R. 195, TO BE OBTAINED BY SEPARATE INSTRUMENT
- E12 - MT. NEW IMPROVEMENT ASSOCIATION INCORPORATED ROAD EASEMENT, INSTRUMENT NO. 96-017545, BOOK 12229 O.R. 73
- E13 - 22' WIDE RIGHT FOR RECONSTRUCTION AND MAINTENANCE ACCESS, 3467 O.R. 13



REFERENCES:

- (1) PARCEL MAP OF SUBDIVISION MS 559-84, 114 PM 47
- (2) SUBDIVISION 7266, 345 M 31-38
- (3) SUBDIVISION 7273, 345 M 17-19
- (4) PARCEL MAP OF SUBDIVISION MS 561-84, 114 PM 23

| Curve | Radius | Delta | Length |
|-------|----------|-----------|---------|
| C1 | 1458.00' | 02°02'14" | 51.84' |
| C2 | 1460.00' | 01°52'00" | 47.57' |
| C3 | 1458.00' | 01°52'33" | 47.74' |
| C4 | 328.00' | 22°58'00" | 131.48' |
| C5 | 242.00' | 30°05'33" | 127.10' |

ABANDONMENT NOTE:

IN ACCORDANCE WITH SECTION 66489.20 1/2 OF THE SUBDIVISION MAP ACT: THE FOLLOWING OFFERS OF STREET DEDICATION: 86-038349 (12781 O.R. 967), 90-119735 (15916 O.R. 455), AND 91-036278 (16429 O.R. 251), WITHIN THE BOUNDARY OF THIS MAP, WILL BE ABANDONED WITH THE FILING OF THIS MAP AND THEREFORE ARE NOT SHOWN HEREON.