



CITY OF MARTINEZ

**CITY COUNCIL AGENDA
September 5, 2007**

TO: Mayor and City Council

FROM: Tim Tucker, City Engineer

SUBJECT: Acceptance of Subdivision Improvements for Subdivision 8474, Santos Ranch

DATE: August 22, 2007

RECOMMENDATION:

Resolution accepting the public dedications and improvements for Subdivision No. 8474, Santos Ranch.

BACKGROUND:

Subdivision No. 8474 is located on the east side of Hull Lane south of Muir Road. It consists of eleven (11) single-family residential lots. Subsequent to the final map approval a lot split was approved for Lot 1. The City Council approved the final map and easements subject to completion of improvements on June 1, 2005. The City Council authorized the Mayor to sign an agreement assuring completion of the construction of the subdivision improvements by the developer. Construction has been completed in accordance with the approved plans. In addition, other utilities including power, cable, sewer and water have been installed.

FISCAL IMPACT:

The City will maintain an additional 230 linear feet of street improvements and 125 linear feet of storm drain pipes.

ACTION:

Adopt a resolution accepting the public dedications and improvements for Subdivision No. 8474,
Santos Ranch

ATTACHMENTS:

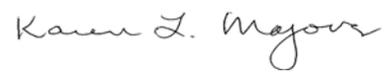
Vicinity Map
Final Map
Resolution

APPROVED BY:



City Manager

APPROVED BY:



Department Head

RESOLUTION NO. - 07

ACCEPTING THE PUBLIC DEDICATIONS AND IMPROVEMENTS
FOR SUBDIVISION 8474, SANTOS RANCH

WHEREAS, On June 1, 2005 the City Council approved the final map for Subdivision No. 8474 and accepted, subject to construction of improvements, the streets and easements shown as dedicated to public use; and

WHEREAS, The City Engineer has notified the City Council of the completion of the subdivision improvements in accordance with the subdivision agreement between the subdivider and the City; and

WHEREAS, the City Engineer has recommended the acceptance of certain easements and dedications previously offered by the subdivider on the final map.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MARTINEZ DOES RESOLVE AS FOLLOWS:

1. The improvements in Subdivision No. 8474, including grading, streets, storm drains, water main and utilities have been completed in accordance with the Subdivision Agreement.
2. The following dedications, set forth in the Owner's Statement on the Final Map, are hereby accepted: Santos Ranch Court, the areas designated as Public Utilities Easement or "P.U.E.", the areas designated as Emergency Vehicle Access Easement or "E.V.A.E.", Sanitary Sewer Easement or "S.S.E" and relinquishment of abutter's right of access along property lines along Muir Road and Hull Lane as depicted on the Final Map.
3. All public street and storm drain improvements that have been accepted herein are accepted for maintenance.
4. Labor and Materials, Landscaping and Irrigation Bonds for the Subdivision improvements shall be released.
5. Performance bond may be reduced 90% for a one-year warranty period at which time it may be released pending repair of any defects, if any as determined by the City Engineer.
6. Cash Deposits shall be returned.
7. This resolution shall become effective immediately upon its passage and adoption.

8. The City Clerk of the City of Martinez is directed to record a certified copy of this resolution in the Office of the Recorder of Contra Costa County, State of California.

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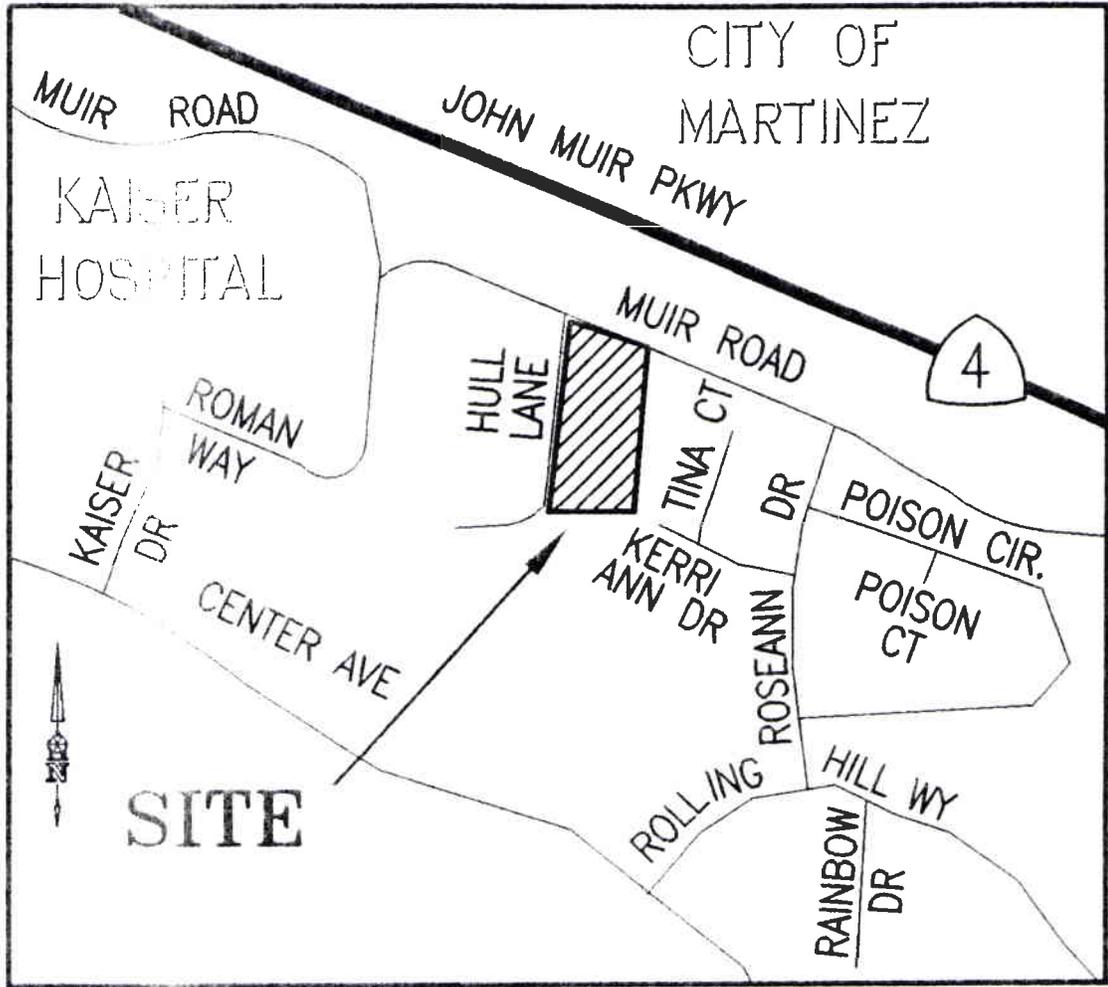
I HEREBY CERTIFY that the foregoing is a true and correct copy of a resolution duly adopted by the City Council of the City of Martinez at a Regular Meeting of said Council held on the 5th day of September, 2007 by the following vote:

AYES:

NOES:

ABSENT:

RICHARD G. HERNANDEZ, CITY CLERK
CITY OF MARTINEZ



VICINITY MAP

NO SCALE

SUBDIVISION 8474

A PORTION OF PARCEL "H" AS SHOWN ON THE MAP ENTITLED "MAP OF THE VINE HILL HOMESTEAD TRACT," A SUBDIVISION IN THE RANCHO LAS JUNTAS, CONTRA COSTA COUNTY, CALIFORNIA, FILED APRIL 17, 1844, CONTRA COSTA COUNTY RECORDS. CITY OF MARTINEZ, CONTRA COSTA COUNTY, STATE OF CALIFORNIA DATE: MARCH 2005 SCALE: 1"=40'

BELLECCI & ASSOCIATES, INC.
CONCORD, CA



CURVE	DELTA	RADIUS	LENGTH
C1	134.601°	155.00'	37.24'
C2	872.50°	155.00'	22.67'
C3	523.11°	155.00'	14.57'
C4	872.50°	225.00'	32.21'
C5	432.50°	25.00'	1.98'
C6	351.119°	25.00'	15.35'
C7	394.409°	25.00'	17.33'
C8	107.09°	1420.11'	2.95'
C9	70.4602°	47.00'	56.05'
C10	56.5428°	47.00'	46.68'
C11	451.908°	47.00'	37.18'
C12	557.413°	25.00'	24.10'
C13	478.19°	175.00'	13.15'
C14	376.55°	105.00'	6.32'
C15	57.4637°	29.00'	29.24'
C16	213.027°	200.00'	75.08'
C17	272.309°	130.00'	52.14'
C20	204.346°	64.00'	23.16'
C21	64.4131°	24.00'	27.10'
C22	06.0605°	47.00'	5.00'
C23	203.443°	59.00'	21.19'

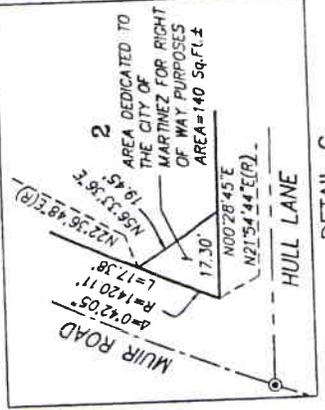
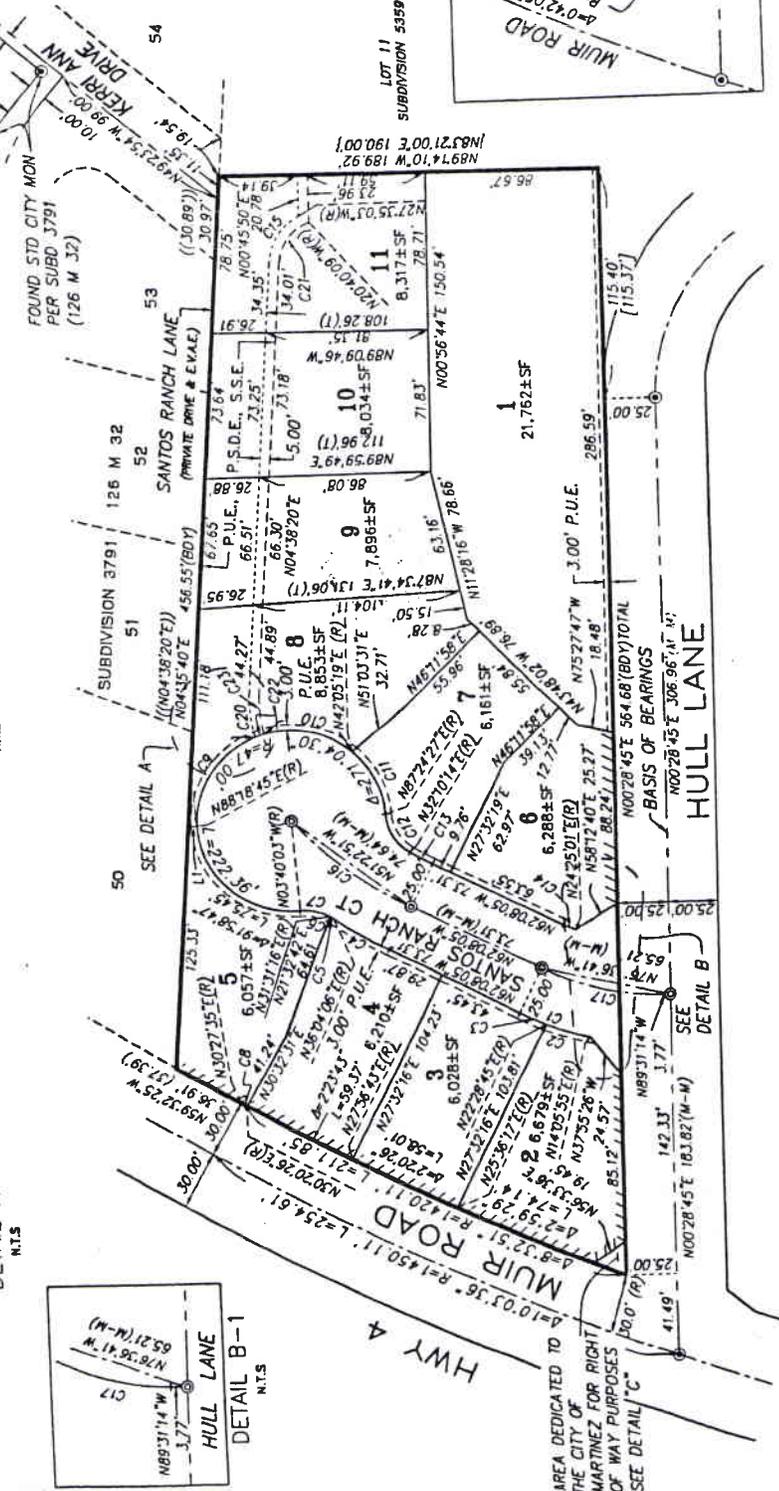
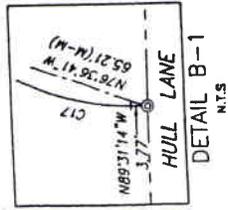
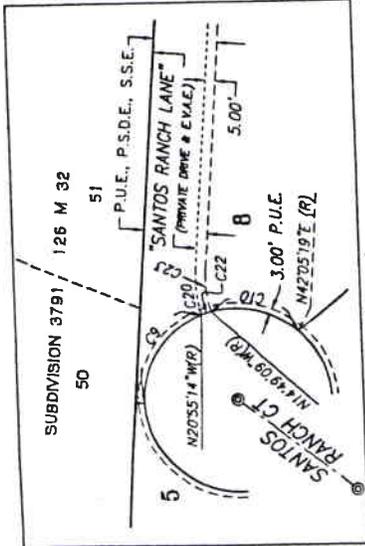
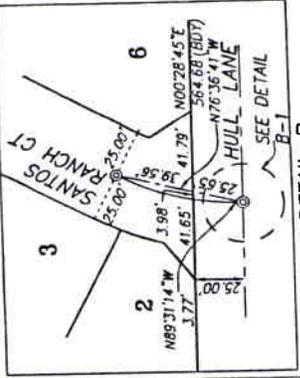
LINE	BEARING	LENGTH
L1	N85°33'32"W	4.37'

LEGEND

- ⊙ SET STANDARD CITY STREET MONUMENT
- ⊙ STAMPED L.S. 6925
- ⊙ NO TAG PER SUBDIVISION 5359 (246 M 36)
- (M) TOTAL
- (M-M) MONUMENT TO MONUMENT
- E.V.A.E. EMERGENCY VEHICLE ACCESS EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- P.S.D.E. PRIVATE STORMWATER EASEMENT
- () RECORD INFORMATION PER DEED 8618 OR 402
- () RECORD INFORMATION PER TRACT 5359 (346 M 36)
- () ABUTTERS RIGHTS OF ACCESS RELINQUISHED TO THE CITY OF MARTINEZ PRIVATE ACCESS PROHIBITED
- () RECORD INFORMATION PER SUBDIVISION 3791 (126 M 32)
- () BOT BOUNDARY

BASIS OF BEARINGS

THE LINE BETWEEN FOUND STANDARD CITY STREET MONUMENTS PER 246 M 36 ON THE CENTRELINE OF HULL LANE BEARING TRUE AS N 82°21'45"E BASED ON THE CALIFORNIA COORDINATE SYSTEM ZONE 8 (C.C.S. 8)



DETAIL C
N.T.S.