



CITY OF MARTINEZ

**CITY COUNCIL AGENDA
October 17, 2007**

TO: Mayor and City Council

FROM: Tim Tucker, City Engineer

SUBJECT: Final Map Approval for Subdivision No. 9103 “Foxwood Community”

DATE: October 5, 2007

RECOMMENDATION:

Approve the Final Map for Subdivision 9103 and authorize the City Manager execute the Subdivision Agreement.

BACKGROUND:

Subdivision No. 9103 is located on the east side of Morello Avenue north of the railroad trestle. It consists of eighteen (18) single-family residential lots on a new public road. The Planning Commission has approved the Tentative Map for this subdivision, with conditions, on June 27, 2006.

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. In addition the developer acquired a strip of land from BNSF Railroad along Morello Avenue to improve sight distance and allow for the future widening of the trestle and roadway.

Staff recommends Council approve the Final Map for this Subdivision and authorize the City Manger to execute the subdivision improvement agreement. The Developer is receiving Traffic Impact Fee credit for the purchase of off-site property to improve the sight distance along Morello Avenue at the trestle. All required bonds, insurance and fees have been submitted.

FISCAL IMPACT:

The City will be responsible for the maintenance of approximately 650 feet of new residential roadway and public storm drains. The Homeowner’s Association will be responsible for maintaining the in tract open space slope maintenance along Morello Avenue and stormwater treatment facilities.

ACTION:

Adopt resolution approving Subdivision 9103 "Foxwood Community" Final Map, and authorize the City Manager to execute the Subdivision Improvement Agreement.

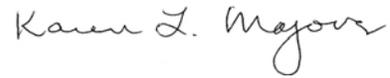
Attachments
Resolution
Maps

APPROVED BY:



City Manager

APPROVED BY:



Assistant City Manager Community &
Economic Development

RESOLUTION NO. -07

APPROVING FINAL MAP FOR SUBDIVISION NO. 9103 "FOXWOOD COMMUNITY"
AND AUTHORIZING THE CITY MANAGER
TO EXECUTE THE SUBDIVISION IMPROVEMENT AGREEMENT

WHEREAS, there has been presented to the City Council of Martinez a Final Map of Subdivision 9103; and

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

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Martinez that the Final Map of said Subdivision is hereby approved subject to the City Attorney's approval of the Homeowner's Association Covenants, Codes and Restrictions (CC&Rs).

BE IT FURTHER RESOLVED by the City Council of the City of Martinez that all streets, rights-of-way, and easements offered for dedication for public use are hereby accepted 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.

BE IT FURTHER RESOLVED by the City Council of Martinez that the Traffic Impact Fees be credited towards the purchase of property and construction of offsite traffic improvements.

* * * * *

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 an Adjourned Regular Meeting of said Council held on the 17 day of October, 2007 by the following vote:

AYES:

NOES:

ABSENT:

RICHARD G. HERNANDEZ, CITY CLERK
CITY OF MARTINEZ

SUBDIVISION 9103

Foxwood Community

A SUBDIVISION OF PORTIONS OF RANCHO LAS JUNTAS. ASSESSOR'S PARCEL NUMBERS 161-201-001 AND 161-201-002

CITY OF MARTINEZ CONTRA COSTA COUNTY - CALIFORNIA



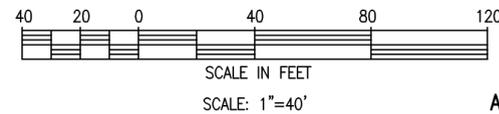
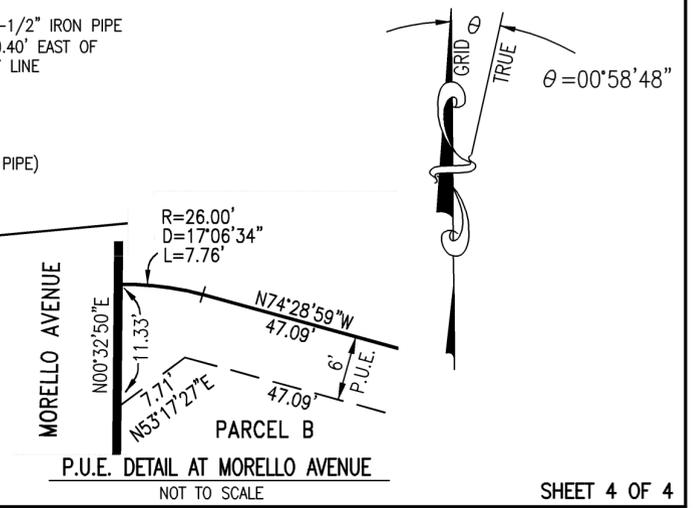
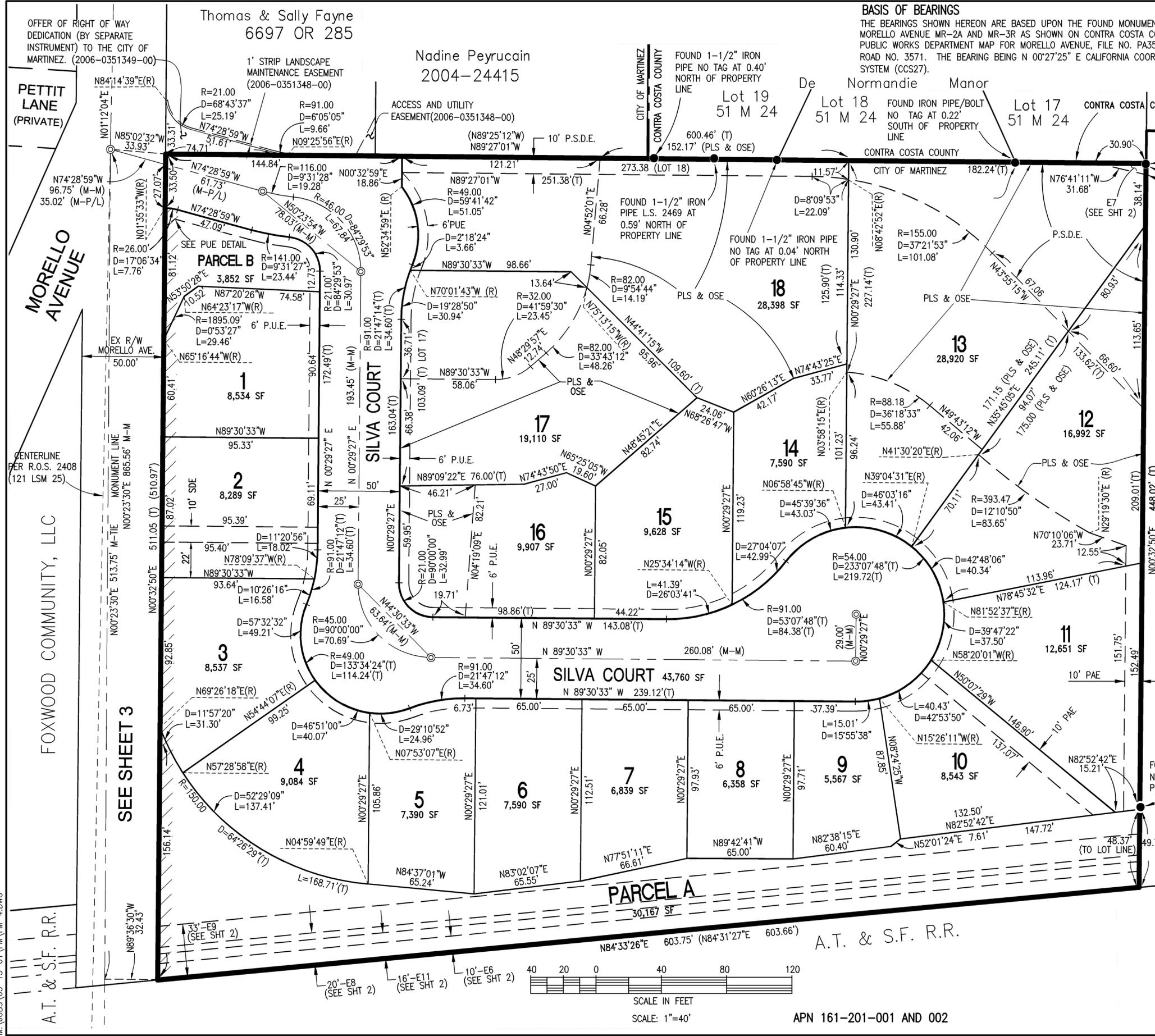
CIVIL ENGINEERING • PLANNING • SURVEYING WALNUT CREEK CALIFORNIA AUGUST, 2007

BASIS OF BEARINGS THE BEARINGS SHOWN HEREON ARE BASED UPON THE FOUND MONUMENTS ON MORELLO AVENUE MR-2A AND MR-3R AS SHOWN ON CONTRA COSTA COUNTY PUBLIC WORKS DEPARTMENT MAP FOR MORELLO AVENUE, FILE NO. PA3571-62, ROAD NO. 3571. THE BEARING BEING N 00°27'25" E CALIFORNIA COORDINATE SYSTEM (CCS27).

LEGEND

- FOUND STREET MONUMENT, AS NOTED
SET STANDARD STREET MONUMENT
FOUND IRON PIPE/BOLT, AS NOTED
SET 5/8" REBAR & CAP, L.S. 3272
NOTE: REBAR & CAP STAMPED LS 3272 TO BE SET AT ALL PROPERTY LINE CORNERS AND ANGLE POINTS
M-M MONUMENT TO MONUMENT
(T) TOTAL
SF SQUARE FEET
(R) RADIAL
R RADIUS
D DELTA
L ARC LENGTH
L.S. LAND SURVEYOR
PAE PRIVATE ACCESS EASEMENT
P/L PROPERTY LINE
PLS & OSE PRIVATE LANDSCAPE AND OPEN SPACE EASEMENT
P.S.D.E. PRIVATE STORM DRAIN EASEMENT
P.U.E. PUBLIC UTILITY EASEMENT
() RECORDING INFORMATION PER 107 LSM 48
BOUNDARY LINE
LOT LINE/RIGHT OF WAY
CENTERLINE- MONUMENT LINE
EASEMENT LINE
PARCEL/RIGHT OF WAY LINE
RELINQUISHMENT OF ABUTTER'S RIGHTS

Kenneth & Billie Wisdom 00-206351



APN 161-201-001 AND 002