



3.5

DEPARTMENT OF  
PUBLIC WORKS

CITY OF SACRAMENTO  
CALIFORNIA

1231 I STREET, 2<sup>nd</sup> Floor  
SACRAMENTO, CA 95814-  
2700

DEVELOPMENT SERVICES DIVISION

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

January 2, 2004

City Council  
Sacramento, California

Honorable Members in Session:

**SUBJECT: APPROVAL OF FINAL MAP AND SUBDIVISION IMPROVEMENT  
AGREEMENT ENTITLED "PARKVIEW VILLAGE 2"  
(SUBDIVISION NO. P00-022.10)**

**LOCATION AND COUNCIL DISTRICT:**

West of Interstate 5, north of San Juan Road and east of El Centro Road located in Council District 1 (see Attachments A-1 through A-6 for project location).

**RECOMMENDATION:**

This report recommends the City Council adopt the attached resolution approving the Final Map and Subdivision Improvement Agreement for Parkview Village 2.

**CONTACT PERSONS:** Bob Robinson, Supervising Surveyor, 264-8970  
Ronald Fong, Senior Engineer, 264-7915

**FOR COUNCIL MEETING OF:** February 10, 2004

**SUMMARY:**

On January 24, 2002, the City Planning Commission approved a Tentative Subdivision Map by adopting a Notice of Decision. The subdivider, Beck Properties, Inc., 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 Parkview Village 2 (SUBDIVISION NO. P00-022.10)  
January 2, 2004

The Final Map and the Subdivision Improvement Agreement require approval by the City Council.

**COMMITTEE/COMMISSION ACTION:**

None.

**BACKGROUND INFORMATION:**

On January 24, 2002, 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 North Natomas 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, Beck Properties Inc., a California Corporation.

**ENVIRONMENTAL CONSIDERATIONS:**

On January 24, 2002, 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.

City Council  
Final Map for Parkview Village 2 (SUBDIVISION NO. P00-022.10)  
January 2, 2004

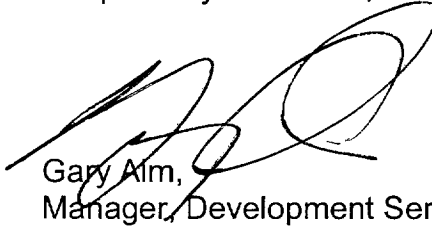
The Council action recommended in this report supports the following City Strategic Plan goals:

- Enhance and preserve the neighborhoods
- Promote and support economic vitality

**ESBD CONSIDERATIONS:**

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

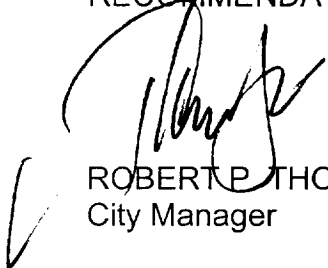
Respectfully submitted,



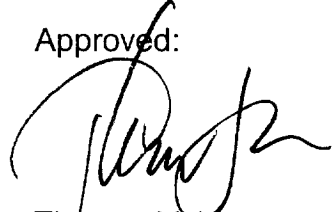
Gary Alm,  
Manager, Development Services

RECOMMENDATION APPROVED:

Approved:



ROBERT P. THOMAS  
City Manager



Thomas V. Lee  
Deputy City Manager

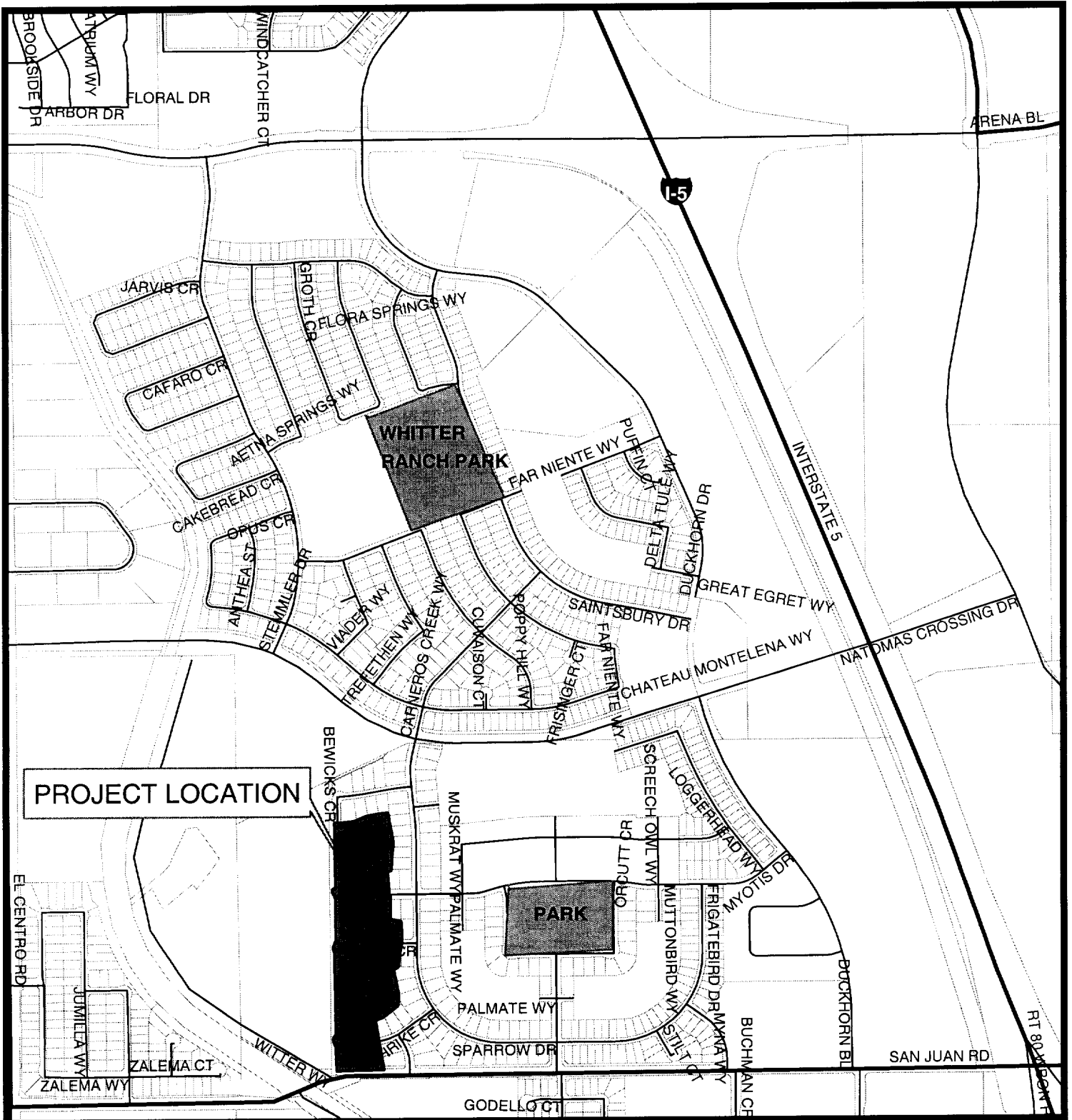
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2. Attachment A-2 through A-6, Final Map of Parkview Village 2, pg. 5
3. Resolution approving Final Map and Subdivision Improvement Agreement, pg. 10

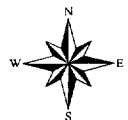
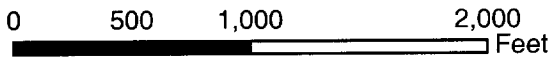
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VICINITY MAP  
FOR  
**PARKVIEW VILLAGE 2**  
ATTACHMENT A -1



Department of  
**PUBLICWORKS**  
CITY OF SACRAMENTO  
Development Services  
& Special Districts



OWNER'S STATEMENT

THE UNDERSIGNED HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP OF PARKVIEW VILLAGE 2 AND OFFER FOR DEDICATION AND DO HEREBY DEDICATE TO ANY AND ALL PUBLIC USES, THE CIRCLES, COURTS AND ROAD SHOWN HEREON AND ALSO OFFER FOR DEDICATION AND DO HEREBY DEDICATE FOR SPECIFIC PURPOSES THE FOLLOWING:

A EASEMENTS, SUBJECT TO SACRAMENTO CITY CODE SECTION 16.48.060, FOR PLANTING AND MAINTAINING TREES, INSTALLATION AND MAINTENANCE OF ELECTROLINERS, TRAFFIC CONTROL DEVICES, WATER AND GAS PIPES, AND FOR TELEVISION SERVICES TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO, ON, OVER, UNDER AND ACROSS THOSE STRIPS OF LAND TWELVE AND ONE-HALF (12.5) FEET IN WIDTH AND CONTIGUOUS TO THE CIRCLES, COURTS AND ROAD SHOWN HEREON AND DESIGNATED "PUBLIC UTILITY EASEMENT" (P.U.E.).

B AN EASEMENT FOR CONSTRUCTING AND MAINTAINING CENTRALIZED MAIL DELIVERY BOXES, PEDESTALS AND SLABS, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO, INCLUDING PEDESTRIAN ACCESS FOR DELIVERY AND RECEIPT OF MAIL ON, OVER, UNDER AND ACROSS STRIPS OF LAND FIVE (5.00) FEET IN WIDTH, LYING CONTIGUOUS TO THE PUBLIC CIRCLES, COURTS AND ROAD SHOWN HEREON.

BECK PROPERTIES, INC. A CALIFORNIA CORPORATION

BY: \_\_\_\_\_ DATE: \_\_\_\_\_ PRINT NAME: \_\_\_\_\_ TITLE: \_\_\_\_\_

NOTARY'S ACKNOWLEDGEMENT

STATE OF CALIFORNIA } 55 COUNTY OF \_\_\_\_\_ ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2004, BEFORE ME, \_\_\_\_\_ A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED \_\_\_\_\_ OR I PROVIDED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BELIEVE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT. WITNESS MY HAND: \_\_\_\_\_ PRINTED NAME: \_\_\_\_\_ COUNTY OF: \_\_\_\_\_ MY COMMISSION EXPIRES: \_\_\_\_\_

FINAL MAP OF PARKVIEW VILLAGE 2

SUBDIVISION NO. P00-022.10 BEING ALL OF PARCEL 1 OF THE MASTER PARCEL MAP OF PARKVIEW FILED IN 1697 P.M. 2 SACRAMENTO COUNTY RECORDS AND SITUATE WITHIN SECTION 13, 17, 9, N., R. 4 E., 4 M.D.M. CITY OF SACRAMENTO STATE OF CALIFORNIA

JANUARY 2004 Sheet 1 of 5 1109.010 WOOD RODGERS ENGINEERING, PLANNING & SURVEYING Sacramento, CA 95815 Tel: 916.341.7760 Fax: 916.341.7767



LEGAL DESCRIPTION

ALL OF PARCEL 1 AS SHOWN ON THE MAP ENTITLED "MASTER PARCEL MAP OF PARKVIEW", RECORDED IN BOOK 169 OF PARCEL MAPS, AT PAGE 2, SACRAMENTO COUNTY RECORDS

TRUSTEE'S STATEMENT

PRMAP, INC. AS TRUSTEE UNDER CONSTRUCTION DEED OF TRUST RECORDED IN BOOK 20021126, AT PAGE 2110, AS MODIFIED BY AN INSTRUMENT RECORDED IN BOOK 20030710, AT PAGE 1059, OFFICIAL RECORDS OF SACRAMENTO COUNTY.

BY: \_\_\_\_\_ PRINT NAME: \_\_\_\_\_

TRUSTEE'S STATEMENT

PRMAP, INC. AS TRUSTEE UNDER DEED OF TRUST RECORDED IN BOOK 20030710, AT PAGE 1058, OFFICIAL RECORDS OF SACRAMENTO COUNTY.

BY: \_\_\_\_\_ PRINT NAME: \_\_\_\_\_

NOTARY'S ACKNOWLEDGEMENT

STATE OF CALIFORNIA } 55 COUNTY OF \_\_\_\_\_ ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2004, BEFORE ME, \_\_\_\_\_ A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED \_\_\_\_\_ OR I PROVIDED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BELIEVE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT. WITNESS MY HAND: \_\_\_\_\_ PRINTED NAME: \_\_\_\_\_ COUNTY OF: \_\_\_\_\_ MY COMMISSION EXPIRES: \_\_\_\_\_

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND WAS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES AT THE REQUEST OF BECK PROPERTIES, INC., A CALIFORNIA CORPORATION, IN JANUARY, 2004. I HEREBY STATE THAT I HAVE MADE ALL NECESSARY MONUMENTS SHOWN HEREON ARE OF THE CHARACTER AND WILL OCCUPY THE POSITIONS INDICATED WITHIN 60 DAYS AFTER COMPLETION OF ALL REQUIRED STREET IMPROVEMENTS, AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

MICHAEL E. LONG 09-30-04 WOOD RODGERS, INC. DATE

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF PARKVIEW VILLAGE 2 AND THE SUBDIVISION MAP AND THE INSTRUMENTS HEREBY 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 PLAN IS TECHNICALLY CORRECT.

ROBERT T. ROBINSON 09-30-04 CITY OF SACRAMENTO, CALIFORNIA DATE

CITY CLERK'S STATEMENT

I, HEREBY STATE THAT THE CITY COUNCIL OF THE CITY OF SACRAMENTO HAS APPROVED THIS FINAL MAP ENTITLED PARKVIEW VILLAGE 2 AND HAS ACCEPTED SUBJECT TO IMPROVEMENTS ON BEHALF OF THE PUBLIC, ALL LANDS, PURSUANT TO SECTION 66434(a) OF THE GOVERNMENT CODE THE IRREVOCABLE OFFER OF DEDICATION (I.O.D.), PER 169 P.M. 2, NOT SHOWN HEREON IS ABANDONED.

DATE: \_\_\_\_\_ CITY CLERK CITY OF SACRAMENTO

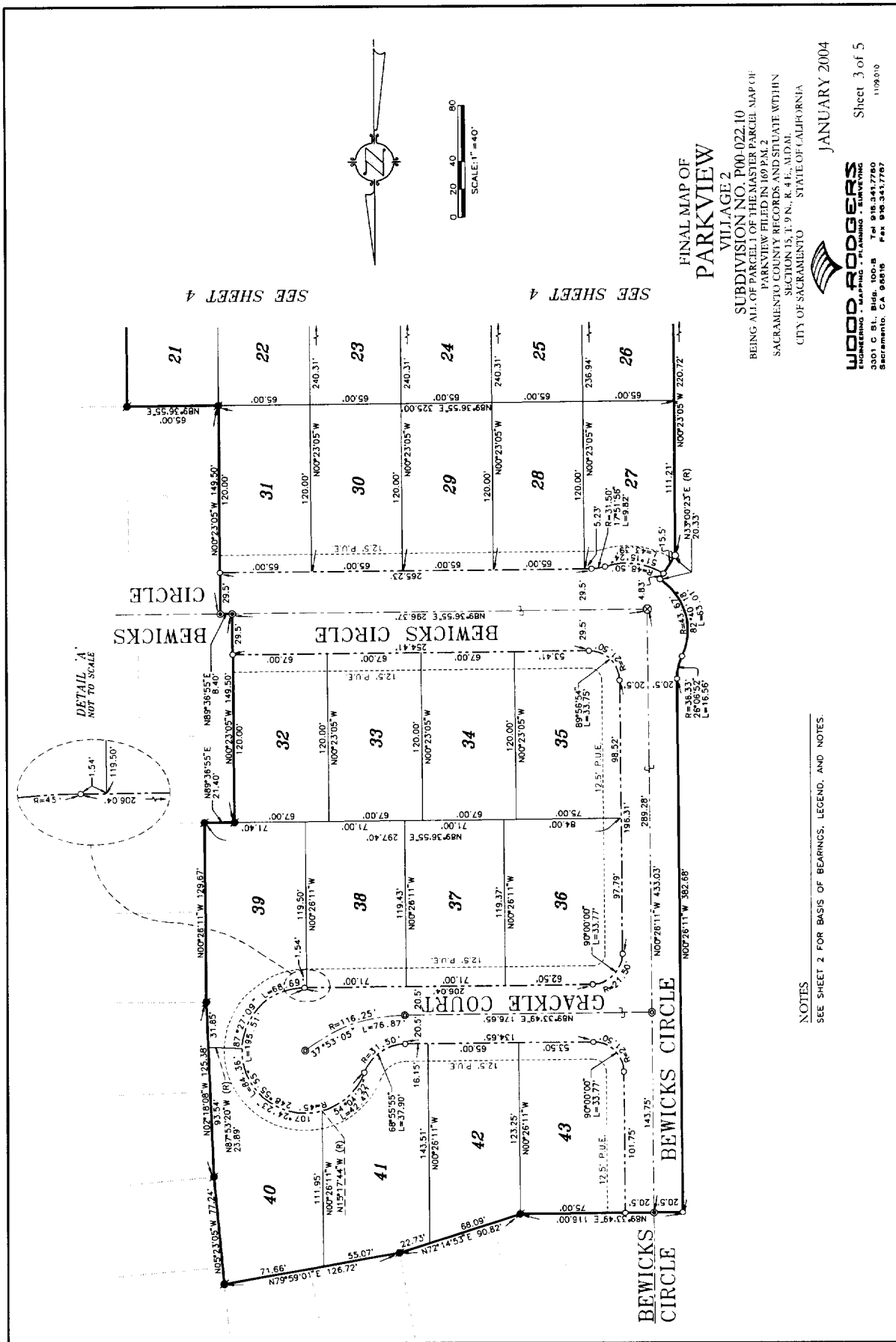
RECORDER'S STATEMENT

ACCEPTED FOR RECORD AND FILED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY IN BOOK \_\_\_\_\_ OF MAPS, AT PAGE \_\_\_\_\_ THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AT \_\_\_\_\_ 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 DOCUMENT NO. \_\_\_\_\_ STATE OF CALIFORNIA FEE: \$ \_\_\_\_\_ BY: \_\_\_\_\_



ATTACHMENT A-4



SEE SHEET 4

SEE SHEET 4

FINAL MAP OF  
PARKVIEW  
VILLAGE 2

SUBDIVISION NO. PM-022.10  
BEING ALL OF PARCEL 1 OF THE MASTER PARCEL MAP OF  
PARKVIEW FILED IN 169 PM.2  
SACRAMENTO COUNTY RECORDS AND SITUATE WITHIN  
SECTION 15, T. 9 N., R. 4 E., M.D.M.  
CITY OF SACRAMENTO, STATE OF CALIFORNIA

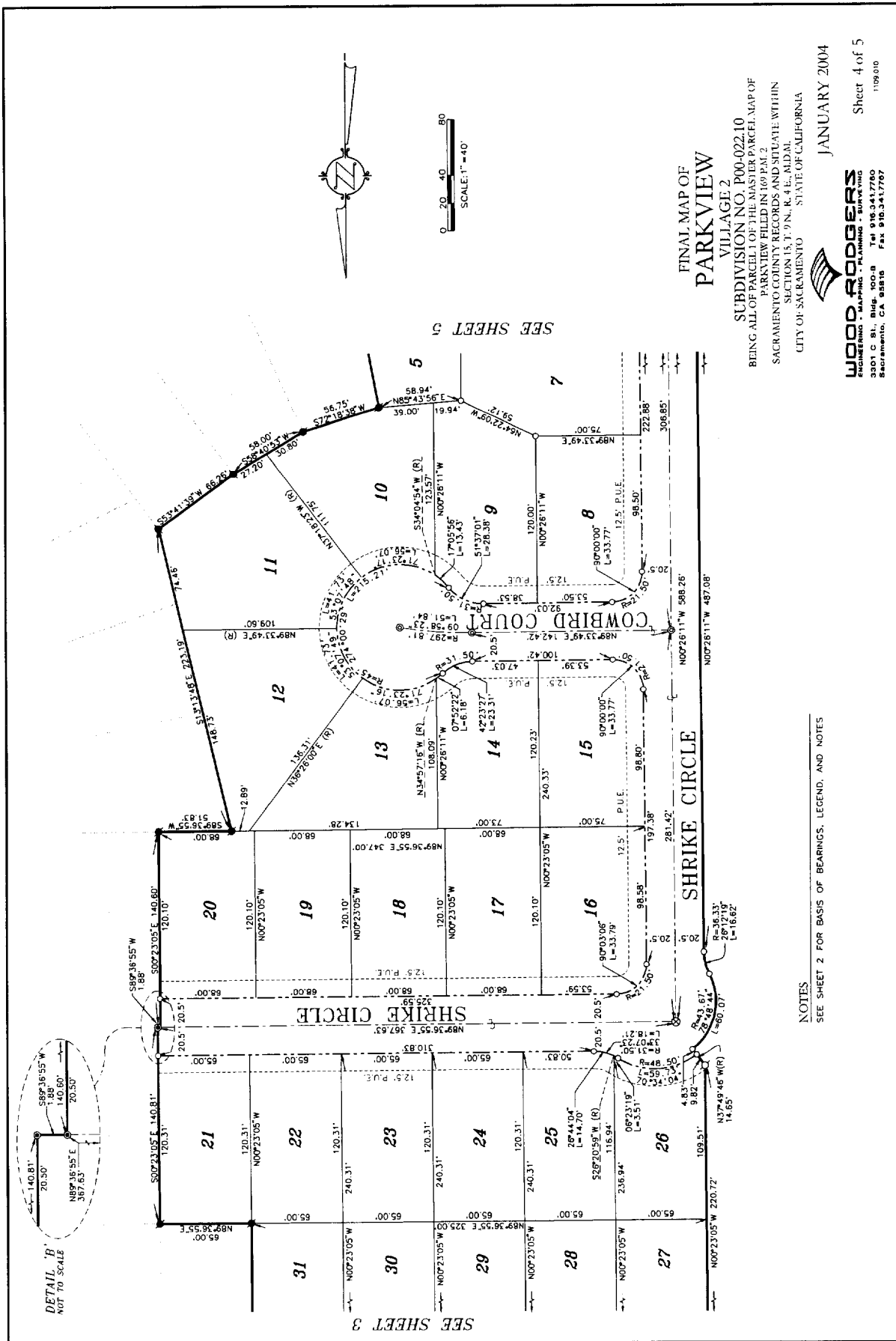


**WOOD ROGERS**  
ENGINEERING, INC.  
3301 C St., Bldg. 100-B  
Sacramento, CA 95816  
Tel 916.341.7780  
Fax 916.341.7787

JANUARY 2004

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1109.010

NOTES  
SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, AND NOTES.



FINAL MAP OF  
PARKVIEW

VILLAGE 2  
SUBDIVISION NO. P00-022.10  
BEING ALL OF PARCEL 1 OF THE MASTER PARCEL MAP OF  
PARKVIEW FILED IN 169 P.M. 2  
SACRAMENTO COUNTY RECORDS AND SITUATE WITHIN  
SECTION 15, T. 9 N., R. 4 E., ALDAM,  
CITY OF SACRAMENTO STATE OF CALIFORNIA

JANUARY 2004  
WOOD RODGERS  
ENGINEERING - MAPPING - PLANNING - SURVEYING  
3001 C St., Bldg. 100-B Tel 916.341.7760  
Sacramento, CA 95816 Fax 916.341.7707

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1105.010

NOTES  
SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, AND NOTES

SEE SHEET 3

SEE SHEET 5



NOTES  
SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, AND NOTES.

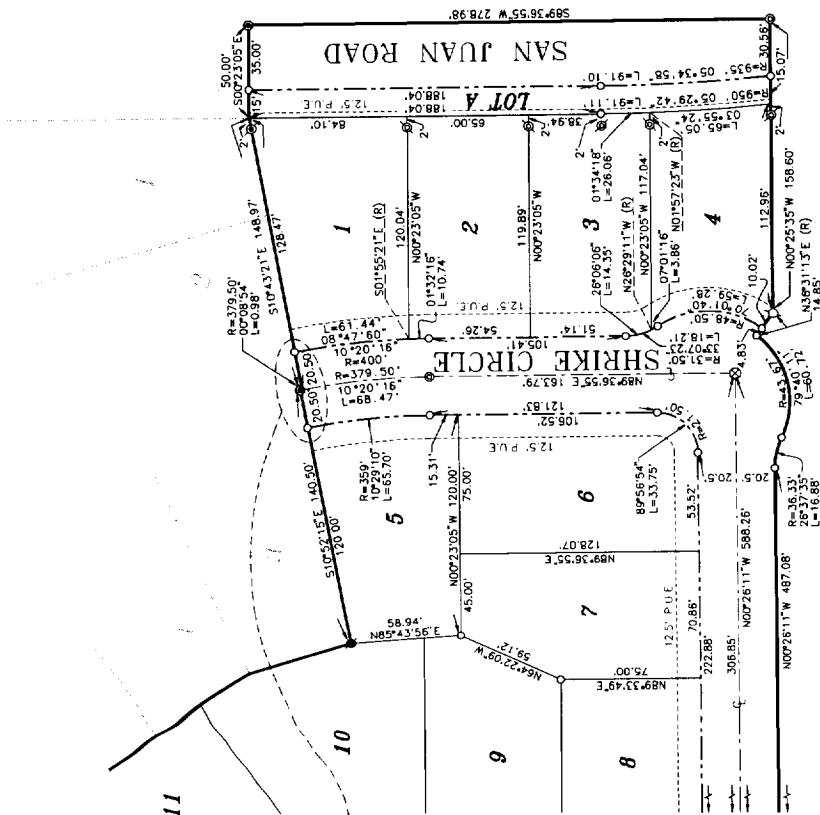
FINAL MAP OF  
PARKVIEW  
VILLAGE 2

SUBDIVISION NO. P00-022.10  
BEING ALL OF PARCEL 1 OF THE MASTER PARCEL MAP OF  
PARKVIEW FILED IN 169 P.M. 2  
SACRAMENTO COUNTY RECORDS AND SITUATE WITHIN  
SECTION 13, T. 9 N., R. 4 E., 4D.M.  
CITY OF SACRAMENTO STATE OF CALIFORNIA

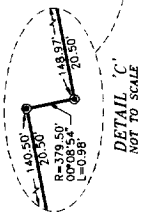
JANUARY 2004

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ENGINEERING • MAPPING • PLANNING • SURVEYING  
3301 C St., Bldg. 100-8 Tel: 916-341-7260  
Sacramento, CA 95816 Fax: 916-341-7767

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1109.010



SEE SHEET 4



**RESOLUTION NO.**

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF \_\_\_\_\_

**APPROVING FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT ENTITLED  
"PARKVIEW VILLAGE 2" (SUBDIVISION NO. P00-022.10)**

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

- A. The Final Map for Parkview Village 2, located west of Interstate 5, north of San Juan Road and east of El Centro Road, with provisions for its design and improvement, is consistent with the North Natomas 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 Beck Properties Inc., 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: \_\_\_\_\_