



3.8

DEPARTMENT OF  
PUBLIC WORKS

CITY OF SACRAMENTO  
CALIFORNIA

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

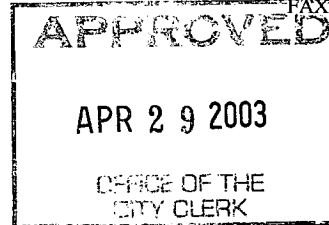
DEVELOPMENT SERVICES DIVISION

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

City Council  
Sacramento, California

06 2003 - 063

April 11, 2003



Honorable Members in Session:

**SUBJECT: APPROVAL OF FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT FOR "PARKVIEW VILLAGE 8" (P00-023)**

**LOCATION/COUNCIL DISTRICT:**

North Natomas - north of San Juan Road and west of Interstate 5  
Council District 1

**RECOMMENDATION:**

This report recommends the City Council adopt the attached resolution approving the Final Map and Subdivision Improvement Agreement for Parkview Village 8.

**CONTACT PERSONS:**

Fritz Buchman, Senior Engineer, 264-7493

Bob Robinson, Supervising Surveyor, 264-8970

**FOR COUNCIL MEETING OF:** April 29, 2003

**SUMMARY:**

On January 24, 2002, the City Planning Commission approved a Tentative Subdivision Map by adopting a Notice of Decision. The subdivider, Ryland Homes of California Inc., a Delaware 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 8  
April 11, 2003

The Final Map and the Subdivision Improvement Agreement require approval by the City Council. See attachments "A-1 through A-5" for project location.

**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 Section 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, Ryland Homes of California Inc., a Delaware 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 Section 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 8  
April 11, 2003

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

Respectfully submitted,



Gary Alm,  
Manager, Development Services

RECOMMENDATION APPROVED:



ROBERT P. THOMAS  
City Manager

Approved:

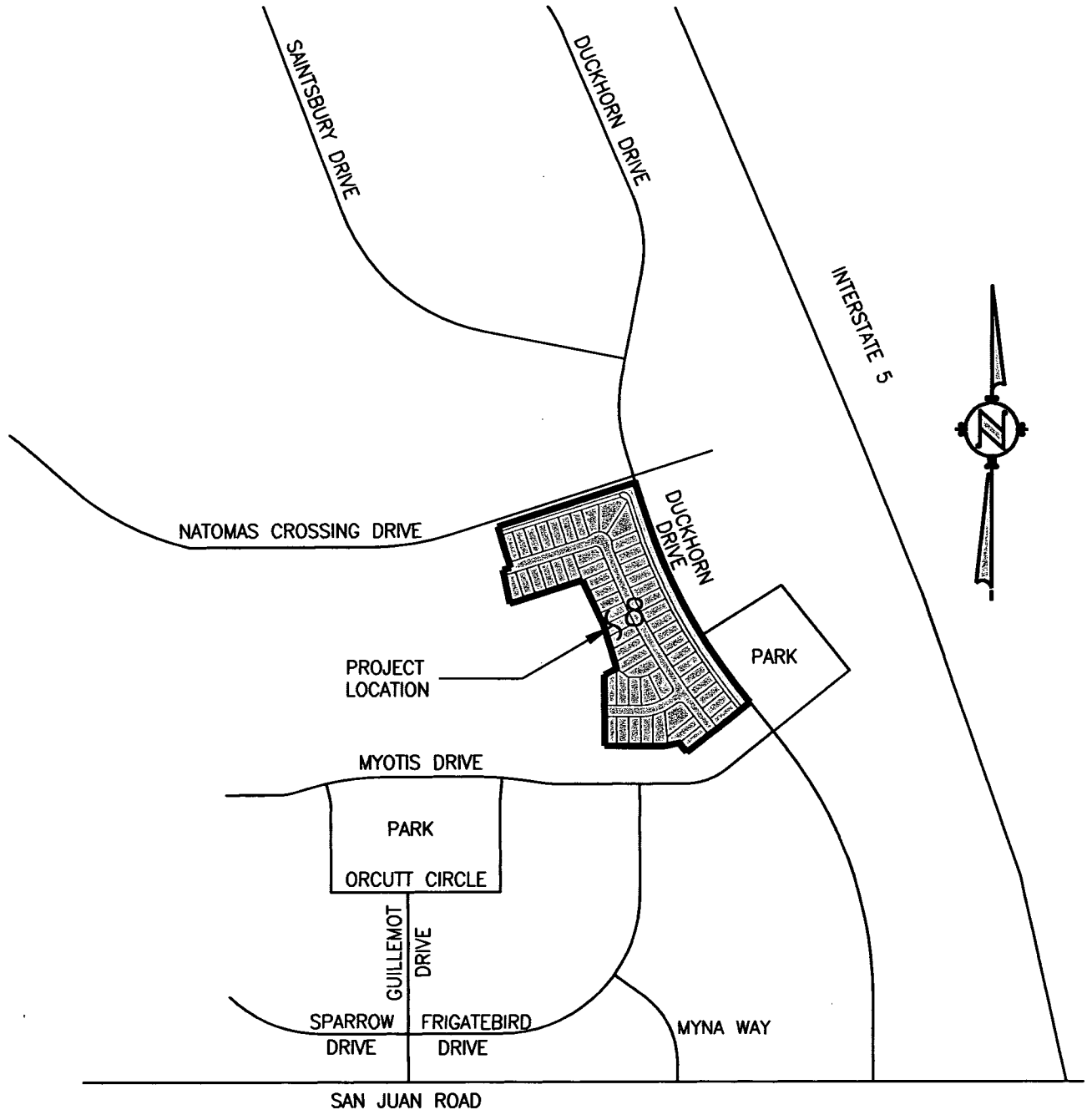


Thomas V. Lee  
Deputy City Manager

FB/sr

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1. Attachment A-1, Parkview Village 8 Map, pg. 4
2. Attachment A-2 through A-5, Final Map of Parkview Village 8, pg. 5
3. Resolution approving Final Map and Subdivision Improvement Agreement, pg.9



  
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**PARKVIEW  
VILLAGE 8**



SCALE: 1" = 600'

MARCH 21, 2003

**OWNER'S STATEMENT**

THE UNDERSIGNED HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP OF PARKVIEW VILLAGE 8 AND OFFER FOR DEDICATION AND DO HEREBY DEDICATE TO ANY AND ALL PUBLIC USES, THE WAYS AND DRIVES 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 ELECTROLIERS, TRAFFIC CONTROL DEVICES, WATER AND GAS PIPES, AND FOR UNDERGROUND WIRES AND CONDUITS FOR ELECTRICAL, TELEPHONE AND 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 WAYS AND DRIVES 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 WAYS AND DRIVES SHOWN HEREON.

RYLAND HOMES OF CALIFORNIA, INC.  
A DELAWARE CORPORATION

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

**NOTARY'S ACKNOWLEDGEMENT**

STATE OF CALIFORNIA }  
COUNTY OF \_\_\_\_\_ } SS

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2003, BEFORE ME,  
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED,

OR ( ) PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE 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 8

SUBDIVISION NO. P00-022.5  
BEING ALL OF PARCEL 8 OF THE MASTER PARCEL MAP OF  
PARKVIEW FILED IN 169 P.M. 2  
SACRAMENTO COUNTY RECORDS AND SITUATE WITHIN  
SECTIONS 15, T. 9 N., R. 4 E., M.D.M.  
CITY OF SACRAMENTO STATE OF CALIFORNIA



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APRIL 2003

Sheet 1 of 4

1109.018

**LEGAL DESCRIPTION**

ALL OF PARCEL 8 AS SHOWN ON THE MAP ENTITLED "MASTER PARCEL MAP OF PARKVIEW", RECORDED IN BOOK 169 OF PARCEL MAPS, AT PAGE 2, SACRAMENTO COUNTY RECORDS.

**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 ALLEGHANY PROPERTIES, INC. IN APRIL, 2003. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. ALL 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*  
MICHAEL E. LONG  
P.L.S. 6815 EXP. 03-30-04  
WOOD RODGERS, INC.  
3/21/03  
DATE

**CITY ENGINEER'S STATEMENT**

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF PARKVIEW VILLAGE 8 AND FIND IT TO BE SUBSTANTIALLY THE SAME AS THE TENTATIVE MAP 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 PLAT IS TECHNICALLY CORRECT.

ROBERT T. ROBINSON  
SUPERVISING SURVEYOR, L.S. 7534  
FOR THE DIRECTOR OF PUBLIC WORKS  
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 8 AND HAS ACCEPTED SUBJECT TO IMPROVEMENTS ON BEHALF OF THE PUBLIC, ALL LANDS, RIGHTS-OF-WAY, AND EASEMENTS HEREON OFFERED FOR DEDICATION, PURSUANT TO SECTION 66434(g) 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**

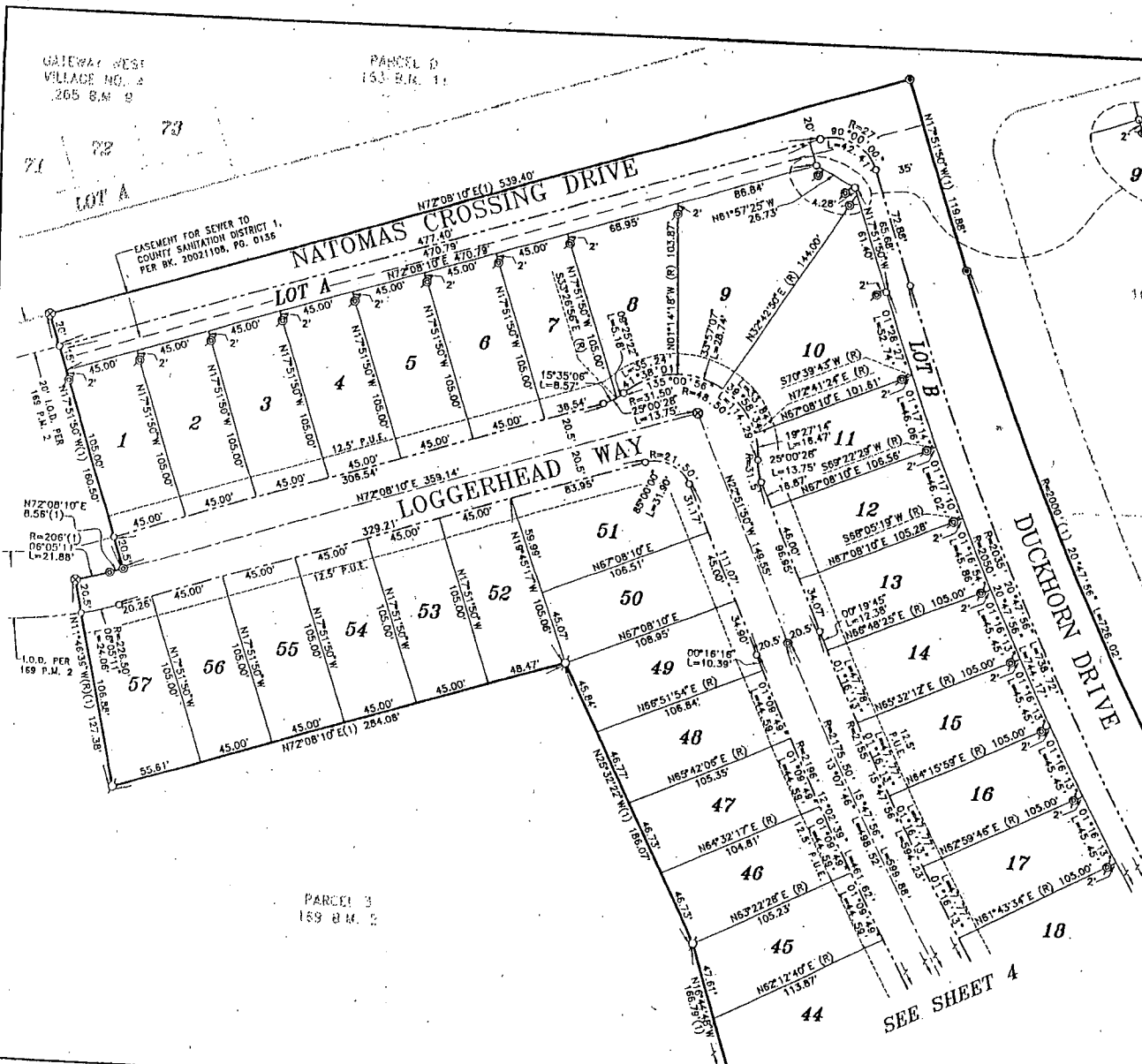
ACCEPTED FOR RECORD AND FILED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY IN BOOK \_\_\_\_\_ OF MAPS, AT PAGE \_\_\_\_\_ THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2003, AT \_\_\_\_\_ HOURS, \_\_\_\_\_ MINUTES, \_\_\_\_\_ M., TITLE TO THE LAND INCLUDED IN THIS SUBDIVISION BEING VESTED AS PER CERTIFICATE NO. \_\_\_\_\_ ON FILE IN THIS OFFICE.

RECORDER OF SACRAMENTO COUNTY STATE OF CALIFORNIA DOCUMENT NO.: \_\_\_\_\_  
BY: \_\_\_\_\_ FEE: \$ \_\_\_\_\_



GATEWAY WEST  
VILLAGE NO. 2  
265 S.M. 8

PARCEL 8  
153 S.M. 11

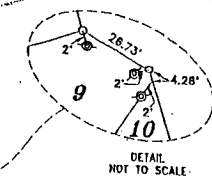


EASEMENT FOR SEWER TO  
COUNTY SANITATION DISTRICT 1,  
PER BK. 20021108, PG. 0136

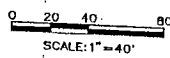
NATOMAS CROSSING DRIVE

LOGGERHEAD WAY

DUCKHORN DRIVE



PARCEL 2  
167 S.M. 17



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

DESIGNATED  
REMAINDER 2  
169 S.M. 2

### FINAL MAP OF PARKVIEW VILLAGE 8

SUBDIVISION NO. P00-022.5  
BEING ALL OF PARCEL 8 OF THE MASTER PARCEL MAP OF  
PARKVIEW FILED IN 169 P.M. 2  
SACRAMENTO COUNTY RECORDS AND SITUATE WITHIN  
SECTIONS 15, T. 9 N., R. 4 E., M.D.M.  
CITY OF SACRAMENTO STATE OF CALIFORNIA

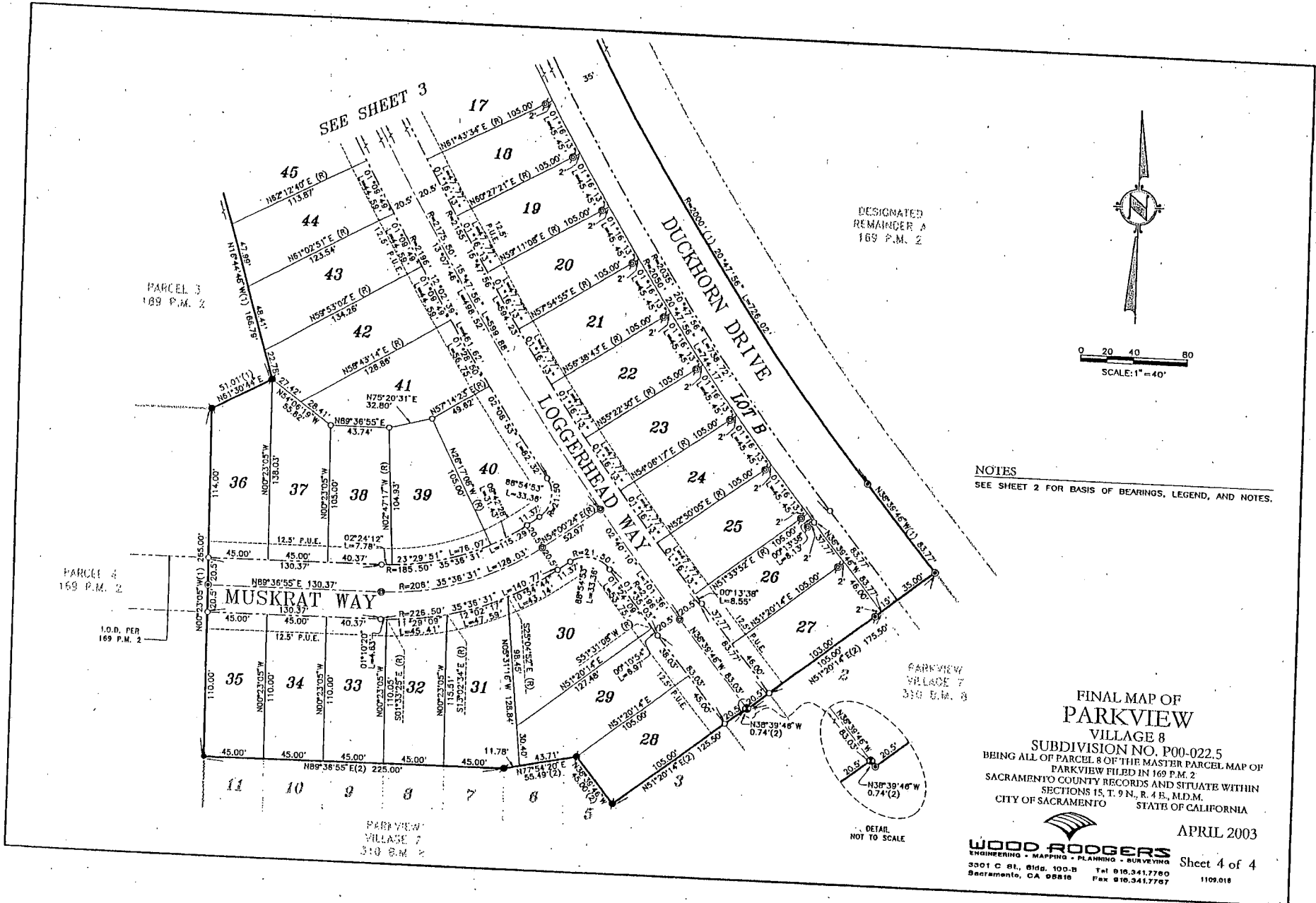
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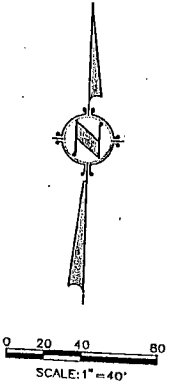
Sheet 3 of 4  
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ATTACHMENT A-4

SEE SHEET 4



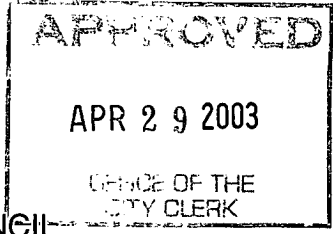
DESIGNATED  
REMAINDER A  
169 P.M. 2



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

FINAL MAP OF  
**PARKVIEW**  
 VILLAGE 8  
 SUBDIVISION NO. P00-022.5  
 BEING ALL OF PARCEL 8 OF THE MASTER PARCEL MAP OF  
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RESOLUTION NO. 2003-216

ADOPTED BY THE SACRAMENTO CITY COUNCIL

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

**APPROVING FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT ENTITLED "PARKVIEW VILLAGE 8" (P00-023)**

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

- A. The Final Map for Parkview Village 8, located in North Natomas - north of San Juan Road and west of Interstate 5, 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 Ryland Homes of California Inc., a Delaware 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.

**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: \_\_\_\_\_