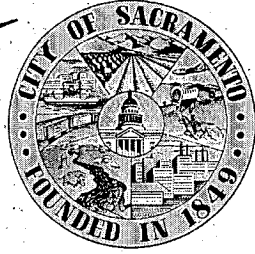
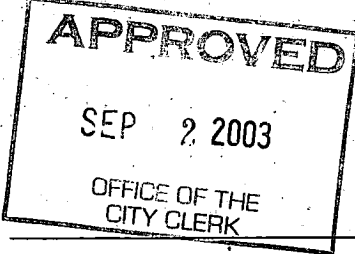


AG 2003-144

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3.6



DEPARTMENT OF PUBLIC WORKS
DEVELOPMENT SERVICES DIVISION

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET, 2nd Floor
SACRAMENTO, CA 95814-2700

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

August 4, 2003

City Council
Sacramento, California

Honorable Members in Session:

CONTINUED
FROM 8/19/03
TO 8/26/03

SUBJECT: APPROVAL OF FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT FOR "REGENCY PARK VILLAGE A" (P02-079)

LOCATION AND COUNCIL DISTRICT:

North Natomas - north of Club Center Drive and east of East Drainage Canal, located in Council District 1 (see attachment "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 Regency Park Village A.

CONTACT PERSONS:

Bob Robinson, Supervising Surveyor, 264-8970
Ronald Fong, Associate Engineer, 264-7915

FOR COUNCIL MEETING OF: August 26, 2003

SUMMARY:

On March 27, 2003, the City Planning Commission approved a Tentative Subdivision Map by adopting a Notice of Decision. The subdivider, U.S. Home Corporation, 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.

City Council
Final Map for Regency Park Village A
August 4, 2003

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

COMMITTEE/COMMISSION ACTION:

None.

BACKGROUND INFORMATION:

On March 27, 2003, 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, U.S. Home Corporation, a Delaware Corporation.

ENVIRONMENTAL CONSIDERATIONS:

On March 27, 2003, 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.

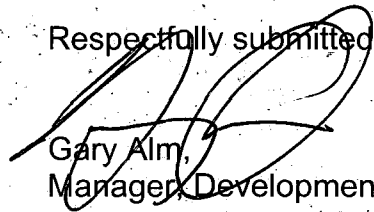
The Council action recommended in this report supports the following City Strategic Plan goals:

- 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,



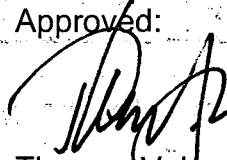
Gary Alm,
Manager, Development Services

RECOMMENDATION APPROVED:



ROBERT R. THOMAS
City Manager
RR/sr

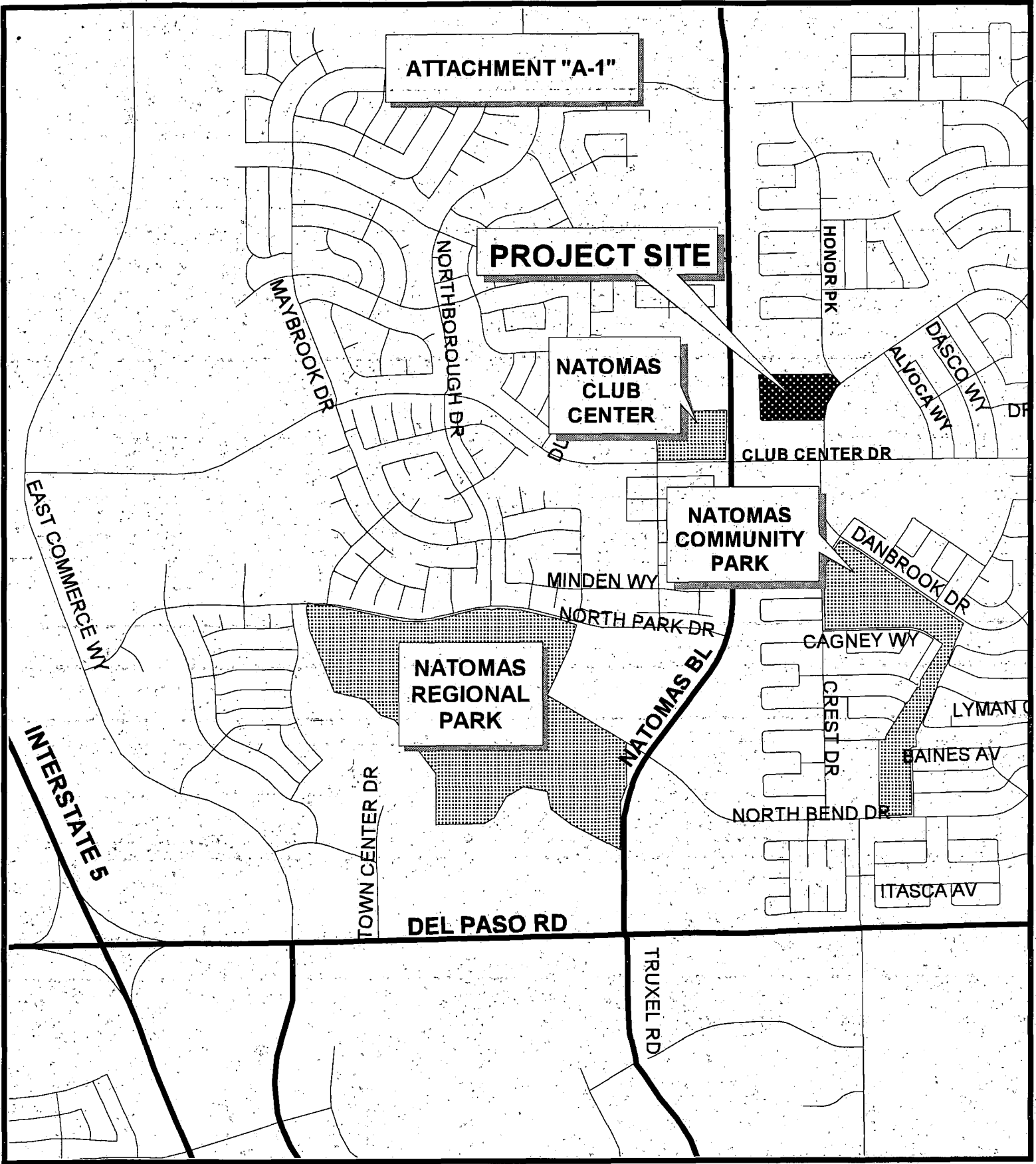
Approved:



Thomas V. Lee
Deputy City Manager

TABLE OF CONTENTS:

1. Attachment A-1, Regency Park Village A Map, pg. 4
2. Attachment A-2 through A-6, Final Map of Regency Park Village A, pg. 5
3. Resolution approving Final Map and Subdivision Improvement Agreement, pg.10



FINAL MAP OF
REGENCY PARK
 VILLAGE A

SUBDIVISION NO. P02-079.1

BEING ALL OF PARCELS 2 AND 3 OF THE
 MASTER PARCEL MAP OF NORTHPOINTE PARK PHASE 2
 FILED IN 164 P.M. 4, SACRAMENTO COUNTY RECORDS
 CITY OF SACRAMENTO STATE OF CALIFORNIA



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 SACRAMENTO, CA 95819 FAX 916.341.7797

AUGUST 2003

Sheet 1 of 5

1045.084

OWNER'S STATEMENT

THE UNDERSIGNED HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP OF REGENCY PARK VILLAGE A AND OFFER FOR DEDICATION AND DO HEREBY DEDICATE TO ANY AND ALL PUBLIC USES, THE PARKWAY AND CIRCLES SHOWN HEREON AND ALSO OFFER FOR DEDICATION AND DO HEREBY DEDICATE FOR SPECIFIC PURPOSES THE FOLLOWING:

- A. EASEMENTS FOR PLANTING AND MAINTAINING TREES, INSTALLATION AND MAINTENANCE OF ELECTROLERS, 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 PARKWAY AND CIRCLES SHOWN HEREON AND FIVE (5) FEET IN WIDTH CONTIGUOUS TO LOTS A THROUGH N AND ALL OF LOTS A THROUGH N 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 PARKWAY AND CIRCLES SHOWN HEREON.

U.S. HOME CORPORATION,
 A DELAWARE CORPORATION

By: _____
 PRINT NAME:
 TITLE:
 DATE: _____

NOTARY'S ACKNOWLEDGEMENT

STATE OF CALIFORNIA } SS
 COUNTY OF _____

ON THE _____ DAY OF _____, 2003, BEFORE ME,
 A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED _____
 PERSONALLY KNOWN TO ME
 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 SIG-
 NATURE 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: _____

LEGAL DESCRIPTION

ALL OF PARCELS 2 AND 3 OF THE MASTER PARCEL MAP OF NORTHPOINTE PARK PHASE 2, RECORDED IN BOOK 164 OF PARCEL MAPS, AT PAGE 4, SACRAMENTO COUNTY RECORDS, IN THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA.

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 U.S. HOME CORPORATION, A DELAWARE CORPORATION IN AUGUST, 2003. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR 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 RETRACTED.

 MICHAEL E. LONG
 P.L.S. 6815 Exp. 09-30-04
 WOOD RODGERS, INC.

DATE

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF REGENCY PARK VILLAGE A 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 MAP 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 REGENCY PARK VILLAGE A AND HAS ACCEPTED, SUBJECT TO IMPROVEMENTS, ON BEHALF OF THE PUBLIC, ALL LANDS, RIGHTS-OF-WAY, AND EASEMENTS HEREON OFFERED FOR DEDICATION AND HAS APPROVED THE ABANDONMENT OF THE EASEMENT AND L.O.D. LISTED HEREON PURSUANT TO SECTION 66499.20 1/2 OF THE GOVERNMENT CODE.

DATE: _____

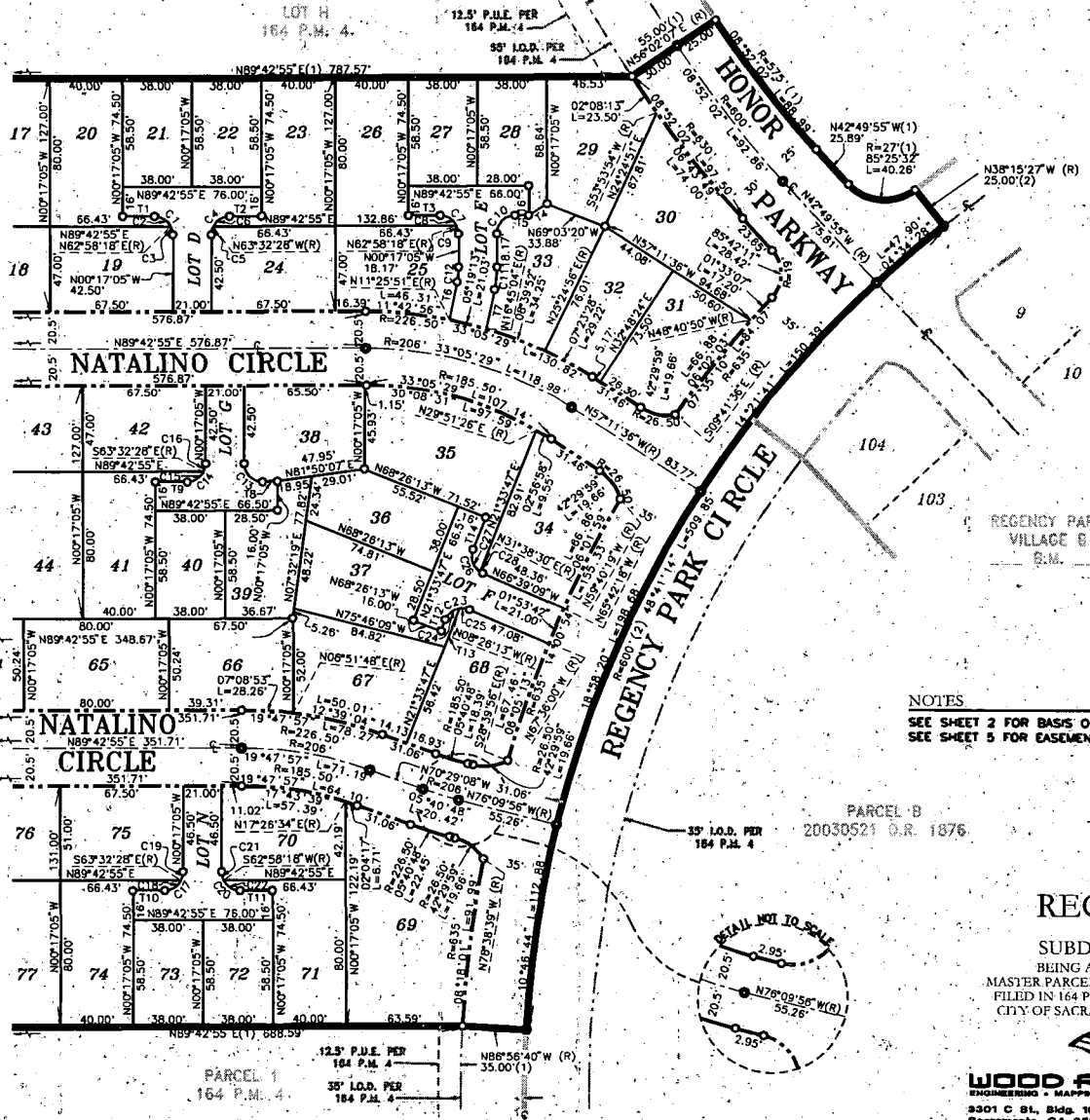
 CITY CLERK
 CITY OF SACRAMENTO

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 _____ AM, 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
 By: _____ FEE: \$ _____

ATTACHMENT A-2



CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH
CC01	R=10'	90°00'00"	L=15.71'
CC02	R=10'	63°15'23"	L=11.04'
CC03	R=10'	28°44'37"	L=4.67'
CC04	R=10'	90°00'00"	L=15.71'
CC05	R=10'	28°44'37"	L=4.67'
CC06	R=10'	63°15'23"	L=11.04'
CC07	R=10'	90°00'00"	L=15.71'
CC08	R=10'	63°15'23"	L=11.04'
CC09	R=10'	28°44'37"	L=4.67'
CC10	R=10'	90°00'00"	L=15.71'
CC11	R=61.50'	11°35'20"	L=12.44'
CC12	R=40.50'	11°35'20"	L=8.19'
CC13	R=10'	90°00'00"	L=15.71'
CC14	R=10'	90°00'00"	L=15.71'
CC15	R=10'	63°15'23"	L=11.04'
CC16	R=10'	28°44'37"	L=4.67'
CC17	R=10'	90°00'00"	L=15.71'
CC18	R=10'	63°15'23"	L=11.04'
CC19	R=10'	28°44'37"	L=4.67'
CC20	R=10'	90°00'00"	L=15.71'
CC21	R=10'	28°44'37"	L=4.67'
CC22	R=10'	91°47'04"	L=16.02'
CC23	R=10'	91°47'04"	L=16.02'
CC24	R=10'	50°00'00"	L=10.47'
CC25	R=10'	31°47'04"	L=5.55'
CC26	R=10'	88°12'56"	L=15.40'
CC27	R=10'	79°55'17"	L=13.95'
CC28	R=10'	08°17'39"	L=1.45'

LINE TABLE

LINE	BEARING	DISTANCE
T1	N89°42'55"E	17.50'
T2	N89°42'55"E	17.50'
T3	N89°42'55"E	17.50'
T4	N59°21'37"E	11.59'
T5	N89°42'55"E	17.50'
T6	N11°18'15"E	21.35'
T7	N11°18'15"E	22.37'
T8	N89°42'55"E	8.00'
T9	N89°42'55"E	17.50'
T10	N89°42'55"E	17.50'
T11	N89°42'55"E	17.50'
T12	N21°33'47"E	29.86'
T13	N21°33'47"E	29.84'
T14	N21°33'47"E	18.63'

SEE SHEET 3

SEE SHEET 3

NOTES

SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, AND NOTES.
SEE SHEET 5 FOR EASEMENTS.

FINAL MAP OF
REGENCY PARK
VILLAGE A
SUBDIVISION NO. P02-079.1
BEING ALL OF PARCELS 2 AND 3 OF THE
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FILED IN 164 P.M. 4, SACRAMENTO COUNTY RECORDS
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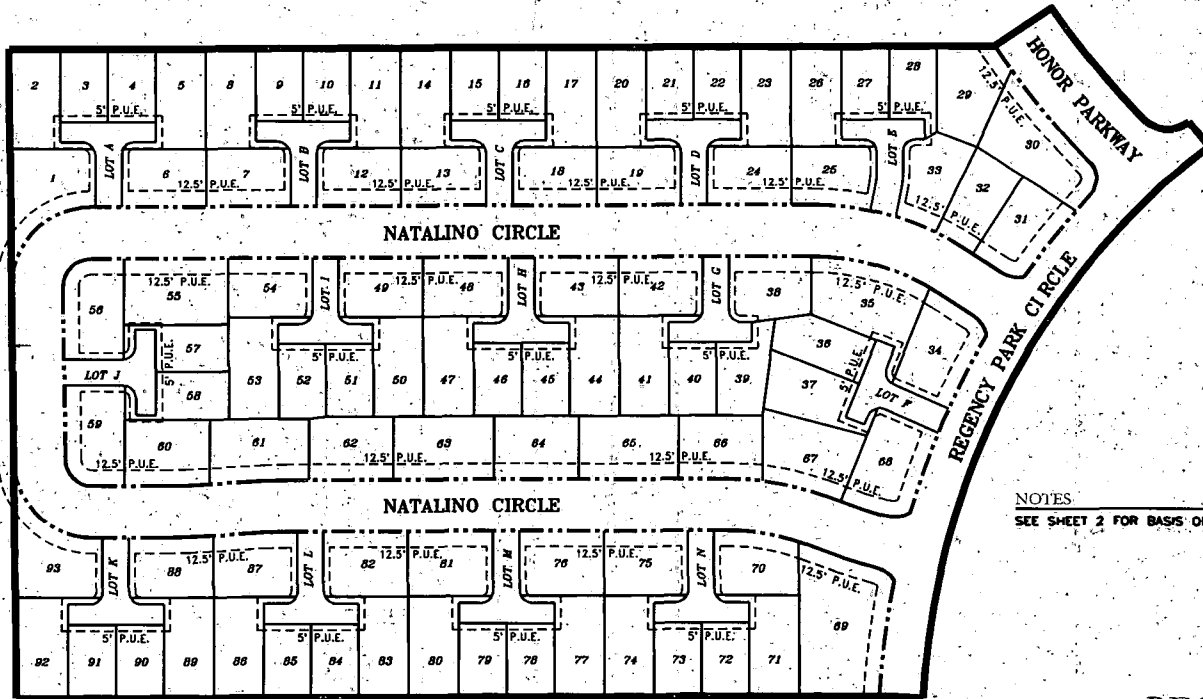


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Sheet 4 of 5

1045.084



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

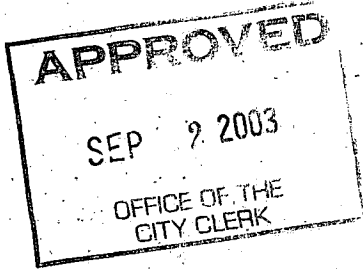
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AUGUST 2003

Sheet 5 of 5

1045.084



RESOLUTION NO. 2003-595

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF 9/2/03

APPROVING FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT ENTITLED "REGENCY PARK VILLAGE A" (P02-079)

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

- A. The Final Map for Regency Park Village A, located in North Natomas - north of Club Center Drive and east of East Drainage Canal, 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 U.S. Home Corporation, 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: _____