



13

DEPARTMENT OF  
PUBLIC WORKS

CITY OF SACRAMENTO  
CALIFORNIA

DEVELOPMENT SERVICES  
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ROOM 200  
SACRAMENTO, CA  
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FAX 916-264-5786

TECHNICAL SERVICES DIVISION

January 16, 2001

**APPROVED**

FEB 06 2001

OFFICE OF THE  
CITY CLERK

City Council  
Sacramento, California

Honorable Members In Session:

**SUBJECT: APPROVAL OF FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT  
ENTITLED "LAGUNA VEGA NORTH VILLAGE 2" (P99-136)**

**LOCATION/COUNCIL DISTRICT:**

East of Bruceville Road and North of Sheldon Road.  
Council District 8

**RECOMMENDATION:**

This report recommends the City Council approve the attached resolution for the Final Map and Subdivision Improvement Agreement for Laguna Vega North Village 2.

**CONTACT PERSON:**

Fritz Buchman, Associate Engineer, 264-7493  
Bob Robinson, Supervising Surveyor, 264-8970

**FOR COUNCIL MEETING OF:** February 6, 2001

**SUMMARY:**

On March 9, 2000, the Planning Commission approved a Tentative Subdivision Map by adopting a Notice of Decision. All conditions of the subdivision's tentative map have been met by the Subdivider, D.R. Horton, Inc. - Sacramento, a California Corporation. The Subdivider 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.

City Council  
Final Map for Laguna Vega North Village 2 (P99-136)  
January 16, 2001

The Final Map and the Subdivision Improvement Agreement require approval by the City Council. See Exhibits "A-1 through A-7" for project location.

**COMMITTEE/COMMISSION ACTION:**

None.

**BACKGROUND INFORMATION:**

On March 9, 2000, the 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, by resolution, approve final maps. 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 South Sacramento Community Plan. All conditions of approval have been met, the deferred improvement work has been secured through a subdivision improvement agreement, and the Final Map is presented for approval.

**FINANCIAL CONSIDERATIONS:**

All subdivision costs are being paid by the Subdivider, D.R. Horton, Inc. - Sacramento, a California Corporation.

**ENVIRONMENTAL CONSIDERATIONS:**

On March 9, 2000, the Planning Commission adopted a Notice of Decision ratifying the Negative Declaration and approving the mitigation monitoring plan for this project.

**POLICY CONSIDERATIONS:**

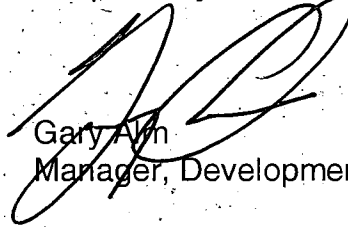
Pursuant to Sacramento City Code, Chapter 16.28.110, and Government Code Section 66458, the City Council may, by resolution, approve final maps. The map presented conforms to all the requirements of the Government Code and Title 16 of the City Code, applicable at the time of conditional approval of the Tentative Map.

City Council  
Final Map for Laguna Vega North Village 2 (P99-136)  
January 16, 2001

**ESBD CONSIDERATIONS:**

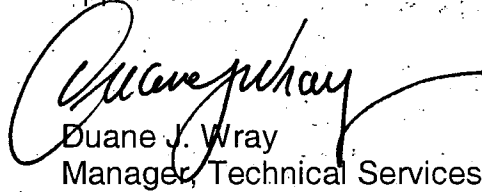
City Council adoption of the attached resolution is not affected by City policy related to the ESBD Program.

Respectfully submitted,



Gary Ann  
Manager, Development Services

Approved:



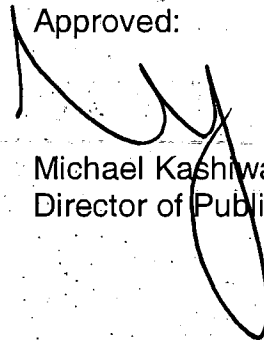
Duane J. Wray  
Manager, Technical Services Division

RECOMMENDATION APPROVED:



ROBERT P. THOMAS  
City Manager

Approved:



Michael Kashiwagi  
Director of Public Works

FB:me

S:/TSWrkGrpDocs/devsvc/council/P99-136LagunaVegaNorth/Village2ccltr  
01:1201



PLAT OF  
**LAGUNA VEGA NORTH VILLAGE 2**  
 A PORTION OF LOTS 3, 4 & 7, 13 B.M. 43 AND  
 A PORTION OF THE SE 1/4 OF SECTION 22, T. 7N., R.5E., M.D.M.  
 CITY OF SACRAMENTO, SACRAMENTO COUNTY, CALIFORNIA  
 JANUARY, 2001  
 MORTON & PITALO, INC.  
 SHEET 2 OF 6 SHEETS

**DESCRIPTION**

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PORTIONS OF LOTS 3, 4 AND 7 AS SAID LOTS ARE SHOWN AND SO DESIGNATED ON THAT CERTAIN PLAT ENTITLED "HEWITT SUBDIVISION NO. 1" FILED IN BOOK 13 OF MAPS, PAGE 43, SACRAMENTO COUNTY RECORDS, AND ALSO A PORTION OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 5 EAST, M.D.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF LOT 15 AS SAID LOT IS SHOWN ON THE PLAT OF "LAGUNA VEGA NORTH VILLAGE 1" FILED IN BOOK 261 OF MAPS, MAP NO. 10, SACRAMENTO COUNTY RECORDS, SAID CORNER BEING ON THE NORTHERLY LINE OF SAID SOUTHEAST QUARTER OF SECTION 22; THENCE FROM SAID POINT OF BEGINNING, ALONG SAID NORTHERLY LINE NORTH 89°04'41" EAST 1419.95 FEET TO AN ANGLE POINT IN THE NORTHERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE ELK GROVE UNIFIED SCHOOL DISTRICT RECORDED IN BOOK 2000-0816 AT PAGE 779, OFFICIAL RECORDS OF SACRAMENTO COUNTY; THENCE ALONG THE WESTERLY BOUNDARY LINE OF SAID PARCEL THE FOLLOWING FIFTEEN (15) COURSES: (1) SOUTH 00°55'19" EAST 72.89 FEET (2) SOUTHERLY ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, CONCAVE EASTERLY, HAVING A RADIUS OF 30.00 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 11°26'30" EAST 10.95 FEET, (3) SOUTHWESTERLY ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 60.00 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 44°04'44" WEST 109.65 FEET, (4) WESTERLY ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, CONCAVE SOUTHERLY, HAVING A RADIUS OF 30.00 FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH 80°24'05" WEST 10.98 FEET, (5) SOUTH 89°04'41" WEST 501.70 FEET, (6) SOUTHWESTERLY ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 20.00 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 44°10'15" WEST 28.24 FEET (7) SOUTH 00°44'11" EAST 19.15 FEET, (8) SOUTHERLY ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, CONCAVE EASTERLY, HAVING A RADIUS OF 473.00 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 03°29'05" EAST 45.36 FEET, (9) SOUTH 08°13'58" EAST 282.42 FEET, (10) SOUTHERLY ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, CONCAVE WESTERLY, HAVING A RADIUS OF 527.00 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 03°29'05" EAST 50.53 FEET, (11) SOUTH 00°44'11" EAST 30.85 FEET, (12) SOUTHEASTERLY ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 20.00 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 45°49'45" EAST 28.33 FEET, (13) NORTH 89°04'41" EAST 187.57 FEET, (14) NORTHEASTERLY ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 30.00 FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH 71°43'55" EAST

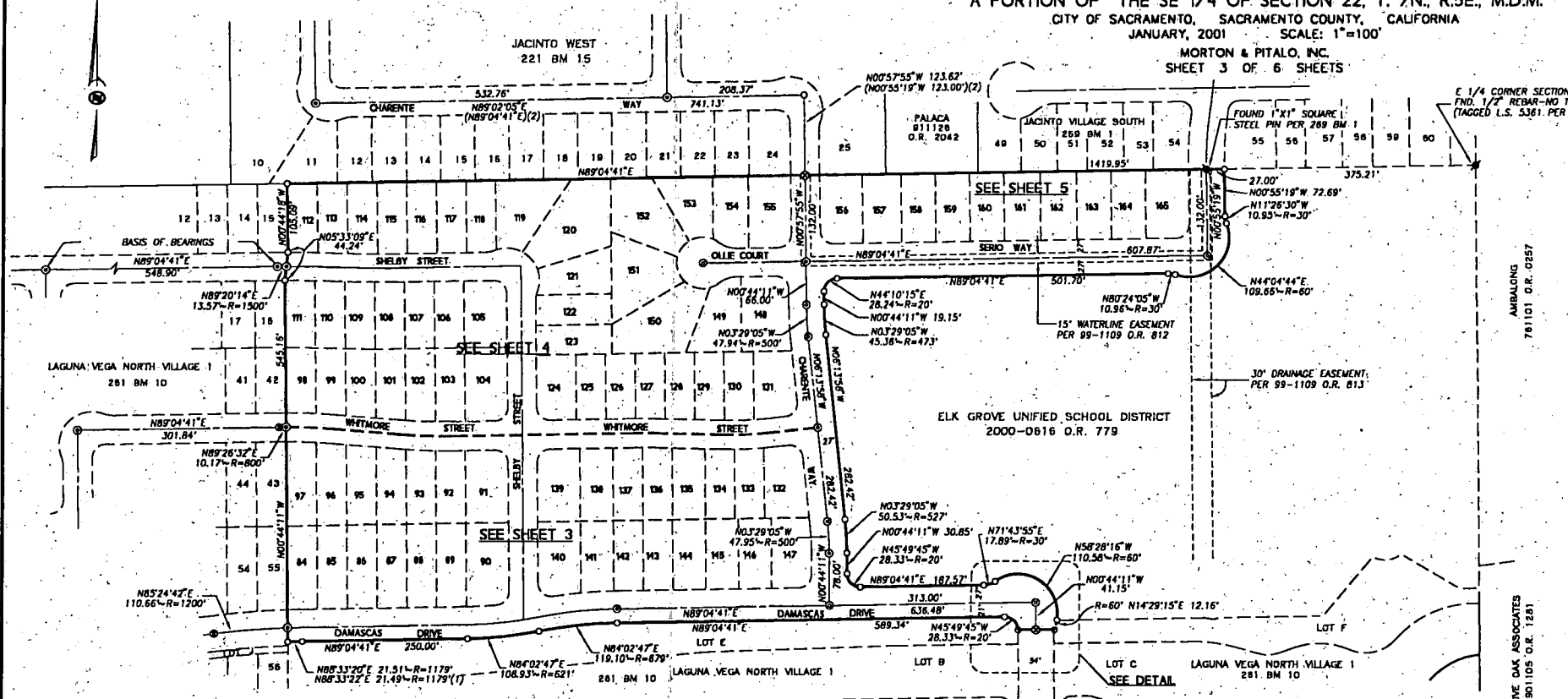
**DESCRIPTION (cont.)**

17.89 FEET, (15) SOUTHEASTERLY ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 60.00 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 58°28'16" EAST 110.58 FEET TO THE NORTHERLY BOUNDARY LINE OF SAID LAGUNA VEGA NORTH VILLAGE 1; THENCE ALONG THE NORTHERLY AND EASTERLY BOUNDARY LINES OF SAID LAGUNA VEGA NORTH VILLAGE 1 THE FOLLOWING TWELVE (12) COURSES: (1) SOUTHWESTERLY ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 60.00 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 14°29'15" WEST 12.16 FEET, (2) SOUTHWESTERLY ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 30.00 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 17°45'39" WEST 2.68 FEET, (3) SOUTH 89°15'49" WEST 55.16 FEET, (4) NORTHWESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 20.00 FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH 45°49'45" WEST 28.33 FEET, (5) SOUTH 89°04'41" WEST 589.34 FEET, (6) WESTERLY ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, CONCAVE SOUTHERLY, HAVING A RADIUS OF 679.00 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 84°02'47" WEST 119.10 FEET, (7) WESTERLY ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, CONCAVE NORTHERLY, HAVING A RADIUS OF 621.00 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 84°02'47" WEST 108.93 FEET, (8) SOUTH 89°04'41" WEST 250.00 FEET, (9) WESTERLY ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1179.00 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 88°33'20" WEST 21.51 FEET, (10) NORTH 00°44'11" WEST 545.16 FEET, (11) NORTH 05°33'09" EAST 44.24 FEET AND (12) NORTH 00°44'18" WEST 105.09 FEET TO THE POINT OF BEGINNING.

EXHIBIT "A-2"

S:\P\CA\000077\UN\0077\PLAT.DWG 12-07-00 10:48 AM

PLAT OF  
**LAGUNA VEGA NORTH VILLAGE 2**  
 A PORTION OF LOTS 3, 4 & 7, 13 B.M. 43 AND  
 A PORTION OF THE SE 1/4 OF SECTION 22, T. 7N., R. 5E., M.D.M.  
 CITY OF SACRAMENTO, SACRAMENTO COUNTY, CALIFORNIA  
 JANUARY, 2001 SCALE: 1"=100'  
 MORTON & PITALO, INC.  
 SHEET 3 OF 6 SHEETS



E 1/4 CORNER SECTION 22  
 FND. 1/2" REBAR-NO TAG  
 (TAGGED L.S. 5361 PER 2)

AMBALGONG  
 761101 O.R. 0257

LIVE OAK ASSOCIATES  
 901105 O.R. 1291

- NOTES**
- DISTANCES ALONG CURVED LINES ARE CHORD MEASUREMENTS.
  - THIS SUBDIVISION CONTAINS 15.639 ACRES, MORE OR LESS.
  - THIS PROPERTY IS UNDER A PRE-ANNEXATION AGREEMENT. THE PROPERTY SHALL BE DEVELOPED IN ACCORDANCE WITH THE PROVISIONS OF THE PRE-ANNEXATION AGREEMENT.
  - A TEMPORARY INGRESS AND EGRESS EASEMENT GRANTED TO THE ELK GROVE UNIFIED SCHOOL DISTRICT RECORDED IN BOOK 2000-0516 O.R. 780 AFFECTS THIS SUBDIVISION. UPON DEDICATION OF PUBLIC ROADS PER THIS MAP, THE EASEMENT SHALL TERMINATE AND THE ELK GROVE UNIFIED SCHOOL DISTRICT WILL EXECUTE A QUITCLAIM DEED RELEASING THE EASEMENT.
  - ALL REAR LOT CORNERS WILL BE SET WITH A 5/8" REBAR TAGGED L.S. 3923. STREET LOT CORNERS WILL BE MARKED WITH A CASH AT THE BACK OF SIDEWALK ON THE PROJECTION OF THE LOT LINE.

- NOTES (CONT.)**
- PURSUANT TO SECTION 66499.20(b) OF THE GOVERNMENT CODE THE FOLLOWING EASEMENTS NOT SHOWN ON THIS MAP ARE HEREBY ABANDONED:  
 THE PUBLIC ROAD RIGHT OF WAYS SHOWN ON THE PLAT OF "THEWITT SUBDIVISION NO. 1" FILED IN BOOK 13 OF MAPS, MAP NO. 43 LYING WITHIN THE BOUNDARY OF THIS MAP.

**BASIS OF BEARINGS**  
 THE BASIS OF BEARINGS OF THIS SURVEY IS THE CENTERLINE OF SHELBY STREET AS SHOWN ON THAT CERTAIN PLAT ENTITLED "LAGUNA VEGA NORTH VILLAGE 1" FILED IN BOOK 261 OF MAPS, PAGE 10, AND SHOWN HEREON AS N89°04'41"E, AND WAS ESTABLISHED FROM FOUND MONUMENTS SHOWN HEREON.

- LEGEND**
- ..... DIMENSION POINT, NOTHING FOUND OR SET
  - ⊕ ..... FOUND MONUMENT AS DESCRIBED HEREON
  - ⊙ ..... FOUND MONUMENT IN MONUMENT IN WELL
  - ⊗ ..... FOUND 3/8" x 1 1/2" PK NAIL
  - ⊕ ..... SET 3/8" x 1 1/2" PK NAIL
  - ⊙ ..... SET MONUMENT WELL PER CITY STANDARDS STAMPED L.S. 3923
  - P.U.E. .... PUBLIC UTILITY EASEMENT
  - (1) ..... RECORD PER 261 B.M. 10
  - (2) ..... RECORD PER 221 B.M. 15

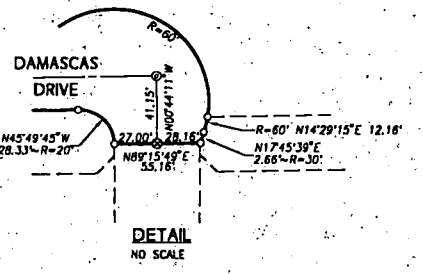


EXHIBIT "A-3"

PLAT OF  
**LAGUNA VEGA NORTH VILLAGE 2**  
 A PORTION OF LOTS 3, 4 & 7, 13 B.M. 43 AND  
 A PORTION OF THE SE 1/4 OF SECTION 22, T. 7N., R.5E., M.D.M.

CITY OF SACRAMENTO, SACRAMENTO COUNTY, CALIFORNIA

JANUARY, 2001 SCALE: 1"=40'

MORTON & PITALO, INC.  
 SHEET 4 OF 6 SHEETS

PEDESTRIAN EASEMENT GRANTED TO  
 CITY OF SACRAMENTO PER  
 O.R.

SEE SHEET 4

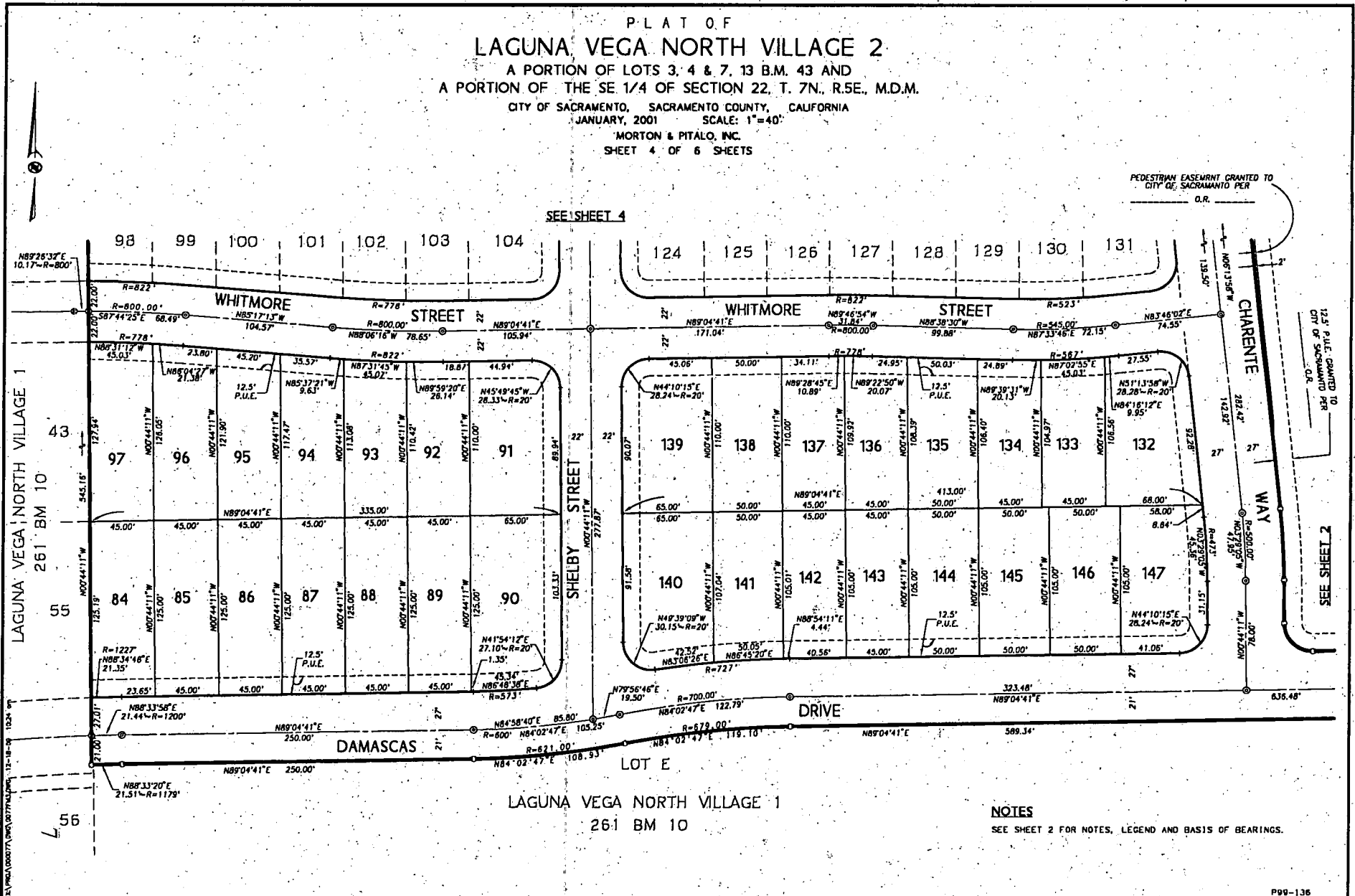


EXHIBIT "A-4"

**NOTES**

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

PLAT OF  
**LAGUNA VEGA NORTH VILLAGE 2**  
 A PORTION OF LOTS 3; 4 & 7, 13 B.M. 43 AND  
 A PORTION OF THE SE 1/4 OF SECTION 22, T. 7N, R.5E., M.D.M.

CITY OF SACRAMENTO, SACRAMENTO COUNTY, CALIFORNIA

JANUARY, 2001 SCALE: 1"=40'

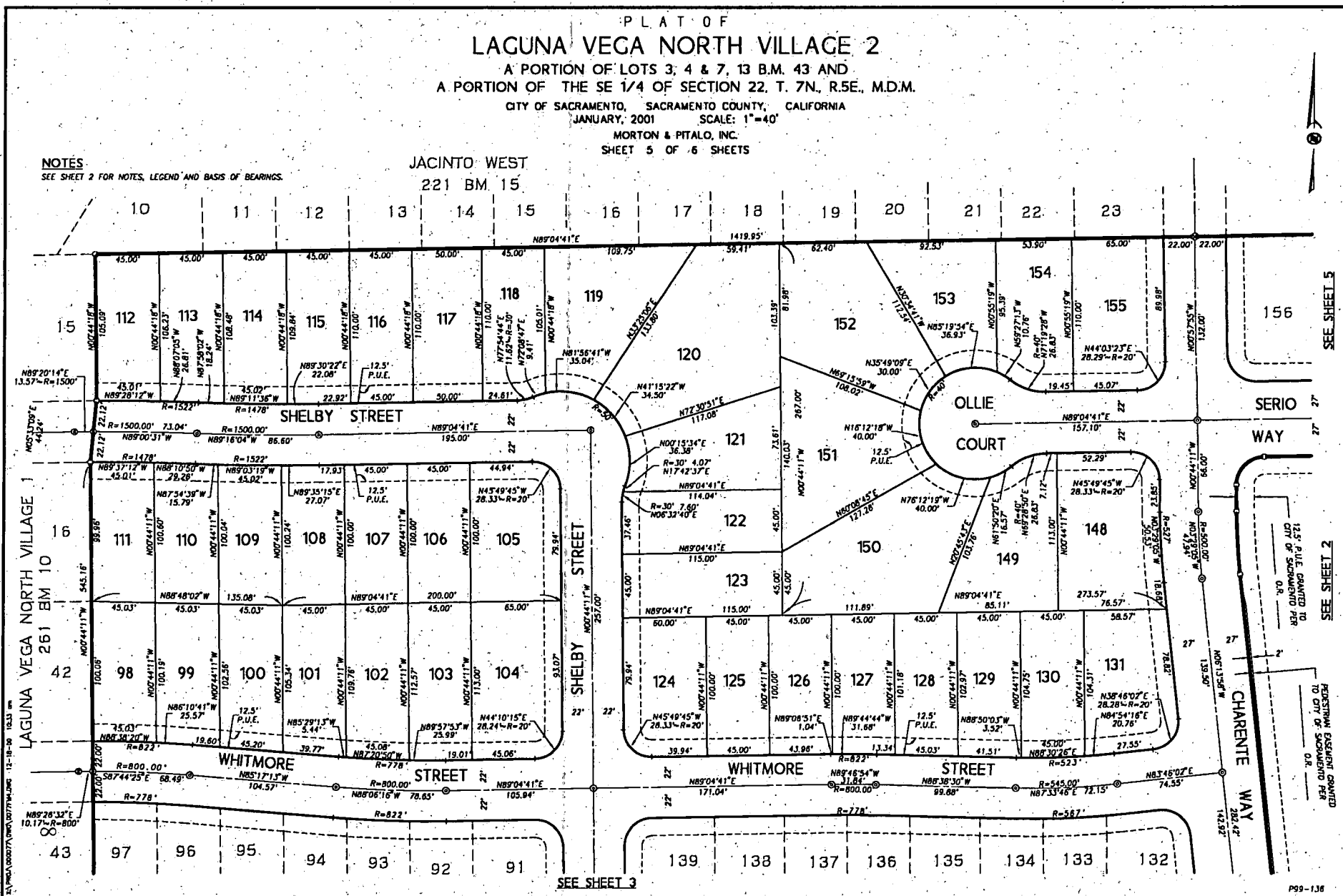
MORTON & PITALO, INC.

SHEET 5 OF 6 SHEETS

**NOTES**

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

JACINTO WEST  
 221 BM 15



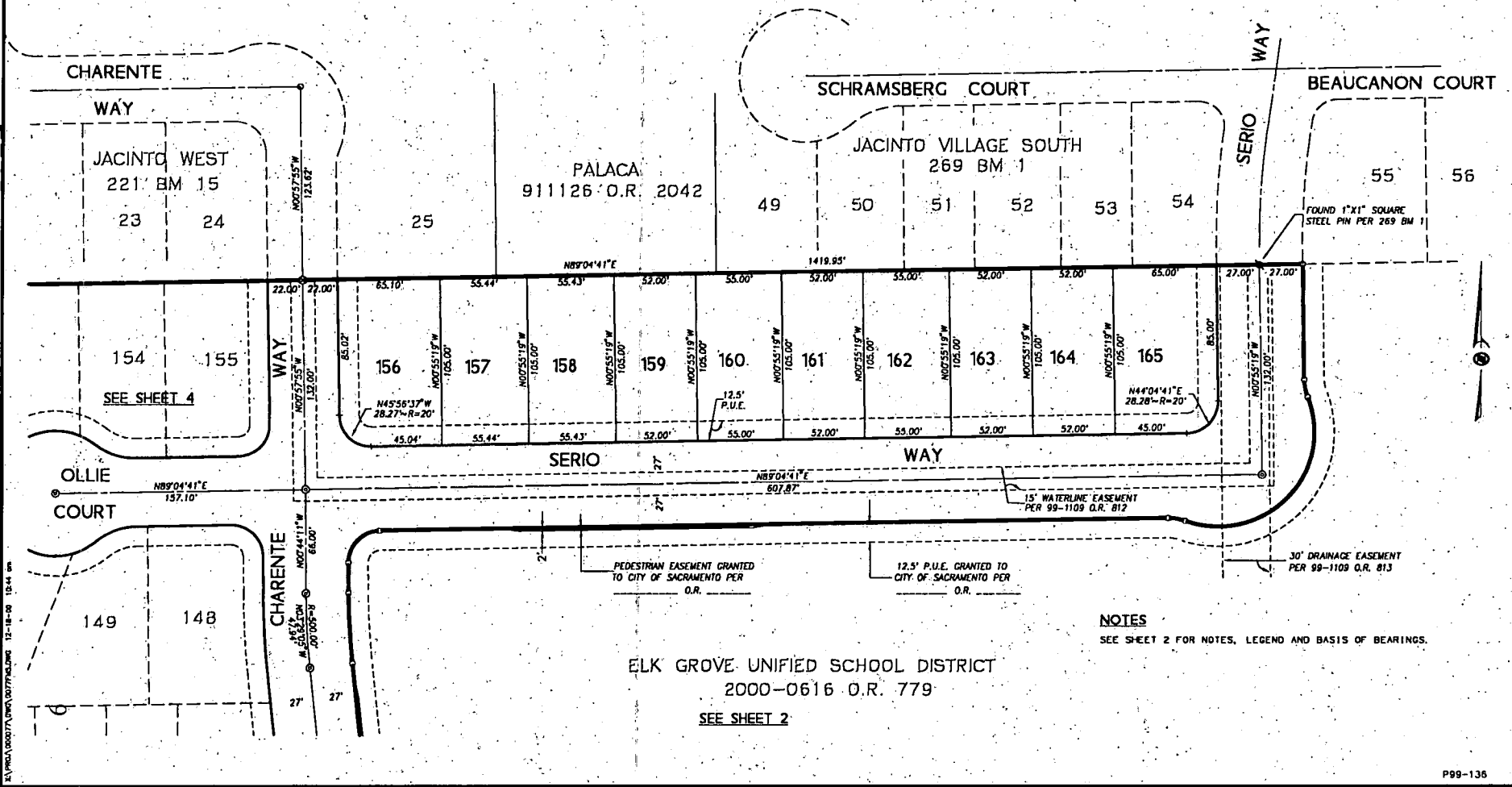
SEE SHEET 5

SEE SHEET 2

EXHIBIT "A-5"

SEE SHEET 3

PLAT OF  
**LAGUNA VEGA NORTH VILLAGE 2**  
 A PORTION OF LOTS 3, 4 & 7, 13 B.M. 43 AND  
 A PORTION OF THE SE 1/4 OF SECTION 22, T. 7N, R. 5E., M.D.M.  
 CITY OF SACRAMENTO, SACRAMENTO COUNTY, CALIFORNIA  
 JANUARY, 2001 SCALE: 1"=40'  
 MORTON & PITALO, INC.  
 SHEET 6 OF 6 SHEETS

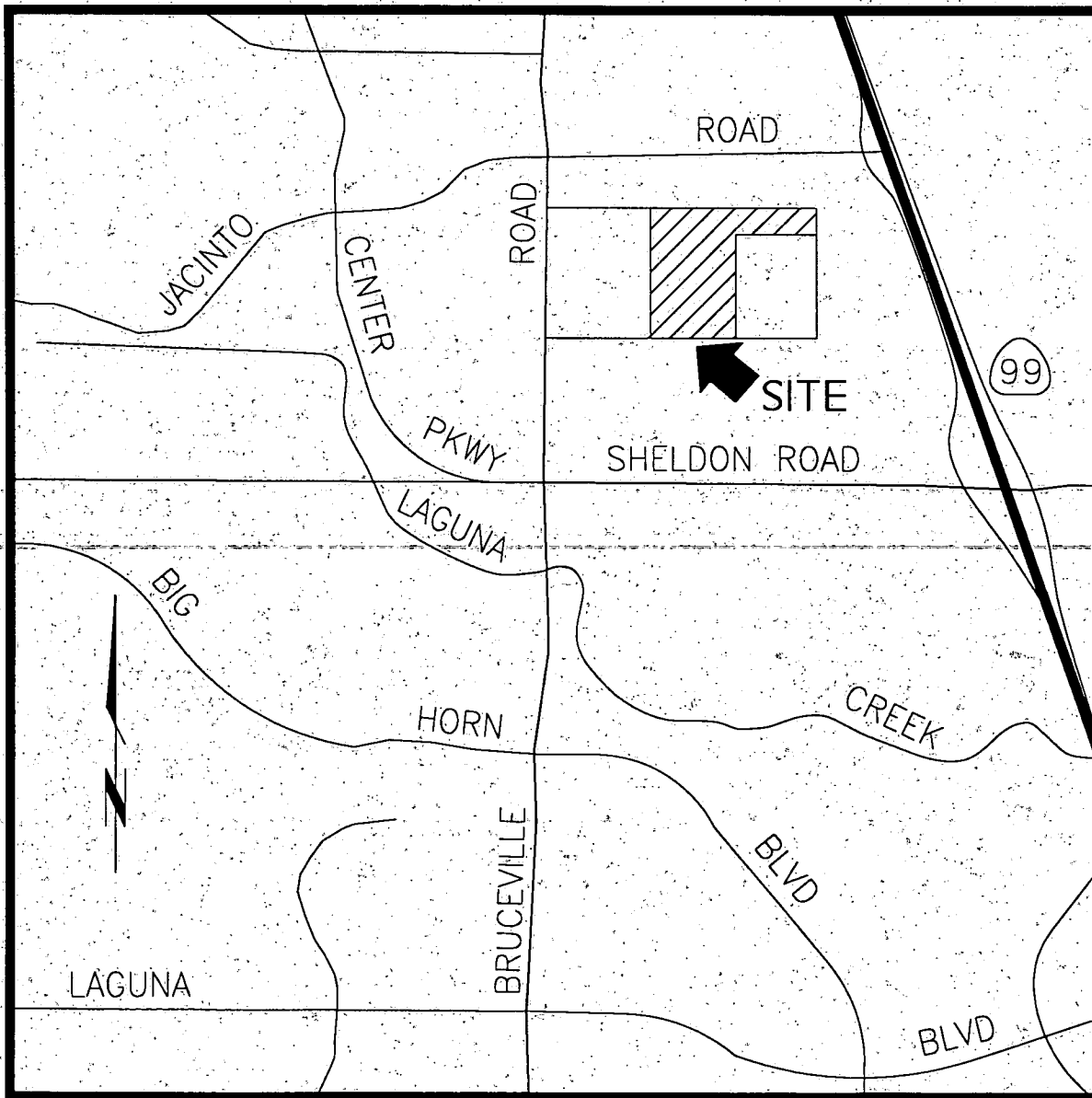


**NOTES**  
 SEE SHEET 2 FOR NOTES, LEGEND AND BASIS OF BEARINGS.

ELK GROVE UNIFIED SCHOOL DISTRICT  
 2000-0616 O.R. 779

SEE SHEET 2

EXHIBIT "A-6"



VICINITY MAP

NO SCALE

**APPROVED**

FEB 06 2001

OFFICE OF THE  
CITY CLERK

**RESOLUTION NO. 2001-074**

ADOPTED BY THE SACRAMENTO CITY COUNCIL

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

**APPROVING FINAL MAP AND SUBDIVISION IMPROVEMENT  
AGREEMENT ENTITLED "LAGUNA VEGA NORTH VILLAGE 2"  
(P99-136)**

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

- A. The Final Map for Laguna Vega North Village 2 located East of Bruceville Road and North of Sheldon Road, with provisions for its design and improvement, is consistent with the South Sacramento 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 project is hereby approved subject to the execution by all parties of the Subdivision Improvement Agreement for that subdivision.
- 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 D.R. Horton, Inc. - Sacramento, a California Corporation to provide for the subdivision improvements required.

**FOR CITY CLERK USE ONLY**

RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

by the Subdivision Map Act and Title 16 (Subdivision Regulations) of the Sacramento City Code.

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

S:\TSWrkGrpDocs\devsvs\council\P99-136LagunaVegaNorth\Village2coltr  
01.1201

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**FOR CITY CLERK USE ONLY**

RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_