



✓ 1.6

DEPARTMENT OF
PUBLIC WORKS

CITY OF SACRAMENTO
CALIFORNIA

TECHNICAL SERVICES DIVISION

DEVELOPMENT SERVICES
1231 I STREET
ROOM 200
SACRAMENTO, CA
95814
PH 916-264-7995
FAX 916-264-5786

AG2001-006

November 14, 2000

City Council
Sacramento, California

Honorable Members In Session:

**SUBJECT: APPROVAL OF FINAL MAP AND SUBDIVISION IMPROVEMENT
AGREEMENT ENTITLED "RIVER VIEW #2, VILLAGE 2A"
(P98-080)**

LOCATION/COUNCIL DISTRICT:

North Natomas - North of San Juan Road and west of El Centro Road.
Council District 1

RECOMMENDATION:

This report recommends the City Council approve the attached resolution for the Final Map and Subdivision Improvement Agreement for River View #2, Village 2A.

CONTACT PERSON:

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

FOR COUNCIL MEETING OF: January 9, 2001

SUMMARY:

On March 23, 1999, the City Council 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, Gateway South, LLC., a California Limited Liability Company. 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 River View #2, Village 2A (P98-080)
November 14, 2000

The Final Map and the Subdivision Improvement Agreement require approval by the City Council. See Exhibit "A-1 and A-2" for project location.

COMMITTEE/COMMISSION ACTION:

None.

BACKGROUND INFORMATION:

On March 23, 1999, the City Council 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 North Natomas 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, Gateway South, LLC., a California Limited Liability Company.

ENVIRONMENTAL CONSIDERATIONS:

On March 23, 1999, the City Council adopted a Notice of Decision ratifying the Negative Declaration and approving the mitigation monitoring plan for this project.

POLICY CONSIDERATIONS:

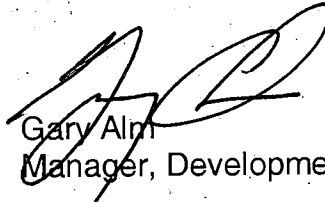
Pursuant to Sacramento City Code, Chapter 16.28.110, and Government Code Section 66458, the City Council may, by resolution, approve final maps. The map presented conforms to all the requirements of the Government Code and Title 16 of the City Code, applicable at the time of conditional approval of the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

City Council
Final Map for River View #2, Village 2A (P98-080)
November 14, 2000

ESBD CONSIDERATIONS:

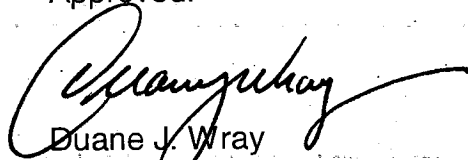
City Council adoption of the attached resolution is not affected by City policy related to the ESBD Program.

Respectfully submitted,



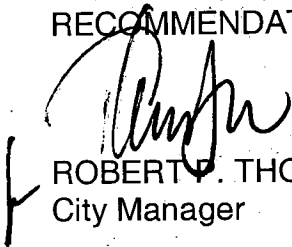
Gary Almi
Manager, Development Services

Approved:



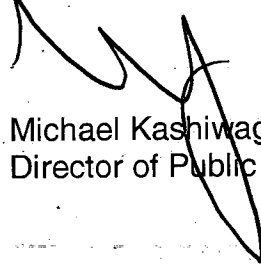
Duane J. Wray
Manager, Technical Services Division

RECOMMENDATION APPROVED:



ROBERT P. THOMAS
City Manager

Approved:

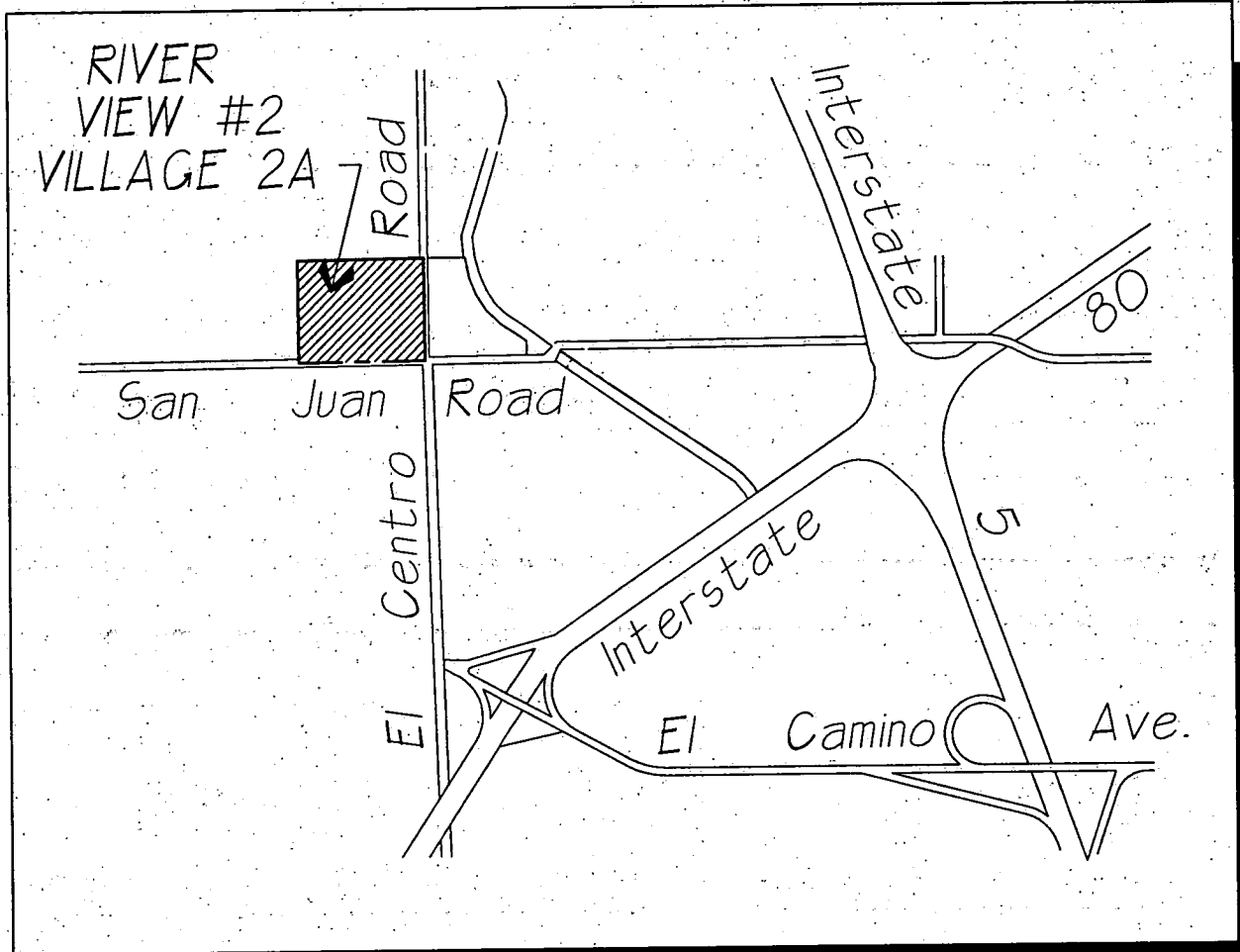


Michael Kashiwagi
Director of Public Works

FB:me

S:\TSWrkGrpDocs\devsvc\council\P98-080RiverView#2\Village2Accltr
11.1400

VICINITY MAP



CIVIL ENGINEERING
MAPPING
SURVEYING

WOOD · RODGERS ⁴ **INC.**

3301 C ST. #100B SACRAMENTO, CA 95816
PHONE: (916) 341-7760



NOTES

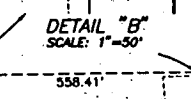
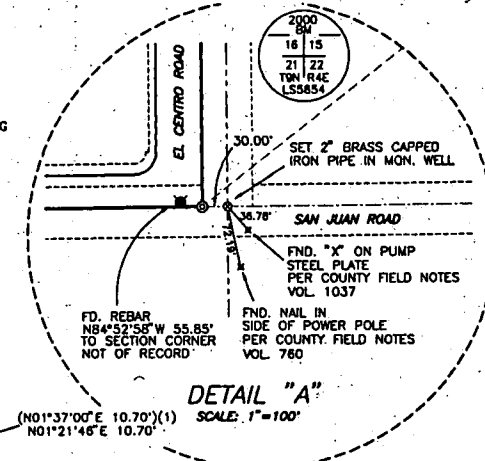
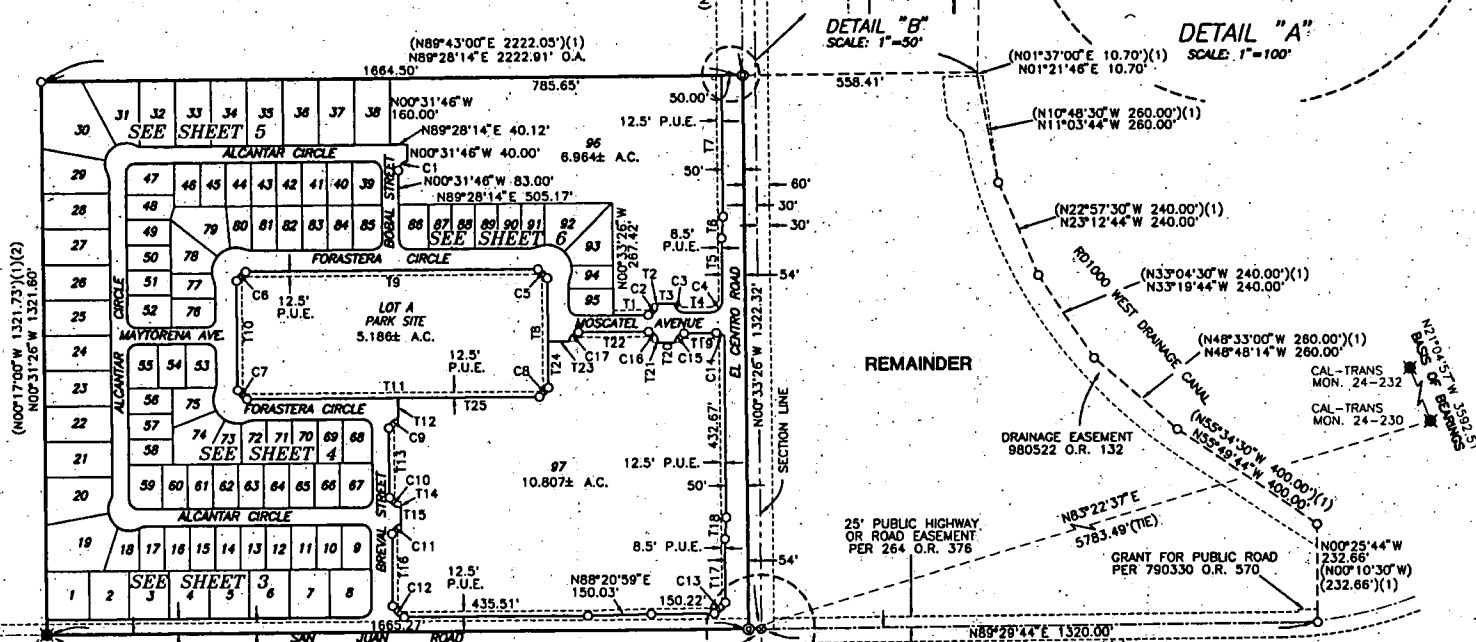
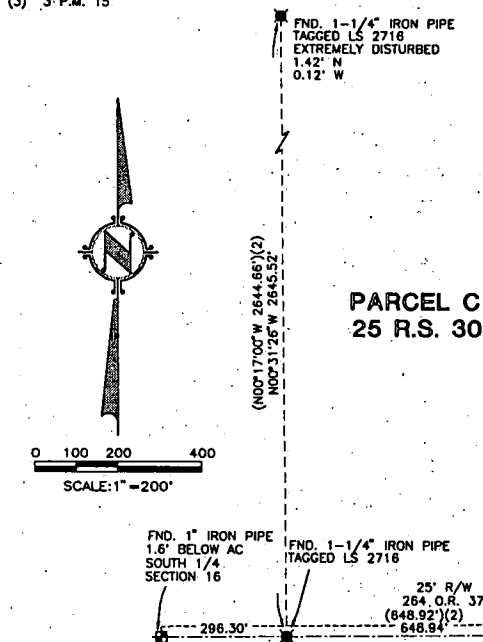
1. ALL CURVES ARE DIMENSIONED WITH RADIUS, DELTA AND ARC LENGTH. ALL DISTANCES SHOWN ARE FEET AND DECIMALS THEREOF.
2. THERE SHALL BE A 12.50 FOOT PUBLIC UTILITY EASEMENT LOCATED WITHIN EACH LOT ALONG ALL STREET RIGHTS-OF-WAY, EXCEPT AS SHOWN.
3. TOTAL AREA FOR THIS SUBDIVISION IS 50.52± ACRES GROSS.
4. THERE SHALL BE A 5.00 FOOT POSTAL EASEMENT LOCATED WITHIN EACH LOT ALONG ALL STREET RIGHTS-OF-WAY.
5. THE LAND SHOWN HEREON IS HEREBY MERGED AND RESUBDIVIDED AND ALL EASEMENTS AND RIGHT OF WAYS NOT SHOWN ARE ABANDONED PURSUANT TO SECTION 66199.20-1/2 OF THE GOVERNMENT CODE.
THE ABANDONED ITEMS AS FOLLOWS:
A. A PORTION OF THE PUBLIC ROAD EASEMENT GRANTED TO COUNTY OF SACRAMENTO RECORDED IN BOOK 2216 O.R. 219
6. LOT 4 SHALL BE DEEDED TO THE CITY OF SACRAMENTO IN FEE TITLE.

REFERENCES

- (1) 884 O.R. 46
- (2) 25 R.S. 30
- (3) 3 P.M. 15

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL TO THAT RECORD OF SURVEY RECORDED IN BOOK 36, AT PAGE 10, S.C.R. AND WAS ESTABLISHED FROM THE MONUMENTS NUMBERS 24-232 AND 24-230 SET BY THE STATE OF CALIFORNIA AS SHOWN HEREON. THE BEARING BETWEEN SAID MONUMENTS IS N21°04'57"W.



LEGEND

- DIMENSION POINT
- SET 5/8" REBAR CAPPED L.S. 5854 AT ALL REAR LOT CORNERS AND ALL FRONT LOT CORNERS OR 1" BRASS DISK L.S. 5854 AT 1.00' PROJECTION OF PROPERTY LINE ONTO SIDEWALK FOR FRONT CORNERS.
- ⊙ SET 1-1/2" LONG x 1/4" DIA. PK NAIL - L.S. 5854
- ⊙ SET WELL MONUMENT PER CITY STANDARDS - L.S. 5854 B.M.
- ⊙ SET 5/8" REBAR CAPPED L.S. 5854
- FOUND MONUMENT AS NOTED
- () RECORD INFORMATION PER REFERENCE
- RADIAL LINE
- P.E. PEDESTRIAN EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- O.R. OFFICIAL RECORDS
- S.C.R. SACRAMENTO COUNTY OFFICIAL RECORDS

CURVE TABLE

RADIUS	DELTA	LENGTH	BEARING	DISTANCE
R=22'	90°00'00"	L=34.56'	CB=N44°28'14"E	CD=31.11'
R=22'	90°00'00"	L=34.56'	CB=N44°28'34"E	CD=31.11'
R=22'	90°00'00"	L=34.56'	CB=N45°33'26"W	CD=31.11'
R=27'	90°00'00"	L=42.41'	CB=N44°26'34"E	CD=38.18'
R=21.83'	89°58'20"	L=34.29'	CB=N45°32'36"W	CD=30.87'
R=21.83'	89°59'40"	L=34.29'	CB=N44°28'24"E	CD=30.88'
R=21.83'	89°58'50"	L=34.29'	CB=N45°30'51"W	CD=30.87'
R=21.83'	90°03'10"	L=34.32'	CB=N44°28'09"E	CD=30.89'
R=22'	90°00'00"	L=34.56'	CB=N44°29'44"E	CD=31.11'
R=22'	90°00'00"	L=34.56'	CB=N45°30'16"W	CD=31.11'
R=22'	90°00'00"	L=34.56'	CB=N44°29'44"E	CD=31.11'
R=27'	90°00'00"	L=42.41'	CB=N45°30'16"W	CD=38.18'
R=25.83'	90°03'10"	L=40.60'	CB=N44°28'09"E	CD=36.55'
R=27'	44°43'30"	L=21.08'	CB=N68°11'41"W	CD=20.35'
R=22'	90°00'00"	L=34.56'	CB=N44°26'34"E	CD=31.11'
R=22'	90°00'00"	L=34.56'	CB=N45°33'26"W	CD=31.11'
R=22'	90°00'00"	L=34.56'	CB=N44°26'34"E	CD=31.11'

PLAT OF RIVER VIEW #2 VILLAGE 2A
 BEING A PORTION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 16,
 WITHIN T. 9 N., R. 4 E., M. 4 M.
 CITY OF SACRAMENTO, COUNTY OF SACRAMENTO,
 STATE OF CALIFORNIA

NOVEMBER 2000

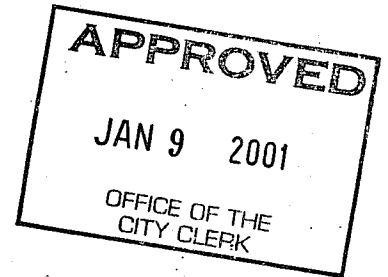
CIVIL ENGINEERING, PLANNING, SURVEYING/MAPPING
WOOD-RODGERS INC.
 3301 C ST., #1008 SACRAMENTO, CA 95816
 PHONE: (916) 341-7780

Sheet 2 of 6
 1055.009
 P 98079

RESOLUTION NO. 2001-022

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____



APPROVING FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT ENTITLED "RIVER VIEW #2, VILLAGE 2A" (P98-080)

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

- A. The Final Map for River View #2, Village 2A located in North Natomas - North of San Juan Road and west 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 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 Gateway South, LLC., a California Limited Liability Company 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\P98-080RiverView#2/Village2Accltr
11.1400

7

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

EXHIBIT 'A'
LEGAL DESCRIPTION
FOR
RIVER VIEW #2 VILLAGE 2A

ALL THAT CERTAIN REAL PROPERTY SITUATE WITHIN THE SOUTH ½ OF THE SOUTHEAST ¼ OF SECTION 16, TOWNSHIP 9 NORTH, RANGE 4 EAST, MOUNT DIABLO MERIDIAN, CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, AND BEING FURTHER DESCRIBED AS THE FOLLOWING:

BEGINNING AT A POINT SITUATE ON THE SOUTH LINE OF SECTION 16 WHICH BEARS NORTH 89°29'44" EAST A DISTANCE OF 30.00 FEET TO THE SOUTHEAST CORNER OF SAID SECTION; THENCE FROM SAID POINT OF BEGINNING SOUTH 89°29'44" WEST A DISTANCE OF 1665.27 FEET; THENCE LEAVING SAID SOUTH LINE, NORTH 00°31'26" WEST A DISTANCE OF 1321.60 FEET; THENCE NORTH 89°28'14" EAST A DISTANCE OF 1664.50 FEET; THENCE SOUTH 00°33'26" EAST A DISTANCE OF 1322.32 FEET TO THE POINT OF BEGINNING.

CONTAINING 50.526 ACRES, MORE OR LESS.