



1.4

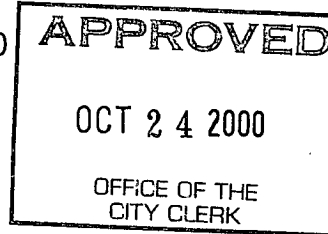
DEPARTMENT OF
PUBLIC WORKS

CITY OF SACRAMENTO
CALIFORNIA

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

TECHNICAL SERVICES DIVISION

September 27, 2000



City Council
Sacramento, California

AG 2000 -161

Honorable Members In Session:

**SUBJECT: APPROVAL OF FINAL MAP AND SUBDIVISION IMPROVEMENT
AGREEMENT ENTITLED "WESTBOROUGH VILLAGE 5 PHASE 1"
(P98-112)**

LOCATION/COUNCIL DISTRICT:

North Natomas -West of El Centro Road, North of Del Paso Road.
Council District 1

RECOMMENDATION:

This report recommends the City Council approve the attached resolution for the Final Map and Subdivision Improvement Agreement for Westborough Village 5 Phase 1.

CONTACT PERSON: Fritz Buchman, Associate Engineer, 264-7493

FOR COUNCIL MEETING OF: October 24, 2000

SUMMARY:

On October 26, 1999, the City Council approved a Tentative Subdivision Map by adopting Resolution No. 99-616. All conditions of the subdivision's tentative map have been met by the Subdivider, LW1, LLC., a Delaware 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 Westborough Village 5 Phase 1 (P98-112)
September 27, 2000

The Final Map and the Subdivision Improvement Agreement require approval by the City Council. See Exhibit "A-1 through A-9" for project location.

COMMITTEE/COMMISSION ACTION:

None.

BACKGROUND INFORMATION:

On October 26, 1999, the City Council approved a Tentative Subdivision Map by adopting Resolution No. 99-616. 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, LW1, LLC., a Delaware Limited Liability Company.

ENVIRONMENTAL CONSIDERATIONS:

On October 26, 1999, the City Council adopted Resolution No. 99-616 ratifying the Negative Declaration and approving the mitigation monitoring plan for this project.

POLICY CONSIDERATIONS:

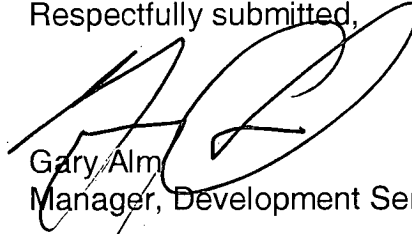
Pursuant to Sacramento City Code, Chapter 16.28.110, and Government Code Section 66458, the City Council may, by resolution, approve final maps. The map presented conforms to all the requirements of the Government Code and Title 16 of the City Code, applicable at the time of conditional approval of the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

City Council
Final Map for Westborough Village 5 Phase 1 (P98-112)
September 27, 2000

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

Approved:



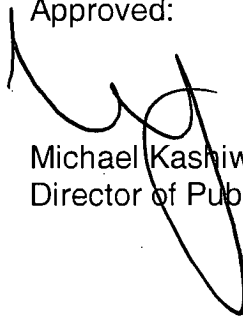
Duane J. Wray
Manager, Technical Services Division

RECOMMENDATION APPROVED:



ROBERT P. THOMAS
City Manager

Approved:



Michael Kashiwagi
Director of Public Works

FB:me
S:/TSWrkGrpDocs/devsvc/council/P98-112Westborough/Village5Ph1ccltr
09.2700

FINAL MAP OF
WESTBOROUGH
VILLAGE 5 PHASE I

BEING A PORTION OF PARCEL 23 OF THE
WESTBOROUGH MASTER PARCEL MAP
FILED IN 158 P.M. 1, SACRAMENTO COUNTY RECORDS
AND SITUATE WITHIN SECTION 4, T.9 N., R.4 E., M.D.M.
CITY OF SACRAMENTO STATE OF CALIFORNIA

CIVIL ENGINEERING
SURVEYING
PLANNING

WOOD · RODGERS INC.

3301 E STREET, BUILDING 100-B
SACRAMENTO, CA 95814
PHONE: (916) 341-7760

OCTOBER 2000

Sheet 2 of 8
1122014

DESCRIPTION:

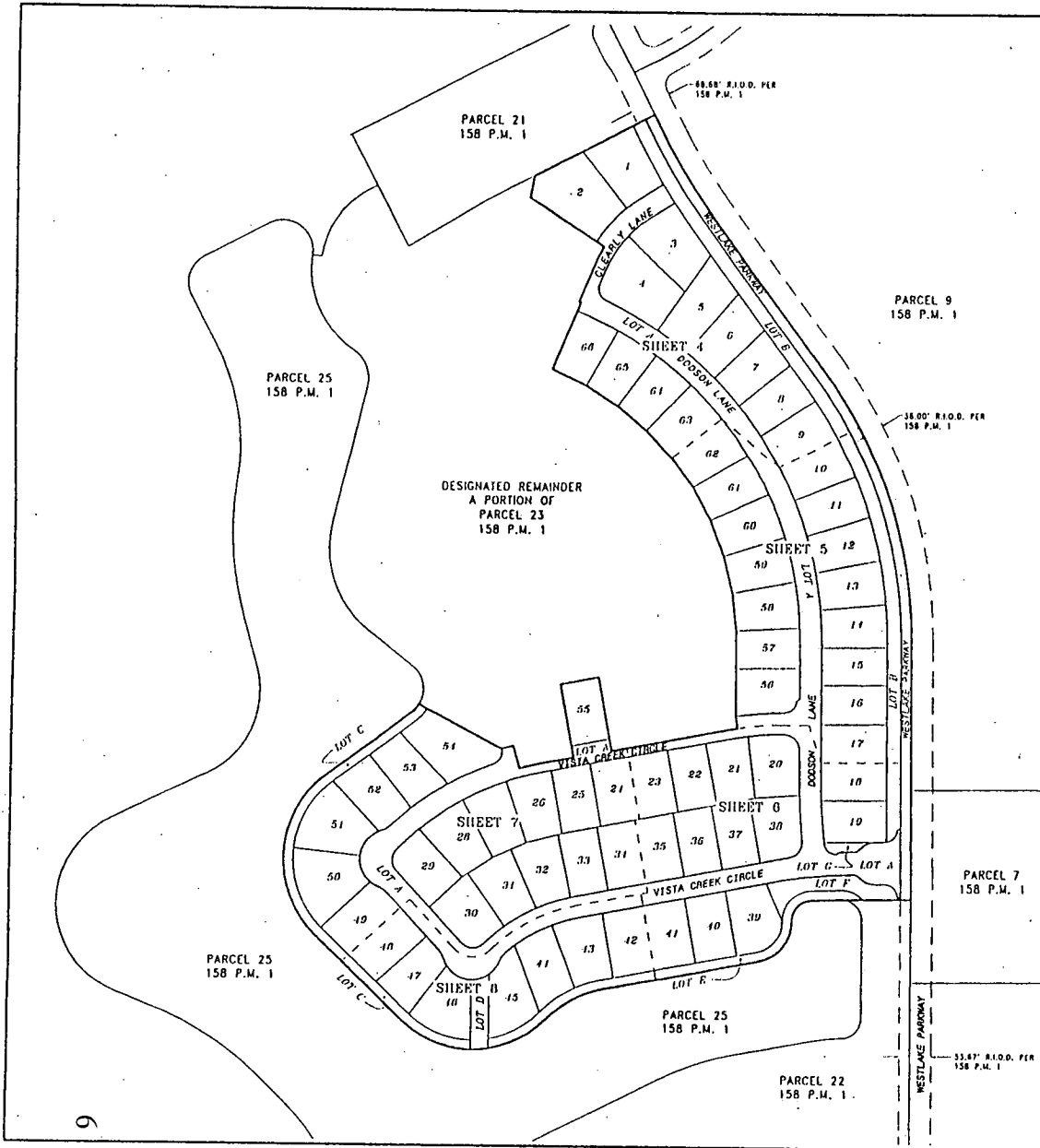
BEING A PORTION OF PARCEL 23 OF THE WESTBOROUGH MASTER PARCEL MAP RECORDED III
BOOK 158 OF PARCEL MAPS, AT PAGE 1, SACRAMENTO COUNTY RECORDS, CITY OF
SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS THE SOUTHEAST CORNER OF SAID PARCEL 23; THENCE
ALONG THE BOUNDARY LINE OF SAID PARCEL 23, SOUTH 89°28'57" WEST, A DISTANCE OF
16.33 FEET; THENCE SOUTH 88°17'46" WEST, A DISTANCE OF 50.01 FEET; THENCE ALONG A
NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 33.00 FEET,
SOUTHERLY 52.66 FEET THROUGH A CENTRAL ANGLE OF 91°25'51" AND TO WHICH A RADIAL
LINE BEARS NORTH 00°33'29" WEST; THENCE ALONG A REVERSE CURVE CONCAVE TO THE
NORTHWEST, HAVING A RADIUS OF 67.00 FEET, SOUTHWESTERLY 95.03 FEET THROUGH A
CENTRAL ANGLE OF 81°16'08"; THENCE SOUTH 79°16'48" WEST, A DISTANCE OF 265.56 FEET;
THENCE ALONG A TANGENT CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 183.00
FEET, SOUTHWESTERLY 114.45 FEET THROUGH A CENTRAL ANGLE OF 35°49'58"; THENCE
ALONG A REVERSE CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 166.00 FEET,
WESTERLY 262.22 FEET THROUGH A CENTRAL ANGLE OF 90°30'22"; THENCE NORTH 46°02'48"
WEST, A DISTANCE OF 211.71 FEET; THENCE ALONG A TANGENT CURVE CONCAVE TO THE
EAST, HAVING A RADIUS OF 176.00 FEET, NORTHEASTERLY 302.98 FEET THROUGH A CENTRAL
ANGLE OF 98°38'05";
THENCE NORTH 52°34'21" EAST, A DISTANCE OF 181.72 FEET; THENCE ALONG A
NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 49.00 FEET,
NORTHEASTERLY 15.52 FEET THROUGH A CENTRAL ANGLE OF 18°09'10" AND TO WHICH A
RADIAL LINE BEARS SOUTH 39°59'02" EAST; THENCE LEAVING SAID BOUNDARY LINE ALONG
THE FOLLOWING COURSES:
SOUTH 62°25'21" EAST, A DISTANCE OF 158.33 FEET;
NORTH 74°06'49" EAST, A DISTANCE OF 20.50 FEET;
SOUTH 15°53'11" EAST, A DISTANCE OF 40.37 FEET;
THENCE ALONG A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF
500.00 FEET, NORTHEASTERLY 45.08 FEET THROUGH A CENTRAL ANGLE OF 05°09'59" AND TO
WHICH A RADIAL LINE BEARS NORTH 15°53'11" WEST; THENCE ALONG THE FOLLOWING
COURSES:

NORTH 79°16'48" EAST, A DISTANCE OF 47.64 FEET;
NORTH 10°43'12" WEST, A DISTANCE OF 125.50 FEET;
NORTH 79°16'48" EAST, A DISTANCE OF 65.00 FEET;
SOUTH 10°43'12" EAST, A DISTANCE OF 125.50 FEET;
NORTH 79°16'48" EAST, A DISTANCE OF 198.74 FEET;
THENCE ALONG A TANGENT CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF
500.00 FEET, NORTHEASTERLY 16.38 FEET THROUGH A CENTRAL ANGLE OF 01°52'38";
THENCE ALONG THE FOLLOWING COURSES:
NORTH 08°50'36" WEST, A DISTANCE OF 20.50 FEET;
NORTH 00°42'40" WEST, A DISTANCE OF 164.58 FEET;
NORTH 06°38'58" WEST, A DISTANCE OF 63.36 FEET;
NORTH 13°51'53" WEST, A DISTANCE OF 63.36 FEET;
NORTH 21°04'48" WEST, A DISTANCE OF 63.36 FEET;
NORTH 28°17'42" WEST, A DISTANCE OF 63.36 FEET;
NORTH 35°30'37" WEST, A DISTANCE OF 63.36 FEET;
NORTH 42°43'32" WEST, A DISTANCE OF 63.36 FEET;
NORTH 49°56'27" WEST, A DISTANCE OF 63.36 FEET;
NORTH 57°09'22" WEST, A DISTANCE OF 63.36 FEET;
NORTH 64°22'17" WEST, A DISTANCE OF 63.36 FEET;
NORTH 22°01'15" EAST, A DISTANCE OF 123.50 FEET;
THENCE ALONG A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF
627.00 FEET, NORTHWESTERLY 3.38 FEET THROUGH A CENTRAL ANGLE OF 00°18'32" AND TO
WHICH A RADIAL LINE BEARS NORTH 22°01'15" EAST;
THENCE NORTH 21°42'43" EAST, A DISTANCE OF 63.60 FEET; THENCE ALONG A TANGENT
CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS 207.00 FEET, NORTHEASTERLY 38.78
FEET THROUGH A CENTRAL ANGLE OF 10°44'01";
THENCE NORTH 57°33'16" WEST, A DISTANCE OF 148.46 FEET; THENCE NORTH 11°04'03" EAST,
A DISTANCE OF 36.97 FEET TO A POINT IN THE NORTHERLY BOUNDARY LINE OF SAID PARCEL
23; THENCE ALONG SAID NORTH BOUNDARY LINE, NORTH 62°37'40" EAST, A DISTANCE OF
225.93 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 23; THENCE ALONG THE EAST
BOUNDARY LINE OF SAID PARCEL 23, SOUTH 27°22'20" EAST, A DISTANCE OF 57.63 FEET;
THENCE ALONG A TANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF
800.00 FEET, SOUTHEASTERLY 125.14 FEET THROUGH A CENTRAL ANGLE OF 08°57'46";
THENCE SOUTH 36°20'06" EAST, A DISTANCE OF 329.47 FEET; THENCE ALONG A TANGENT
CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 798.50 FEET, SOUTHEASTERLY
499.17 FEET THROUGH A CENTRAL ANGLE OF 35°49'03"; THENCE SOUTH 00°31'03" EAST, A
DISTANCE OF 431.91 FEET TO THE POINT OF BEGINNING.

CONTAINING 16.80 ACRES, MORE OR LESS.

EXHIBIT "A-2"



NOTES

1. ALL CURVES ARE DIMENSIONED WITH RADIUS, DELTA AND ARC LENGTH. ALL DISTANCES SHOWN ARE FEET AND DECIMALS THEREOF.
2. TOTAL AREA FOR THIS SUBDIVISION IS 16.80± ACRES GROSS, CONSISTING OF 66 RESIDENTIAL BUILDING LOTS AND 7 MISCELLANEOUS LOTS.
3. LOTS A, B, C, E, F, AND G SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
4. LOTS B, F AND G ARE SHOWN HEREON ARE DESIGNATED FOR LANDSCAPING PURPOSES.
5. LOT A AS SHOWN HEREON IS DESIGNATED AS "PRIVATE" STREETS FOR THE BENEFIT AND GENERAL USE OF LOTS 1 THROUGH 66.
6. LOT D SHALL BE GRANTED IN FEE TO THE CITY OF SACRAMENTO.
7. LOTS C AND E IS DESIGNATED AS A PEDESIRIAN PATH AND DRAINAGE EASEMENT.
8. THE ROADWAY IRREVOCABLE OFFER OF DEDICATION (R.I.O.D.) PER 158 P.M. 1, NOT SHOWN HEREON IS ABANDONED PURSUANT TO SECTION 66499.20 1/2 OF THE GOVERNMENT CODE.
9. THE IRREVOCABLE OFFER OF DEDICATION DRAINAGE EASEMENT (I.O.D.E.) PER 158 P.M. 1, NOT SHOWN HEREON IS ABANDONED PURSUANT TO SECTION 66499.20 1/2 OF THE GOVERNMENT CODE.
10. AREAS FOR LETTERED LOTS ARE AS FOLLOWS:
 LOT A: 5.95 ACRES LOT D: 0.08 ACRES LOT C: 0.02 ACRES
 LOT B: 0.70 ACRES LOT E: 0.26 ACRES
 LOT F: 0.30 ACRES LOT G: 0.14 ACRES

LEGEND

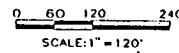
- DIMENSION POINT
- ├ SET 5/8" REBAR CAPPED L.S. 6815 AT ALL REAR LOT CORNERS AND ALL FRONT LOT CORNERS OR 1" BRASS DISK L.S. 6815 AT 1.00' PROJECTION OF PROPERTY LINE ONTO SIDEWALK FOR FRONT CORNERS.
- ⊙ SET 1-1/2" LONG x 1/4" DIA. PK NAIL
- ⊗ SET 1-1/4" IRON PIPE TAGGED "P.L.S. 6815"
- ⊠ FOUND MONUMENT AS NOTED
- ⊕ SET WELL MONUMENT PER CITY STANDARDS STAMPED "P.L.S. 6815".
B.M. -----
- (R) RADIAL LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- R.I.O.D. ROADWAY IRREVOCABLE OFFER OF DEDICATION PER 158 P.M. 1
- DELTA XX' XX' XX'

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS BETWEEN FOUND MONUMENTS AS SHOWN ON A RECORD OF SURVEY RECORDED IN BOOK 42 OF RECORD OF SURVEYS, AT PAGE 14, IN SAID COUNTY. SAID LINE IS TAKEN TO BEAR NORTH 28°19'35" WEST. RECORDER, THE BEARING BETWEEN SAID MONUMENTS IS TAKEN TO BEAR NORTH 79°16'40" EAST. SEE SHEET 6 OF B.

REFERENCES

- (1) 158 P.M. 1 WESTBOROUGH MASTER PARCEL MAP.



**FINAL MAP OF
WESTBOROUGH
VILLAGE 5 PHASE 1**

BEING A PORTION OF PARCEL 23 OF THE WESTBOROUGH MASTER PARCEL MAP FILED IN 158 P.M. 1, SACRAMENTO COUNTY RECORDS AND SITUATE WITHIN SECTION 4, T.9 N., R.4 E., M.D.M. CITY OF SACRAMENTO STATE OF CALIFORNIA

CIVIL ENGINEERING
SURVEYING
PLANNING

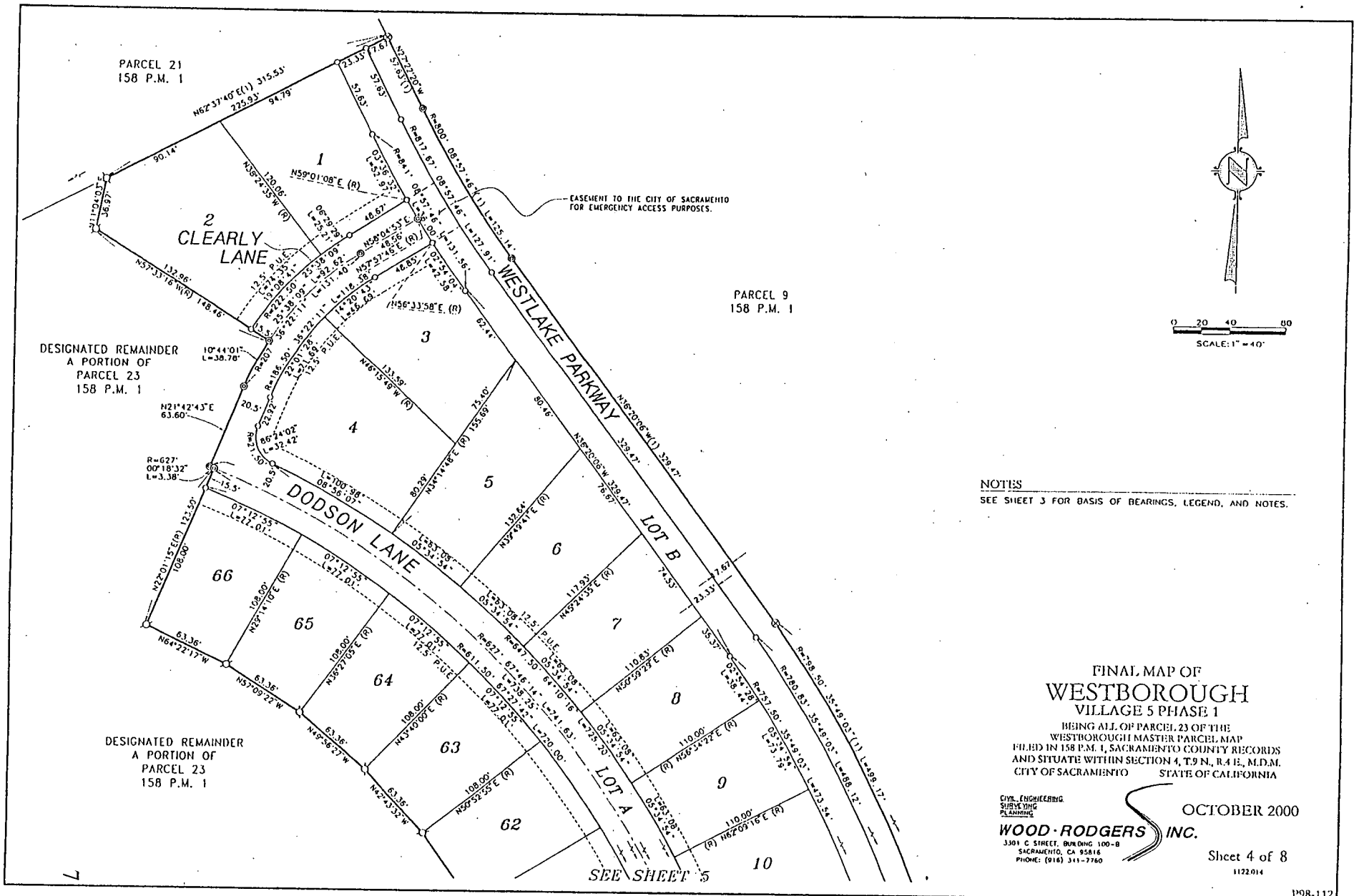
WOOD · RODGERS INC.

3301 C STREET, BUILDING 100-B
SACRAMENTO, CA 95816
PHONE: (916) 341-7760

OCTOBER 2000

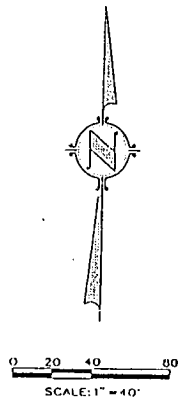
Sheet 3 of 8

1122014
P98-112



EASEMENT TO THE CITY OF SACRAMENTO FOR EMERGENCY ACCESS PURPOSES.

PARCEL 9
158 P.M. 1



DESIGNATED REMAINDER
A PORTION OF
PARCEL 23
158 P.M. 1

DESIGNATED REMAINDER
A PORTION OF
PARCEL 23
158 P.M. 1

NOTES
SEE SHEET 3 FOR BASIS OF BEARINGS, LEGEND, AND NOTES.

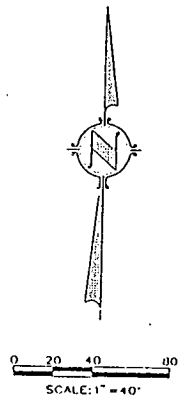
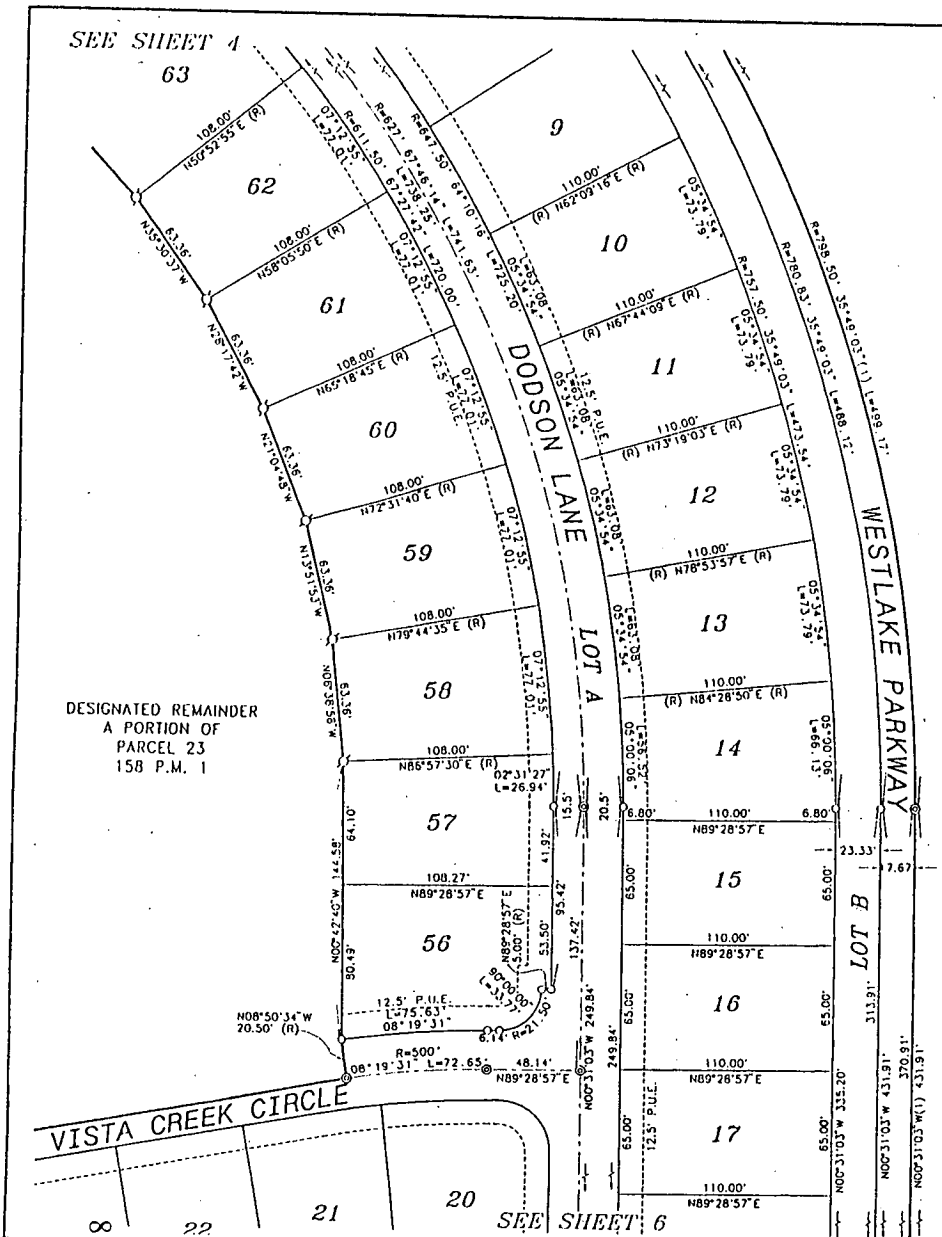
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CITY OF SACRAMENTO STATE OF CALIFORNIA

CIVIL ENGINEERING
SURVEYING
PLANNING
WOOD · RODGERS INC.
3301 C STREET, BUILDING 100-B
SACRAMENTO, CA 95816
PHONE: (916) 311-7760

OCTOBER 2000

Sheet 4 of 8
1122014



PARCEL 9
158 P.M. 1

NOTES
SEE SHEET 3 FOR BASIS OF BEARINGS, LEGEND, AND NOTES.

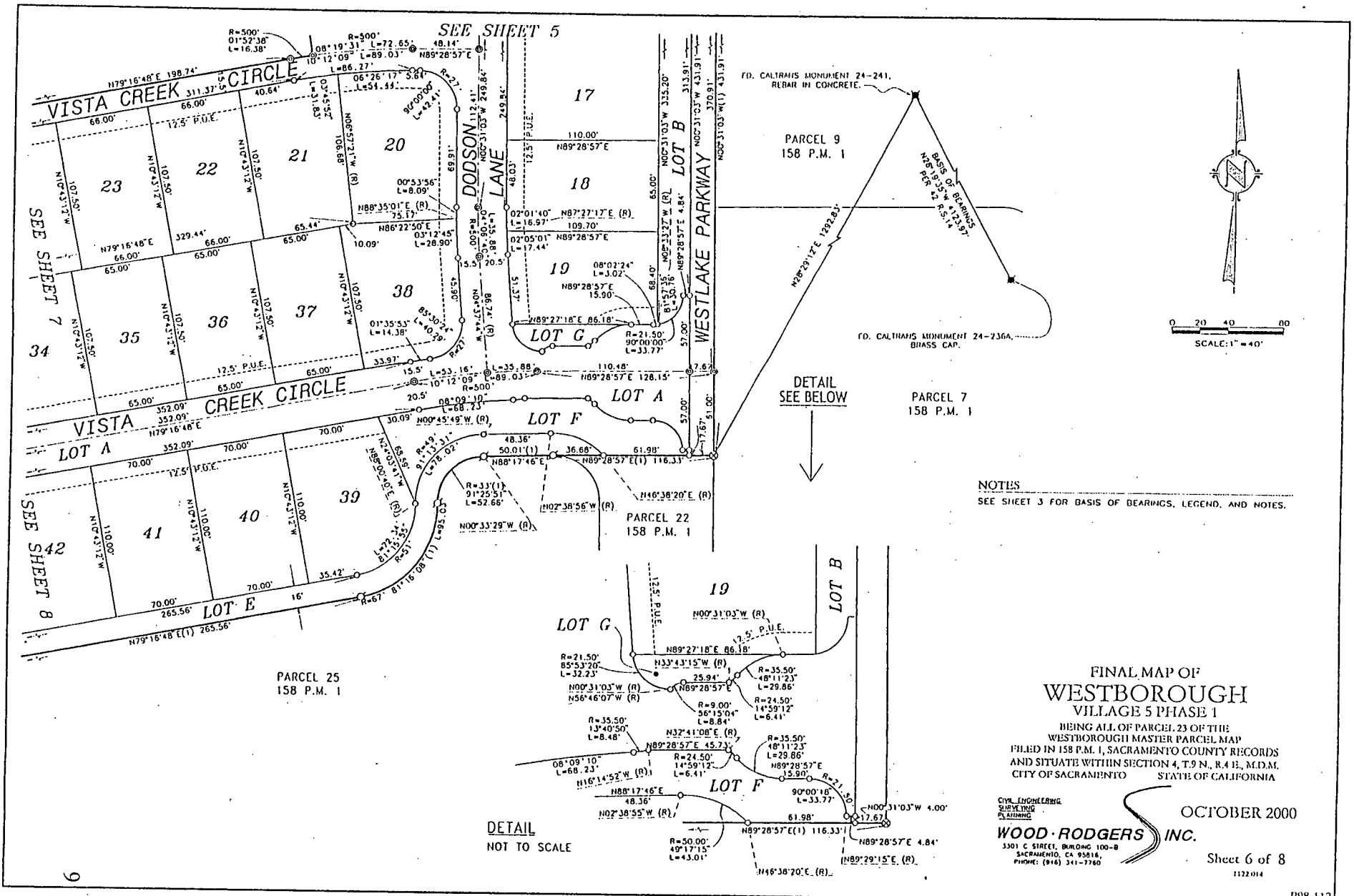
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CITY OF SACRAMENTO STATE OF CALIFORNIA

CITY ENGINEERING
SURVEYING
PLANNING
WOOD · RODGERS INC.
3301 C STREET, BUILDING 100-B
SACRAMENTO, CA 95814
PHONE: (916) 341-7760

OCTOBER 2000

Sheet 5 of 8
1122.014



0 20 40 80
SCALE: 1" = 40'

NOTES
SEE SHEET 3 FOR BASIS OF BEARINGS, LEGEND, AND NOTES.

FINAL MAP OF WESTBOROUGH VILLAGE 5 PHASE 1

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CIVIL ENGINEERING SURVEYING PLANNING
WOOD · RODGERS INC.
5301 C STREET, BUILDING 100-B
SACRAMENTO, CA 95816
PHONE: (916) 341-7760

OCTOBER 2000

Sheet 6 of 8
1122014

DETAIL
NOT TO SCALE

DETAIL
SEE BELOW

SEE SHEET 7

SEE SHEET 8

SEE SHEET 5



0 20 40 80
SCALE: 1" = 40'

SEE SHEET 6

NOTES
SEE SHEET 3 FOR BASIS OF BEARINGS, LEGEND, AND NOTES.

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CITY OF SACRAMENTO STATE OF CALIFORNIA

CIVIL ENGINEERING
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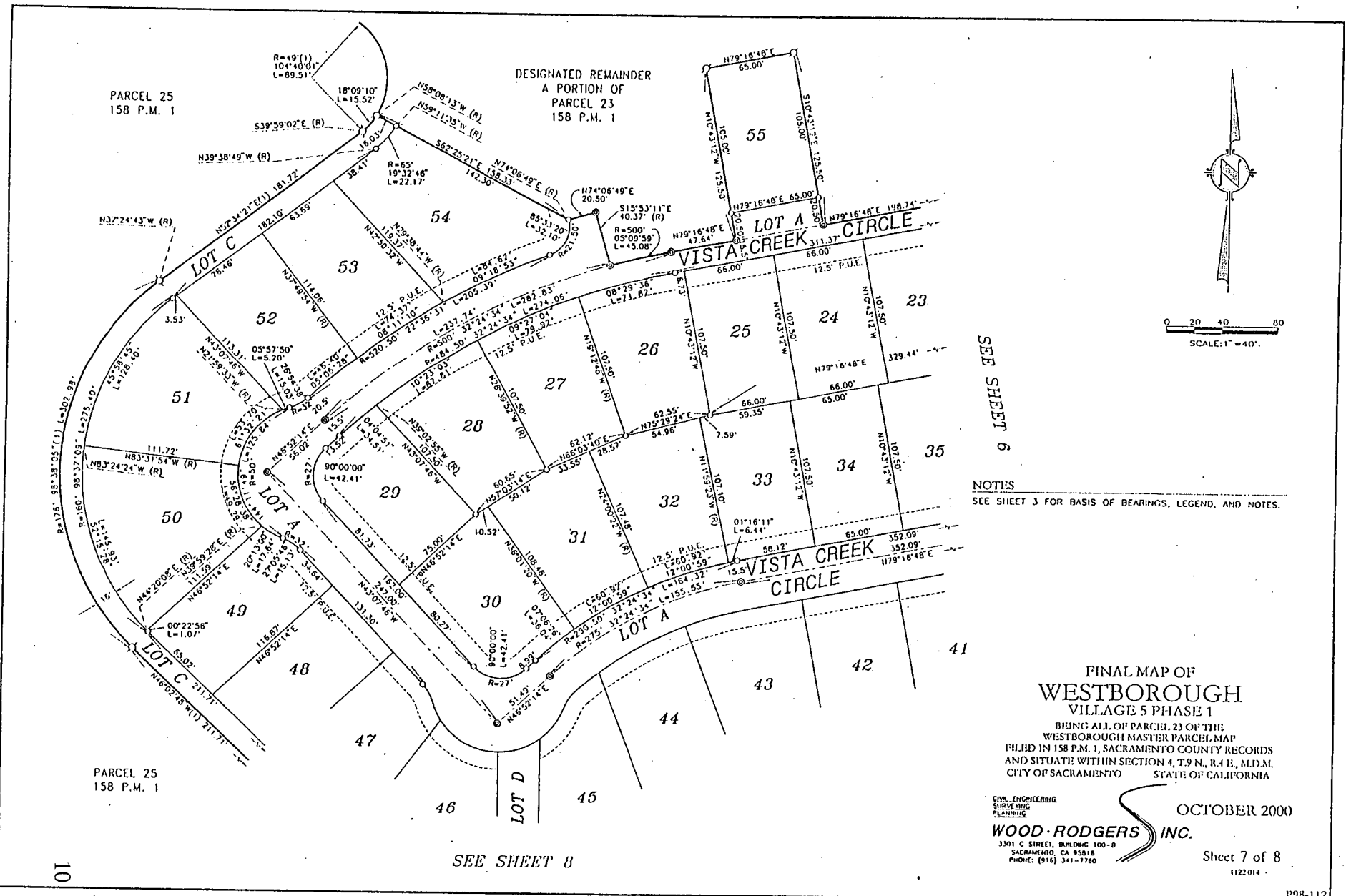
WOOD · RODGERS INC.

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PHONE: (916) 341-7760

OCTOBER 2000

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PARCEL 25
158 P.M. 1

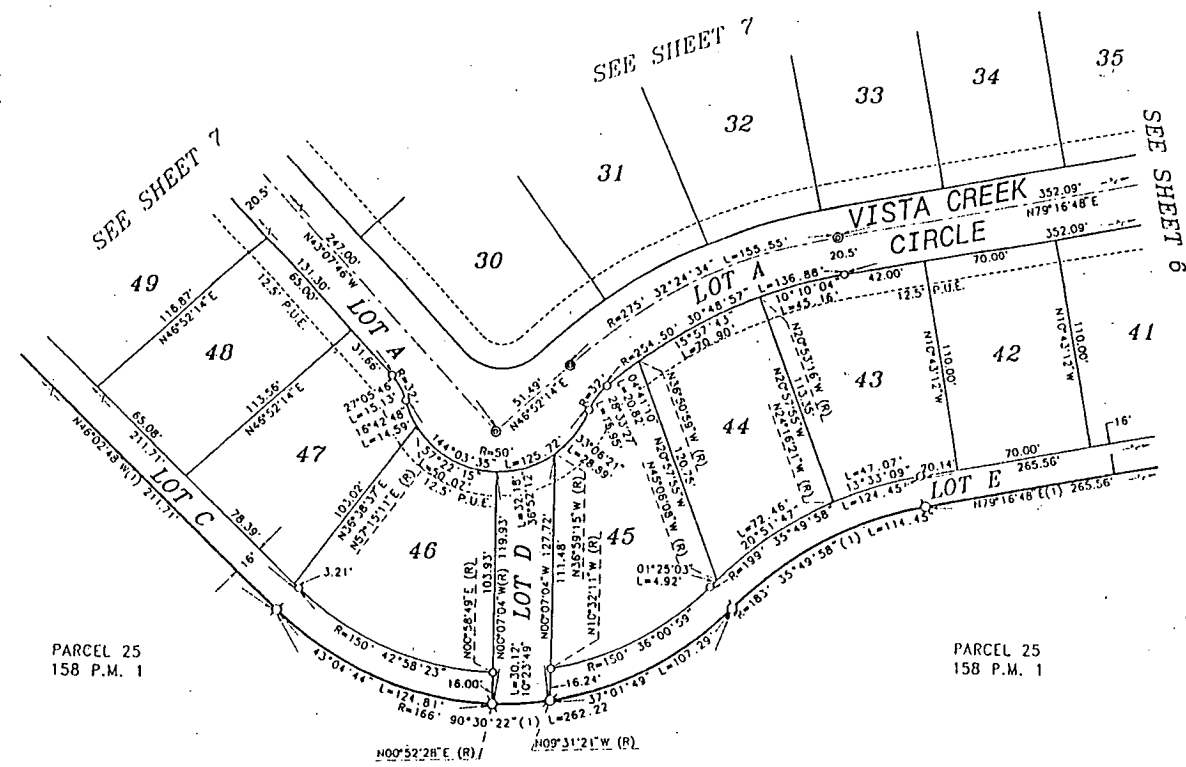
DESIGNATED REMAINDER
A PORTION OF
PARCEL 23
158 P.M. 1

PARCEL 25
158 P.M. 1

SEE SHEET 8



0 20 40 80
SCALE: 1" = 40'



PARCEL 25
158 P.M. 1

PARCEL 25
158 P.M. 1

NOTES
SEE SHEET 3 FOR BASIS OF BEARINGS, LEGEND, AND NOTES.

FINAL MAP OF
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VILLAGE 5 PHASE 1

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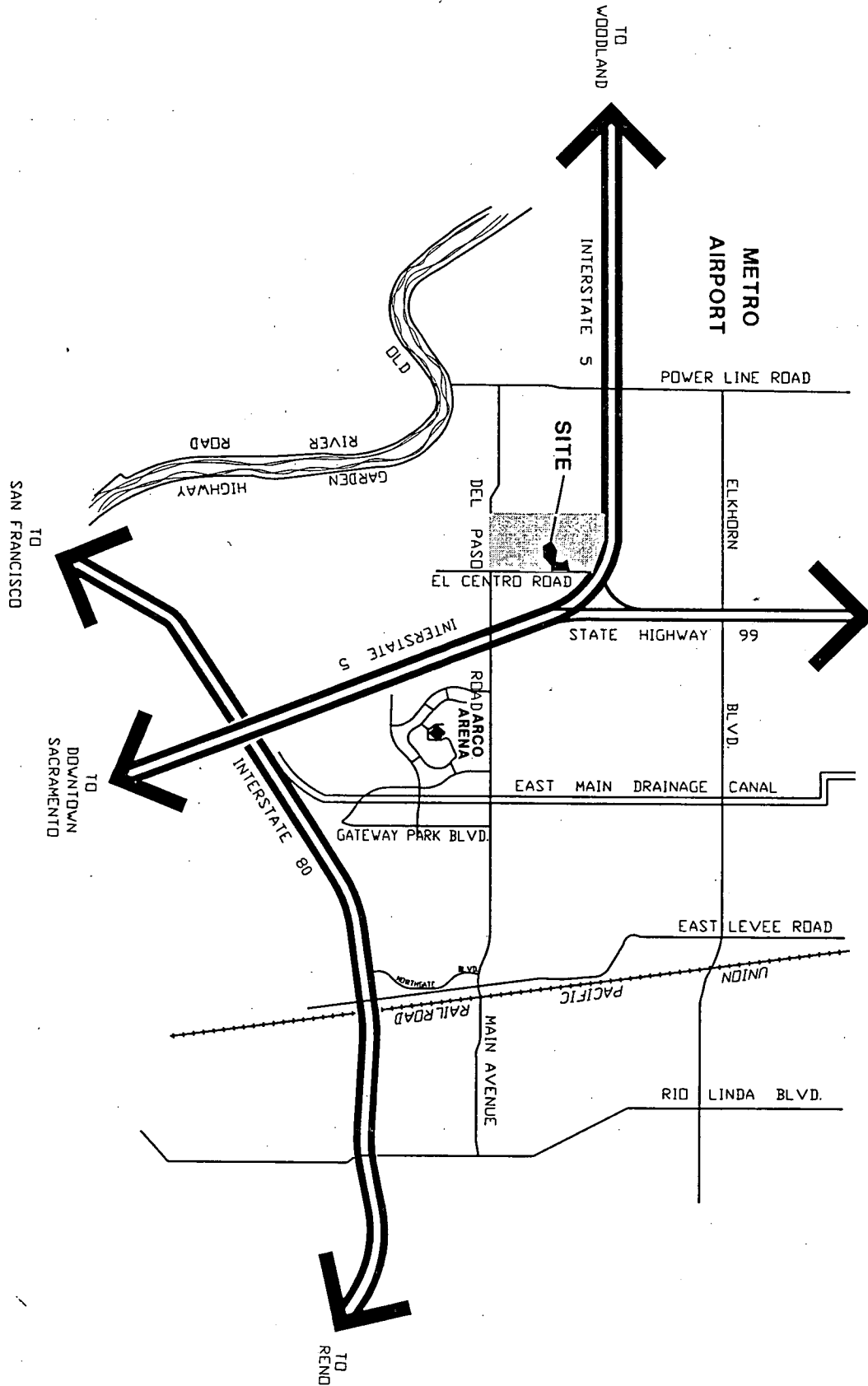
OCTOBER 2000

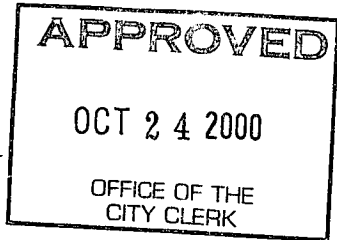
Sheet 8 of 8

1122.014

P98-112

EXHIBIT "A-9"





RESOLUTION NO. 2000-605

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

APPROVING FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT ENTITLED "WESTBOROUGH VILLAGE 5 PHASE 1" (P98-112)

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

- A. The Final Map for Westborough Village 5 Phase 1, located in North Natomas - West of El Centro Road, North of Del Paso 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 LW1, LLC., a Delaware 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\P98-112WestboroughVillage5Ph1ccltr
09.2700

14

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____