

3.6

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

May 9, 2003

City Council  
Sacramento, California

Q6 2003 - 087

Honorable Members in Session:

**SUBJECT: APPROVAL OF FINAL MAP AND SUBDIVISION IMPROVEMENT  
AGREEMENT FOR "PARKVIEW VILLAGE 5" (P00-023)**

**LOCATION AND COUNCIL DISTRICT:**

North Natomas - east of Duckhorn Drive and north of San Juan Road  
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 5.

**CONTACT PERSONS:**

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

**FOR COUNCIL MEETING OF:** May 27, 2003

**SUMMARY:**

On January 24, 2002, the City Planning Commission approved a Tentative Subdivision Map by adopting a Notice of Decision. The subdivider, Kimball Hill Homes California, Inc., a California 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 5  
May 9, 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, Kimball Hill Homes California, Inc., a California 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.

The improvements for this subdivision include various traffic calming and pedestrian safety devices consistent with the Pedestrian Safety Strategy adopted by the City Council in January 2003. The Pedestrian Safety Strategy was prepared in accordance with the City Strategic Plan.

City Council  
Final Map for Parkview Village 5  
May 9, 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:**

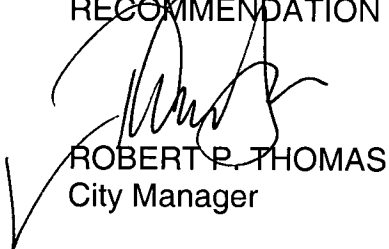
City Council adoption of the attached resolution is not affected by City policy related to the ESBD Program.

Respectfully submitted,



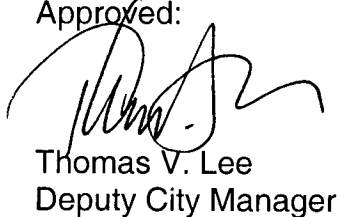
Gary Alm,  
Manager, Development Services

RECOMMENDATION APPROVED:



ROBERT P. THOMAS  
City Manager

Approved:

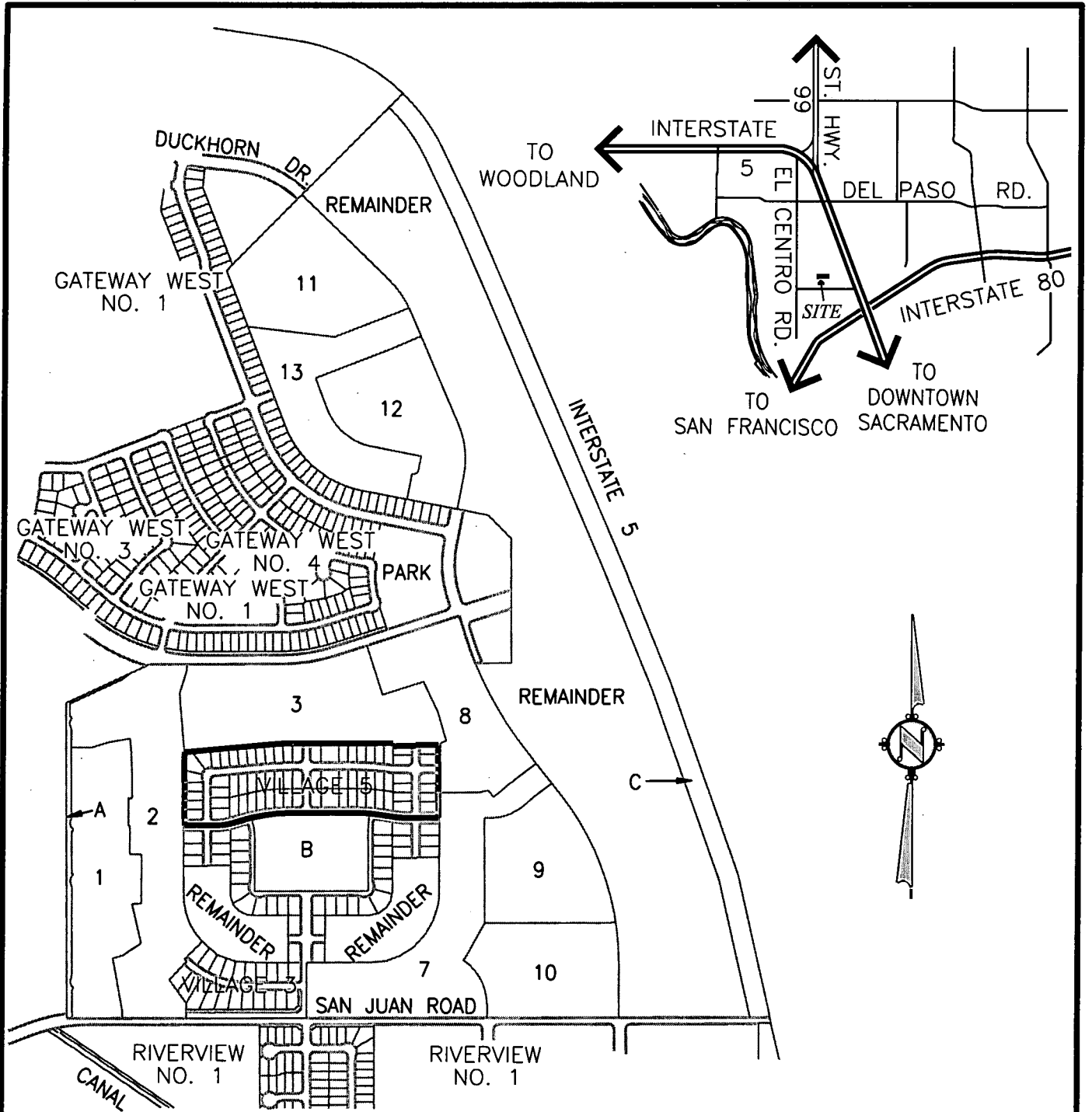


Thomas V. Lee  
Deputy City Manager

FB/sr

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



SCALE: 1" = 800'

# PARKVIEW VILLAGE 5



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3301 C St., Bldg. 100-B Tel 916.341.7760  
Sacramento, CA 95816 Fax 916.341.7767

OWNER'S STATEMENT

THE UNDERSIGNED HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP OF PARKVIEW VILLAGE NO. 5 AND OFFER FOR DEDICATION AND DO HEREBY DEDICATE TO ANY AND ALL PUBLIC USES, THE DRIVE, STREET AND WAYS SHOWN HEREON AND ALSO OFFER FOR DEDICATION AND DO HEREBY DEDICATE FOR SPECIFIC PURPOSES THE FOLLOWING:

- A. EASEMENTS FOR PLANTING AND MAINTAINING TREES, INSTALLING AND MAINTAINING ELECTROLERS, GAS PIPES, SEWER, WATER, AND UNDERGROUND WIRES AND CONDUITS FOR CABLE TELEVISION, ELECTRIC, AND TELEPHONE SERVICES TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER AND ACROSS STRIPS OF 12.5 FEET IN WIDTH LYING CONTIGUOUS TO THE DRIVE, STREET AND WAYS 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 DRIVE, STREET, AND WAYS SHOWN HEREON.

KIMBALL HILL HOMES CALIFORNIA, INC.  
A CALIFORNIA CORPORATION

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

NOTARY'S ACKNOWLEDGEMENT

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

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 200\_\_\_\_, BEFORE ME, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED, \_\_\_\_\_

I PERSONALLY KNOWN TO ME OR  I 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 5**

SUBDIVISION NO. P00-022.6

ALL OF PARCEL 4  
OF THE MASTER PARCEL MAP OF PARKVIEW FILED IN 169 P.M. 2  
SACRAMENTO COUNTY RECORDS AND SITUATE WITHIN  
SECTION 15, T.9 N., R.4 E., M.D.M.  
CITY OF SACRAMENTO STATE OF CALIFORNIA



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Sacramento, CA 95816 Fax 916.841.7787

MAY 2003

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1109.013

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 KIMBALL HILL HOMES CALIFORNIA, INC. IN MAY 2003. I HEREBY STATE THAT THIS MASTER PARCEL 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 THE COMPLETION OF ALL REQUIRED STREET IMPROVEMENTS, AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATE: \_\_\_\_\_  
MICHAEL E. LONG  
P.L.S 0815 Exp. 09-30-04  
WOOD ROGERS, INC.

LEGAL DESCRIPTION

ALL OF PARCEL 4 AS SHOWN ON THE MAP ENTITLED "MASTER PARCEL MAP OF PARKVIEW", RECORDED IN BOOK 189 OF PARCEL MAPS, AT PAGE 2, SACRAMENTO COUNTY RECORDS, IN THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA.

TRUSTEE'S STATEMENT

AMERICAN SECURITIES COMPANY, A CORPORATION, AS TRUSTEE UNDER DEED OF TRUST RECORDED IN BOOK 20021223, AT PAGE 1903, OFFICIAL RECORDS OF SACRAMENTO COUNTY.

BY: \_\_\_\_\_ BY: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_ PRINT NAME: \_\_\_\_\_

NOTARY'S ACKNOWLEDGEMENT

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

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 200\_\_\_\_, BEFORE ME, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED, \_\_\_\_\_  
 I PERSONALLY KNOWN TO ME OR  I 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: \_\_\_\_\_

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF "PARKVIEW VILLAGE 5", 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 PLAN 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

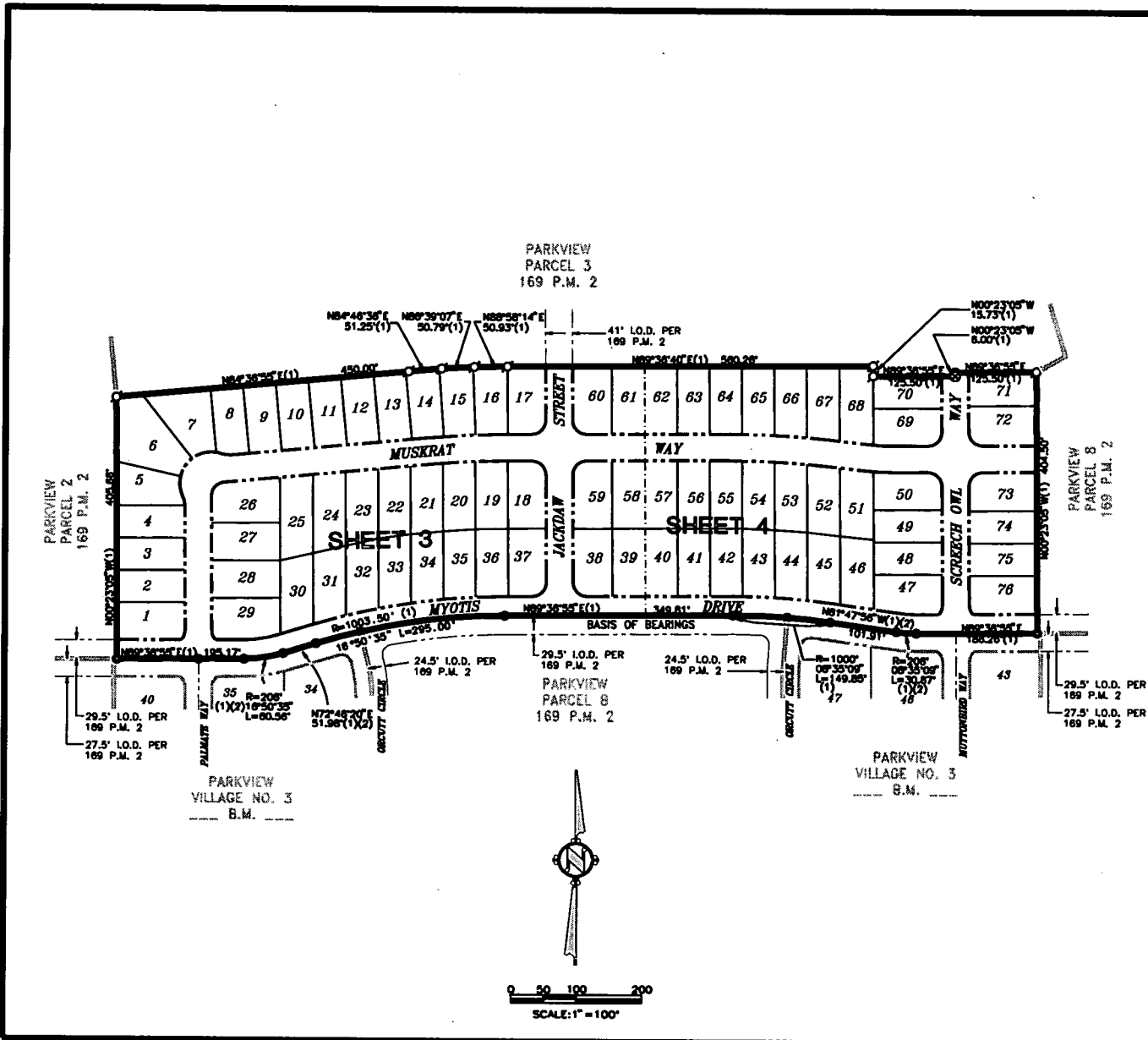
I HEREBY STATE THAT THE CITY COUNCIL OF THE CITY OF SACRAMENTO HAS APPROVED THIS MAP ENTITLED FINAL MAP OF PARKVIEW VILLAGE 5 AND HAS ACCEPTED, SUBJECT TO IMPROVEMENTS, ON BEHALF OF THE PUBLIC, ALL LANDS, RIGHTS-OF-WAY, AND EASEMENTS HEREON OFFERED FOR DEDICATION PURSUANT TO SECTION 664.34 (g) OF THE 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 \_\_\_\_\_, 200\_\_\_\_, AT \_\_\_\_\_ HOURS, \_\_\_\_\_ MINUTES. \_\_\_\_\_ 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: \$ \_\_\_\_\_



**NOTES**

1. ALL CURVE DIMENSIONS SHOWN ARE ARC LENGTH AND DELTA. ALL DISTANCES SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
2. TOTAL AREA OF THIS SUBDIVISION IS 12.8768 ACRES GROSS, CONSISTING OF 78 LOTS.
3. THE IRREVOCABLE OFFER OF DEDICATION PER 169 P.M. 2, NOT SHOWN HEREON, IS ABANDONED PURSUANT TO SECTION 66434(g) OF THE GOVERNMENT CODE.

**LEGEND**

- DIMENSION POINT
- FOUND 1/4" PK NAIL TAGGED LS 6815
- ⊠ SET 1-1/4" IRON PIPE TAGGED LS 6815
- ⊙ SET 1-1/2" LONG x 1/4" DIA. PK NAIL TAGGED LS 6815
- ⊗ SET WELL MONUMENT PER CITY STANDARDS - L.S. 6815
- (R) RADIAL LINE
- DELTA X'X' X'X'
- L.O.D. IRREVOCABLE OFFER OF DEDICATION
- P.U.E. PUBLIC UTILITY EASEMENT
- S.C.R. SACRAMENTO COUNTY RECORDS

**BASIS OF BEARINGS**

THE BASIS OF BEARINGS FOR THIS SURVEY IS BETWEEN FOUND MONUMENTS AS SHOWN ON THAT CERTAIN MASTER PARCEL MAP RECORDED IN BOOK 169 OF PARCEL MAPS, AT PAGE 2, S.C.R. THE BEARING OF WHICH IS NORTH 89°36'55" EAST

**REFERENCES**

- (1) 169 P.M. 2 MASTER PARCEL MAP OF PARKVIEW
- (2) --- B.M. --- FINAL MAP OF PARKVIEW VILLAGE 3

FINAL MAP OF  
**PARKVIEW VILLAGE 5**  
SUBDIVISION NO. P00-022.6

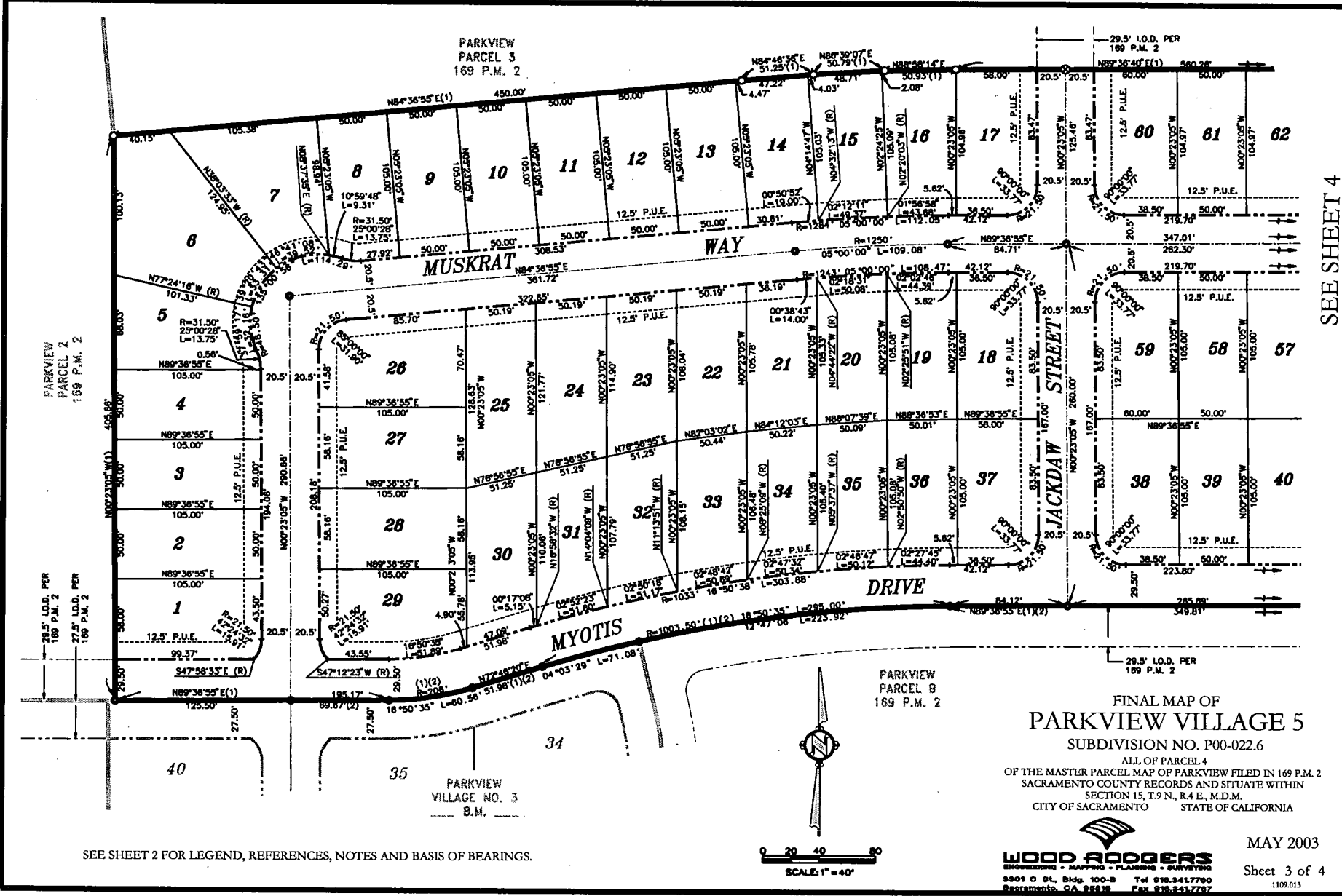
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SEE SHEET 4

ATTACHMENT A-4

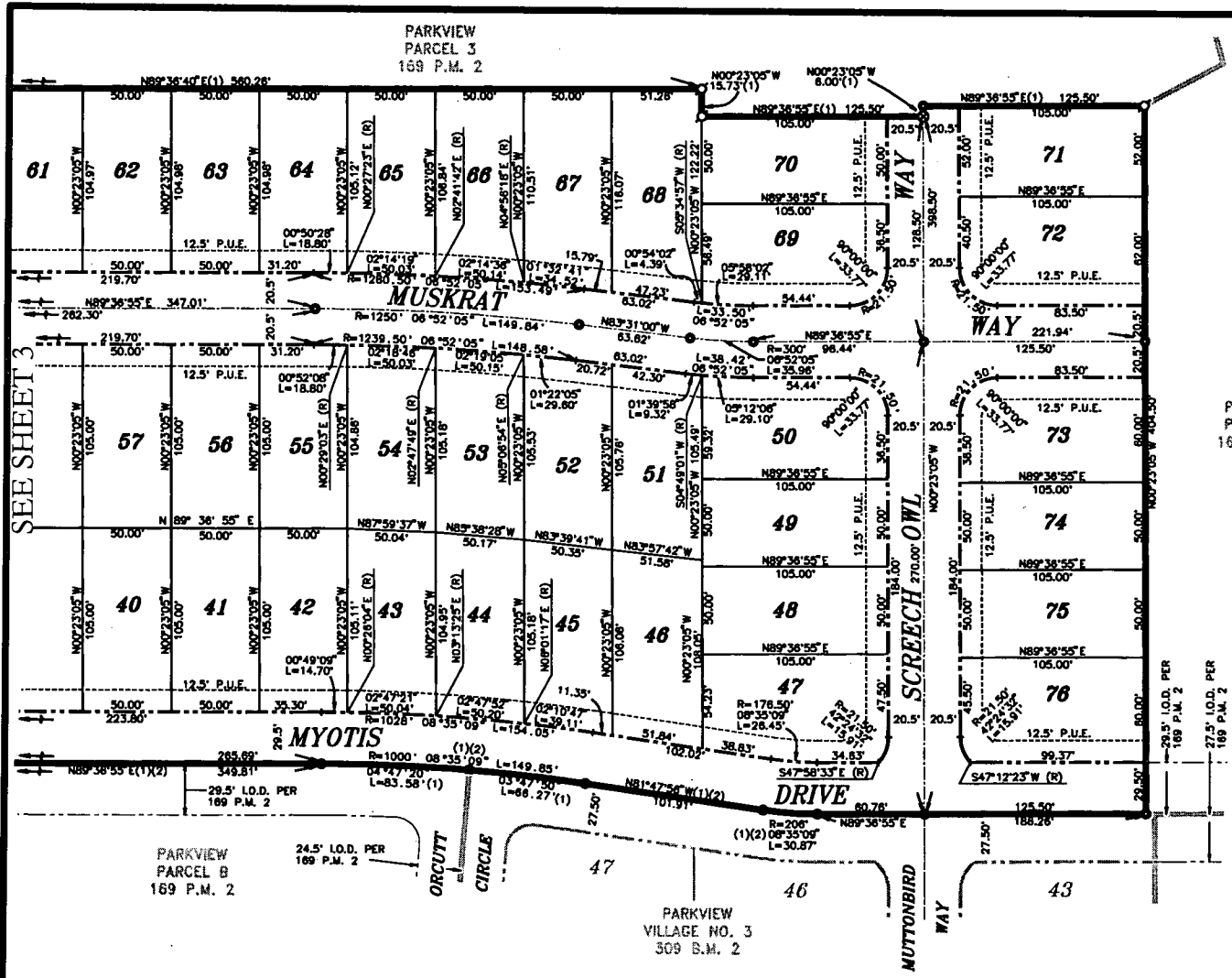


SEE SHEET 2 FOR LEGEND, REFERENCES, NOTES AND BASIS OF BEARINGS.

FINAL MAP OF  
**PARKVIEW VILLAGE 5**  
 SUBDIVISION NO. P00-022.6  
 ALL OF PARCEL 4  
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SEE SHEET 3

PARKVIEW PARCEL B  
169 P.M. 2

24.5' L.O.D. PER  
169 P.M. 2

PARKVIEW VILLAGE NO. 3  
509 B.M. 2

PARKVIEW PARCEL B  
169 P.M. 2

FINAL MAP OF  
**PARKVIEW VILLAGE 5**  
 SUBDIVISION NO. P00-022.6

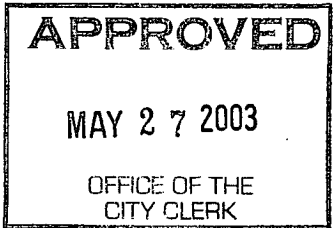
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MAY 2003  
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SEE SHEET 2 FOR LEGEND, REFERENCES, NOTES AND BASIS OF BEARINGS.





RESOLUTION NO. 2003-322

ADOPTED BY THE SACRAMENTO CITY COUNCIL

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

**APPROVING FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT ENTITLED "PARKVIEW VILLAGE 5" (P00-023)**

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

- A. The Final Map for Parkview Village 5, located in North Natomas - east of Duckhorn Drive and north of San Juan 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 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 Kimball Hill Homes California, Inc., a California 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.

ATTEST:

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK

**FOR CITY CLERK USE ONLY**

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

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