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DEPARTMENT OF  
PUBLIC WORKS

CITY OF SACRAMENTO  
CALIFORNIA

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SACRAMENTO, CA 95814-2700

DEVELOPMENT SERVICES DIVISION

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FAX (916) 264-5786

August 6, 2002

City Council  
Sacramento, California

Honorable Members in Session:

AG-2002-153

APPROVED

AUG 27 2002

OFFICE OF THE  
CITY CLERK

**SUBJECT: APPROVAL OF FINAL MAP AND SUBDIVISION IMPROVEMENT  
AGREEMENT FOR "NATOMAS CROSSING VILLAGE 20" (P96-083)**

**LOCATION/COUNCIL DISTRICT:**

South of Arena Boulevard and West of Truxel Road.  
Council District 1

**RECOMMENDATION:**

This report recommends the City Council adopt the attached resolution approving the Final Map and Subdivision Improvement Agreement for Natomas Crossing Village 20.

**CONTACT PERSONS:** Fritz Buchman, Senior Engineer, 264-7493  
Bob Robinson, Supervising Surveyor, 264-8970

**FOR COUNCIL MEETING OF:** August 27, 2002

**SUMMARY:**

On May 22, 1997, the City Planning Commission approved a Tentative Subdivision Map by adopting a Notice of Decision. The subdivider, Kimball Hill Natomas Limited Partnership, a California Limited Partnership, 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 Natomas Crossing Village 20  
July 29, 2002

The Final Map and the Subdivision Improvement Agreement require approval by the City Council. See Exhibits "A-1" through "A-3" for project location.

**COMMITTEE/COMMISSION ACTION:**

None.

**BACKGROUND INFORMATION:**

On May 22, 1997, 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 Natomas Limited Partnership, a California Limited Partnership.

**ENVIRONMENTAL CONSIDERATIONS:**

On May 22, 1997, 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.

City Council  
Final Map for Natomas Crossing Village 20  
July 29, 2002

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:**

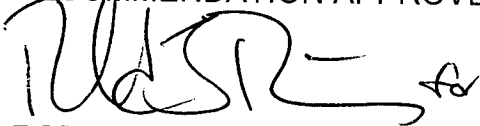
City Council adoption of the attached resolution is not affected by City policy related to the ESBD Program.

Respectfully submitted,



Gary Alm,  
Manager, Development Services

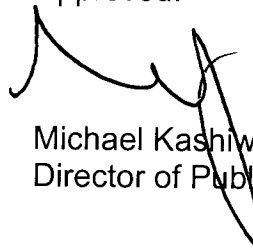
RECOMMENDATION APPROVED:



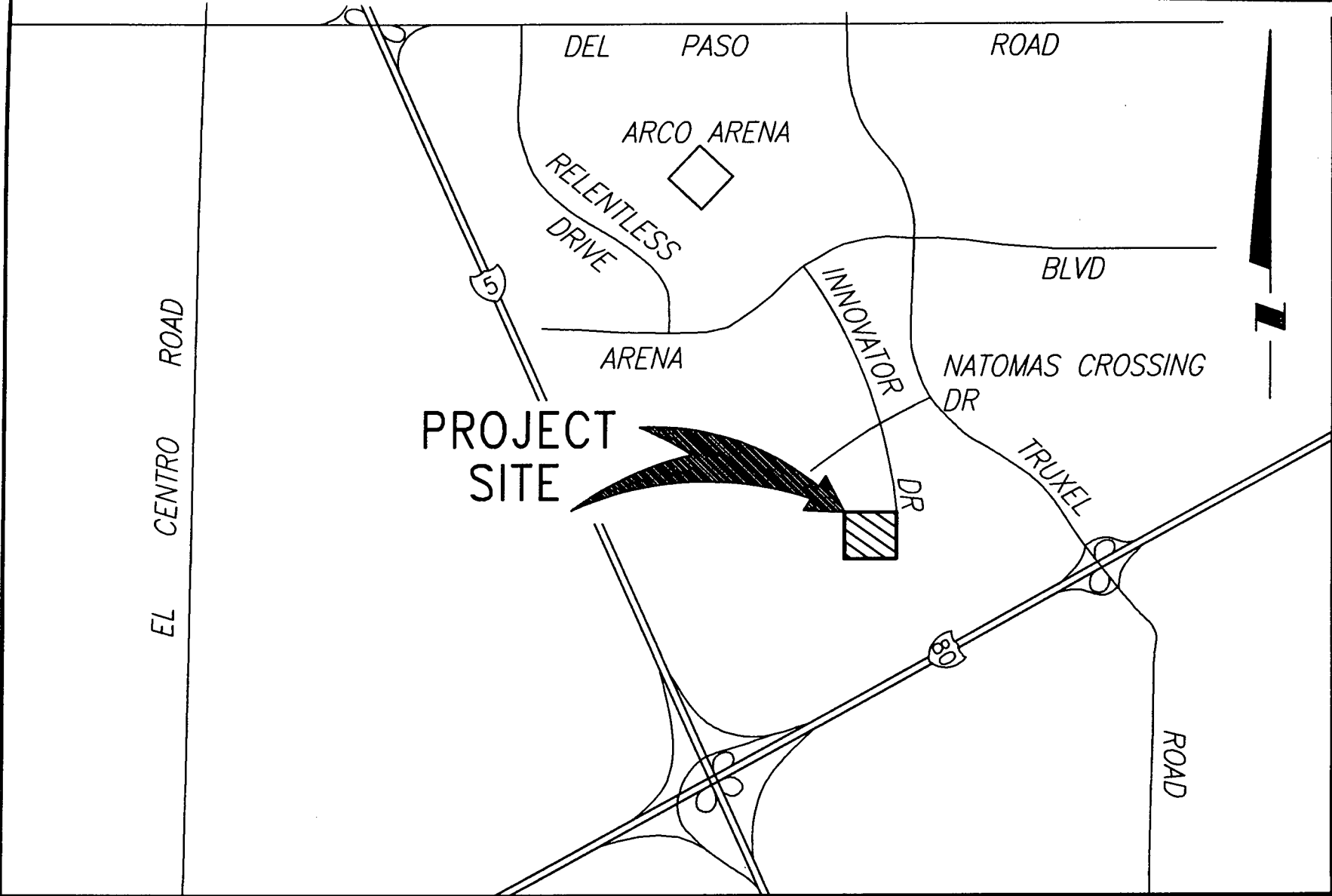
ROBERT P. THOMAS  
City Manager

FB/pt

Approved:



Michael Kashiwagi  
Director of Public Works



# VICINITY MAP

NO SCALE

EXHIBIT "A-1"



NOTES

1. MEASUREMENTS ALONG CURVED LINES ARE CHORD MEASUREMENTS.
2. THIS SUBDIVISION CONTAINS AN AREA OF 10.573 ACRES GROSS, MORE OR LESS.
3. LOT "A" TO BE DEDED TO THE CITY OF SACRAMENTO FOR OPEN SPACE PURPOSES.
4. SET 5/8" REBAR AT REAR LOT CORNERS.
5. ALL RIGHTS OF WAY BEING DEDICATED AND ACCEPTED BY THE CITY OF SACRAMENTO ARE AS AN EXCLUSIVE EASEMENT FOR "PUBLIC USE" UNLESS OTHERWISE NOTED.
6. THE IRREVOCABLE OFFER OF DEDICATION PUBLIC UTILITY EASEMENT (P.U.E.) PER 155 P.M. 13 NOT SHOWN HEREIN IS ABANDONED PURSUANT TO SECTION 86490.20 1/2 OF THE GOVERNMENT CODE.
7. THE ROADWAY IRREVOCABLE OFFER OF DEDICATION (R.O.D.) PER 155 P.M. 13 NOT SHOWN HEREIN IS ABANDONED PURSUANT TO SECTION 86490.20 1/2 OF THE GOVERNMENT CODE.

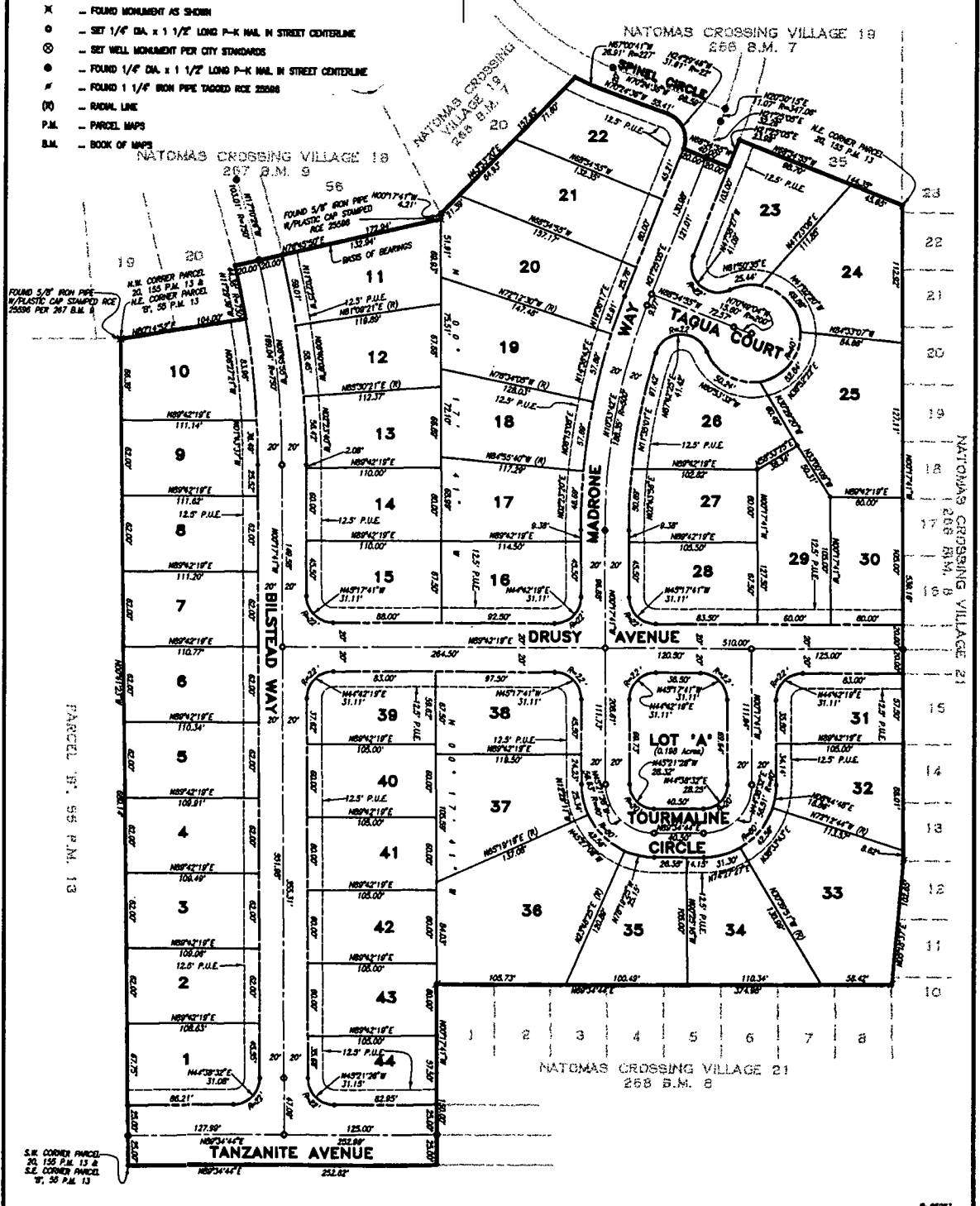
LEGEND

- PUBLIC UTILITY EASEMENT (P.U.E.) LINE
- CENTERLINE
- o - DIMENSION POINT
- x - FOUND MONUMENT AS SHOWN
- o - SET 1/4" DIA. x 1 1/2" LONG P-K NAIL IN STREET CENTERLINE
- o - SET WELL MONUMENT PER CITY STANDARDS
- o - SET 1/4" DIA. x 1 1/2" LONG P-K NAIL IN STREET CENTERLINE
- # - FOUND 1 1/4" IRON PIPE TAGGED RICE 25586
- (R) - RADIAL LINE
- P.M. - PARCEL MAPS
- S.M. - BOOK OF MAPS

**PLAT OF  
NATOMAS CROSSING VILLAGE 20  
SUBDIVISION NO. P96-083**  
 BEING PARCEL 20 AND A PORTION OF PARCEL 19 OF MASTER PARCEL MAP OF NATOMAS CROSSING (265 P.M. 13)  
 CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, CALIFORNIA  
 JULY, 2002  
 MURRAY SMITH & ASSOCIATES  
 SHEET 2 OF 2

BASES OF BEARINGS

THE BASES OF BEARINGS FOR THIS PLAT IS THE SOUTH LINE OF LOT 56, AS SHOWN ON THAT CERTAIN PLAT OF NATOMAS CROSSING VILLAGE 19 (267 S.M. 9) AND ESTABLISHED BY FOUND MONUMENTS SHOWN HEREON. THE BEARINGS AS SHOWN ON SAID PLAT IS S79°45'00" W.



**APPROVED**  
AUG 27 2002  
OFFICE OF THE  
CITY CLERK

**RESOLUTION NO. 2002 - 565**

ADOPTED BY THE SACRAMENTO CITY COUNCIL

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

**APPROVING FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT ENTITLED  
"NATOMAS CROSSING VILLAGE 20" (P96-083)**

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

- A. The Final Map for Natomas Crossing Village 20, located south of Arena Boulevard and west of Truxel 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 Natomas Limited Partnership, a California Limited Partnership 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.

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**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

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**FOR CITY CLERK USE ONLY**

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

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