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CITY OF SACRAMENTO
CALIFORNIA

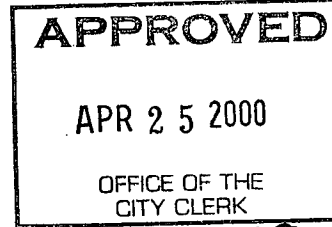
DEPARTMENT OF
PUBLIC WORKS

TECHNICAL SERVICES DIVISION

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

April 5, 2000

City Council
Sacramento, California



Honorable Members in Session:

**SUBJECT: APPROVAL OF FINAL MAP AND SUBDIVISION IMPROVEMENT
AGREEMENT FOR NATOMAS CROSSING UNIT 23 - (P96-083)**

LOCATION/COUNCIL DISTRICT:

Southwest of Natomas and Stadium Boulevards
Council District 1

RECOMMENDATION:

This report recommends the City Council approve the attached resolution for the Final Map and Subdivision Improvement Agreement for Natomas Crossing Unit 23.

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

FOR COUNCIL MEETING OF: April 25, 2000

SUMMARY:

On July 22, 1999, 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, Ryland Homes of California, Inc. 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. The Final Map and the Subdivision Improvement

City Council
Final Map for Natomas Crossing Unit 23
April 5, 2000

Agreement require approval by the City Council.

COMMITTEE/COMMISSION ACTION:

None.

BACKGROUND INFORMATION:

On July 22, 1999, the Planning Commission approved a Tentative subdivision Map by adopting a Notice of Decision.

Pursuant to Sacramento City Code, Chapter 40.07.711, 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 40 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, Ryland Homes of California, Inc.

ENVIRONMENTAL CONSIDERATIONS:

On July 22, 1999, 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 40.07.711, 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 40 of the City Code, applicable at the time of conditional approval of the Tentative Map.

City Council
Final Map for Natomas Crossing Unit 23
April 5, 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:\SWrkGrps\Docs\devsvs\council\196-08 NatomasCrossing\Unit23\cltr
04.0500



RESOLUTION NO. 2000-174

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

APPROVING FINAL MAP ENTITLED "NATOMAS CROSSING UNIT 23" AND SUBDIVISION IMPROVEMENT AGREEMENT (P96-083)

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

- A. The Final Map for Natomas Crossing Unit 23, located southwest of Natomas and Stadium Boulevards with provisions for its design and improvement, is consistent with the North Natomas Community Plan. See Exhibit "A" for project location.
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 offers of dedication 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 Ryland Homes of California, Inc., to provide for the subdivision improvements required by the Subdivision Map Act and Title 40 (Subdivision Regulations) of the Sacramento City Code.

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

S:/TSWrkGp/s/dev/svs/council/P96-083NatomasCrossing/Unit23cltr
04.0500

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FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

EXHIBIT "A"

FINAL MAP OF
NATOMAS CROSSING VILLAGE 23
 A PORTION OF PARCELS 22 & 23 OF "MASTER PARCEL MAP OF
 NATOMAS CROSSING", 155 P.M. 13
 CITY OF SACRAMENTO, CALIFORNIA
 APRIL, 2000
The Splink Corporation
 SHEET 2 OF 2

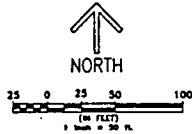
PARCEL 9
 MASTER PARCEL MAP OF
 NATOMAS CROSSING
 155 P.M. 13

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL WITH THAT OF THE EASTERLY BOUNDARY OF NATOMAS CROSSING VILLAGE 21, AS SHOWN ON 268 B.M. 8, FROM WHICH BETWEEN FOUND MONUMENTS THE BEARING GIVEN AS N 00° 17' 41" W.

NOTES:

1. THIS SUBDIVISION CONTAINS 7.022 ACRES, GROSS.
2. ALL REAR PROPERTY CORNERS WILL BE MARKED BY A 5/8" X 2" REBAR AND CAP STAMPED "R.C.E. 25596".
3. ALL CURVED DISTANCES ARE CHORD MEASUREMENT.

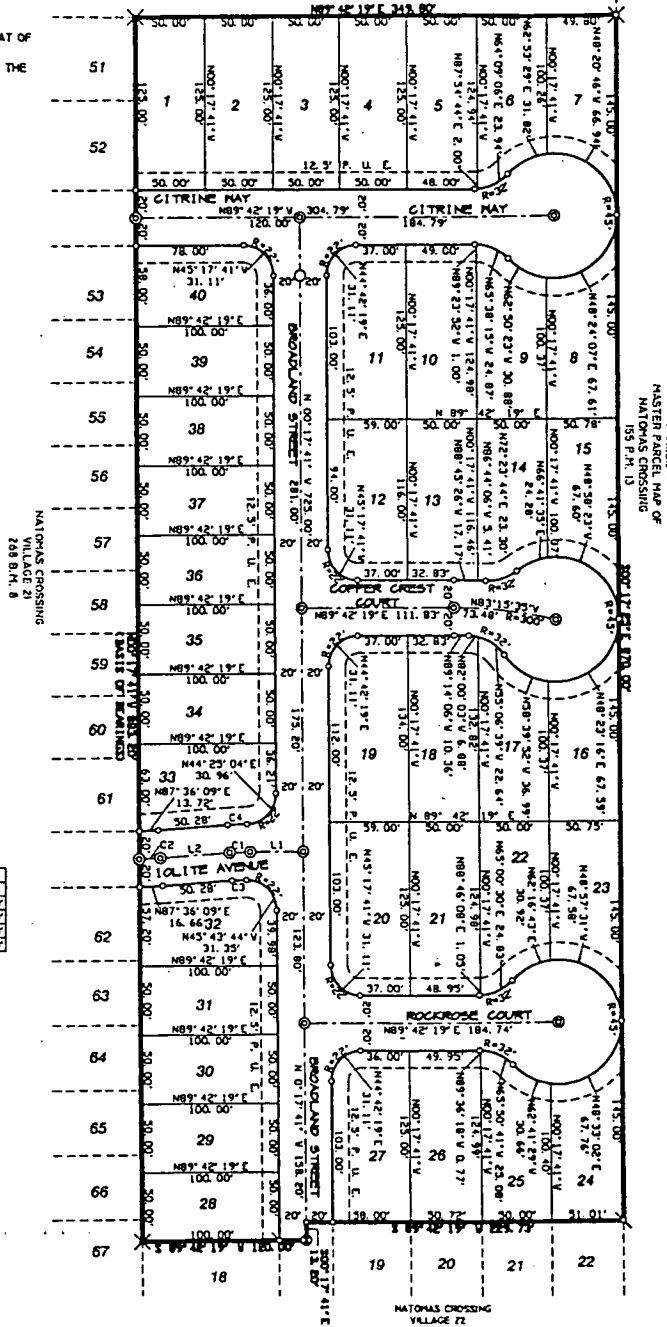


LINE	BEARING	LENGTH
L1	N89°42'19"E	39.30'
L2	N85°29'59"E	50.28'

CURVE	BEARING	CHORD	RADIUS
C1	S87°36'09"W	15.19'	207.00'
C2	N87°36'09"E	15.19'	207.00'
C3	S87°10'06"W	10.89'	187.00'
C4	S87°18'34"W	14.38'	227.00'

LEGEND:

- DIMENSION POINT
- SET P.K. NAIL 1/4" DIA. X 1-1/2" LONG
- FOUND P.K. NAIL
- FOUND 1-1/4" IRON PIPE TAGGED "R. C. E. 25596"
- SET 1-1/4" IRON PIPE TAGGED "R.C.E. 25596"
- SET WELL MONUMENT PER CITY STANDARDS
- WELL MONUMENT TO BE SET PER B.M.
- 1-1/4" IRON PIPE TAGGED "RCE 25596" TO BE SET
- PER B.M.
- PUBLIC UTILITY EASEMENT
- RADIAL LINE



PARCEL 10
 MASTER PARCEL MAP OF
 NATOMAS CROSSING
 155 P.M. 13

P-9904

FOR CITY CLERK USE ONLY

RESOLUTION NO: _____

DATE ADOPTED: _____