



APPROVED
BY THE CITY COUNCIL

JUL 20 1999

OFFICE OF THE
CITY CLERK

A699-127

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DEPARTMENT OF
PUBLIC WORKS

CITY OF SACRAMENTO
CALIFORNIA

DEVELOPMENT SERVICES
1231 I STREET
ROOM 200
SACRAMENTO, CA
95814
PH 916-264-7995
FAX 916-448-8450

TECHNICAL SERVICES DIVISION

June 25, 1999

City Council
Sacramento, California

Honorable Members In Session:

SUBJECT: APPROVAL OF FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT
FOR GATEWAY NORTH VILLAGE 2 - (P98-046)

LOCATION/COUNCIL DISTRICT:

North of Stadium Boulevard, east 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 Gateway North Village 2.

CONTACT PERSON: Fritz Buchman, Assistant Engineer, 264-5367

FOR COUNCIL MEETING OF: July 20, 1999

SUMMARY:

On July 23, 1998, the City 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, Sundance Lake, LLC. 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

City Council
Final Map (P98-046)
June 25, 1999

subdivider will complete the improvements at a later date. The Final Map and the Subdivision Improvement Agreement requires approval by the City Council.

COMMITTEE/COMMISSION ACTION:

None.

BACKGROUND INFORMATION:

On July 23, 1998, the City 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, Sundance Lake, LLC.

ENVIRONMENTAL CONSIDERATIONS:

On July 23, 1998, the City Planning Commission adopted a Notice of Decision ratifying the Negative Declaration and approving the mitigation monitoring plan for this project.

POLICY CONSIDERATIONS:

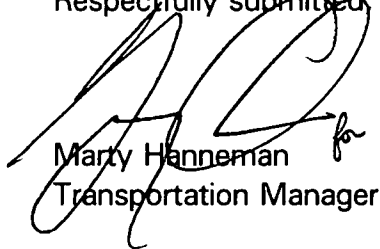
Pursuant to Sacramento City Code, Chapter 40.07.711, and Government Code Section 66458, the City Council may, by resolution, approve final maps. The map presented conforms to all the requirements of the Government Code and Title 40 of the City Code, applicable at the time of conditional approval of the Tentative Map.

City Council
Final Map (P98-046)
June 25, 1999

ESBD CONSIDERATIONS:

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

Respectfully submitted,



Marty Hanneman
Transportation Manager

Approved:



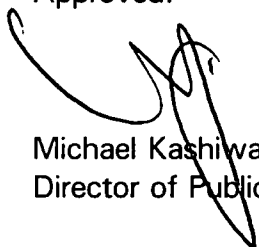
Duane J. Wray
Manager, Technical Services Division

RECOMMENDATION APPROVED:



ROBERT P. THOMAS
City Manager

Approved:



Michael Kashiwagi
Director of Public Works

FB:MH:dt

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06.2599.1

Attachment

APPROVED
BY THE CITY COUNCIL

JUL 20 1999

OFFICE OF THE
CITY CLERK

RESOLUTION NO. 99-408

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

**APPROVING FINAL MAP ENTITLED "GATEWAY NORTH VILLAGE 2"
AND SUBDIVISION IMPROVEMENT AGREEMENT (P98-046)**

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

- A. The Final Map for Gateway North Village 2, located north of Stadium Boulevard, east of El Centro Road, 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 Sundance Lake, LLC 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: _____

- 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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06.2599.1

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

PLAT OF
GATEWAY NORTH, VILLAGE 2
 PORTION OF PARCELS 2 & 3, OF "MASTER
 PARCEL MAP OF GATEWAY NORTH", 154 P.M. 8
 CITY OF SACRAMENTO, CALIFORNIA
 SCALE 1"=200' JULY, 1999
The Splink Corporation
 SHEET 3 OF 8

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL WITH THAT OF THE CENTERLINE OF EL CENTRO ROAD AS SHOWN ON "MASTER PARCEL MAP OF GATEWAY NORTH" 154 P.M. 8, FROM WHICH THE BEARING IS GIVEN AS N 00° 41' 36" W.

NOTES:

1. ALL DISTANCES ALONG CURVED LINES ARE CHORD MEASUREMENT.
2. ALL REAR LOT CORNERS WILL BE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED L. S. 5532. STREET LOT CORNERS WILL BE MARKED WITH A GASH AT THE BACK OF SIDEWALK ON THE PROJECTION OF THE LOT LINE.
3. RADI SHOWN ARE CENTERLINE RADI UNLESS NOTED OTHERWISE.
4. THIS SUBDIVISION CONTAINS 28.185 ACRES, GROSS.
5. THERE IS A FIVE (5) FOOT POSTAL EASEMENT ADJACENT TO ALL ROAD RIGHT-OF-WAYS SHOWN HEREON.
6. LOT B AND E ARE TO BE DEEDED TO THE CITY OF SACRAMENTO AND RESERVED FOR LANDSCAPE PURPOSES.
7. LOTS C AND D ARE RESERVED FOR LANDSCAPE PURPOSES MAINTAINED BY HOMEOWNERS ASSOCIATION.
8. LOT A IS TO BE DEEDED TO THE CITY OF SACRAMENTO FOR ACCESS AND UTILITY FACILITIES.

LEGEND:

- DIMENSION POINT
- SET P.K. NAIL 1/4" DIA. X 1-1/2" LONG
- FOUND P.K. NAIL
- FOUND MONUMENT AS NOTED
- PUBLIC UTILITY EASEMENT P. U. E.
- RADIAL LINE (R)
- SET WELL MONUMENT PER CITY STANDARDS
- FOUND WELL MONUMENT PER CITY STANDARDS

