



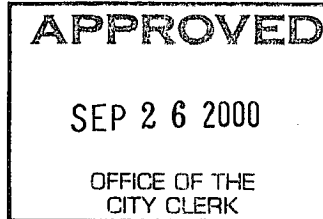
✓ 1.3

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



August 28, 2000

Ag 2000 - 139

City Council
Sacramento, California

Honorable Members In Session:

**SUBJECT: APPROVAL OF FINAL MAP AND SUBDIVISION IMPROVEMENT
AGREEMENT ENTITLED "RIVER FRONT ESTATES #2"
(P99-034)**

LOCATION/COUNCIL DISTRICT:

Pocket Area - Eastside of North Point Way
Council District 7

RECOMMENDATION:

This report recommends the City Council approve the attached resolution for the Final Map and Subdivision Improvement Agreement for River Front Estates #2.

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

FOR COUNCIL MEETING OF: September 26, 2000

SUMMARY:

On August 26, 1999, 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 Subdividers, Parker Development Company, a California Corporation and Robert Del Ponte. The Subdividers wishes to file the Final Map prior to completing the required subdivision improvements. The deferral of these improvements requires the Subdividers to enter into a subdivision improvement agreement with the City wherein the Subdividers agrees to complete the improvements at a later date. The Final Map and the Subdivision Improvement Agreement require approval by the City Council. See Exhibit "A-1 - A-3" for project location.

City Council
Final Map for River Front Estates #2 (P99-034)
August 28, 2000

COMMITTEE/COMMISSION ACTION:

None.

BACKGROUND INFORMATION:

On August 26, 1999, the City Planning Commission approved a Tentative Subdivision Map by adopting a Notice of Decision.

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 City General Plan and Pocket 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 Subdividers, Parker Development Company, a California Corporation and Robert Del Ponte.

ENVIRONMENTAL CONSIDERATIONS:

On August 26, 1999, the City Planning Commission adopted a Notice of Decision ratifying the Negative Declaration and approving the mitigation monitoring plan for this project.

POLICY CONSIDERATIONS:

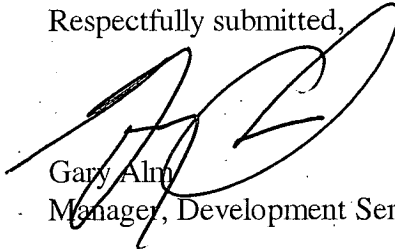
Pursuant to Sacramento City Code, Chapter 16.28.110, and Government Code Section 66458, the City Council may, by resolution, approve final maps. The map presented conforms to all the requirements of the Government Code and Title 16 of the City Code, applicable at the time of conditional approval of the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

City Council
Final Map for River Front Estates #2 (P99-034)
August 28, 2000

ESBD CONSIDERATIONS:

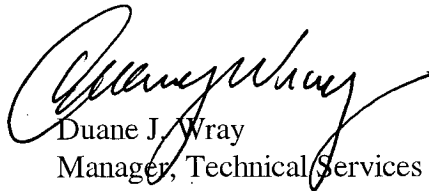
City Council adoption of the attached resolution is not affected by City policy related to the ESBD Program.

Respectfully submitted,




Gary Alm
Manager, Development Services

Approved:

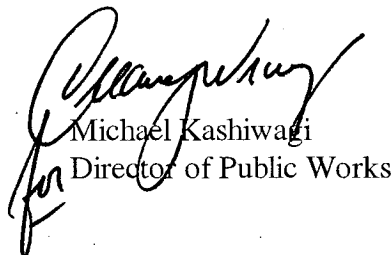


Duane J. Wray
Manager, Technical Services Division

RECOMMENDATION APPROVED:


ROBERT P. THOMAS
City Manager

Approved:


Michael Kashiwagi
Director of Public Works

FB:me
S:/T/WorkGrpDocs/devsvc/council/P99-034RiverFrontEstates#2/ccletter
08.2800

EXHIBIT "A-1"

FINAL MAP OF RIVER FRONT ESTATES #2

BEING A SUBDIVISION OF LOT A OF " RIVER FRONT ESTATES ", 213 B.M 8, AND A PORTION OF SECTION 28, T. 8 N., R. 4 E., M.D.M. CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, CALIFORNIA AUGUST, 2000

The Spink Corporation SHEET 1 OF 3

DESCRIPTION:

LOT A OF "RIVER FRONT ESTATES" IN THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, AS SHOWN ON MAP FILED IN BOOK 213 OF MAPS, MAP NO. 8 IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY, TOGETHER WITH A PORTION OF SECTION 28, TOWNSHIP 8 NORTH, RANGE 4 EAST, M.D.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID LOT A; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT A THE FOLLOWING COURSES: 1) NORTH 18°38'02" WEST A DISTANCE OF 681.55 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY WITH A RADIUS OF 30.00 FEET, 2) ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 27°15'57" AN ARC DISTANCE OF 14.28 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE WESTERLY WITH A RADIUS OF 60.00 FEET, AND 3) ALONG SAID REVERSE CURVE THROUGH A CENTRAL ANGLE OF 47°28'05" AN ARC DISTANCE OF 49.71 FEET TO THAT PORTION OF THE NORTHWESTERLY LINE OF SAID "RIVER FRONT ESTATES" SHOWN ON SAID MAP THEREOF AS HAVING A BEARING AND DISTANCE OF NORTH 69°37'31" EAST 305.84 FEET; THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY LINE AND THE NORTHEASTERLY PROLONGATION THEREOF NORTH 69°37'31" EAST A DISTANCE OF 109.60 FEET TO THE SOUTHWESTERLY LINE OF GREENHAVEN 70 UNIT NO. 6A AS SHOWN ON MAP FILED IN BOOK 101 OF MAPS, MAP NO. 29 IN SAID OFFICE OF THE COUNTY RECORDER; THENCE SOUTHWESTERLY ALONG LAST SAID SOUTHWESTERLY LINE, THE SOUTHWESTERLY PROLONGATION THEREOF AND THE SOUTHWESTERLY LINE OF CRESTWATER GARDEN HOMES UNIT NO. 1 AS SHOWN ON MAP FILED IN BOOK 89 OF MAPS, MAP NO. 22 IN SAID OFFICE OF THE COUNTY RECORDER SOUTH 18°00'05" EAST A DISTANCE OF 739.63 FEET TO THE NORTHEASTERLY PROLONGATION OF THE SOUTHEASTERLY LINE OF SAID LOT A; THENCE SOUTHWESTERLY ALONG LAST SAID NORTHEASTERLY PROLONGATION AND SAID SOUTHEASTERLY LINE SOUTH 67°30'52" WEST A DISTANCE OF 107.94 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL CONTAINS 1.89 ACRES, MORE OR LESS.

OWNER'S STATEMENT:

THE UNDERSIGNED HEREBY CONSENT TO THE PREPARATION AND RECORDING OF THIS FINAL MAP OF RIVER FRONT ESTATES #2 AND OFFERS FOR DEDICATION AND DOES HEREBY DEDICATE FOR SPECIFIC PURPOSES THE FOLLOWING:

(A) EASEMENT FOR CONSTRUCTING AND MAINTAINING CENTRALIZED MAIL DELIVERY BOXES, PEDESTALS, SLABS, TOGETHER WITH ANY AND ALL APPURTENANCES THERETO INCLUDING PEDESTRIAN ACCESS FOR DELIVERY AND RECEIPT OF MAIL ACROSS, ON, OVER, AND UNDER STRIPS OF LAND FIVE (5) FEET IN WIDTH, LYING CONTIGUOUS TO THE WAY SHOWN HEREON.

(B) EASEMENTS FOR INSTALLATION AND MAINTAINING OF GAS, SEWER, WATER, AND FOR TRAFFIC CONTROL DEVICES; ELECTROLIER AND UNDERGROUND WIRES AND CONDUITS FOR CABLE TELEVISION, ELECTRIC, AND TELEPHONE SERVICES, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO AND FOR PLANTING AND MAINTAINING TREES ACROSS, ON, OVER, AND UNDER STRIPS OF LAND FIVE (5) FEET IN WIDTH AND TEN (10) FEET IN WIDTH ON LOT 9 SHOWN HEREON AND STRIPS OF LAND TWELVE AND A HALF (12.5) FEET IN WIDTH LYING CONTIGUOUS TO THE PUBLIC WAY SHOWN HEREON AND DESIGNATED "PUBLIC UTILITY EASEMENT" (P.U.E.).

PARKER DEVELOPMENT COMPANY, A CALIFORNIA CORPORATION

ROBERT DEL PONTE

PRINT NAME: TITLE:

PRINT NAME: TITLE:

NOTARY ACKNOWLEDGMENT:

STATE OF COUNTY OF

ON BEFORE ME (NAME, TITLE OF OFFICER), PERSONALLY APPEARED [] PERSONALLY KNOWN TO ME --OR-- [] PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THEIR PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL

PRINT NAME:

MY PRINCIPAL PLACE OF BUSINESS IS IN THE COUNTY OF MY COMMISSION EXPIRES:

TRUSTEE'S STATEMENT:

PLACER TITLE COMPANY, A CALIFORNIA CORPORATION, TRUSTEE UNDER THREE SEPARATE DEEDS OF TRUST RECORDED JANUARY 14, 2000, IN BOOK 2000, PAGES 1123, 1124 AND 1125, SACRAMENTO COUNTY RECORDS.

BY: TITLE: BY: TITLE:

ENGINEER'S STATEMENT:

I HEREBY STATE THAT THIS FINAL MAP OF RIVER FRONT ESTATES #2, MADE UNDER MY DIRECTION IN FEBRUARY, 2000, IS TRUE AND COMPLETE AS SHOWN, THAT THE MONUMENTS WILL BE OF THE CHARACTER AND WILL OCCUPY THE POSITIONS INDICATED AND WILL BE SET UPON COMPLETION OF THE REQUIRED SUBDIVISION IMPROVEMENTS ON OR BEFORE AUGUST, 2001, AND THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATED: BRUCE HENZ R.C.E. 25596 THE SPINK CORPORATION

CITY ENGINEER'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF RIVER FRONT ESTATES #2 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 FINAL MAP IS TECHNICALLY CORRECT.

DATED: DEPARTMENT OF PUBLIC WORKS CITY OF SACRAMENTO, CALIFORNIA

CITY CLERK'S STATEMENT:

I HEREBY STATE THAT THE CITY COUNCIL OF THE CITY OF SACRAMENTO HAS APPROVED THIS FINAL MAP OF RIVER FRONT ESTATES #2 AND HAS ACCEPTED ON BEHALF OF THE PUBLIC, ALL OF THE RIGHT-OF-WAYS AND EASEMENTS HEREON OFFERED FOR DEDICATION.

DATED: CITY CLERK, CITY OF SACRAMENTO, CALIFORNIA

DATED: DEPUTY CITY CLERK, CITY OF SACRAMENTO, CALIFORNIA

RECORDER'S STATEMENT:

ACCEPTED FOR RECORD AND FILED IN THE OFFICE OF THE RECORD OF SACRAMENTO COUNTY IN BOOK OF MAPS, MAP NUMBER THIS DAY OF 2000 AT HOURS, MINUTES, M., TITLE TO THE LAND INCLUDED IN THIS SUBDIVISION BEING VESTED AS PER CERTIFICATE NUMBER ON FILE IN THIS OFFICE.

BOOK OFFICIAL RECORD RECORDER OF SACRAMENTO COUNTY 4

PAGE BY: DEPUTY

EXHIBIT "A-2"

FINAL MAP OF
RIVER FRONT ESTATES #2

BEING A SUBDIVISION OF LOT A OF " RIVER FRONT ESTATES ", 213 B.M 8,
AND A PORTION OF SECTION 28, T. 8 N.,R. 4 E., M.D.M.
CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, CALIFORNIA
AUGUST, 2000

The Splink Corporation
SHEET 2 OF 3

NOTARY ACKNOWLEDGMENT:

STATE OF _____

COUNTY OF _____

ON _____ BEFORE ME _____ (NAME, TITLE
OF OFFICER), PERSONALLY APPEARED _____

[] PERSONALLY KNOWN TO ME ==OR== [] PROVED TO ME ON THE BASIS OF
SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE
SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT
HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES),
AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S),
OR THE ENTITY UPON BEHALF OF WHICH THEIR PERSON(S) ACTED, EXECUTED THE
INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL

PRINT NAME: _____

MY PRINCIPAL PLACE OF BUSINESS
IS IN THE COUNTY OF _____ MY COMMISSION EXPIRES: _____

NOTARY ACKNOWLEDGMENT:

STATE OF _____

COUNTY OF _____

ON _____ BEFORE ME _____ (NAME, TITLE
OF OFFICER), PERSONALLY APPEARED _____

[] PERSONALLY KNOWN TO ME ==OR== [] PROVED TO ME ON THE BASIS OF
SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE
SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT
HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES),
AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S),
OR THE ENTITY UPON BEHALF OF WHICH THEIR PERSON(S) ACTED, EXECUTED THE
INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL

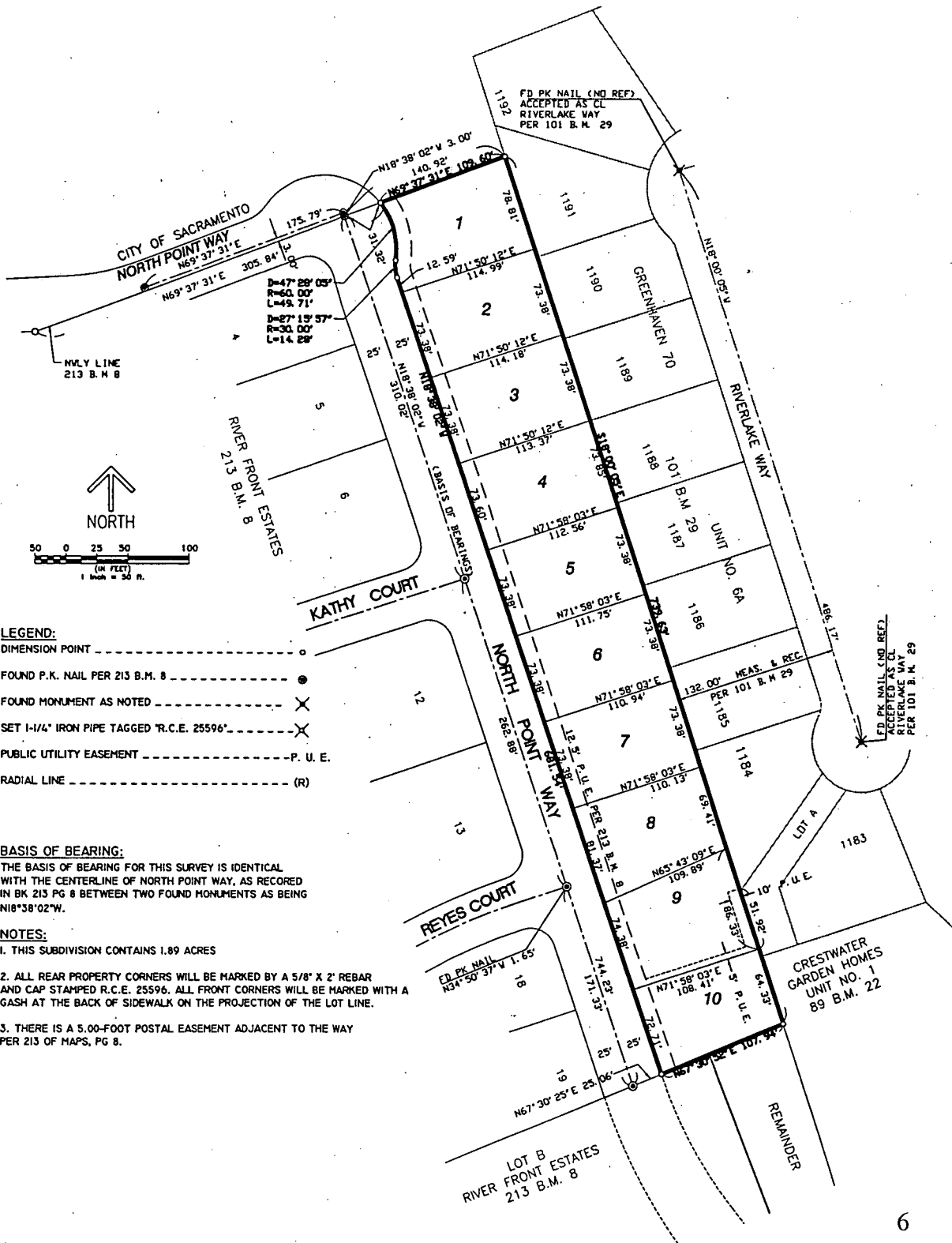
PRINT NAME: _____

MY PRINCIPAL PLACE OF BUSINESS
IS IN THE COUNTY OF _____ MY COMMISSION EXPIRES: _____

FINAL MAP OF
RIVER FRONT ESTATES #2

BEING A SUBDIVISION OF LOT A OF " RIVER FRONT ESTATES ", 213 B.M. 8,
AND A PORTION OF SECTION 28, T. 8 N., R. 4 E., M.D.M.
CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, CALIFORNIA
AUGUST, 2000

The Spink Corporation
SHEET 3 OF 3



LEGEND:

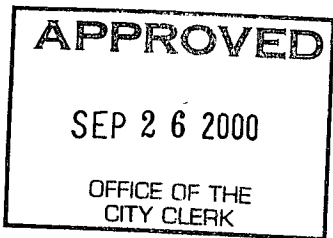
- DIMENSION POINT ----- ○
- FOUND P.K. NAIL PER 213 B.M. 8 ----- ●
- FOUND MONUMENT AS NOTED ----- X
- SET 1-1/4" IRON PIPE TAGGED "R.C.E. 25596" ----- X
- PUBLIC UTILITY EASEMENT ----- P. U. E.
- RADIAL LINE ----- (R)

BASIS OF BEARING:

THE BASIS OF BEARING FOR THIS SURVEY IS IDENTICAL WITH THE CENTERLINE OF NORTH POINT WAY, AS RECORDED IN BK 213 PG 8 BETWEEN TWO FOUND MONUMENTS AS BEING N18°38'02"W.

NOTES:

1. THIS SUBDIVISION CONTAINS 1.89 ACRES
2. ALL REAR PROPERTY CORNERS WILL BE MARKED BY A 5/8" X 2" REBAR AND CAP STAMPED R.C.E. 25596. ALL FRONT CORNERS WILL BE MARKED WITH A GASH AT THE BACK OF SIDEWALK ON THE PROJECTION OF THE LOT LINE.
3. THERE IS A 5.00-FOOT POSTAL EASEMENT ADJACENT TO THE WAY PER 213 OF MAPS, PG 8.



RESOLUTION NO. 2000-560

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

APPROVING FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT ENTITLED "RIVER FRONT ESTATES #2" (P99-034)

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

- A. The Final Map for River Front Estates, located in the Pocket Area - Eastside of North Point Way, with provisions for its design and improvement, is consistent with the City General Plan and Pocket 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 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 Parker Development Company, a California Corporation and Robert Del Ponte to provide for the subdivision improvements required by the Subdivision Map Act and Title 16 (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

S:\TSWrkGrpDocs\devsvs\council\P99-034RiverFrontEstates#2\ccletter
08.2800

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____