



APPROVED

JAN 4 2000

OFFICE OF THE
CITY CLERK

1.11

DEPARTMENT OF
PUBLIC WORKS

CITY OF SACRAMENTO
CALIFORNIA

TECHNICAL SERVICES DIVISION

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

December 15, 1999

City Council
Sacramento, California

Honorable Members In Session:

SUBJECT: APPROVAL OF PARCEL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT
ENTITLED "PARCEL MAP FOR PARKWAY PLAZA APARTMENTS" -(P99-082)

LOCATION/COUNCIL DISTRICT:

Northeast corner of Natomas Boulevard and North Bend Drive
Council District 1

RECOMMENDATION:

This report recommends that the City Council approve the attached resolution for the Parcel Map and Subdivision Improvement Agreement for Parkway Plaza Apartments.

CONTACT PERSON:

Fritz Buchman, Assistant Engineer, 264-5367

FOR COUNCIL MEETING OF:

January 4, 2000

SUMMARY:

On October 28, 1999 the Planning Commission approved a Tentative Parcel Map by adopting a Notice of Decision. All conditions of the tentative map have been met by the Subdivider, Lennar Winncrest, LLC, a Delaware Limited Liability Company. The Subdivider wishes to file the Parcel Map prior to completing the required subdivision improvements. The deferral of these improvements requires the Subdivider to enter into a Subdivision

City Council
Parcel Map (P99-082)
December 15, 1999

Improvement Agreement with the City wherein the Subdivider will complete the improvements at a later date. Subdivider intends to convey the lands within the subdivision to FF Development LP, a Delaware Limited Liability Company, after the Final Subdivision Map is recorded. If said conveyance occurs, the Subdivision Agreement stipulates that FF Development shall thereafter be fully responsible for the performance of all obligations imposed on "Subdivider" under the Subdivision Improvement Agreement. The Parcel Map and Subdivision Improvement Agreement require approval by the City Council.

COMMITTEE/COMMISSION ACTION:

None.

BACKGROUND:

On October 28, 1999, the Planning Commission approved a Tentative Parcel Map by adopting a Notice of Decision.

Pursuant to Sacramento City Code, Chapter 40.08.813, and Government Code Section 66458, the City Council may, by resolution, approve parcel maps. The map presented conforms to all the requirements of the Government Code and Chapter 40 of the City Code, applicable at the time of conditional approval of the Tentative Map.

The Parcel Map is consistent with the North Natomas Community Plan. All map conditions in the adopted Notice of Decision have been met, the deferred improvement work has been secured through a subdivision improvement agreement, and the Parcel Map is presented for approval.

FINANCIAL CONSIDERATIONS:

All subdivision costs are being paid by the subdivider, Lennar Wincrest, LLC, a Delaware Limited Liability Company and FF Development LP, a Delaware Limited Liability Company.

ENVIRONMENTAL CONSIDERATIONS:

On October 28, 1999, the Planning Commission adopted a Notice of Decision ratifying the Negative Declaration and approving the mitigation monitoring plan for this project.

City Council
Parcel Map (P99-082)
December 15, 1999


POLICY CONSIDERATIONS:

Pursuant to Sacramento City Code, Chapter 40.08.813, and Government Code Section 66458, the City Council may, by resolution, approve parcel maps. The map presented conforms to all the requirements of the Government Code and Chapter 40 of the City Code, applicable at the time of conditional approval of the Tentative Map.

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:



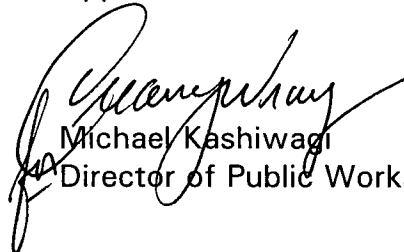
Duane J. Wray
Manager, Technical Services Division

RECOMMENDATION APPROVED:



ROBERT P. THOMAS
City Manager

Approved:



Michael Kashiwagi
Director of Public Works

FA:me

S:/techsvs/projdel/devsvs/council/P99-082 Parkway Plaza Apts/ccltr
12.1599.1

RESOLUTION NO. 2000-007



ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

APPROVING PARCEL MAP ENTITLED "PARCEL MAP FOR PARKWAY PLAZA APARTMENTS" AND SUBDIVISION IMPROVEMENT AGREEMENT (P99-082)

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

- A. The Parcel Map entitled "Parcel Map for Parkway Plaza Apartments", located at Northeast corner of Natomas Boulevard and North Bend Drive, with provisions for its design and improvement, is consistent with the North Natomas Community Plan. See" Exhibit A-1, A-2 and A-3".
- B. The Parcel Map is in substantial compliance with the previously approved tentative parcel map.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO AS FOLLOWS:

- 1. The Parcel 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 Lennar Winncrest, LLC, a Delaware Limited Liability Company and FF Development LP, a Delaware Limited Liability Company to provide for the subdivision improvements required by the Subdivision Map Act and Chapter 40 (Subdivision Regulations) of the Sacramento City Code.

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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:/techsvs/projdel/devsvs/council/P99-082ParkwayPlazaApts/ccltr

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NOTES:

- 1. ALL DISTANCES SHOWN ARE IN FEET AND ARE GROUND DISTANCES.
- 2. PARCEL "C" IS RESERVED FOR DEDICATION IN FEE TO THE CITY OF SACRAMENTO FOR FUTURE PUMP STATION.

REFERENCES

ALL DATA ARE MEASURED UNLESS IN PARENTHESES. DATA IN PARENTHESES ARE RECORD PER REFERENCE DENOTED BELOW.

⊙ 152 PM 14

LEGEND

- ⊙ FOUND MONUMENT AS NOTED
- ⊙ SET 3/4" IRON PIPE WITH CAP "L55305"
- ⊙ DIMENSION POINT
- PUE PUBLIC UTILITY EASEMENT
- DN BOOK OF MAPS
- PM PARCEL MAP
- LE LANDSCAPE EASEMENT
- ⊙ SET 1-1/2" LONG X 1/4" DIA PK NAIL
- CSR RECORD CURVE INFORMATION(TYP.)

PARCEL MAP FOR PARKWAY PLAZA APARTMENTS

SHOWING A DIVISION OF PARCEL 7 AS PARCEL 7 IS SHOWN ON THAT MASTER PARCEL MAP ENTITLED "MASTER PARCEL MAP OF PARKWAY PLAZA" AND FILED IN BOOK 152, AT PAGE 14, OF THE PARCEL MAPS OF SACRAMENTO COUNTY.

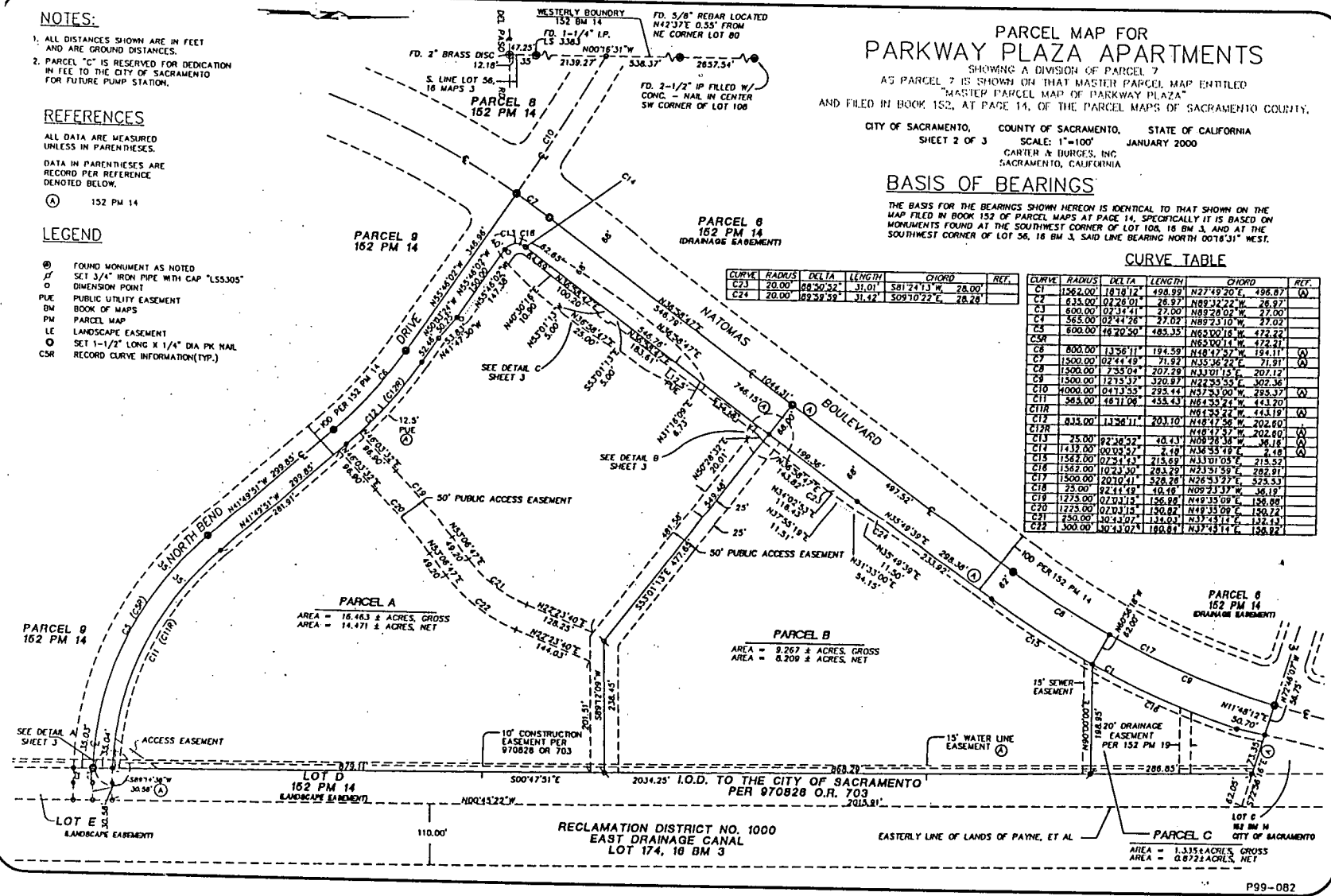
CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA
SHEET 2 OF 3 SCALE: 1"=100' JANUARY 2000
CARTER & BURGES, INC. SACRAMENTO, CALIFORNIA

BASIS OF BEARINGS

THE BASIS FOR THE BEARINGS SHOWN HEREON IS IDENTICAL TO THAT SHOWN ON THE MAP FILED IN BOOK 152 OF PARCEL MAPS AT PAGE 14, SPECIFICALLY IT IS BASED ON MONUMENTS FOUND AT THE SOUTHWEST CORNER OF LOT 100, 16 BM 3, AND AT THE SOUTHWEST CORNER OF LOT 56, 16 BM 3, SAID LINE BEARING NORTH 01°01'31" WEST.

CURVE TABLE

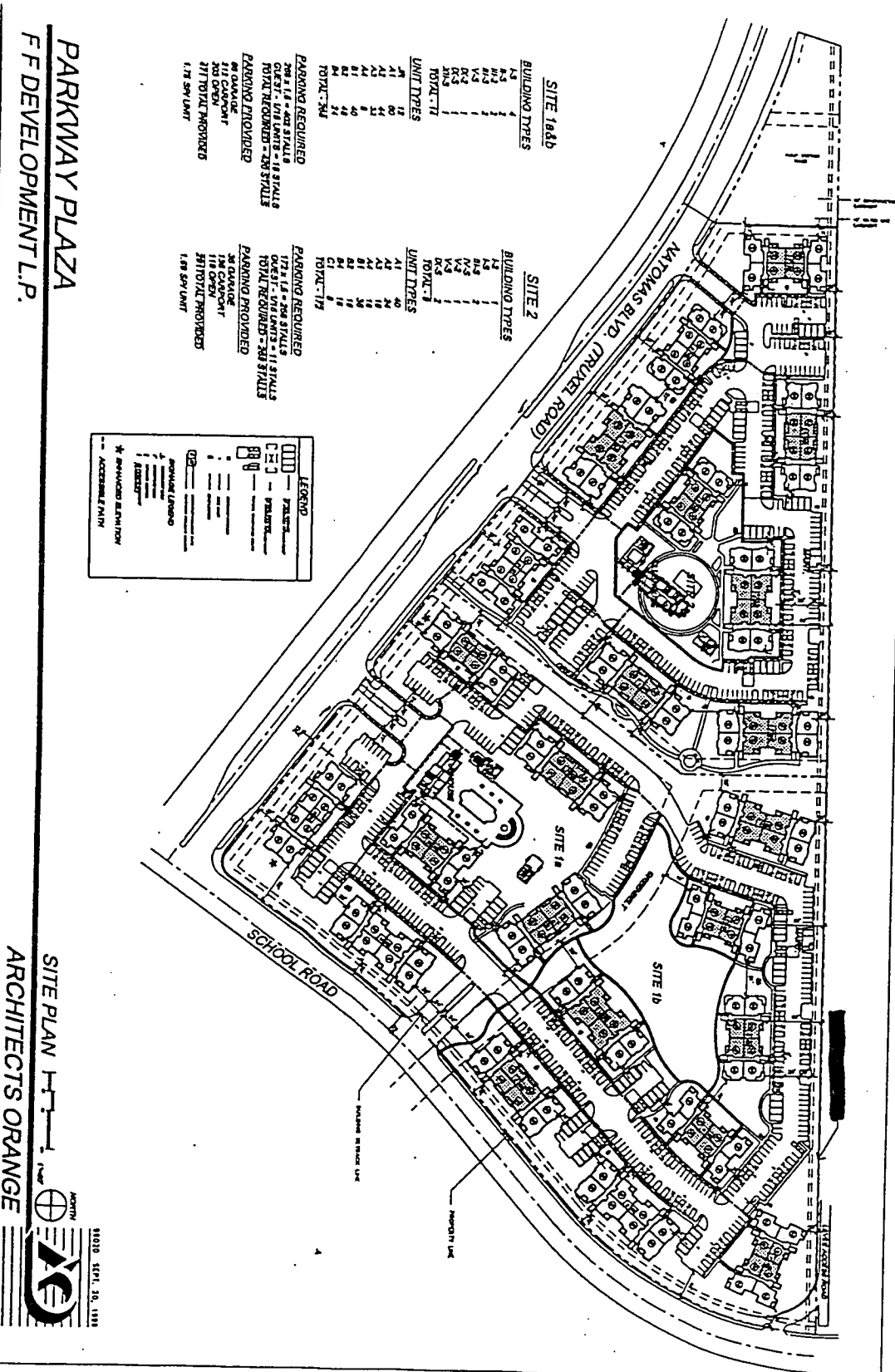
CURVE	RADIUS	DELTA	LENGTH	CHORD	REF.
C23	20.00	88.30.52"	31.01'	S81°24'13"W 28.00'	
C24	20.00	89.57.59"	31.42'	S09°10'22"E 28.28'	
CURVE	RADIUS	DELTA	LENGTH	CHORD	REF.
C1	1562.00'	1818.12'	498.99'	N27°49'20"E 496.87'	(C)
C2	633.00'	02°26'01"	26.97'	N88°32'22"W 26.97'	(C)
C3	600.00'	07°34'41"	27.00'	N89°28'02"W 27.00'	(C)
C4	65.00'	02°44'28"	27.02'	N89°33'10"W 27.02'	(C)
C5	600.00'	46°20'50"	485.35'	N63°10'18"E 472.22'	(C)
CSR				N63°10'14"W 472.21'	(C)
C6	800.00'	13°56'11"	194.59'	N48°47'57"W 194.11'	(C)
C7	1500.00'	02°44'49"	71.97'	N35°36'22"E 71.91'	(C)
C8	1500.00'	7°55'04"	202.28'	N33°01'15"E 202.12'	(C)
C9	1500.00'	12°53'37"	370.87'	N22°55'53"E 362.36'	(C)
C10	4000.00'	04°13'35"	295.44'	N53°33'00"W 295.37'	(C)
C11	363.00'	46°11'06"	455.43'	N64°55'24"E 443.70'	(C)
C12	833.00'	13°56'11"	203.10'	N48°47'57"W 202.80'	(C)
C12R				N48°47'57"W 202.80'	(C)
C13	25.00'	92°26'32"	40.43'	N09°28'38"W 36.18'	(C)
C14	1432.00'	00°30'57"	2.48'	N36°55'49"E 2.48'	(C)
C15	1582.00'	02°54'13"	215.69'	N33°01'05"E 215.52'	(C)
C16	1582.00'	10°23'30"	283.29'	N23°51'59"E 282.81'	(C)
C17	1500.00'	20°10'41"	528.26'	N26°33'27"E 525.53'	(C)
C18	25.00'	92°44'49"	40.48'	N09°23'37"W 36.19'	(C)
C18	1275.00'	02°13'13"	126.88'	N49°35'09"E 126.88'	(C)
C20	1275.00'	02°13'13"	126.82'	N49°35'09"E 126.72'	(C)
C21	250.00'	30°41'07"	133.03'	N37°45'14"E 132.65'	(C)
C22	300.00'	30°41'07"	180.84'	N37°45'14"E 126.82'	(C)



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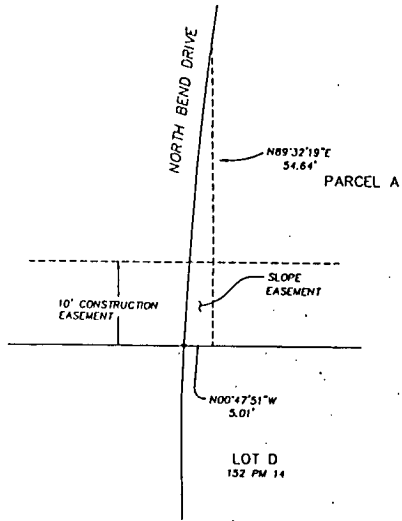
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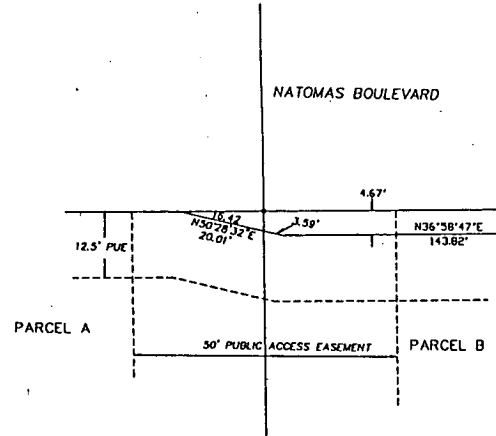
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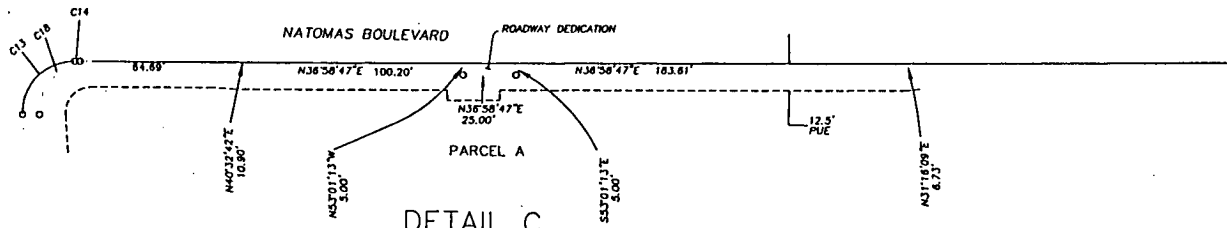
CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA
SHEET 3 OF 3 NOT TO SCALE JANUARY 2000
CARTER & BURGES, INC
SACRAMENTO, CALIFORNIA



DETAIL A
NTS



DETAIL B
NTS



DETAIL C
NTS

PRG-1022

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DATE ADOPTED: _____