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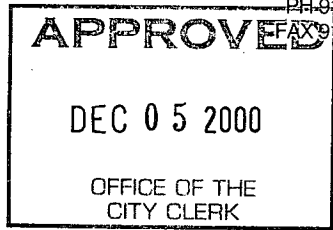
DEPARTMENT OF  
PUBLIC WORKS

CITY OF SACRAMENTO  
CALIFORNIA

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

TECHNICAL SERVICES DIVISION

November 14, 2000



City Council  
Sacramento, California

AG 2000 - 200

Honorable Members In Session:

**SUBJECT: APPROVAL OF FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT ENTITLED "GOLDENLAND PROPERTIES" (P99-132)**

**LOCATION/COUNCIL DISTRICT:**

North Natomas - Southwest corner of Del Paso Road and Gateway Park Drive  
Council District 1

**RECOMMENDATION:**

This report recommends the City Council approve the attached resolution for the Final Map and Subdivision Improvement Agreement for Goldenland Properties.

**CONTACT PERSON:**

Fritz Buchman, Associate Engineer, 264-7493  
Bob Robinson, Supervising Surveyor, 264-8970

**FOR COUNCIL MEETING OF:** December 5, 2000

**SUMMARY:**

On June 8, 2000, 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, Goldenland Partnership, a California General Partnership. 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.

City Council  
Final Map for Goldenland Properties (P99-132)  
November 14, 2000

The Final Map and the Subdivision Improvement Agreement require approval by the City Council. See Exhibit "A-1 through A-4" for project location.

**COMMITTEE/COMMISSION ACTION:**

None.

**BACKGROUND INFORMATION:**

On June 8, 2000, 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 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, Goldenland Partnership, a California General Partnership.

**ENVIRONMENTAL CONSIDERATIONS:**

On June 8, 2000, 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. With regard to completion of the improvement plans, the Director of Public Works has conditionally accepted the improvement plans, subject to the Subdivider's execution of the improvement agreement which specifies an increased amount of security for completion of the improvements. Additionally, the attached resolution specifies that no notice to proceed with improvements or building permits will be issued unless and until the Director of Public Works has accepted the improvement plans as fully complete in accordance with applicable city requirements.

City Council  
Final Map for Goldenland Properties (P99-132)  
November 14, 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

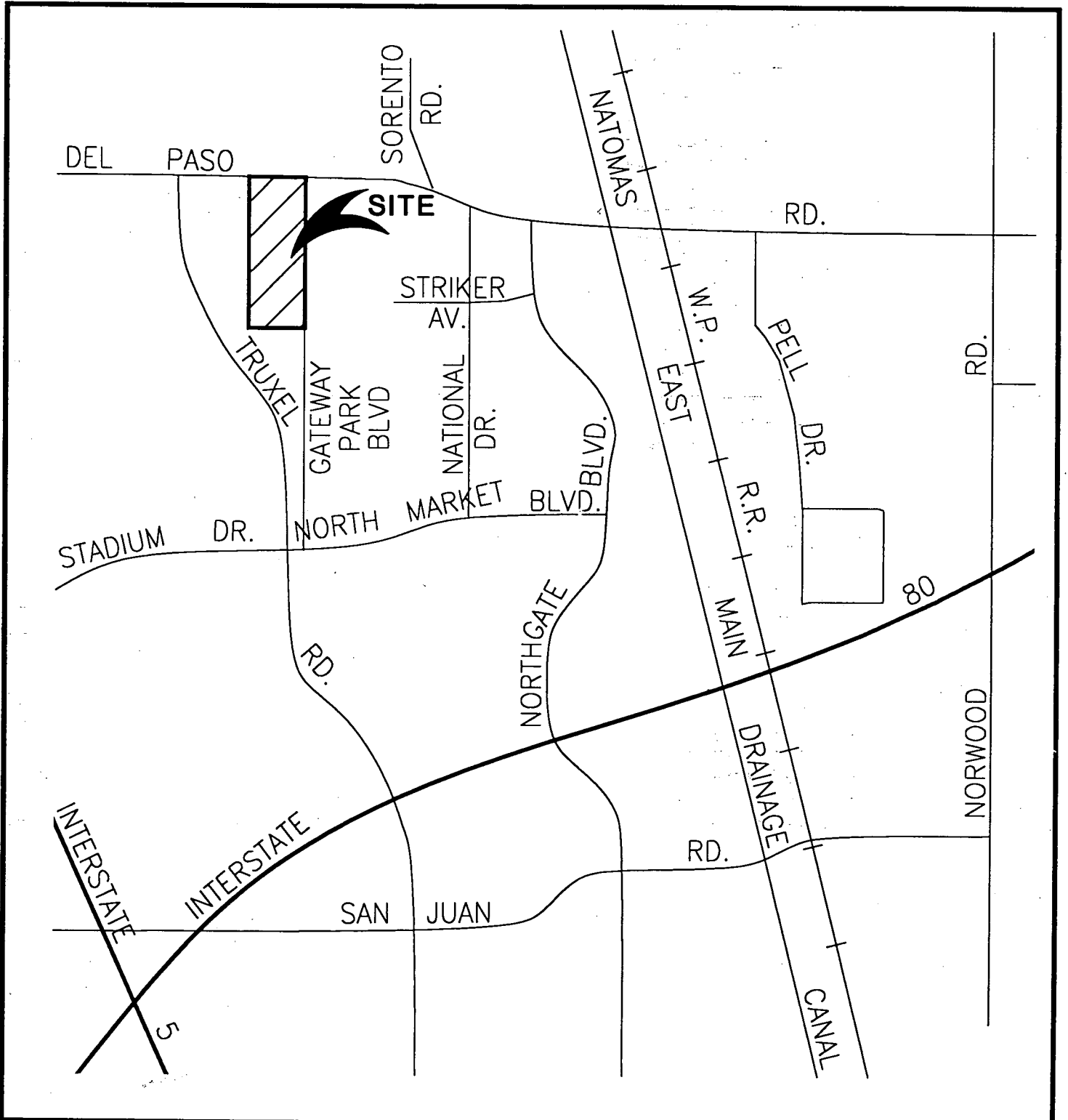
Approved:



Michael Kashiwagi  
Director of Public Works

FB:me

S:/TSWrkGrpDocs/devsvc/council/P99-132GoldenlandProperties/ccltr  
11.1400



**VICINITY MAP**

NO SCALE

**LEGAL DESCRIPTION**

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1, AS SHOWN ON THAT CERTAIN PARCEL MAP ENTITLED "PORTION OF NATOMAS EASTSIDE SUBDIVISION", RECORDED IN BOOK 3 OF MAPS, AT PAGE 39, SACRAMENTO COUNTY RECORDS.

EXCEPTING THEREFROM THAT PORTION OF SAID PARCEL 1 DESCRIBED IN THE DEED FROM RJB III COMPANY, A PARTNERSHIP TO RECLAMATION DISTRICT 1000, DATED AUGUST 10, 1982, RECORDED IN BOOK 82-0831, PAGE 2093, OFFICIAL RECORD OF SACRAMENTO COUNTY.

PLAT OF  
**GOLDENLAND PROPERTIES**  
 A PORTION OF PARCEL NO. 1 ~ 3 P.M. 39  
 CITY OF SACRAMENTO  
 COUNTY OF SACRAMENTO, CALIFORNIA  
 NOVEMBER, 2000 SCALE: 1"=100'  
 MORTON & PITALO, INC.  
 SHEET 2 OF 4 SHEETS

NORTHPOINTE PARK PHASE 1  
 152 PM 13

NORTHPOINTE PARK  
 UNIT NO. 2  
 255 BM 10

**TABULATION**

1. N02°30'28"W 61.49'-R=1000'
2. N02°30'28"W 61.49'-R=1000'
3. N01°42'40"W 31.77'-R=943'
4. N02°04'57"W 48.99'-R=1050'
5. N87°26'26"E 48.10'-R=2068'
6. N88°08'27"E 27.54'

**LEGEND**

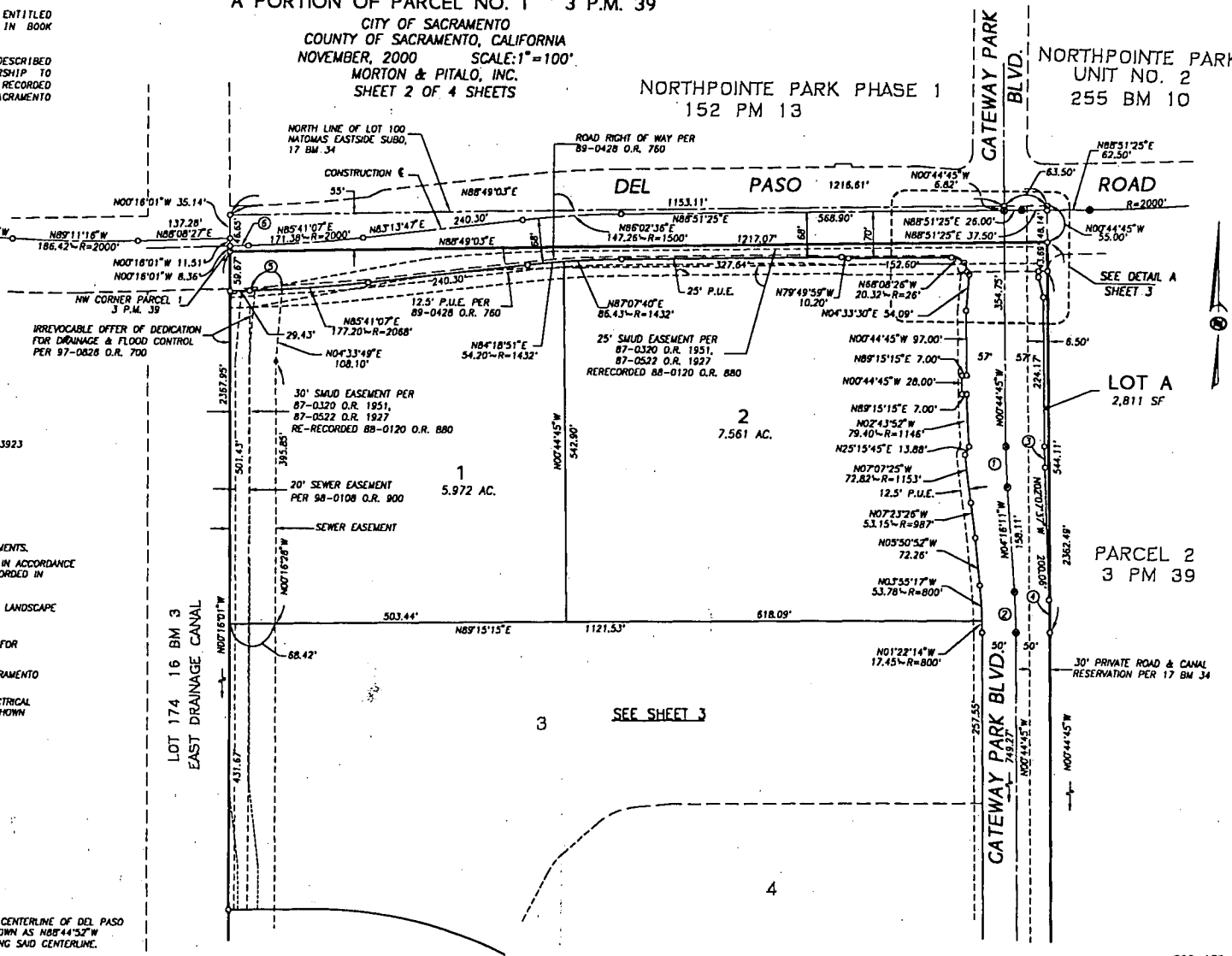
- ..... DIMENSION POINT, NOTHING FOUND OR SET
- ..... FOUND BRASS DISC IN MONUMENT WELL
- ⊙ ..... SET 5/8" RE-BAR TAGGED L.S. 3923
- ⊕ ..... PUBLIC UTILITY EASEMENT
- ⊙ ..... SET WELL MONUMENT PER CITY STANDARDS STAMPED L.S. 3923
- ⊙ ..... SET P.K. MARK 1" DIA. X 1 1/2" LONG
- (1) ..... RECORD PER 82-0831 OR 2093

**NOTES**

- (1) ALL DISTANCES ALONG CURVED LINES ARE CHORD MEASUREMENTS.
- (2) THE PARCELS CREATED BY THIS MAP SHALL BE DEVELOPED IN ACCORDANCE WITH THE AGREEMENT FOR CONVEYANCE OF EASEMENTS RECORDED IN BOOK \_\_\_\_\_ O.R. PAGE \_\_\_\_\_
- (3) LOT A IS TO BE GRANTED TO THE CITY OF SACRAMENTO FOR LANDSCAPE PURPOSES.
- (4) PARCEL B IS TO BE GRANTED TO THE CITY OF SACRAMENTO FOR PARK PURPOSES.
- (5) PARCEL C IS TO BE GRANTED TO THE CITY OF SACRAMENTO FOR DRAINAGE PURPOSES.
- (6) THE DISCLOSURE OF ANY EXISTING OR PROPOSED BURIED ELECTRICAL FACILITIES IS REQUIRED AT THE TIME OF SALE OF ANY LOT SHOWN HEREON.
- (7) THIS SUBDIVISION CONTAINS 68.778 ACRES, MORE OR LESS.

**BASIS OF BEARINGS**

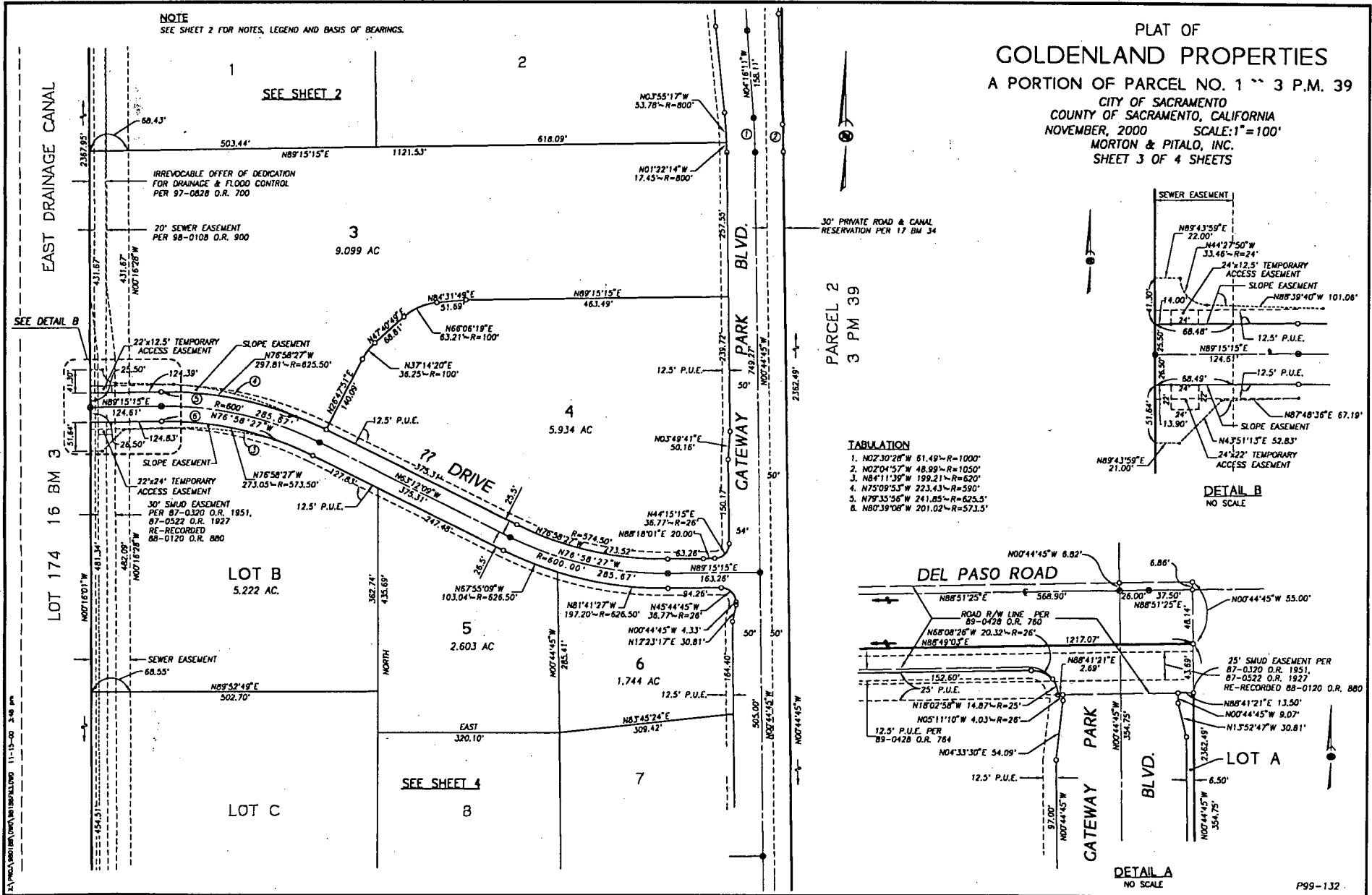
THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL TO THE CENTERLINE OF DEL PASO ROAD AS SHOWN ON 44 R.S. 43, THE BEARING OF WHICH IS SHOWN AS N88°44'53"W AS ESTABLISHED FROM THE MONUMENTS FOUND AND SHOWN ALONG SAID CENTERLINE.



24" PLOT AND 18" BOUNDARY DIMENSIONS WITH 1/8" BOUNDARY 11-13-00 2:30 PM

**NOTE**  
SEE SHEET 2 FOR NOTES, LEGEND AND BASIS OF BEARINGS.

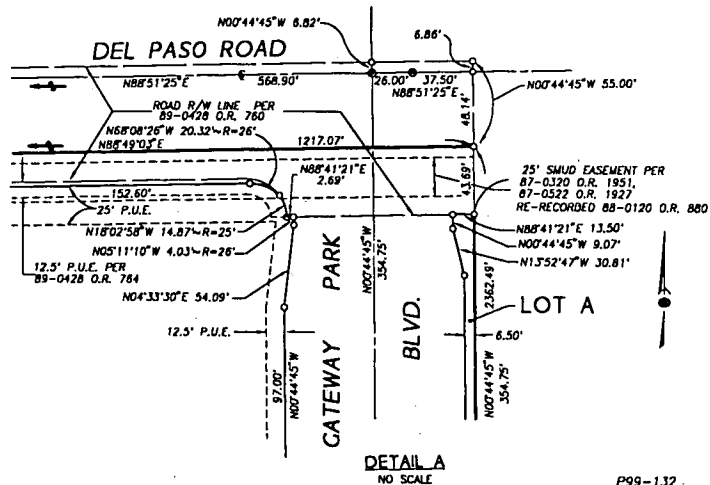
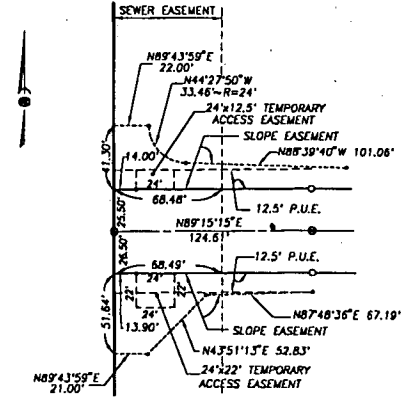
**PLAT OF  
GOLDENLAND PROPERTIES**  
A PORTION OF PARCEL NO. 1 3 P.M. 39  
CITY OF SACRAMENTO  
COUNTY OF SACRAMENTO, CALIFORNIA  
NOVEMBER, 2000 SCALE: 1"=100'  
MORTON & PITALO, INC.  
SHEET 3 OF 4 SHEETS



PARCEL 2  
3 P.M. 39

**TABULATION**

1. N02°30'28"W 61.49'-R=1000'
2. N02°04'57"W 48.99'-R=1050'
3. N8°41'39"W 199.21'-R=620'
4. N7°09'53"W 223.43'-R=590'
5. N7°35'56"W 241.85'-R=625.5'
6. N80°39'08"W 201.02'-R=573.5'

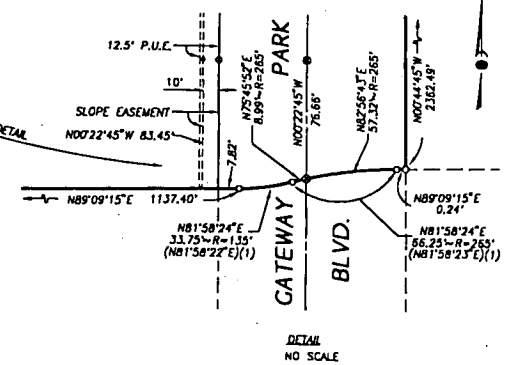
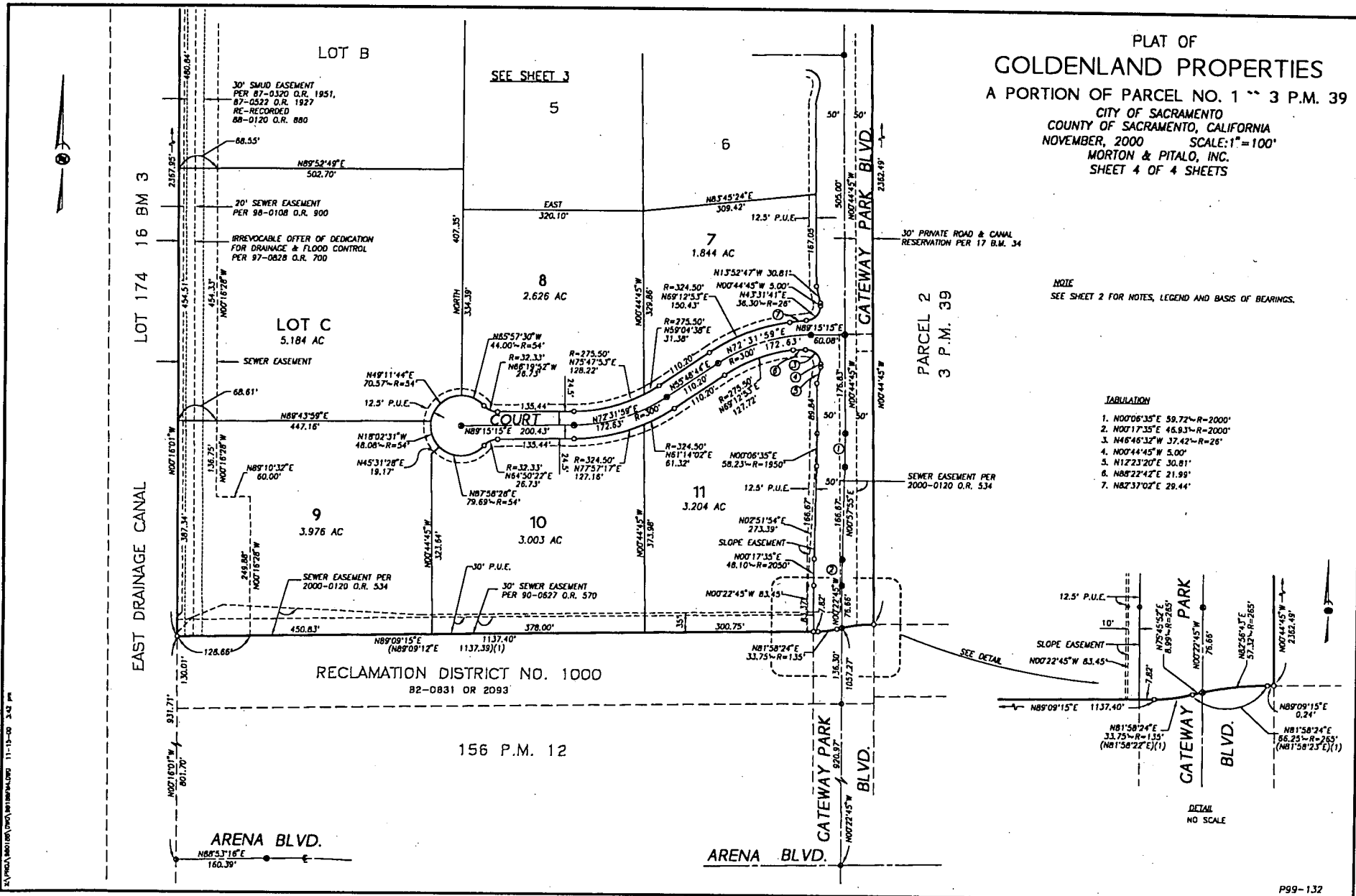


PLAT OF  
**GOLDENLAND PROPERTIES**  
 A PORTION OF PARCEL NO. 1 \*\* 3 P.M. 39  
 CITY OF SACRAMENTO  
 COUNTY OF SACRAMENTO, CALIFORNIA  
 NOVEMBER, 2000 SCALE: 1"=100'  
 MORTON & PITALO, INC.  
 SHEET 4 OF 4 SHEETS

NOTE  
 SEE SHEET 2 FOR NOTES, LEGEND AND BASIS OF BEARINGS.

**TABULATION**

1. N00°08'35"E 59.72'-R=2000'
2. N00°17'35"E 46.93'-R=2000'
3. N48°46'32"W 37.42'-R=26'
4. N00°44'45"W 5.00'
5. N12°23'20"E 30.81'
6. N88°22'42"E 21.99'
7. N82°37'02"E 29.44'



S:\PROJECTS\1001\1001.DWG 11-13-00 3:42 PM

**APPROVED**

DEC 05 2000

OFFICE OF THE  
CITY CLERK

**RESOLUTION NO. 2000-691**

ADOPTED BY THE SACRAMENTO CITY COUNCIL

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

**APPROVING FINAL MAP AND SUBDIVISION IMPROVEMENT  
AGREEMENT ENTITLED "GOLDENLAND PROPERTIES" (P99-132)**

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

- A. The Final Map for Goldenland Properties located in North Natomas - Southwest corner of Del Paso Road and Gateway Park Drive, 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 project is hereby approved subject to the execution by all parties of the Subdivision Improvement Agreement for that subdivision, and subject to the posting of the increased amount of the security required for completion of the improvements.
- 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 Goldenland Partnership, a California General Partnership to provide for the subdivision improvements required

**FOR CITY CLERK USE ONLY**

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

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



by the Subdivision Map Act and Title 16 (Subdivision Regulations) of the Sacramento City Code.

4. No notice to proceed with improvements or building permit shall be issued unless and until all applicable city and other requirements therefor have been satisfied, including but not limited to full completion and final acceptance of the improvement plans by the Director of Public Works.
5. 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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11.1400

**FOR CITY CLERK USE ONLY**

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

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