



1.19

DEPARTMENT OF  
PUBLIC WORKS

CITY OF SACRAMENTO  
CALIFORNIA

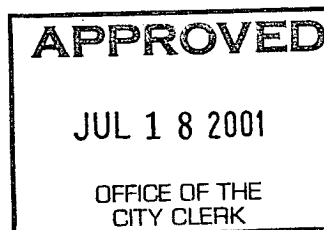
DEVELOPMENT SERVICES DIVISION

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

June 29, 2001

City Council  
Sacramento, California

AG 2001-122



Honorable Members in Session:

**SUBJECT: APPROVAL OF FINAL MAP AND SUBDIVISION IMPROVEMENT  
AGREEMENT FOR RIVER VIEW #1 VILLAGE A - (P98-079)**

**LOCATION/COUNCIL DISTRICT:**

North Natomas - South of San Juan Road and East of the West Drainage Canal.  
Council District 1

**RECOMMENDATION:**

This report recommends the City Council approve the attached resolution for the Final Map and Subdivision Improvement Agreement for River View #1 Village A.

**CONTACT PERSON:** Fritz Buchman, Associate Engineer, 264-7493  
Bob Robinson, Supervising Surveyor, 264-8970

**FOR COUNCIL MEETING OF:** July 18, 2001

**SUMMARY:**

On March 23, 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 Subdivider, Gateway South, LLC, a California Limited Liability Company. 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 Agreement require approval by the City Council. See Exhibit A-1 through A-2 for project locations.

City Council  
Final Map for River View #1 Village A  
June 29, 2001

**COMMITTEE/COMMISSION ACTION:**

None.

**BACKGROUND INFORMATION:**

On March 23, 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 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, Gateway South, LLC, a California Limited Liability Company.

**ENVIRONMENTAL CONSIDERATIONS:**

On March 23, 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:**

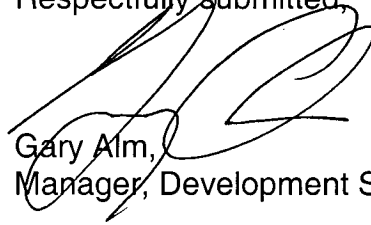
Pursuant to Sacramento City Code, Chapter 16.28.110, and Government Code Section 66458, the City Council may, by resolution, approve final maps. The map presented conforms to all the requirements of the Government Code and Title 16 of the City Code, applicable at the time of conditional approval of the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

City Council  
Final Map for River View #1 Village A  
June 29, 2001

**ESBD CONSIDERATIONS:**

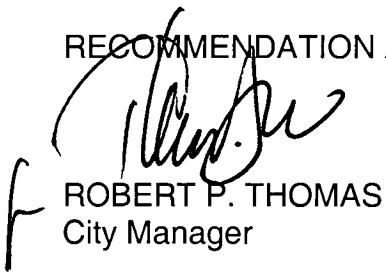
City Council adoption of the attached resolution is not affected by City policy related to the ESBD Program.

Respectfully submitted,



Gary Alm,  
Manager, Development Services

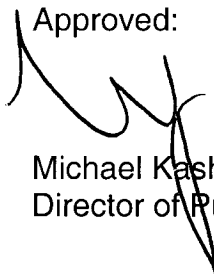
RECOMMENDATION APPROVED:



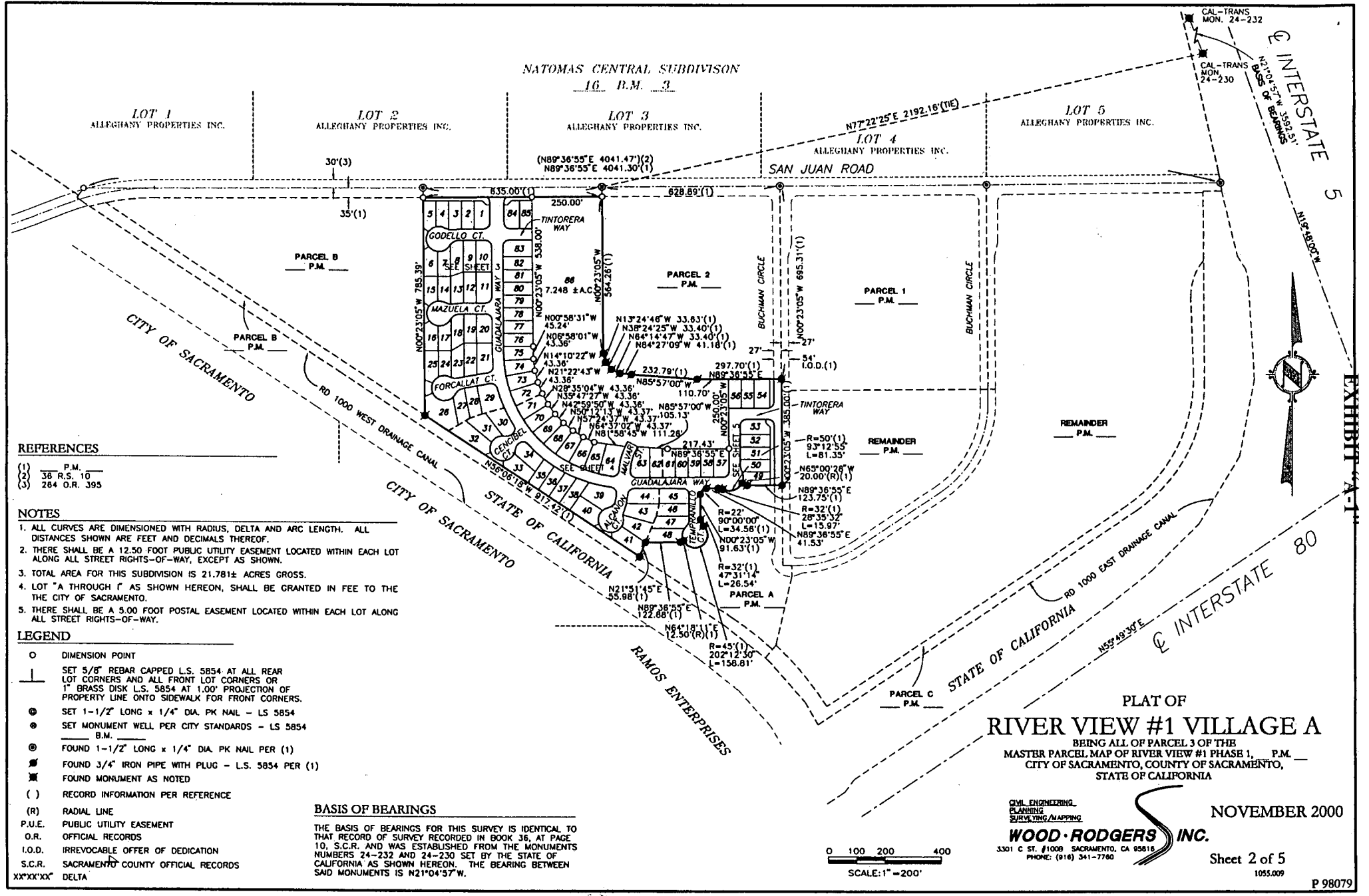
ROBERT P. THOMAS  
City Manager

FB/wj

Approved:



Michael Kashiwagi  
Director of Public Works



NATOMAS CENTRAL SUBDIVISION  
16 B.M. 3

LOT 1  
ALLEGHANY PROPERTIES INC.

LOT 2  
ALLEGHANY PROPERTIES INC.

LOT 3  
ALLEGHANY PROPERTIES INC.

LOT 4  
ALLEGHANY PROPERTIES INC.

LOT 5  
ALLEGHANY PROPERTIES INC.

INTERSTATE 5  
N 1/4 SECTION 31  
E 1/4 SECTION 32

EXHIBIT A-1

REFERENCES

- (1) P.M.
- (2) 38 R.S. 10
- (3) 284 O.R. 395

NOTES

1. ALL CURVES ARE DIMENSIONED WITH RADIUS, DELTA AND ARC LENGTH. ALL DISTANCES SHOWN ARE FEET AND DECIMALS THEREOF.
2. THERE SHALL BE A 12.50 FOOT PUBLIC UTILITY EASEMENT LOCATED WITHIN EACH LOT ALONG ALL STREET RIGHTS-OF-WAY, EXCEPT AS SHOWN.
3. TOTAL AREA FOR THIS SUBDIVISION IS 21.781± ACRES GROSS.
4. LOT "A THROUGH F" AS SHOWN HEREON, SHALL BE GRANTED IN FEE TO THE CITY OF SACRAMENTO.
5. THERE SHALL BE A 5.00 FOOT POSTAL EASEMENT LOCATED WITHIN EACH LOT ALONG ALL STREET RIGHTS-OF-WAY.

LEGEND

- O DIMENSION POINT
- ┆ SET 5/8" REBAR CAPPED L.S. 5854 AT ALL REAR LOT CORNERS AND ALL FRONT LOT CORNERS OR 1" BRASS DISK L.S. 5854 AT 1.00' PROJECTION OF PROPERTY LINE ONTO SIDEWALK FOR FRONT CORNERS.
- ⊙ SET 1-1/2" LONG x 1/4" DIA. PK NAIL - LS 5854
- ⊙ SET MONUMENT WELL PER CITY STANDARDS - LS 5854 B.M.
- ⊙ FOUND 1-1/2" LONG x 1/4" DIA. PK NAIL PER (1)
- ⊙ FOUND 3/4" IRON PIPE WITH PLUG - L.S. 5854 PER (1)
- ⊙ FOUND MONUMENT AS NOTED
- ( ) RECORD INFORMATION PER REFERENCE
- (R) RADIAL LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- O.R. OFFICIAL RECORDS
- I.O.D. IRREVOCABLE OFFER OF DEDICATION
- S.C.R. SACRAMENTO COUNTY OFFICIAL RECORDS
- XX"XX"XX DELTA

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL TO THAT RECORD OF SURVEY RECORDED IN BOOK 36, AT PAGE 10, S.C.R. AND WAS ESTABLISHED FROM THE MONUMENTS NUMBERS 24-232 AND 24-230 SET BY THE STATE OF CALIFORNIA AS SHOWN HEREON. THE BEARING BETWEEN SAID MONUMENTS IS N21°04'57"W.

PLAT OF  
RIVER VIEW #1 VILLAGE A

BEING ALL OF PARCEL 3 OF THE  
MASTER PARCEL MAP OF RIVER VIEW #1 PHASE 1, P.M.  
CITY OF SACRAMENTO, COUNTY OF SACRAMENTO,  
STATE OF CALIFORNIA

CIVIL ENGINEERING  
PLANNING  
SURVEYING/MAPPING

WOOD-RODGERS INC.

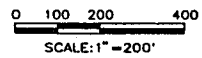
3301 C ST. #100B SACRAMENTO, CA 95816  
PHONE: (916) 341-7760

NOVEMBER 2000

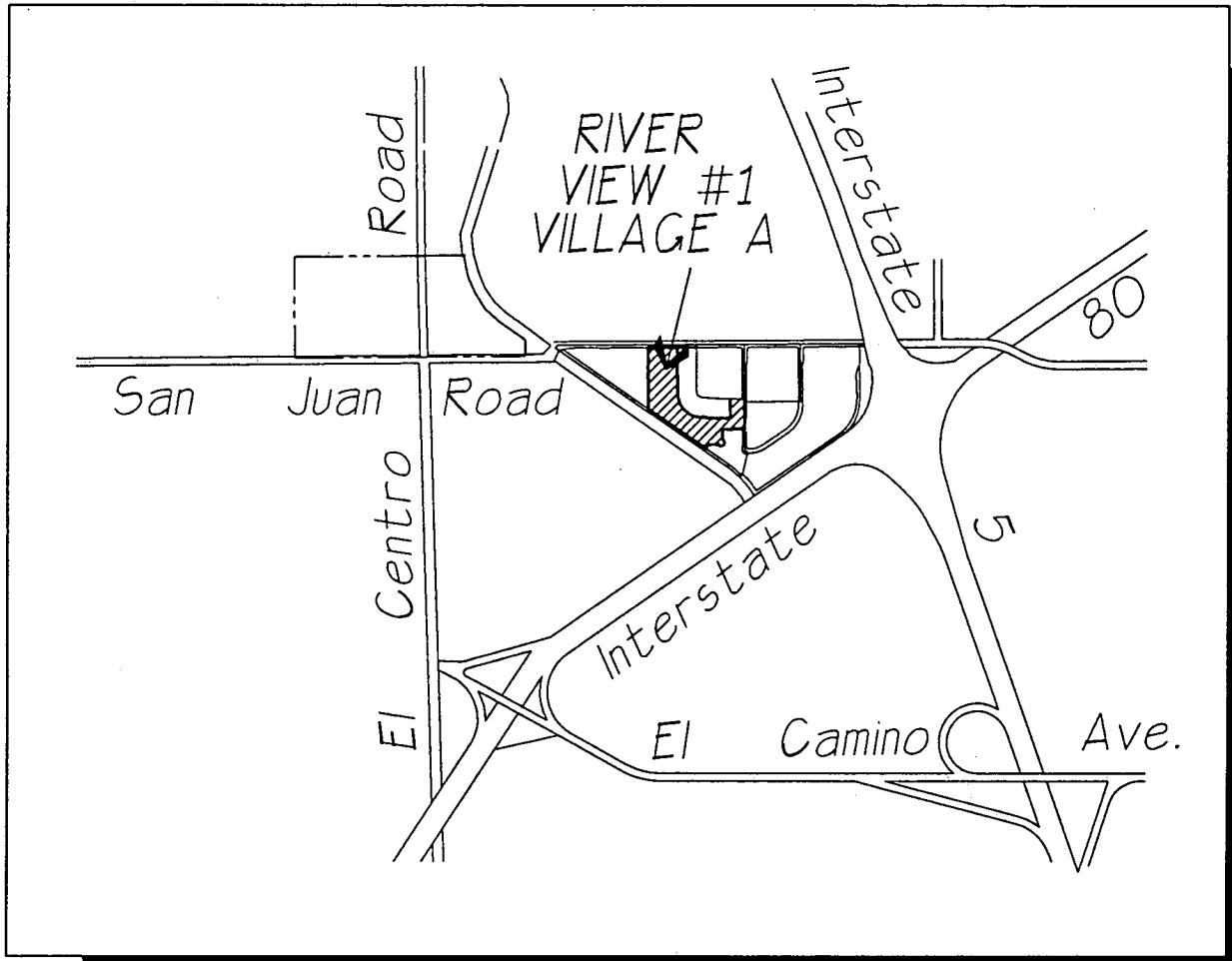
Sheet 2 of 5

1055.009

P 98079



# VICINITY MAP

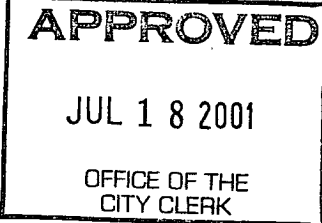


CIVIL ENGINEERING  
MAPPING  
SURVEYING

**WOOD·RODGERS INC.**

3301 C ST. #100B SACRAMENTO, CA 95816  
PHONE: (916) 341-7760





RESOLUTION NO. 2001-492

ADOPTED BY THE SACRAMENTO CITY COUNCIL

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

**APPROVING FINAL MAP ENTITLED "RIVER VIEW #1 VILLAGE A" AND SUBDIVISION IMPROVEMENT AGREEMENT (P98-079)**

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

- A. The Final Map for River View #1 Village A , located South of San Juan Road and east of the West Drainage Canal, 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.
- 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 Gateway South, LLC, a California Limited Liability Company to provide for the subdivision improvements required by the Subdivision Map Act and Title 16 (Subdivision Regulations) of the Sacramento City Code.

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**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:TSWrkGrpDocs/devsvc/council/P98-079RiverView#1/VillageAccltr

\_\_\_\_\_ 7  
FOR CITY CLERK USE ONLY

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

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