



1.3

**CITY OF SACRAMENTO**  
CALIFORNIA

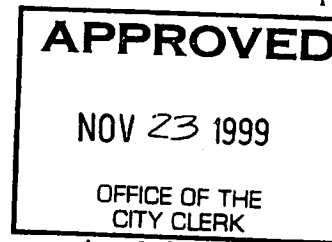
DEPARTMENT OF  
PUBLIC WORKS

TECHNICAL SERVICES DIVISION

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

October 21, 1999

City Council  
Sacramento, California



4699-216

Honorable Members in Session:

**SUBJECT: APPROVAL OF FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT FOR NATOMAS CROSSING VILLAGE 19 - (P96-083)**

**LOCATION/COUNCIL DISTRICT:**

Southeast corner of Stadium Boulevard and the East Drain  
Council District 1

**RECOMMENDATION:**

This report recommends the City Council approve the attached resolution for the Final Map and Subdivision Improvement Agreement for Natomas Crossing Village 19.

**CONTACT PERSON:** Faramarz Ansari, Associate Engineer, 264-7493

**FOR COUNCIL MEETING OF:** November 23, 1999

**SUMMARY:**

On May 22, 1997, 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, Kimball Hill Homes California Inc., a California Corporation. 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 will complete the improvements at a later date. The Final Map and the Subdivision Improvement

City Council  
Final Map for Natomas Crossing Village 19  
October 21, 1999

Agreement requires approval by the City Council.

**COMMITTEE/COMMISSION ACTION:**

None.

**BACKGROUND INFORMATION:**

On May 22, 1997, 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, Kimball Hill Homes California Inc., a California Corporation.

**ENVIRONMENTAL CONSIDERATIONS:**

On May 22, 1997, the City Planning Commission adopted a Notice of Decision ratifying the Negative Declaration and approving the mitigation monitoring plan for this project.

**POLICY CONSIDERATIONS:**

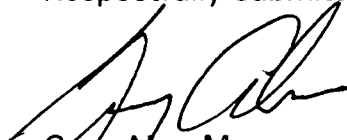
Pursuant to Sacramento City Code, Chapter 40.07.711, and Government Code Section 66458, the City Council may, by resolution, approve final maps. The map presented conforms to all the requirements of the Government Code and Title 40 of the City Code, applicable at the time of conditional approval of the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

City Council  
Final Map for Natomas Crossing Village 19  
October 21, 1999

**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:



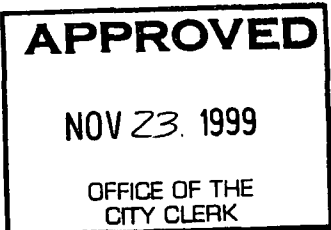
ROBERT P. THOMAS  
City Manager

Approved:



Michael Kashiwagi  
Director of Public Works

GA:FA:dt  
S:techsvs/devsvs/council/P96-083/vlll19cctr



RESOLUTION NO. 99-661

ADOPTED BY THE SACRAMENTO CITY COUNCIL

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

APPROVING FINAL MAP ENTITLED "NATOMAS CROSSING VILLAGE 19" AND SUBDIVISION IMPROVEMENT AGREEMENT (P96-083)

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

- A. The Final Map for Natomas Crossing Village 19, located the southeast corner of Stadium Boulevard and the East Drain with provisions for its design and improvement, is consistent with the North Natomas Community Plan. See Exhibit "A-1, A-2 & A-3" 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 Kimball Hill Homes California Inc., a California Corporation 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: \_\_\_\_\_

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/devsvs/council/P96-083/vill19cctr

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

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

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

PLAT OF  
**NATOMAS CROSSING VILLAGE 19**  
 PORTION OF PARCEL 19 OF MASTER PARCEL MAP  
 "NATOMAS CROSSING", 155 P.M. 13  
 CITY OF SACRAMENTO, CALIFORNIA  
 SCALE: 1"=40' NOVEMBER, 1999  
 The Spink Corporation  
 SHEET 2 OF 4

**NOTES**

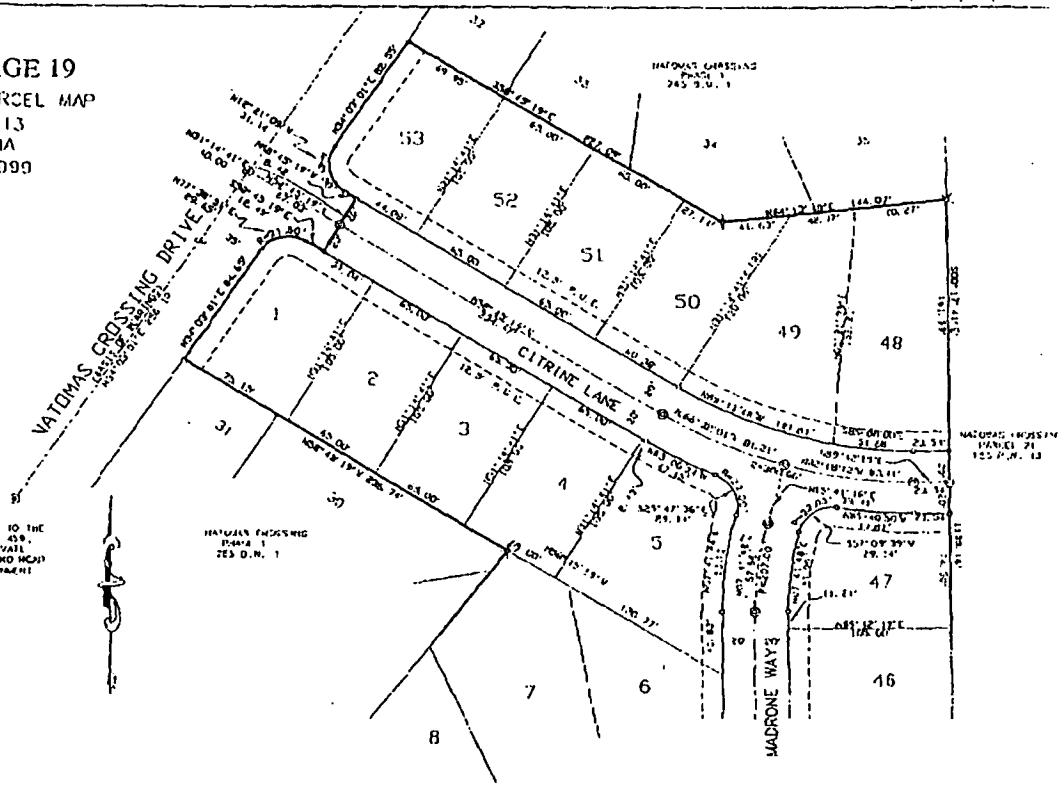
1. ALL DISTANCES ALONG CURVED LINES ARE CHORD MEASUREMENTS.
2. ALL REAR LOT CORNERS WILL BE SET WITH A 3/8" REBAR AND PLASTIC CAP STAMPED "R.C.E. 25025". STREET LOT CORNERS WILL BE MARKED WITH A GRADE AT THE BACK OF SIDEWALK OR THE PROJECTION OF THE LOT LINE.
3. RAFTER SPACING AND CENTERLINE RADII UNLESS NOTED OTHERWISE.
4. THIS SUBDIVISION CONTAINS 11,000 ACRES, GROSS.
5. THERE IS A FIVE (5) FOOT EASEMENT ADJACENT TO ALL ROAD RIGHT-OF-WAYS SHOWN HEREON.
6. THAT PORTION OF THOSE CERTAIN PUBLIC ROAD RIGHT-OF-WAYS CONVEYED TO THE COUNTY OF SACRAMENTO BY DEEDS RECORDED IN 2216 O.R. 707 & 2574 O.R. 459, ARE ANY AND ALL PUBLIC RIGHTS WHICH MAY EXIST OVER THAT CERTAIN PRIVATE ROAD DESCRIBED PER 15 & M., ALSO KNOWN AS MILLER ROAD 259 (1) CENTRAL HIGHWAY IMPROVEMENT, PURSUANT TO SECTION 6449.26 1/2 OF THE GOVERNMENT CODE.

**LEGEND:**

DIMENSION POINT	o
SET P.N. NAIL 1/4" DIA. X 1-1/2" LONG	o
FOUND P.N. NAIL	o
FOUND MONUMENT AS FOUND	x
PUBLIC UTILITY EASEMENT	P. U. E.
RADIAL LINE	(R)
SET WELL ALIGNMENT PER CITY STANDARDS	o
SET 1-1/2" IRON P.I.P.E. FACED "R.C.E. 25025"	x

**BASIS OF BEARINGS**

THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL WITH THAT OF THE CENTERLINE OF NATOMAS CROSSING DRIVE, AS SHOWN ON PARCEL MAP "NATOMAS CROSSING", 155 P.M. 13, FROM WHICH BEARING POINTS MARKING THE BEARING IS GIVEN AS N17°03'11"E.



SEE SHEET 3 OF 4

FOR CITY CLERK USE ONLY

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

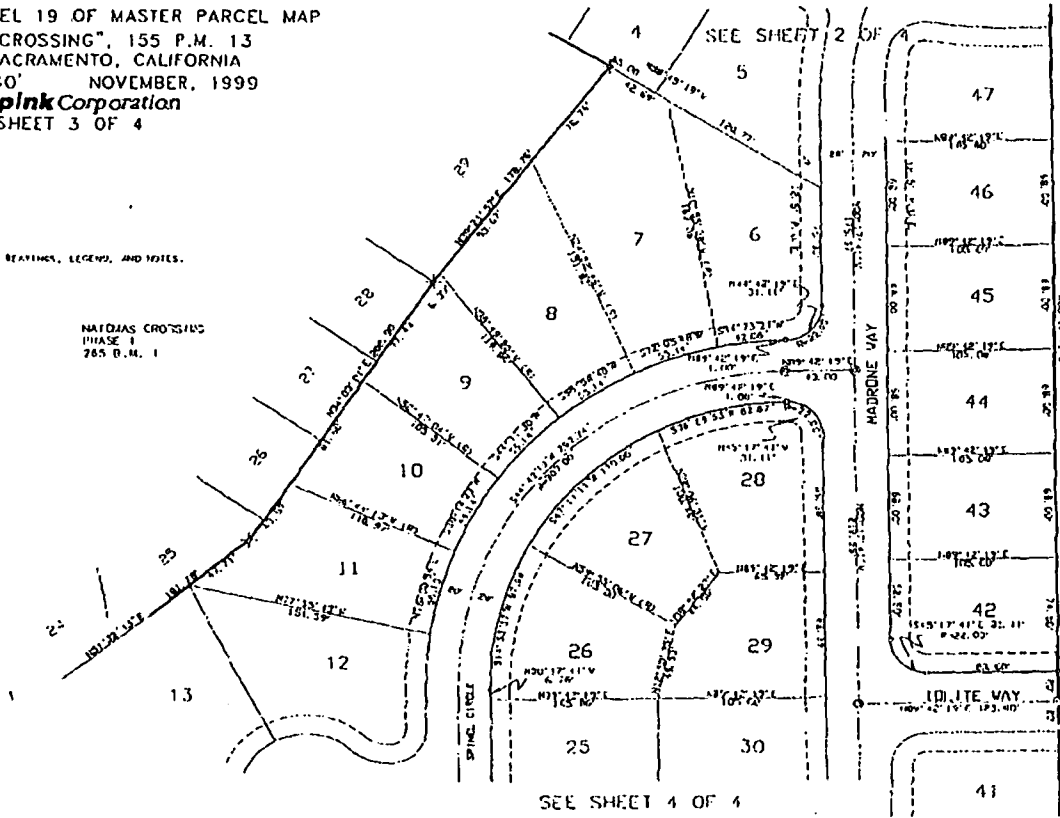
DATE ADOPTED: \_\_\_\_\_

PLAT OF  
**NATOMAS CROSSING VILLAGE 19**  
 PORTION OF PARCEL 19 OF MASTER PARCEL MAP  
 "NATOMAS CROSSING", 155 P.M. 13  
 CITY OF SACRAMENTO, CALIFORNIA  
 SCALE 1"=40' NOVEMBER, 1999  
 The **Spink Corporation**  
 SHEET 3 OF 4

NOTE:  
 REFER TO SHEET 3 FOR BASIS OF BEARINGS, LEGEND, AND NOTES.

NATOMAS CROSSING  
 PHASE I  
 265 D.M. 1

NATOMAS CROSSING  
 PARCEL 21  
 155 P.M. 13



SEE SHEET 4 OF 4

SEE SHEET 2 OF 4

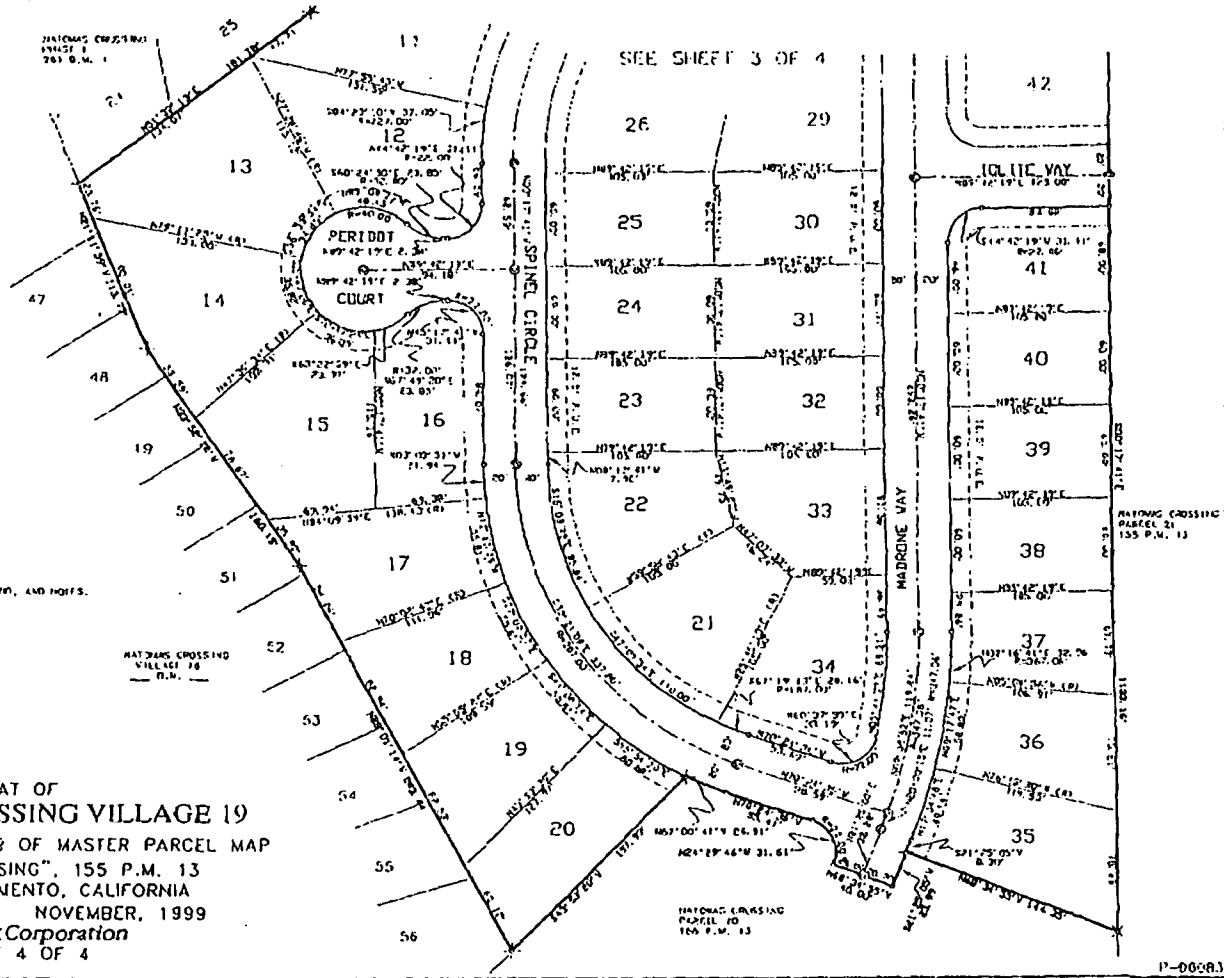
FOR CITY CLERK USE ONLY

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

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

NOTE:  
REFER TO SHEET 2 FOR BASIS OF BEARINGS, LENGTHS, AND OFFSETS.

PLAT OF  
NATOMAS CROSSING VILLAGE 19  
PORTION OF PARCEL 19 OF MASTER PARCEL MAP  
"NATOMAS CROSSING", 155 P.M. 13  
CITY OF SACRAMENTO, CALIFORNIA  
SCALE 1"=40' NOVEMBER, 1999  
The Spink Corporation  
SHEET 4 OF 4



FOR CITY CLERK USE ONLY

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

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



1.4

- 1.4 Approval of Final Map and Subdivision Agreement with Kaufman and Broad of Northern California, Inc. for Natomas West Village No. 2 (P98-020), located east of I-80 South of West El Camino Avenue and north of Garden Highway and Annexation No. 5 to the Willowcreek Maintenance Assessment District. (D-1)
- A. Approve final map and subdivision improvement agreement for Natomas West Village No. 2;

For Annexation to the Willowcreek Maintenance Assessment District

- B. Accept landowner petitions and initiate proceedings to annex territory;
- C. Approve boundary map of area to be annexed;
- D. Resolution of Intention to annex territory and levy an assessment upon the annexed property;
- E. Preliminary approval of an engineers report and set a time and place of hearing of protests.

**RECOMMENDATION OF STAFF:**

- A. ADOPT RESOLUTION APPROVING AGREEMENT
- B-E: ADOPT RESOLUTIONS

**COUNCIL ACTION:**

- A. CC99-662; AG99-217
- B-E: CC99-663  
CC99-664  
CC99-665  
CC99-666

---

See assessment files.

11-23-99