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CITY OF SACRAMENTO
CALIFORNIA

DEPARTMENT OF
PUBLIC WORKS

TECHNICAL SERVICES DIVISION

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

October 20, 1999



4699-215

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: APPROVAL OF FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT FOR NATOMAS CROSSING VILLAGE 21 - (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 21.

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 21
October 20, 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 21
October 20, 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:



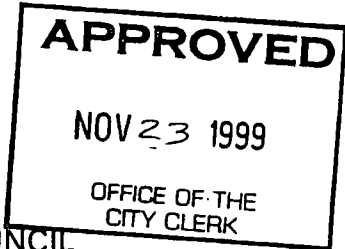
ROBERT P. THOMAS
City Manager

Approved:



Michael Kashiwagi
Director of Public Works

GA:FA:dt
s:techsvs/devsvs/council/P96-083ccltr



RESOLUTION NO. 99-660

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

APPROVING FINAL MAP ENTITLED "NATOMAS CROSSING VILLAGE 21" 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 21, located on 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/P96-083ccltr

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

PLAT OF
NATOMAS CROSSING VILLAGE 21

ALL OF PARCEL 21 OF MASTER PARCEL MAP
"NATOMAS CROSSING", 155 P.M. 13
CITY OF SACRAMENTO, CALIFORNIA
SCALE 1"=40' , OCTOBER, 1999
The Spink Corporation
SHEET 2 OF 4

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL WITH THAT OF THE CENTERLINE OF NATOMAS CROSSING DRIVE, AS SHOWN ON PLAT MAP ENTITLED "NATOMAS CROSSING DRIVE #1, 265 D.M. 1 FROM WHICH HEREIN FIND BEARINGS THE BEARING IS GIVEN AS N 81° 27' 11" E.

NOTES:

1. ALL DIMENSIONS ALONG CURVED LINES ARE CHORD MEASUREMENTS.
2. ALL DEAR LOT CORNERS WILL BE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "N.C.C. 75561". STREET LOT CORNERS WILL BE MARKED WITH A CASH AT THE BACK OF SIDEWALK ON THE PROJECTION OF THE LOT LINE.
3. RADIUS SHOWN ARE CENTERLINE RADIUS UNLESS NOTED OTHERWISE.
4. THIS SUBDIVISION CONTAINS 13.733 ACRES, MORE OR LESS.

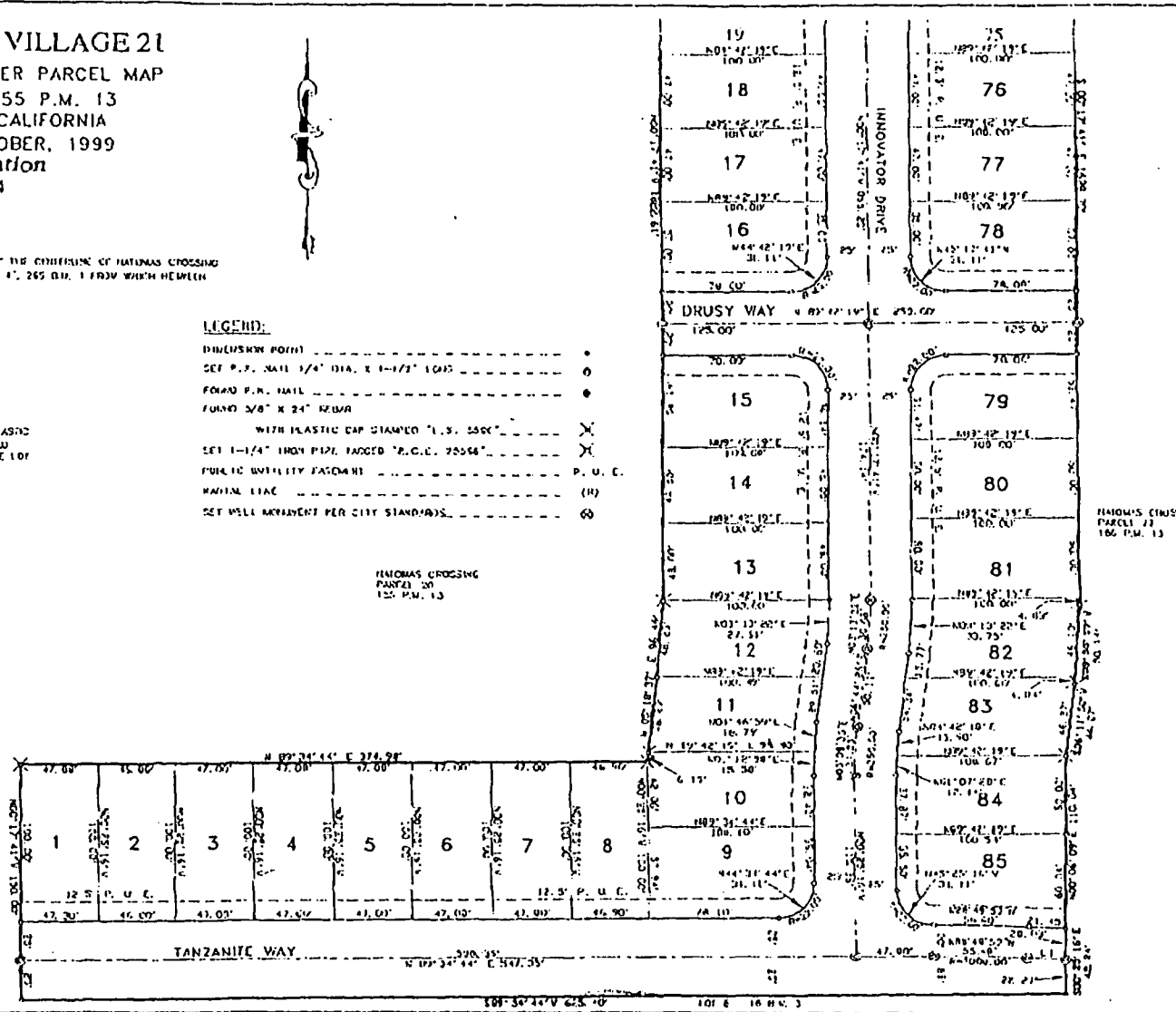
LEGEND:

- DIMENSION POINT •
- SET P.P. NAIL 1/4" DIA. X 1-1/2" LONG ○
- FOUND P.N. NAIL ●
- FOUND 2"x8" X 24" REBAR ⊗
- WITH PLASTIC CAP STAMPED "L.S. 5506" ⊗
- SET 1-1/4" IRON PIPE FLAGGED "P.C.C. 75564" ⊗
- PUBLIC UTILITY FACILITY P. U. C.
- RAILROAD LINE (R)
- SET WELL MARKING PER CITY STANDARDS ⊙

NATOMAS CROSSING
PARCEL 21
155 P.M. 13

LINE	BEARING	LENGTH
1-1	N 81° 27' 11" E	47.00

CURVE	BEARING	CHORD	ANGLE
1	N 81° 27' 11" E	47.00	90°



REBAR SHOWN WORK
OCTOBER, 1999
THE SPINK CORPORATION

NATOMAS CROSSING
PARCEL 21
155 P.M. 13

FOR CITY CLERK USE ONLY

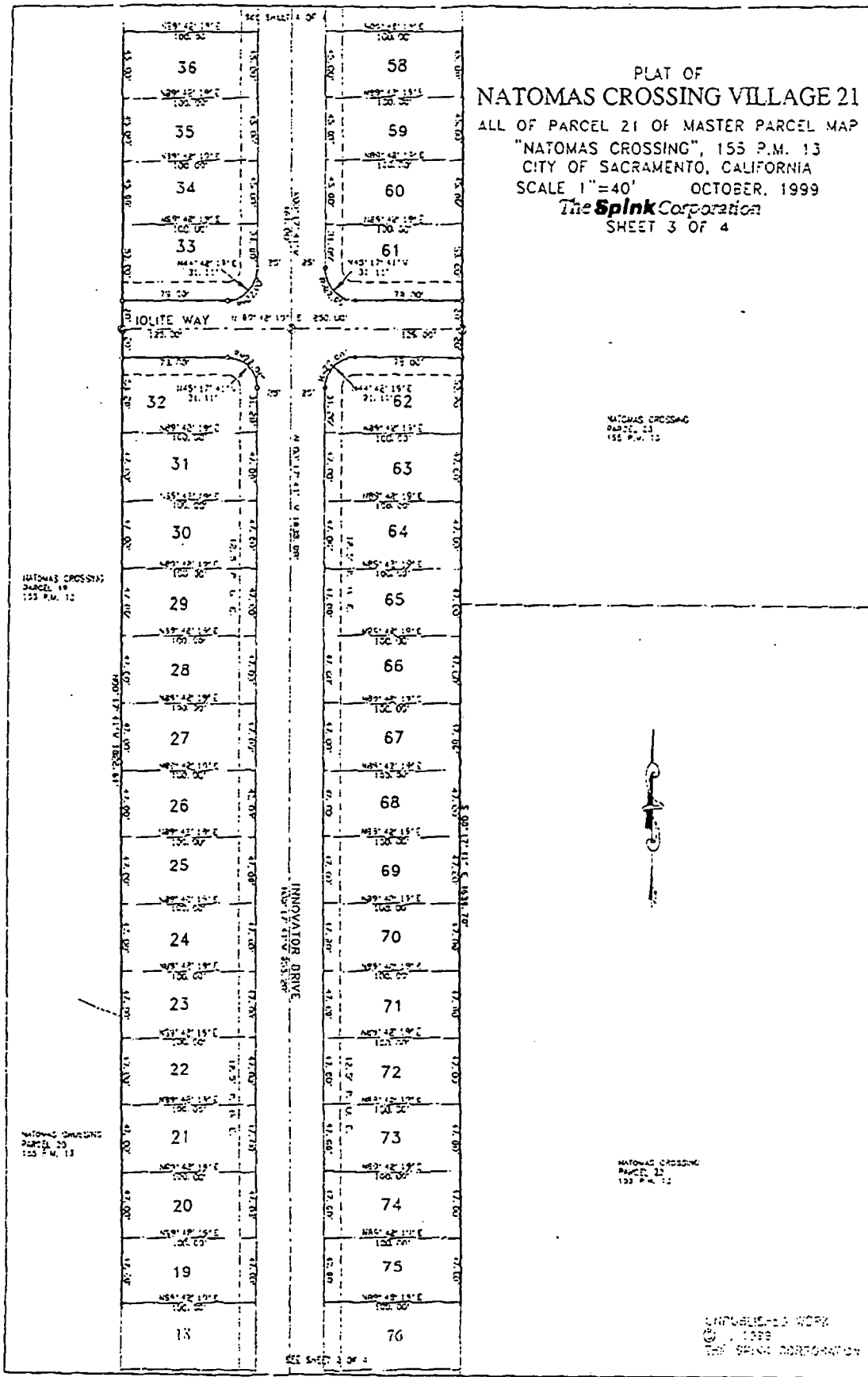
RESOLUTION NO: _____

DATE ADOPTED: _____

EXHIBIT "A-2"

PLAT OF
NATOMAS CROSSING VILLAGE 21

ALL OF PARCEL 21 OF MASTER PARCEL MAP
"NATOMAS CROSSING", 155 P.M. 13
CITY OF SACRAMENTO, CALIFORNIA
SCALE 1"=40' OCTOBER, 1999
The Splink Corporation
SHEET 3 OF 4

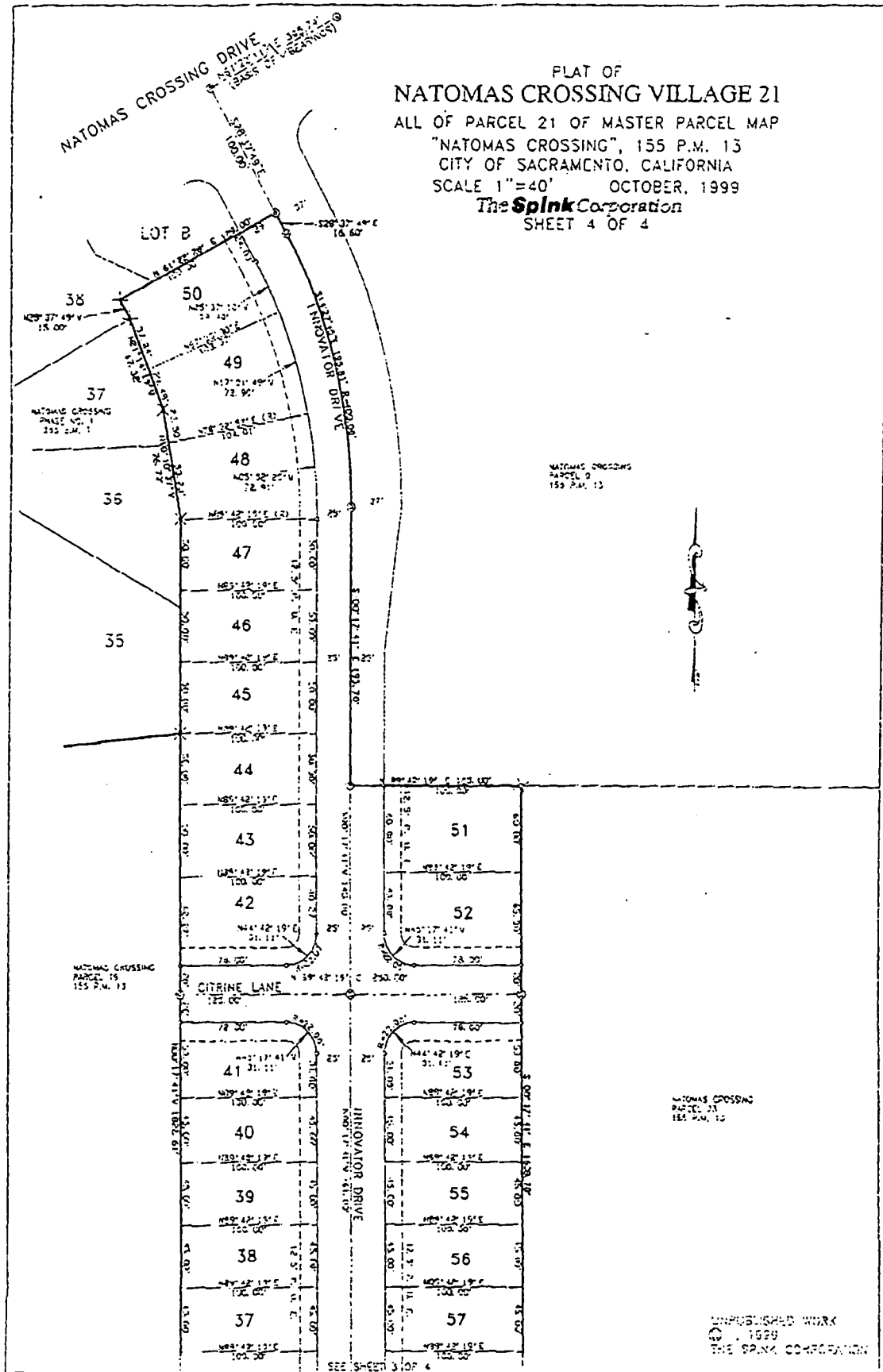


FOR CITY CLERK USE ONLY

RESOLUTION NO: _____

DATE ADOPTED: _____

EXHIBIT "A-3"



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RESOLUTION NO: _____

DATE ADOPTED: _____