



APPROVED  
BY THE CITY COUNCIL

SEP 21 1999

1.6

OFFICE OF THE  
CITY CLERK

CITY OF SACRAMENTO **0699-156**  
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

September 3, 1999

City Council  
Sacramento, California

Honorable Members In Session:

**SUBJECT: APPROVAL OF FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT  
FOR GATEWAY WEST VILLAGE NO. 4 - (P96-106)**

**LOCATION/COUNCIL DISTRICT:**

West of Duckhorn Drive north of South Loop Road in North Natomas  
Council District 1

**RECOMMENDATION:**

This report recommends the City Council approve the attached resolution for the Final Map and Subdivision Improvement Agreement for Gateway West Village No. 4.

**CONTACT PERSON:**

Faramarz Ansari, Associate Engineer, 264-7493

**FOR COUNCIL MEETING OF:**

September 21, 1999

**SUMMARY:**

On August 24, 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, Gateway West 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 will complete the improvements at a later date. The Final Map and the Subdivision Improvement Agreement requires approval by the City Council.

City Council  
Final Map (P96-106)  
September 3, 1999

**COMMITTEE/COMMISSION ACTION:**

None.

**BACKGROUND INFORMATION:**

On August 24, 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, Gateway West LLC, a California Limited Liability Company.

**ENVIRONMENTAL CONSIDERATIONS:**

On August 24, 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 (P96-106)  
September 3, 1999

**ESBD CONSIDERATIONS:**

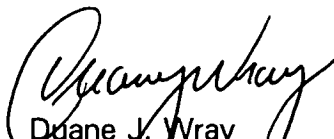
City Council adoption of the attached ordinance and the resolution is not affected by City policy related to the ESBD Program.

Respectfully submitted,

  
for

Gary Alm, Manager  
Special Districts and 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:dt  
s:techsvs/projdel/devsvs/council/p96-106/village#4cctet  
09.0399.1

Attachment

APPROVED  
BY THE CITY COUNCIL

SEP 21 1999

OFFICE OF THE  
CITY CLERK

**RESOLUTION NO. 99-524**

ADOPTED BY THE SACRAMENTO CITY COUNCIL

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

**APPROVING FINAL MAP ENTITLED "GATEWAY WEST VILLAGE NO. 4"  
AND SUBDIVISION IMPROVEMENT AGREEMENT (P96-106)**

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

- A. The Final Map for Gateway West Village No. 4, located west of Duckhorn Drive north of South Loop Road in North Natomas, with provisions for its design and improvement, is consistent with the North Natomas Community Plan. See Exhibit "A" 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 Gateway West LLC, a California Limited Liability Company 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: \_\_\_\_\_

- The City Clerk is authorized and directed to record the above-mentioned agreement in the official records of Sacramento County.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

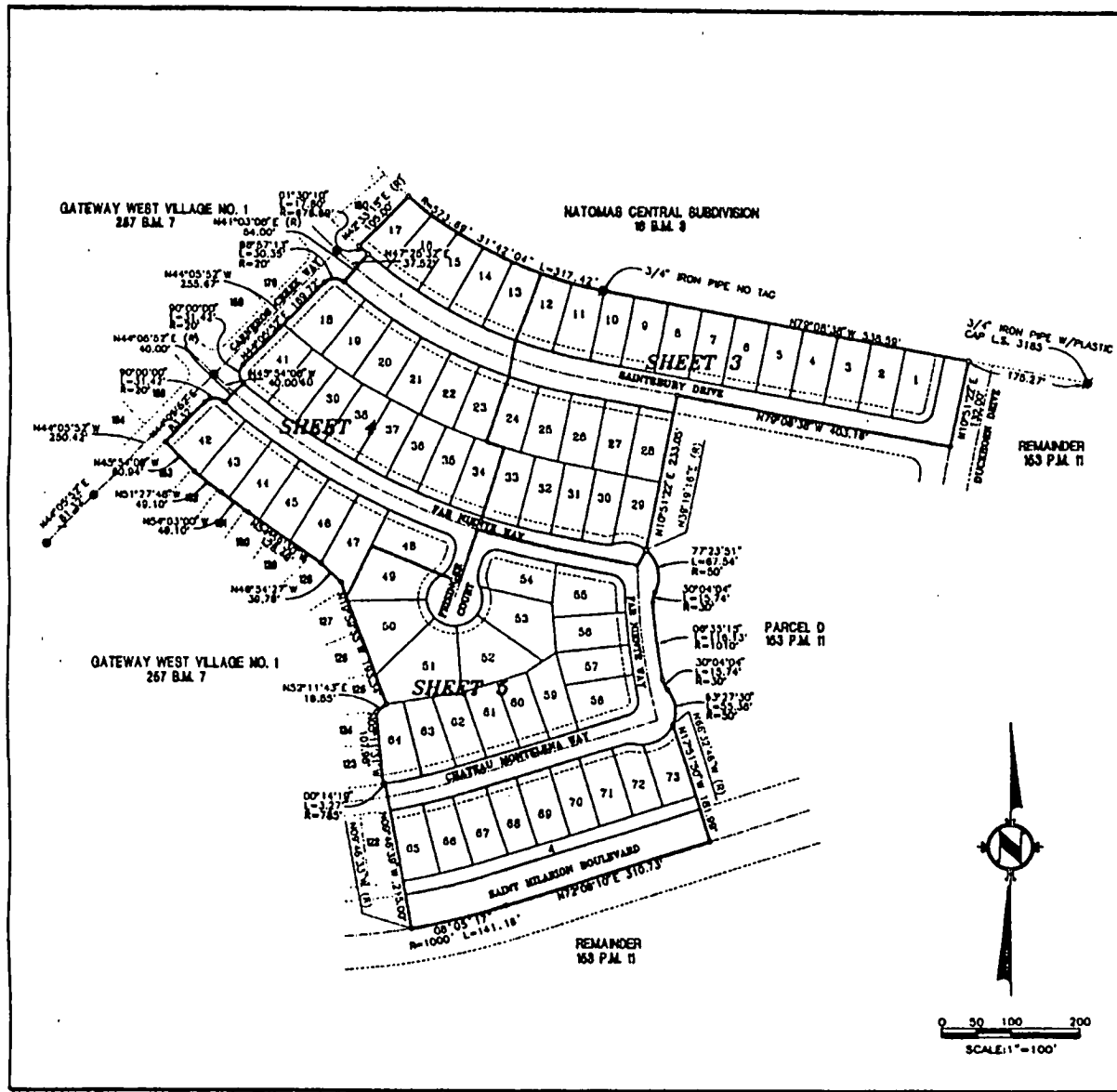
S:\techsvs\projdel\davsvs\council\P96-106\illage#4ccler  
9.0399.1

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

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

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

EXHIBIT A



NOTES

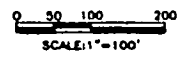
1. ALL CURVES ARE DIMENSIONED WITH RADIUS, DELTA AND ARC LENGTH.
2. THERE IS A 12.50 FOOT PUBLIC UTILITY EASEMENT ALONG ALL STREET RIGHTS-OF-WAY, EXCEPT AS SHOWN.
3. TOTAL AREA FOR THIS SUBDIVISION IS 12.3004 ACRES GROSS.
4. THERE SHALL BE A 5.00 FOOT POSTAL EASEMENT ALONG ALL STREET RIGHTS-OF-WAY.
5. LOT A SHALL BE GRANTED IN FEE TO THE CITY OF SACRAMENTO.

LEGEND

- DIMENSION POINT
- ┌ SET 3/8" REBAR CAPPED L.S. 5854 OR 1" BRASS CAP STAMPED L.S. 5854 SET AT 1.00 FOOT PROJECTION OF PROPERTY LINE ONTO SIDEWALK
- ⊙ SET 1/4" DIA. x 1 1/2" LONG PK. NAIL STAMPED 0654
- ⊙ FOUND 1/4" DIA. x 1 1/2" LONG PK. NAIL STAMPED 0654
- ⊙ FOUND 3/8" REBAR STAMPED 0654
- ⊙ SET WELL MONUMENT PER CITY STANDARDS
- ⊙ FOUND WELL MONUMENT AS SET PER 257 B.M. 7
- (R) RADIAL LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- L.S.E. LANDSCAPE EASEMENT

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL TO THE CENTERLINE OF GARDNER'S CREEK WAY AS SHOWN ON 'GATEWAY WEST VILLAGE NO. 1', 257 B.M. 7, FROM WHICH BETWEEN FOUND MONUMENTS THE BEARING IS GIVEN AS N44°05'52"E.



PLAT OF  
**GATEWAY WEST VILLAGE NO. 4**

A PORTION OF PARCEL 25, MASTER PARCEL, MAP GATEWAY WEST, 153 P.M. 11  
 CITY OF SACRAMENTO, COUNTY OF SACRAMENTO,  
 STATE OF CALIFORNIA

THE ENGINEER  
 CURRENT  
 MAPS, THEO. WOOD  
**WOOD-RODGERS INC.**  
 1210 O STREET SACRAMENTO, CA 95814  
 PHONE: (916) 341-7790



SEPTEMBER 1999

Sheet 2 of 5

REV. 036

P 96106

FOR CITY CLERK USE ONLY

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

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