



3.10

DEPARTMENT OF
PUBLIC WORKS

CITY OF SACRAMENTO
CALIFORNIA

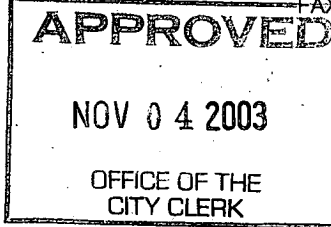
1231 I STREET, 2nd Floor
SACRAMENTO, CA 95814-
2700

DEVELOPMENT SERVICES DIVISION

AG 2003-187

PH. (916) 264-7995
FAX (916) 264-5786

October 10, 2003



City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: APPROVAL OF FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT ENTITLED "REGENCY PARK PARCEL 9" (P02-078)

LOCATION AND COUNCIL DISTRICT:

Northeast corner of Club Center Drive and Regency Park Circle located in Council District 1 (see attachment "A-1 through A-5" for project location).

RECOMMENDATION:

This report recommends the City Council adopt the attached resolution:

- Approving the Final Map and Subdivision Improvement Agreement for Regency Park Parcel 9.

CONTACT PERSONS:

Bob Robinson, Supervising Surveyor, 264-8970
Ronald Fong, Senior Engineer, 264-7915

FOR COUNCIL MEETING OF: November 4, 2003

SUMMARY:

On December 12, 2002, the City Planning Commission approved a Tentative Subdivision Map by adopting a Notice of Decision. The subdivider, U.S. Home Corporation, a Delaware Corporation, 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. All other conditions of the subdivision's Tentative Map have been met by the subdivider.

City Council
Final Map for Regency Park Parcel 9 -(P02-078)
October 10, 2003

The Final Map and the Subdivision Improvement Agreement require approval by the City Council.

COMMITTEE/COMMISSION ACTION:

None.

BACKGROUND INFORMATION:

On December 12, 2002, 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 approve Final Maps by resolution. 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. The deferred improvement work has been secured through a Subdivision Improvement Agreement, all other conditions of approval have been met, and the Final Map is presented for approval.

FINANCIAL CONSIDERATIONS:

All subdivision costs are being paid by the subdivider, U.S. Home Corporation, a Delaware Corporation.

ENVIRONMENTAL CONSIDERATIONS:

On December 12, 2002, 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 approve Final Maps by resolution. 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 Regency Park Parcel 9 -(P02-078)
October 10, 2003

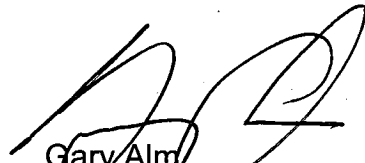
The Council action recommended in this report supports the following City Strategic Plan goals:

- Enhance and preserve the neighborhoods
- Promote and support economic vitality

ESBD CONSIDERATIONS:

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

Respectfully submitted,



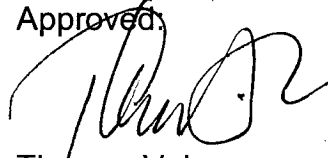
Gary Alm,
Manager, Development Services

RECOMMENDATION APPROVED:



ROBERT P. THOMAS
City Manager

Approved:



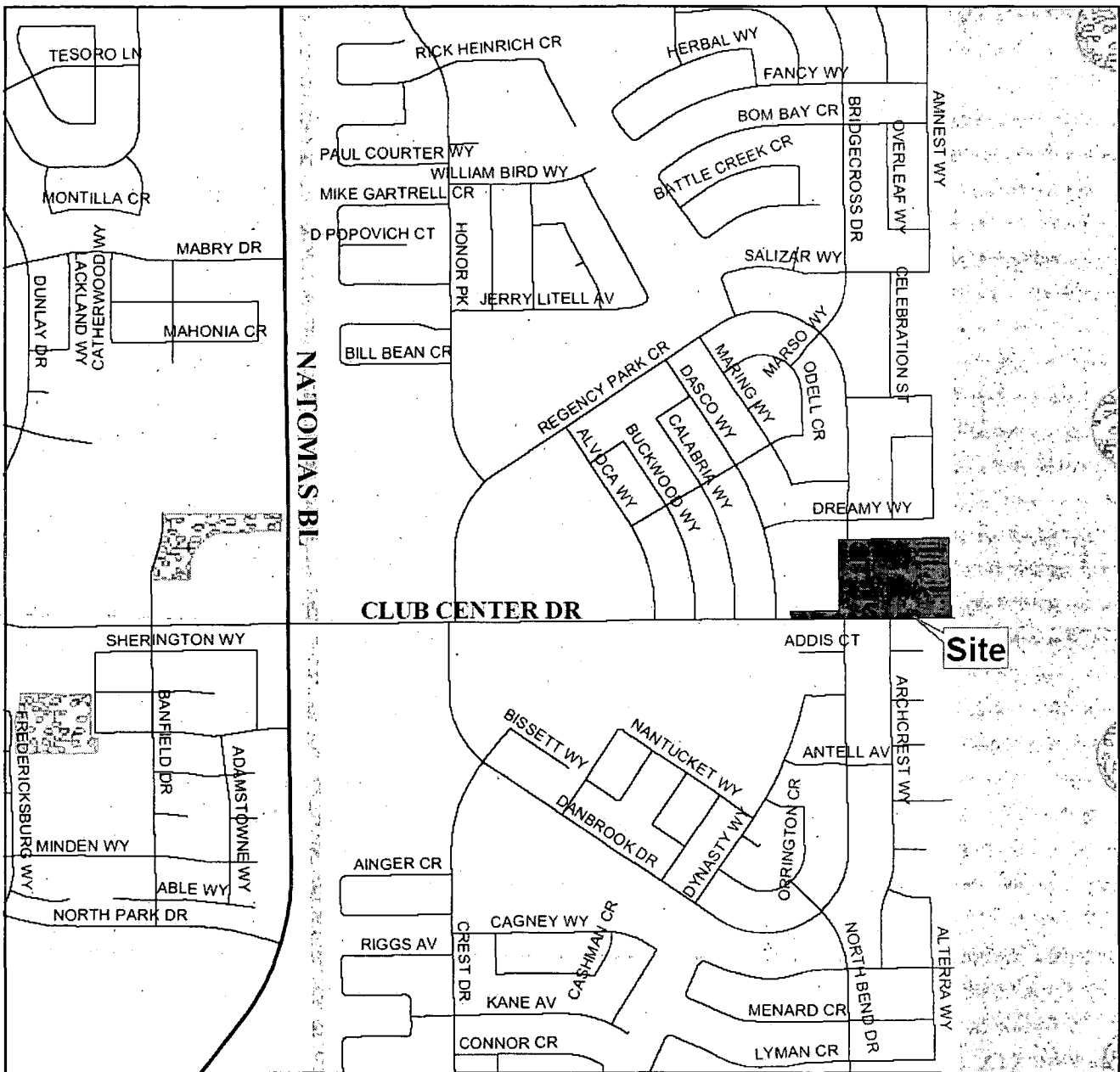
Thomas V. Lee
Deputy City Manager

TABLE OF CONTENTS:

1. Attachment A-1, Vicinity Map for Regency Park Parcel 9, pg. 4
2. Attachment A-2 through A-5, Final Map of Regency Park Parcel 9, pg. 5
3. Resolution approving Final Map and Subdivision Improvement Agreement, pg.9

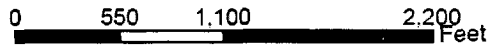
RR/sr

Vicinity Map For Regency Park Parcel 9



Department of
PUBLICWORKS
CITY OF SACRAMENTO
Development Services & Special Districts

RLiu 9/26/03



**FINAL MAP OF
REGENCY PARK
PARCEL 9**

SUBDIVISION NO. P02-078

BEING ALL OF PARCEL 9 OF THE
MASTER PARCEL MAP OF NORTHPOINTE PARK PHASE 2
FILED IN 64-PAL 4, SACRAMENTO COUNTY RECORDS
CITY OF SACRAMENTO STATE OF CALIFORNIA

AUGUST 2003

Sheet 1 of 4

(105.06)



OWNER'S STATEMENT

THE UNDERSIGNED HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP OF REGENCY PARK PARCEL 9 AND OFFER FOR DEDICATION AND DO HEREBY DEDICATE TO ANY AND ALL PUBLIC USES, THE CIRCLE, COURT, DRIVE AND WAY SHOWN HEREON AND ALSO OFFER FOR DEDICATION AND DO HEREBY DEDICATE FOR SPECIFIC PURPOSES THE FOLLOWING:

- A. EASEMENTS, SUBJECT TO SACRAMENTO CITY CODE SECTION 16.48.060, FOR PLANTING AND MAINTAINING TREES, INSTALLATION AND MAINTENANCE OF ELECTROLERS, TRAFFIC CONTROL DEVICES, WATER AND GAS PIPES, AND FOR UNDERGROUND WIRES AND CONDUITS FOR ELECTRICAL, TELEPHONE AND TELEVISION SERVICES, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER AND ACROSS THOSE STRIPS OF LAND TWELVE AND ONE-HALF (12.5) FEET IN WIDTH AND CONTIGUOUS TO THE CIRCLE, COURT, DRIVE AND WAY SHOWN HEREON AND DESIGNATED "PUBLIC UTILITY EASEMENT" (P.U.E.).
- B. AN EASEMENT FOR CONSTRUCTING AND MAINTAINING CENTRALIZED MAIL DELIVERY BOXES, PEDESTALS AND SLABS, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO, INCLUDING PEDESTRIAN ACCESS FOR DELIVERY AND RECEIPT OF MAIL, ON, OVER, UNDER AND ACROSS STRIPS OF LAND FIVE (5.00) FEET IN WIDTH, LYING CONTIGUOUS TO THE PUBLIC CIRCLE, COURT, DRIVE AND WAY SHOWN HEREON.

U.S. HOME CORPORATION,
A DELAWARE CORPORATION

BY: _____
PRINT NAME: _____
TITLE: _____
DATE: _____

NOTARY'S ACKNOWLEDGEMENT

STATE OF CALIFORNIA } SS
COUNTY OF _____

ON THE _____ DAY OF _____, 200__, BEFORE ME,
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED, _____
OR I PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON
WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME
THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIG-
NATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON WHICH THE PERSON
ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND: _____
PRINTED NAME: _____
COUNTY OF: _____
MY COMMISSION EXPIRES: _____

LEGAL DESCRIPTION

ALL OF PARCEL 9 OF THE MASTER PARCEL MAP OF NORTHPOINTE PARK PHASE 2, RECORDED IN BOOK 164 OF PARCEL MAPS, AT PAGE 4, SACRAMENTO COUNTY RECORDS, IN THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA.

TRUSTEE'S STATEMENT

NORTH AMERICAN TITLE GUARANTY COMPANY, AS TRUSTEE UNDER DEED OF TRUST RECORDED MAY 29, 2002, IN BOOK 200205-29 PAGES 1333, OFFICIAL RECORDS OF SACRAMENTO COUNTY.

BY: _____ BY: _____
PRINT NAME: _____ PRINT NAME: _____

NOTARY'S ACKNOWLEDGEMENT

STATE OF CALIFORNIA } SS
COUNTY OF _____

ON THE _____ DAY OF _____, 200__, BEFORE ME,
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED, _____
OR I PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON
WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME
THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIG-
NATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON WHICH THE PERSON
ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND: _____
PRINTED NAME: _____
COUNTY OF: _____
MY COMMISSION EXPIRES: _____

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND WAS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES AT THE REQUEST OF U.S. HOME CORPORATION IN AUGUST, 2003. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP. ALL MONUMENTS SHOWN HEREON ARE OF THE CHARACTER AND WILL OCCUPY THE POSITIONS INDICATED WITHIN 60 DAYS AFTER COMPLETION OF ALL REQUIRED STREET IMPROVEMENTS, AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

MICHAEL E. LONG
P.L.S. 6615 EXP. 09-30-04
WOOD RODGERS, INC.

DATE: _____

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF REGENCY PARK PARCEL 9 AND FIND IT TO BE SUBSTANTIALLY THE SAME AS THE TENTATIVE MAP SUBMITTED TO THE CITY PLANNING COMMISSION OF THE CITY OF SACRAMENTO; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND ALL APPLICABLE CITY ORDINANCES HAVE BEEN COMPLIED WITH AND THAT I AM SATISFIED THAT SAID PLAN IS TECHNICALLY CORRECT.

ROBERT T. ROBINSON
SUPERVISING SURVEYOR, L.S. 7934
FOR THE DIRECTOR OF PUBLIC WORKS
CITY OF SACRAMENTO, CALIFORNIA

DATE: _____

CITY CLERK'S STATEMENT

I HEREBY STATE THAT THE CITY COUNCIL OF THE CITY OF SACRAMENTO HAS APPROVED THIS FINAL MAP ENTITLED REGENCY PARK PARCEL 9 AND HAS ACCEPTED, SUBJECT TO IMPROVEMENTS, ON BEHALF OF THE PUBLIC, ALL LANDS, RIGHTS-OF-WAY, AND EASEMENTS HEREON OFFERED FOR DEDICATION, AND HAS APPROVED THE ABANDONMENT OF THE EASEMENTS LISTED HEREON PURSUANT TO SECTION 66434(g) OF THE GOVERNMENT CODE.

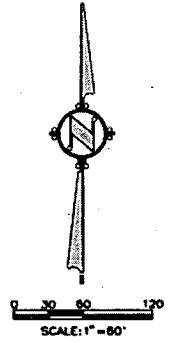
DATE: _____ CITY CLERK
CITY OF SACRAMENTO

RECORDER'S STATEMENT

ACCEPTED FOR RECORD AND FILED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY IN BOOK _____ OF MAPS, AT PAGE _____ THIS _____ DAY OF _____, 200__, AT _____ HOURS, _____ M., TITLE TO THE LAND INCLUDED IN THIS SUBDIVISION BEING VESTED AS PER CERTIFICATE NO. _____ ON FILE IN THIS OFFICE.

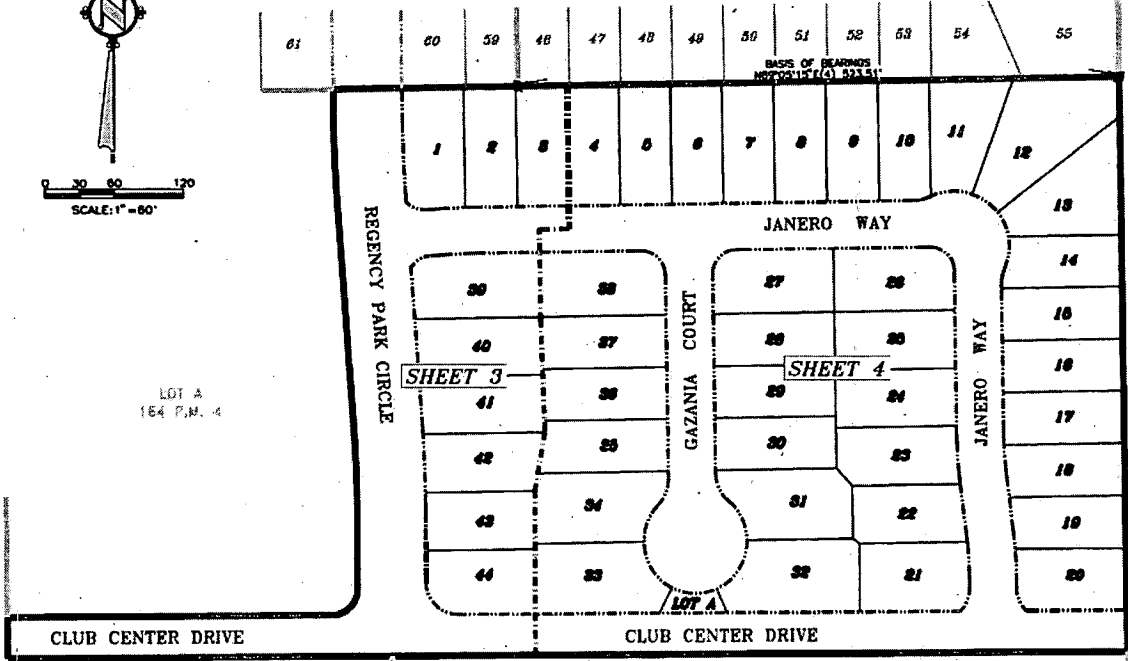
RECORDER OF SACRAMENTO COUNTY DOCUMENT NO.: _____
STATE OF CALIFORNIA
BY: _____ FEE: \$ _____

ATTACHMENT A-2

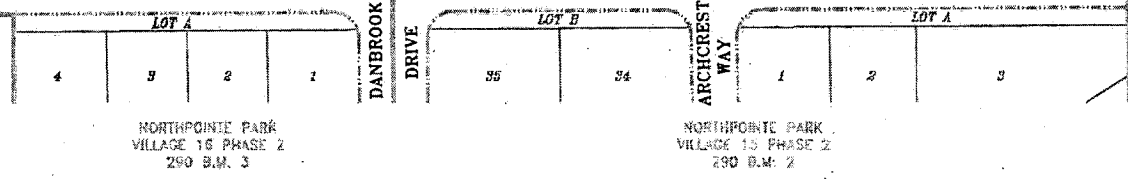


NORTHPOINTE PARK
VILLAGE 21
306 S.M. 1

NORTHPOINTE PARK
VILLAGE 22
317 S.M. 1



LOT A
164 P.M. 4



NORTHPOINTE PARK
VILLAGE 16 PHASE 2
290 S.M. 3

NORTHPOINTE PARK
VILLAGE 15 PHASE 2
290 S.M. 2

NOTES

1. ALL CURVES ARE DIMENSIONED WITH RADIUS, DELTA AND ARC LENGTH. ALL DISTANCES SHOWN ARE FEET AND DECIMALS THEREOF.
2. TOTAL AREA FOR THIS SUBDIVISION IS 7.892 ACRES GROSS, CONSISTING OF 44 RESIDENTIAL LOTS AND 1 MISCELLANEOUS LOT.
3. LOT A SHALL BE GRANTED IN FEE TO THE CITY OF SACRAMENTO FOR LANDSCAPING AND PEDESTRIAN PURPOSES.
4. THE DRAINAGE IMPROVEMENT EASEMENT, PER 20010717 O.R. 1024, NOT SHOWN HEREON IS ABANDONED PURSUANT TO SECTION 66434(g) 1/2 OF THE GOVERNMENT CODE.
5. THE IRREVOCABLE OFFER OF DEDICATION (I.O.D.), PER 164 P.M. 4, NOT SHOWN HEREON IS ABANDONED PURSUANT TO SECTION 66434(g) OF THE GOVERNMENT CODE.
6. THE PUBLIC UTILITY EASEMENT (P.U.E.), PER 164 P.M. 4, NOT SHOWN HEREON IS ABANDONED PURSUANT TO SECTION 66434(g) OF THE GOVERNMENT CODE.
7. THE IRREVOCABLE OFFER OF DEDICATION (I.O.D.), PER 20010821 P.M. 0676, NOT SHOWN HEREON IS ABANDONED PURSUANT TO SECTION 66434(g) OF THE GOVERNMENT CODE.
8. THE PUBLIC UTILITY EASEMENT (P.U.E.), PER 20010821 O.R. 0677, NOT SHOWN HEREON IS ABANDONED PURSUANT TO SECTION 66434(g) OF THE GOVERNMENT CODE.
9. ALL LOTS BEING CREATED BY THIS MAP INCLUDE FEE TITLE TO THE CENTERLINE OF THE CURVE, COURT, DRIVE AND WAY AS SHOWN.
10. AREA FOR LETTERED LOT IS AS FOLLOWS:
LOT A: 0.021 ACRES (GROSS/NET)

LEGEND

- DIMENSION POINT
- SET 5/8" REBAR CAPPED L.S. 6815 AT ALL REAR LOT CORNERS AND ALL FRONT LOT CORNERS OR BRASS DSK STAMPED L.S. 6815 AT 1.00' PROJECTION OF PROPERTY LINE ONTO SUBURB FOR FRONT CORNERS
- SET 1-1/2" LONG x 1/4" DIA. PK NAIL TAGGED "L.S. 6815"
- ⊙ SET WELL MONUMENT STAMPED "L.S. 6815"
- FOUND 1/4" DIA. PK NAIL
- FOUND 1-1/4" IRON PIPE TAGGED "L.S. 6815"
- ⊙ FOUND WELL MONUMENT STAMPED "L.S. 6815"
- (R) RADIAL LINE
- DELTA X'X' X'X' X'X'
- I.O.D. IRREVOCABLE OFFER OF DEDICATION
- P.U.E. PUBLIC UTILITY EASEMENT

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED FROM THE MONUMENTS SHOWN ON THE NORTHPOINTE PARK VILLAGE 22 FINAL MAP RECORDED IN ___ B.M. ___ SACRAMENTO COUNTY RECORDS. THE BEARING BETWEEN SAID MONUMENTS IS NORTH 89°05'15" EAST.

REFERENCES

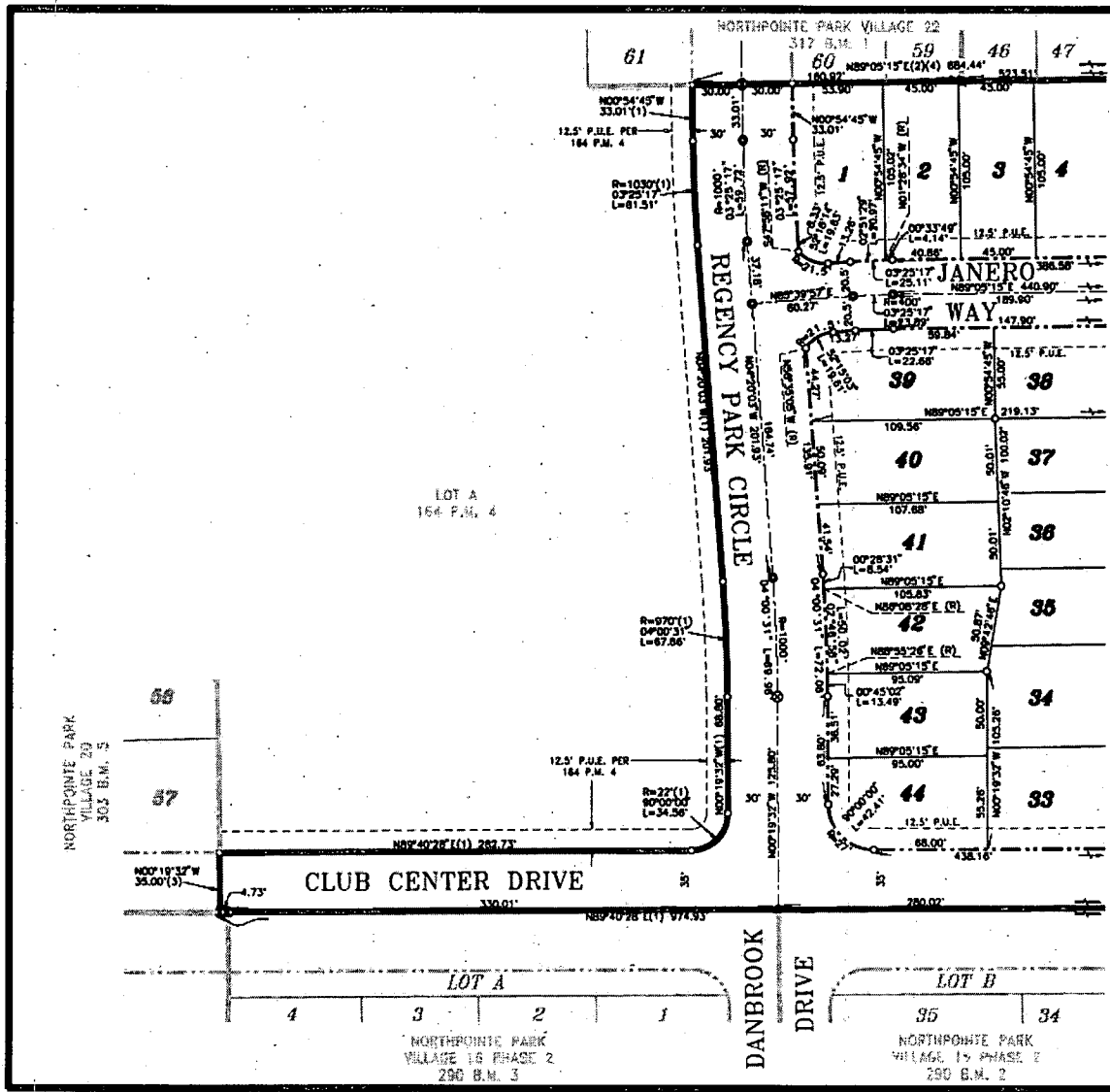
- (1) 164 P.M. 4, MASTER PARCEL MAP OF NORTHPOINTE PARK PHASE 2
- (2) 306 S.M. 1, FINAL MAP OF NORTHPOINTE PARK VILLAGE 21
- (3) 303 S.M. 5, FINAL MAP OF NORTHPOINTE PARK VILLAGE 20
- (4) ___ B.M. ___, FINAL MAP OF NORTHPOINTE PARK VILLAGE 22

FINAL MAP OF
REGENCY PARK
PARCEL 9
SUBDIVISION NO. P02-078
BEING ALL OF PARCEL 9 OF THE
MASTER PARCEL MAP OF NORTHPOINTE PARK PHASE 2
FILED IN 164 P.M. 4, SACRAMENTO COUNTY RECORDS
CITY OF SACRAMENTO STATE OF CALIFORNIA

AUGUST 2003

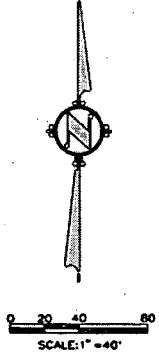
WOOD RODGERS
SURVEYING - MAPPING - PLANNING - ENVIRONMENTAL
3301 C ST., SUITE 100-E TEL 916.941.7780
SACRAMENTO, CA 95890 FAX 916.941.7787

Sheet 2 of 4
164509



SEE SHEET 4

SEE SHEET 4



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

FINAL MAP OF
REGENCY PARK
PARCEL 9

SUBDIVISION NO. P02-078
BEING ALL OF PARCEL 9 OF THE
MASTER PARCEL MAP OF NORTHPOINTE PARK PHASE 2
FILED IN 164 P.M. 4, SACRAMENTO COUNTY RECORDS
CITY OF SACRAMENTO STATE OF CALIFORNIA



WOOD RODGERS
REGISTERED SURVEYORS & ENGINEERS - PROFESSIONAL
2201 O ST., SUITE 100-S SACRAMENTO, CA 95811
Sacramento, CA 95811 TEL: 916.241.7700
FAX: 916.241.7707

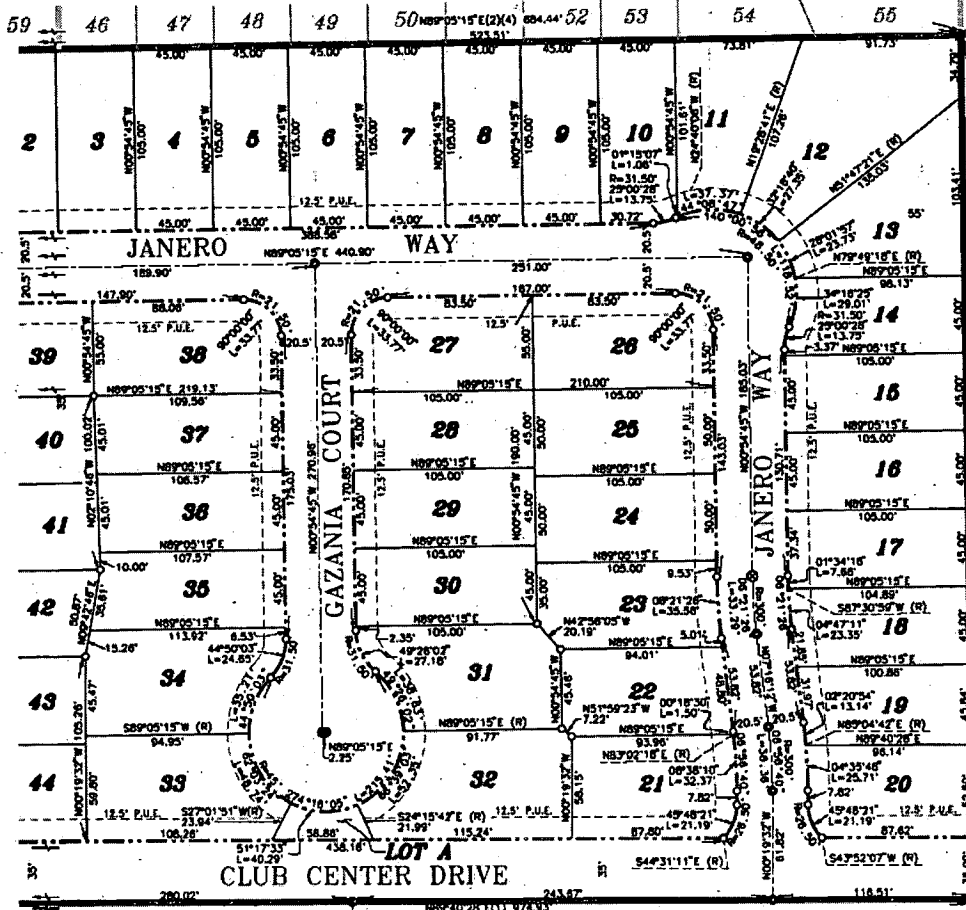
AUGUST 2003

Sheet 3 of 4

ATTACHMENT A-4

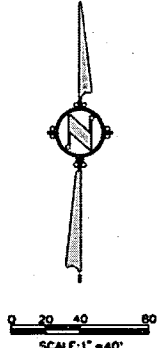
NORTHPOINTE PARK VILLAGE 22
317 B.M.

SACRAMENTO CITY LIMIT SACRAMENTO COUNTY LIMIT



SEE SHEET 3

SEE SHEET 3



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

DEED
BOOK NO.
3071188755
1983

FINAL MAP OF
REGENCY PARK
PARCEL 9
SUBDIVISION NO. P02-078
BEING ALL OF PARCEL 9 OF THE
MASTER PARCEL MAP OF NORTHPOINTE PARK PHASE 2
FILED IN 164 B.M. 4, SACRAMENTO COUNTY RECORDS
CITY OF SACRAMENTO STATE OF CALIFORNIA

AUGUST 2003

WOOD RODGERS
ENGINEERING - SURVEYING - PLANNING - ARCHITECTURE
2201 C ST., SUITE 100-B TAMPA, FL 33617-7700
SACRAMENTO, CA 95825 FAX 916-341-7707

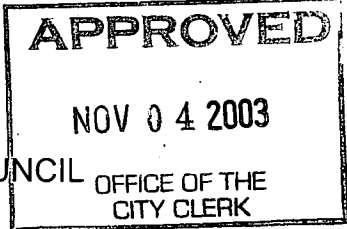
Sheet 4 of 4

LOT B
35
NORTHPOINTE PARK
VILLAGE 15 PHASE 2
290 B.M. 2

LOT A
1 2
ARCHCREST WAY

NORTHPOINTE PARK
VILLAGE 15 PHASE 2
290 B.M. 2

ATTACHMENT A-5



RESOLUTION NO. 2003-765

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

APPROVING FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT ENTITLED "REGENCY PARK PARCEL 9" (P02-078)

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

- A. The Final Map for Regency Park Parcel 9, located northeast corner of Club Center Drive and Regency Park Circle, 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 subdivision is hereby approved subject to the execution by all parties of its Subdivision Improvement Agreement.
- 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 U.S. Home Corporation, a Delaware Corporation to provide for the subdivision improvements required by the Subdivision Map Act, Title 16 (Subdivision Regulations) of the Sacramento City Code, and the adopted conditions of the approved Tentative Map.
- 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

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____