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**CITY OF SACRAMENTO**  
CALIFORNIA

DEPARTMENT OF  
PUBLIC WORKS

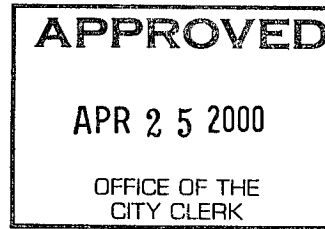
TECHNICAL SERVICES DIVISION

DEVELOPMENT SERVICES  
1231 I STREET  
ROOM 200  
SACRAMENTO, CA  
95814  
PH 916-264-7995  
FAX 916-264-5786

April 5, 2000

City Council  
Sacramento, California

Honorable Members in Session:



AG 2000 - 097

**SUBJECT: APPROVAL OF FINAL MAP AND SUBDIVISION IMPROVEMENT  
AGREEMENT FOR NATOMAS CROSSING UNIT 22 - (P96-083)**

**LOCATION/COUNCIL DISTRICT:**

Southwest of Natomas and Stadium Boulevards  
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 Unit 22.

**CONTACT PERSON:** Fritz Buchman, Associate Engineer, 264-7493

**FOR COUNCIL MEETING OF:** April 25, 2000

**SUMMARY:**

On July 22, 1999, the 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, Ryland Homes of California, Inc. 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

City Council  
Final Map for Natomas Crossing Unit 22  
April 5, 2000

Agreement require approval by the City Council.

**COMMITTEE/COMMISSION ACTION:**

None.

**BACKGROUND INFORMATION:**

On July 22, 1999, the 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, Ryland Homes of California, Inc.

**ENVIRONMENTAL CONSIDERATIONS:**

On July 22, 1999, the 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 Unit 22  
April 5, 2000

**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:



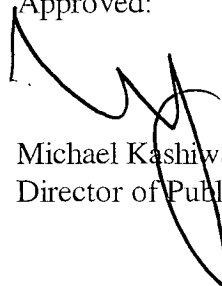
Duane J. Wray  
Manager, Technical Services Division

RECOMMENDATION APPROVED:



ROBERT P. THOMAS  
City Manager

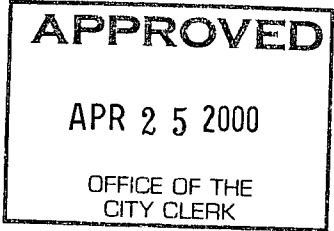
Approved:



Michael Kashiwagi  
Director of Public Works

FB:me

S:\TSWrkGrps\Docs\devsvs\council\P96-08 Natomas Crossing\Unit22cltr  
04.0500



RESOLUTION NO. 2000-173

ADOPTED BY THE SACRAMENTO CITY COUNCIL

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

**APPROVING FINAL MAP ENTITLED "NATOMAS CROSSING UNIT 22" 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 Unit 22, located southwest of Natomas and Stadium Boulevards with provisions for its design and improvement, is consistent with the North Natomas Community Plan. See Exhibit "A-1 and A-2" 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 Ryland Homes of California, Inc., 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:/TSWrkGrps/dev/svs/council/P96-083NatomasCrossing/Unit22cltr  
04.0500

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

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

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

FINAL MAP OF  
**NATOMAS CROSSING VILLAGE 22**

A PORTION OF PARCELS 22 & 23 OF "MASTER PARCEL MAP OF  
 NATOMAS CROSSING", 155 P.M. 13  
 CITY OF SACRAMENTO, CALIFORNIA  
 APRIL, 2000

**The Splink Corporation**  
 SHEET 2 OF 3

**BASIS OF BEARINGS:**

THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL WITH THAT OF  
 THE EASTERLY BOUNDARY OF NATOMAS CROSSING VILLAGE 21, AS  
 SHOWN ON 268 B.M. 8, FROM WHICH BETWEEN FOUND MONUMENTS THE  
 BEARING GIVEN AS N00°17'41"W.

**NOTES:**

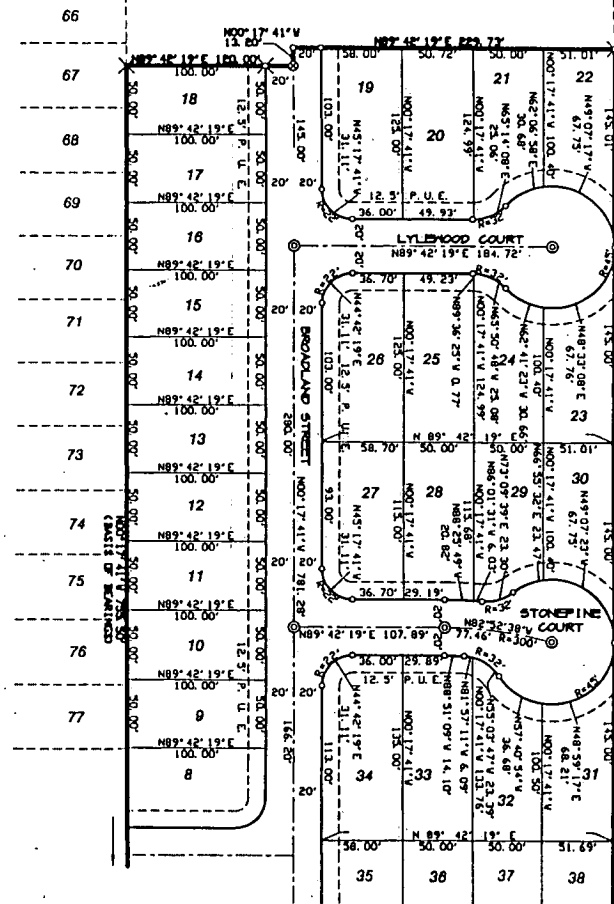
1. THIS SUBDIVISION CONTAINS 8.140 ACRES, GROSS.
2. ALL REAR PROPERTY CORNERS WILL BE MARKED BY A 5/8" X 2" REBAR AND CAP STAMPED "R.C.E. 25596".
3. ALL MEASUREMENTS ALONG CURVED DISTANCES ARE CHORD MEASUREMENT UNLESS OTHERWISE NOTED.

**LEGEND:**

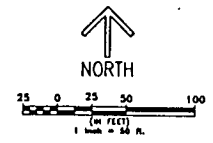
- DIMENSION POINT ----- ○
- SET P.K. NAIL 1/4" DIA. X 1-1/2" LONG ----- ●
- FOUND P.K. NAIL ----- ●
- FOUND 1-1/4" IRON PIPE TAGGED "R.C.E. 25596" ----- X
- SET 1-1/4" IRON PIPE TAGGED "R.C.E. 25596" ----- X
- SET WELL MONUMENT PER CITY STANDARDS ----- ⊙
- PUBLIC UTILITY EASEMENT ----- P. U. E.
- RADIAL LINE ----- (R)

NATOMAS CROSSING  
 VILLAGE 21  
 268 B.M. 8

PARCEL 23  
 MASTER PARCEL MAP OF  
 NATOMAS CROSSING  
 155 P.M. 13



PARCEL 19  
 MASTER PARCEL MAP OF  
 NATOMAS CROSSING  
 155 P.M. 13



SEE SHEET 3 OF 3

EXHIBIT "A-1"

FOR CITY CLERK USE ONLY

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

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

FINAL MAP OF  
NATOMAS CROSSING VILLAGE 22

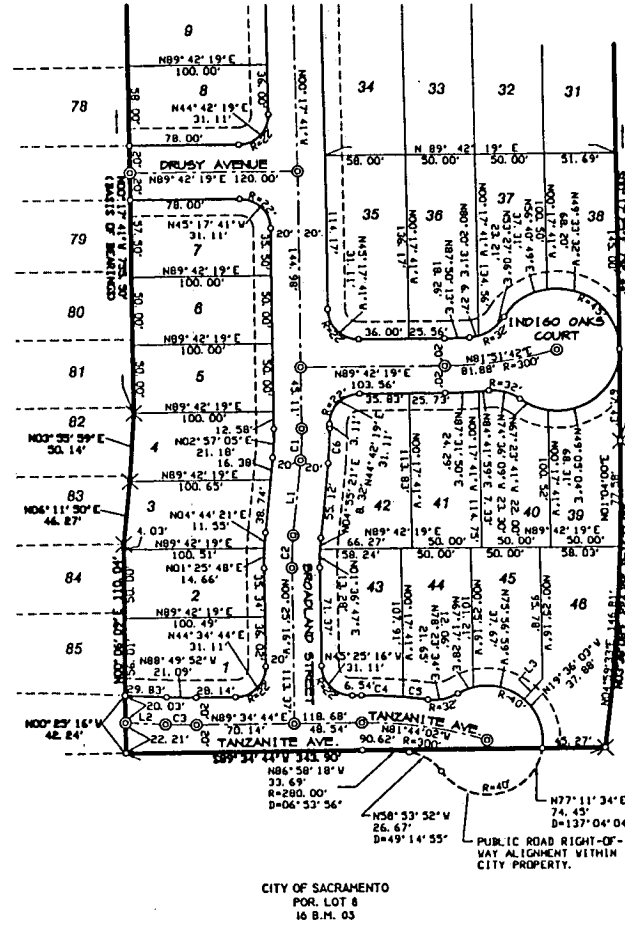
A PORTION OF PARCELS 22 & 23 OF "MASTER PARCEL MAP OF  
NATOMAS CROSSING", 155 P.M. 13  
CITY OF SACRAMENTO, CALIFORNIA  
APRIL, 2000

**The Splink Corporation**  
SHEET 3 OF 3

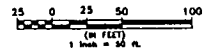
SEE SHEET 2 OF 3

**NOTE:**  
REFER TO SHEET 2 FOR BASIS OF BEARINGS, LEGEND, AND NOTES.

NATOMAS CROSSING  
VILLAGE 21  
208 B.M. 8



PARCEL "F"  
MASTER PARCEL MAP OF  
NATOMAS CROSSING  
155 P.M. 13



LINE TABLE		
LINE	BEARING	LENGTH
L1	N06°11'30"E	55.12'
L2	N87°14'29"V	28.72'
L3	N42°08'23"E	20.00'

CURVE TABLE			
CURVE	BEARING	CHORD	RADIUS
C1	N02°57'05"E	23.44'	207.00'
C2	S02°53'17"V	23.90'	207.00'
C3	S88°49'52"E	22.20'	400.00'
C4	N87°44'16"V	29.96'	320.00'
C5	N83°26'43"V	17.97'	320.00'
C6	N02°57'05"E	23.71'	227.00'

CITY OF SACRAMENTO  
POR. LOT 8  
16 B.M. 03

FOR CITY CLERK USE ONLY

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

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