



3.9

DEPARTMENT OF
PUBLIC WORKS

CITY OF SACRAMENTO
CALIFORNIA

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SACRAMENTO, CA 95814-
2700

DEVELOPMENT SERVICES DIVISION

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FAX (916) 264-5786

March 16, 2004

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: APPROVAL OF FINAL MAP ENTITLED "NATOMAS CROSSING BUSINESS CENTER" (SUBDIVISION NO. P02-067)

LOCATION AND COUNCIL DISTRICT:

East of Interstate 5 at the southeast corner of Arena Boulevard and Truxel Road, located in Council District 1 (see Attachment A-1 for project location).

RECOMMENDATION:

This report recommends the City Council adopt the attached resolution approving the Final Map entitled "Natomas Crossing Business Center".

CONTACT PERSON: Bob Robinson, Supervising Surveyor, 808-8970

FOR COUNCIL MEETING OF: April 8, 2004

SUMMARY:

On December 12, 2002, the City Planning Commission approved a Tentative Subdivision Map by adopting a Notice of Decision. All conditions of the Tentative Map have been met by the subdivider, Natomas Crossing Phase 1, LLC, a California Limited Liability Company and Arena Boulevard, LLC, a California Limited Liability Company. The Final Map requires 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 16.08.010, and Government Code Section 66458, the City Council shall approve, conditionally approve, or disapprove Final Maps. 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. All Tentative Map conditions have been met and the Final Map is presented for approval.

FINANCIAL CONSIDERATIONS:

All subdivision costs are being paid by the subdivider, Natomas Crossing Phase 1, LLC, a California Limited Company and Arena Boulevard, LLC, a California Limited Liability Company.

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 shall approve or disapprove Final Maps. 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 Council action recommended in this report supports the following City Strategic Plan goals:

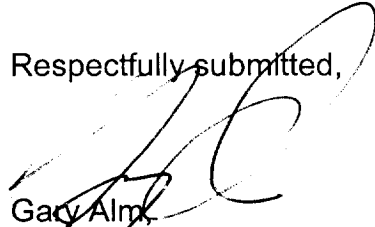
- Enhance and preserve the neighborhoods
- Promote and support economic vitality

City Council
Final Map for Natomas Crossing Business Center (SUBDIVISION NO. P02-067)
March 16, 2004

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:



Betty Masuoka
Assistant City Manager

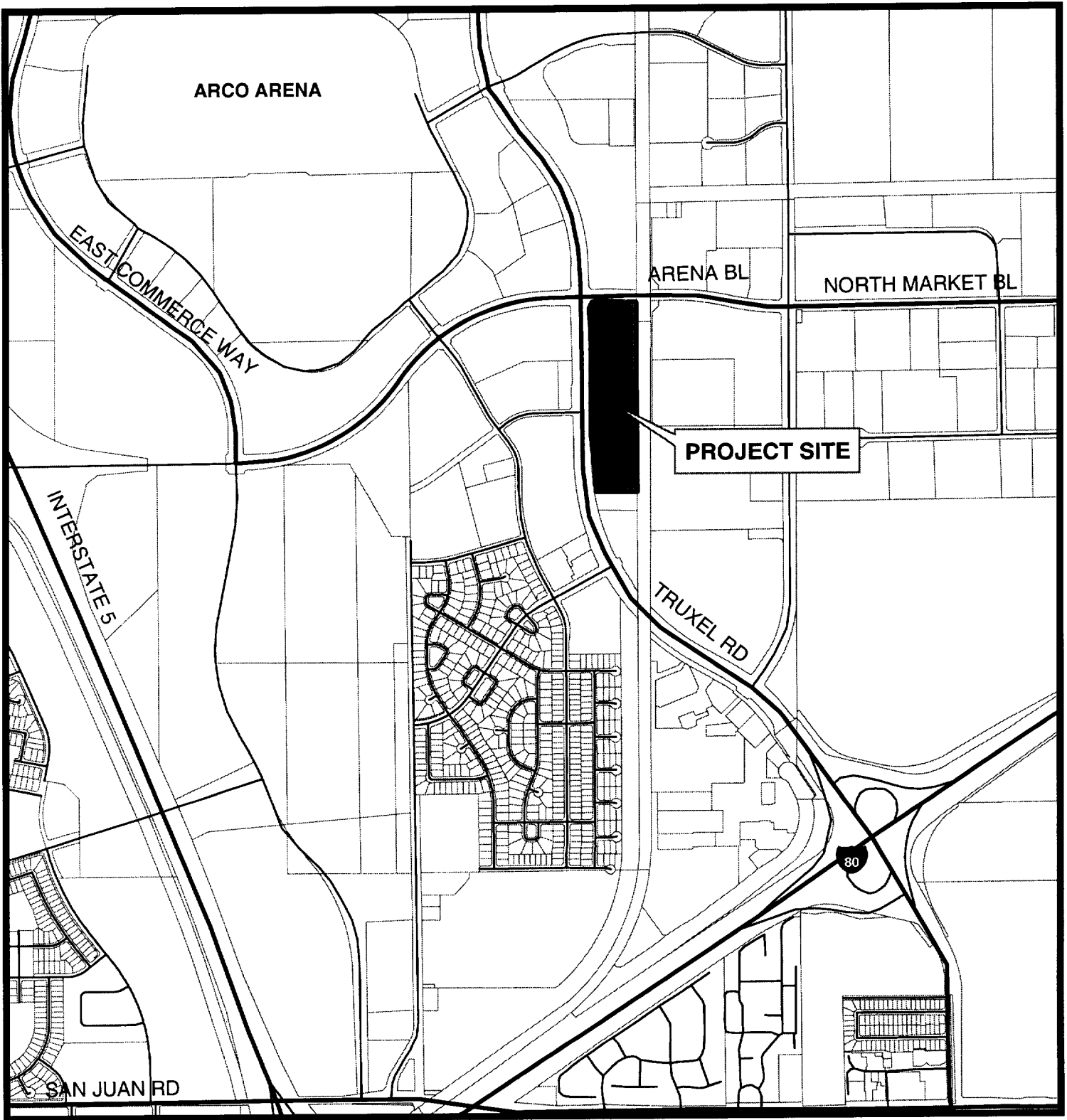
TABLE OF CONTENTS:

1. Attachment A-1, "Natomas Crossing Business Center" Vicinity Map, pg. 4
2. Attachment A-2 through A-5, Final Map of "Natomas Crossing Business Center", pg. 5
3. Resolution approving "Natomas Crossing Business Center", pg. 9

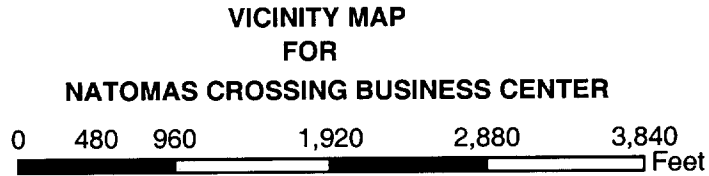
RR/dkl

S:\TS Wrk Grp Docs\Develop Svcs\Council\P02-067 Natomas Crossing Bus. Ctr\CCR.doc

ATTACHMENT A-1



Department of
PUBLICWORKS
CITY OF SACRAMENTO
Development Services
& Special Districts



FINAL MAP OF NATOMAS CROSSING BUSINESS CENTER SUBDIVISION NO. P02-067 PARCEL #1 OF CERTIFICATE OF COMPLIANCE FOR LOT 16E ADJUSTMENT BOOK 20000987 OR PAGE 966 CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, CALIFORNIA MARCH, 2004 MURRAY SMITH & ASSOCIATES SHEET 1 OF 4

LEGAL DESCRIPTION PARCEL #1 OF THAT CERTAIN CERTIFICATE OF COMPLIANCE FOR LOT 16E ADJUSTMENT BOOK 20000987, 2000 IN THE OFFICE OF THE RECORDER, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA IN BOOK 20000987 OF OFFICIAL RECORDS, PAGE 966. THIS MAP CONTAINS AN AREA OF 18.792 ACRES CROSS, MORE OR LESS.

- OWNERS STATEMENT THE UNDERSIGNED HEREBY CONSENT TO THE PREPARATION AND FILING OF THIS PLAT OF NATOMAS CROSSING BUSINESS CENTER AND OFFER FOR RECORD AND RECORDATION TO THE PUBLIC RECORDS AND TO HEREBY DEDICATE TO SPECIFIC PURPOSES THE FOLLOWING: A) EASEMENTS FOR INSTALLATION AND MAINTENANCE OF GAS AND WATER AND FIBER OPTIC CABLES; B) EASEMENTS FOR BICYCLE TRAIL, PUBLIC SIDEWALK AND PEDESTRIAN ACCESS; C) EASEMENTS FOR BIKE TRAIL, PUBLIC SIDEWALK AND PEDESTRIAN ACCESS.

NATOMAS CROSSING PHASE 1, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY BY: MICHAEL E. DIEPENBROCK, MANAGING MEMBER

NOTARY'S STATEMENT STATE OF CALIFORNIA COUNTY OF SACRAMENTO I HEREBY STATE THAT I HAVE EXAMINED THIS MAP OF NATOMAS CROSSING BUSINESS CENTER AND FIND IT TO BE SUBSTANTIALLY THE SAME AS THE TENTATIVE MAP SUBMITTED TO THE CITY PLANNING DEPARTMENT OF THE CITY OF SACRAMENTO ON NOVEMBER 11, 2003 AND THAT ALL APPLICABLE CITY ORDINANCES HAVE BEEN COMPLIED WITH AND THAT I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.

DATED FEBRUARY 11, 2004 MICHAEL S. COSTA LAND SURVEYOR LICENSE NO. 6600 EXPIRES 12-31-05

OWNERS STATEMENT DIEPENBROCK INVESTMENT PROPERTIES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY BY: MICHAEL E. DIEPENBROCK, MANAGING MEMBER

NOTARY'S STATEMENT STATE OF CALIFORNIA COUNTY OF SACRAMENTO I HEREBY STATE THAT I HAVE EXAMINED THIS MAP OF NATOMAS CROSSING BUSINESS CENTER AND FIND IT TO BE SUBSTANTIALLY THE SAME AS THE TENTATIVE MAP SUBMITTED TO THE CITY PLANNING DEPARTMENT OF THE CITY OF SACRAMENTO ON NOVEMBER 11, 2003 AND THAT ALL APPLICABLE CITY ORDINANCES HAVE BEEN COMPLIED WITH AND THAT I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.

DATED FEBRUARY 11, 2004 MICHAEL S. COSTA LAND SURVEYOR LICENSE NO. 6600 EXPIRES 12-31-05

TRUSTEE'S STATEMENT FIRST SANTA CLARA CORPORATION, A CALIFORNIA CORPORATION, AS TRUSTEE UNDER DEEDS OF TRUST RECORDED OCTOBER 8, 2003 IN BOOK 20031008 PAGE 1923 AND RECORDED DECEMBER 11, 2003 IN BOOK 20031211 PAGE 1827, OFFICIAL RECORDS OF SACRAMENTO COUNTY.

NOTARY'S STATEMENT STATE OF CALIFORNIA COUNTY OF SACRAMENTO I HEREBY STATE THAT I HAVE EXAMINED THIS MAP OF NATOMAS CROSSING BUSINESS CENTER AND FIND IT TO BE SUBSTANTIALLY THE SAME AS THE TENTATIVE MAP SUBMITTED TO THE CITY PLANNING DEPARTMENT OF THE CITY OF SACRAMENTO ON NOVEMBER 11, 2003 AND THAT ALL APPLICABLE CITY ORDINANCES HAVE BEEN COMPLIED WITH AND THAT I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.

DATED FEBRUARY 11, 2004 MICHAEL S. COSTA LAND SURVEYOR LICENSE NO. 6600 EXPIRES 12-31-05

SURVEYORS STATEMENT THIS MAP OF NATOMAS CROSSING BUSINESS CENTER WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE PROFESSIONAL STANDARDS AND ETHICS OF THE SURVEYING PROFESSION AT THE REQUEST OF PANATOME DEVELOPMENT COMPANY, INC., A CALIFORNIA CORPORATION IN NOVEMBER, 2003. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP THAT THE MONUMENTS WILL BE OF THE CHARACTER AND WILL OCCUPY THE POSITIONS INDICATED AND WILL BE SET BY NOVEMBER, 2004 AND THAT SAID MONUMENTS WILL BE SUFFICIENT TO EMERGE THE SURVEY TO BE REINFORCED.

DATED FEBRUARY 11, 2004 MICHAEL S. COSTA LAND SURVEYOR LICENSE NO. 6600 EXPIRES 12-31-05



CITY ENGINEERS STATEMENT I HEREBY STATE THAT I HAVE EXAMINED THIS MAP OF NATOMAS CROSSING BUSINESS CENTER AND FIND IT TO BE SUBSTANTIALLY THE SAME AS THE TENTATIVE MAP SUBMITTED TO THE CITY PLANNING DEPARTMENT OF THE CITY OF SACRAMENTO ON NOVEMBER 11, 2003 AND THAT ALL APPLICABLE CITY ORDINANCES HAVE BEEN COMPLIED WITH AND THAT I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.

DATED FEBRUARY 11, 2004 ROBERT F. ROBINSON SUPERVISING SURVEYOR LICENSE NO. 12345 EXPIRES 12-31-05 CITY OF SACRAMENTO

CITY CLERK'S STATEMENT I HEREBY STATE THAT THE CITY COUNCIL OF THE CITY OF SACRAMENTO HAS REVIEWED THIS MAP OF NATOMAS CROSSING BUSINESS CENTER AND HAS ACCEPTED ON BEHALF OF THE PUBLIC ALL OF THE RIGHTS-OF-WAY AND EASEMENTS, AND THE RIGHT-OF-WAY SHOWN AS THE PUBLIC ROAD HEREON SUBJECT TO THE IMPROVEMENT THEREOF.

DATED FEBRUARY 11, 2004 MICHAEL S. COSTA LAND SURVEYOR LICENSE NO. 6600 EXPIRES 12-31-05

RECORDERS STATEMENT FILED THIS DAY OF FEBRUARY, 2004, AT _____ M. IN BOOK _____ OF MAPS AT PAGE _____ OF INSTRUMENT NO. _____ DEVELOPMENT OF NATOMAS CROSSING BUSINESS CENTER, A CALIFORNIA CORPORATION, TITLE TO THE LAND INCLUDED IN THIS SUBMISSION BEING YESTER AS PER CERTIFICATE NO. _____ ON FILE IN THIS OFFICE.

SIGNED: COUNTY RECORDER BY: DEPUTY

**FINAL MAP OF
NATOMAS CROSSING BUSINESS CENTER
SUBDIVISION NO. P02-067**
PARCEL 'K' OF CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT BOOK 20000907 O.R. PAGE 96
CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, CALIFORNIA
MARCH, 2004
SCALE: T-50'
MURRAY SMITH & ASSOCIATES
SHEET 2 OF 4

BASE OF BEARINGS

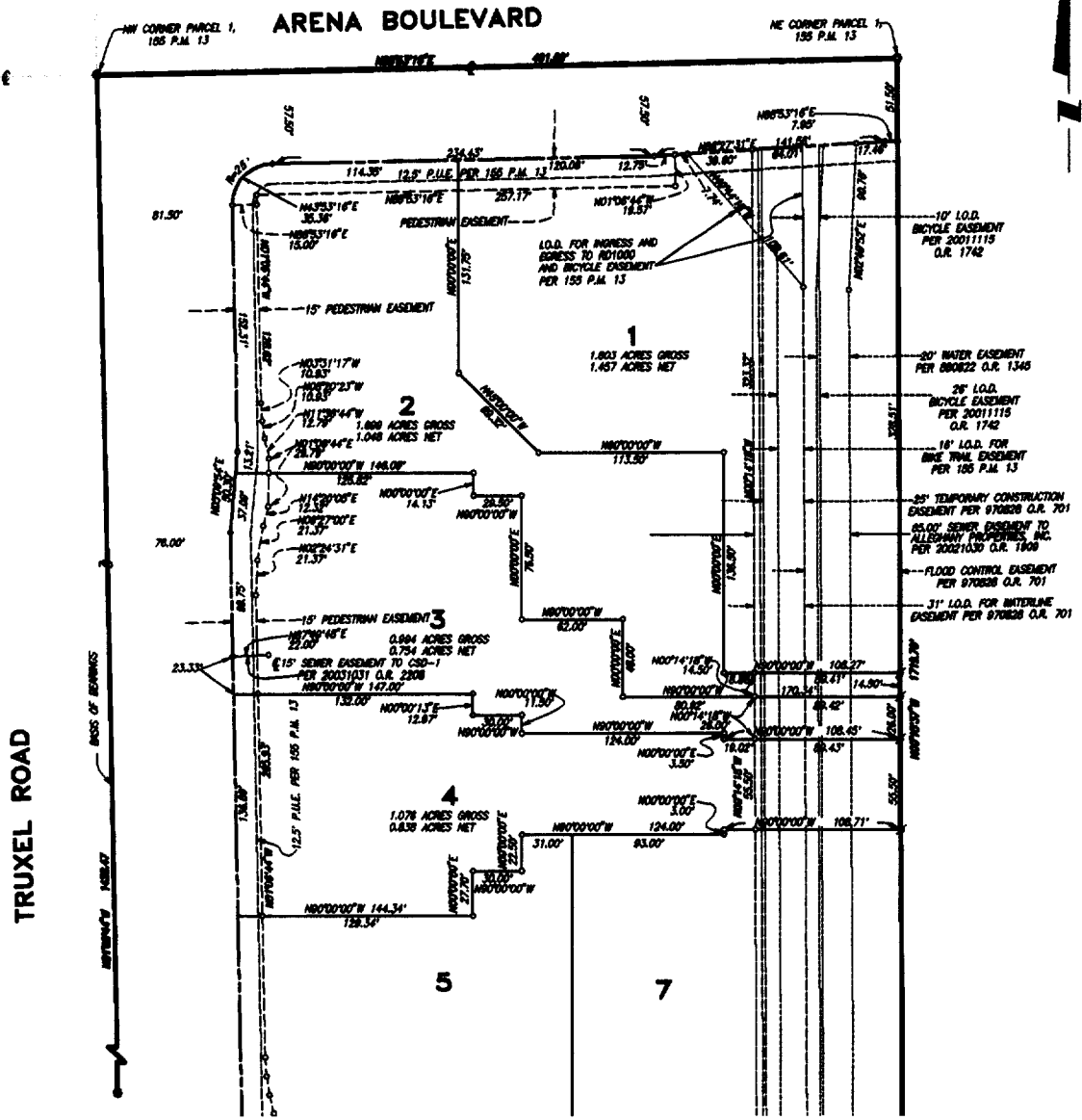
THE BASE OF BEARINGS FOR THIS MAP IS THE CENTERLINE OF TRUXEL ROAD AS SHOWN ON THAT CERTAIN MAPER PARCEL MAP OF NATOMAS CROSSING (188 P.M. 13) AND ESTABLISHED BY FOUND MONUMENTS SHOWN HEREON. THE BEARING IS N0108°44'W.

NOTES

- 1) MEASUREMENTS ALONG CURVED LINES ARE CHORD MEASUREMENTS.
- 2) THIS MAP CONTAINS AN AREA OF 18,792 ACRES GROSS, MORE OR LESS.
- 3) ALL LOTS BEING CREATED BY THIS MAP INCLUDE FEE TITLE TO THE CENTERLINE OF THE ROAD AND BOUNDARY AS SHOWN HEREON.
- 4) THIS MAP IS SUBJECT TO AN AGREEMENT ENTITLED "AGREEMENT FOR CONVEYANCE OF EASEMENTS RECORDED IN BOOK OFFICIAL RECORDS, PAGE _____"
- 5) THIS MAP IS SUBJECT TO A "COMMON IRRIGATION EASEMENT" FOR THE INSTALLATION, OPERATIONAL MAINTENANCE AND REPAIR OF IRRIGATION PIPELINES AND APPLIANCE RECORDED IN BOOK 20040220 OFFICIAL RECORDS, PAGE 385.

LEGEND

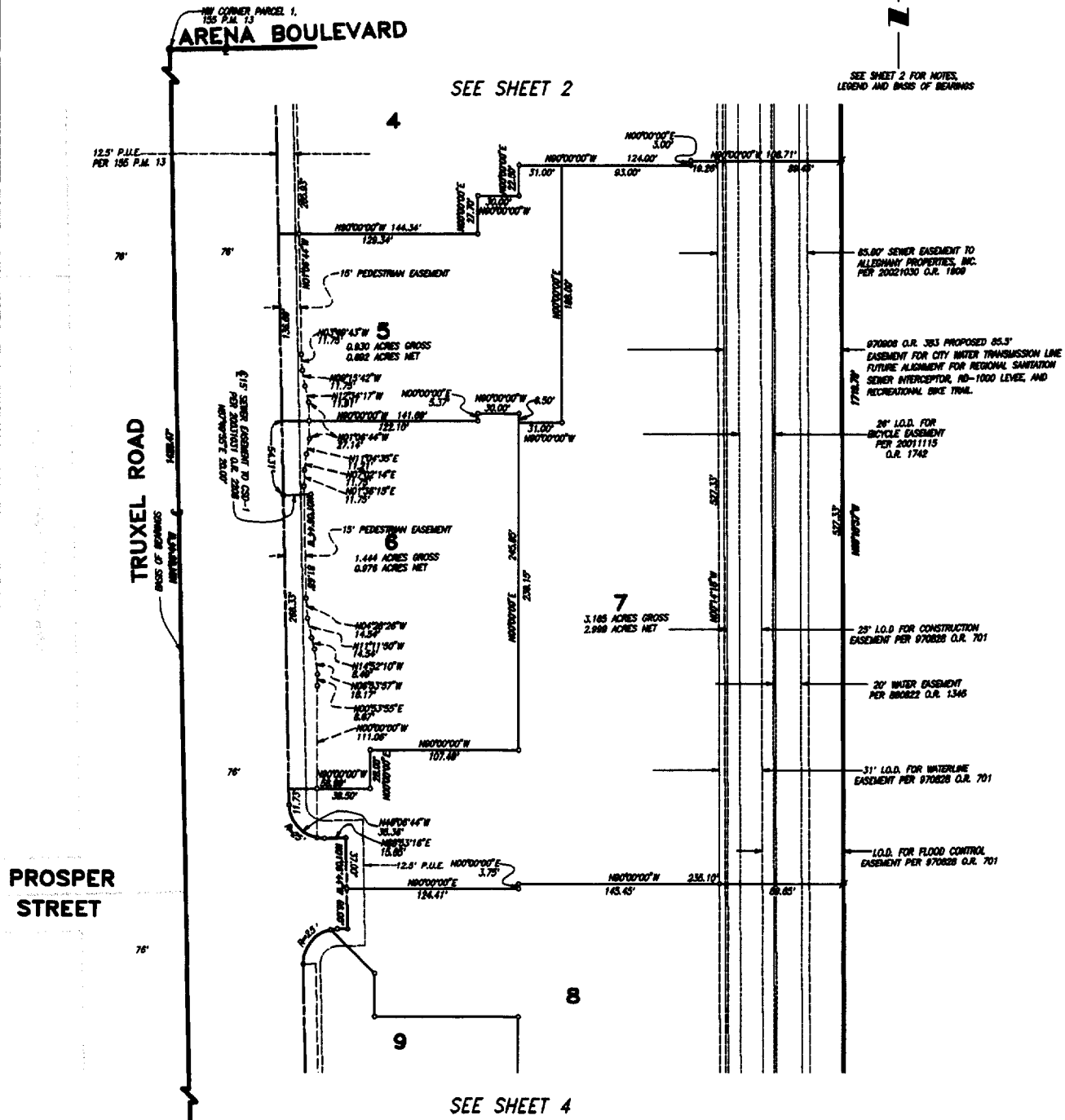
- ... DIMENSION POINT
- ... FOUND 2 1/2" BRASS DISC IN MONUMENT WELL AS SHOWN ON 188 P.M. 13
- ⚡ ... SET 6/8" REBAR TAGGED LS 0800
- ... SET P-K NAIL
- ✕ ... FOUND MONUMENT AS SHOWN
- ... CENTERLINE
- P.M. ... PARCEL MAPS
- P.U.E. ... PUBLIC UTILITY EASEMENT
- O.R. ... OFFICIAL RECORDS OF SACRAMENTO COUNTY
- L.O.D. ... IRREVOCABLE OFFER OF DEDICATION



SEE SHEET 3

FINAL MAP OF
NATOMAS CROSSING BUSINESS CENTER
SUBDIVISION NO. P02-067
PARCEL 11 OF CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT BOOK 28000987 O.L. PAGE 96
CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, CALIFORNIA
MARCH, 2004
MURRAY SMITH & ASSOCIATES
SCALE T=50'
SHEET 3 OF 4

SEE SHEET 2 FOR NOTES,
LEGEND AND BASIS OF BEARINGS



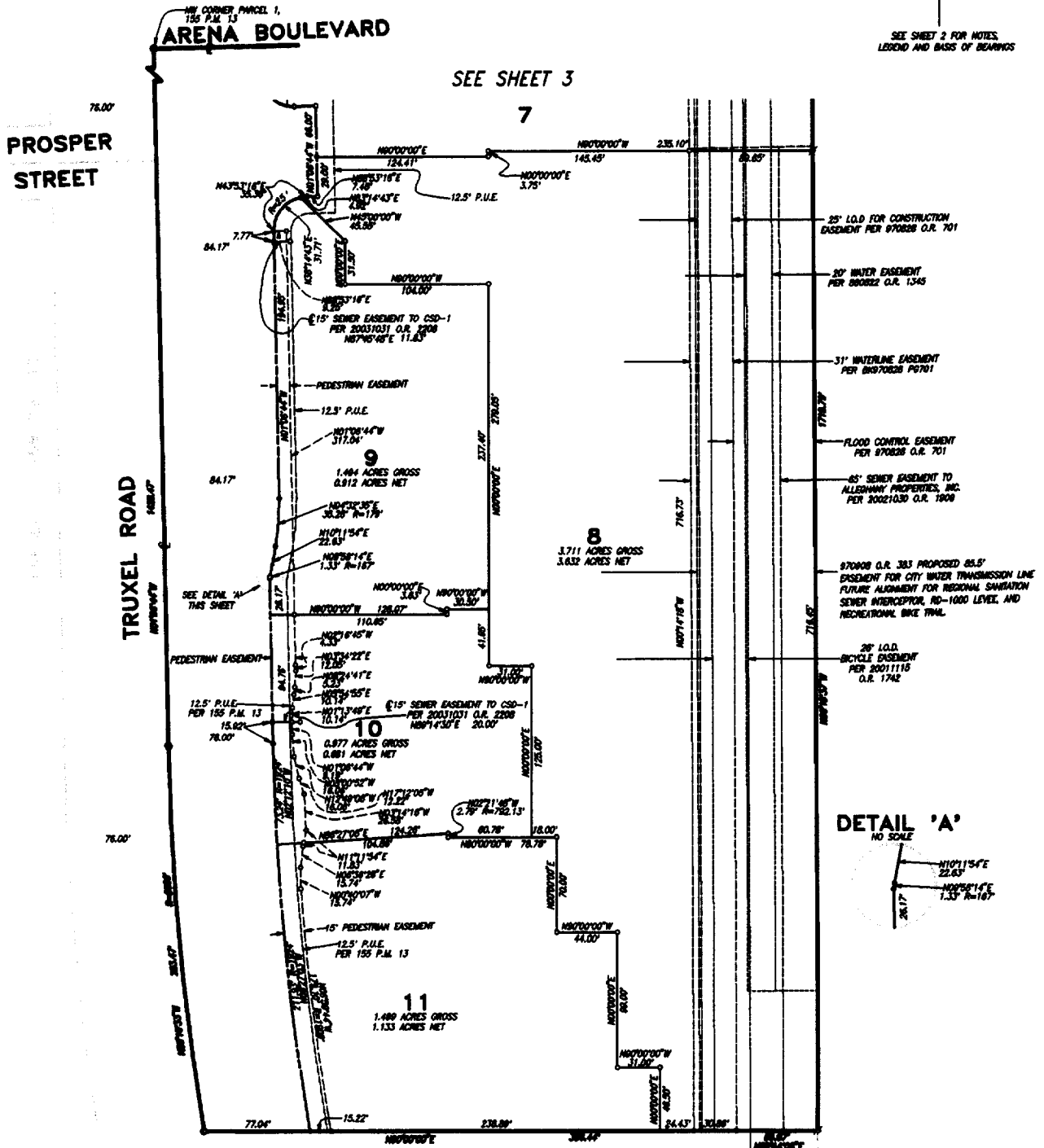
SEE SHEET 2

SEE SHEET 4

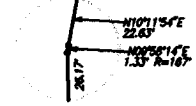
**FINAL MAP OF
NATOMAS CROSSING BUSINESS CENTER
SUBDIVISION NO. P02-067**
PARCEL 'A' OF CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT BOOK 2000097 O.R. PAGE 96
CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, CALIFORNIA
MARCH, 2004
SCALE T-50'
MURRAY SMITH & ASSOCIATES
SHEET 4 OF 4



SEE SHEET 3 FOR NOTES,
LEGEND AND BASIS OF BEARINGS



DETAIL 'A'
NO SCALE



RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

**APPROVING FINAL MAP ENTITLED "NATOMAS CROSSING BUSINESS CENTER"
(SUBDIVISION NO. P02-067)**

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

- A. The Final Map entitled "Natomas Crossing Business Center", located east of Interstate 5 at the southeast corner of Arena Boulevard and Truxel Road, with provision 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 is hereby approved.
- 2. All offers of dedication shown on said map are hereby accepted.

MAYOR

ATTEST:

CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____