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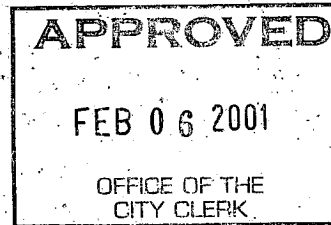
CITY OF SACRAMENTO
CALIFORNIA

DEPARTMENT OF
PUBLIC WORKS

TECHNICAL SERVICES DIVISION

DEVELOPMENT SERVICES
1231 I STREET
ROOM 200
SACRAMENTO, CA
95814
PH 916-264-7995
FAX 916-448-8450

January 16, 2001



City Council
Sacramento, California

Honorable Members In Session:

SUBJECT: APPROVAL OF PARCEL MAP ENTITLED "PARCELS 1 & 2B OF MASTER PARCEL MAP OF PARKWAY PLAZA (152 P.M. 14)" (P99-115)

LOCATION/COUNCIL DISTRICT:

Northwest corner of Natomas Boulevard and Club Center Drive
Council District 1

RECOMMENDATION:

This report recommends that the City Council approve the attached resolution for the Parcel Map entitled "Parcels 1 & 2B of Master Parcel Map of Parkway Plaza (152 P.M. 14)".

CONTACT PERSON: Bob Robinson, Supervising Land Surveyor, 264-8970

FOR COUNCIL MEETING OF: February 6, 2001

SUMMARY:

On December 9, 1999 the Planning Commission approved a Tentative Parcel Map by adopting a Notice of Decision. All conditions of the tentative map have been met by the Subdivider, Lennar Winncrest, LLC., a Delaware Limited Liability Company. The Parcel Map requires approval by the City Council. See attached Exhibits "A-1 through A-3" for project location.

City Council
Parcel Map (P99-115)
January 16, 2001

COMMITTEE/COMMISSION ACTION:

None.

BACKGROUND:

On December 9, 1999, the Planning Commission approved a Tentative Parcel Map by adopting a Notice of Decision.

Pursuant to Sacramento City Code, Chapter 16.32.130, and Government Code Section 66458, the City Council may, by resolution, approve parcel maps. The map presented conforms to all the requirements of the Government Code and Chapter 16 of the City Code, applicable at the time of conditional approval of the Tentative Map.

The Parcel Map is consistent with the North Natomas Community Plan. All conditions in the staff subdivision report have been met.

FINANCIAL CONSIDERATIONS:

All subdivision costs are being paid by the Subdivider, Lennar Winncrest, LLC., a Delaware Limited Liability Company.

ENVIRONMENTAL CONSIDERATIONS:

On December 9, 1999, the Planning Commission adopted a Notice of Decision ratifying the Negative Declaration and approving the mitigation monitoring plan for this project.

POLICY CONSIDERATIONS:

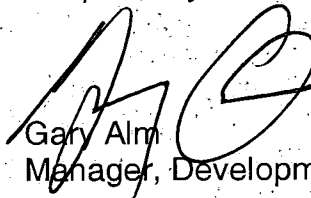
Pursuant to Sacramento City Code, Chapter 16.32.130, and Government Code Section 66458, the City Council may, by resolution, approve parcel maps. The map presented conforms to all the requirements of the Government Code and Chapter 16 of the City Code, applicable at the time of conditional approval of the Tentative Map.

City Council
Parcel Map (P99-115)
January 16, 2001

ESBD CONSIDERATIONS:

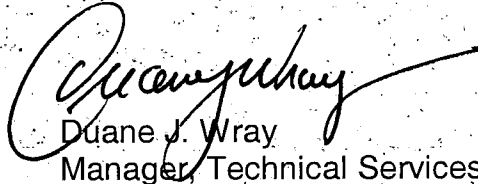
City Council adoption of the attached ordinance and the resolution is not affected by City policy related to the ESBD Program.

Respectfully submitted,



Gary Alm
Manager, Development Services

Approved:



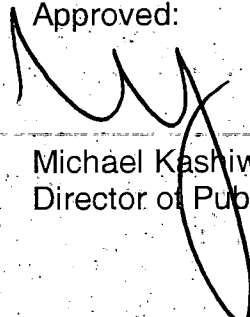
Duane J. Wray
Manager, Technical Services Division

RECOMMENDATION APPROVED:



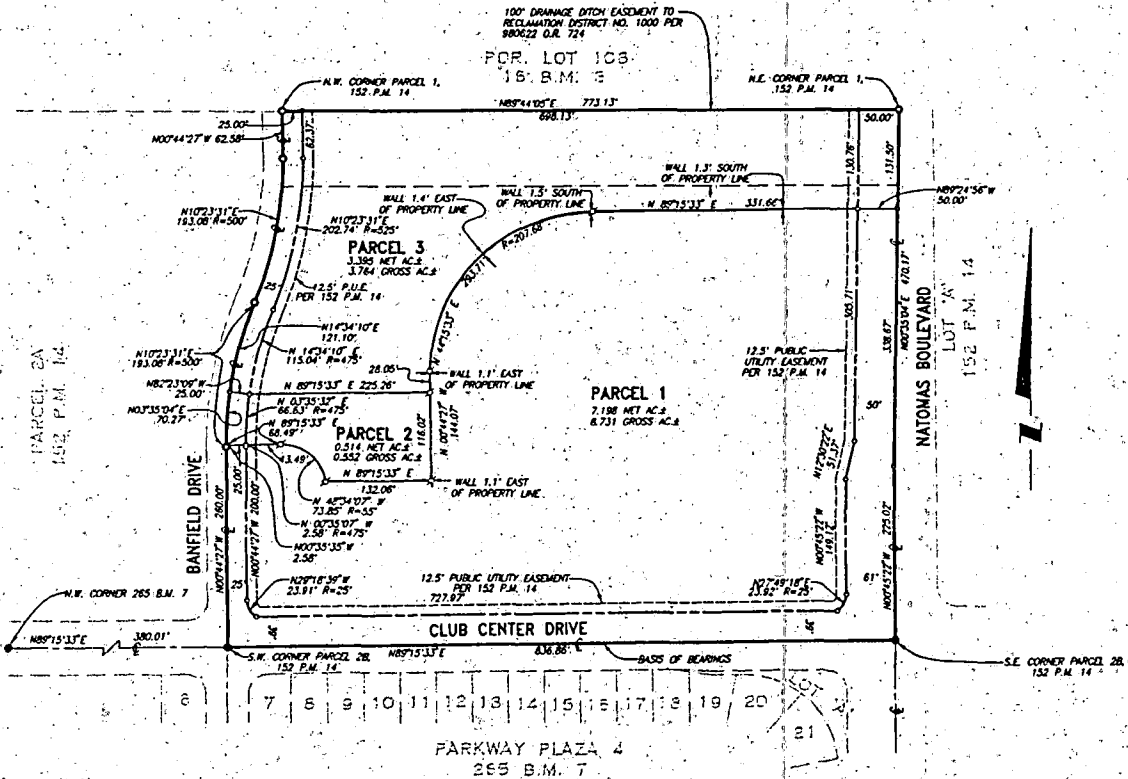
ROBERT P. THOMAS
City Manager

Approved:



Michael Kashiwagi
Director of Public Works

PARCEL MAP OF
 PARCELS 1 & 2B OF MASTER PARCEL MAP
 OF PARKWAY PLAZA (152 P.M. 14)
 CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, CALIFORNIA
 FEBRUARY, 2001 SCALE: 1"=100'
 MURRAY SMITH & ASSOCIATES
 SHEET 2 OF 2



BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PARCEL MAP IS THE CENTERLINE OF CLUB CENTER DRIVE AS SHOWN ON THAT CERTAIN MAP OF "PARKWAY PLAZA UNIT 4" FILED IN BOOK 285 OF MAPS, MAP NO. 7 AND ESTABLISHED BY FOUND MONUMENTS SHOWN HEREON. THE BEARING IS NORTH 87°15'33" EAST.

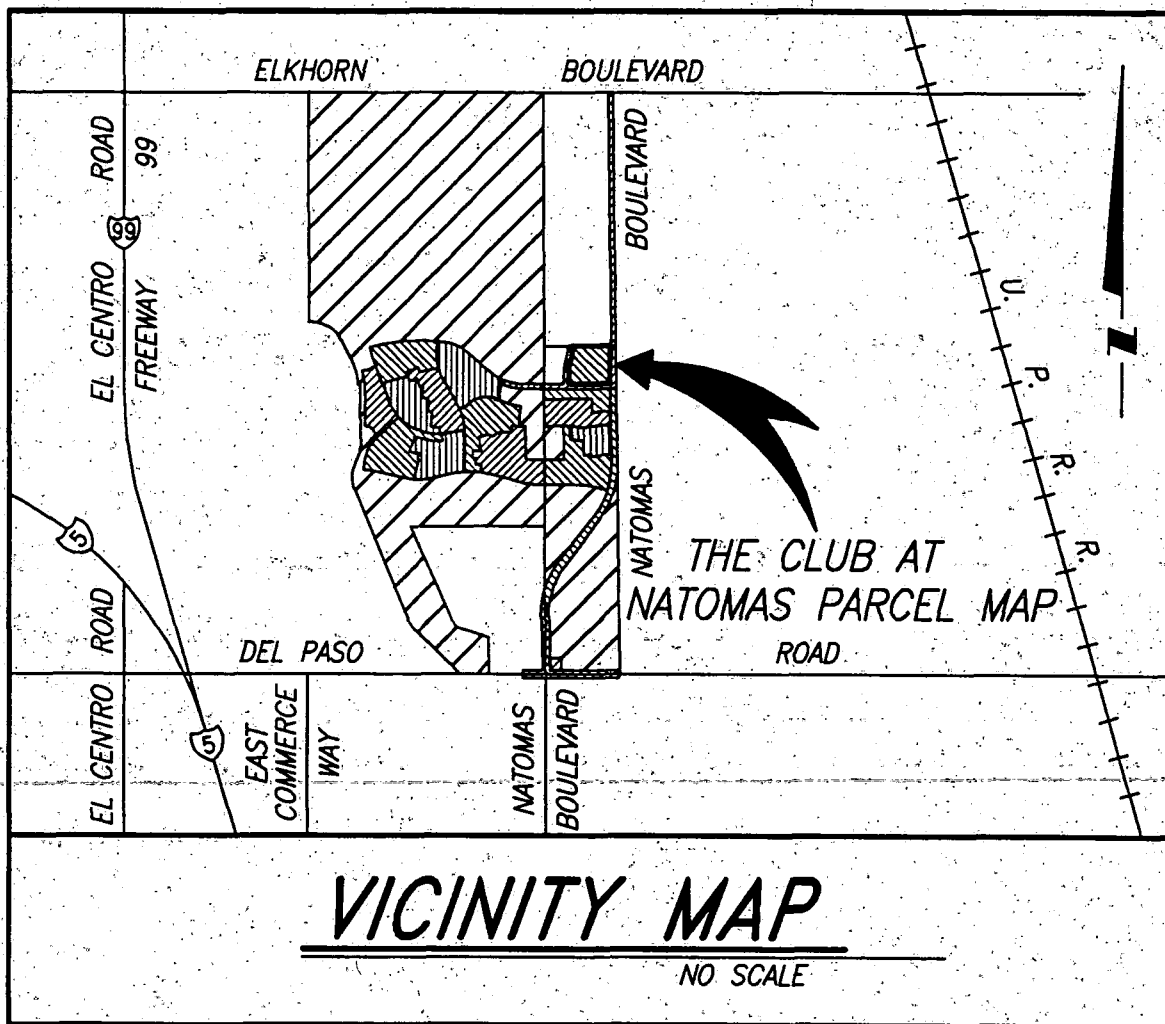
NOTES

- 1) THE PROPERTY SHOWN HEREON CONTAINS AN AREA OF 13.047 ACRES, MORE OR LESS.
- 2) MEASUREMENTS ALONG CURVED LINES ARE CHORD MEASUREMENTS.
- 3) THIS PARCEL MAP IS SUBJECT TO AN AGREEMENT ENTITLED "AGREEMENT FOR CONFIRMANCE OF EASEMENTS", AGREEMENT NO. _____ RECORDED IN BOOK _____ OFFICIAL RECORDS, PAGE _____.
- 4) THE LAND SHOWN HEREON IS HEREBY MERGED AND RESUBDIVIDED AND THE FOLLOWING EASEMENTS AND RIGHT-OF-WAYS NOT SHOWN ON THIS MAP AND LISTED BELOW ARE ABANDONED TO THE EXTENT INCLUDED WITHIN THE BOUNDARIES OF THE SUBDIVISION PURSUANT TO SECTION 8648120 1/2 OF THE GOVERNMENT CODE. ALL ROADWAY IRREVOCABLE OFFERS OF DEDICATION (I.O.D.) AS SHOWN ON 152 P.M. 14.

LEGEND

- PUBLIC UTILITY EASEMENT (P.U.E.) LINE
- ⊙ — CENTERLINE
- — DIMENSION POINT
- — FOUND 1/4" DIA. X 1 1/2" LONG P-K NAIL IN STREET CENTERLINE
- ⊙ — SET 1/4" DIA. X 1 1/2" LONG P-K NAIL IN STREET CENTERLINE
- ⊙ — SET 5/8" REBAR W/ PLASTIC PLUG STAMPED LS 8600

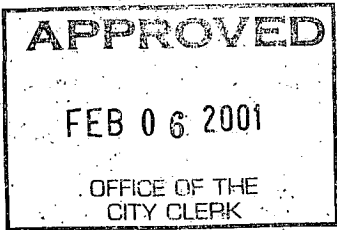
EXHIBIT "A-2"



CALC: DW
 DRN: DW
 CKD: MH
 APRVD: MH

VICINITY MAP FOR
THE CLUB AT NATOMAS
 COUNTY OF SACRAMENTO, CALIFORNIA
MURRAY SMITH & ASSOCIATES, ENGINEERING
 RANCHO CORDOVA, CALIFORNIA

DATE: 1.12.01
 SCALE: NONE
 FB: N/A
 WO: 99064



RESOLUTION NO. 2001-076

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

APPROVING PARCEL MAP ENTITLED "PARCELS 1 & 2B OF MASTER PARCEL MAP OF PARKWAY PLAZA (152 P.M. 14)" (P99-115)

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

- A. The Parcel Map entitled "Parcels 1 & 2B of Master Parcel Map of Parkway Plaza (152 P.M. 14)", located at the Northwest corner of Natomas Boulevard and Club Center Drive, with provisions for its design and improvement, is consistent with the North Natomas Community Plan.
- B. The Parcel Map is in substantial conformance with the previously approved tentative parcel map.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO AS FOLLOWS:

- 1. The Parcel Map for this project is hereby approved.
- 2. All offers of dedication shown on said map are hereby accepted.

MAYOR

ATTEST:

CITY CLERK

S:\TSW\rkGp\Docs\devsv\council\P99-115ParcelMapofParkwayPlaza\coltr
01.1601

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____