



3.5

DEVELOPMENT SERVICES
DEPARTMENT

CITY OF SACRAMENTO
CALIFORNIA

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

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

March 24, 2004

City Council
Sacramento, California

Honorable Members In Session:

**SUBJECT: APPROVAL OF PARCEL MAP ENTITLED "NATOMAS REGIONAL
PARK/TOWN CENTER EDUCATION COMPLEX"
(SUBDIVISION NO. P02-155)**

LOCATION AND COUNCIL DISTRICT:

Located north of Del Paso road and west of Natomas Boulevard in Council District 1 (see Attachment A-1 for project location).

RECOMMENDATION:

This report recommends the City Council adopt the attached resolution:

- Approving the Parcel Map entitled "Natomas Regional Park/Town Center Education"

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

FOR COUNCIL MEETING OF: April 20, 2004

SUMMARY:

On December 12, 2002, the City Planning Commission approved a Tentative Parcel Map by adopting a Notice of Decision. All conditions of the Tentative Parcel Map have been met by the subdivider, City of Sacramento and Natomas Unified School District. The Parcel Map requires approval by the City Council.

City Council
Parcel Map for Natomas Regional Park/Town Center Education Complex
(Subdivision No. P02-155)
March 24, 2004

COMMITTEE/COMMISSION ACTION:

None.

BACKGROUND:

On December 12, 2002, the City Planning Commission approved a Tentative Parcel Map by adopting Notice of Decision. The map presented conforms to all the requirements of Title 16 of the City Code applicable at the time of conditional approval of the Tentative Parcel Map.

The Parcel Map is consistent with the Natomas Community Plan. All conditions of the Tentative Parcel Map have been met, and the Parcel Map is presented for approval.

FINANCIAL CONSIDERATIONS:

All subdivision costs are being paid by the subdivider, "City of Sacramento and Natomas Unified School District".

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 16.08.010, and Government Code Section 66458, the City Council shall approve or disapprove Parcel 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:

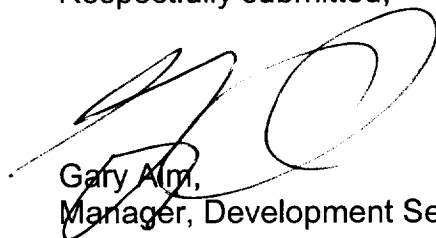
- Enhance and preserve the neighborhoods
- Promote and support economic vitality

City Council
Parcel Map for Natomas Regional Park/Town Center Education Complex
(Subdivision No. P02-155)
March 24, 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:

Approved:



ROBERT P. THOMAS
City Manager



Betty Masuoka
Assistant City Manager

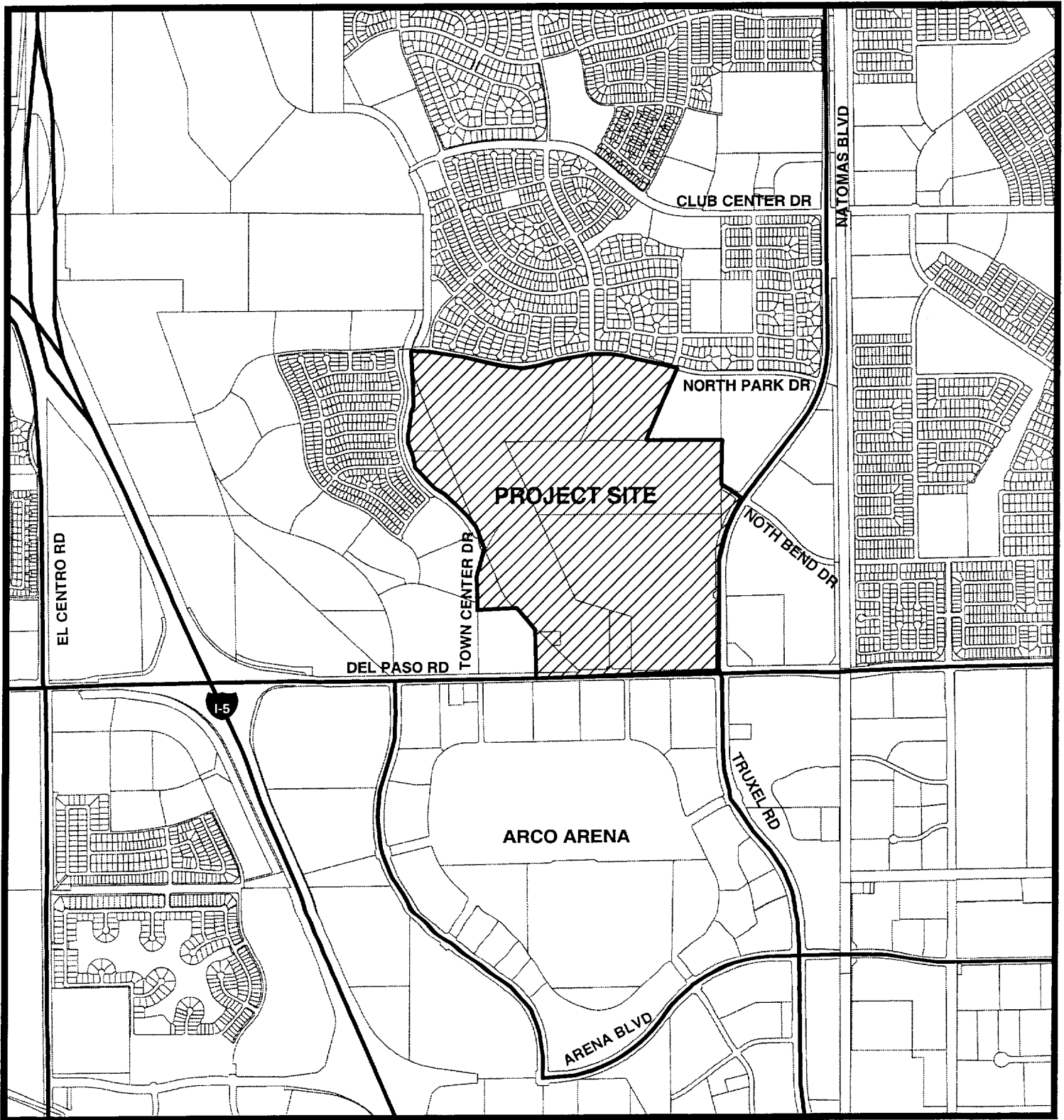
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3. Resolution approving Parcel Map for Natomas Regional Park/Town Center Education Complex, pg. 13

RR/dkl

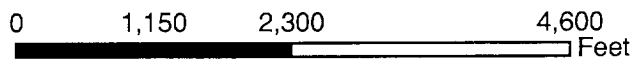
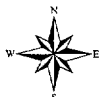
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ATTACHMENT A-1



Development Services Department

VICINITY MAP
FOR
NATOMAS REGIONAL PARK / TOWN CENTER EDUCATION COMPLEX



PARCEL MAP
OF
NATOMAS REGIONAL PARK/TOWN CENTER EDUCATION COMPLEX
SUBDIVISION NO. P02-55
SHOWING A MERGER AND RESUBDIVISION
OF
LOTS 57 AND 80 AND A PORTION OF LOTS 74, 75 AND 76 AS SHOWN ON THE MAP OF "NATOMAS
CENTRAL SUBDIVISION" FILED IN BOOK 16 OF MAPS AT PAGE 3, PARCEL 8 AS SHOWN ON THE
"MASTER PARCEL MAP OF PARKWAY PLAZA" FILED IN BOOK 152 OF PARCEL MAPS AT PAGE 14,
AND PARCELS 1,2,3, 4, AND 5 AS SHOWN ON THE "MASTER PARCEL MAP OF NORTHBOROUGH PHASE
1" FILED IN BOOK 132 OF PARCEL MAPS AT PAGE 15,
SACRAMENTO COUNTY RECORDS IN THE CITY OF SACRAMENTO, SACRAMENTO COUNTY,
CALIFORNIA
ALL SITUATE IN PORTIONS OF SECTIONS 2.3,10 AND 11 T9N, R4E, M.D.M.
MARCH, 2004

OWNER'S STATEMENT:

THE UNDERSIGNED, HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS PARCEL MAP,
AND OFFER FOR DEDICATION AND DO HEREBY DEDICATE TO SPECIFIC PURPOSES THE FOLLOWING:

(A) EASEMENT FOR PLANTING AND MAINTAINING TREES, ELECTROLINERS TRAFFIC CONTROL DEVICES,
WATER AND GAS PIPES, AND FOR OVERHEAD AND UNDERGROUND WIRES AND CONDUITS FOR ELECTRIC,
TELEVISION AND TELEPHONE SERVICES, TOGETHER WITH ANY AND ALL IMPROVEMENTS PERTAINING
THERE TO, ON, OVER, UNDER AND ACROSS STRIPS OF LAND 12.5 FEET IN WIDTH LYING CONTIGUOUS TO
THE PUBLIC STREET SHOWN HEREON AND DESIGNATED "PUBLIC UTILITY EASEMENT" (P.U.E.).

(B) RIGHT OF WAY FOR PUBLIC ROAD AND UTILITY PURPOSES FOR NEW MARKET DRIVE, LIBRARY STREET
AND DEL PASO ROAD SHOWN HEREON

BY: BETTY MA SUOKA, ASSISTANT CITY MANAGER
FOR:

CITY OF SACRAMENTO _____ DATE _____

BY: DAVID TOOKER, DISTRICT SUPERINTENDENT
FOR:

NATOMAS UNIFIED SCHOOL DISTRICT _____ DATE _____

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN
CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES AT
THE REQUEST OF THE CITY OF SACRAMENTO IN JUNE 2002. I HEREBY STATE THAT THIS PARCEL MAP
SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP. ALL
NECESSARY CORRECTIONS HAVE BEEN MADE AND I WILL LOCATE THE POSITIONS INDICATED
WITHIN 30 DAYS AFTER NOTIFICATION BY THE CITY OF SACRAMENTO. I HAVE CONDUCTED THE
STREET IMPROVEMENTS, AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE
RETRACTED.

ROY G. HOLLOWELL LS7811
DATED: _____

NOTARY'S ACKNOWLEDGMENT

STATE OF CALIFORNIA
COUNTY OF SACRAMENTO

ON THE _____ DAY OF _____, 2004, BEFORE ME
(NAME, TITLE OF OFFICER, PERSONALLY APPEARED
BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND
ACKNOWLEDGED TO ME THAT HE/SHE/HEY EXECUTED THE SAME IN HIS/HER/HEIR AUTHORIZED
CAPACITIE(S), AND THAT BY HIS/HER/HEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR
THE ENTITY UPON BEHALF OF WHICH THEIR PERSON(S) ACTED, EXECUTED THE INSTRUMENT.
WITNESS MY HAND AND OFFICIAL SEAL.

PRINT NAME _____
MY PRINCIPAL PLACE OF BUSINESS _____ MY COMMISSION EXPIRES _____
IS IN THE COUNTY OF _____

Stantec
2590 Venture Oaks Way
Sacramento, California 95833
(916) 931-6355
(916) 931-9174
stantec.com

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS PARCEL MAP ENTITLED "NATOMAS REGIONAL
PARK/TOWN CENTER EDUCATION COMPLEX", AND FIND IT TO BE SUBSTANTIALLY THE
SAME AS THE TENTATIVE MAP APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY
OF SACRAMENTO AND ANY APPROVED ALTERATIONS THEREOF. THAT ALL PROVISIONS OF
THE SUBDIVISION MAP ACT AND ALL APPLICABLE CITY ORDINANCES HAVE BEEN COMPLIED
WITH AND THAT I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.

ROBERT T. ROBINSON, LS 7334 EXPIRES 12-31-05
SUPERVISING SURVEYOR
FOR THE DIRECTOR OF PUBLIC WORKS
CITY OF SACRAMENTO

CITY CLERK'S STATEMENT

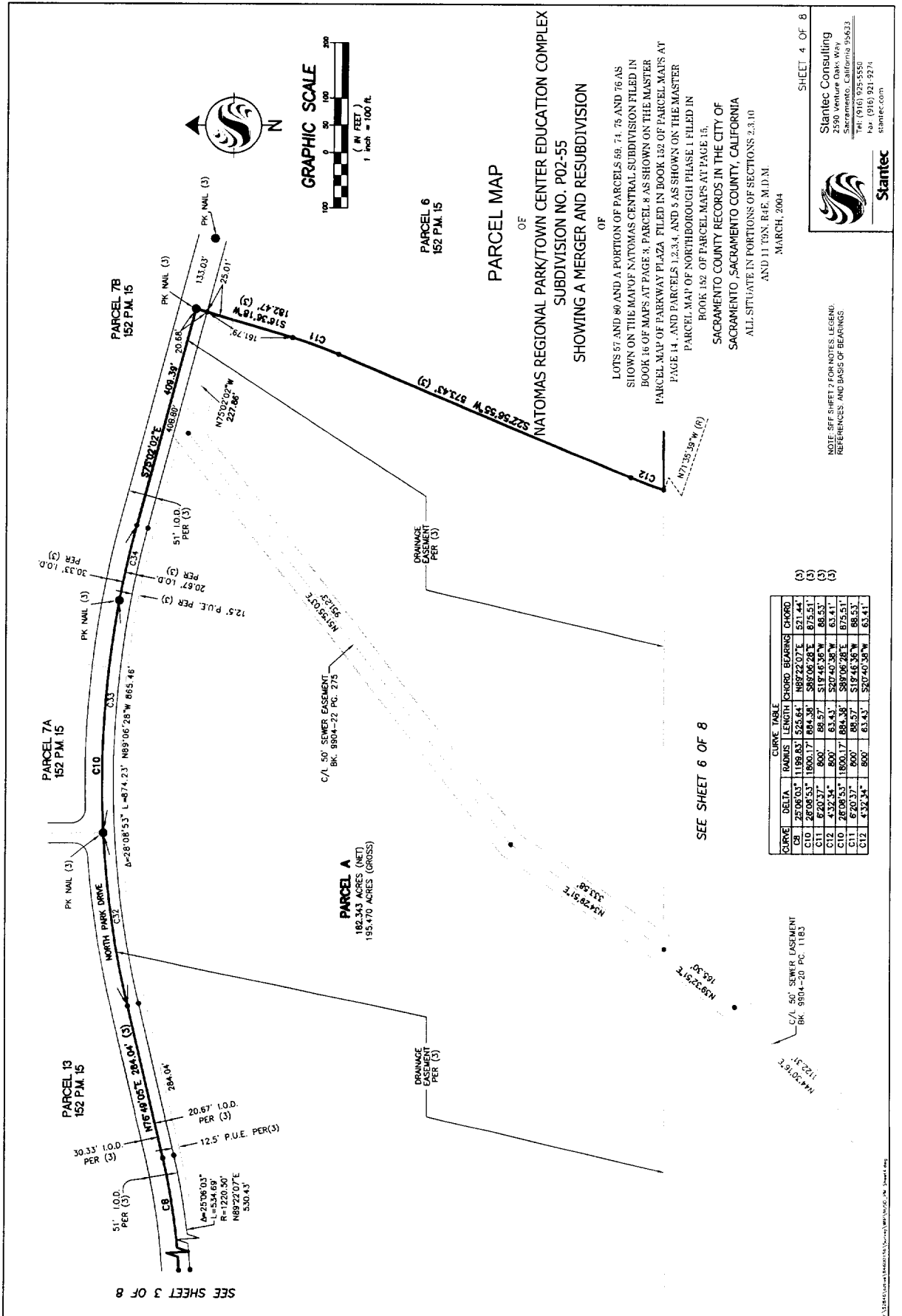
I HEREBY STATE THAT THE CITY COUNCIL OF THE CITY OF SACRAMENTO HAS APPROVED
THIS PARCEL MAP ENTITLED "NATOMAS REGIONAL PARK/TOWN CENTER EDUCATION
COMPLEX" AND HAS ADOPTED THE RESOLUTION AND ABANDONMENT OF THE
ABANDONMENT PURSUANT TO SECTION 66009.26 (C) OF THE STATE OF CALIFORNIA
BUSINESS AND PROFESSIONS CODE (THE SUBDIVISION MAP ACT) AND ACCEPTED ON
BEHALF OF THE PUBLIC, ALL OF THE RIGHT-OF-WAYS AND EASEMENTS HEREON OFFERED
FOR DEDICATION.

CLERK, CLERK
CITY OF SACRAMENTO

RECORDER'S STATEMENT:

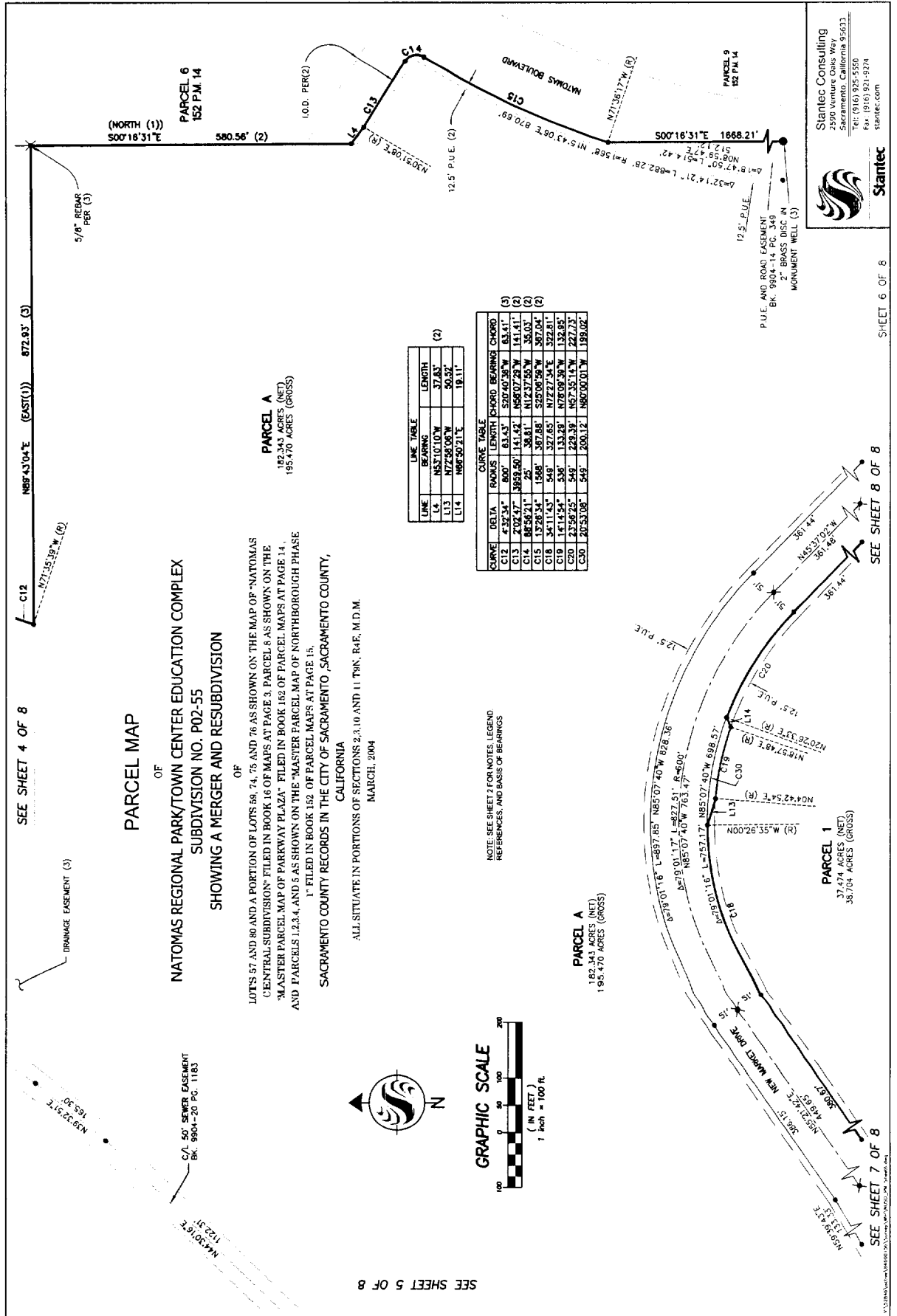
FILED THIS _____ DAY OF _____, 2004, AT _____ M. IN BOOK _____ OF PARCEL MAPS. AT
PAGE _____ AT THE REQUEST OF THE CITY OF SACRAMENTO. TITLE TO THE LAND INCLUDED IN THIS
PARCEL MAP BEING TESTED AS PER CERTIFICATE NO. _____ ON FILE IN THIS OFFICE.

SIGNED _____ BY _____ DEPUTY
COUNTY RECORDER
DOCUMENT NO. _____ FEE \$ _____



CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARINGS	CHORD
C8	25°06'03"	1198.83'	525.84'	487.22'0.7E	521.44'	(3)
C10	28°08'53"	1800.17'	884.38'	588.06'28"E	875.51'	(3)
C11	6°20'37"	800'	86.57'	518.46'38"W	86.53'	(3)
C12	4°32'34"	800'	63.43'	520.40'38"W	63.41'	(3)
C10	28°08'53"	1800.17'	884.38'	588.06'28"E	875.51'	(3)
C11	6°20'37"	800'	86.57'	518.46'38"W	86.53'	(3)
C12	4°32'34"	800'	63.43'	520.40'38"W	63.41'	(3)

Stantec Consulting
2200 Capitol Mall
Sacramento, California 95833
Tel: (916) 978-5550
Fax: (916) 921-9274
stantec.com



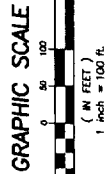
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PARCEL MAP

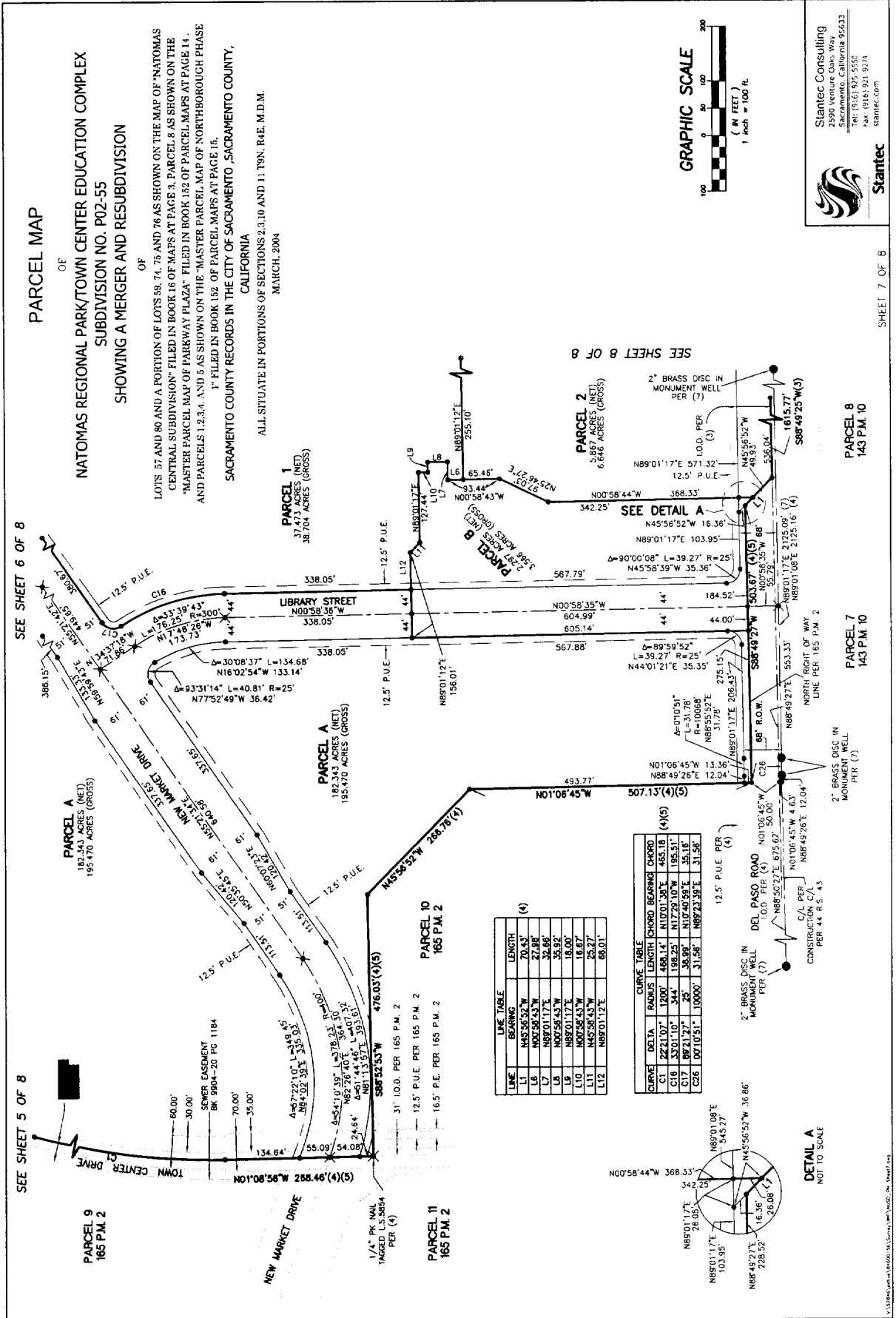
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SACRAMENTO COUNTY RECORDS IN THE CITY OF SACRAMENTO, SACRAMENTO COUNTY, CALIFORNIA
ALL SITUATE IN PORTIONS OF SECTIONS 2, 3, 10 AND 11, T8N, R4E, M.D.M.
MARCH, 2004



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Tel: (916) 376-5555
Fax: (916) 194-1214
stantec.com



LINE TABLE

LINE	BEARING	LENGTH
L1	N45°56'52"W	70.41'
L2	N88°49'27"E	29.88'
L3	N88°01'17"E	32.86'
L4	N88°58'43"W	35.82'
L5	N88°01'17"E	18.00'
L6	N00°58'43"W	18.87'
L7	N45°58'43"W	25.27'
L8	N88°01'17"E	68.01'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING	CHORD
C1	222.107°	1200'	468.14'	N107°01'35"E	465.18'	
C16	33.0110°	344'	188.25'	N17°29'10"W	185.51'	
C17	86.2127°	25'	38.89'	N10°40'59"E	35.16'	
C26	100.71051°	10000'	31.56'	N88°23'39"E	31.56'	



DETAIL A
NOT TO SCALE

PARCEL 8
143 P.M. 10

PARCEL 7
143 P.M. 10

PARCEL 10
165 P.M. 2

PARCEL 11
165 P.M. 2

PARCEL 9
165 P.M. 2

PARCEL 1
37.473 ACRES (NET)
38.704 ACRES (GROSS)

PARCEL 2
5.867 ACRES (NET)
6.646 ACRES (GROSS)

PARCEL A
182.343 ACRES (NET)
195.470 ACRES (GROSS)

PARCEL B
37.473 ACRES (NET)
38.704 ACRES (GROSS)

PARCEL C
182.343 ACRES (NET)
195.470 ACRES (GROSS)

DEL PASO ROAD
12.5' P.U.E. (4)

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12.5' P.U.E. (4)

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

APPROVING PARCEL MAP ENTITLED "NATOMAS REGIONAL PARK/TOWN CENTER EDUCATION COMPLEX" (SUBDIVISION NO. P02-155)

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

- A. The Parcel Map entitled "Natomas Regional Park/Town Center Education Complex", located north of Del Paso Road and west of Natomas Boulevard, is consistent with the Natomas Community Plan.
- B. The Parcel 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 Parcel Map for this project is hereby approved
- 2. All dedications shown on said map are hereby accepted.

MAYOR

ATTEST:

CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____