



3.14

DEVELOPMENT SERVICES
DEPARTMENT

DEVELOPMENT ENGINEERING
AND FINANCE

CITY OF SACRAMENTO
California

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July 7, 2004

City Council
Sacramento, California

Honorable Members In Session:

**SUBJECT: APPROVAL OF PARCEL MAP AND SUBDIVISION IMPROVEMENT
AGREEMENT ENTITLED "NATOMAS CROSSING AREA 1 REMAINDER"
(SUBDIVISION NO. P01-014).**

LOCATION/COUNCIL DISTRICT:

Southeast corner of Truxel Road and Del Paso 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 Parcel Map and Subdivision Improvement Agreement for Natomas Crossing Area 1 Remainder.

CONTACT PERSONS: Jerry Lovato, Senior Engineering Technician, 808-7918
Ronald Fong, Senior Engineer, 808-7915

FOR COUNCIL MEETING OF: July 27, 2004

SUMMARY:

On September 27, 2001, the City Planning Commission approved a Tentative Parcel Map by adopting a Notice of Decision. The subdivider, Jack Meissner AKA John Meisner and Mary Anne Meissner, Trustees of the Jack and Mary Meissner Family Revocable Trust., wishes to file the Parcel 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 will complete the improvements at a later date. All other conditions of the Tentative Map have been met by the subdivider.

The Parcel Map and the Subdivision Improvement Agreement requires approval by the City Council.

COMMITTEE/COMMISSION ACTION:

None.

BACKGROUND:

On September 27, 2001, the City Planning Commission approved a Tentative Parcel Map by adopting a Notice of Decision. 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 Parcel 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 Parcel Map is presented for approval.

FINANCIAL CONSIDERATIONS:

All subdivision costs are being paid by the subdivider, Jack Meissner AKA John Meisner and Mary Anne Meissner, Trustees of the Jack and Mary Meissner Family Revocable Trust.

ENVIRONMENTAL CONSIDERATIONS:

On September 27, 2001, the Planning Commission adopted a Notice of Decision 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

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 Engineering and Finance

Approved:


Michael Medema, Interim Director
Development Services Department

RECOMMENDATION APPROVED:


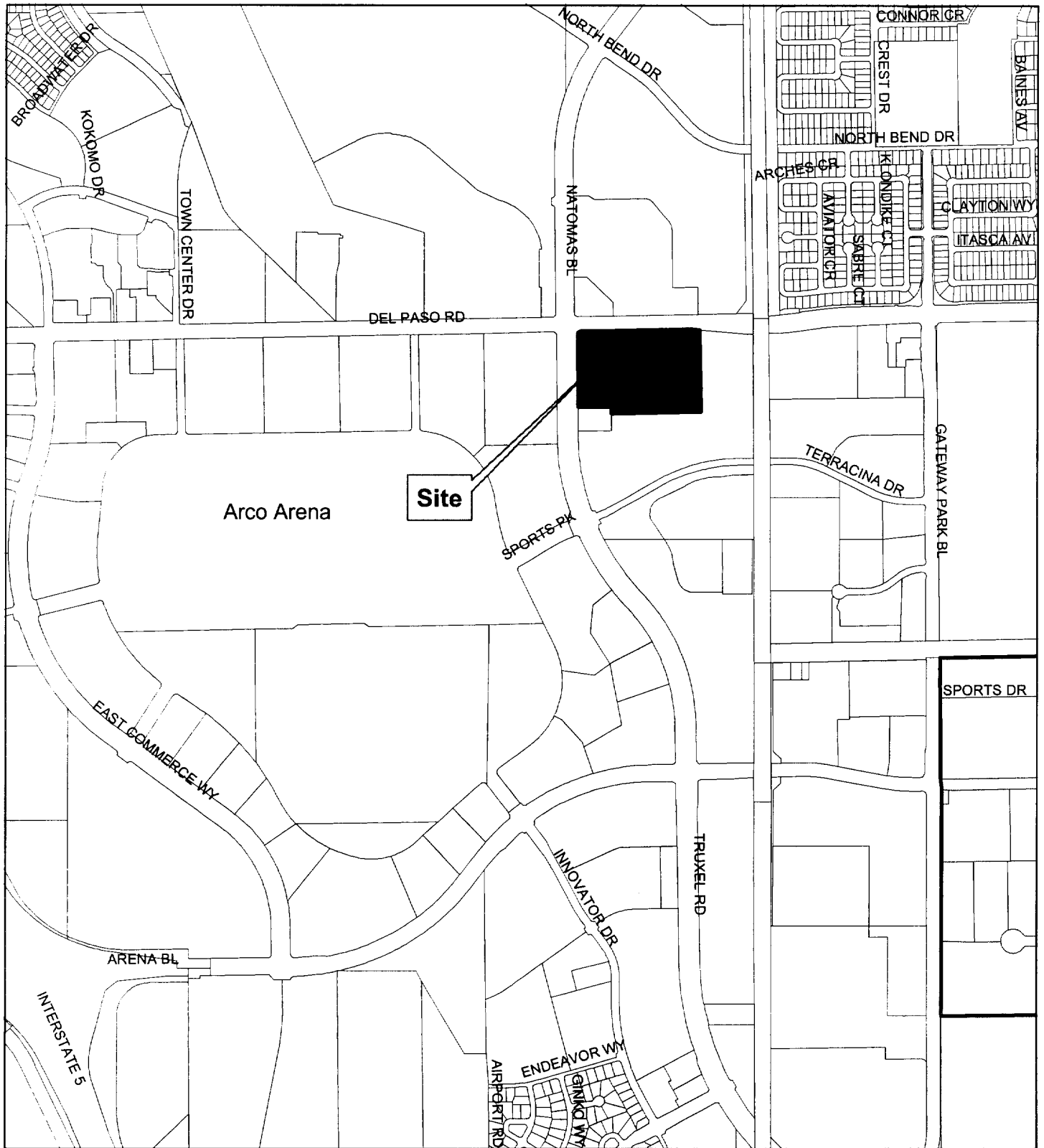

ROBERT P. THOMAS
City Manager

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3. Resolution Approving Parcel Map and Subdivision Improvement Agreement, pg. 7

JL/dkl

Natomas Crossing Area 1 Remainder



RLiu, 6/30/2004

0 700 1,400 2,800 Feet



OWNER'S STATEMENT

THE UNDERSIGNED HEREBY CONSENT TO THE PREPARATION AND DO HEREBY DEDICATE TO ANY AND ALL PUBLIC USES THE ROADS SHOWN HEREON AND ALSO OFFER FOR DEDICATION AND DO HEREBY DEDICATE FOR SPECIFIC PURPOSES THE FOLLOWING:

- 1) EASEMENTS FOR PLANTING AND MAINTAINING TREES, INSTALLATION AND MAINTENANCE OF ELECTRIC LINES, TRAFFIC CONTROL DEVICES, WATER AND GAS PIPES, UNDERGROUND WRES AND CONDUITS FOR ELECTRICAL, TELEPHONE AND TELEVISION SERVICES, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER, AND ACROSS ROADS STRIPS OF LAND OF VARIOUS WIDTH AND CONTIGUOUS WITH THE ROADS AND ROADS SHOWN HEREON AND DESIGNATED PUBLIC UTILITY EASEMENT (PUE).
- 2) EASEMENTS FOR INSTALLATION AND MAINTENANCE OF ELECTRIC LINES, TRAFFIC CONTROL DEVICES AND TRAFFIC LOOPS, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER, AND ACROSS ROADS STRIPS OF LAND OF VARIOUS WIDTHS AND CONTIGUOUS WITH THE ROADS AND ROADS SHOWN HEREON AND DESIGNATED PUBLIC UTILITY EASEMENT (PUE).

JACK WEISSNER AKA JOHN WEISSNER AND MARY ANNE WEISSNER, TRUSTEES OF JACK AND MARY WEISSNER FAMILY REVOCABLE TRUST

JACK WEISSNER, AKA JOHN WEISSNER, TRUSTEE
MAY ANNE WEISSNER, TRUSTEE

NOTARY STATEMENT

STATE OF CALIFORNIA } S.S.
COUNTY OF _____ }
ON _____ BEFORE ME, _____
PERSONALLY APPEARED _____
☐ PERSONALLY KNOWN TO ME -OR-
☐ PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO 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/HER AUTHORIZED CAPACIT(IES) AND THAT BY HIS/HER/HER SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL _____ NOTARY PUBLIC, STATE OF CALIFORNIA

MY COMMISSION NO. _____ AND EXPIRES ON: _____
PRINT NAME AND TITLE _____
MY PRINCIPLE PLACE OF BUSINESS: _____ COUNTY _____

NOTARY STATEMENT

STATE OF CALIFORNIA } S.S.
COUNTY OF _____ }
ON _____ BEFORE ME, _____
PERSONALLY APPEARED _____
☐ PERSONALLY KNOWN TO ME -OR-
☐ PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO 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/HER AUTHORIZED CAPACIT(IES) AND THAT BY HIS/HER/HER SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL _____ NOTARY PUBLIC, STATE OF CALIFORNIA

MY COMMISSION NO. _____ AND EXPIRES ON: _____
PRINT NAME AND TITLE _____
MY PRINCIPLE PLACE OF BUSINESS: _____ COUNTY _____

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 JACK AND MARY WEISSNER FAMILY TRUST IN JULY, 2003. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY COMES TO CONFORM WITH THE SURVEY AND THAT THE MONUMENTS SHOWN ON THIS PARCEL MAP ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

ANDREGG GEOMATICS

CHRISTINE MARION JOHNSON, L.S. 6596
RENEWAL DATE: DECEMBER 31, 2005

DATE: _____

**CITY ENGINEER'S STATEMENT**

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PARCEL MAP ENTITLED "NATOMAS CROSSING AREA 1" AND FIND IT TO BE SUBSTANTIALLY THE SAME AS THE TENTATIVE MAP SUBMITTED TO THE CITY PLANNING COMMISSION OF THE CITY OF SACRAMENTO AND APPROVED ALTERATIONS THEREOF AND 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
DEPARTMENT OF PUBLIC WORKS
CITY OF SACRAMENTO

DATE _____

CITY CLERK'S STATEMENT

I HEREBY STATE THAT THE CITY COUNCIL OF THE CITY OF SACRAMENTO HAS APPROVED THIS PARCEL MAP AND HAS ACCEPTED ON BEHALF OF THE PUBLIC THE PUBLIC EASEMENTS AND ROAD RIGHT OF WAY HEREON OFFERED FOR DEDICATION.

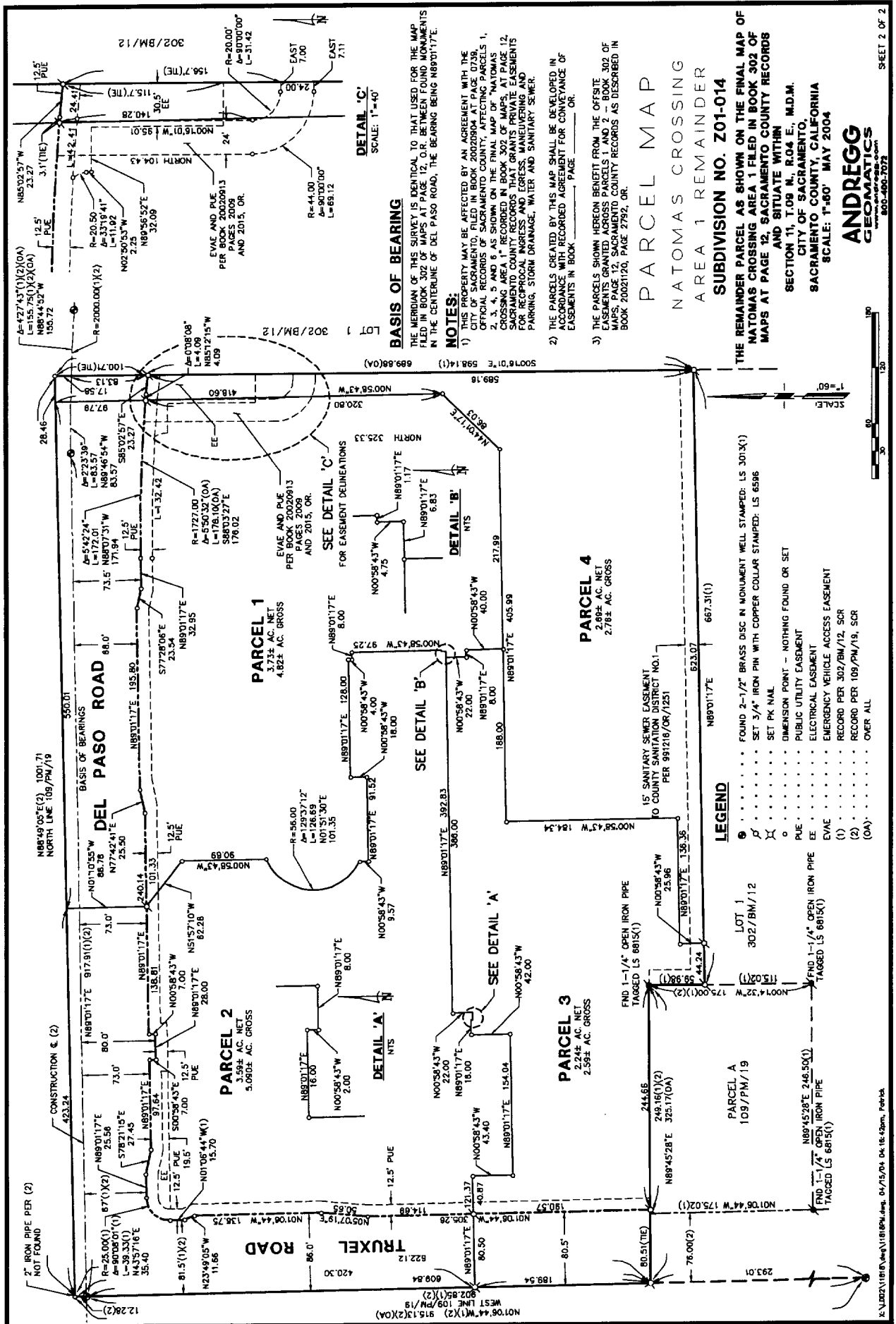
CITY CLERK, CITY OF SACRAMENTO _____ DATE _____

COUNTY RECORDER'S STATEMENT

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

FEE: \$ _____

BY: _____ DEPUTY



RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF: _____

APPROVING PARCEL MAP ENTITLED "NATOMAS CROSSING AREA 1 REMAINDER" AND SUBDIVISION IMPROVEMENT AGREEMENT (SUBDIVISION NO. P01-014)

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

- A. The Parcel Map entitled "Natomas Crossing Area 1 Remainder", located at the southeast corner of Truxel Road and Del Paso Road, with provisions for its design and improvement, is consistent with the North 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 subject to the execution by all parties of the Subdivision Improvement Agreement for that subdivision.
- 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 Jack Meissner AKA John Meisner and Mary Anne Meissner, Trustees of the Jack and Mary Meissner Family Revocable Trust., to provide for the subdivision improvements required by the Subdivision Map Act and Title 16 (Subdivision Regulations) of the Sacramento City Code.
- 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

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FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____