

**APPROVED**  
JUL 17 2003  
OFFICE OF THE  
CITY CLERK



3.7

DEPARTMENT OF  
PUBLIC WORKS  
DEVELOPMENT SERVICES DIVISION

CITY OF SACRAMENTO  
CALIFORNIA

1231 I STREET, 2<sup>nd</sup> Floor  
SACRAMENTO, CA 95814-2700  
PH. (916) 264-7995  
FAX (916) 264-5786

July 1, 2003

City Council  
Sacramento, California

Honorable Members In Session:

**SUBJECT: APPROVAL OF FINAL MAP ENTITLED "GATEWAY CENTRE PHASE III" (P02-022).**

**LOCATION AND COUNCIL DISTRICT:** Bounded by Venture Oak Way and Gateway Oaks Drive, West Of I-5 within Council District 1

**RECOMMENDATION:**

This report recommends the City Council adopt the attached resolution approving the Final Map for Gateway Centre Phase III.

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

**FOR COUNCIL MEETING OF:** July 17, 2003

**SUMMARY:**

On August 22, 2003, the Planning Commission approved a Tentative Subdivision Map by adopting a Notice of Decision. All other conditions of the tentative map have been met by the subdivider, Natomas/West Investors, a California Limited Partnership.

The Final Map requires approval by the City Council. See Exhibit A-1 through A-6 for project location.

City Council  
Approval of Final Map for Gateway Centre Phase III  
July 1, 2003

**COMMITTEE/COMMISSION ACTION:**

None.

**BACKGROUND:**

On August 22, 2002, the City Planning Commission approved a Tentative Subdivision Map by adopting a Notice of Decision. Pursuant to Sacramento City Code, Section 16.28.110 Government Code Section 66458, the City Council may approve Final Maps by resolution. 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 South Natomas Community Plan. All conditions of approval have been met, and the Final Map is presented for approval.

**FINANCIAL CONSIDERATIONS:**

All subdivision costs are being paid by the subdivider, Natomas/West Investors, a California Limited Partnership.

**ENVIRONMENTAL CONSIDERATIONS:**

On August 22, 2002, the City Planning Commission adopted the Negative Declaration and approved 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 may approve Final Maps by resolution. 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 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  
Approval of Final Map for Gateway Centre Phase III  
July 1, 2003

**ESBD CONSIDERATIONS:**

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

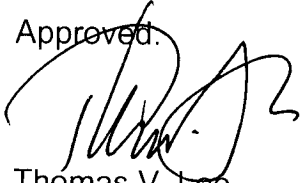
Respectfully submitted,

  
Gary Alm  
Manager, Development Services

RECOMMENDATION APPROVED:

  
ROBERT P. THOMAS  
City Manager

Approved:

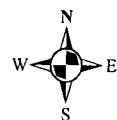
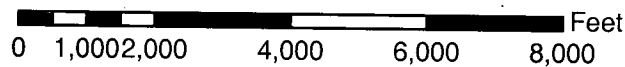
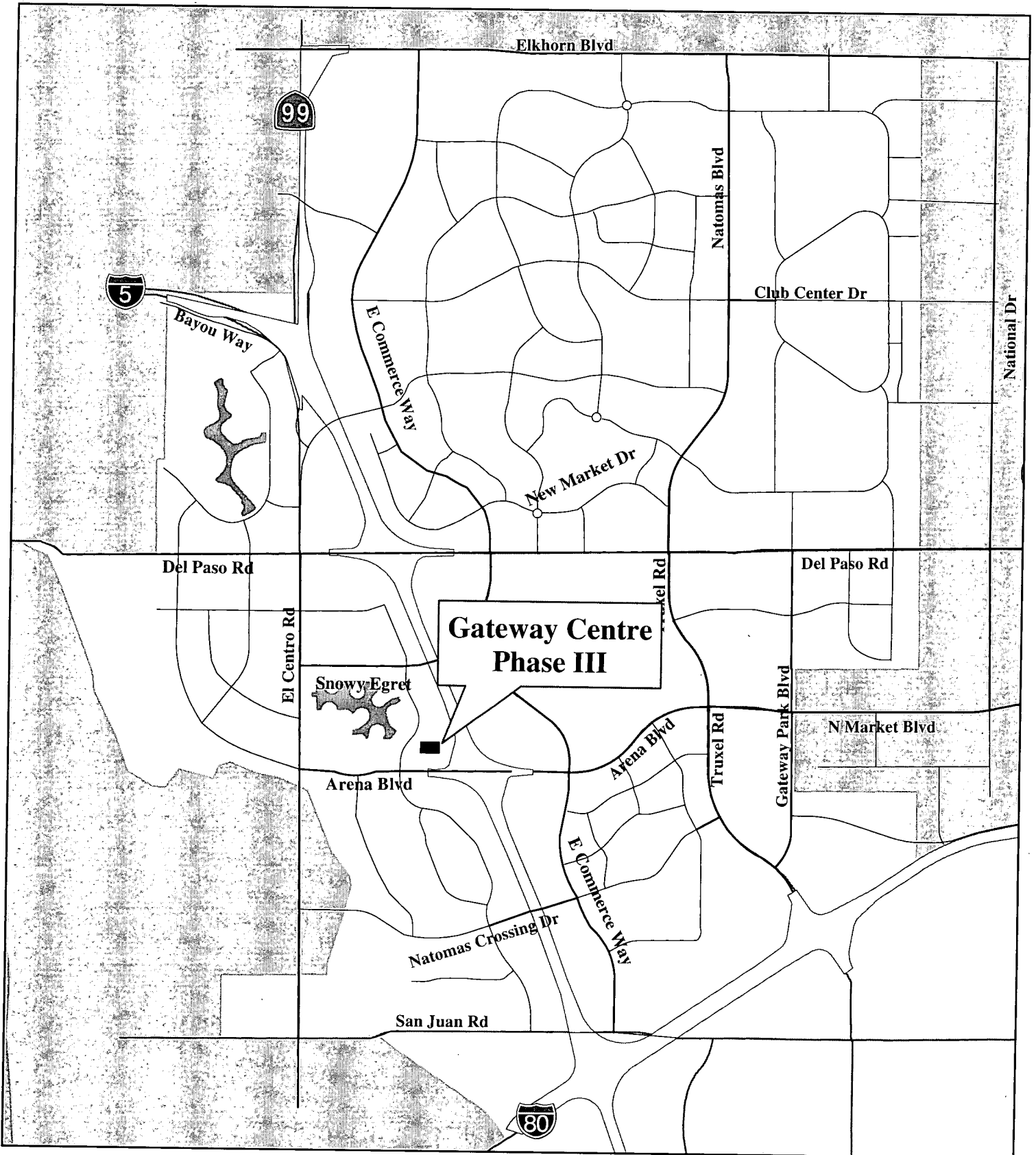
  
Thomas V. Lee  
Deputy City Manager

RR/me

**TABLE OF CONTENTS:**

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2. Exhibit A-2 through A-6, pg. 5
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# Vicinity Map For Gateway Centre Phase III



FINAL MAP  
**GATEWAY CENTRE  
PHASE III**

SUBDIVISION NO. P02-022

BEING A MERGER AND RESUBDIVISION OF  
PARCELS 1 THROUGH 6 AS SHOWN ON THAT  
CERTAIN CERTIFICATE OF COMPLIANCE FOR  
LOT LINE ADJUSTMENT FILED IN BOOK  
19991227 OF OFFICIAL RECORDS, PAGE  
1257, SACRAMENTO COUNTY RECORDS.

CITY OF SACRAMENTO  
SACRAMENTO COUNTY - CALIFORNIA  
MAY, 2003  
SHEET 1 OF 4

**PSOMAS**

2295 Gateway Oaks Drive Suite 250  
Sacramento, CA 95833  
(916) 929-7100 (916) 929-8380 (FAX)

LEGAL DESCRIPTION

ALL THAT REAL PROPERTY SITUATED IN THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, BEING ALL OF PARCELS 1 THROUGH 6 AS SHOWN ON THAT CERTAIN CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT FILED IN BOOK 19991227 OF OFFICIAL RECORDS, AT PAGE 1257, SACRAMENTO COUNTY RECORDS, CONTAINING 25.639 AC±.

OWNER'S STATEMENT

WE, THE UNDERSIGNED, DO HEREBY STATE THAT WE ARE THE ONLY PARTIES HAVING ANY RECORD TITLE INTEREST IN THE REAL PROPERTY INCLUDED WITHIN THE BOUNDARIES OF THIS SUBDIVISION, "GATEWAY CENTRE PHASE III", AS SHOWN ON THIS MAP AND THAT WE CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP.

NATOMAS/WEST INVESTORS, A CALIFORNIA LIMITED PARTNERSHIP

BY: \_\_\_\_\_

NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

NOTARY STATEMENT

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

ON \_\_\_\_\_ BEFORE ME \_\_\_\_\_  
(NAME, TITLE OF OFFICER), PERSONALLY APPEARED \_\_\_\_\_

PERSONALLY KNOWN TO ME  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/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR 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'S SIGNATURE \_\_\_\_\_ PRINT NOTARY'S NAME \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

MY PRINCIPAL PLACE OF BUSINESS IS IN \_\_\_\_\_ COUNTY.

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND WAS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES AT THE REQUEST OF NATOMAS/WEST INVESTORS IN MARCH, 2003. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP. ALL MONUMENTS SHOWN HEREON ARE OF THE CHARACTER AND WILL OCCUPY THE POSITIONS INDICATED AND WILL BE SET BY MARCH, 2004, AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

\_\_\_\_\_  
BRIAN E. BULLOCK, LS 5260  
LICENSE EXPIRES 12/31/03

DATED: \_\_\_\_\_

CITY ENGINEER'S STATEMENT

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP OF "GATEWAY CENTRE PHASE III" AND FIND IT TO BE SUBSTANTIALLY THE SAME AS THE TENTATIVE MAP SUBMITTED TO THE CITY PLANNING COMMISSION OF THE CITY OF SACRAMENTO; 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.

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

\_\_\_\_\_  
ROBERT T. ROBINSON, L.S. 7534  
SUPERVISING SURVEYOR  
FOR THE DIRECTOR OF PUBLIC WORKS  
CITY OF SACRAMENTO, CALIFORNIA

CITY CLERK'S STATEMENT

I HEREBY STATE THAT THE CITY COUNCIL OF THE CITY OF SACRAMENTO HAS APPROVED THIS FINAL MAP OF "GATEWAY CENTRE PHASE III".

DATED: \_\_\_\_\_

\_\_\_\_\_  
CITY CLERK - CITY OF SACRAMENTO

RECORDER'S STATEMENT

ACCEPTED FOR RECORD AND FILED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY IN BOOK \_\_\_\_\_ OF MAPS, MAP NO. \_\_\_\_\_ THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2003 AT \_\_\_\_\_ HOURS, \_\_\_\_\_ MINUTES, \_\_\_\_\_ M., AT THE REQUEST OF PSOMAS, TITLE TO THE LAND INCLUDED IN THIS SUBDIVISION BEING VESTED AS PER CERTIFICATE NO. \_\_\_\_\_ ON FILE IN THIS OFFICE.

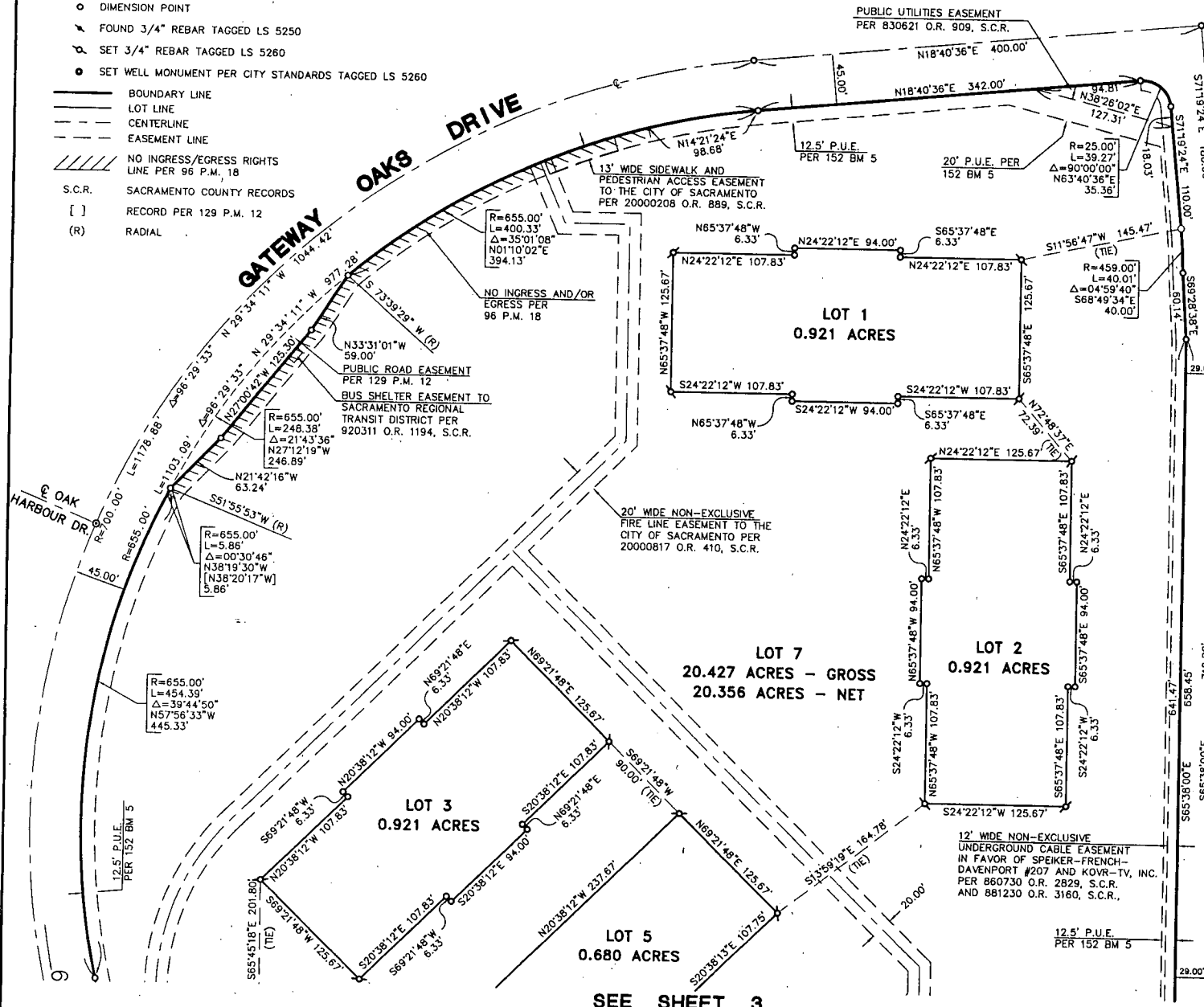
\_\_\_\_\_  
SACRAMENTO COUNTY RECORDER

BY: \_\_\_\_\_  
DEPUTY

EXHIBIT A-2

**LEGEND**

- FND. PK NAIL AND SHINER PER 152 BM 5, S.C.R.
- DIMENSION POINT
- ↖ FOUND 3/4" REBAR TAGGED LS 5250
- ↗ SET 3/4" REBAR TAGGED LS 5260
- SET WELL MONUMENT PER CITY STANDARDS TAGGED LS 5260
- BOUNDARY LINE
- LOT LINE
- CENTERLINE
- - - - EASEMENT LINE
- //// NO INGRESS/EGRESS RIGHTS LINE PER 96 P.M., 18
- S.C.R. SACRAMENTO COUNTY RECORDS
- [ ] RECORD PER 129 P.M. 12
- (R) RADIAL



**FINAL MAP  
GATEWAY CENTRE  
PHASE III**

SUBDIVISION NO. P02-022

BEING A MERGER AND RESUBDIVISION OF PARCELS 1 THROUGH 6 AS SHOWN ON THAT CERTAIN CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT FILED IN BOOK 19991227 OF OFFICIAL RECORDS, PAGE 1257, SACRAMENTO COUNTY RECORDS.

CITY OF SACRAMENTO  
SACRAMENTO COUNTY - CALIFORNIA  
MAY, 2003  
SHEET 2 OF 4

**PSOMAS**

2295 Gateway Oaks Drive Suite 250  
Sacramento, CA 95833  
(916) 929-7100 (916) 929-6380 (FAX)

**BASIS OF BEARINGS:**

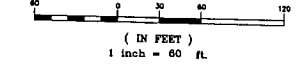
THE BEARING OF S 31°43'25" E FOR THE CENTERLINE OF VENTURE OAKS DRIVE, BETWEEN FOUND MONUMENTS, AS SHOWN ON THAT CERTAIN PARCEL MAP OF "GATEWAY CENTRE" 129 P.M. 12 WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.

**NOTES:**

1. THE AREA WITHIN THE BOUNDARY AS CALCULATED FROM THE COURSES SHOWN HEREON IS 25.639 ACRES. THIS FINAL MAP CONTAINS 7 NUMBERED LOTS.
2. DISTANCES SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
3. THE SUM OF THE PARTS OF A LINE OR CURVE MAY NOT BE EQUAL TO THE WHOLE LENGTH DUE TO ROUNDING OF DISTANCES.
4. THE PARCELS CREATED BY THIS MAP SHALL BE DEVELOPED IN ACCORDANCE WITH RECORDED AGREEMENT FOR CONVEYANCE OF EASEMENTS PER BOOK \_\_\_\_\_ OF OFFICIAL RECORDS AT PAGE \_\_\_\_\_ SACRAMENTO COUNTY RECORDS.
5. RECIPROCAL INGRESS AND EGRESS EASEMENT BETWEEN THE OWNERS OF PARCELS 5&6 AND THE OWNERS OF PARCELS 7&8 AS SAID PARCELS ARE SHOWN ON 129 P.M. 12 OVER ALL PORTIONS OF SAID LANDS WHICH ARE NOW OR HEREAFTER IMPROVED WITH SIDEWALKS, DRIVEWAYS, AND CUL-DE-SACS PER BOOK 19950731 OF OFFICIAL RECORDS AT PAGE 388, S.C.R.

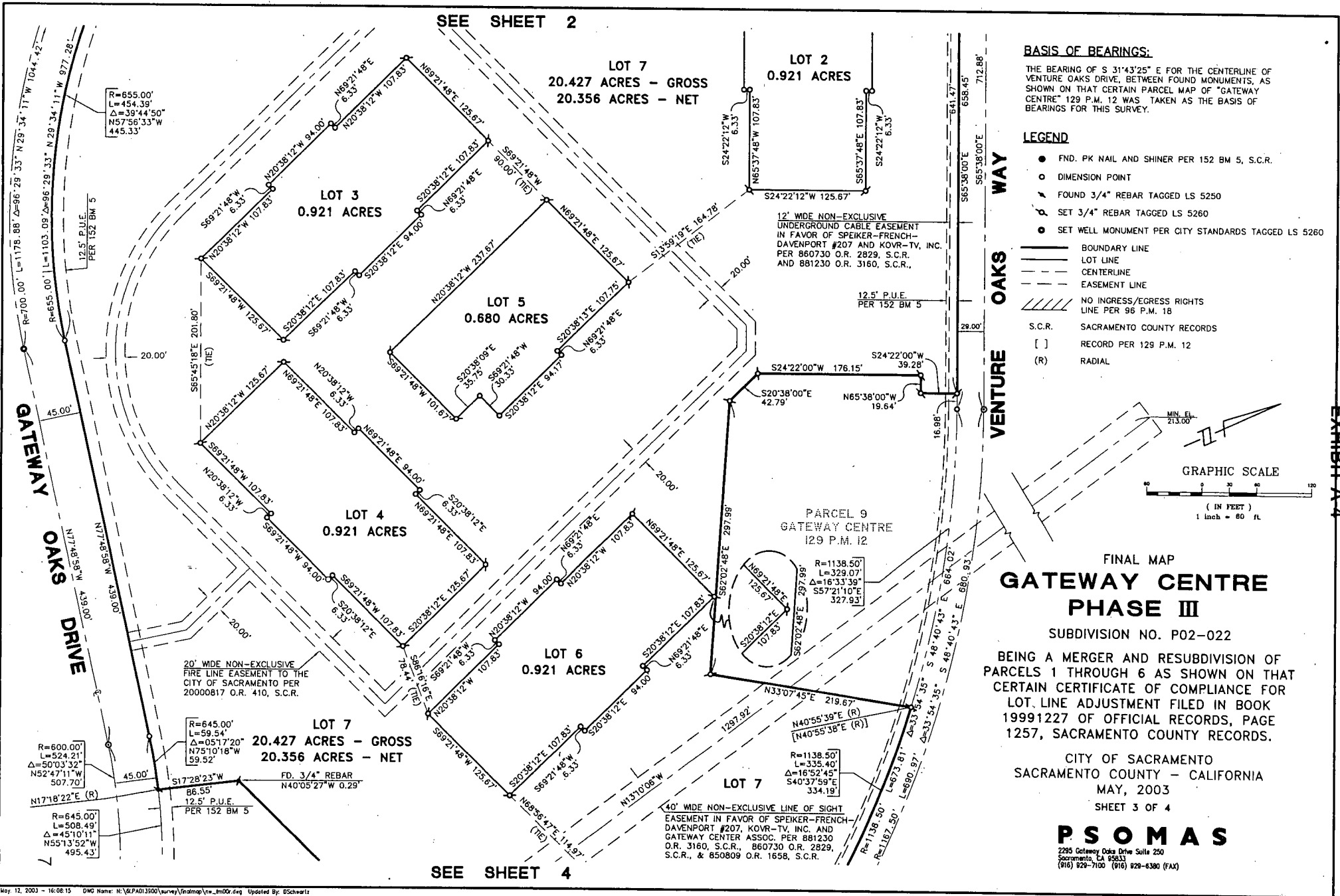


**GRAPHIC SCALE**



SEE SHEET 3

EXHIBIT A-3



SEE SHEET 2

LOT 7  
20.427 ACRES - GROSS  
20.356 ACRES - NET

LOT 2  
0.921 ACRES

LOT 3  
0.921 ACRES

LOT 5  
0.680 ACRES

LOT 4  
0.921 ACRES

LOT 6  
0.921 ACRES

LOT 7  
20.427 ACRES - GROSS  
20.356 ACRES - NET

LOT 7

PARCEL 9  
GATEWAY CENTRE  
129 P.M. 12

**BASIS OF BEARINGS:**

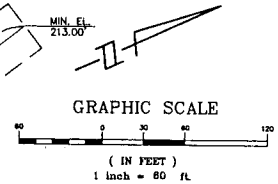
THE BEARING OF S 31°43'25" E FOR THE CENTERLINE OF VENTURE OAKS DRIVE, BETWEEN FOUND MONUMENTS, AS SHOWN ON THAT CERTAIN PARCEL MAP OF "GATEWAY CENTRE" 129 P.M. 12 WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.

**LEGEND**

- FND. PK NAIL AND SHINER PER 152 BM 5, S.C.R.
- DIMENSION POINT
- ▲ FOUND 3/4" REBAR TAGGED LS 5250
- ⊕ SET 3/4" REBAR TAGGED LS 5260
- SET WELL MONUMENT PER CITY STANDARDS TAGGED LS 5260
- BOUNDARY LINE
- - - - LOT LINE
- · - · CENTERLINE
- - - - EASEMENT LINE
- //// NO INGRESS/EGRESS RIGHTS LINE PER 96 P.M. 18
- S.C.R. SACRAMENTO COUNTY RECORDS
- [ ] RECORD PER 129 P.M. 12
- (R) RADIAL

VENTURE OAKS WAY

GATEWAY OAKS DRIVE



FINAL MAP  
**GATEWAY CENTRE  
PHASE III**

SUBDIVISION NO. P02-022

BEING A MERGER AND RESUBDIVISION OF PARCELS 1 THROUGH 6 AS SHOWN ON THAT CERTAIN CERTIFICATE OF COMPLIANCE FOR LOT, LINE ADJUSTMENT FILED IN BOOK 19991227 OF OFFICIAL RECORDS, PAGE 1257, SACRAMENTO COUNTY RECORDS.

CITY OF SACRAMENTO  
SACRAMENTO COUNTY - CALIFORNIA  
MAY, 2003  
SHEET 3 OF 4

**PSOMAS**

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SEE SHEET 4

EXHIBIT A 4

SEE SHEET 3

LOT 4  
0.921 ACRES

LOT 6  
0.921 ACRES

PARCEL 9  
GATEWAY CENTRE  
129 P.M. 12

20' WIDE NON-EXCLUSIVE  
FIRE LINE EASEMENT TO THE  
CITY OF SACRAMENTO PER  
20000817 O.R. 410, S.C.R.

LOT 7  
20.427 ACRES - GROSS  
20.356 ACRES - NET

LOT 7

40' WIDE NON-EXCLUSIVE LINE OF SIGHT  
EASEMENT IN FAVOR OF SPEIKER-FRENCH-  
DAVENPORT #207, KOVR-TV, INC. AND  
GATEWAY CENTER ASSOC. PER 881230  
O.R. 3160, S.C.R., 860730 O.R. 2829,  
S.C.R., & 850809 O.R. 1658, S.C.R.

FINAL MAP  
**GATEWAY CENTRE  
PHASE III**

SUBDIVISION NO. P02-022

BEING A MERGER AND RESUBDIVISION OF  
PARCELS 1 THROUGH 6 AS SHOWN ON THAT  
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CITY OF SACRAMENTO  
SACRAMENTO COUNTY - CALIFORNIA  
MAY, 2003

SHEET 4 OF 4

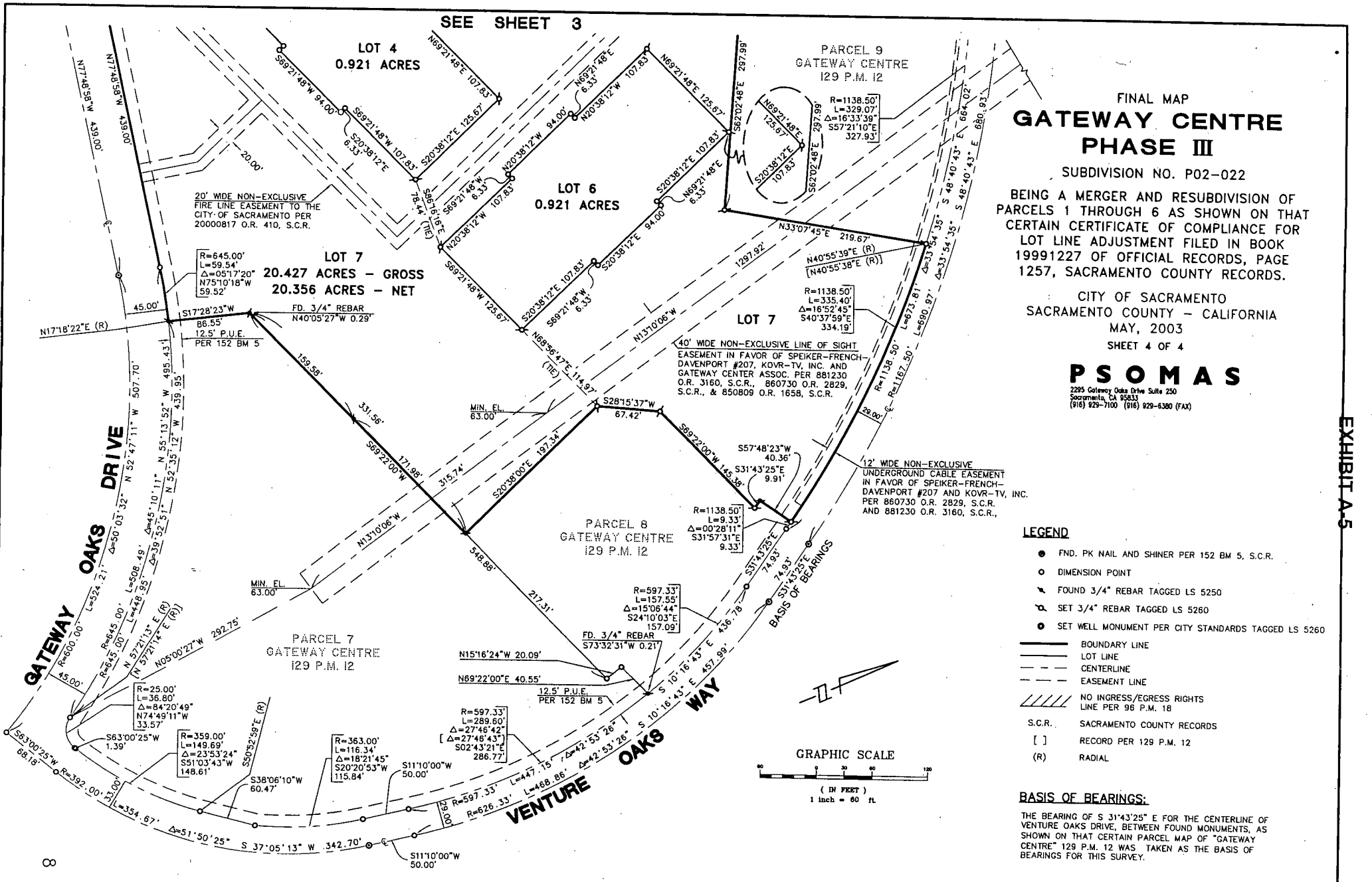
**PSOMAS**

2295 Gateway Oaks Drive Suite 250  
Sacramento, CA 95833  
(916) 929-7100 (916) 929-6360 (FAX)

EXHIBIT A-5

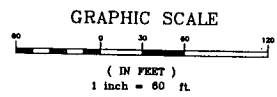
GATEWAY OAKS DRIVE

VENTURE OAKS WAY



**LEGEND**

- FND. PK NAIL AND SHINER PER 152 BM 5, S.C.R.
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- S.C.R. SACRAMENTO COUNTY RECORDS
- [ ] RECORD PER 129 P.M. 12
- (R) RADIAL



**BASIS OF BEARINGS:**

THE BEARING OF S 31°43'25" E FOR THE CENTERLINE OF VENTURE OAKS DRIVE, BETWEEN FOUND MONUMENTS, AS SHOWN ON THAT CERTAIN PARCEL MAP OF "GATEWAY CENTRE" 129 P.M. 12 WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.



**LEGAL DESCRIPTION**

All that real property situated in the City of Sacramento, County of Sacramento, State of California, being all of Parcels 1 through 6 as shown on that certain Certificate of Compliance for Lot Line Adjustment filed in Book 19991227 of Official Records, at Page 1257, Sacramento County Records.

End of Description

**APPROVED**

JUL 17 2003

OFFICE OF THE  
CITY CLERK

**RESOLUTION NO.** 2003-471

ADOPTED BY THE SACRAMENTO CITY COUNCIL

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

**APPROVING FINAL MAP ENTITLED "GATEWAY CENTRE PHASE III" (P02-022)**

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

- A. The Final Map entitled "Gateway Centre Phase III" is bounded by Venture Oaks Way and Gateway Oaks Drive, West of I-5, with provisions for its design and improvement, is consistent with the South Natomas Community Plan.
- B. The Final Map is in substantial compliance with the previously approved Tentative Subdivision 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.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

**FOR CITY CLERK USE ONLY**

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

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