

2.9

DEPARTMENT OF  
PUBLIC WORKS

CITY OF SACRAMENTO  
CALIFORNIA

1234 1ST STREET, 2<sup>nd</sup> Floor  
SACRAMENTO, CA 95814

DEVELOPMENT SERVICES DIVISION

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

August 8, 2002

City Council  
Sacramento, California

06 2002-151

APPROVED

AUG 27 2002

OFFICE OF THE  
CITY CLERK

Honorable Members in Session:

**SUBJECT: APPROVAL OF MASTER PARCEL MAP AND SUBDIVISION  
IMPROVEMENT AGREEMENT ENTITLED "ARENA CORPORATE CENTER  
PHASE 2" (P94-089)**

**LOCATION/COUNCIL DISTRICT:**

North Natomas - north of Arena Boulevard and east of East Commerce Way  
Council District 1

**RECOMMENDATION:**

This report recommends that the City Council adopt the attached resolution approving the Master Parcel Map and Subdivision Improvement Agreement entitled "Arena Corporate Center Phase 2".

**CONTACT PERSON:**

Fritz Buchman, Senior Engineer, 264-7943  
Bob Robinson, Supervising Surveyor, 264-8970

**FOR COUNCIL MEETING OF:**

August 27, 2002

**SUMMARY:**

On August 10, 1995, the City Planning Commission approved a Tentative Master Parcel Map by adopting Resolution No. 1795. The Subdivider, The Cambay Group, Inc., a California Corporation, wishes to file the Master 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 agrees to complete the improvements at a later date. All other conditions of the Tentative Map have been met by the Subdivider. The Master Parcel Map and Subdivision Improvement Agreement require approval by the City Council. See Exhibits "A-1" through "A-3" for project location.

Department of  
**PUBLICWORKS**  
CITY OF  
SACRAMENTO

City Council  
Approval of Master Parcel Map Arena Corporate Center Phase 2 (P94-089)  
August 8, 2002

**COMMITTEE/COMMISSION ACTION:**

None.

**BACKGROUND:**

On August 10, 1995, the City Planning Commission approved a Tentative Master Parcel Map by adopting Resolution No. 1795.

Pursuant to Sacramento City Code Section 16.32.240, the City Council may approve Master Parcel Maps by resolution. 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 Map.

The Master 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 the Tentative Map have been met, and the Master Parcel Map is presented for approval.

**FINANCIAL CONSIDERATIONS:**

All subdivision costs are being paid by the Subdivider, The Cambay Group, Inc., a California Corporation.

**ENVIRONMENTAL CONSIDERATIONS:**

On August 10, 1995, the City Planning Commission adopted Resolution No. 1795 ratifying the Negative Declaration and approving the Mitigation Monitoring Plan for this project.

**POLICY CONSIDERATIONS:**

Pursuant to Sacramento City Code Section 16.32.240, the City Council may approve Master Parcel Maps by resolution. 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 Map.

City Council  
Approval of Master Parcel Map Arena Corporate Center Phase 2 (P94-089)  
August 8, 2002

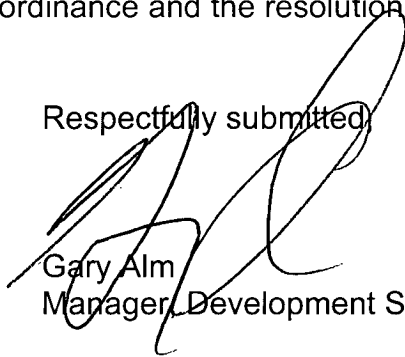
The Council action recommended in this report supports the following City Strategic Plan goals:

- Enhance and preserve the neighborhoods
- Promote and support economic vitality
- Improve and diversify the transportation system

**ESBD CONSIDERATIONS:**

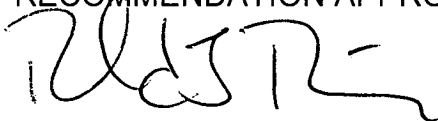
City Council adoption of the attached ordinance and the resolution is not affected by City policy related to the ESBD Program.

Respectfully submitted,



Gary Alm  
Manager, Development Services

RECOMMENDATION APPROVED:



ROBERT P. THOMAS  
City Manager

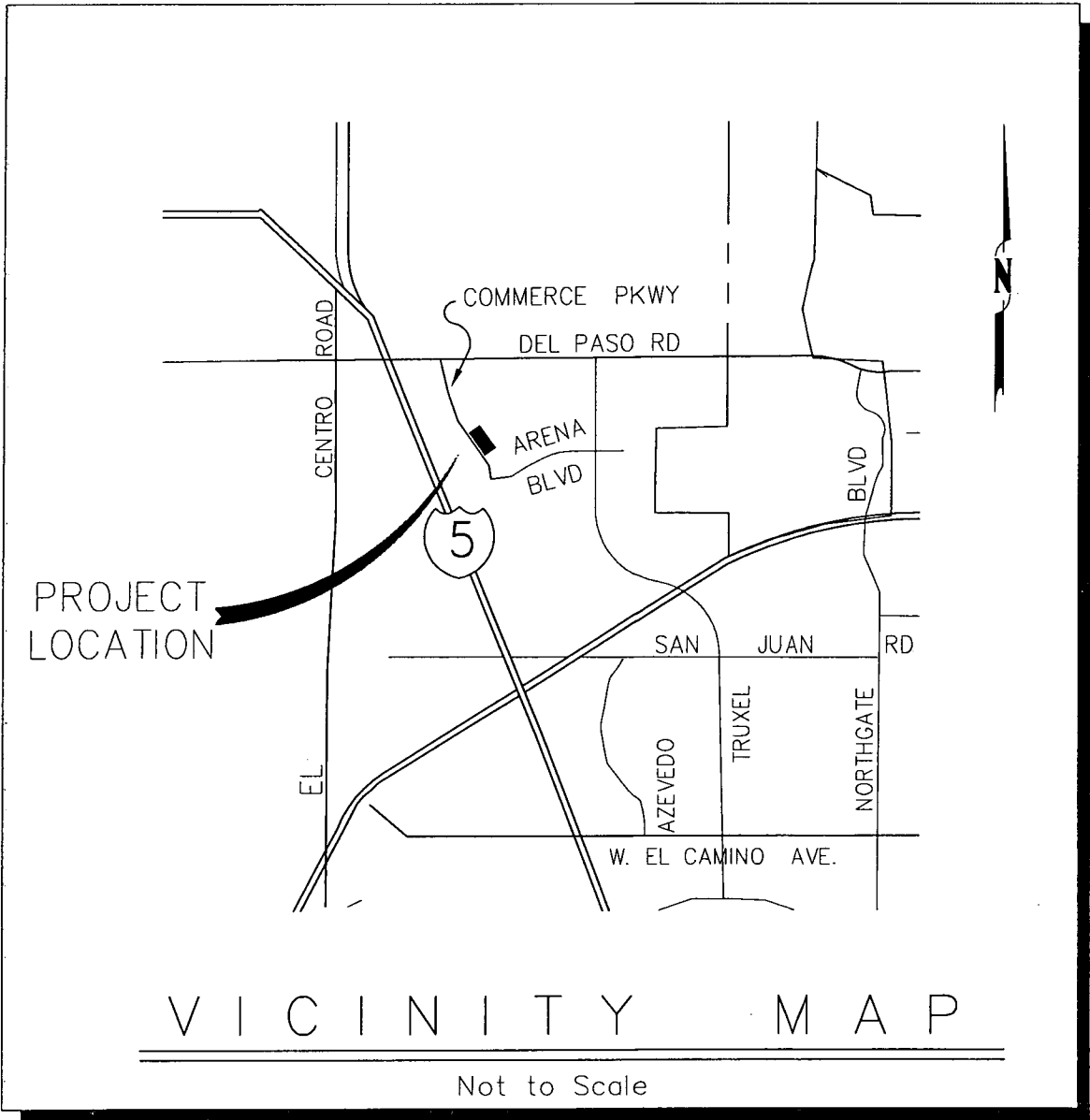
APPROVED:



Michael Kashiwagi  
Director of Public Works

FB/pt

EXHIBIT "A-1"



V I C I N I T Y M A P

Not to Scale

MASTER PARCEL MAP OF  
**ARENA CORPORATE CENTER  
 PHASE 2**  
 SUBDIVISION NO. P94-089

A PORTION OF PARCEL 3 OF THE CERTIFICATE  
 OF COMPLIANCE RECORDED IN BOOK 890307, AT PAGE 1400  
 OF THE OFFICIAL RECORDS OF THE COUNTY OF SACRAMENTO

CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA  
 SHEET 1 OF 2 AUGUST 2002

CARTER & BURGESS, INC.  
 SACRAMENTO, CALIFORNIA

**OWNER'S STATEMENT**

THE UNDERSIGNED HEREBY CONSENTS TO THE PREPARATION AND FILING OF THIS "MASTER PARCEL MAP OF ARENA CORPORATE CENTER PHASE 2" AND OFFER FOR DEDICATION AND DO HEREBY DEDICATE TO SPECIFIC PURPOSES THE FOLLOWING:

- A) EASEMENTS FOR INSTALLATION AND MAINTENANCE OF GAS PIPES; TRAFFIC CONTROL DEVICES; ELECTROLIERS; AND FOR OVERHEAD AND UNDERGROUND WIRES AND CONDUITS FOR ELECTRIC, CABLE TELEVISION AND TELEPHONE SERVICES; TOGETHER WITH ANY AND ALL APPURTENANCES THERETO AND FOR PLANTING AND MAINTAINING TREES ON, OVER, UNDER, AND ACROSS STRIPS OF LAND 12.5 FEET IN WIDTH LYING CONTIGUOUS TO THE WAY AS SHOWN HEREON AND DESIGNATED PUBLIC UTILITY EASEMENT (PUE).
- B) EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF CENTRALIZED MAIL DELIVERY BOXES, PEDESTALS, AND SLABS, TOGETHER WITH ANY AND ALL APPURTENANCES THERETO, AND INCLUDING PEDESTRIAN ACCESS FOR DELIVERY AND RECEIPT OF MAIL ON, OVER, UNDER, AND ACROSS STRIPS OF LAND FIVE (5) FEET IN WIDTH, LYING CONTIGUOUS TO THE WAY SHOWN HEREON.
- C) PUBLIC WALKWAY EASEMENT FOR PEDESTRIAN ACCESS INCLUDING CONSTRUCTING AND MAINTAINING A PUBLIC WALKWAY ON, OVER, UNDER, AND ACROSS STRIPS OF LAND FIVE (5) FEET IN WIDTH AND CONTIGUOUS TO THE PUBLIC WAY SHOWN HEREON AND DESIGNATED P.W.E.

BY: **THE CAMBAY GROUP, INC.,**  
 A CALIFORNIA CORPORATION

BY: \_\_\_\_\_  
**WILLIAM C. SCOTT, JR.**  
 CHIEF FINANCIAL OFFICER

**NOTARY ACKNOWLEDGEMENT**

STATE OF CALIFORNIA )  
 COUNTY OF \_\_\_\_\_ ) SS

ON \_\_\_\_\_, BEFORE ME, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED **WILLIAM C. SCOTT, JR.** (  PERSONALLY KNOWN TO ME (  OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND \_\_\_\_\_ MY COMMISSION EXPIRES: \_\_\_\_\_  
 SIGNATURE

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

**DESCRIPTION**

A PORTION OF PARCEL 3 OF THE CERTIFICATE OF COMPLIANCE RECORDED IN BOOK 890307, AT PAGE 1400, SACRAMENTO COUNTY RECORDS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF SAID PARCEL 3 BEING THE NORTHWESTERLY TERMINUS OF A LINE DESCRIBED IN SAID CERTIFICATE OF COMPLIANCE AS "NORTH 53° 36' 19" WEST 874.20 FEET", THENCE FROM SAID POINT OF BEGINNING AND ALONG THE NORTHWESTERLY AND NORTHEASTERLY BOUNDARY OF SAID PARCEL 3 THE FOLLOWING EIGHT (8) COURSES: 1) NORTH 32° 48' 14" EAST 93.44 FEET; 2) SOUTH 53° 17' 25" EAST 60.14 FEET; 3) NORTH 32° 48' 14" EAST 418.96 FEET; 4) 39.88 FEET ALONG THE ARC OF A 25.00 FEET RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90° 56' 48", SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 78° 14' 38" EAST 35.89 FEET; 5) SOUTH 56° 18' 58" EAST 115.48 FEET; 6) 747.40 FEET ALONG THE ARC OF AN 1000.00 FEET RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 23° 47' 28", SAID ARC BEING SUBTENDED BY A CHORD BEARING SOUTH 44° 23' 15" EAST 742.04 FEET; 7) SOUTH 32° 29' 32" EAST 289.40 FEET; AND 8) 127.40 FEET ALONG THE ARC OF AN 800.00 FEET RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 09° 07' 27", SAID ARC BEING SUBTENDED BY A CHORD BEARING SOUTH 37° 03' 15" EAST 127.28 FEET; THENCE LEAVING SAID BOUNDARY SOUTH 48° 15' 04" WEST 348.78 FEET TO A POINT ON THE SOUTHWESTERLY BOUNDARY OF SAID PARCEL 3, THENCE COINCIDENT THEREWITH THE FOLLOWING TWO (2) COURSES: 1) 348.28 FEET ALONG THE ARC OF A 1000.00 FEET RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 19° 50' 25", SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 43° 41' 05" WEST 344.56 FEET; THENCE NORTH 53° 36' 19" WEST 874.20 FEET TO THE POINT OF BEGINNING AND CONTAINING 13.274 ACRES, MORE OR LESS.

**SURVEYOR'S STATEMENT**

I, GARY T. LEONARD, HEREBY STATE THAT THIS "MASTER PARCEL MAP OF ARENA CORPORATE CENTER PHASE 2" CONSISTING OF TWO (2) SHEETS, CORRECTLY REPRESENTS A SURVEY MADE UNDER MY DIRECTION IN AUGUST, 2001, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT ALL MONUMENTS SHOWN HEREON ARE OF THE CHARACTER SHOWN AND WILL OCCUPY THE POSITIONS INDICATED BY AUGUST 3, 2003, AND SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

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

GARY T. LEONARD, LS 5303  
 EXPIRATION DATE 12/31/03



**CITY ENGINEER'S STATEMENT**

I HEREBY STATE THAT I HAVE EXAMINED THIS "MASTER PARCEL MAP OF ARENA CORPORATE CENTER PHASE 2" 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.

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

ROBERT T. ROBINSON  
 SUPERVISING SURVEYOR  
 FOR THE DIRECTOR OF PUBLIC WORKS  
 CITY OF SACRAMENTO  
 LS 7534 EXP. DATE: 12/31/03

**CITY CLERK'S STATEMENT**

I HEREBY STATE THAT THE CITY COUNCIL OF THE CITY OF SACRAMENTO HAS APPROVED THIS "MASTER PARCEL MAP OF ARENA CORPORATE CENTER PHASE 2" AND HAS ACCEPTED ON BEHALF OF THE PUBLIC, ALL THE LANDS AND EASEMENTS HEREON OFFERED FOR DEDICATION.

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

\_\_\_\_\_  
 CITY CLERK, CITY OF SACRAMENTO

**RECORDER'S STATEMENT**

ACCEPTED FOR RECORD AND FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SACRAMENTO IN BOOK \_\_\_\_\_ OF PARCEL MAPS AT PAGE \_\_\_\_\_, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2002 AT \_\_\_\_\_ HOURS, \_\_\_\_\_ MINUTES, \_\_\_\_\_ M., AT THE REQUEST OF CARTER & BURGESS, INC., TITLE TO THE LAND INCLUDED IN THIS PARCEL MAP BEING VESTED AS PER CERTIFICATE NO. \_\_\_\_\_ ON FILE IN THIS OFFICE.

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

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

EXHIBIT "A-2"

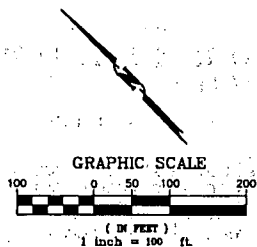
# MASTER PARCEL MAP OF ARENA CORPORATE CENTER PHASE 2 SUBDIVISION NO. P94-089

A PORTION OF PARCEL 3 OF THE CERTIFICATE  
OF COMPLIANCE RECORDED IN BOOK 890307, AT PAGE 1400  
OF THE OFFICIAL RECORDS OF THE COUNTY OF SACRAMENTO

CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA  
SHEET 2 OF 2 SCALE: 1" = 100' AUGUST, 2002

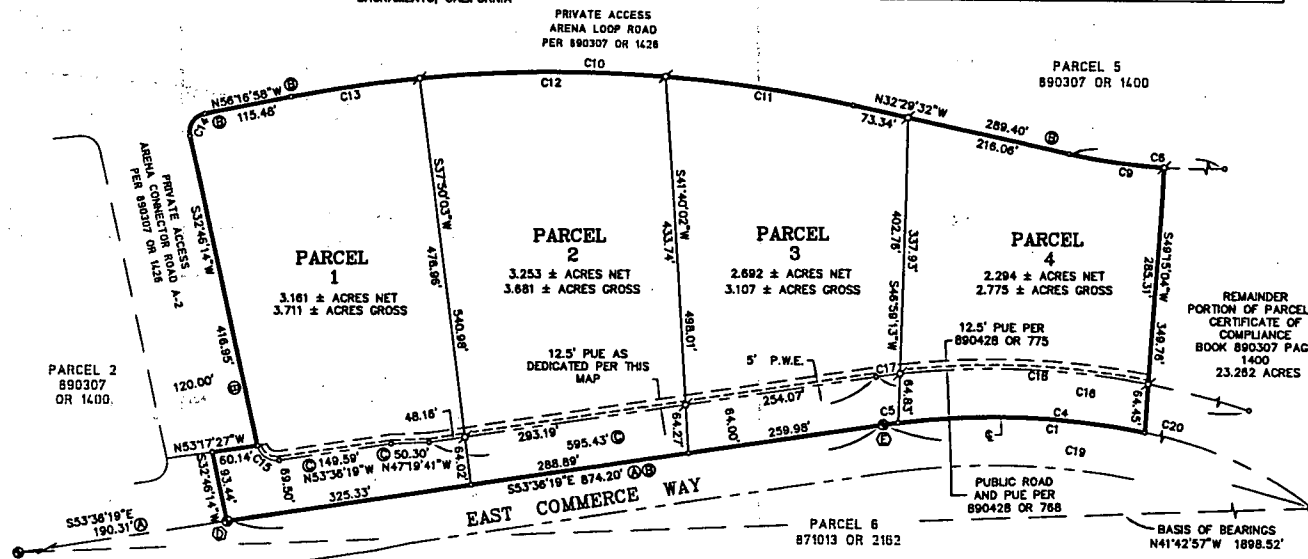
CARTER & BURGESS, INC.  
SACRAMENTO, CALIFORNIA

CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	1000.00'	19°50'28"	346.29'	N43°41'05"W 344.58'
C4	1000.00'	18°42'53"	328.63'	N43°07'18"W 325.18'
C5	1000.00'	D1°07'35"	19.88'	N53°02'32"W 19.66'
C6	800.00'	40°12'23"	561.39'	S52°35'44"E 549.94'
C9	800.00'	09°07'27"	127.40'	S37°03'15"E 127.28'
C10	1800.00'	23°47'28"	747.40'	N44°23'15"W 742.04'
C11	1800.00'	07°59'00"	250.80'	N36°28'02"W 250.80'
C12	1800.00'	10°20'00"	324.63'	N45°38'32"W 324.19'
C13	1800.00'	05°28'28"	171.87'	N53°32'45"W 171.91'
C14	25.00'	90°58'48"	39.68'	S78°14'38"W 35.65'
C15	25.00'	86°22'33"	37.69'	S10°25'02"E 34.22'
C18	1084.00'	52°28'35"	974.81'	N27°21'32"W 941.07'
C17	1084.00'	01°42'02"	31.58'	N52°45'18"W 31.58'
C18	1084.00'	17°43'06"	329.03'	N43°02'44"W 327.73'
C19	1000.00'	52°28'35"	916.18'	S27°21'32"E 884.47'
C20	1000.00'	32°39'07"	569.89'	S17°26'18"E 562.21'



### NOTES

1. PRIVATE RECIPROCAL INGRESS, EGRESS, AND PARKING EASEMENTS SHALL BE CONVEYED WITH THE SALE OF EACH PARCEL.
2. THIS PARCEL MAP CONTAINS 13.274 ACRES, MORE OR LESS.
3. THE NET AREA SHOWN IS BASED ON THE GROSS AREA LESS THE AREA DEDICATED TO THE PUBLIC SHOWN HEREON AS EAST COMMERCE WAY.
4. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AGREEMENT" RECORDED AS DOCUMENT 870914 OR 2122 AND MODIFIED IN DOCUMENT 880219 OR 1450.
5. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AGREEMENT" RECORDED AS DOCUMENT 871013 OR 2241.
6. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AGREEMENT" RECORDED AS DOCUMENT 871015 OR 1743.
7. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "RECIPROCAL EASEMENT AGREEMENT AND DECLARATIONS OF ESTABLISHMENT OF RESTRICTIONS AND COVENANTS AFFECTING LAND" RECORDED AS DOCUMENT 890307 OR 1428 AND MODIFIED PER 920408 OR 721.
8. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AGREEMENT" RECORDED AS DOCUMENT 891011 OR 1193 AND MODIFIED IN DOCUMENT 891228 OR 3717.
9. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AGREEMENT" RECORDED AS DOCUMENT 890501 OR 2105 AND MODIFIED IN DOCUMENT 900718 OR 1131.
10. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AGREEMENT" RECORDED AS DOCUMENT 951019 OR 519.
11. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "RELINQUISHMENT OF CERTAIN EASEMENTS AND RIGHTS" RECORDED AS DOCUMENT 870730 OR 1715.
12. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AGREEMENT FOR CONSTRUCTION OF DRAINAGE IMPROVEMENTS" RECORDED AS DOCUMENT 990224 OR 415.



### BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE BASED ON THE LINE BETWEEN FOUND MONUMENTS SHOWN HEREON WHICH BEARS N41°42'57\"/>

### REFERENCES

ALL DATA ARE MEASURED AND RECORDED PER THE REFERENCE DENOTED BELOW.

- ④ 44 RS 43
- ⑤ 890307 OR 1400
- ⑥ 890428 OR 788

### LEGEND

#### FOUND MONUMENT LOCATIONS

DENOTES THE FOUND LOCATION FROM THE RECORD LOCATION FOR EACH STREET MONUMENT FOUND PER 44 RS 43.

- Ⓧ S71°W 0.20' \*
- Ⓧ S54°W 0.37' \*

\* DENOTES THAT MONUMENT IS NOT PUNCHED. CENTER OF DISC WAS TIED.

- DIMENSION POINT
- RS RECORD OF SURVEY
- BM BOOK OF MAPS
- PM PARCEL MAP
- OR OFFICIAL RECORDS
- PUE PUBLIC UTILITY EASEMENT
- PWE PUBLIC WALKWAY EASEMENT
- ⌘ SET CHISELED SLASH AT BACK OF SIDEWALK OR CURB ON PROJECTED LOT LINE
- XI SET 5/8" REBAR WITH PLASTIC CAP MARKED LS 5303
- Ⓧ FOUND 2 1/2" BRASS DISC IN MONUMENT WELL PER 44 RS 43, (2" PER RECORD)

EXHIBIT "A-3"

**APPROVED**  
AUG 27 2002  
OFFICE OF THE  
CITY CLERK

RESOLUTION NO. *2002-563*

ADOPTED BY THE SACRAMENTO CITY COUNCIL

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

**APPROVING MASTER PARCEL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT  
ENTITLED "ARENA CORPORATE CENTER PHASE 2" (P94-089)**

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

- A. The Master Parcel Map entitled "Arena Corporate Center Phase 2", located in North Natomas - north of Arena Boulevard and east of East Commerce Way, with provisions for its design and improvement, is consistent with the North Natomas Community Plan.
- B. The Master Parcel Map is in substantial conformance with the previously approved Tentative Master Parcel Map.

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

- 1. The Master Parcel Map is hereby approved subject to the execution by all parties of its Subdivision Improvement Agreement.
- 2. All dedications shown on said map are hereby accepted subject to the improvement there of 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 The Cambay Group, Inc., a California Corporation to provide for the subdivision improvements required by Sacramento City Code Title 16 (Subdivision Regulations) and the adopted conditions of the approved Tentative Map.

\_\_\_\_\_  
MAYOR

ATTEST:

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

**FOR CITY CLERK USE ONLY**

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

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