



2.10

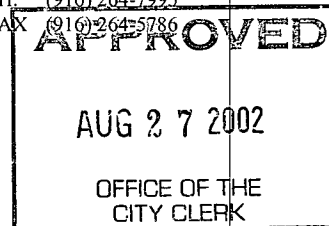
DEPARTMENT OF
PUBLIC WORKS

CITY OF SACRAMENTO
CALIFORNIA

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

DEVELOPMENT SERVICES DIVISION

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



August 7, 2002

City Council
Sacramento, California

Honorable Members in Session:

AG 2002 - 152

SUBJECT: APPROVAL OF FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT FOR "NATOMAS CROSSING AREA 1" (P01-014)

LOCATION/COUNCIL DISTRICT:

North Natomas - south of Del Paso Road and east of Natomas Boulevard
Council District 1

RECOMMENDATION:

This report recommends the City Council adopt the attached resolution approving the Final Map and Subdivision Improvement Agreement for Natomas Crossing Area 1.

CONTACT PERSONS: Fritz Buchman, Senior Engineer, 264-7493
Bob Robinson, Supervising Surveyor, 264-8970

FOR COUNCIL MEETING OF: August 27, 2002

SUMMARY:

On September 27, 2001, the City Planning Commission approved a Tentative Subdivision Map by adopting a Notice of Decision. The subdivider, Sacramento Properties Holding, Inc., a California Corporation, wishes to file the Final 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 subdivision's Tentative Map have been met by the subdivider.

Department of
PUBLICWORKS
CITY OF
SACRAMENTO

City Council
Final Map for Natomas Crossing Area 1
August 7, 2002

The Final Map and the Subdivision Improvement Agreement require approval by the City Council. See Exhibits "A-1" through "A-8" for project location.

COMMITTEE/COMMISSION ACTION:

None.

BACKGROUND INFORMATION:

On September 27, 2001, the City Planning Commission approved a Tentative Subdivision Map by adopting a Notice of Decision.

Pursuant to Sacramento City Code Section 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 Title 16 of the City Code applicable at the time of conditional approval of the Tentative Map.

The Final 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 Final Map is presented for approval.

FINANCIAL CONSIDERATIONS:

All subdivision costs are being paid by the subdivider, Sacramento Properties Holding, Inc., a California Corporation.

ENVIRONMENTAL CONSIDERATIONS:

On September 27, 2001, 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 Section 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 Title 16 of the City Code applicable at the time of conditional approval of the Tentative Map.

City Council
Final Map for Natomas Crossing Area 1
August 7, 2002

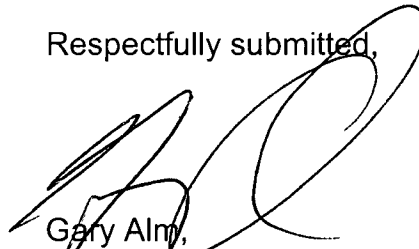
The Council action recommended in this report supports the following City Strategic Plan goals:

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

ESBD CONSIDERATIONS:

City Council adoption of the attached 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

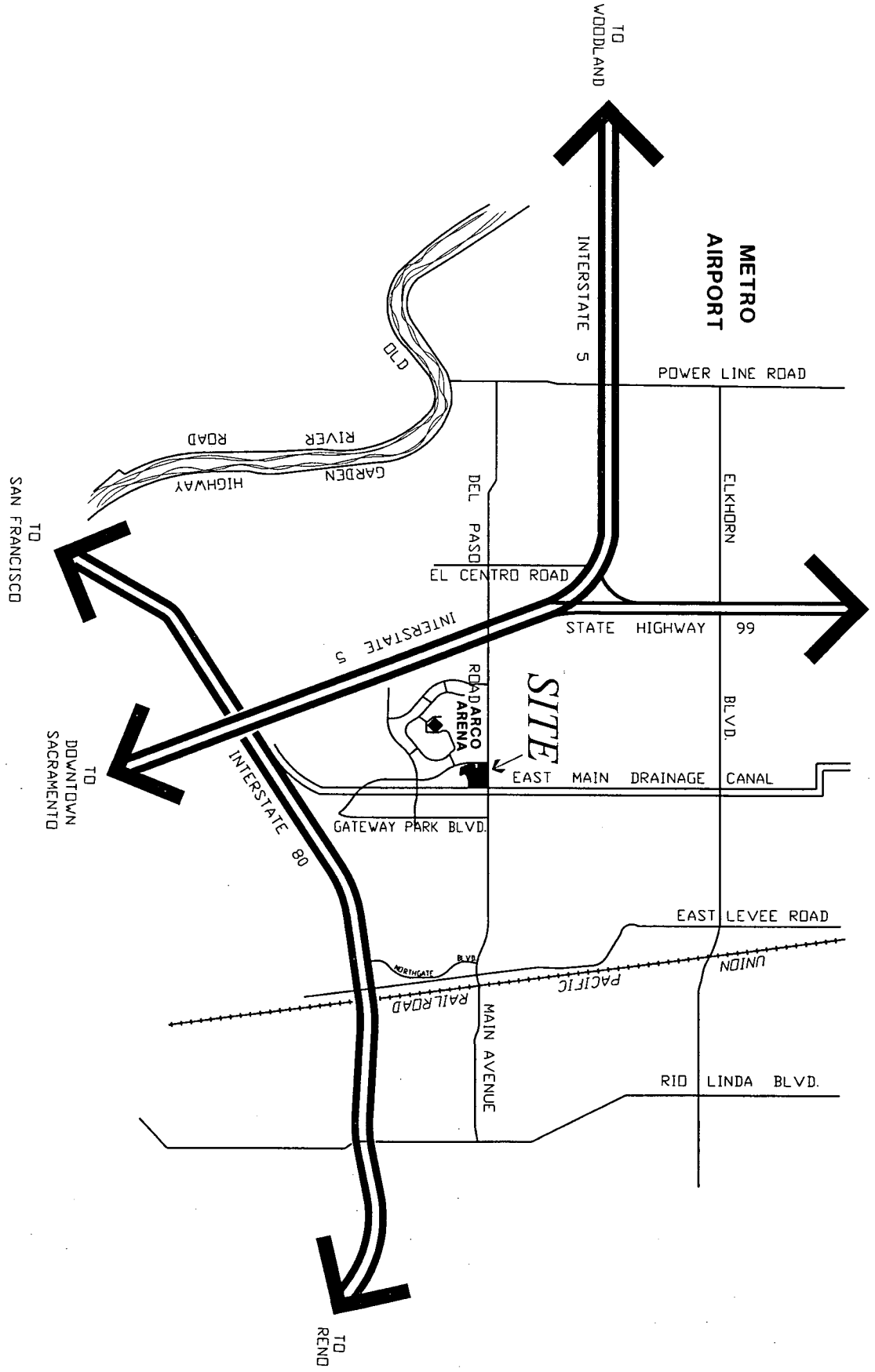


EXHIBIT "A-1"

**FINAL MAP OF
NATOMAS CROSSING**

AREA 1
SUBDIVISION NO. P01-014

BEING A PORTION OF THE REMAINDER PARCEL
OF THE PARCEL MAP FILED IN 109 P.M. 19,
SACRAMENTO COUNTY RECORDS
AND SITUATE WITHIN SECTION 11, T. 9 N., R. 4 E., M.D.M.
CITY OF SACRAMENTO STATE OF CALIFORNIA



WOOD RODGERS
ENGINEERING - MAPPING - PLANNING - SURVEYING
3301 C St., Bldg. 100-B Tel 916.341.7760
Sacramento, CA 95816 Fax 916.341.7767

AUGUST 2002

Sheet 1 of 7

1109.004

OWNER'S STATEMENT

THE UNDERSIGNED HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP OF NATOMAS CROSSING AREA 1 AND OFFER FOR DEDICATION AND DO HEREBY DEDICATE TO ANY AND ALL PUBLIC USES, THE DRIVE AND ROADS SHOWN HEREON AND ALSO OFFER FOR DEDICATION AND DO HEREBY DEDICATE FOR SPECIFIC PURPOSES THE FOLLOWING:

- A. EASEMENTS FOR PLANTING AND MAINTAINING TREES, INSTALLATION AND MAINTENANCE OF ELECTROLOWERS, TRAFFIC CONTROL DEVICES, WATER, SEWER, STORM DRAIN AND GAS PIPES, AND FOR UNDERGROUND WIRES AND CONDUITS FOR ELECTRICAL, TELEPHONE AND TELEVISION SERVICES, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER AND ACROSS THOSE STRIPS OF LAND TWELVE AND ONE-HALF (12.5) FEET IN WIDTH AND CONTIGUOUS TO THE DRIVE AND ROADS SHOWN HEREON AND DESIGNATED "PUBLIC UTILITY EASEMENT" (P.U.E.)
- B. AN EASEMENT FOR CONSTRUCTING AND MAINTAINING CENTRALIZED MAIL DELIVERY BOXES, PEDESTALS AND SLABS, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO, INCLUDING PEDESTRIAN ACCESS FOR DELIVERY AND RECEIPT OF MAIL ON, OVER, UNDER AND ACROSS STRIPS OF LAND FIVE (5.00) FEET IN WIDTH, LYING CONTIGUOUS TO THE PUBLIC DRIVE AND ROADS SHOWN HEREON.
- C. A 10 FOOT EXCLUSIVE DRAINAGE EASEMENT (E.D.E.), TO CONSTRUCT, OWN, OPERATE, EXCAVATE, MAINTAIN AND REPAIR ANY AND ALL DRAINAGE FACILITIES REQUIRED IN CITY'S SOLE AND EXCLUSIVE JUDGMENT, EITHER PRESENTLY OR IN THE FUTURE, INCLUDING BUT NOT LIMITED TO PIPELINES, TRENCHES, DITCHES, PUMPING AND OUTFALL FACILITIES, AND ALL OTHER IMPROVEMENTS AND EQUIPMENT RELATED TO PROVISION OF DRAINAGE SERVICES. THIS EASEMENT ALSO INCLUDES THE RIGHT TO HAVE ACCESS TO THE EASEMENT AREA AT ALL TIMES ACROSS THE SURROUNDING PROPERTY AS IS REASONABLY NECESSARY TO CARRY OUT THE PURPOSES OF THE EASEMENT. THE EASEMENT AREA SHALL NOT BE USED FOR ANY PURPOSE BY OWNER OR ITS SUCCESSORS AND/OR ASSIGNS, WHICH WOULD IN ANY MANNER TEMPORARILY OR PERMANENTLY DAMAGE, IMPEDE, INTERFERE WITH OR OTHERWISE OBSTRUCT CITY'S EXCLUSIVE USE OF THE EASEMENT AREA. PLANTING OF ANY VEGETATION OR CONSTRUCTION OF STRUCTURES, ROADWAYS OR OTHER IMPROVEMENTS WITHIN THE EASEMENT AREA WITHOUT THE EXPRESS WRITTEN ADVANCE PERMISSION OF THE CITY IS PROHIBITED. ANY PLANTINGS, STRUCTURES, ROADWAYS OR OTHER IMPROVEMENTS, INSTALLED WITHOUT CITY'S WRITTEN PERMISSION, SHALL BE IMMEDIATELY REMOVED AT OWNER'S SOLE EXPENSE UPON DEMAND BY CITY. THE EASEMENT IS SHOWN HEREON AND DESIGNATED AS "10' EXCLUSIVE DRAINAGE EASEMENT" (10' E.D.E.).
- D. A BIKEWAY EASEMENT TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER AND ACROSS AS SHOWN HEREON AND DESIGNATED AS "BIKEWAY EASEMENT".
- E. AN EASEMENT FOR THE PURPOSE OF SLOPE, GRADING, CONSTRUCTING, MAINTAINING, AND IMPROVING EMBANKMENTS AND INCIDENTAL PURPOSES TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO AS SHOWN HEREON AND DESIGNATED AS "SLOPE EASEMENT".

SACRAMENTO PROPERTIES HOLDINGS, INC.,
A CALIFORNIA CORPORATION

BY: _____
PRINT NAME: _____
TITLE: _____

NOTARY'S ACKNOWLEDGEMENT

STATE OF CALIFORNIA }
COUNTY OF _____ } SS

ON THE _____ DAY OF _____, 200__, BEFORE ME,
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED,
_____, 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 SIG-
NATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON WHICH THE PERSON
ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND: _____
PRINTED NAME: _____
COUNTY OF: _____
MY COMMISSION EXPIRES: _____

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 SACRAMENTO PROPERTIES HOLDINGS, INC. IN AUGUST, 2002. 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 AUGUST 2003, AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

MICHAEL E. LONG
P.L.S. 6815 EXP. 09-30-04
WOOD-RODGERS, INC.

DATE _____

LEGAL DESCRIPTION

A PORTION OF THE REMAINDER AS SHOWN ON THE PARCEL MAP RECORDED IN BOOK 109 OF PARCEL MAPS, AT PAGE 19, SACRAMENTO COUNTY RECORDS, IN THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

ALL OF THE REMAINDER PARCEL AS SHOWN ON SAID PARCEL MAP, EXCEPTING THEREFROM THE REAL PROPERTY CONVEYED BY GRANT DEED TO THE CITY OF SACRAMENTO, RECORDED IN BOOK 19991202 O.R. PAGE 0090, IN SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS THE SOUTHEAST CORNER OF SAID REMAINDER PARCEL; THENCE ALONG THE SOUTH BOUNDARY LINE, SOUTH 89°45'28" WEST, A DISTANCE OF 684.84 FEET; THENCE ALONG A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 1052.00 FEET, AND TO WHICH A RADIAL LINE BEARS NORTH 61°42'08" EAST, NORTHWESTERLY 112.69 FEET, THROUGH A CENTRAL ANGLE OF 08°08'18"; THENCE ALONG A REVERSE CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 348.00 FEET, NORTHWESTERLY 50.21 FEET, THROUGH A CENTRAL ANGLE OF 08°16'01"; THENCE ALONG A REVERSE CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 1002.00 FEET, NORTHWESTERLY 38.42 FEET, THROUGH A CENTRAL ANGLE OF 02°04'57"; THENCE ALONG A REVERSE CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 113.00 FEET, NORTHEASTERLY 199.88 FEET, THROUGH A CENTRAL ANGLE OF 101°20'42"; THENCE ALONG A REVERSE CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 512.00 FEET, NORTHEASTERLY 133.84 FEET, THROUGH A CENTRAL ANGLE OF 14°58'40"; THENCE ALONG A REVERSE CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 488.00 FEET, NORTHEASTERLY 188.11 FEET, THROUGH CENTRAL ANGLE OF 22°05'11"; THENCE ALONG A REVERSE CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 1012.00 FEET, NORTHEASTERLY 110.64 FEET, THROUGH A CENTRAL ANGLE OF 08°15'51"; THENCE ALONG A REVERSE CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 83.00 FEET, SOUTHEASTERLY 61.41 FEET, THROUGH A CENTRAL ANGLE OF 42°23'30"; THENCE ALONG A REVERSE CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 87.00 FEET, SOUTHEASTERLY 59.89 FEET, THROUGH A CENTRAL ANGLE OF 39°28'32"; THENCE ALONG A REVERSE CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 292.54 FEET, NORTHEASTERLY 63.14 FEET, THROUGH A CENTRAL ANGLE OF 12°21'59"; THENCE NORTH 89°15'15" EAST, A DISTANCE OF 131.84 FEET TO A POINT ON THE EAST BOUNDARY LINE OF SAID REMAINDER PARCEL; THENCE ALONG SAID EAST BOUNDARY LINE, SOUTH 00°16'01" EAST, A DISTANCE OF 474.16 FEET TO THE POINT OF BEGINNING.

CONTAINING 35.90 ACRES.

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF NATOMAS CROSSING AREA 1, 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
SUPERVISING SURVEYOR, L.S. 7534
FOR THE DIRECTOR OF PUBLIC WORKS
CITY OF SACRAMENTO, CALIFORNIA

DATE _____

CITY CLERK'S STATEMENT

I, HEREBY STATE THAT THE CITY COUNCIL OF THE CITY OF SACRAMENTO HAS APPROVED THIS FINAL MAP ENTITLED NATOMAS CROSSING AREA 1 AND HAS ACCEPTED, SUBJECT TO IMPROVEMENTS, ON BEHALF OF THE PUBLIC, ALL LANDS, RIGHTS-OF-WAY, AND EASEMENTS HEREON OFFERED FOR DEDICATION.

DATE: _____ 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, AT PAGE _____, THIS _____ DAY OF _____, 200__, AT _____ HOURS, _____ MINUTES, _____ P.M., TITLE TO THE LAND INCLUDED IN THIS SUBDIVISION BEING VESTED AS PER CERTIFICATE NO. _____ ON FILE IN THIS OFFICE.

RECORDER OF SACRAMENTO COUNTY STATE OF CALIFORNIA
BY: _____ FEE: \$ _____

EXHIBIT "A-2"

BASIS OF BEARINGS
N89°01'17"E(1) 917.91'

DEL PASO ROAD

DESIGNATED REMAINDER

SHEET 3

LOT 1

SHEET 4

LOT 1

SHEET 5

LOT 2

LOT 2
SHEET 6

FORMERLY
16 B.M. A

TRUXEL ROAD

TERRACINA
DRIVE

FORMERLY
16 B.M. A



0 60 120 240
SCALE: 1" = 120'

NOTES

1. ALL CURVES ARE DIMENSIONED WITH RADIUS, DELTA AND ARC LENGTH. ALL DISTANCES SHOWN ARE FEET AND DECIMALS THEREOF.
2. TOTAL AREA FOR THIS SUBDIVISION IS 35.90± ACRES GROSS, CONSISTING OF 2 LOTS.
3. THE PUBLIC RIGHT-OF-WAY PER BK. 4114, PG. 180, BK. 850809, PG. 1145, AND BK. 890428, PG. 732, NOT SHOWN HEREON IS ABANDONED PURSUANT TO SECTION 66499.20 1/2 OF THE GOVERNMENT CODE.
4. THE PUBLIC UTILITY EASEMENT (P.U.E.) PER 109 P.M. 19, NOT SHOWN HEREON IS ABANDONED PURSUANT TO SECTION 66499.20 1/2 OF THE GOVERNMENT CODE.
5. THE PUBLIC UTILITY EASEMENT (P.U.E.) PER BK. 890428, PG. 735, NOT SHOWN HEREON IS ABANDONED PURSUANT TO SECTION 66499.20 1/2 OF THE GOVERNMENT CODE.
6. THE LOTS CREATED BY THIS MAP SHALL BE EASEMENTS IN ACCORDANCE WITH THE RECORDED AGREEMENT FOR CONVEYANCE OF EASEMENTS IN BOOK _____, PAGE _____, SACRAMENTO COUNTY RECORDS.
7. ALL LOTS BEING CREATED BY THIS MAP INCLUDE FEE TITLE TO THE CENTERLINE OF THE STREET AS SHOWN.

LEGEND

- DIMENSION POINT
- | SET 5/8" REBAR CAPPED P.L.S. 6815 AT ALL REAR LOT CORNERS AND ALL FRONT LOT CORNERS OR 1" BRASS CAP STAMPED P.L.S. 6815 AT 1.00' PROJECTION OF PROPERTY LINE ONTO SIDEWALK FOR FRONT CORNERS.
- ⊗ SET 1-1/2" LONG x 1/4" DIA. PK NAIL
- ⊙ SET 1-1/4" IRON PIPE TAGGED "P.L.S. 6815"
- ⊗ SET MONUMENT WELL PER CITY STANDARDS
- ⊕ FOUND MONUMENT WELL PER CITY STANDARDS
- (R) RADIAL LINE
- CSD-1 COUNTY SANITATION DISTRICT - 1
- DELTA XX' XX' XX'
- E.D.E. EXCLUSIVE DRAINAGE EASEMENT
- I.O.D. IRREVOCABLE OFFER OF DEDICATION
- P.U.E. PUBLIC UTILITY EASEMENT

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED FROM THE MONUMENTS AS SHOWN ON THE PARCEL MAP RECORDED IN BK. 109 OF PARCEL MAPS, AT PAGE 19, SACRAMENTO COUNTY RECORDS. SAID BEARING IS TAKEN TO BE NORTH 89°01'17" EAST.

REFERENCES

- (1) 109 P.M. 19 PARCEL MAP
- (2) 1999-1202 O.R. 0090 GRANT DEED

**FINAL MAP OF
NATOMAS CROSSING
AREA 1**

SUBDIVISION NO. P01-014
BEING A PORTION OF THE REMAINDER PARCEL
OF THE PARCEL MAP FILED IN 109 P.M. 19,
SACRAMENTO COUNTY RECORDS
AND SITUATE WITHIN SECTION 11, T. 9 N., R. 4 E., M.D.M.
CITY OF SACRAMENTO STATE OF CALIFORNIA

AUGUST 2002

Sheet 2 of 7

WOOD RODGERS
ENGINEERING - MAPPING - PLANNING - SURVEYING
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Sacramento, CA 95816 Fax 916.341.7767

1109114

EXHIBIT "A-3"

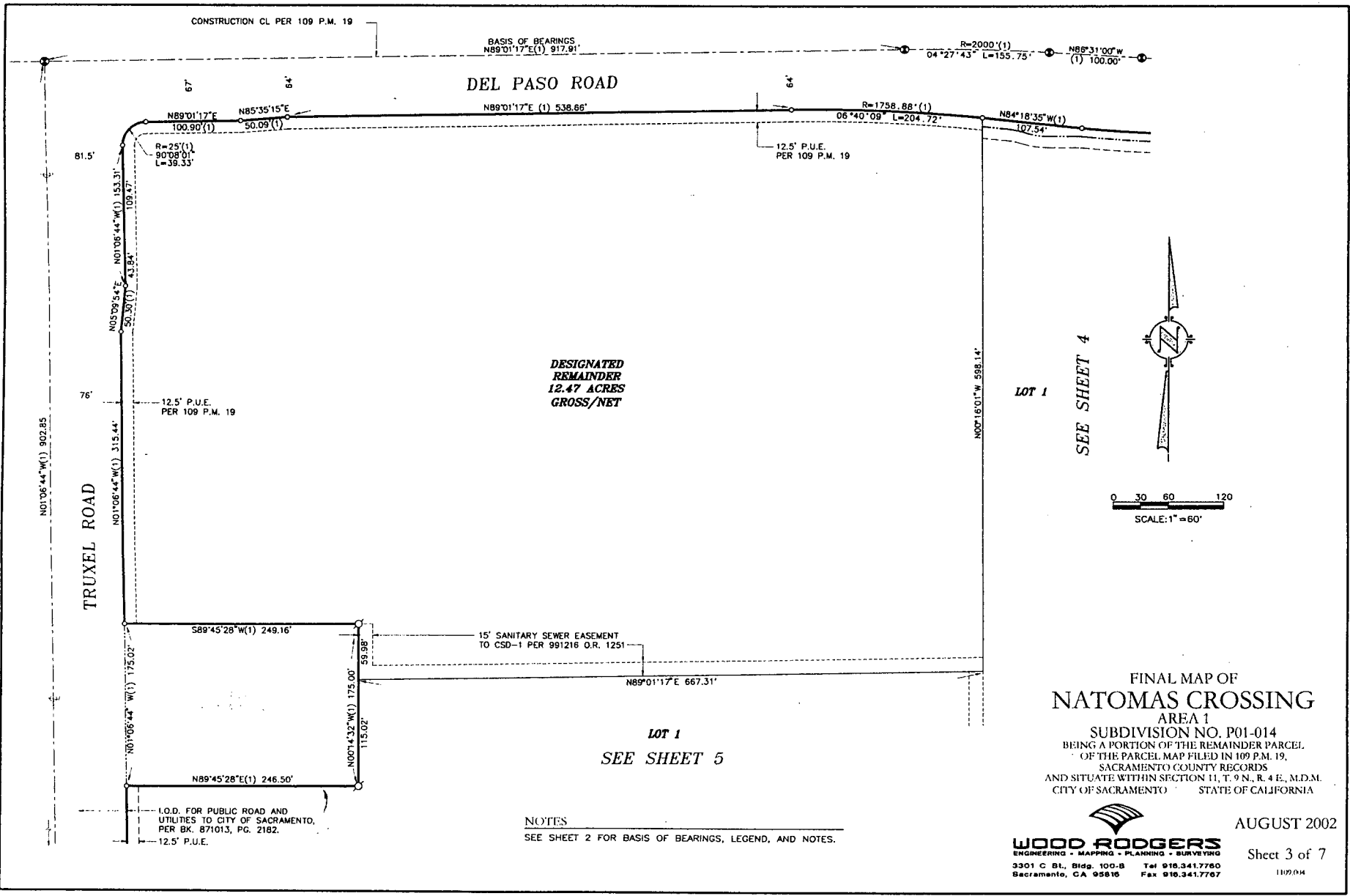
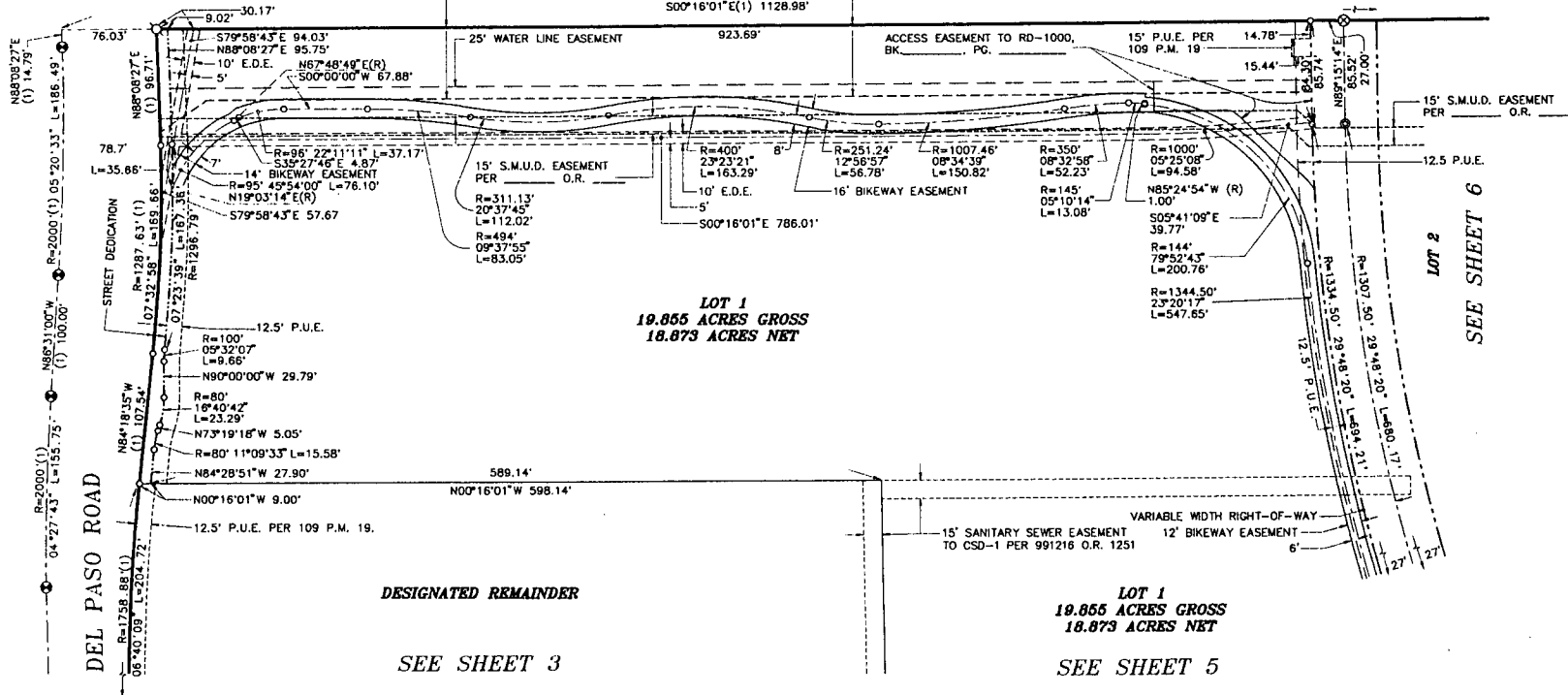


EXHIBIT "A-4"

I.O.D. FOR ANY PRESENT OR FUTURE FLOOD CONTROL OR DRAINAGE PROJECT TO RECLAMATION DISTRICT NO. 1000 PER ASSIGNMENT OF EASEMENT PER 20020322 OR, 1159 WIDTH VARIES



DEL PASO ROAD

DESIGNATED REMAINDER

SEE SHEET 3

LOT 1
19.855 ACRES GROSS
18.873 ACRES NET

SEE SHEET 5

LOT 2

SEE SHEET 6



0 30 60 120
SCALE: 1" = 60'

NOTES
SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, AND NOTES.

FINAL MAP OF
NATOMAS CROSSING
AREA 1
SUBDIVISION NO. P01-014
BEING A PORTION OF THE REMAINDER PARCEL
OF THE PARCEL MAP FILED IN 109 P.M. 19,
SACRAMENTO COUNTY RECORDS
AND SITUATE WITHIN SECTION 11, T. 9 N., R. 4 E., M.D.M.
CITY OF SACRAMENTO STATE OF CALIFORNIA

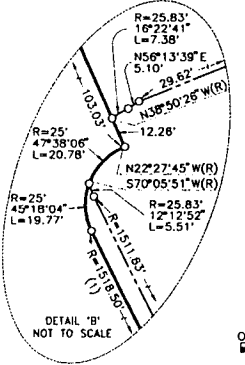
AUGUST 2002

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Sacramento, CA 95816 Fax 916.341.7767

Sheet 4 of 7
11/02/04

EXHIBIT "A-S"

SEE SHEET 4



0 30 60 120
SCALE: 1" = 60'

15' SANITARY SEWER EASEMENT TO CSD-1 PER 091216 O.R. 1251

25' WATER LINE EASEMENT
15' S.M.U.D. EASEMENT PER OR.

ACCESS EASEMENT TO RD-1000, BK. PG.

SEE SHEET 5

DRIVE

LOT 1

LOT 2

SEE DETAIL 'C' BELOW

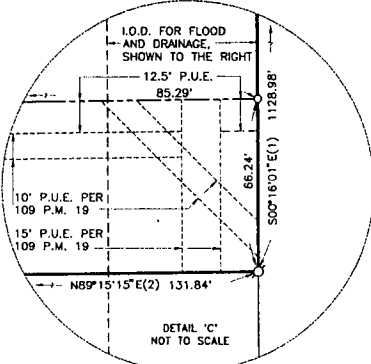
I.O.D. FOR PUBLIC ROAD AND UTILITIES TO CITY OF SACRAMENTO, PER BK. 871013, PG. 2182.

I.O.D. FOR FLOOD AND DRAINAGE, SHOWN TO THE RIGHT

I.O.D. FOR ANY PRESENT OR FUTURE FLOOD CONTROL OR DRAINAGE PROJECT TO RECLAMATION DISTRICT NO. 1000 PER ASSIGNMENT OF EASEMENT PER 20020522 OR 1159. WIDTH VARIES

NOTES

SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, AND NOTES.



LOT 2
3.568 ACRES GROSS
2.741 ACRES NET

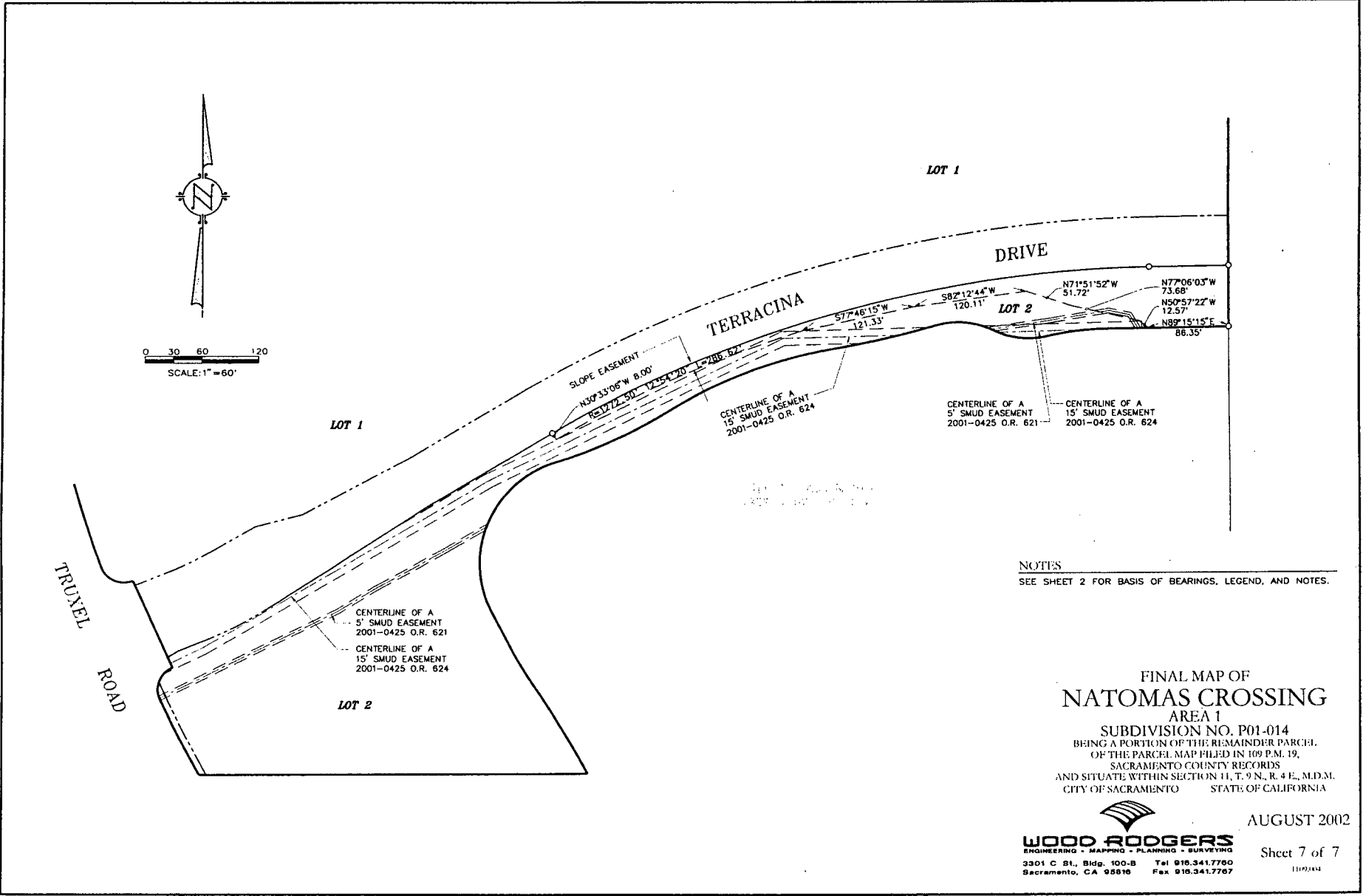
FINAL MAP OF
NATOMAS CROSSING
AREA 1
SUBDIVISION NO. P01-014
BEING A PORTION OF THE REMAINDER PARCEL
OF THE PARCEL MAP FILED IN 109 P.M. 19,
SACRAMENTO COUNTY RECORDS,
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CITY OF SACRAMENTO STATE OF CALIFORNIA

AUGUST 2002

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Sheet 6 of 7

EXHIBIT "A-7"

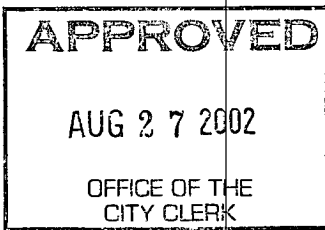


NOTES
SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, AND NOTES.

FINAL MAP OF
NATOMAS CROSSING
AREA 1
SUBDIVISION NO. P01-014
BEING A PORTION OF THE REMAINDER PARCEL
OF THE PARCEL MAP FILED IN 109 P.M. 19,
SACRAMENTO COUNTY RECORDS
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Tel 916.341.7760 Fax 916.341.7767

AUGUST 2002
Sheet 7 of 7
1109/044



RESOLUTION NO. 2002-564

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

APPROVING FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT ENTITLED "NATOMAS CROSSING AREA 1" (P01-014)

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

- A. The Final Map for Natomas Crossing Area 1, located in North Natomas - south of Del Paso Road and east of Natomas Boulevard, with provisions for its design and improvement, is consistent with the North Natomas Community Plan.
B. The Final 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 Final Map for this subdivision 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 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 Sacramento Properties Holding, Inc., a California Corporation to provide for the subdivision improvements required by the Subdivision Map Act, Title 16 (Subdivision Regulations) of the Sacramento City Code, and the adopted conditions of the approved Tentative Map.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

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

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____