REPORT TO PLANNING AND DESIGN COMMISSION City of Sacramento

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915 I Street, Sacramento, CA 95814-2671
www.CityofSacramento.org

PUBLIC HEARING
December 8, 2016

To: Members of the Planning and Design Commission

Subject: Park Place Phase II (P16-044)

Project Description: A request to subdivide three existing parcels totaling 28.24 acres into five parcels in the Shopping Center (SC-PUD) zone within the Northborough PUD. The project scope does not include any modifications to the existing site or building and is not proposing any new construction.

A. **Environmental Determination:** Exemption (per CEQA Guidelines Section 15061(b)(3) -No Significant Effect); and

B. **Tentative Map** to subdivide three existing parcels totaling 28.24 acres into five parcels in the Shopping Center (SC-PUD) zone within the Northborough Planned Unit Development.

C. **Site Plan and Design Review** for the tentative map.

Location/Council District:

4700 Natomas Boulevard, Sacramento, CA, 95835
Assessor's Parcel Numbers: 225-0040-092, 093, & 094.

Council District 1

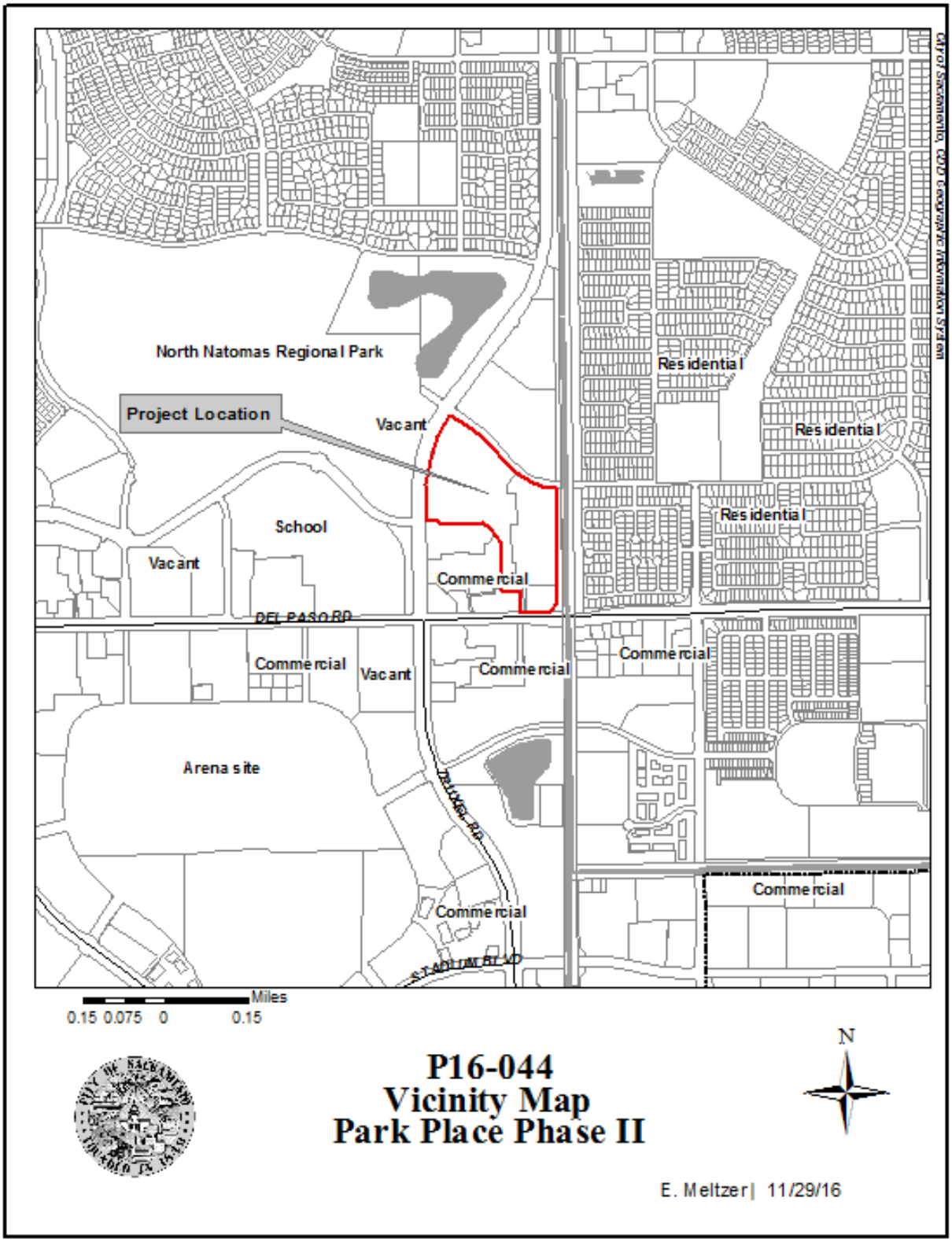
Recommendation: Staff recommends the Commission approve the request based on the findings and subject to the conditions listed in Attachment 1. The Commission has final approval authority over items A through C above, and its decision is appealable to City Council. **At the time of the writing of this report, staff is not aware of any opposition and the project is considered non-controversial.**

Contact: Ethan Meltzer, Assistant Planner, (916) 808-5879,
Lindsey Alagozian, Senior Planner, (916) 808-2659,
Luis Sanchez, AIA, LEED AP, Senior Architect, (916) 808-5957

Applicant: Javed Siddiqui, P.E., JTS Engineering Consultants, Inc., 1808 J Street, Sacramento, CA, 95811.

Property Owner: Christy Cabrera, 1601 Washington Ave. #700, Miami Beach, FL, 33139.

Vicinity Map



Summary: The applicant is requesting permission to subdivide three existing parcels totaling 28.24 acres into five separate parcels. The request does not involve any new construction or alterations to the site. The purpose of the tentative map is to provide the owner with greater economic flexibility and to help support the viability of the shopping center.

The subject site is an existing shopping center containing commercial retail stores, restaurants, and services. The shopping center is located directly east of Interkum High School, south of the Miramonte and Trovas Apartment complex, west of the East Drainage Canal, and north of the Center Pointe at the Natomas Crossing shopping center.

Table 1: Project Information
General Plan designation: Suburban Center
Community Plan Area: North Natomas
Existing zoning of site: Shopping Center, Planned Unit Development (SC-PUD)
Planned Unit Development (PUD): Northborough
Existing use of site: Commercial Shopping Center
Property area: Approximately 28.24 acres

Background Information

The subject site is located at the corner of Del Paso Road and Natomas Boulevard and is approximately 28.24± acres.

On August 7, 1997, the City Council approved a PUD designation for approximately 311 acres to be known as Parkway Plaza PUD in Neighborhood #9. A portion (48.5 acres) of the 311 acres property was rezoned from Agriculture-Open Space to Shopping Center Planned Unit Development (SC-PUD) zoning. The shopping center is considered the east anchor of the Town Center. The project amended the PUD boundaries of Northborough PUD to include the Parkway Plaza PUD and created the Northborough/Parkway Plaza PUD (P97-013).

On May 16, 2001, the City Council approved a PUD Guidelines Amendment and a PUD Schematic Plan Amendment (P00-008) of the subject site to modify the Guidelines and Schematic Plan for the Northborough & Parkway Plaza Planned Unit Development (PUD); signage guidelines for Commercial Center were also approved. On April 26, 2001, the Planning Commission approved a Lot Line Adjustment, Tentative Map, and Special Permits (P00-008) for the development of Phase 1 (12.1± acres) of the Park Place Shopping Center. The Special Permit to construct Phases 2 and 3 of the Park Place Shopping Center was approved by the Planning Commission on July 25, 2002 (P01-159). A sign program for Park Place was subsequently submitted to the City following the above approvals. On June 24, 2003, the City Council approved a General Plan Amendment, a Community Amendment and a PUD Schematic Plan for the JMA North Natomas Project, and incorporating the JMA North Natomas Project Area into the Northborough/Parkway Plaza Planned Unit Development, to establish a Planned Unit Development known as the Northborough/Parkway Plaza/JMA Planned Unit Development (P99-117/118). On

March 25, 2010, the Planning Commission approved a request to modify the commercial center sign standards within the PUD to include provisions for additional detached monument and directional signs (P10-004). On December 12, 2013, the Planning and Design Commission approved a PUD Guidelines Amendment to amend signage guidelines for the Northborough/Parkway Plaza/JMA PUD (P13-062).

Public/Neighborhood Outreach and Comments

Staff routed the proposal to the Creekside Natomas Neighborhood Association, Natomas Community Association, Natomas Park Master Association, North Natomas Alliance, North Natomas Community Association, and North Natomas Community Coalition. In addition, staff sent a notice of a public hearing to all the above neighborhood associations in addition to all property owners within 500 feet of the subject site. Staff also posted a public hearing notice on the subject site. Staff has not received any other phone calls or emails from the public in regards to the project.

Environmental Considerations

The Community Development Department, Environmental Planning Services Division has reviewed this project and determined that it is exempt from the provisions of the California Environmental Quality Act (CEQA), Section 15061(b)(3) (No Significant Effect) of the CEQA Guidelines. This exemption can be used because the proposed activity is covered by the general rule that CEQA applies only to project which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

The exemption applies to this project because the proposal will not involve any new construction or alterations to the site. The project only involves the alteration of placement of property lines and would have no effect on the environment.

Policy Considerations

General Plan

The 2035 General Plan Update was adopted by City Council on March 3, 2015. The 2035 General Plan's goals, policies, and implementation programs define a roadmap to achieving Sacramento's vision to be the most livable city in America. The subject site is designated as Suburban Center in the General Plan Land Use and Urban Form Diagram. The Suburban Center designation provides predominantly nonresidential, lower-intensity single-use commercial development or horizontal and vertical mixed-use development. Some of the goals and policies of the General Plan related to this project include:

> **Goal LU 5.2 Suburban Centers.** Promote more attractive, pedestrian-friendly suburban centers that serve surrounding neighborhoods and businesses at local gathering places where people shop and socialize.
>
> **Goal LU 5.3 Traditional Centers.** Promote traditional center where people can shop and socialize within walking distance of surrounding neighborhoods.

Policy LU 5.3.1 Development Standards. The City shall continue to support development and operation of centers in traditional neighborhoods by providing flexibility in development standards, consistent with public health and safety, in response to constraints inherent in retrofitting older structures and in creating infill development in established neighborhoods.

Policy LU 2.1.6 Neighborhood Centers. The City shall promote the development of strategically located (e.g., accessible to surrounding neighborhoods) mixed-use neighborhood centers that accommodate local-serving commercial, employment, and entertainment uses; provide diverse housing opportunities; are within walking distance of surrounding residents; and are efficiently served by transit.

Policy LU 4.1.2 Neighborhood Amenities. The City shall encourage appropriately scaled community-supportive facilities and services within all neighborhood identity and provide convenient access within walking and biking distance of city residents.

Policy LU 5.1.1 Diverse Centers. The City shall encourage development of local, citywide, and regional mixed-use centers that address different community needs and market sectors, and complement and are well integrated with the surrounding neighborhoods.

The proposed project meets the above General Plan goals and policies by supporting a large commercial development located near residential uses to create a nearby destination for neighbors to safely and efficiently access goods and services. The site has numerous pedestrian connections to surrounding neighborhoods, commercial uses, and a school in order to provide safe pedestrian access to the site. The shopping center has several different types of businesses including a grocery store, restaurants, and commercial retail stores which provide a range of different needs for the surrounding community. The proposed tentative map will provide the owner with more flexibility for the economic viability of the center while not affecting any site conditions at the property.

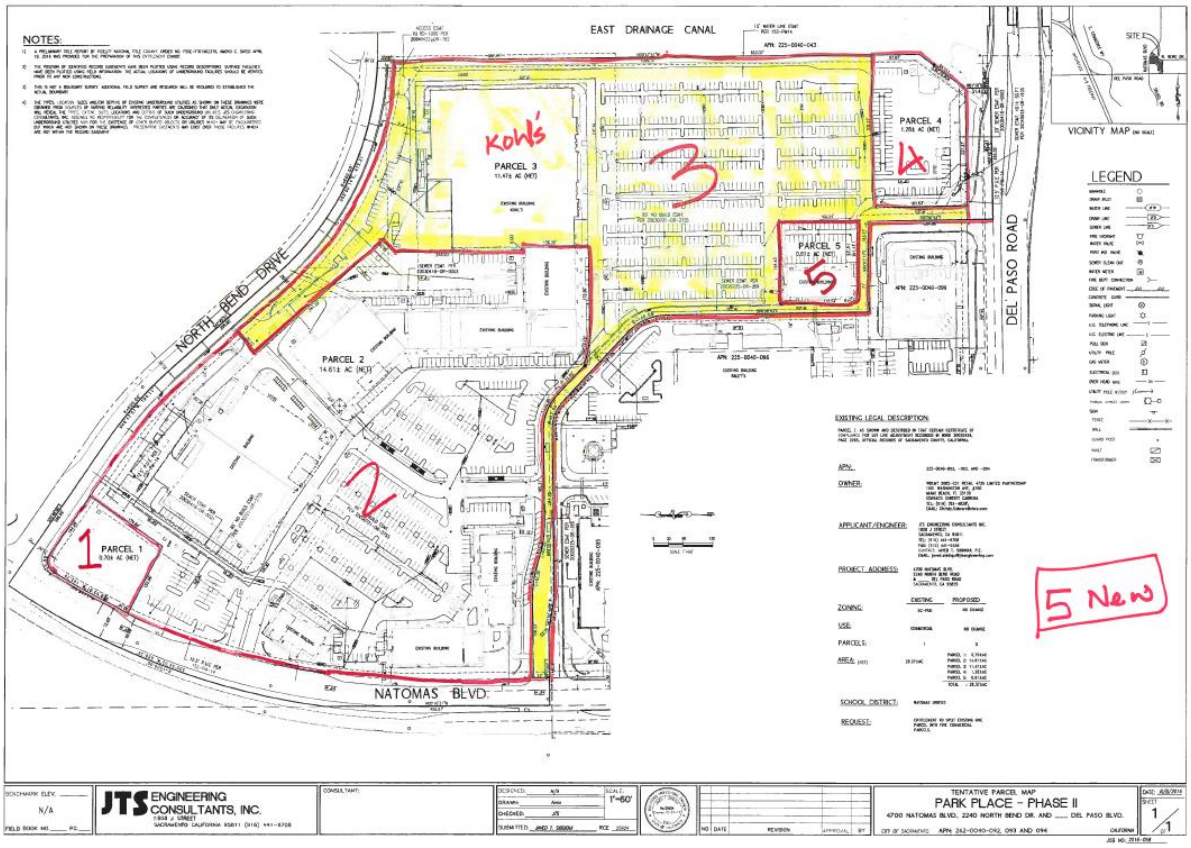
Land Use

Per Section 16.08.010 of the Planning and Development Code, Planning and Design Commission approval is required for all subdivisions resulting in divisions of land into five or more parcels. This project proposes to subdivide three existing parcels totaling 28.24 acres into five separate parcels and therefore requires Planning and Design Commission approval.

The subject site is zoned Shopping Center (SC-PUD) and is located within the Northborough PUD. The site has existing commercial uses ranging from retail stores to restaurants. This project will not be proposing any changes to the current use of the site.

Tentative Map

The tentative map proposes to reorganize the subject property from 3 parcels to 5 parcels. Parcel 1 will be 0.70± acres, Parcel 2 will be 14.61± acres, Parcel 3 will be 11.47± acres, Parcel 4 will be 1.28± acres, and Parcel 5 will be 0.61± acres. Depicted above is a visual of the new parcels as proposed.



The purpose of the tentative map is to provide the owner with greater economic flexibility and to help support the viability of the shopping center. The proposed tentative map will allow the owner to have more options with the shopping center whether it be for gaining new tenants or selling the newly created parcels, while not affecting any site conditions at the property.

There are existing improved streets adjacent to the property including full frontage improvements (sidewalk, curb, and gutter). The applicant will be required to repair any deteriorated sidewalk improvements.

The Subdivision Review Committee reviewed the project on October 5, 2016 and forwarded a recommendation for the Planning and Design Commission to approve the Tentative Map subject to the conditions listed in Attachment 1.

Access, Circulation and Parking

The proposed project does not include any exterior changes to the site. The property has an existing parking lot onsite with 1,253 spaces and five existing driveways off of North Bend Drive, Natomas Boulevard, and Del Paso Road. There are no proposed changes to existing driveways to the site. Public Works has reviewed the tentative map and does not have any issues with the proposal.

Recommendation: Staff recommends the Commission approve the request based on the findings and subject to the conditions listed in Attachment 1. Staff supports the tentative map proposed with this project. The applicant is not proposing any changes to the site and it can be determined that there will be no significant effect on the environment.

Attachments:

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Page 9	Attachment 1: Recommended Findings and Conditions
Page 16	Attachment 2: Tentative Map
Page 17	Attachment 3: Land Use Map
Page 18	Attachment 4: Site Photos

Respectfully submitted by: _____
Ethan Meltzer
Assistant Planner

Approved: _____
Lindsey Alagozian
Senior Planner

Recommendation Approved:

Kate Gillespie for Stacia Cosgrove
_____
Stacia Cosgrove
Principal Planner

Attachment 1:
City Planning and Design Commission Record of Decision
Recommended Findings of Fact and Conditions of Approval
Park Place Phase II (P16-044)
4700 Natomas Boulevard, Sacramento, CA 95835

Findings of Fact

A. **Environmental Determination:** Exemption: No Significant Effect (15061(b)(3))

Based on the determination and recommendation of the City's Environmental Planning Services Manager and the oral and documentary evidence received at the hearing on the Project, the Planning and Design Commission finds that the Project is exempt from review under **Section 15061 (b)(3) (No Significant Effect)** of the CEQA Guidelines. The project does not involve any physical changes to the site.

B. The **Tentative Map** to subdivide three existing parcels totaling 28.24 acres into five parcels in the Shopping Center (SC-PUD) zone within the Northborough Planned Unit Development is approved based on the following Findings of Fact:

1. None of the conditions described in City Code section 16.24.090 and Government Code section 66474 exist with respect to the proposed subdivision as follows:

    a. The proposed map is consistent with the General Plan, all applicable community and specific plans, Title 16 of the City Code, and all other applicable provisions of the City Code;
    b. The design and improvement of the proposed subdivision is consistent with the General Plan, all applicable community and specific plans, Title 16 of the City Code, and all other applicable provisions of the City Code;
    c. The site is physically suitable for the type of development;
    d. The site is physically suitable for the proposed density of development;
    e. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat;
    f. The design of the subdivision and the type of improvements are not likely to cause serious public health problems;
    g. The design of the subdivision and the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.

2. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the General Plan, all applicable community and specific plans, Title 16 of the City Code, and all other applicable provisions of the City Code (Gov. Code §66473.5).

3. The discharge of waste from the proposed subdivision into the existing

community sewer system will not result in a violation of the applicable waste discharge requirements prescribed by the California Regional Water Quality Board, Central Valley Region, in that existing treatment plants have a design capacity adequate to service the proposed subdivision (Gov. Code §66474.6).

4. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities (Gov. Code §66473.1).

5. The City has considered the effect of the approval of this tentative subdivision map on the housing needs of the region and has balanced these needs against the public service needs of its residents and available fiscal and environmental resources (Gov. Code §66412.3).

C. The **Site Plan and Design Review** for the tentative map is approved based on the following Findings of Fact:

1. The design, layout, and physical characteristics of the proposed development are consistent with the General Plan, Suburban Center, and the Northborough Planned Unit Development; and

2. The design, layout, and physical characteristics of the tentative map are consistent with the purpose and intent of the applicable design guidelines and development standards, in that the site is already developed with a shopping center and no additional development is proposed.

3. All streets and other public access ways and facilities, parking facilities, and utility infrastructure are adequate to serve the proposed development and comply with all applicable design guidelines and development standards, in that all proposed parcels have access to driveways for entering and exiting the site, public works reviewed the project and accepted the proposal, and the Subdivision Review Committee reviewed the project and voted to approve it.

4. The design, layout, and physical characteristics of the proposed project are visually and functionally compatible with the surrounding neighborhood, in that the site is developed with a commercial, shopping center use which is consistent with the surrounding area and no additional development is proposed.

5. The design, layout, and physical characteristics of the proposed development ensure energy consumption is minimized and use of renewable energy sources is encouraged.

6. The design, layout, and physical characteristics of the proposed development are not detrimental to the public health, safety, convenience, or welfare of persons residing, working, visiting, or recreating in the surrounding neighborhood and will not result in the creation of a nuisance, in that:
   a. The proposed lots meet all development standards; and

b. The project is not proposing any physical changes to the site.

D. The **200-Year Flood Protection:**

1. The project site is within an area for which the local flood management agency has made adequate progress (as defined in California Government Code section 65007) on the construction of a flood protection system that will result in flood protection equal to or greater than the urban level of flood protection in urban areas for property located within a flood hazard zone, intended to be protected by the system, as demonstrated by the SAFCA Urban level of flood protection plan, adequate progress baseline report, and adequate progress toward an urban level of flood protection engineer's report accepted by City Council Resolution No. 2016-0226 on June 21, 2016.

Conditions of Approval

B. The **Tentative Map** to subdivide three existing parcels totaling 28.24 acres into five parcels in the Shopping Center (SC-PUD) zone within the Northborough Planned Unit Development is **approved** subject to the following conditions of approval:

General: All Projects

B1. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments.

B2. Private reciprocal ingress, egress, and maneuvering easements are required for future development of the area covered by this Tentative Map. The applicant shall enter into and record an Agreement For Conveyance of Easements with the City stating that a private reciprocal ingress/egress, and maneuvering easement shall be conveyed to and reserved from the appropriate parcels, at no cost, at the time of sale or other conveyance of either parcel.

B3. Meet all condition of the existing Northborough PUD unless the condition is superseded by a Tentative Map condition.

B4. Show all continuing and proposed/required easements on the Parcel Map.

Public Works

B5. Construct standard subdivision improvements as noted in these conditions pursuant to section 16.48.110 of the City Code. All improvements shall be designed and constructed to the satisfaction of the Department of Public Works. Improvements required shall be determined by the city. The City shall determine improvements required for each phase prior to recordation of each phase. Any public improvement not specifically noted in these conditions or on the Tentative Map shall be designed and constructed to City standards. This shall include the repair or replacement/reconstruction of any existing

deteriorated curb, gutter and sidewalk adjacent to the subject property per City standards to the satisfaction of the Department of Public Works.

B6. The design and placement of walls, fences, signs and Landscaping near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25' sight triangle). Walls shall be set back 3' behind the sight line needed for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight distance shall be limited 3.5' in height. The area of exclusion shall be determined by the Department of Public Works.

SMUD

B7. Existing SMUD facilities located on the customer's property and not currently within an existing easement are to remain. A SMUD easement for these facilities will be required as part of the subdivision as they will now cross parcel lines.

B8. Existing SMUD facilities within or adjacent to the property boundaries are to remain. Any relocation of these facilities shall be billable to the customer.

B9. Existing utility easements on or adjacent to the property boundaries may also need to remain.

B10. Future SMUD facilities located on the customer's property may require a dedicated SMUD easement. This will be determined prior to SMUD performing work on the customer's property.

SASD

B11. Sub-division of these parcels may require additional sewer impact fee payments to SASD and SRCSD in accordance with each District's Ordinances. Applicant should contact Permit Services Unit at (916) 876-6100 for sewer impact fee information.

Utilities

B12. The applicant shall grant and reserve easements as needed, for water, drainage and sanitary sewer facilities, and for surface storm drainage, at no cost at or before the time of sale or other conveyance of any parcel or lot. A note stating the following shall be placed on the Final Map: "Reciprocal easements for ingress/egress, parking, utilities, drainage, water and sanitary sewer facilities, and surface storm drainage shall be granted and reserved, as necessary and at no cost, at or before the time of sale or conveyance of any parcel shown in this map.

B13. A business association (BA), or a privately funded maintenance district shall be formed and C.C. & R.s shall be approved by the City and recorded assuring maintenance of water and storm drainage facilities within the private property. Private easements shall be dedicated for these facilities. If required by the

DOU, the responsible maintenance agency shall enter into and record an agreement with the City regarding the maintenance of these facilities. The agreement shall be to the satisfaction of the DOU and the City Attorney.

Fire

B14. Maintenance agreements shall be provided for the interior roadways of the proposed complex and for the fire protection systems. The agreement shall be record with the Public Recorders Office having jurisdiction and shall provide for the following:

a. Provisions for the necessary repair and maintenance of the roadway surface
b. Removal of vegetation overgrowing the roadway and infringing on the roadway clear vertical height of thirteen feet six inches (13'6") and/or width of twenty feet (20')
c. Provisions for the maintenance, repair, and/or replacement of NO PARKING-FIRE LANE signage or striping
d. Provisions for the necessary repair and maintenance of vehicle and pedestrian access gates and opening systems
e. Unrestricted use of and access to the roadways covered by the agreements.
f. Provisions for the control of vehicle parking in prohibited areas and a mechanism for the removal of vehicles illegally parked.
g. Maintenance and timely repair of all fire protection systems, including but not limited to hydrants, fire alarm systems and fire sprinklers.

Miscellaneous

B15. Form a Business Owner's Association. CC&R's shall be approved by the City and recorded assuring maintenance of private roadway(s). The Homeowner's Association shall maintain all private streets, lights, sewers, drains and water systems.

Advisory Notes

The following advisory notes are informal in nature and are not a requirement of this Tentative Map:

ADV.1 If unusual amounts of bone, stone, or artifacts are uncovered, work within 50 meters of the area will cease immediately and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant effect before construction resumes. A note shall be placed on the final improvement plans referencing this condition.

ADV.2 The onsite water and storm drain systems shall be private systems maintained by the association or other approved entity.

ADV.3 Per City Code Section, 13.04.070, multiple water service to a single lot or parcel may be allowed if approved by DOU Development Review and Operations and Maintenance staff. Any new water services (other than fire)

shall be metered. Excess services shall be abandoned to the satisfaction of the DOU.

ADV.4 The proposed development is located within Sacramento Area Sewer District (SASD). Satisfy all SASD requirements.

ADV.5 The applicant should contact Reclamation District 1000 for any setback requirements if any site work is proposed.

ADV.6 The proposed project is located in the Special Flood Hazard Area (SFHA), designated as A99 zone Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs). FEMA does not require elevating or flood proofing in A99 zone. City Code Chapter 15.104 Floodplain Management Regulations require that any new construction of and/or substantial improvement to any structure located in A99 zone requires a Hold Harmless Agreement regarding risk of flooding on property.

ADV.7 Future construction of buildings or sewer sources on these parcels may require additional sewer service laterals. SASD requires each parcel with a sewage source to have a separate connection to the public sewer system. If there is more than one building on a parcel and the parcel is not proposed for split, then each building on the parcel shall have a separate connection to a private on-site sewer line or the SASD public sewer line.

ADV.8 Future development of Parcel 1 may trigger the requirement for street lighting.

C. The **Site Plan and Design Review** for the tentative map is approved subject to the following Conditions of Approval:

Planning

C1. The applicant must comply with all landscaping requirements laid out in the Northborough PUD, including the maintenance of trees and landscaping along the bike path and levee to the east of the project site.

Utilities

C2. A business association (BA), or a privately funded maintenance district shall be formed and C.C. & R.s shall be approved by the City and recorded assuring maintenance of water and storm drainage facilities within the private property. Private easements shall be dedicated for these facilities. If required by the DOU, the responsible maintenance agency shall enter into and record an agreement with the City regarding the maintenance of these facilities. The agreement shall be to the satisfaction of the DOU and the City Attorney.

Advisory Notes

The following advisory notes are informal in nature and are not a requirement of this Tentative Map:

ADV.1 The onsite water and storm drain systems shall be private systems maintained by the association or other approved entity.

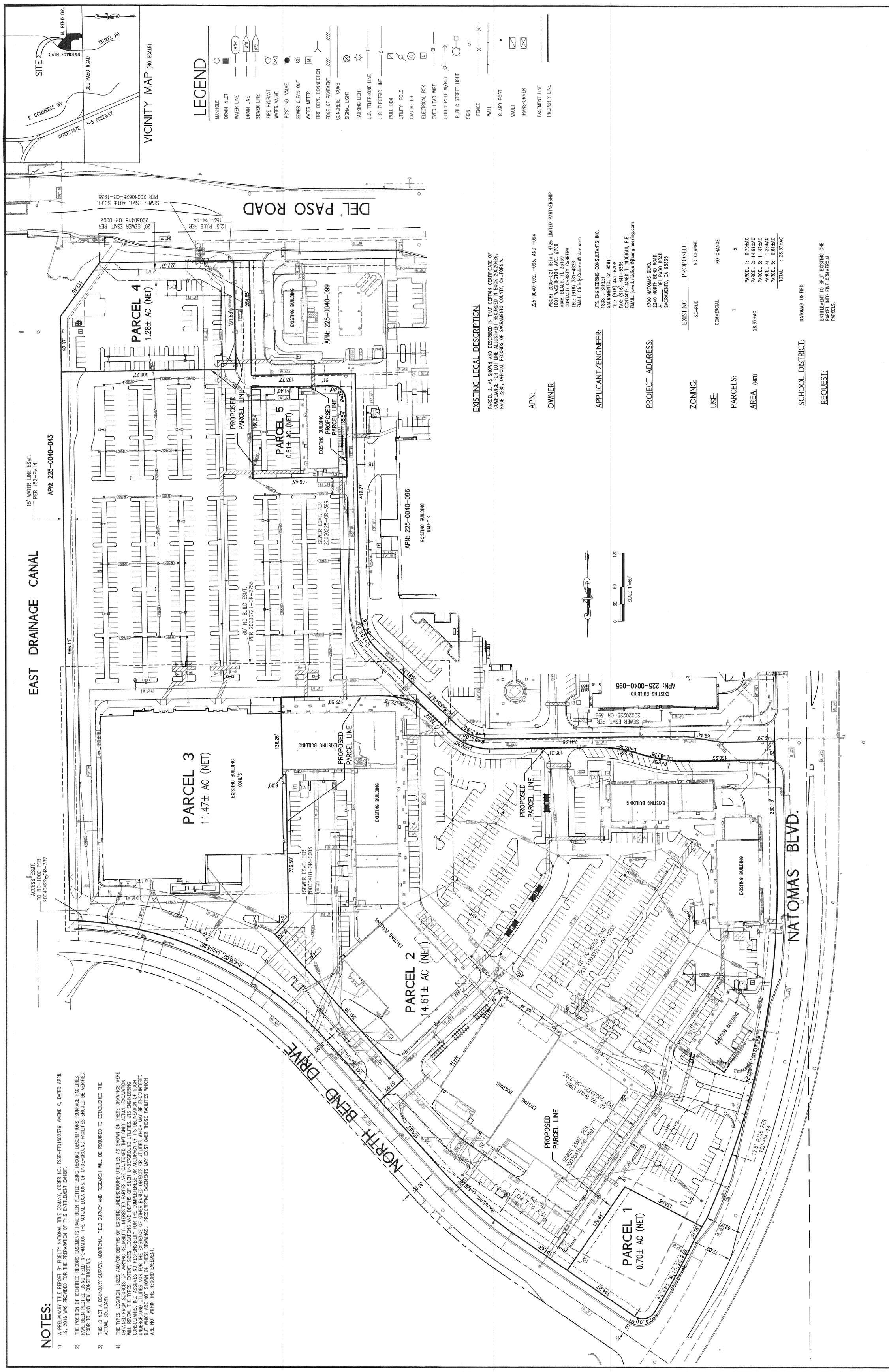
ADV.2 Per City Code Section, 13.04.070, multiple water service to a single lot or parcel may be allowed if approved by DOU Development Review and Operations and Maintenance staff. Any new water services (other than fire) shall be metered. Excess services shall be abandoned to the satisfaction of the DOU.

ADV.3 The proposed development is located within Sacramento Area Sewer District (SASD). Satisfy all SASD requirements.

ADV.4 The applicant should contact Reclamation District 1000 for any setback requirements if any site work is proposed.

ADV.5 The proposed project is located in the Special Flood Hazard Area (SFHA), designated as A99 zone Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs). FEMA does not require elevating or flood proofing in A99 zone. City Code Chapter 15.104 Floodplain Management Regulations require that any new construction of and/or substantial improvement to any structure located in A99 zone requires a Hold Harmless Agreement regarding risk of flooding on property.

Attachment 2: Tentative Map



NOTES:

1) A PRELIMINARY TITLE REPORT BY FIDELITY NATIONAL TITLE COMANY, ORDER NO. FSSE-FTO1502376, AMEND C, DATED APRIL 19, 2016 WAS PROVIDED FOR THE PREPARATION OF THIS ENTITLEMENT EXHIBIT.

2) THE POSITION OF IDENTIFIED RECORD EASEMENTS HAVE BEEN PLOTTED USING RECORD DESCRIPTIONS. SURFACE FACILITIES HAVE BEEN PLOTTED USING FIELD INFORMATION. THE ACTUAL LOCATIONS OF UNDERGROUND FACILITIES SHOULD BE VERIFIED PRIOR TO ANY NEW CONSTRUCTIONS.

3) THIS IS NOT A BOUNDARY SURVEY. ADDITIONAL FIELD SURVEY AND RESEARCH WILL BE REQUIRED TO ESTABLISHED THE ACTUAL BOUNDARY.

4) THE TYPES, LOCATION, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. INTERESTED PARTIES ARE CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. JTS ENGINEERING CONSULTANTS, INC. ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES NOR FOR THE EXISTENCE OF OTHER BURIED OBJECTS OR UTILITIES WHICH MAY BE ENCOUNTERED BUT WHICH ARE NOT SHOWN ON THESE DRAWINGS. PRESCRIPTIVE EASEMENTS MAY EXIST OVER THOSE FACILITIES WHICH ARE NOT WITHIN THE RECORD EASEMENT.

EXISTING LEGAL DESCRIPTION:

PARCEL 2, AS SHOWN AND DESCRIBED IN THAT CERTAIN CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT RECORDED IN BOOK 20020426, PAGE 2285, OFFICIAL RECORDS OF SACRAMENTO COUNTY, CALIFORNIA.

APN: 225-0040-092, -093, AND -094

OWNER: WBCMT 2005-C21 RETAIL 4726 LIMITED PARTNERSHIP
1601 WASHINGTON AVE. #700
MIAMI BEACH, FL 33139
CONTACT: CHRISTY CABRERA
TEL: (916) 781-4828
EMAIL: Christy.Cabrera@cbre.com

APPLICANT/ENGINEER: JTS ENGINEERING CONSULTANTS INC.
1808 J STREET
SACRAMENTO, CA 95811
TEL: (916) 441-6708
FAX: (916) 441-5336
CONTACT: JAVED T. SIDDIQUI, P.E.
EMAIL: javed.siddiqui@jtsengineering.com

PROJECT ADDRESS: 4700 NATOMAS BLVD.
2240 NORTH BEND ROAD
& _____ DEL PASO ROAD
SACRAMENTO, CA 95835

	EXISTING	PROPOSED
ZONING:	SC-PUD	NO CHANGE
USE:	COMMERCIAL	NO CHANGE
PARCELS:	1	5
AREA: (NET)	28.37±AC	PARCEL 1: 0.70±AC PARCEL 2: 14.61±AC PARCEL 3: 11.47±AC PARCEL 4: 1.28±AC PARCEL 5: 0.61±AC TOTAL : 28.37±AC

SCHOOL DISTRICT: NATOMAS UNIFIED

REQUEST: ENTITLEMENT TO SPLIT EXISTING ONE PARCEL INTO FIVE COMMERCIAL PARCELS.

TENTATIVE PARCEL MAP
PARK PLACE - PHASE II
4700 NATOMAS BLVD., 2240 NORTH BEND DR. AND ___ DEL PASO ROAD
CITY OF SACRAMENTO APN: 225-0040-092, 093 AND 094 CALIFORNIA

DATE: 8/8/2016
SHEET 1 OF 1
JOB NO: 2016-058

NO	DATE	REVISION	APPROVAL	BY

REGISTERED PROFESSIONAL ENGINEER JAVED T. SIDDIQUI No.25924 Expires:12-31-17 CIVIL STATE OF CALIFORNIA

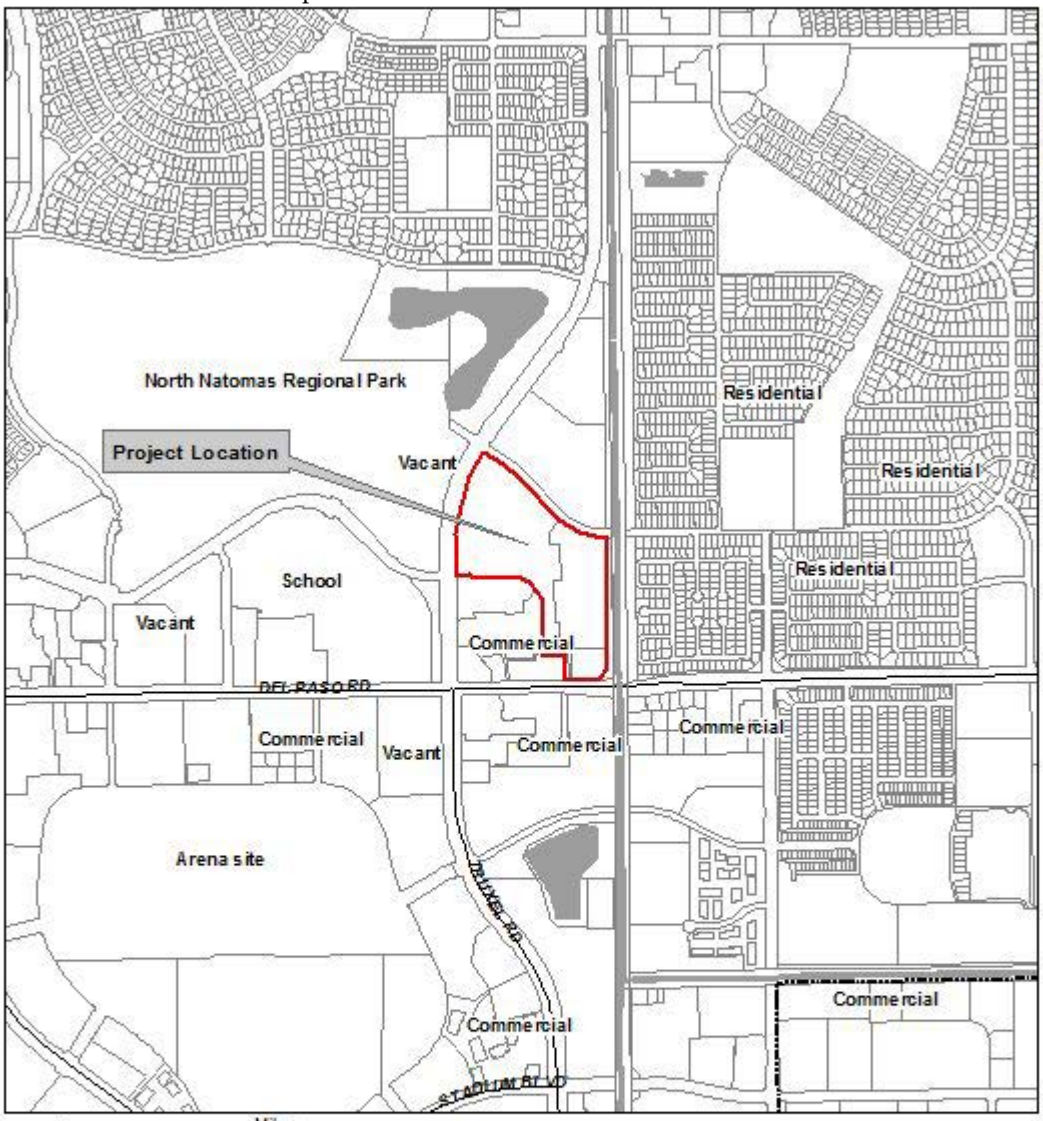
DESIGNED: N/A
DRAWN: Amin
CHECKED: JTS
SUBMITTED: JAVED T. SIDDIQUI
SCALE: 1"=60'
RCE 25924 4-7-16

CONSULTANT:

JTS ENGINEERING CONSULTANTS, INC.
1808 J STREET
SACRAMENTO CALIFORNIA 95811 (916) 441-6708

BENCHMARK ELEV. 16 N/A
FIELD BOOK NO. _____ PG. _____

Attachment 3: Land Use Map

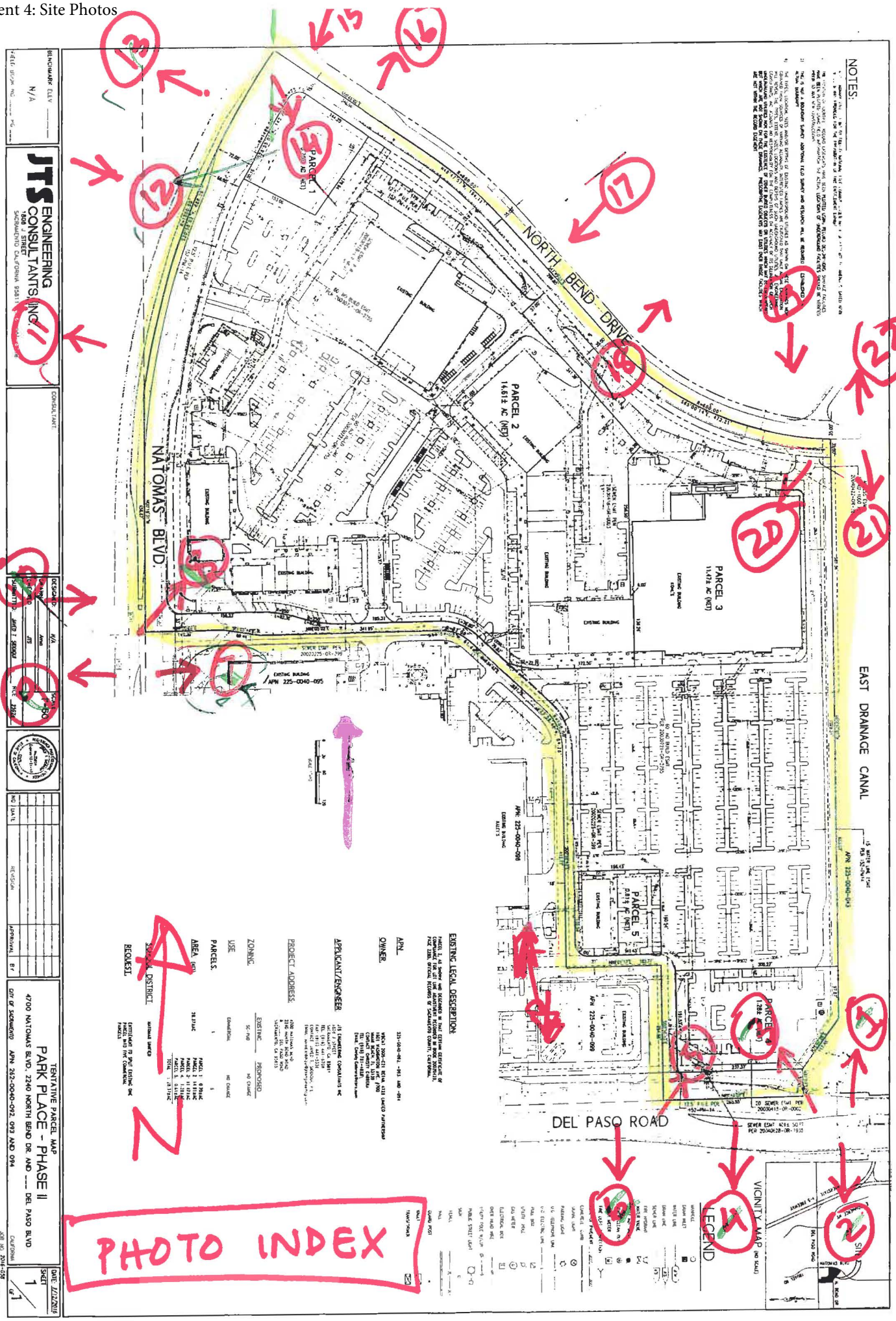


P16-044
Land Use Map
Park Place Phase II

N

E. Meltzer | 11/30/16

Item # 6


NORTH BEND DRIVE
NATOMAS BLVD.
EAST DRAINAGE CANAL
DEL PASO ROAD
PARCEL 1
PARCEL 2
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PARCEL 3
11.472 AC (NET)
PARCEL 4
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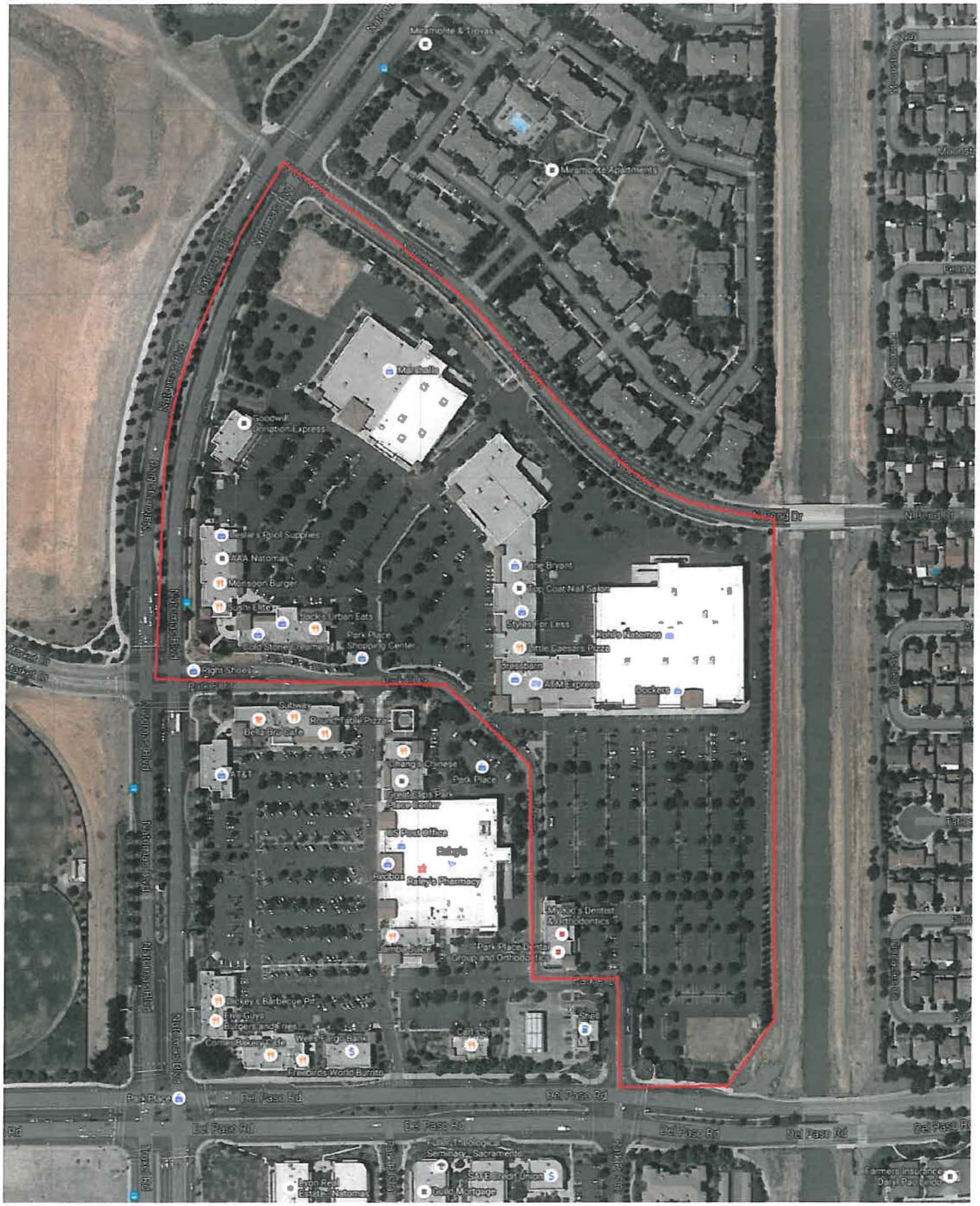
JTS ENGINEERING CONSULTANTS, INC.
TENTATIVE PARCEL MAP
PARK PLACE - PHASE II
4700 NATOMAS BLVD. 2240 NORTH BEND DR. AND ___ DEL PASO BLVD.
CITY OF SACRAMENTO APN: 262-0040-092, 093 AND 094
PHOTO INDEX

2016-058



Item # 6

2016-058

1. Looking North from Del Paso Road (East Side of the Site)

2. Looking South from Del Paso Road

3. Looking Northwest from SE Corner of Site

4. Looking South from Del Paso Road/South of Site

5. Looking Northeast from Del Paso Road/SW Corner of Site

7. Looking East from Natomas Blvd./ SW Corner of Site

6. Looking South from Del Paso Road/ SW Corner of Site

8. Looking Northeast from Natomas Blvd./ SW Corner of Site

9. Looking West from Natomas Blvd./ SW Corner of Site

11. Looking West from Natomas Blvd./West portion of Site

10. Looking East from Natomas Blvd./ SW Corner of Site

12. Looking East from Natomas Blvd. (West portion of Site)

13. Looking West from Natomas Blvd./ NW portion of Site

15. Looking South from North Bend Drive/Natomas Blvd.

14. Portion of Site from Natomas Blvd and North Bend Drive Intersection

16. Looking North from North Bend Drive

17. Looking South from North Bend Drive (North portion of Site).

18. Looking North from North Bend Drive/Site.

19. Looking South from North Bend Drive/NE Corner of Site.

20. Looking Southwest from North Bend Drive (Northeast portion of Site).

21. Looking South from North Bend Drive (East side of Site).

22. Looking North from North Bend Drive/NE Corner of Site.