

DEPARTMENT OF
PUBLIC WORKS

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET, 2nd Floor
SACRAMENTO, CA 95814

DEVELOPMENT SERVICES DIVISION

PH. (916) 264-7995
FAX (916) 264-8450

February 7, 2002

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: APPROVAL OF MASTER PARCEL MAP ENTITLED "HERITAGE AT
NATOMAS PARK" (P00-005)

LOCATION/COUNCIL DISTRICT:

The property being subdivided lies north of Macon Drive south of Elkhorn Boulevard and west of Natomas Boulevard.

Council District 1.

RECOMMENDATION:

This report recommends that the City Council adopt the attached resolution approving the Master Parcel Map for Heritage at Natomas Park.

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

FOR COUNCIL MEETING OF: February 26, 2002

SUMMARY:

On August 23, 2001, the City Planning Commission approved a Tentative Master Parcel Map by adopting notice of decision. All conditions of the tentative map have been met by the Subdivider, Lennar Winncrest, LLC, and Natomas Estates, LLC. The Master Parcel Map requires approval by the City Council. See Exhibits "A-1" through "A-2" for project location.

Department of
PUBLICWORKS
CITY OF
SACRAMENTO

City Council
Approval of Master Parcel Map Heritage at Natomas Park (00-005)
February 7, 2002

COMMITTEE/COMMISSION ACTION:

None.

BACKGROUND:

On August 23, 2001, the City Planning Commission approved a Tentative Master Parcel Map by adopting notice of decision.

Pursuant to Sacramento City Code, Chapter 16.32.240 the City Council may, by resolution, approve Master Parcel Maps. 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. All conditions in the staff subdivision report have been met and the Master Parcel Map is presented for approval.

FINANCIAL CONSIDERATIONS:

All subdivision costs are being paid by the Subdivider, Lennar Winncrest, LLC, and Natomas Estates, LLC.

ENVIRONMENTAL CONSIDERATIONS:

On August 23, 2001, the City Planning Commission adopted notice of decision ratifying the Negative Declaration and approving the Mitigation Monitoring Plan for this project.

POLICY CONSIDERATIONS:

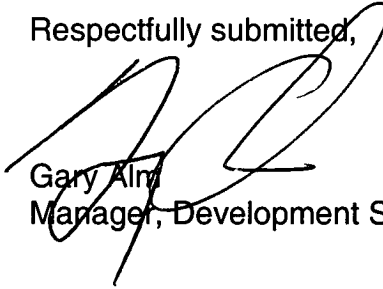
Pursuant to Sacramento City Code, Chapter 16.32.240 the City Council may, by resolution, approve master parcel maps. The map presented conforms to all the requirements of Title 16 of the City Code, applicable at the time of conditional approval of the Tentative Map.

City Council
Approval of Master Parcel Map Heritage at Natomas Park (00-005)
February 7, 2002

ESBD CONSIDERATIONS:

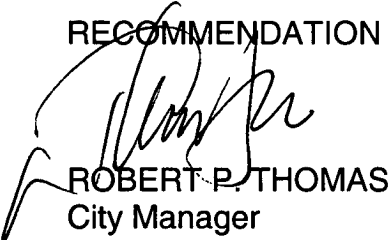
City Council adoption of the attached ordinance and the resolution is not affected by City policy related to the ESBD Program.

Respectfully submitted,



Gary Alm
Manager, Development Services

RECOMMENDATION APPROVED:



ROBERT P. THOMAS
City Manager

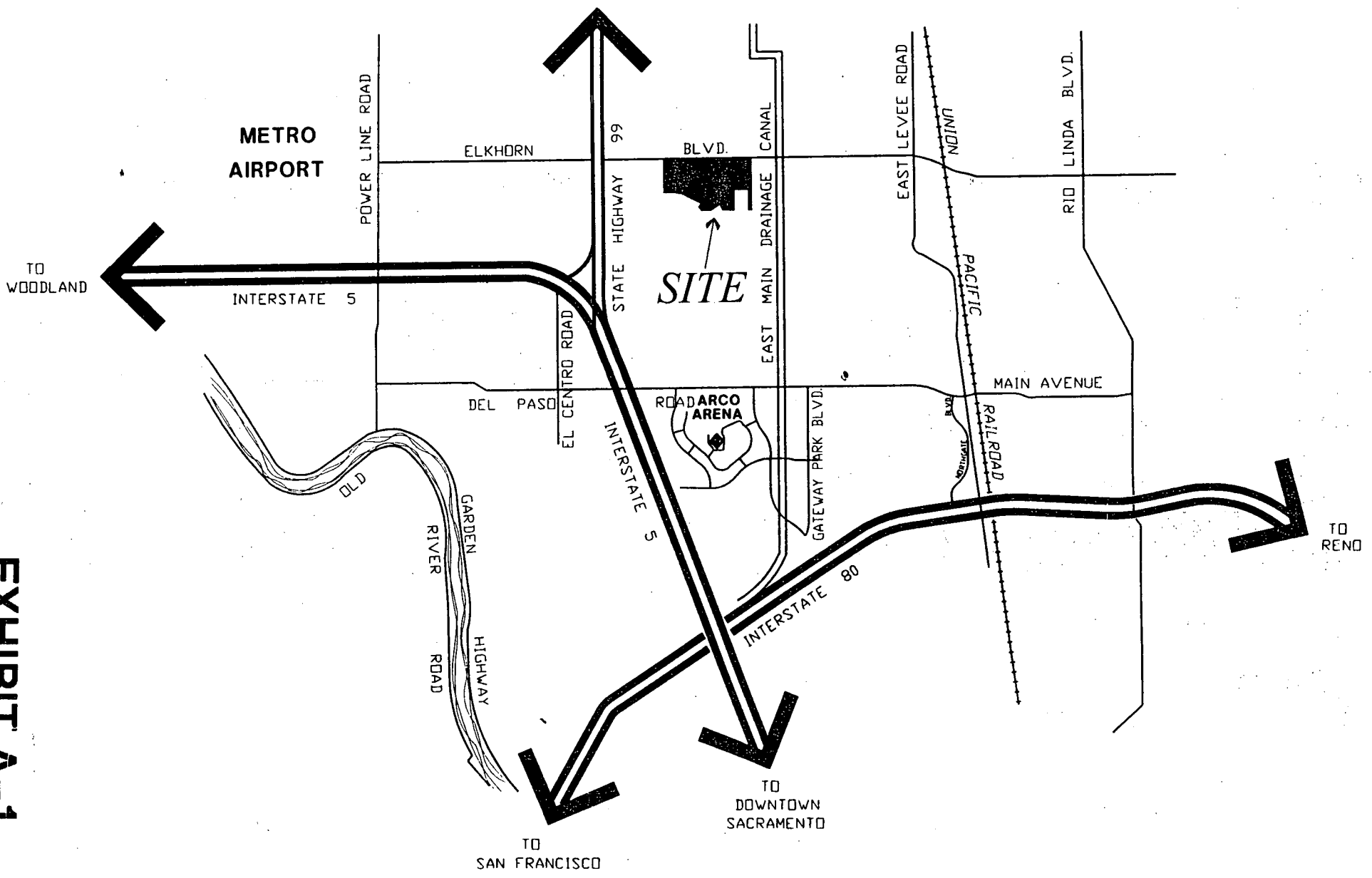
RR/pt

APPROVED:



Michael Kashiwagi
Director of Public Works

EXHIBIT A-1



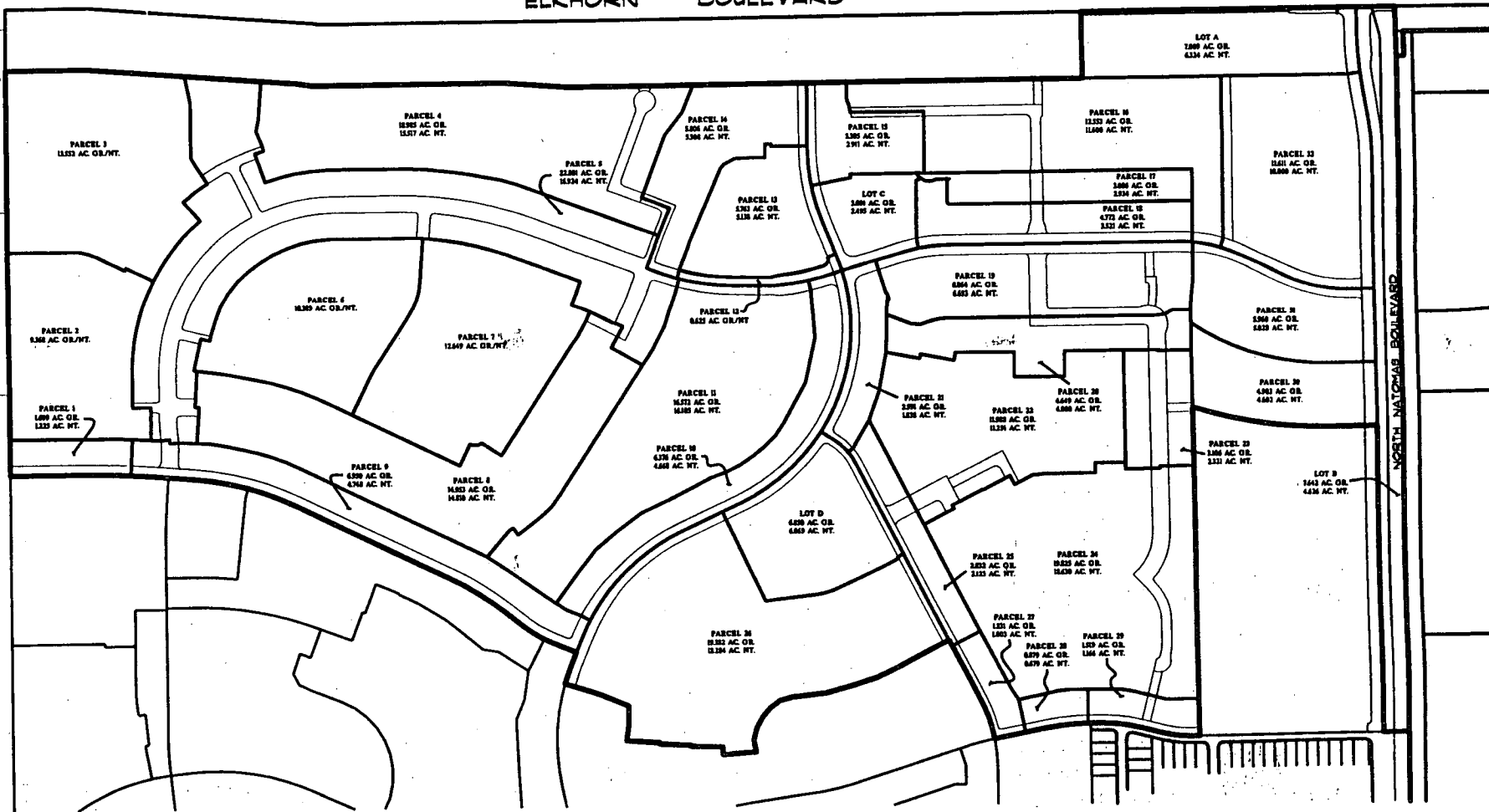
ELKHORN BOULEVARD

LOT 119
NATOMAS CENTRAL
SUBDIVISION
16 B.M. 3

LOT 118
NATOMAS CENTRAL
SUBDIVISION
16 B.M. 3

LOT 117
NATOMAS CENTRAL
SUBDIVISION
16 B.M. 3

EXHIBIT A-2



LOT A
1289 AC. OR.
6334 AC. NT.

PARCEL 3
1323 AC. OR./NT.

PARCEL 4
1521 AC. OR.
1517 AC. NT.

PARCEL 5
3238 AC. OR.
1534 AC. NT.

PARCEL 14
524 AC. OR.
534 AC. NT.

PARCEL 15
326 AC. OR.
291 AC. NT.

PARCEL 16
1123 AC. OR.
1149 AC. NT.

PARCEL 22
2241 AC. OR.
1849 AC. NT.

PARCEL 2
1368 AC. OR./NT.

PARCEL 6
1439 AC. OR./NT.

PARCEL 7
1249 AC. OR./NT.

PARCEL 12
531 AC. OR.
518 AC. NT.

LOT C
386 AC. OR.
246 AC. NT.

PARCEL 17
369 AC. OR.
354 AC. NT.

PARCEL 18
473 AC. OR.
523 AC. NT.

PARCEL 1
189 AC. OR.
133 AC. NT.

PARCEL 9
659 AC. OR.
429 AC. NT.

PARCEL 8
1483 AC. OR.
1429 AC. NT.

PARCEL 11
1632 AC. OR.
1635 AC. NT.

PARCEL 13
623 AC. OR./NT.

PARCEL 19
684 AC. OR.
643 AC. NT.

PARCEL 21
1566 AC. OR.
1623 AC. NT.

PARCEL 20
4363 AC. OR.
4363 AC. NT.

PARCEL 10
628 AC. OR.
468 AC. NT.

PARCEL 21
236 AC. OR.
128 AC. NT.

PARCEL 22
1589 AC. OR.
1534 AC. NT.

PARCEL 20
4469 AC. OR.
4388 AC. NT.

PARCEL 23
1484 AC. OR.
1331 AC. NT.

LOT B
1643 AC. OR.
4436 AC. NT.

LOT D
628 AC. OR.
643 AC. NT.

PARCEL 25
263 AC. OR.
213 AC. NT.

PARCEL 24
1623 AC. OR.
1629 AC. NT.

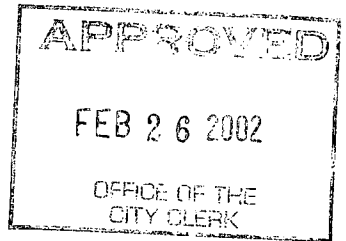
PARCEL 26
1632 AC. OR.
1534 AC. NT.

PARCEL 27
121 AC. OR.
143 AC. NT.

PARCEL 28
629 AC. OR.
629 AC. NT.

PARCEL 29
189 AC. OR.
186 AC. NT.

NORTH NATOMAS BOULEVARD



RESOLUTION NO. 2002-099

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

**APPROVING MASTER PARCEL MAP ENTITLED "HERITAGE AT NATOMAS PARK"
(P00-005)**

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

- A. The Master Parcel Map entitled "Heritage at Natomas Park", lies north of Macon Drive south of Elkhorn Boulevard and west of Natomas Boulevard, 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.
- 2. All offers of dedication shown on said map are hereby accepted.

MAYOR

ATTEST:

CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____