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DEPARTMENT OF
PUBLIC WORKS

CITY OF SACRAMENTO
CALIFORNIA

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

DEVELOPMENT SERVICES DIVISION

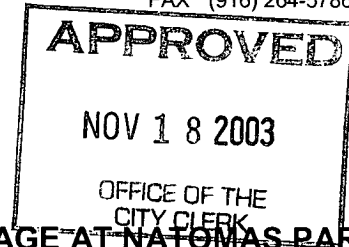
PH. (916) 264-7995
FAX (916) 264-5786

October 31, 2003

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: APPROVAL OF FINAL MAP ENTITLED "HERITAGE AT NATOMAS PARK VILLAGE 16" (P00-005)



LOCATION AND COUNCIL DISTRICT:

North Natomas - north of Mabry Drive and west of Natomas Boulevard located in Council District 1 (see attachment "A-1 through A-3" for project location).

RECOMMENDATION:

This report recommends the City Council adopt the attached resolution:

- Approving the Final Map for Heritage at Natomas Park Village 16.

CONTACT PERSONS: Bob Robinson, Supervising Surveyor, 264-8970
Ronald Fong, Senior Engineer, 264-7915

FOR COUNCIL MEETING OF: November 18, 2003

SUMMARY:

On May 8, 2003, the City Council approved the Final Map for Heritage At Natomas Park Village 16, Subdivision No. P00-005.20 by adopting Resolution No. 2003-247. After recording the Final Map, the Title Company notified City staff that they issued the Subdivision Guarantee in error, leaving out one of the owners of record. A re-filing of the Final Map is necessary to accommodate the signing of the Final Map by all owners of record. For land to be subdivided all record owners must sign the Final Map per Government Code Section 66436. The subdividers, Lennar Winncrest, LLC, a Delaware Limited Liability Company and Natomas Estates, LLC, a California Limited Liability Company wish to re-file the Final Map.

City Council
Final Map for Heritage at Natomas Park Village 16
October 31, 2003

COMMITTEE/COMMISSION ACTION:

None.

BACKGROUND INFORMATION:

On August 23, 2001, the City Planning Commission Approved a Tentative Subdivision Map by adopting a Notice of Decision.

On May 8, 2003, the City Council approved the Final Map for Heritage At Natomas Park Village 16, Subdivision No. P00-005.20 by adopting Resolution No. 2003-247.

All the legal owners of record did not sign the Final Map as required by Government Code Section 66436 for the land to be subdivided and the dedications to be made.

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 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 the Subdivision Improvement Agreement for Heritage at Natomas Park Village 15, 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 subdividers, Lennar Winncrest, LLC, a Delaware Limited Liability Company and Natomas Estates, LLC, a California Limited Liability Company.

ENVIRONMENTAL CONSIDERATIONS:

On August 23, 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 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 Title 16 of the City Code applicable at the time of conditional approval of the Tentative Map.

City Council
Final Map for Heritage at Natomas Park Village 16
October 31, 2003

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

- Enhance and preserve the neighborhoods
- Promote and support economic vitality

ESBD CONSIDERATIONS:


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

Respectfully submitted,



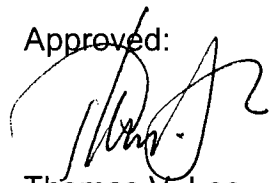
Gary Alm,
Manager, Development Services

RECOMMENDATION APPROVED:



ROBERT P. THOMAS
City Manager

Approved:

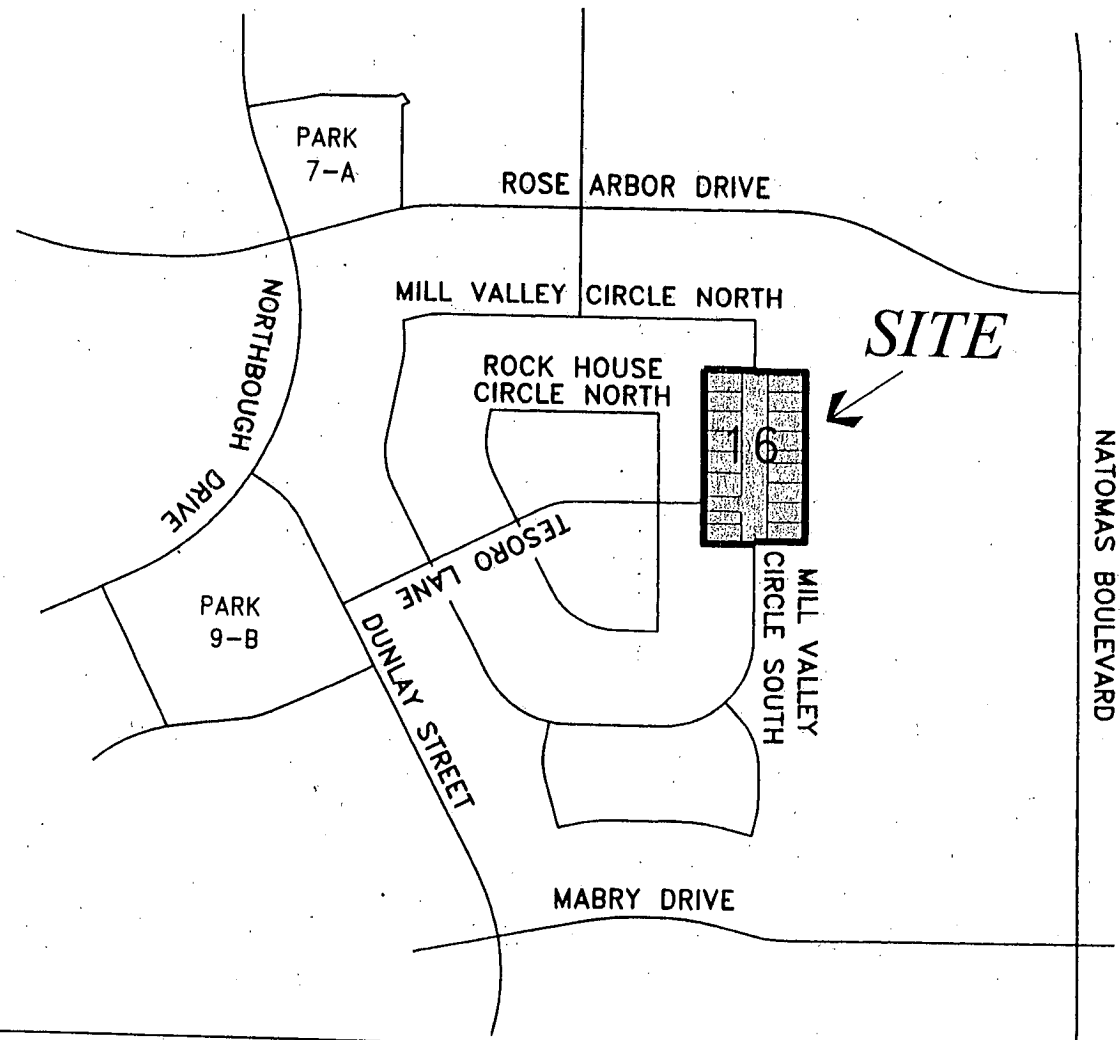


Thomas V. Lee
Deputy City Manager

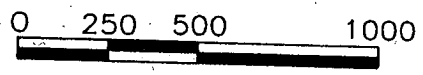
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2. Attachment A-2 through A-3, Final Map of Heritage at Natomas Park Village 16, pg. 5
3. Resolution approving Final Map, pg. 7

RR/sr



HERITAGE AT NATOMAS
PARK VILLAGE 16



SCALE: 1" = 500'

APRIL 10, 2003

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

**FINAL MAP OF
HERITAGE AT NATOMAS PARK
VILLAGE 16**

SUBDIVISION NO. P00-005-20
BEING ALL OF THE PARCEL 23 OF THE
MASTER PARCEL MAP OF HERITAGE AT NATOMAS PARK
FILED IN 164 P.M. 8, SACRAMENTO COUNTY RECORDS
AND STRAEB WITHIN SECTION 35, T. 19N., R. 4E., M.D.M.
CITY OF SACRAMENTO STATE OF CALIFORNIA



WOOD RODGERS
2001 O ST., SUITE 100-11 THE VILLAGE AT SACRAMENTO, CA 95834
TEL: 916.441.7700 FAX: 916.441.7707

MAY 2003

Sheet 1 of 2

101529

OWNER'S STATEMENT

THE UNDERSIGNED HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP OF HERITAGE AT NATOMAS PARK VILLAGE 16 AND OFFER FOR DEDICATION AND DO HEREBY DEDICATE FOR SPECIFIC PURPOSES THE FOLLOWING:

- A. EASEMENTS FOR PLANTING AND MAINTAINING TREES, INSTALLATION AND MAINTENANCE OF ELECTROLIERS, TRAFFIC CONTROL DEVICES, WATER 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 LOT A SHOWN HEREON AND DESIGNATED "PUBLIC UTILITY EASEMENT" (P.U.E.), SHOWN HEREON.
- 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 LOT A, SHOWN HEREON.
- C. A PUBLIC SERVICE EASEMENT, AND RIGHT AT ANYTIME, ON FROM TIME TO TIME TO CONSTRUCT, MAINTAIN, OPERATE, REPLACE, REMOVE OR RENEW ANY PUBLIC SERVICE FACILITIES IN, UPON OR OVER AND ACROSS LOT A AS SHOWN HEREON AND DESIGNATED "PUBLIC SERVICE EASEMENT" (P.S.E.).

LENNAR WINCKHEIT, L.L.C.
A DELAWARE LIMITED LIABILITY COMPANY
BY: LENNAR LAND PARTNERS I
A FLORIDA GENERAL PARTNERSHIP
ITS MANAGING MEMBER
BY: LENNAR HOMES OF CALIFORNIA, INC.
A CALIFORNIA CORPORATION
ITS ATTORNEY IN FACT

BY: _____
PRINT NAME: _____
TITLE: _____

NOTARY'S ACKNOWLEDGEMENT

STATE OF CALIFORNIA } SS
COUNTY OF _____

ON THE _____ DAY OF _____, 2003, 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 SIGNATURE 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 LENNAR WINCKHEIT, L.L.C. IN MAY, 2003. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. ALL MONUMENTS SHOWN HEREON ARE OF THE CHARACTER AND WILL OCCUPY THE POSITIONS INDICATED WITHIN 60 DAYS AFTER COMPLETION OF ALL REQUIRED STREET IMPROVEMENTS, AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

MICHAEL E. LONG
P.L.C. 0813 EXP. 00-30-04
WOOD-RODGERS, PC.

DATE

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF HERITAGE AT NATOMAS PARK VILLAGE 16 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 PLAN 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 HERITAGE AT NATOMAS PARK VILLAGE 16 AND HAS ACCEPTED, SUBJECT TO IMPROVEMENTS, ON BEHALF OF THE PUBLIC, ALL LANDS, RIGHTS-OF-WAY, AND EASEMENTS HEREON OFFERED FOR DEDICATION.

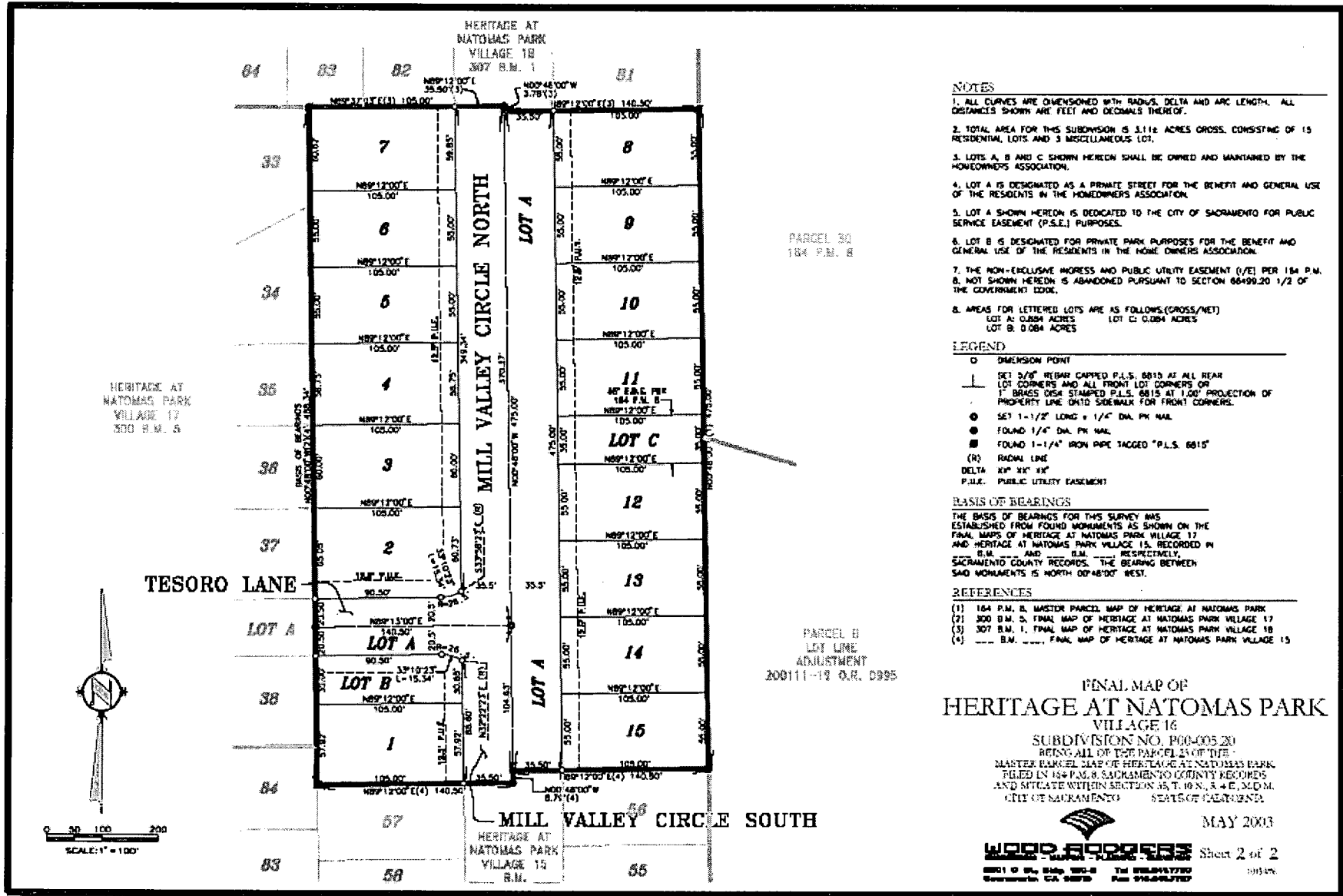
DATE: _____
CITY CLERK
CITY OF SACRAMENTO

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 _____, 2003, AT _____ MINUTES _____, TITLE TO THE LAND INCLUDED IN THIS SUBDIVISION BEING VESTED AS PER CERTIFICATE NO. _____ ON FILE IN THIS OFFICE.

RECORDER OF SACRAMENTO COUNTY DOCUMENT NO.: _____
STATE OF CALIFORNIA
BY: _____ FILE: _____

ATTACHMENT A-2



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 3.112 ACRES GROSS, CONSISTING OF 15 RESIDENTIAL LOTS AND 3 MISCELLANEOUS LOT.
3. LOTS A, B AND C SHOWN HEREON SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
4. LOT A IS DESIGNATED AS A PRIVATE STREET FOR THE BENEFIT AND GENERAL USE OF THE RESIDENTS IN THE HOMEOWNERS ASSOCIATION.
5. LOT A SHOWN HEREON IS DEDICATED TO THE CITY OF SACRAMENTO FOR PUBLIC SERVICE EASEMENT (P.S.E.) PURPOSES.
6. LOT B IS DESIGNATED FOR PRIVATE PARK PURPOSES FOR THE BENEFIT AND GENERAL USE OF THE RESIDENTS IN THE HOME OWNERS ASSOCIATION.
7. THE NON-EXCLUSIVE WALKWAY AND PUBLIC UTILITY EASEMENT (U/E) PER 164 P.M. B. NOT SHOWN HEREON IS ABANDONED PURSUANT TO SECTION 06499.20 1/2 OF THE GOVERNMENT EDDIE.
8. AREAS FOR LETTERED LOTS ARE AS FOLLOWS: (CROSS/MET)
LOT A: 0.084 ACRES LOT C: 0.084 ACRES
LOT B: 0.084 ACRES

LEGEND

- DIMENSION POINT
- SET 3/8" REBAR CAPPED P.L.S. 6815 AT ALL REAR LOT CORNERS AND ALL FRONT LOT CORNERS OR BRASS DISK 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
- FOUND 1/4" DIA. PK. NAIL
- FOUND 1-1/4" IRON PIPE TAGGED "P.L.S. 6815"
- (R) RADIAL LINE
- Δ 3/4" x 1/4" x 1/4"
- P.S.E.: PUBLIC UTILITY EASEMENT

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED FROM FOUND MONUMENTS AS SHOWN ON THE FINAL MAPS OF HERITAGE AT NATOMAS PARK VILLAGE 17 AND HERITAGE AT NATOMAS PARK VILLAGE 15, RECORDED IN B.M. _____ AND _____ RESPECTIVELY, SACRAMENTO COUNTY RECORDS. THE BEARING BETWEEN SAID MONUMENTS IS NORTH 00°48'00" WEST.

REFERENCES

- (1) 164 P.M. B. MASTER PARCEL MAP OF HERITAGE AT NATOMAS PARK
- (2) 300 B.M. S. FINAL MAP OF HERITAGE AT NATOMAS PARK VILLAGE 17
- (3) 307 B.M. 1. FINAL MAP OF HERITAGE AT NATOMAS PARK VILLAGE 15
- (4) _____ B.M. _____ FINAL MAP OF HERITAGE AT NATOMAS PARK VILLAGE 15

FINAL MAP OF HERITAGE AT NATOMAS PARK VILLAGE 16

SUBDIVISION NO. 1600-005-20
BEING ALL OF THE PARCEL 23 OF THE MASTER PARCEL MAP OF HERITAGE AT NATOMAS PARK FILED IN 154 P.M. B. SACRAMENTO COUNTY RECORDS AND SITUATE WITHIN SECTION 15, T.16 N., R.4 E., S.20 D.M. CITY OF SACRAMENTO SEALS OF RECORDERS



MAY 2003

Sheet 2 of 2

RESOLUTION NO. 2003-804

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____



APPROVING FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT ENTITLED "HERITAGE AT NATOMAS PARK VILLAGE 16" (P00-005)

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

- A. The Final Map for Heritage at Natomas Park Village 16, located in North Natomas - north of Mabry Drive and west 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.
- 2. All dedications shown on said map are hereby accepted.

MAYOR

ATTEST:

CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____