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DEPARTMENT OF
PUBLIC WORKS

CITY OF SACRAMENTO
CALIFORNIA

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

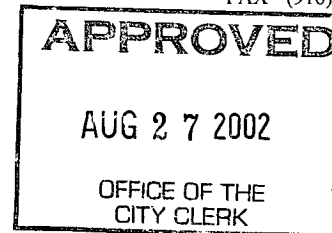
DEVELOPMENT SERVICES DIVISION

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

August 7, 2002

City Council
Sacramento, California

Honorable Members in Session:



**SUBJECT: APPROVAL OF FINAL MAP FOR "HERITAGE AT NATOMAS PARK
VILLAGE 8" (P00-005)**

LOCATION/COUNCIL DISTRICT:

North Natomas - south of Elkhorn Boulevard and west of Natomas Boulevard
Council District 1

RECOMMENDATION:

This report recommends the City Council adopt the attached resolution approving the Final Map for Heritage at Natomas Park Village 8.

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

FOR COUNCIL MEETING OF: August 27, 2002

SUMMARY:

On August 23, 2001, the City Planning Commission approved a Tentative Subdivision Map by adopting a Notice of Decision. The subdivider has met all conditions of the approved Tentative Map. The Final Map requires approval by the City Council. See Exhibits "A-1" through "A-6" for project location.

Department of
PUBLICWORKS
CITY OF
SACRAMENTO

City Council
Final Map for Heritage at Natomas Park Village 8
August 7, 2002

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.

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, Lennar Winncrest, LLC, a Delaware Limited Liability Company and Natomas Estates, LLC, a California 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 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 Heritage at Natomas Park Village 8
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

ESBD CONSIDERATIONS:

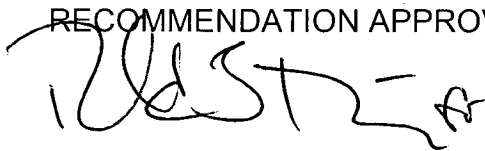
City Council adoption of the attached resolution is not affected by City policy related to the ESBD Program.

Respectfully submitted,



Gary Alm,
Manager, Development Services

RECOMMENDATION APPROVED:



ROBERT P. THOMAS
City Manager

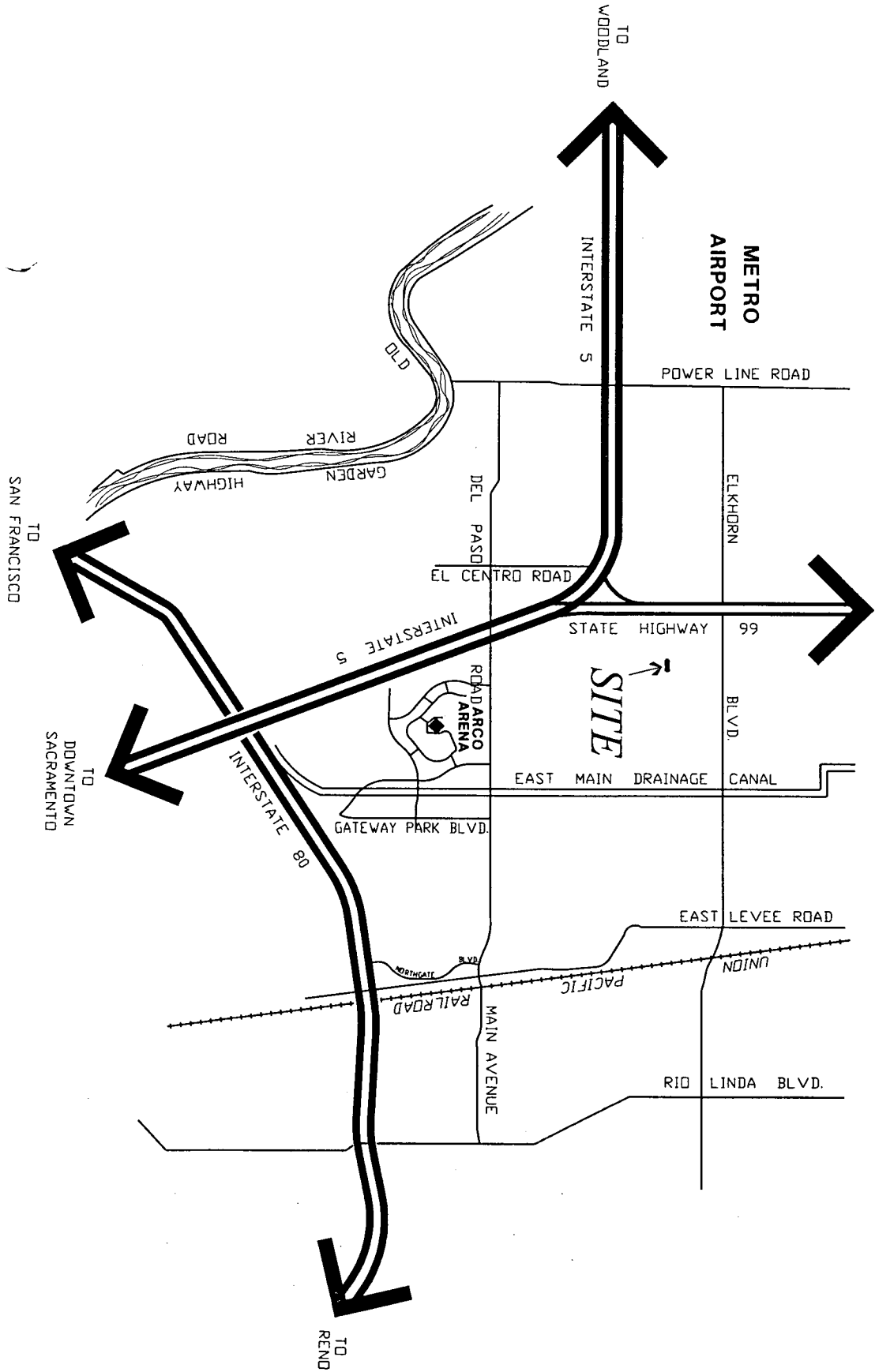
Approved:



Michael Kashwagi
Director of Public Works

FB/pt

EXHIBIT "A-1"



FINAL MAP OF
HERITAGE AT NATOMAS PARK
VILLAGE 8

SUBDIVISION NO. P00-005.10

BEING ALL OF PARCEL 9 OF THE
HERITAGE AT NATOMAS PARK MASTER PARCEL MAP
FILED IN 164 P.M. 8, SACRAMENTO COUNTY RECORDS
AND SITUATE WITHIN SECTIONS 34 AND 35, T. 10 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 5

101500

OWNER'S STATEMENT

THE UNDERSIGNED HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP OF HERITAGE AT NATOMAS PARK VILLAGE 8 AND OFFER FOR DEDICATION AND DO HEREBY DEDICATE TO ANY AND ALL PUBLIC USES, THE DRIVES 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 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 THE DRIVES AND LOT C SHOWN HEREON AND DESIGNATED "PUBLIC UTILITY EASEMENT" (P.U.E.), AND ALL OF LOTS A AND B, 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 DRIVES AND LOT C, SHOWN HEREON.
- C. A PUBLIC SERVICE EASEMENT, AND RIGHT AT ANYTIME, OR FROM TIME TO TIME TO CONSTRUCT, MAINTAIN, OPERATE, REPLACE, REMOVE OR RENEW ANY PUBLIC SERVICE FACILITIES IN, UPON OR OVER AND ACROSS LOT C AS SHOWN HEREON AND DESIGNATED "PUBLIC SERVICE EASEMENT" (P.S.E.).

LENNAR WINNCREST, LLC, A DELAWARE LIMITED LIABILITY COMPANY	NATOMAS ESTATES, I.L.C., A CALIFORNIA LIMITED LIABILITY COMPANY
BY: LENNAR LAND PARTNERS II A FLORIDA GENERAL PARTNERSHIP ITS MANAGING MEMBER	BY: LENNAR WINNCREST, LLC A DELAWARE LIMITED LIABILITY COMPANY ITS MANAGING MEMBER
BY: LENNAR HOMES OF CALIFORNIA, INC. A CALIFORNIA CORPORATION ITS ATTORNEY IN FACT	BY: LENNAR LAND PARTNERS II A FLORIDA GENERAL PARTNERSHIP
	BY: LENNAR HOMES OF CALIFORNIA, INC. A CALIFORNIA CORPORATION ITS ATTORNEY IN FACT
BY: LARRY GUALCO VICE PRESIDENT	BY: LARRY GUALCO VICE PRESIDENT

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: _____

LEGAL DESCRIPTION

ALL OF PARCEL 9 OF THE HERITAGE AT NATOMAS PARK MASTER PARCEL MAP RECORDED IN BOOK 164 OF PARCEL MAPS, AT PAGE 8, SACRAMENTO COUNTY RECORDS, IN THE CITY OF SACRAMENTO, COUNTY OF CALIFORNIA.

TRUSTEE'S STATEMENT

NORTH AMERICAN TITLE COMPANY, AS TRUSTEE UNDER DEED OF TRUST RECORDED MARCH 6, 2002, IN BOOK 0203-06 PAGE 2030, OFFICIAL RECORDS OF SACRAMENTO COUNTY.

BY: _____
PRINT NAME: _____

TRUSTEE'S STATEMENT

NORTH AMERICAN TITLE COMPANY, AS TRUSTEE UNDER DEED OF TRUST RECORDED MARCH 6, 2002, IN BOOK 0203-06 PAGE 2031, OFFICIAL RECORDS OF SACRAMENTO COUNTY.

BY: _____
PRINT NAME: _____

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 LENNAR WINNCREST, L.L.C. AND NATOMAS ESTATES, L.L.C. IN AUGUST, 2002. 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 AND WILL BE SET BY AUGUST 2003, AND THE 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 _____

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF HERITAGE AT NATOMAS PARK VILLAGE 8 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 PLAT 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 8 AND HAS ACCEPTED, SUBJECT TO IMPROVEMENTS, ON BEHALF OF THE PUBLIC, ALL LANDS 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, _____ M., 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: _____ FEE: \$ _____

EXHIBIT "A-2"

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE NORTHEAST LINE OF THE FINAL MAP OF NORTHBOROUGH II VILLAGE B UNIT 4 RECORDED IN 297 B.M. 5, SACRAMENTO COUNTY RECORDS. THE BEARING BETWEEN SAID MONUMENTS IS NORTH 64°17'45" WEST.

REFERENCES

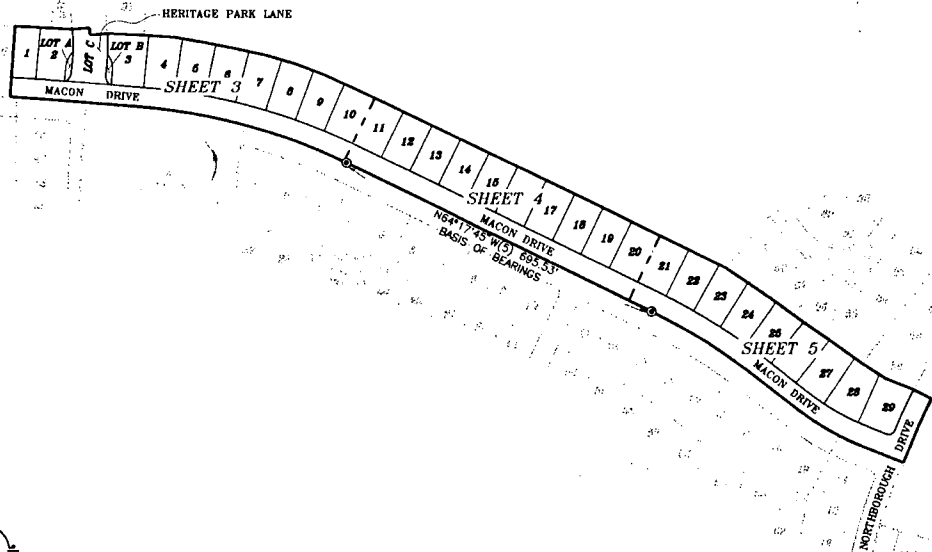
- (1) 164 P.M. 8, MASTER PARCEL MAP OF HERITAGE AT NATOMAS PARK
- (2) 300 B.M. 1, FINAL MAP OF HERITAGE AT NATOMAS PARK VILLAGE 4
- (3) 300 B.M. 2, FINAL MAP OF HERITAGE AT NATOMAS PARK VILLAGE 2
- (4) 300 B.M. 3, FINAL MAP OF HERITAGE AT NATOMAS PARK VILLAGE 1
- (5) 297 B.M. 6, FINAL MAP OF HERITAGE AT NATOMAS PARK VILLAGE 3
- (6) 297 B.M. 8, FINAL MAP OF NORTHBOROUGH II VILLAGE 7 UNIT 2
- (7) 291 B.M. 6, FINAL MAP OF NORTHBOROUGH II VILLAGE B UNIT 3
- (8) 297 B.M. 5, FINAL MAP OF NORTHBOROUGH II VILLAGE B UNIT 4

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 6.954 ACRES GROSS, CONSISTING OF 29 RESIDENTIAL BUILDING LOTS AND 3 MISCELLANEOUS LOTS.
- 3. LOTS A, B AND C SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- 4. LOTS A AND B ARE DESIGNATED FOR LANDSCAPING PURPOSES.
- 5. LOT C IS DESIGNATED AS A PRIVATE STREET FOR THE BENEFIT AND GENERAL USE OF THE RESIDENTS IN THE HOMEOWNERS ASSOCIATION.
- 6. LOT C SHOWN HEREON IS DEDICATED TO THE CITY OF SACRAMENTO FOR PUBLIC SERVICE EASEMENT (P.S.E.) PURPOSES.
- 6. LOTS A AND B SHOWN HEREON ARE DEDICATED TO THE CITY OF SACRAMENTO FOR PUBLIC UTILITY EASEMENT (P.U.E.) PURPOSES.
- 7. THE IRREVOCABLE OFFER OF DEDICATION (I.O.D.) PER 164 P.M. 8, NOT SHOWN HEREON IS ABANDONED PURSUANT TO SECTION 66499.20 1/2 OF THE GOVERNMENT CODE.
- 8. THE PUBLIC UTILITY EASEMENT (P.U.E.) PER 164 P.M. 8, NOT SHOWN HEREON IS ABANDONED PURSUANT TO SECTION 66499.20 1/2 OF THE GOVERNMENT CODE.
- 9. THE NON-EXCLUSIVE INGRESS, EGRESS AND PUBLIC UTILITY EASEMENT (I/E) PER 164 P.M. 8, NOT SHOWN HEREON IS ABANDONED PURSUANT TO SECTION 66499.20 1/2 OF THE GOVERNMENT CODE.
- 10. ALL LOTS BEING CREATED BY THIS MAP INCLUDE FEE TITLE TO THE CENTERLINE OF THE DRIVES 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 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
- ⊙ SET 1-1/4" IRON PIPE TAGGED "P.L.S. 6815"
- ⊙ FOUND 1/4" DIA. PK NAIL
- ⊙ FOUND 1-1/4" IRON PIPE TAGGED "P.L.S. 6815"
- ⊙ FOUND WELL MONUMENT PER CITY STANDARDS
- (R) RADIAL LINE
- DELTA XX' XX' XX'
- I/E NON-EXCLUSIVE INGRESS, EGRESS AND PUBLIC UTILITY EASEMENT
- I.O.D. IRREVOCABLE OFFER OF DEDICATION
- P.U.E. PUBLIC UTILITY EASEMENT



FINAL MAP OF
HERITAGE AT NATOMAS PARK
 VILLAGE 8
 SUBDIVISION NO. P00-005.10
 BEING ALL OF PARCEL 9 OF THE
 HERITAGE AT NATOMAS PARK MASTER PARCEL MAP
 FILED IN 164 P.M. 8, SACRAMENTO COUNTY RECORDS
 AND SITUATE WITHIN SECTIONS 34 AND 35, T. 10 N., R. 4 E., M.D.M.
 CITY OF SACRAMENTO STATE OF CALIFORNIA

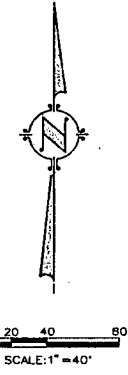
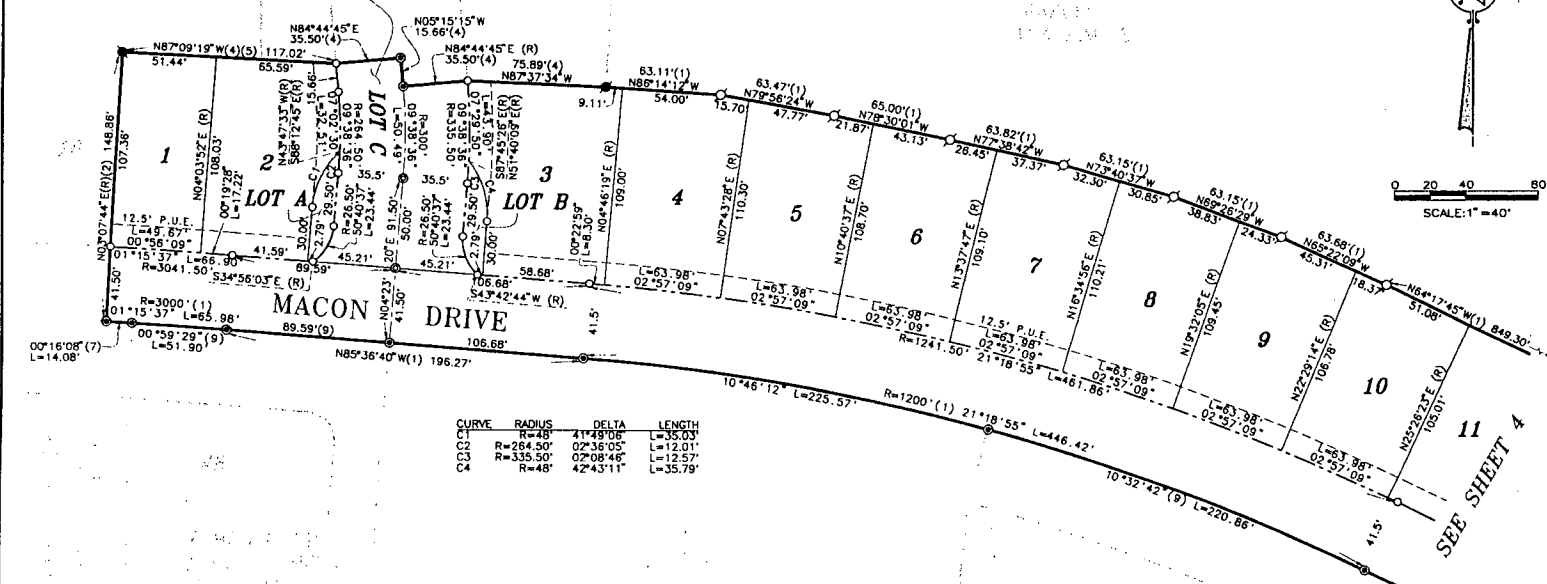
WOOD ROGERS
 ENGINEERING - MAPPING - PLANNING - SURVEYING
 3301 C St., Bldg. 100-B Tel 916.341.7780
 Sacramento, CA 95816 Fax 916.341.7787

AUGUST 2002

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EXHIBIT "A-3"

HERITAGE PARK LANE



CURVE	RADIUS	DELTA	LENGTH
C1	R=48'	41°48'06"	L=35.03'
C2	R=264.50'	02°36'05"	L=12.01'
C3	R=335.50'	02°08'48"	L=12.57'
C4	R=48'	42°45'11"	L=35.79'

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

FINAL MAP OF
HERITAGE AT NATOMAS PARK
VILLAGE 8

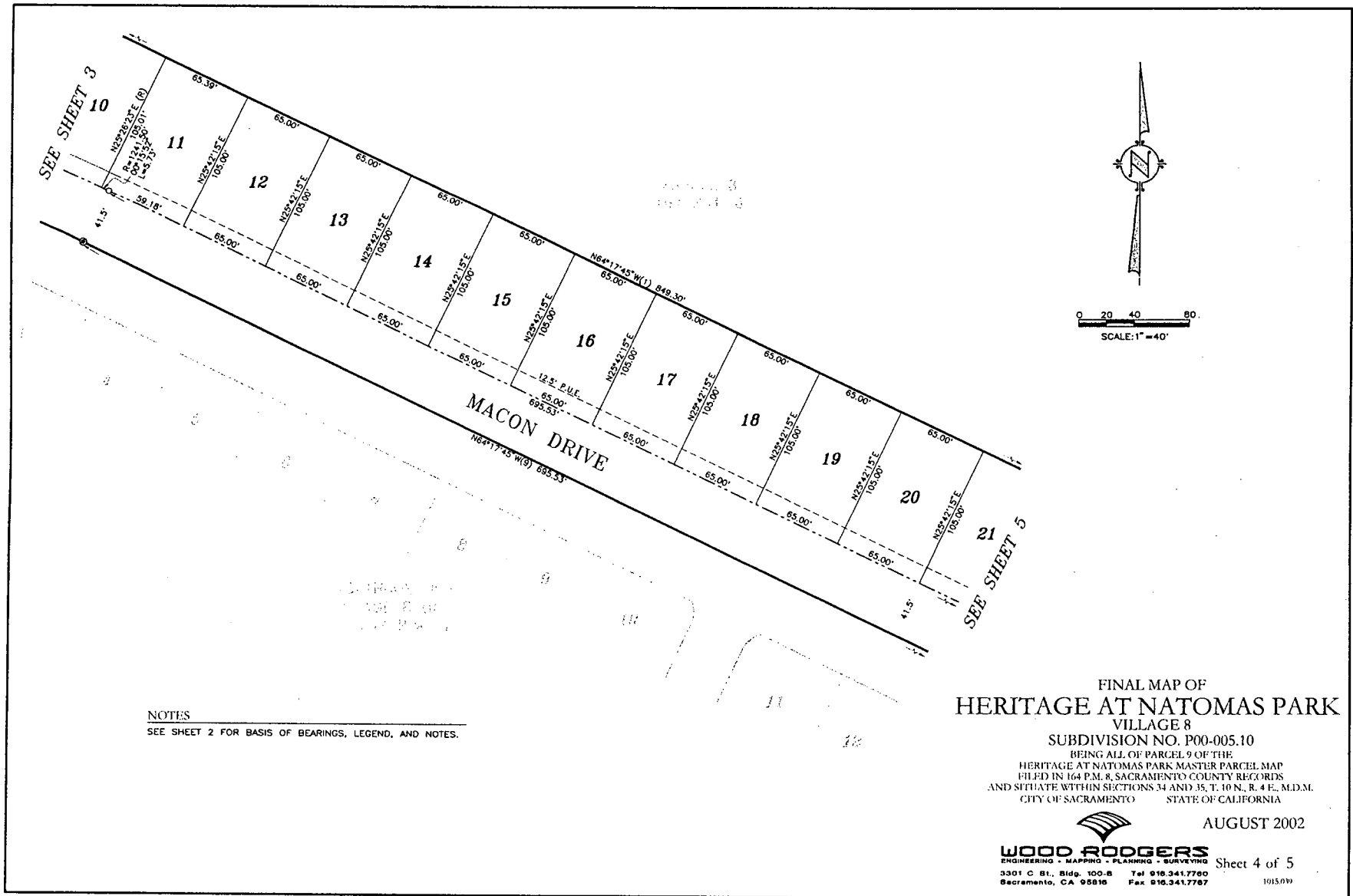
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AUGUST 2002

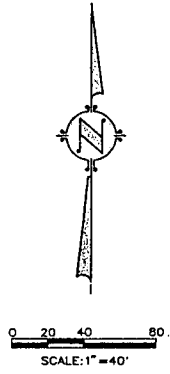
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Sacramento, CA 95816 Fax 916.341.7787

Sheet 3 of 5

EXHIBIT "A-4"



SEE SHEET 3



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

FINAL MAP OF
HERITAGE AT NATOMAS PARK
VILLAGE 8

SUBDIVISION NO. P00-005.10
BEING ALL OF PARCEL 9 OF THE
HERITAGE AT NATOMAS PARK MASTER PARCEL MAP
FILED IN 164 P.M. 8, SACRAMENTO COUNTY RECORDS
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CITY OF SACRAMENTO STATE OF CALIFORNIA

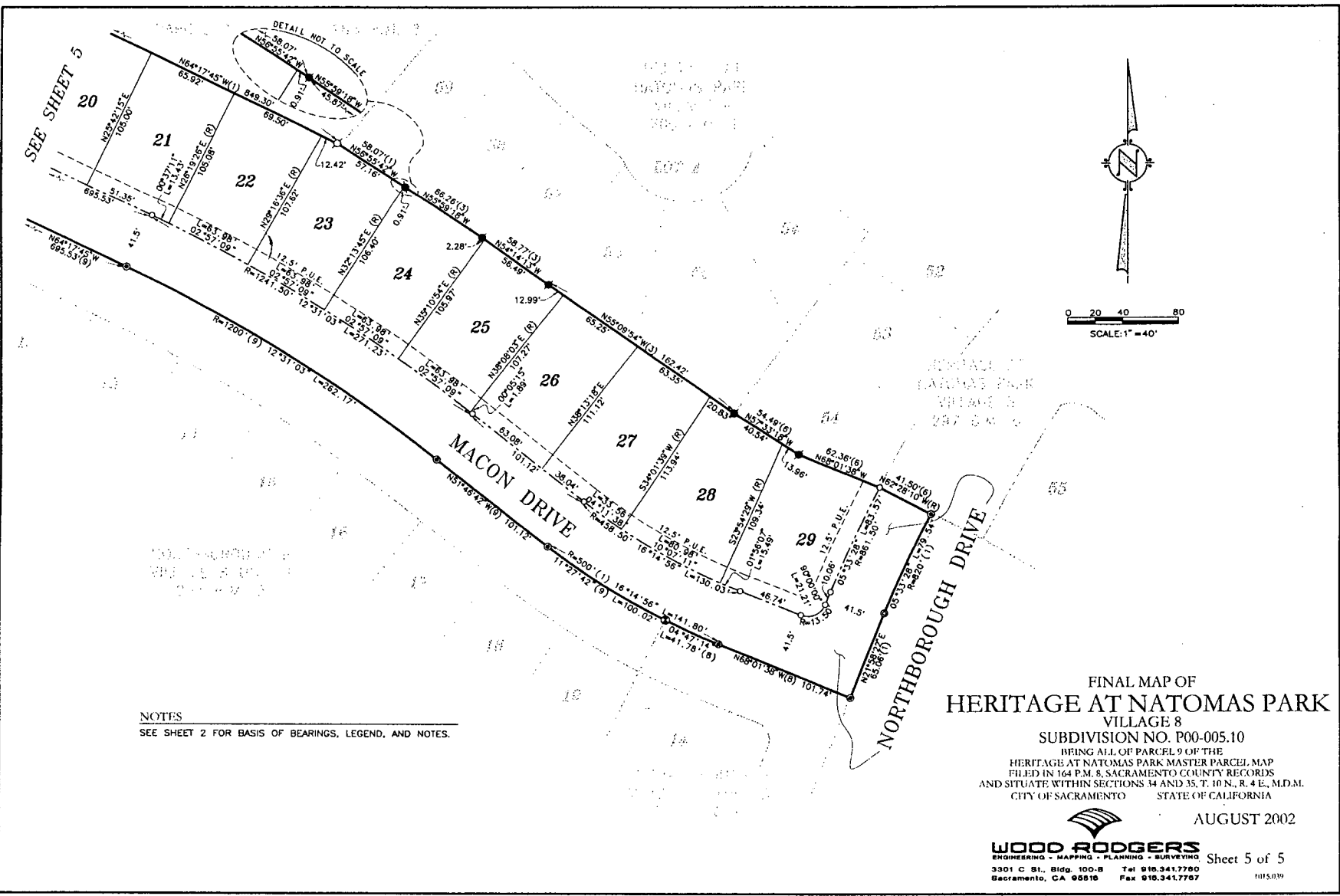
AUGUST 2002

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Tel 916.341.7760 Fax 916.341.7767

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EXHIBIT "A-5"



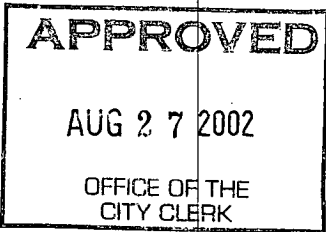
NOTES
 SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, AND NOTES.

FINAL MAP OF
HERITAGE AT NATOMAS PARK
 VILLAGE 8
 SUBDIVISION NO. P00-005.10
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 CITY OF SACRAMENTO STATE OF CALIFORNIA

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AUGUST 2002
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 1015.039

EXHIBIT "A-6"



RESOLUTION NO. 2002-557

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

APPROVING FINAL MAP ENTITLED "HERITAGE AT NATOMAS PARK VILLAGE 8" (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 8, located in North Natomas - 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 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: _____