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DEPARTMENT OF  
PUBLIC WORKS

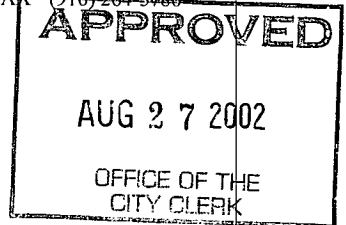
CITY OF SACRAMENTO  
CALIFORNIA

1231 I STREET, 2<sup>nd</sup> 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 11" (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 11.

**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-3" for project location.

Department of  
**PUBLICWORKS**  
CITY OF  
SACRAMENTO

City Council  
Final Map for Heritage at Natomas Park Village 11  
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 11  
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:**

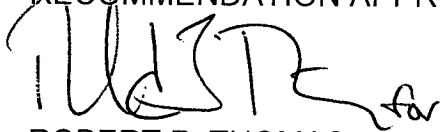
City Council adoption of the attached resolution is not affected by City policy related to the ESBD Program.

Respectfully submitted,



Gary Alm,  
Manager, Development Services

RECOMMENDATION APPROVED:



ROBERT P. THOMAS  
City Manager

FB/pt

Approved:



Michael Kashiwagi  
Director of Public Works

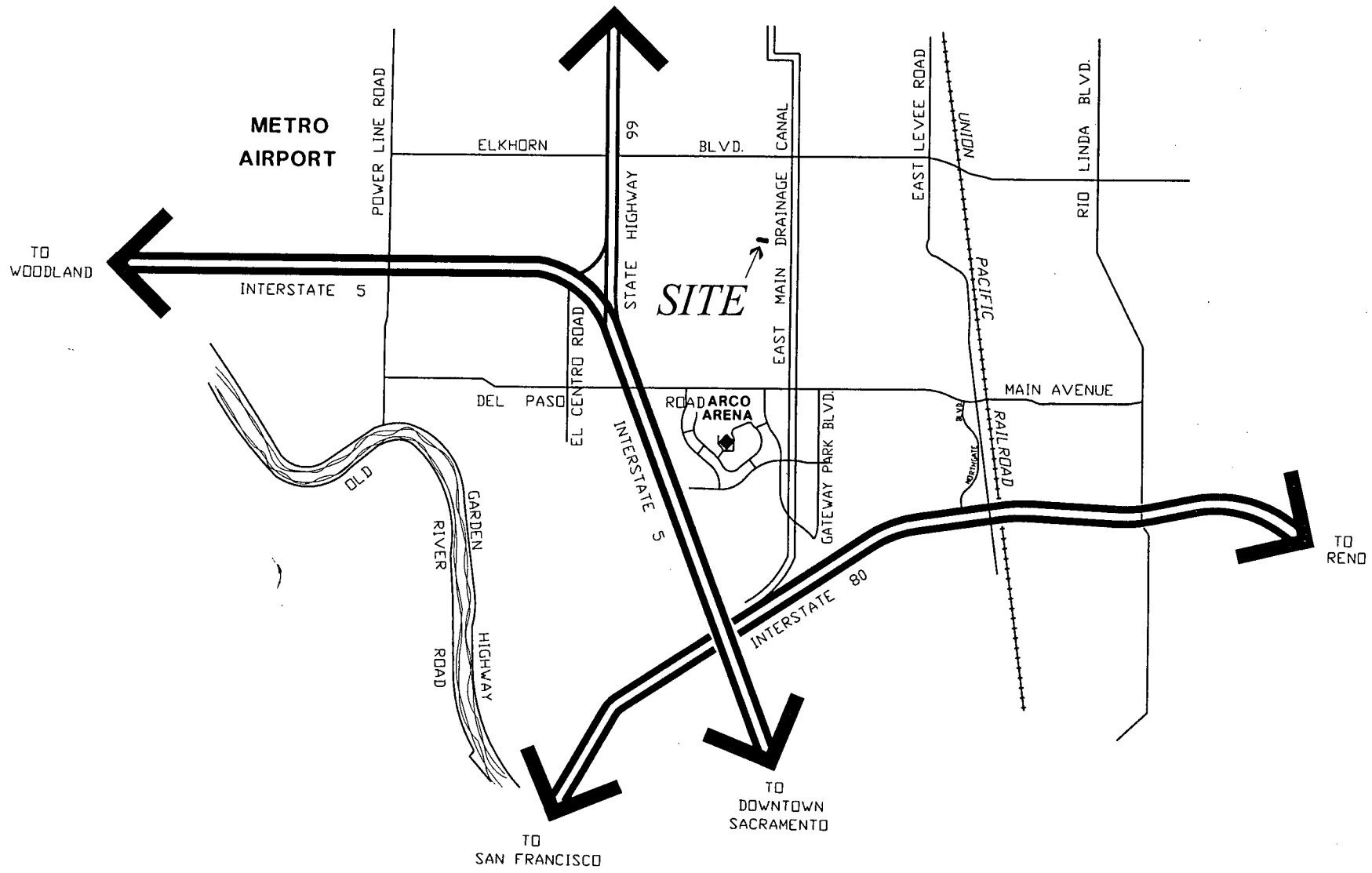


EXHIBIT "A-1"

FINAL MAP OF  
**HERITAGE AT NATOMAS PARK**  
 VILLAGE 11  
 SUBDIVISION NO. P00-005.12

BEING ALL OF PARCEL 29 OF THE  
 HERITAGE AT NATOMAS PARK MASTER PARCEL MAP  
 FILED IN 164 P.M. 8, SACRAMENTO COUNTY RECORDS  
 AND SITUATE WITHIN SECTION 35, T. 10 N., R. 4 E., M.D.M.  
 CITY OF SACRAMENTO STATE OF CALIFORNIA



AUGUST 2002

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

Sheet 1 of 2  
 1015.017

**OWNER'S STATEMENT**

THE UNDERSIGNED HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP OF HERITAGE AT NATOMAS PARK VILLAGE 11 AND OFFER FOR DEDICATION AND DO HEREBY DEDICATE TO ANY AND ALL PUBLIC USES, THE DRIVE 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 ELECTROUTERS, 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 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 THE PUBLIC DRIVE SHOWN HEREON.

LENNAR WINNCREST, L.L.C. A DELAWARE LIMITED LIABILITY COMPANY	NATOMAS ESTATES, L.L.C. A CALIFORNIA LIMITED LIABILITY COMPANY
BY: LENNAR LAND PARTNERS II A FLORIDA GENERAL PARTNERSHIP ITS MANAGING MEMBER	BY: LENNAR WINNCREST, L.L.C. 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 29 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 SACRAMENTO, STATE 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: \_\_\_\_\_ 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: \_\_\_\_\_ 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 11 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 11 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"



**APPROVED**  
AUG 27 2002  
OFFICE OF THE  
CITY CLERK

RESOLUTION NO. *2002-559*

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF \_\_\_\_\_

**APPROVING FINAL MAP ENTITLED "HERITAGE AT NATOMAS PARK VILLAGE 11"  
(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 11, 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: \_\_\_\_\_