

2.4

DEPARTMENT OF  
PUBLIC WORKS

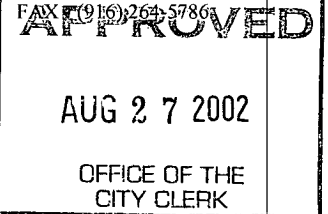
CITY OF SACRAMENTO  
CALIFORNIA

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 10" (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 10.

**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 10  
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 10  
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

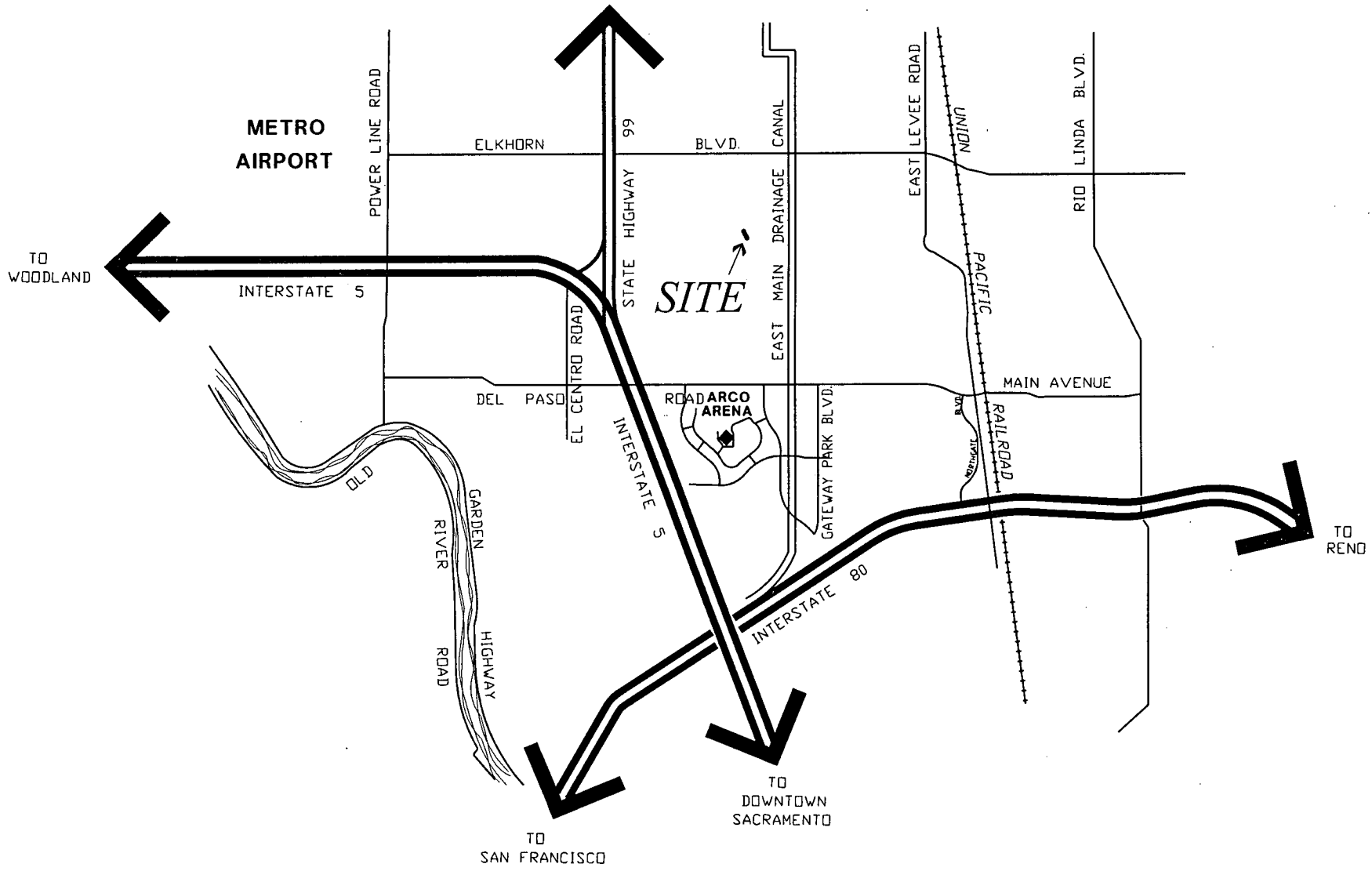


EXHIBIT "A-1"

FINAL MAP OF  
HERITAGE AT NATOMAS PARK  
VILLAGE 10

SUBDIVISION NO. P00-005.11

BEING ALL OF PARCEL 27 OF THE  
HERITAGE AT NATOMAS PARK MASTER PARCEL MAP  
FILED IN 164 P.M.R. 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

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3301 C St., Bldg. 100-B Tel 916.341.7760  
Sacramento, CA 95816 Fax 916.341.7767

Sheet 1 of 2

1015025

OWNER'S STATEMENT

THE UNDERSIGNED HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP OF HERITAGE AT NATOMAS PARK VILLAGE 10 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 ELECTROLICERS, 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 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 DRIVES SHOWN HEREON.

LENNAR WINNCREST, LLC, A DELAWARE LIMITED LIABILITY COMPANY	NATOMAS ESTATES, LLC, 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 } SS  
COUNTY OF \_\_\_\_\_

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 27 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 } SS  
COUNTY OF \_\_\_\_\_

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. LOND  
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 10 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 10 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

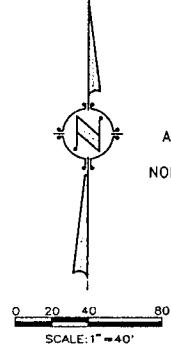
RECORDER'S STATEMENT

ACCEPTED FOR RECORD AND FILED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY IN BOOK \_\_\_\_\_ OF MAPS, AT PAGE \_\_\_\_\_ 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"

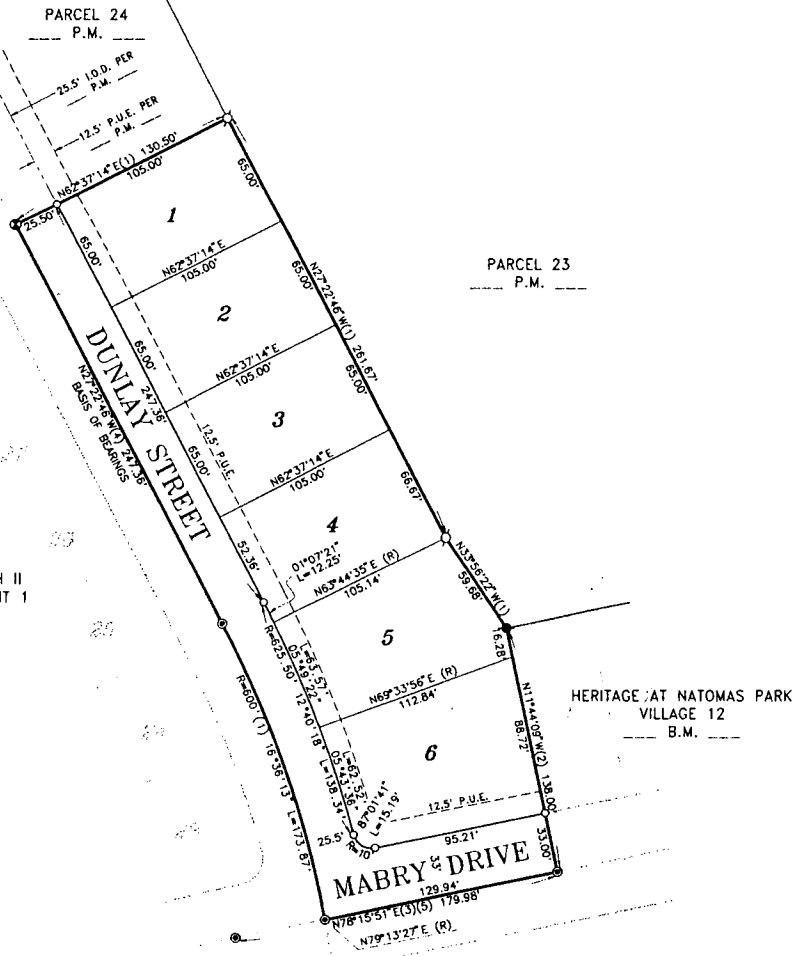


A PORTION OF  
PARCEL 10  
NORTHBOROUGH II  
162 P.M. 8

NORTHBOROUGH II  
VILLAGE 10 UNIT 1  
291 B.M. 9

NORTHBOROUGH II  
VILLAGE 11  
291 B.M. 8

NORTHBOROUGH II  
VILLAGE 12  
291 B.M. 7



**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 1.33± ACRES GROSS, CONSISTING OF 6 RESIDENTIAL BUILDING LOTS.
3. 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.
4. 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.
5. 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 1-1/4" 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.O.D. IRREVOCABLE OFFER OF DEDICATION
- P.U.E. PUBLIC UTILITY EASEMENT

**BASIS OF BEARINGS**

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE EAST LINE OF THE FINAL MAP OF NORTHBOROUGH II VILLAGE 10 UNIT 1 RECORDED IN 291 B.M. 8, SACRAMENTO COUNTY RECORDS. THE BEARING BETWEEN SAID MONUMENTS IS N27°22'46"W.

**REFERENCES**

- (1) 164 P.M. 8, MASTER PARCEL MAP OF HERITAGE AT NATOMAS PARK
- (2) \_\_\_\_\_ B.M. \_\_\_\_\_, FINAL MAP OF HERITAGE AT NATOMAS PARK VILLAGE 12
- (3) 291 B.M. 7, FINAL MAP OF NORTHBOROUGH II VILLAGE 12
- (4) 291 B.M. 8, FINAL MAP OF NORTHBOROUGH II VILLAGE 10 UNIT 1
- (5) 291 B.M. 9, FINAL MAP OF NORTHBOROUGH II VILLAGE 11

FINAL MAP OF  
**HERITAGE AT NATOMAS PARK**  
VILLAGE 10  
SUBDIVISION NO. P00-005.11  
BEING ALL OF PARCEL 27 OF THE  
HERITAGE AT NATOMAS PARK MASTER PARCEL MAP  
FILED IN 164 P.M. 8, SACRAMENTO COUNTY RECORDS  
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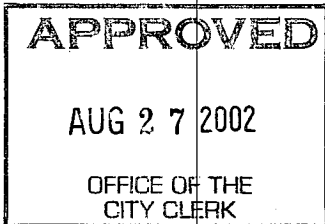


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AUGUST 2002

Sheet 2 of 2

EXHIBIT "A-3"



RESOLUTION NO. 2002-558

ADOPTED BY THE SACRAMENTO CITY COUNCIL

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

APPROVING FINAL MAP ENTITLED "HERITAGE AT NATOMAS PARK VILLAGE 10" (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 10, 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: \_\_\_\_\_