



2.7

DEPARTMENT OF
PUBLIC WORKS

CITY OF SACRAMENTO
CALIFORNIA

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

DEVELOPMENT SERVICES DIVISION

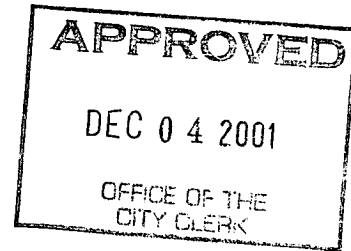
PH. (916) 264-7995
FAX (916) 264-8450

November 15, 2001

City Council
Sacramento, California

Honorable Members in Session:

**SUBJECT: APPROVAL OF FINAL MAP ENTITLED "WESTBOROUGH VILLAGE 8
PHASE 2" (P00-036)**



LOCATION/COUNCIL DISTRICT:

North Natomas - north of Del Paso Road and west of El Centro Road
Council District 1

RECOMMENDATION:

This report recommends the City Council adopt the attached resolution approving the Final Map for Westborough Village 8 Phase 2.

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

FOR COUNCIL MEETING OF: December 4, 2001

SUMMARY:

On March 22, 2001, the City Planning Commission approved a Tentative Subdivision Map by adopting a Notice of Decision. All conditions of the subdivision's tentative map have been met by the subdivider, Winncrest Natomas, LLC, a Nevada Limited Liability Company. The Final Map requires approval by the City Council. See Exhibit "A-1" through "A-5" for project location.

Department of
PUBLICWORKS
CITY OF
SACRAMENTO

City Council
Final Map for Westborough Village 8 Phase 2
November 15, 2001

COMMITTEE/COMMISSION ACTION:

None.

BACKGROUND INFORMATION:

On March 22, 2001, the City Planning Commission approved a Tentative Subdivision Map by adopting a Notice of Decision.

Pursuant to Sacramento City Code, Chapter 16.28.110, and Government Code Section 66458, the City Council may, by resolution, approve final maps. 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. All 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, Winncrest Natomas, LLC, a Nevada Limited Liability Company.

ENVIRONMENTAL CONSIDERATIONS:

On March 22, 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, by resolution, approve final maps. 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.

FINAL MAP OF
WESTBOROUGH
 VILLAGE 8 PHASE 2

BEING ALL OF PARCEL G
 OF THE CERTIFICATE OF COMPLIANCE
 FOR LOT LINE ADJUSTMENT
 AS RECORDED IN BOOK 200105-29 O.R. PAGE 1954
 AND AS RE-RECORDED IN BOOK 200109-11 O.R. PAGE 1106
 SACRAMENTO COUNTY RECORDS
 AND SITUATE WITHIN SECTION 4, T. 9 N., R. 4 E., M.D.M.
 CITY OF SACRAMENTO STATE OF CALIFORNIA

WOOD ROGERS INC.
 ENGINEERING PLANNING MAPPING SURVEYING
 3301 G STREET, BLDG. 100-B
 SACRAMENTO, CA 95816
 PHONE (916) 341-7760

NOVEMBER 2001

Sheet 1 of 4

1122/035

LEGAL DESCRIPTION

ALL OF PARCEL G OF THE CERTIFICATE OF COMPLIANCE RECORDED IN
 BOOK 200105-29 OF OFFICIAL RECORDS, AT PAGE 1954,
 SACRAMENTO COUNTY RECORDS, AND RE-RECORDED IN BOOK
 200109-11 OF OFFICIAL RECORDS, AT PAGE 1106, IN THE CITY OF
 SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA.
 CONTAINING 3.15± ACRES GROSS.

NOTARY'S ACKNOWLEDGEMENT

STATE OF CALIFORNIA }
 COUNTY OF _____ } SS

ON THE _____ DAY OF _____, 2001, BEFORE ME,
 A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED,

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: _____

OWNER'S STATEMENT

THE UNDERSIGNED HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF
 THIS FINAL MAP OF WESTBOROUGH VILLAGE 8 PHASE 2 AND OFFER FOR DEDICATION
 AND DO HEREBY DEDICATE TO ANY AND ALL PUBLIC USES, THE PARKWAY 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 PARKWAY, AND ALL OF LOT 'A' 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 PARKWAY
 SHOWN HEREON.

WINNCREST NATOMAS LLC
 A NEVADA LIMITED LIABILITY COMPANY

BY: _____

PRINT NAME: _____

TITLE: _____

TRUSTEE'S STATEMENT

NORTH AMERICAN TITLE GUARANTY COMPANY, INC. AS TRUSTEE UNDER DEED OF TRUST
 RECORDED SEPTEMBER 14, 2000, IN BOOK 200009-14 PAGE 0081, OFFICIAL RECORDS
 OF SACRAMENTO COUNTY.

BY: _____

PRINT NAME: _____

PRINT NAME: _____

NOTARY'S ACKNOWLEDGEMENT

STATE OF CALIFORNIA }
 COUNTY OF _____ } SS

ON THE _____ DAY OF _____, 2001, BEFORE ME,
 A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED,

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

I, MICHAEL E. LONG, HEREBY STATE THAT THIS FINAL MAP OF WESTBOROUGH VILLAGE 8
 PHASE 2 WAS MADE UNDER MY DIRECTION IN NOVEMBER, 2001, AND IS TRUE AND
 COMPLETE AS SHOWN; THAT THE MONUMENTS WILL BE OF THE CHARACTER AND WILL
 OCCUPY THE POSITIONS INDICATED AND WILL BE SET BY NOVEMBER, 2002, AND THAT
 SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

MICHAEL E. LONG
 P.L.S. 6815 EXP. 09-30-04

DATE: _____

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF WESTBOROUGH VILLAGE 8
 PHASE 2 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.

SUPERVISING SURVEYOR
 DEPARTMENT OF PUBLIC WORKS
 CITY OF SACRAMENTO

DATE: _____

CITY CLERK'S STATEMENT

I, HEREBY STATE THAT THE CITY COUNCIL OF THE CITY OF SACRAMENTO HAS APPROVED
 THIS FINAL MAP ENTITLED WESTBOROUGH VILLAGE 8 PHASE 2 AND HAS ACCEPTED ON
 BEHALF OF THE PUBLIC, ALL LANDS, THE PARKWAY, 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 _____, 2001,
 AT _____ HOURS, _____ MINUTES, _____ P.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

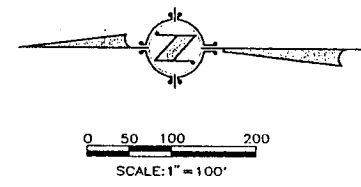
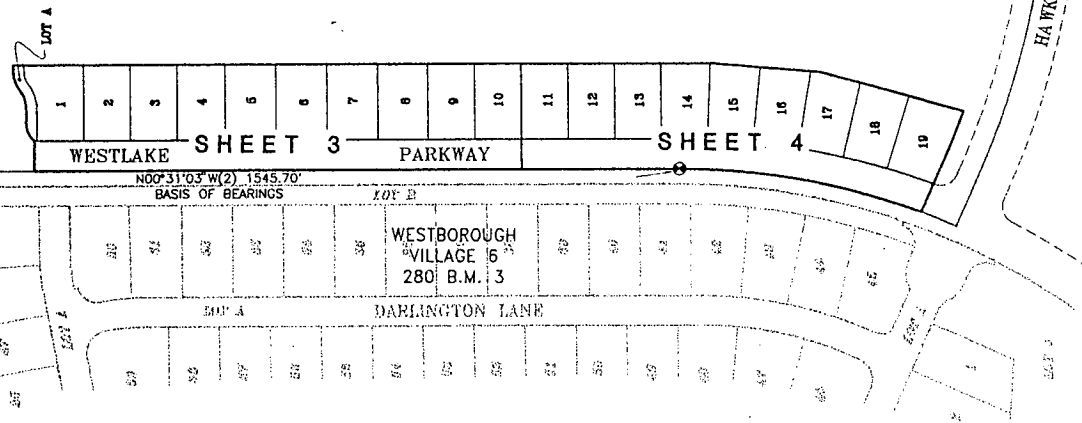
BY: _____ FEE: \$ _____

EXHIBIT "A-1"

PARCEL D
200109-11 O.R. 1106

PARCEL H
200109-11 O.R. 1106

PARCEL 25
158 P.M. 1



BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED FROM FOUND MONUMENTS SHOWN ON THE FINAL MAPS OF WESTBOROUGH VILLAGE 5 PHASE 1 AND WESTBOROUGH VILLAGE 6, RECORDED ON 278 B.M. 9 AND 280 B.M. 3, RESPECTIVELY, SACRAMENTO COUNTY RECORDS. THE BEARING BETWEEN SAID MONUMENTS IS N00°31'03"W.

REFERENCES

- (1) 158 P.M. 1, WESTBOROUGH MASTER PARCEL MAP
- (2) 280 B.M. 3, WESTBOROUGH VILLAGE 6
- (3) 200109-11 O.R. 1106, CERTIFICATE OF COMPLIANCE

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 3.15± ACRES GROSS, CONSISTING OF 19 RESIDENTIAL BUILDING LOTS AND 1 MISCELLANEOUS LOT.
3. LOT A SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
4. THE IRREVOCABLE OFFER OF DEDICATION (I.O.D.) PER 158 P.M. 1, NOT SHOWN HEREON IS ABANDONED PURSUANT TO SECTION 66499.20 1/2 OF THE GOVERNMENT CODE.
5. THE IRREVOCABLE OFFER OF DEDICATION DRAINAGE EASEMENT (I.O.D.D.E.) PER 158 P.M. 1, NOT SHOWN HEREON IS ABANDONED PURSUANT TO SECTION 66499.20 1/2 OF THE GOVERNMENT CODE.
6. AREAS FOR LETTERED LOTS ARE AS FOLLOWS:
LOT A: 0.03 ACRES

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 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 MONUMENT WELL PER CITY STANDARDS STAMPED P.L.S. 6815
- (R) RADIAL LINE
- DELTA XX' XX' XX'
- P.U.E. PUBLIC UTILITY EASEMENT
- R.I.O.D. ROADWAY IRREVOCABLE OFFER OF DEDICATION

**FINAL MAP OF
WESTBOROUGH
VILLAGE 8 PHASE 2**

BEING ALL OF PARCEL G
OF THE CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT
AS RECORDED IN BOOK 200105-29 O.R. PAGE 1954
AND AS RE-RECORDED IN BOOK 200109-11 O.R. PAGE 1106
SACRAMENTO COUNTY RECORDS
AND SITUATE WITHIN SECTION 4, T. 9 N., R. 4 E., M.D.M.
CITY OF SACRAMENTO STATE OF CALIFORNIA

WOOD RODGERS INC.
ENGINEERING PLANNING MAPPING SURVEYING
3301 O STREET, BLDG. 100-B
SACRAMENTO, CA 95816
PHONE: (916) 341-7760

NOVEMBER 2001

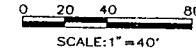
Sheet 2 of 4
112.035

P00-036

EXHIBIT "A-2"

NOTES

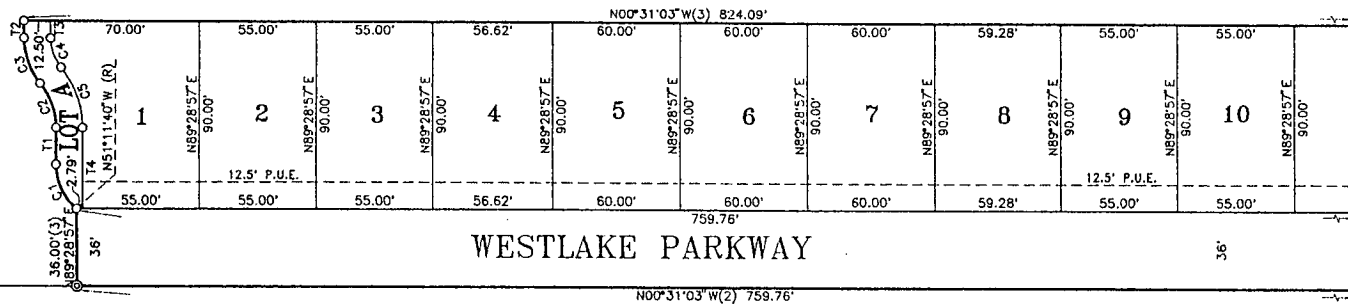
SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, AND NOTES.



LINE	BEARING	DISTANCE	CURVE	RADIUS	DELTA	LENGTH
T1	N89°28'57"E	17.50'(3)	C1	R=26.50'	50°40'37"	L=23.44'(3)
T2	N89°28'57"E	8.35'(3)	C2	R=35.50'	37°55'58"	L=23.50'(3)
T3	N89°28'57"E	8.35'	C3	R=35.50'	37°55'58"	L=23.50'(3)
T4	N89°28'57"E	38.00'	C4	R=23'	37°55'58"	L=15.23'
			C5	R=48'	37°55'58"	L=31.78'

PARCEL H
200109-11 O.R. 1106

PARCEL D
200109-11 O.R. 1106



SEE SHEET 4

LOT H

29 30 31 32 33 34 35 36 37 38 39

WESTBOROUGH
VILLAGE 6
280 B.M. 3

FINAL MAP OF
WESTBOROUGH
VILLAGE 8 PHASE 2

BEING ALL OF PARCEL G
OF THE CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT
AS RECORDED IN BOOK 200105-29 O.R. PAGE 1954
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SACRAMENTO, CA 95816
PHONE: (916) 341-7760

NOVEMBER 2001

Sheet 3 of 4

11221035

P00-036

EXHIBIT "A-3"



0 20 40 80
SCALE: 1" = 40'

NOTES

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

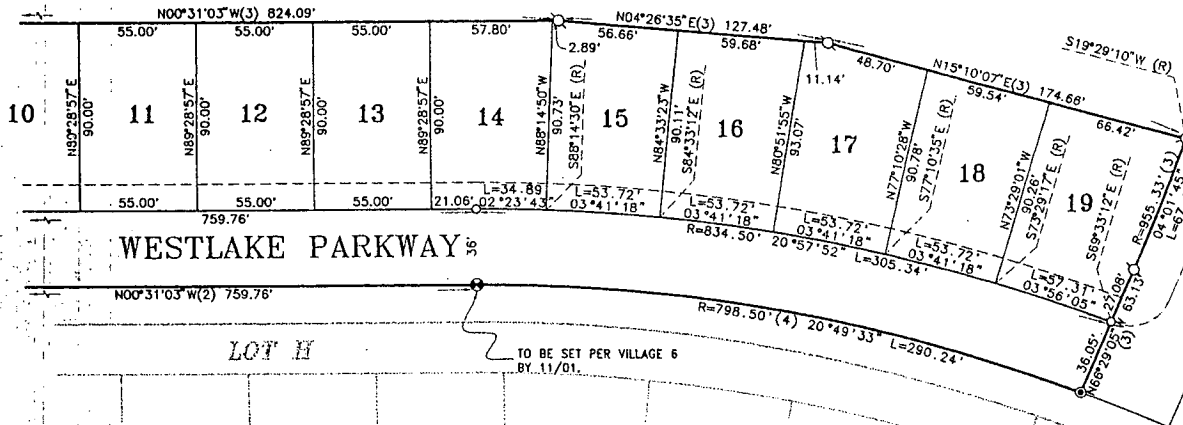
PARCEL H
200109-11 O.R. 1106

R.I.O.D. PER
158 P.M. 1

HAWKVIEW DRIVE

PARCEL 3
158 P.M. 1

SEE SHEET 3



WESTLAKE PARKWAY

LOT H

TO BE SET PER VILLAGE 6
BY 11/01.

38

39

40

41

42

43

44

45

WESTBOROUGH
VILLAGE 6
280 B.M. 3

LOT A

LOT J

FINAL MAP OF
WESTBOROUGH
VILLAGE 8 PHASE 2

BEING ALL OF PARCELS G
OF THE CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT
AS RECORDED IN BOOK 200105-29 O.R. PAGE 1954
AND AS RECORDED IN BOOK 200109-11 O.R. PAGE 1106
SACRAMENTO COUNTY RECORDS
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NOVEMBER 2001

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SACRAMENTO, CA 95816
PHONE: (916) 341-7760

Sheet 4 of 4

1122035

PR0-036

EXHIBIT "A-4"

City Council
Final Map for Westborough Village 8 Phase 2
November 15, 2001

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 Kashiwagi
Director of Public Works

FB/pt

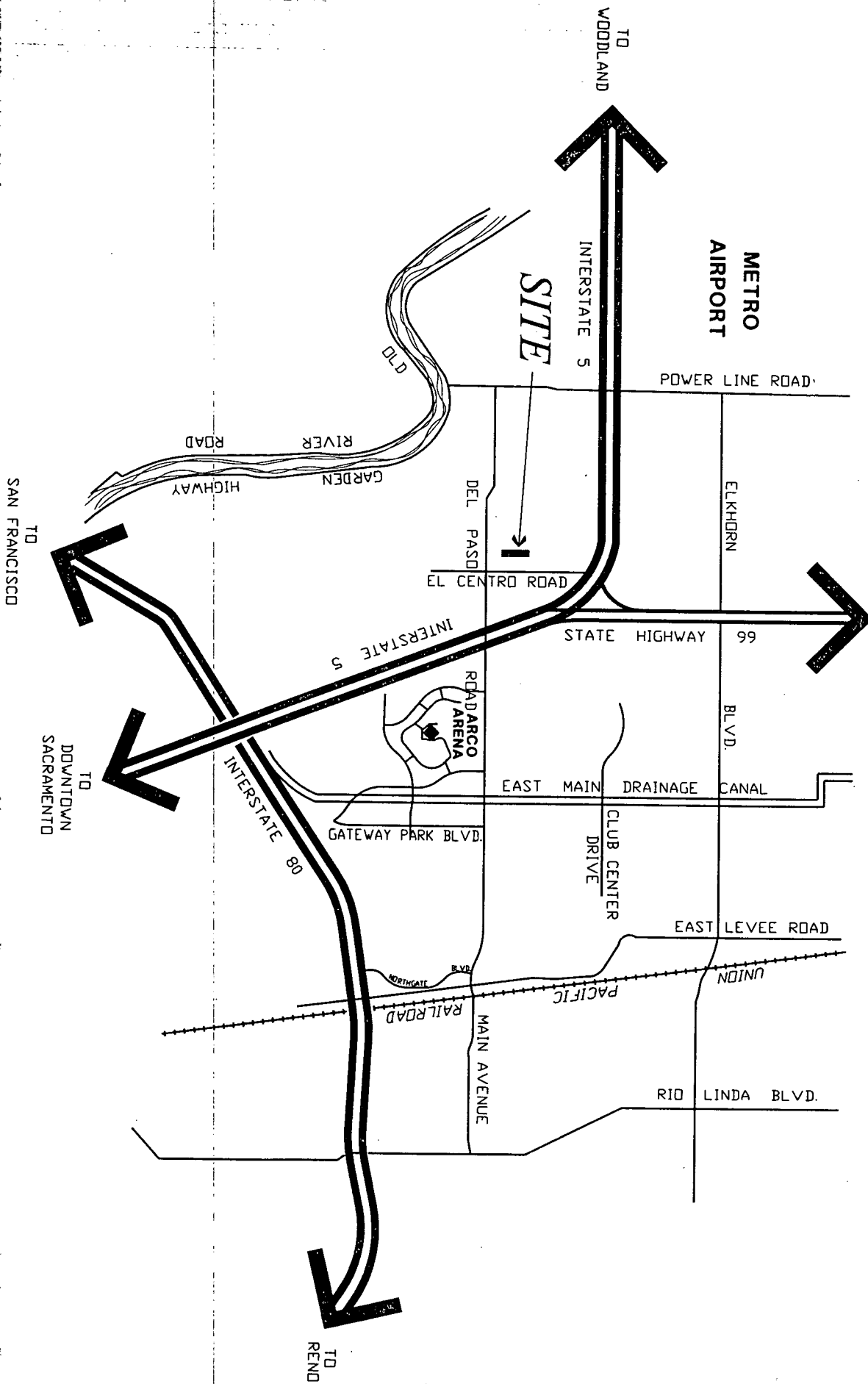
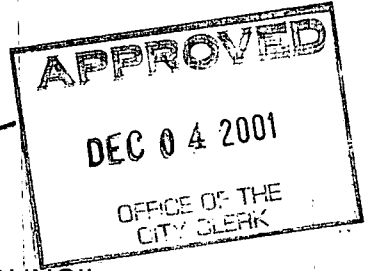


EXHIBIT "A-5"



RESOLUTION NO. 2001-795

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

APPROVING FINAL MAP ENTITLED "WESTBOROUGH VILLAGE 8 PHASE 2" (P00-036)

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

- A. The Final Map for Westborough Village 8 Phase 2, located in North Natomas - north of Del Paso Road and west of El Centro Road, 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: _____