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DEPARTMENT OF
PUBLIC WORKS

CITY OF SACRAMENTO
CALIFORNIA

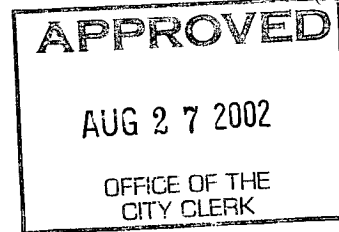
1231 I STREET, 2nd Floor
SACRAMENTO, CA 95814-2700

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 7" (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 7.

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.

City Council
Final Map for Heritage at Natomas Park Village 7
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 7
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:

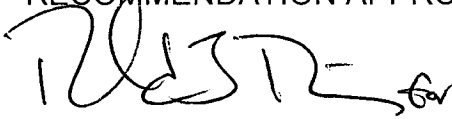
City Council adoption of the attached resolution is not affected by City policy related to the ESBD Program.

Respectfully submitted,



Gary Alm,
Manager, Development Services

RECOMMENDATION APPROVED:



ROBERT P. THOMAS
City Manager

Approved:



Michael Kashiwagi
Director of Public Works

FB/pt

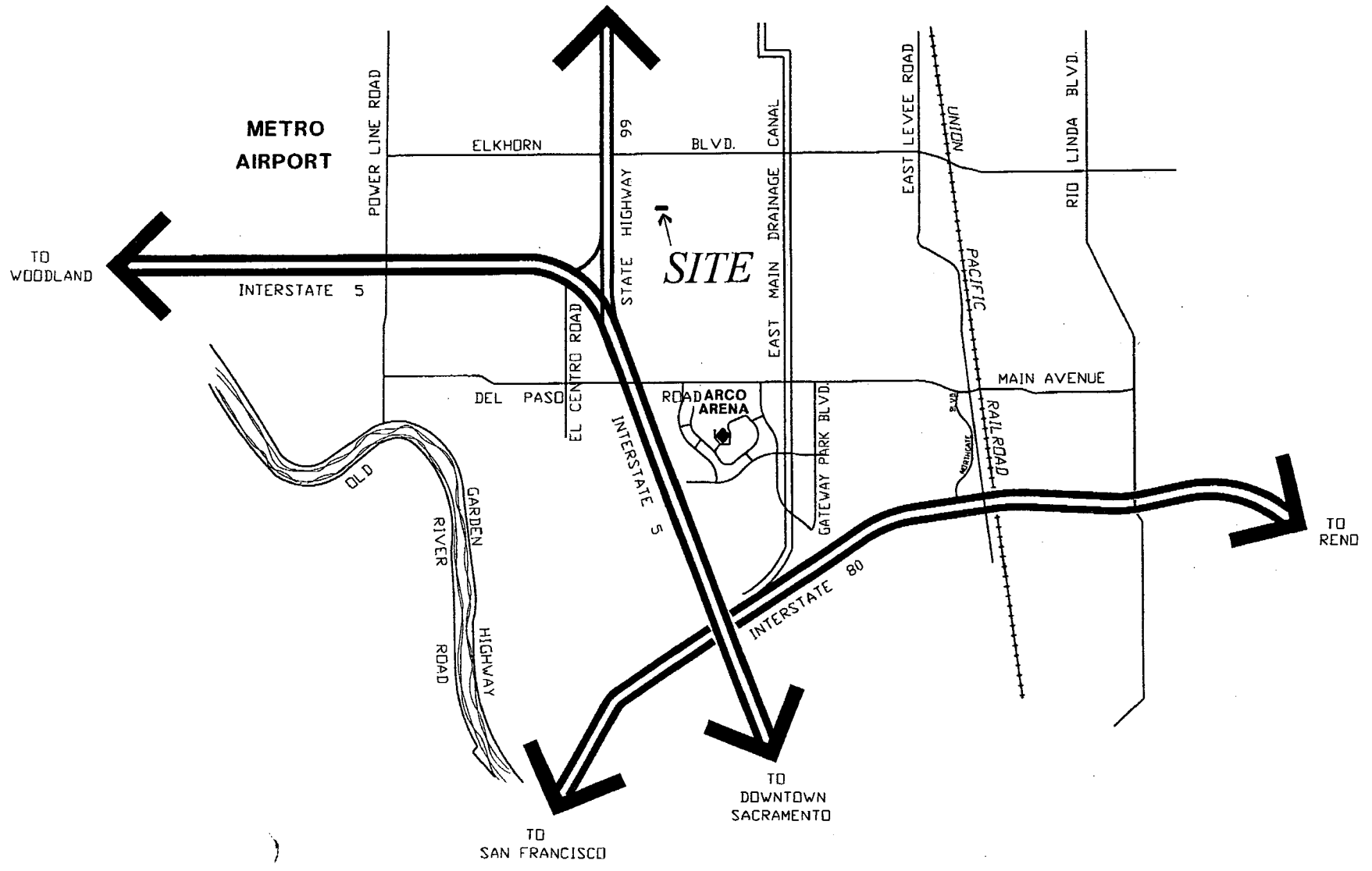


EXHIBIT "A-1"

FINAL MAP OF
HERITAGE AT NATOMAS PARK
 VILLAGE 7
 SUBDIVISION NO. P00-005.9

BEING ALL OF PARCEL 1 OF THE
 HERITAGE AT NATOMAS PARK MASTER PARCEL MAP
 FILED IN 164 PALM SACRAMENTO COUNTY RECORDS
 AND SITUATE WITHIN SECTION 34, 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 2

10151040

OWNER'S STATEMENT

THE UNDERSIGNED HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP OF HERITAGE AT NATOMAS PARK VILLAGE 7 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 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 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, 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 1 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: _____ 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: _____ 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. 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 7 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 7 AND HAS ACCEPTED, SUBJECT TO IMPROVEMENTS, ON BEHALF OF THE PUBLIC, ALL LANDS AND EASEMENTS HEREON OFFERED FOR DEDICATION.

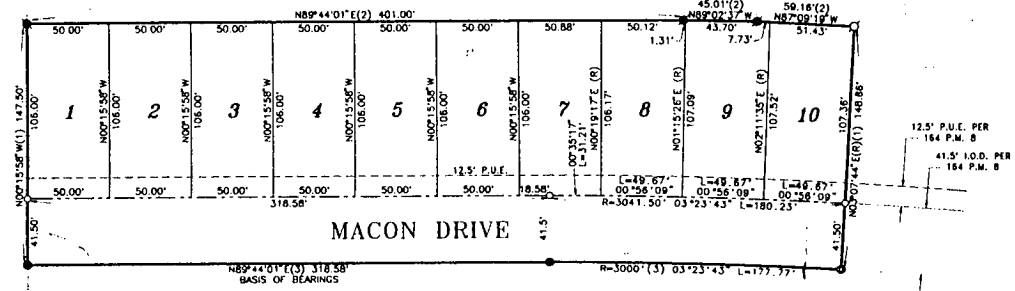
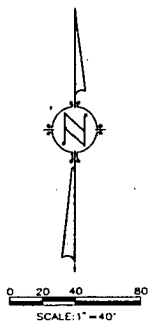
DATE: _____ CITY CLERK
 _____ CITY OF SACRAMENTO

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"



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 1.70± ACRES GROSS, CONSISTING OF 10 RESIDENTIAL BUILDING LOTS.
3. THE IRREVOCABLE OFFER OF DEDICATION (I.O.D.) PER 184 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 184 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 DRIVE 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"
- (R) RADIAL LINE
- DELTA XX' XX' XX'
- P.U.E. PUBLIC UTILITY EASEMENT

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE NORTH LINE OF THE FINAL MAP OF NORTHBOROUGH II VILLAGE 7 UNIT 2 RECORDED IN 287 B.M. 8, SACRAMENTO COUNTY RECORDS. THE BEARING BETWEEN SAID MONUMENTS IS NORTH 89°44'01" EAST.

REFERENCES

- (1) 184 P.M. 8, MASTER PARCEL MAP OF HERITAGE AT NATOMAS PARK
- (2) 300 B.M. 3, FINAL MAP OF HERITAGE AT NATOMAS PARK VILLAGE 1
- (3) 297 B.M. 8, FINAL MAP OF NORTHBOROUGH II VILLAGE 7 UNIT 2

FINAL MAP OF HERITAGE AT NATOMAS PARK VILLAGE 7

SUBDIVISION NO. P00-005.9

BEING ALL OF PARCEL 1 OF THE HERITAGE AT NATOMAS PARK MASTER PARCEL MAP FILED IN 184 P.M. 8, SACRAMENTO COUNTY RECORDS AND SITUATE WITHIN SECTION 34, T. 04 N., R. 4 E., M 13 M CITY OF SACRAMENTO STATE OF CALIFORNIA

AUGUST 2002



Sheet 1 of 2

EXHIBIT 'A-3'



RESOLUTION NO. *2002-556*

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

**APPROVING FINAL MAP ENTITLED "HERITAGE AT NATOMAS PARK VILLAGE 7"
(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 7, 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: _____