



City Council Report

915 I Street, 1st Floor

Sacramento, CA 95814

www.cityofsacramento.org

File #: 2016-01429

Information Item 17

Title: Notification of Final Map Approval for Natomas Place – Village 6, Phase 2

Recommendation: Receive and file.

Location: District 1

Contact: Jerry Lovato, Program Analyst, (916) 808-7918, Department of Public Works

Presenter: None

Department: Public Works

Attachments:

1-Memo to City Clerk

2-Final Map

October 21, 2016

MEMORANDUM

TO: Shirley Concolino, City Clerk

FROM: Jimmy Byrum, Acting City Surveyor, City Manager's Designee

SUBJECT: Notification of "Final Map Approval" in City Council Agenda

In accordance with Section 16.28.110 of the Sacramento City Code, this notice is from the City Manager's designee pending decision for the following Final Map:

Subdivision Name: Natomas Place - Village 6, Phase 2
Project No.: P05-129
Location: The project is located at southwest corner of North Breezy Meadow Drive and Blackrock Drive
Council District: 1
Community Plan: North Natomas
Developer: Granite Bay - Natomas Meadows, LP, a Washington Limited Partnership
No. of Lots: 58
Type: Residential
Proposed Decision: Approve

Contact Person: Jerry Lovato, Program Analyst, Phone: 808-7918

This notice is to be included in the City Council Agenda for November 10, 2016.

FINAL MAP OF
NATOMAS PLACE - VILLAGE 6, PHASE 2
 SUBDIVISION NO. P05-129.8

BEING A SUBDIVISION OF LOT 4 AS SHOWN ON THE FINAL MAP OF
 NATOMAS PLACE - VILLAGE 6, PHASE 1, FILED IN
 BOOK 370 OF MAPS AT PAGE 8,
 OFFICIAL RECORDS OF SACRAMENTO COUNTY

CITY OF SACRAMENTO
 SACRAMENTO COUNTY, CALIFORNIA
 RUGGERI-JENSEN-AZAR
 CIVIL ENGINEERS, PLANNERS, SURVEYORS
 ROCKLIN, CALIFORNIA
 (916) 630-8900
 NOVEMBER, 2016
 SHEET 1 OF 7 SHEETS

OWNER'S STATEMENT

THE UNDERSIGNED HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP OF "NATOMAS PLACE - VILLAGE 6, PHASE 2".

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES.

THE UNDERSIGNED HEREBY OFFERS FOR DEDICATION AND DOES HEREBY DEDICATE TO ANY AND ALL PUBLIC USES THE AVENUES AND STREETS SHOWN HEREON AND DOES HEREBY DEDICATE TO SPECIFIC PURPOSES THE FOLLOWING:

(1.) EASEMENTS FOR PLANTING AND MAINTAINING TREES, INSTALLING AND MAINTAINING ELECTROLERS, TRAFFIC CONTROL DEVICES, WATER AND GAS PIPES AND FOR UNDERGROUND WIRES AND CONDUITS FOR ELECTRICAL, CABLE TELEVISION AND TELEPHONE SERVICES TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER AND ACROSS THOSE STRIPS OF LAND TWELVE AND A HALF (12.5') FEET IN WIDTH LYING CONTIGUOUS TO PUBLIC STREETS AND AVENUES SHOWN HEREON AND DESIGNATED AS "12.5' PUBLIC UTILITY EASEMENT" (12.5' PUE).

(2.) 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 THOSE STRIPS OF LAND FIVE (5.00) FEET IN WIDTH, LYING CONTIGUOUS TO THE PUBLIC STREETS AND AVENUES SHOWN HEREON.

GRANITE BAY - NATOMAS MEADOWS, LP, A WASHINGTON LIMITED PARTNERSHIP

BY: David Rogland
 TITLE: V.P.

PRINT NAME: DAVID ROGLAND

BY: _____

TITLE: _____

PRINT NAME: _____

NOTARY'S STATEMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA
 COUNTY OF Placer

ON 9/21, 2016, BEFORE ME Shelly Rathbone-Ellis, A NOTARY PUBLIC, PERSONALLY APPEARED DAVID ROGLAND AND _____, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/ SHE/ THEY EXECUTED THE SAME IN HIS/ HER/ THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS /HER /THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY ON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND.

SIGNATURE: Shelly Rathbone-Ellis
 PRINT: Shelly RATHBONE-ELLIS
 MY COMMISSION EXPIRES: 10/27/2017
 PRINCIPAL COUNTY OF BUSINESS: Placer



ENGINEER'S STATEMENT

I, PIERO P. RUGGERI, HEREBY STATE THAT THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF GRANITE BAY - NATOMAS MEADOWS, LP. IN SEPTEMBER 2006. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET _____ IN THOSE POSITIONS BEFORE JANUARY 2018 AND THAT THE MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.



Piero P. Ruggeri 10/5/16
 PIERO P. RUGGERI, P.C.E. NO. 25281 DATE

CITY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP "NATOMAS PLACE - VILLAGE 6, PHASE 2", AND FIND IT TO BE SUBSTANTIALLY THE SAME AS THE TENTATIVE MAP APPROVED BY THE CITY OF SACRAMENTO PLANNING COMMISSION AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND ALL APPLICABLE CITY ORDINANCES HAVE BEEN COMPLIED WITH AND THAT I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.

I HEREBY APPROVE THIS FINAL MAP OF "NATOMAS PLACE - VILLAGE 6, PHASE 2", AND ACCEPT, SUBJECT TO IMPROVEMENTS, ON BEHALF OF THE PUBLIC, THE EASEMENTS AND RIGHTS-OF-WAY HEREON OFFERED FOR DEDICATION.

DATED: _____

 JIMMY L. BYRUM
 ACTING CITY SURVEYOR
 L.S. 9275 EXP. 9-30-18
 CITY OF SACRAMENTO, CALIFORNIA

CITY CLERK'S STATEMENT

I HEREBY ATTEST TO THE APPROVAL OF THIS FINAL MAP "NATOMAS PLACE - VILLAGE 6, PHASE 2".

DATED: _____

 SHIRLEY CONCOLINO
 CITY CLERK
 CITY OF SACRAMENTO, CALIFORNIA

COUNTY RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2016, AT _____ M., IN BOOK _____ OF MAPS AT PAGE _____, AT THE REQUEST OF FIRST AMERICAN TITLE COMPANY TO THE LAND INCLUDED IN THIS SUBDIVISION BEING VESTED AS PER CERTIFICATE NO. _____ ON FILE IN THIS OFFICE.

FEE: \$ _____ DOCUMENT NO. _____

 COUNTY RECORDER IN AND FOR THE
 COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

BY: _____
 DEPUTY COUNTY RECORDER

FINAL MAP OF
NATOMAS PLACE - VILLAGE 6, PHASE 2
SUBDIVISION NO. P05-129.8

BEING A SUBDIVISION OF LOT A AS SHOWN ON THE FINAL MAP OF
NATOMAS PLACE - VILLAGE 6, PHASE 1, FILED IN
BOOK 370 OF MAPS AT PAGE 8,
OFFICIAL RECORDS OF SACRAMENTO COUNTY

CITY OF SACRAMENTO
SACRAMENTO COUNTY, CALIFORNIA
RUGGERI-JENSEN-AZAR
CIVIL ENGINEERS, PLANNERS, SURVEYORS
ROCKLIN, CALIFORNIA
(916) 630-8900
NOVEMBER 2016
SHEET 2 OF 7 SHEETS

TRUSTEE'S STATEMENT

THE UNDERSIGNED, FIRST AMERICAN TITLE COMPANY, A CALIFORNIA CORPORATION AS TRUSTEE UNDER THAT CERTAIN DEED OF TRUST RECORDED SEPTEMBER 1, 2016 IN BOOK 20160901, PAGE 0425, OFFICIAL RECORDS OF SACRAMENTO COUNTY DOES HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP, AND JOINS IN ALL DEDICATIONS THEREON.

IN WITNESS WHEREOF, THE UNDERSIGNED HAS EXECUTED THIS STATEMENT ON _____, 2016 BY ITS DULY AUTHORIZED OFFICERS AS TRUSTEE:

FIRST AMERICAN TITLE COMPANY

BY: Tim Ward BY: _____
TITLE: Vice President TITLE: _____

NOTARY'S STATEMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA
COUNTY OF Placer

ON October 12, 2016, BEFORE ME, Gayle Kuzmich
A NOTARY PUBLIC, PERSONALLY APPEARED Tim Ward
AND _____ WHO PROVED TO ME ON THE
BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S)
IS/ ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME
THAT HE/ SHE/ THEY EXECUTED THE SAME IN HIS/ HER/ THEIR AUTHORIZED
CAPACITY(IES), AND THAT BY HIS/ HER/ THEIR SIGNATURE(S) ON THE
INSTRUMENT THE PERSON(S), OR THE ENTITY ON BEHALF OF WHICH THE
PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND.

SIGNATURE: Gayle Kuzmich

PRINT: Gayle Kuzmich

MY COMMISSION EXPIRES: 10/15/2019, Commission # J130227

PRINCIPAL COUNTY OF BUSINESS: Sacramento

FINAL MAP OF NATOMAS PLACE - VILLAGE 6, PHASE 2 SUBDIVISION NO. P05-129.8

BEING A SUBDIVISION OF LOT A AS SHOWN ON THE FINAL MAP OF
NATOMAS PLACE - VILLAGE 6, PHASE 1, FILED IN
BOOK 370 OF MAPS AT PAGE 8,
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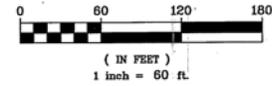
CITY OF SACRAMENTO
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SHEET 3 OF 7 SHEETS

NOTES:

1. THIS SUBDIVISION CONTAINS 10.083± GROSS ACRES, AND CONSISTS OF 58 RESIDENTIAL LOTS AND 1 MISCELLANEOUS LOT.
2. ALL CURVES ARE DIMENSIONED WITH RADIUS, DELTA AND LENGTH. ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
3. ALL CENTERLINE TIES ARE AT RIGHT ANGLES TO THE CENTERLINE UNLESS OTHERWISE NOTED.
4. THE AREA DESIGNATED AS LOT A SHALL BE FOR LANDSCAPE PURPOSES AND SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.
5. WITNESS CORNER IS ON CENTERLINE AS SHOWN 3.00' FROM ADJACENT CENTERLINE INTERSECTION.

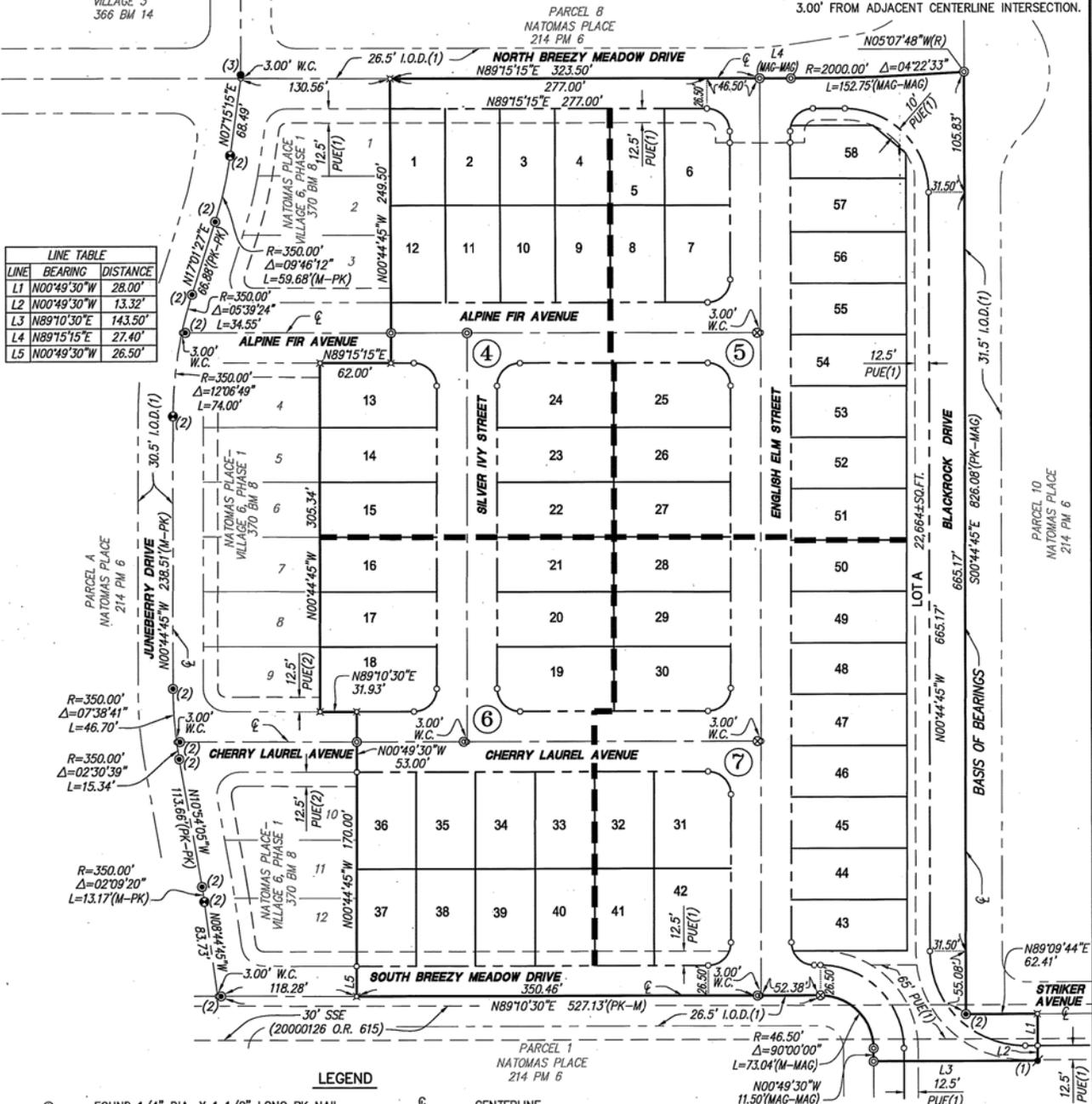
BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS MAP IS IDENTICAL WITH THE EAST LINE OF PARCEL 6, AS SHOWN ON BOOK 214 OF PARCEL MAPS AT PAGE 6, OFFICIAL RECORDS OF SACRAMENTO COUNTY, THE BEARING OF WHICH IS S00°44'45"E.



NATOMAS PLACE
VILLAGE 3
366 BM 14

LINE	BEARING	DISTANCE
L1	N00°49'30"W	28.00'
L2	N00°49'30"W	13.32'
L3	N89°10'30"E	143.50'
L4	N89°15'15"E	27.40'
L5	N00°49'30"W	26.50'



LEGEND

- | | | | | | | | | | |
|---|---|---|--|---|---|---|---|---|----------------|
| ⊙ FOUND 1/4" DIA. X 1 1/2" LONG PK NAIL
TAGGED RCE 25281 | ⊕ FOUND STANDARD CITY WELL MONUMENT,
STAMPED RCE 25281 | ⦿ FOUND 5/8" REBAR PER 200 PM 7,
TAGGED C31952 | ● FOUND 3/4" IRON PIPE PER 366 BM 14,
TAGGED C31952 | ⊗ SET STANDARD CITY WELL MONUMENT,
STAMPED RCE 25281 | ⊙ SET 1/2" DIA. X 2" LONG MAG NAIL
TAGGED RCE 25281, SET FLUSH WITH PAVEMENT | ○ DIMENSION POINT, NOTHING FOUND OR SET | ⊠ SET 1" X 18" IRON PIPE TAGGED RCE 25281 | ⊕ CENTERLINE
I.O.D. IRREVOCABLE OFFER OF DEDICATION
PUE PUBLIC UTILITY EASEMENT
SSE SANITARY SEWER EASEMENT
W.C. WITNESS CORNER
(M-MAG) WELL MONUMENT TO MAG NAIL
(MAG-MAG) MAG NAIL TO MAG NAIL
(PK-PK) PK NAIL TO PK NAIL
(PK-MAG) PK NAIL TO MAG NAIL
(R) RADIAL BEARING
(T) TOTAL
(DATA)(1) RECORD DATA OR REFERENCE
SQ.FT. SQUARE FEET
- - - SHEET COVERAGE | ④ SHEET NUMBER |
|---|---|---|--|---|---|---|---|---|----------------|

REFERENCE:

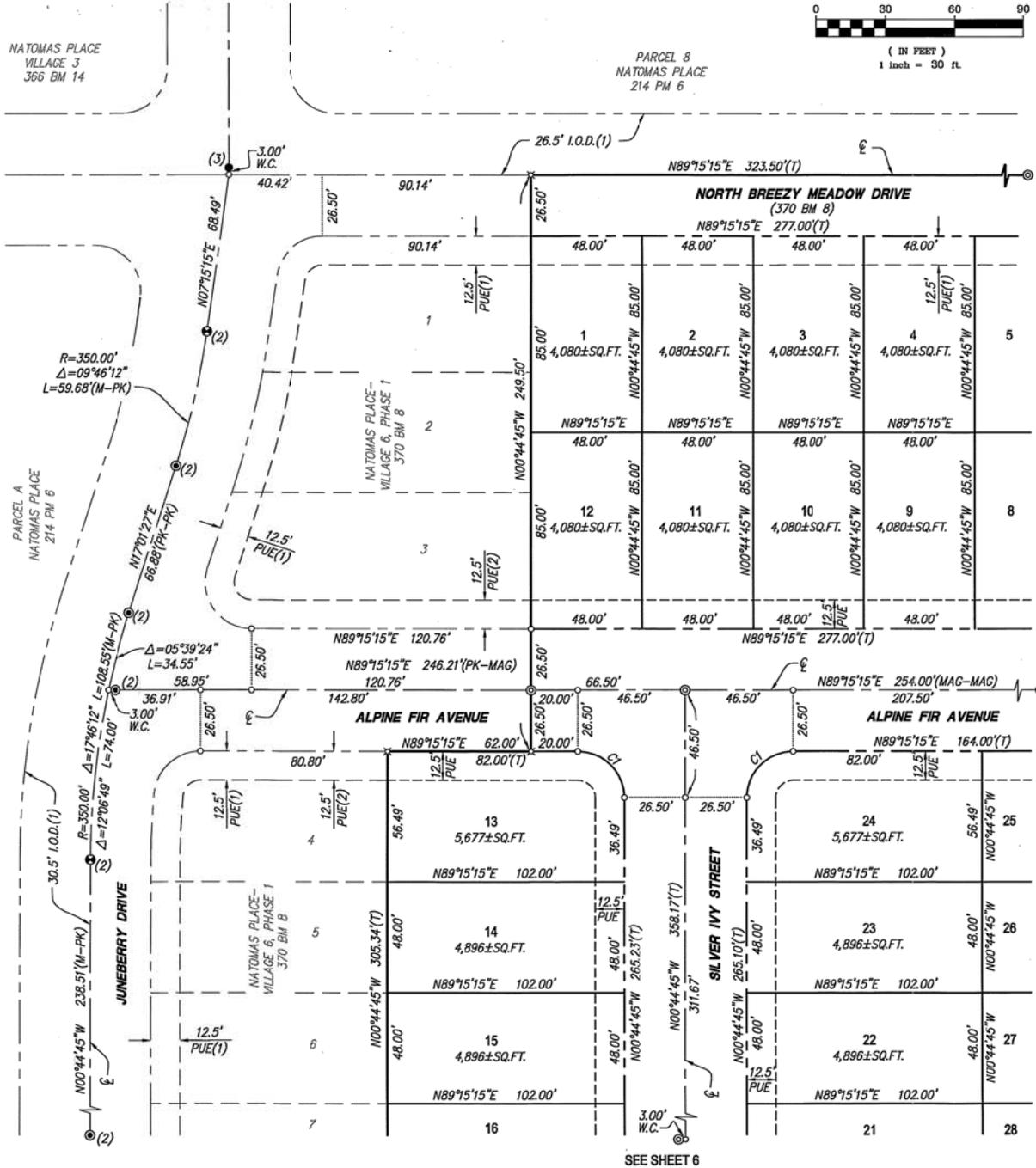
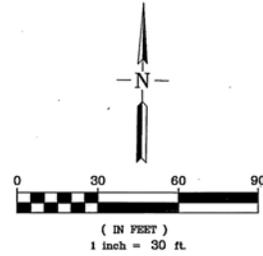
- (1) AMENDED MASTER PARCEL MAP OF NATOMAS PLACE, SUBDIVISION NO. P05-129, FILED IN 214 PM 6, OFFICIAL RECORDS OF SACRAMENTO COUNTY.
- (2) FINAL MAP OF NATOMAS PLACE - VILLAGE 6, PHASE 1, SUBDIVISION NO. P05-129, FILED IN 370 BM 8, OFFICIAL RECORDS OF SACRAMENTO COUNTY.
- (3) FINAL MAP OF NATOMAS PLACE VILLAGE 3, SUBDIVISION NO. P05-129, FILED IN 366 BM 14, OFFICIAL RECORDS OF SACRAMENTO COUNTY.

FINAL MAP OF
NATOMAS PLACE - VILLAGE 6, PHASE 2
 SUBDIVISION NO. P05-129.8

BEING A SUBDIVISION OF LOT A AS SHOWN ON THE FINAL MAP OF
 NATOMAS PLACE - VILLAGE 6, PHASE 1, FILED IN
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 SHEET 4 OF 7 SHEETS

CURVE TABLE		
CURVE	RADIUS	DELTA
C1	20.00'	90°00'00"
		LENGTH
		31.42'



SEE SHEET 3 FOR NOTES, BASIS OF BEARINGS, LEGEND AND REFERENCES.

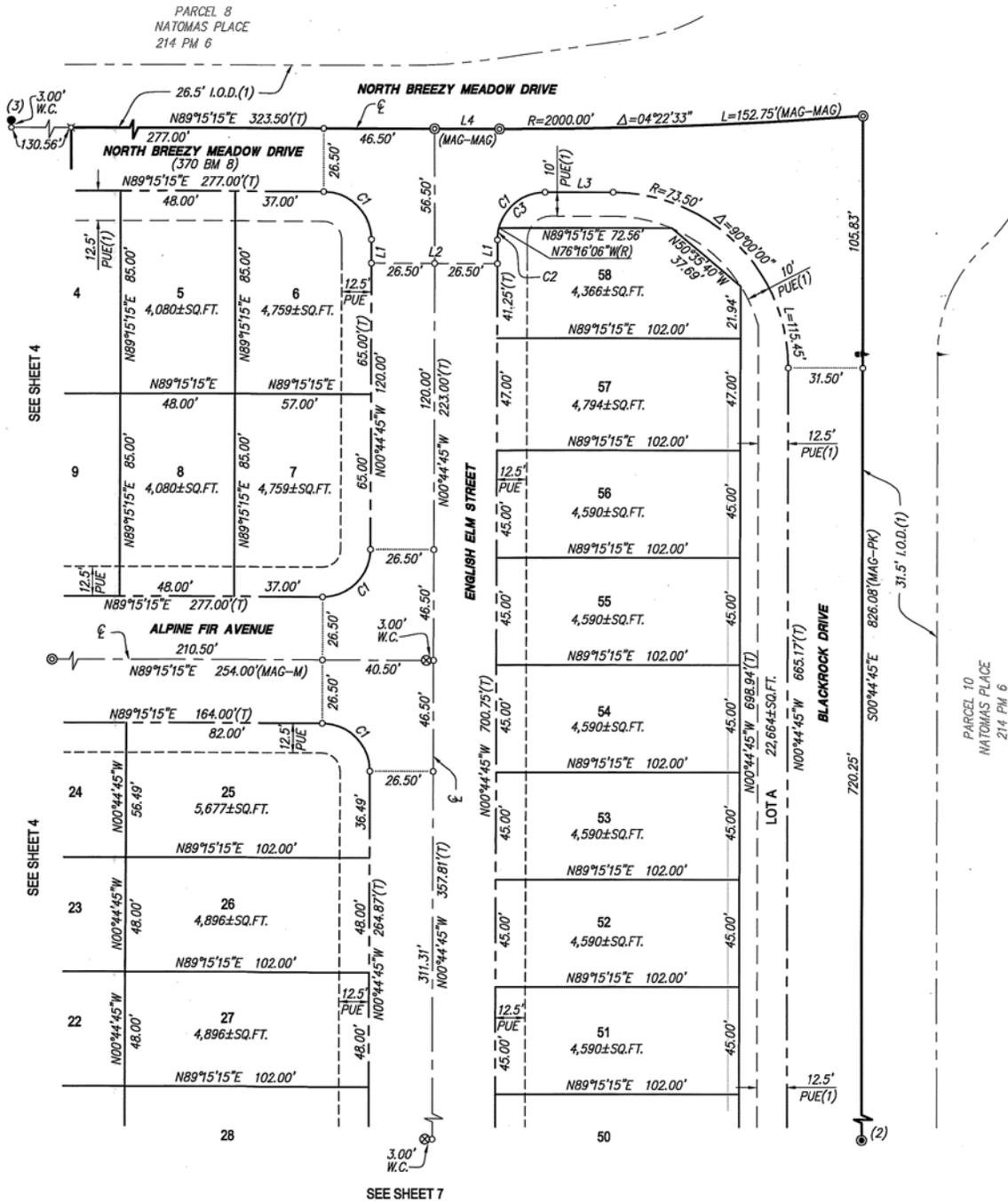
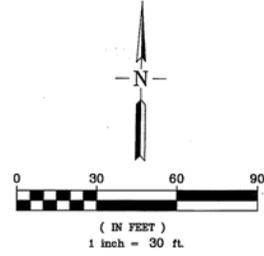
FINAL MAP OF
NATOMAS PLACE - VILLAGE 6, PHASE 2
 SUBDIVISION NO. P05-129.8

BEING A SUBDIVISION OF LOT A AS SHOWN ON THE FINAL MAP OF
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 NOVEMBER 2016
 SHEET 5 OF 7 SHEETS

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N00°44'45"W	10.00'
L2	N89°15'15"E	53.00'
L3	N89°15'15"E	28.50'
L4	N89°15'15"E	27.40'

CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	20.00'	90°00'00"	31.42'
C2	20.00'	14°28'39"	5.06'
C3	20.00'	75°31'21"	26.36'



SEE SHEET 3 FOR NOTES, BASIS OF BEARINGS, LEGEND AND REFERENCES.

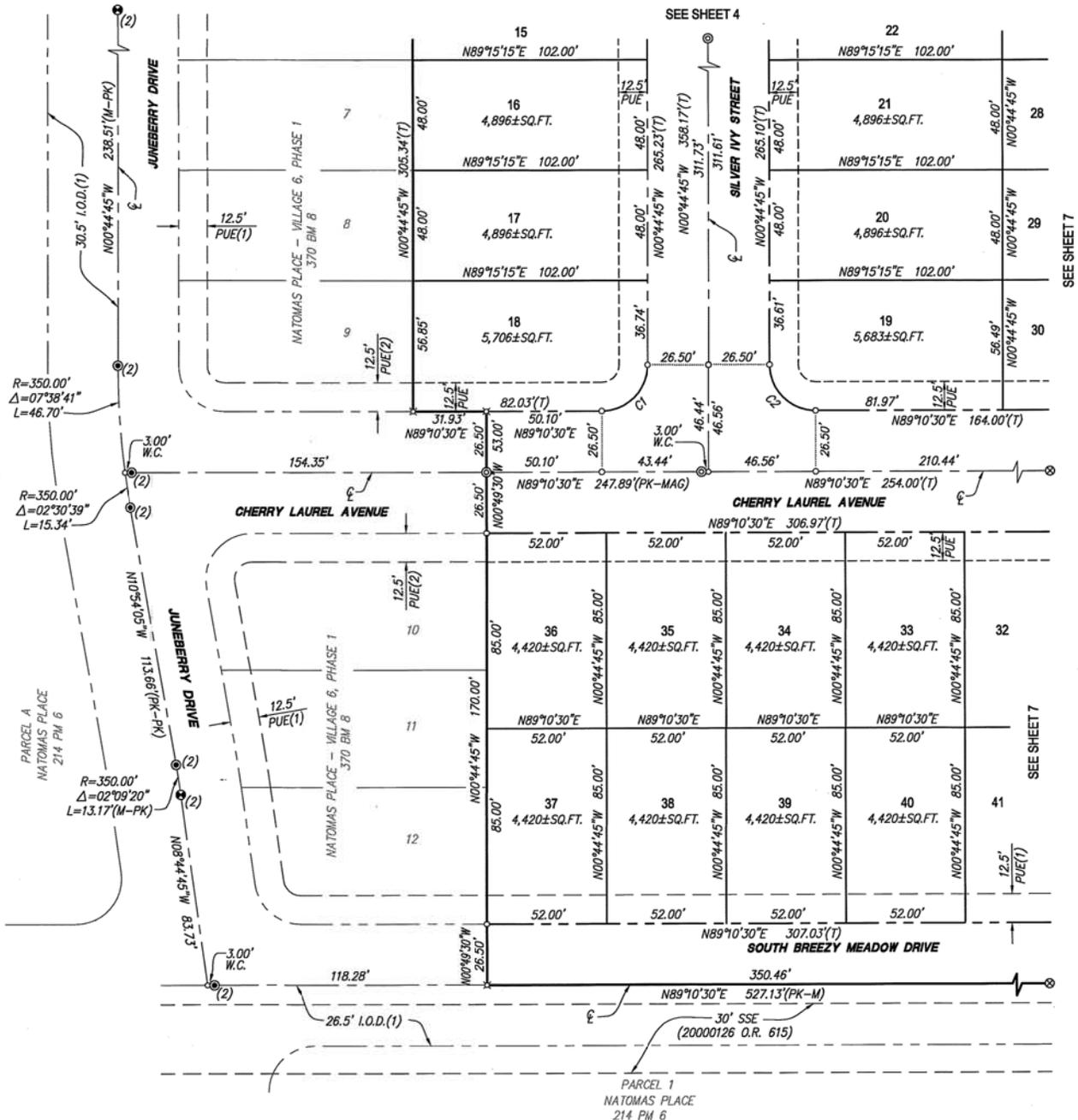
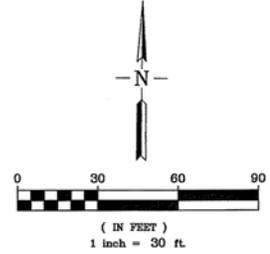
FINAL MAP OF
NATOMAS PLACE - VILLAGE 6, PHASE 2
 SUBDIVISION NO. P05-129.8

BEING A SUBDIVISION OF LOT A AS SHOWN ON THE FINAL MAP OF
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 NOVEMBER 2016
 SHEET 6 OF 7 SHEETS

CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	20.00'	89°55'15"	31.39'
C2	20.00'	90°04'45"	31.44'



SEE SHEET 3 FOR NOTES, BASIS OF BEARINGS, LEGEND AND REFERENCES.

