



## City Council Report

915 I Street, 1<sup>st</sup> Floor  
Sacramento, CA 95814

[www.cityofsacramento.org](http://www.cityofsacramento.org)

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**File #:** 2016-01514

December 6, 2016

**Information Item 23**

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**Title:** Notification of Final Map Approval for Natomas Place Village 5 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

November 17, 2016

MEMORANDUM

TO: Shirley Concolino, City Clerk

FROM: Jimmy Byrum, 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 5 Phase 2  
Project No.: P05-129  
Location: The project is located on the south side of Breezy Meadow Drive between Yellowwood Avenue and Poppy Meadow Street  
Council District: 1  
Community Plan: North Natomas  
Developer: Granite Bay – Natomas Meadows, LP, a Washington Limited Partnership  
No. of Lots: 57  
Type: Residential  
Proposed Decision: Approve

Contact Person: Jerry Lovato, Program Analyst, (916) 808-7918

**This notice is to be included in the City Council Agenda for December 6, 2016.**

FINAL MAP OF  
**NATOMAS PLACE - VILLAGE 5, PHASE 2**  
SUBDIVISION NO. P05-129.10

BEING A SUBDIVISION OF A PORTION OF PARCEL 5 AS SHOWN  
ON THE AMENDED MASTER PARCEL MAP OF NATOMAS PLACE  
FILED IN BOOK 214 OF PARCEL MAPS AT PAGE 6,  
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 5,  
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 STREET AND DRIVE SHOWN  
HEREON AND DOES HEREBY DEDICATE TO SPECIFIC PURPOSES THE  
FOLLOWING:

(1.) EASEMENTS FOR INSTALLATION AND MAINTENANCE OF GAS PIPES,  
WATER METERS AND FIRE HYDRANTS, AND FOR POLES AND  
UNDERGROUND WIRES AND CONDUITS FOR ELECTRICAL, TELEVISION  
AND TELEPHONE SERVICES, TOGETHER WITH ANY AND ALL  
APPURTENANCES PERTAINING THERETO ON, OVER, UNDER AND  
ACROSS THOSE STRIPS OF LAND SHOWN HEREON AND DESIGNATED AS "3'  
PUE" AND "10' PUE" (PUBLIC UTILITY EASEMENT).

(2.) EASEMENTS FOR INSTALLATION AND MAINTENANCE OF WATER, DRAINAGE AND GAS PIPES, AND  
FOR POLES AND UNDERGROUND WIRES AND CONDUITS FOR ELECTRICAL,  
TELEVISION AND TELEPHONE SERVICES, TOGETHER WITH ANY AND ALL  
APPURTENANCES PERTAINING THERETO ON, OVER, UNDER THOSE STRIPS OF  
LAND DESIGNATED AS LOT A AND LOT C AND DESIGNATED "PUBLIC UTILITY  
EASEMENT" (P.U.E.).

(3.) EASEMENTS FOR INSTALLATION AND MAINTENANCE OF PUBLIC SEWER PIPES,  
TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO, ON  
OVER, UNDER AND ACROSS LOTS A AND C SHOWN HEREON AND  
DESIGNATED AS "SSE" (SANITARY SEWER EASEMENT).

(4.) 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 PRIVATE LANES SHOWN HEREON.

(5.) AN EASEMENT FOR EMERGENCY VEHICLES FOR INGRESS AND EGRESS  
BY POLICE, FIRE AND SIMILAR EMERGENCY PERSONNEL AND THEIR  
VEHICLES ON, OVER AND ACROSS LOTS A, C, D, E, F AND G AS SHOWN  
HEREON AND DESIGNATED "EMERGENCY VEHICLE EASEMENT" (EVE).

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

BY: David Bergland  
NAME  
TITLE V.P.

**ENGINEER'S STATEMENT**

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 DECEMBER 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 10/10/16  
PIERO P. RUGGERI, R.C.E. 25281 DATE

**CITY SURVEYOR'S STATEMENT**

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP "NATOMAS PLACE - VILLAGE 5,  
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 5, PHASE 2", AND  
ACCEPT, SUBJECT TO IMPROVEMENTS, ON BEHALF OF THE PUBLIC, THE EASEMENTS AND  
RIGHT-OF-WAY HEREON OFFERED FOR DEDICATION.

THE ABANDONMENT OF THE I.O.D. WITHIN THE BOUNDARY OF THIS MAP PURSUANT TO  
SECTION 66434(g) OF THE GOVERNMENT CODE IS HEREBY APPROVED.

DATED: \_\_\_\_\_

JIMMY L. BYRUM  
CITY SURVEYOR  
P.L.S. 9275, EXPIRES 9-30-2018  
CITY OF SACRAMENTO, CALIFORNIA

**OWNER'S ACKNOWLEDGEMENT**

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 NOVEMBER 7, 2016, BEFORE ME Shelly Rathbone-Ellis  
A NOTARY PUBLIC, PERSONALLY APPEARED David Bergland  
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 NUMBER: 204713037  
MY COMMISSION EXPIRES: 10/27/17  
PRINCIPAL COUNTY OF BUSINESS: Placer



**CITY CLERK'S STATEMENT**

I HEREBY ATTEST TO THE APPROVAL OF THIS FINAL MAP "NATOMAS PLACE - VILLAGE 5,  
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 PAGES \_\_\_\_\_, 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. \_\_\_\_\_

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

BY: \_\_\_\_\_  
DEPUTY COUNTY RECORDER



**BASIS OF BEARINGS**

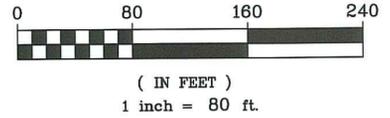
THE BASIS OF BEARINGS FOR THIS MAP IS THE LINE BETWEEN FOUND MONUMENTS IN YELLOWWOOD AVENUE, AS SHOWN ON 368 BM 12, OFFICIAL RECORDS OF SACRAMENTO COUNTY, THE BEARING OF WHICH IS N89°15'15"E.

FINAL MAP OF  
**NATOMAS PLACE - VILLAGE 5, PHASE 2**  
SUBDIVISION NO. P05-129.10

BEING A SUBDIVISION OF A PORTION OF PARCEL 5 AS SHOWN ON THE AMENDED MASTER PARCEL MAP OF NATOMAS PLACE, FILED IN BOOK 214 OF PARCEL MAPS AT PAGE 6, OFFICIAL RECORDS OF SACRAMENTO COUNTY

CITY OF SACRAMENTO  
SACRAMENTO COUNTY, CALIFORNIA

RUGGERI-JENSEN-AZAR  
CIVIL ENGINEERS, PLANNERS, SURVEYORS  
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(916) 630-8900  
NOVEMBER 2016  
SHEET 3 OF 7 SHEETS

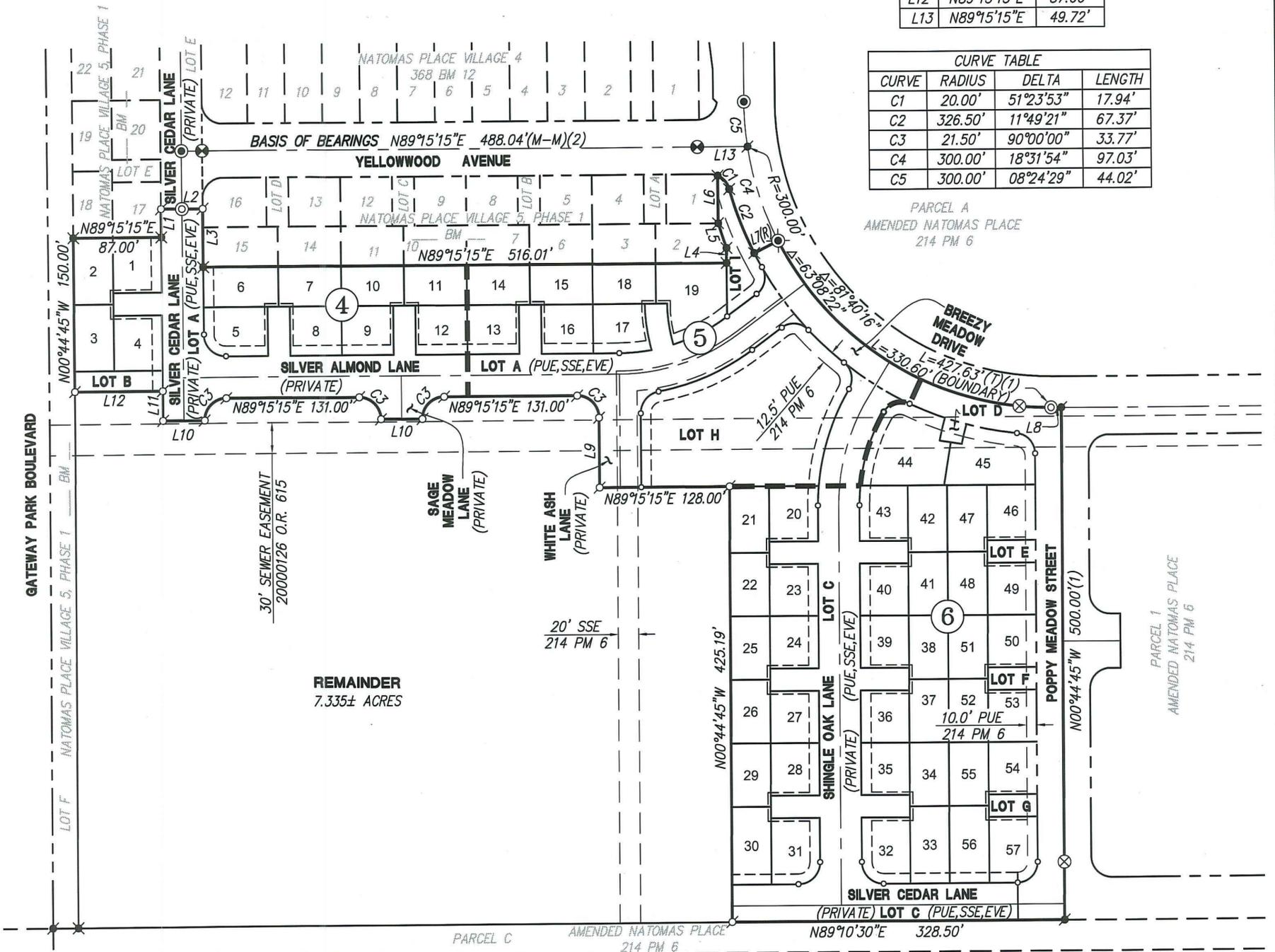


**NOTES:**

- THIS SUBDIVISION CONTAINS 6.576 GROSS ACRES, AND CONSISTS OF 57 RESIDENTIAL LOTS AND 9 MISCELLANEOUS LETTERED LOTS.
- ALL CURVES ARE DIMENSIONED WITH RADIUS, DELTA AND LENGTH. ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
- ALL CENTERLINE TIES ARE AT RIGHT ANGLES TO THE CENTERLINE UNLESS OTHERWISE NOTED.
- THE AREAS DESIGNATED AS LOTS A, B, C, D, E, F, G H AND I SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.
- THE I.O.D. (ROAD IRREVOCABLE OFFER FOR DEDICATION) CREATED BY THE FINAL MAP FILED IN BOOK 200 OF PARCEL MAPS AT PAGE 7, THAT LIES WITHIN THE BOUNDARY OF THE HEREIN SUBDIVISION IS HEREBY ABANDONED PURSUANT TO SECTION 66434(g) OF THE SUBDIVISION MAP ACT.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N00°44'45"W	27.50'
L2	N89°15'15"E	41.00'
L3	N00°44'45"W	57.00'
L4	N00°44'45"W	14.61'
L5	N18°55'54"W	25.67'
L6	N00°44'45"W	46.34'
L7	N62°18'52"E	26.50'
L8	N89°10'30"E	10.55'
L9	N00°44'45"W	68.39'
L10	N89°15'15"E	41.00'
L11	N00°44'45"W	29.00'
L12	N89°15'15"E	87.00'
L13	N89°15'15"E	49.72'

CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	20.00'	51°23'53"	17.94'
C2	326.50'	11°49'21"	67.37'
C3	21.50'	90°00'00"	33.77'
C4	300.00'	18°31'54"	97.03'
C5	300.00'	08°24'29"	44.02'



REMAINDER  
7.335± ACRES

**LEGEND**

- |   |  |             |                                      |
|---|--|-------------|--------------------------------------|
| ⊙ | FOUND 1/4" DIA. X 1 1/2" LONG PK NAIL<br>PER 368 M 12, TAGGED C 31952              | ⊕           | CENTERLINE                           |
| ⊙ | FOUND 5/8" REBAR PER 214 PM 6,<br>PER 214 M 6, TAGGED C 31952                      | EVE         | EMERGENCY VEHICLE EASEMENT           |
| ⊙ | FOUND STANDARD CITY WELL MONUMENT,<br>PER 368 M 12, TAGGED C 31952                 | I.O.D       | ROAD IRREVOCABLE OFFER OF DEDICATION |
| ⊙ | RECORD 1" DIA. X 18" LONG IRON PIPE<br>PER ___ BM ___, TAGGED RCE 25281            | PUE         | PUBLIC UTILITY EASEMENT              |
| ⊙ | RECORD 1/4" DIA. X 1 1/2" LONG MAG NAIL<br>PER ___ BM ___, TAGGED RCE 25281        | SSE         | SANITARY SEWER EASEMENT              |
| ⊙ | SET STANDARD WELL MONUMENT,<br>TAGGED RCE 25281                                    | (R)         | RADIAL BEARING                       |
| ⊙ | SET 1/4" DIA. X 1 1/2" LONG MAG NAIL,<br>TAGGED RCE 25281, SET FLUSH WITH PAVEMENT | (T)         | TOTAL                                |
| ○ | DIMENSION POINT, NOTHING FOUND OR SET  | (M-M)       | MONUMENT TO MONUMENT                 |
| ⊙ | SET 1" DIA. X 18" LONG IRON PIPE,<br>TAGGED RCE 25281                              | ( DATA )(1) | RECORD DATA & REFERENCE              |
|   |  | ---         | SHEET COVERAGE                       |
|   |  | ③           | SHEET NUMBER                         |

**REFERENCE:**

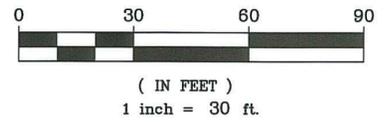
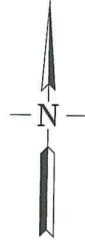
- AMENDED MASTER PARCEL MAP OF NATOMAS PLACE, FILED IN 214 PM 6, OFFICIAL RECORDS OF SACRAMENTO COUNTY.
- FINAL MAP OF NATOMAS PLACE VILLAGE 4, FILED IN 368 BM 12, OFFICIAL RECORDS OF SACRAMENTO COUNTY.



FINAL MAP OF  
**NATOMAS PLACE - VILLAGE 5, PHASE 2**  
 SUBDIVISION NO. P05-129.10

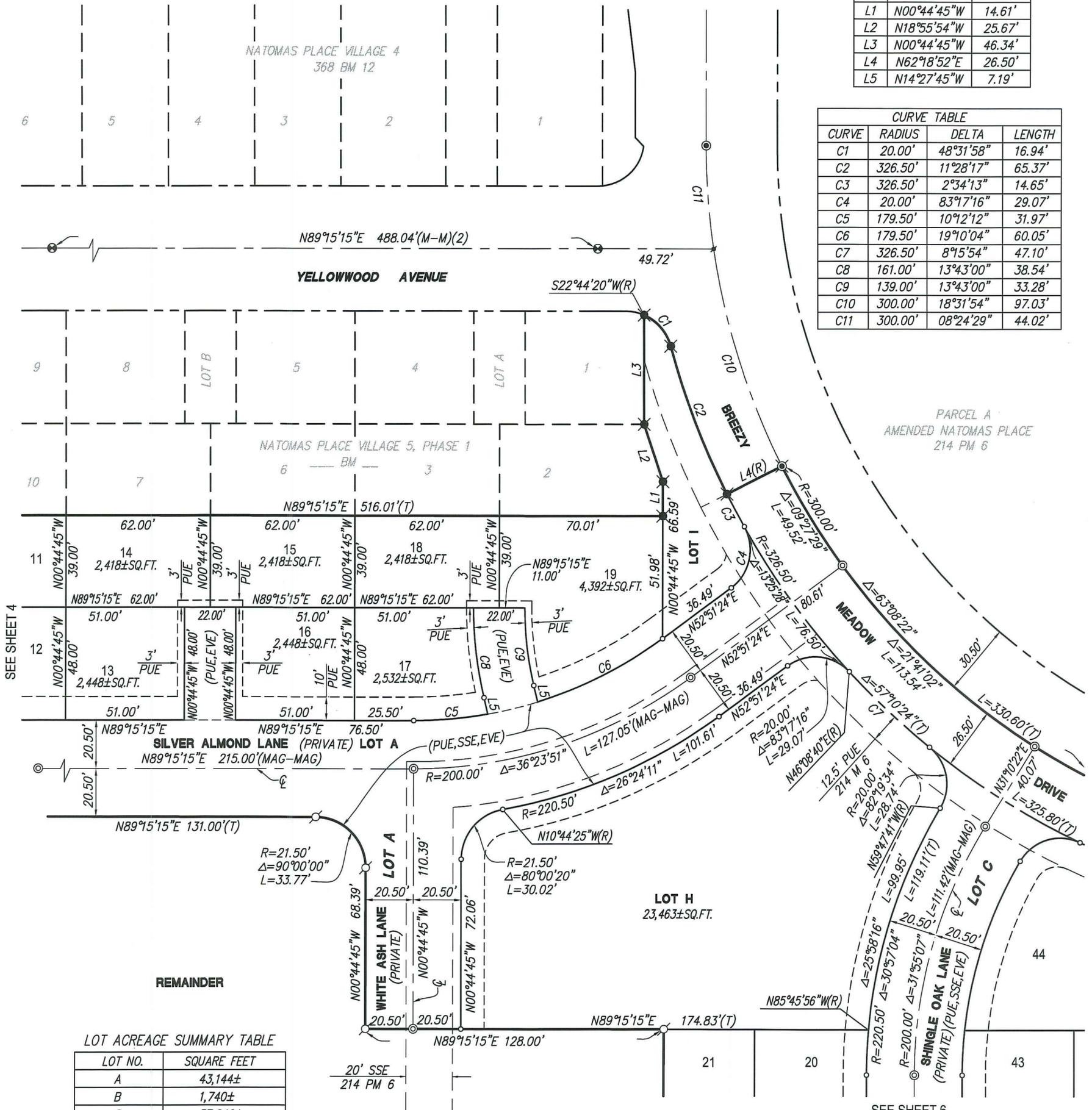
BEING A SUBDIVISION OF A PORTION OF PARCEL 5 AS SHOWN  
 ON THE AMENDED MASTER PARCEL MAP OF NATOMAS PLACE,  
 FILED IN BOOK 214 OF PARCEL MAPS AT PAGE 6,  
 OFFICIAL RECORDS OF SACRAMENTO COUNTY

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 NOVEMBER 2016  
 SHEET 5 OF 7 SHEETS



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N00°44'45"W	14.61'
L2	N18°55'54"W	25.67'
L3	N00°44'45"W	46.34'
L4	N62°18'52"E	26.50'
L5	N14°27'45"W	7.19'

CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	20.00'	48°31'58"	16.94'
C2	326.50'	11°28'17"	65.37'
C3	326.50'	2°34'13"	14.65'
C4	20.00'	83°17'16"	29.07'
C5	179.50'	10°12'12"	31.97'
C6	179.50'	19°10'04"	60.05'
C7	326.50'	8°15'54"	47.10'
C8	161.00'	13°43'00"	38.54'
C9	139.00'	13°43'00"	33.28'
C10	300.00'	18°31'54"	97.03'
C11	300.00'	08°24'29"	44.02'



LOT ACREAGE SUMMARY TABLE

LOT NO.	SQUARE FEET
A	43,144±
B	1,740±
C	37,242±
D	465±
E	1,056±
F	1,056±
G	1,056±
H	23,463±
I	3,023±

SEE SHEET 6

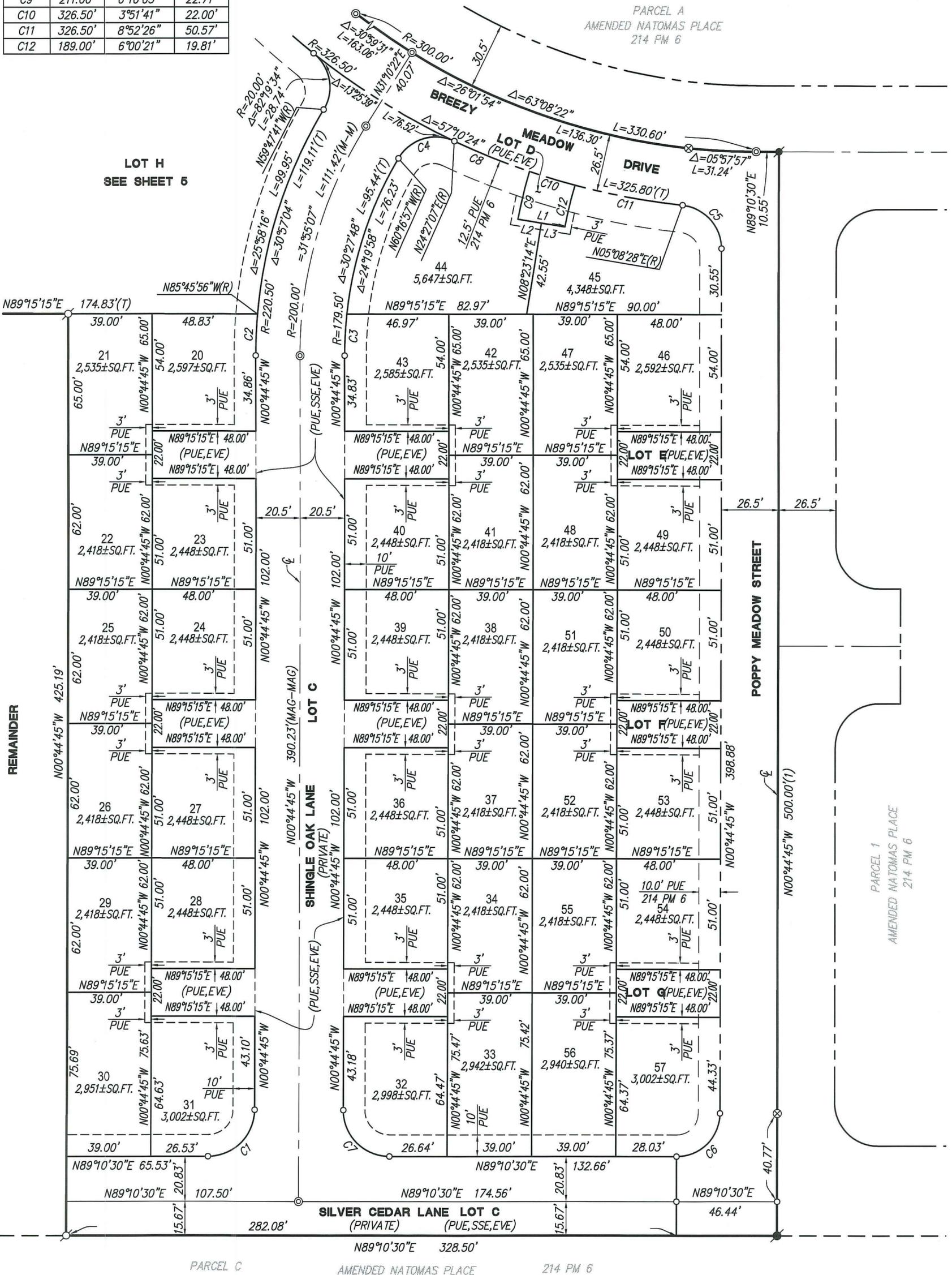
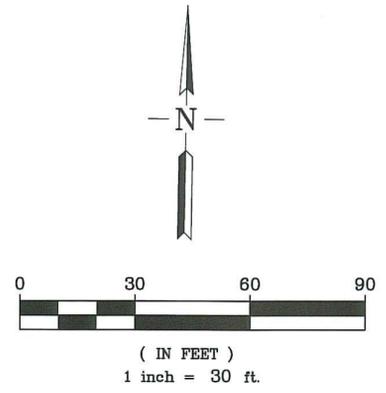
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N81°36'46"W	22.01'
L2	N81°36'46"W	10.94'
L3	N81°36'46"W	11.07'

CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	21.50'	89°55'15"	33.74'
C2	220.50'	4°58'49"	19.17'
C3	179.50'	6°07'51"	19.21'
C4	20.00'	84°06'47"	29.58'
C5	20.00'	89°55'15"	31.39'
C6	21.33'	90°04'45"	33.53'
C7	326.50'	6°34'33"	37.47'
C8	211.00'	6°10'03"	22.71'
C9	326.50'	3°51'41"	22.00'
C10	326.50'	8°52'26"	50.57'
C12	189.00'	6°00'21"	19.81'

FINAL MAP OF  
**NATOMAS PLACE - VILLAGE 5, PHASE 2**  
 SUBDIVISION NO. P05-129.10

BEING A SUBDIVISION OF A PARCEL OF PARCEL 5 AS SHOWN  
 ON THE AMENDED MASTER MAP OF NATOMAS PLACE,  
 FILED IN BOOK 214 OF PARCEL MAPS AT PAGE 6,  
 OFFICIAL RECORDS OF SACRAMENTO COUNTY

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 SHEET 6 OF 7 SHEETS



REMAINDER

LOT H  
 SEE SHEET 5

PARCEL A  
 AMENDED NATOMAS PLACE  
 214 PM 6

POPPY MEADOW STREET

PARCEL 1  
 AMENDED NATOMAS PLACE  
 214 PM 6

SILVER CEDAR LANE LOT C  
 (PRIVATE) (PUE, SSE, EVE)  
 N89°10'30"E 328.50'

PARCEL C AMENDED NATOMAS PLACE 214 PM 6

FINAL MAP OF  
**NATOMAS PLACE - VILLAGE 5, PHASE 2**  
SUBDIVISION NO. P05-129.10

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BEING A SUBDIVISION OF A PORTION OF PARCEL 5 AS SHOWN  
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CITY OF SACRAMENTO  
SACRAMENTO COUNTY, CALIFORNIA

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NOVEMBER 2016  
SHEET 7 OF 7 SHEETS

**ADDITIONAL INFORMATION SHEET**

1. ADDITIONAL INFORMATION SHOWN ON THIS SHEET IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT INTENDED TO AFFECT RECORD TITLE INTEREST PER STATE OF CALIFORNIA GOVERNMENT CODE SECTION 66434.3 (THE SUBDIVISION MAP ACT).
2. PRIVATE RECIPROCAL EASEMENTS FOR INGRESS/EGRESS, PARKING, UTILITIES, DRAINAGE, WATER AND SANITARY SEWER FACILITIES, AND SURFACE STORM DRAINAGE SHALL BE GRANTED AND RESERVED, AS NECESSARY AND AT NO COST, AT OR BEFORE THE TIME OF SALE OR CONVEYANCE OF ANY PARCEL SHOWN ON THIS MAP.
3. THIS MAP IS SUBJECT TO AN AGREEMENT ENTITLED "AGREEMENT FOR CONVEYANCE OF EASEMENTS" RECORDED IN BOOK \_\_\_\_\_ O.R. PAGE \_\_\_\_\_.
4. OVERHEAD 69kv ELECTRICAL FACILITIES HAVE BEEN CONSTRUCTED ON PARCEL "C" PER BK. 200 PM P6. 0007.
5. THE HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR REPAIRING AND/OR REPLACING ALL NON-ASPHALT AND/OR ENHANCED SURFACE TREATMENTS OF STREETS AND DRIVEWAYS DAMAGED BY SSE MAINTENANCE AND REPAIR OPERATIONS.