



3.8

DEPARTMENT OF
PUBLIC WORKS

DEVELOPMENT SERVICES DIVISION

CITY OF SACRAMENTO
CALIFORNIA

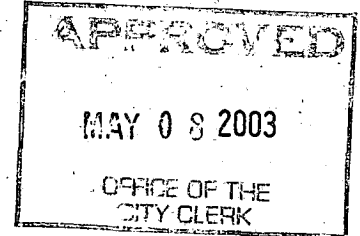
1231 I STREET, 2nd Floor
SACRAMENTO, CA 95814-2700

PH. (916) 264-7995
FAX (916) 264-5786

April 18, 2003

City Council
Sacramento, California

Honorable Members In Session:



**SUBJECT: APPROVAL OF PARCEL MAP ENTITLED "WESTLAKE VILLAS, A
CONDOMINIUM PROJECT" – (P01-053)**

LOCATION/COUNCIL DISTRICT:

Northeast corner of Del Paso Boulevard and Broadgate Drive and the southwest corner of El Centro Road and Hawkview Drive located in Council District 1.

RECOMMENDATION:

This report recommends City Council adopt the attached resolution approving the Parcel Map entitled "Westlake Villas, a Condominium project".

CONTACT PERSON:

Bob Robinson, Supervising Surveyor, 264-8970

FOR COUNCIL MEETING OF: May 8, 2003

SUMMARY:

On November 15, 2001, the Planning Commission approved a Tentative Parcel Map by adopting a Notice of Decision. All conditions of the tentative map have been met by the Subdivider, Westlake Villas, LLC, a California Limited Liability Company. The Parcel Map requires approval by the City Council. See attachments "A-1 through A-3" for project location.

Department of
PUBLICWORKS
CITY OF
SACRAMENTO

City Council
Westlake Villas, A Condominium project
April 18, 2003

COMMITTEE/COMMISSION ACTION:

None.

BACKGROUND:

On November 15, 2001, the Planning Commission approved a Tentative Parcel Map by adopting a Notice of Decision. Pursuant to Sacramento City Code, Section 16.08.010, and Government Code Section 66458, the City Council shall approve, conditionally approve, or deny Parcel 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 Parcel Map is consistent with the North Natomas Community Plan. All tentative map conditions have been met and the Parcel Map is presented for approval.

FINANCIAL CONSIDERATIONS:

All subdivision costs are being paid by the subdivider, Westlake Villas, LLC, a California Limited Liability Company.

ENVIRONMENTAL CONSIDERATIONS:

On November 15, 2001, the 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 16.08.010, and Government Code Section 66458, the City Council shall approve, conditionally approve, or deny parcel 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 Council action recommended in this report supports the following City Strategic Plan goals:

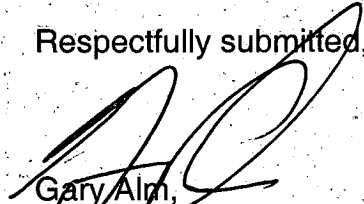
- Enhance and preserve the neighborhoods
- Promote and support economic vitality

City Council
Westlake Villas, A Condominium Project
April 18, 2003

ESBD CONSIDERATIONS:

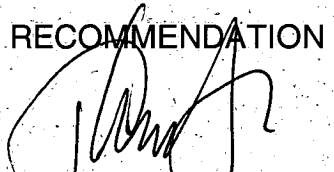
City Council adoption of the resolution is not affected by City policy related to the ESBD Program.

Respectfully submitted,



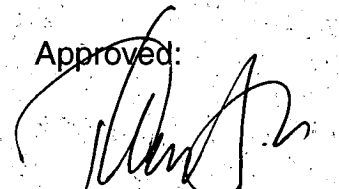
Gary Alm,
Manager, Development Services

RECOMMENDATION APPROVED:



ROBERT P. THOMAS
City Manager

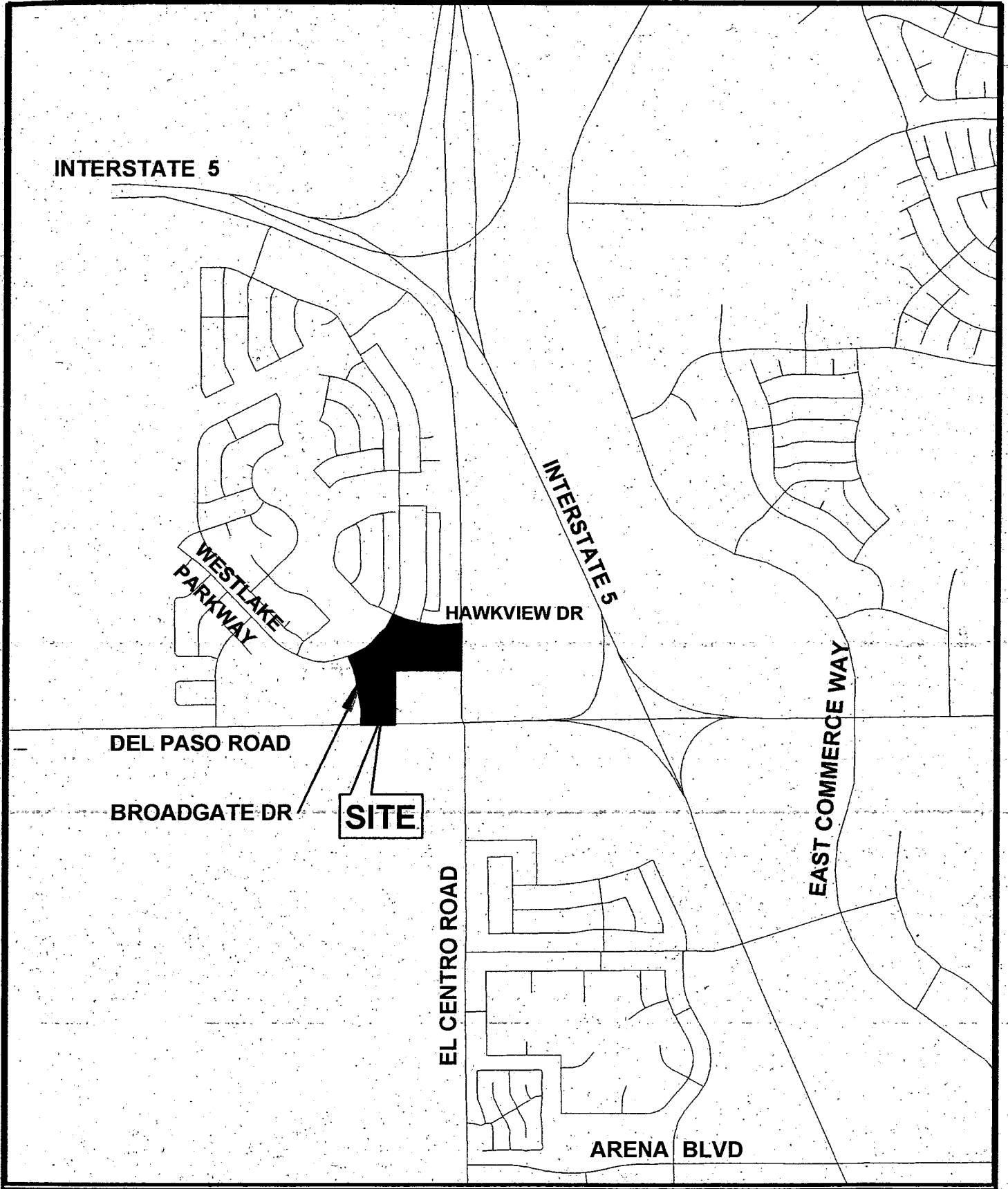
Approved:



Thomas V. Lee
Deputy City Manager

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- 2) Attachment "A-2 through A-3", Parcel Map of Westlake Villas, A Condominium Project – pg. 5
- 3) Resolution approving Parcel Map Westlake Villas, A Condominium Project. – pg. 7



Department of
PUBLICWORKS
CITY OF SACRAMENTO
Development Services
& Special Districts

By: Jerry Lovato

0 335 670 1,340 2,010 2,680 Feet



1 inch equals 1,400 feet



4/14/03

WESTLAKE VILLAS, A CONDOMINIUM PROJECT

FINAL MAP OF WESTLAKE VILLAS

A CONDOMINIUM PROJECT SUBDIVISION NO. P01-053

LOT 1, CERTIFICATE OF COMPLIANCE FOR LOT MERGER BOOK 20020918, PAGE 1103 OF OFFICIAL RECORDS SITUATE WITHIN SECTION 4, T.9N., R.4E., M.D.M. CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, CALIFORNIA MARCH, 2003 SCALE: 1"=100' SHEET 2 OF 2



G.C. WALLACE OF CALIFORNIA, INC. Engineers/Planners/Surveyors 2150 RIVER PLAZA DR., SUITE 100, SACRAMENTO, CA 95833 TELEPHONE: (916) 286-7600 FAX: (916) 286-7601

OWNER'S STATEMENT:

THE UNDERSIGNED HEREBY CONSENTS TO THE PREPARATION AND FILING OF THIS FINAL MAP OF "WESTLAKE VILLAS, A CONDOMINIUM PROJECT" AND OFFERS FOR DEDICATION AND DOES HEREBY DEDICATE FOR ANY AND ALL PUBLIC USES HAWKVIEW DRIVE, BROADGATE DRIVE AND WESTLAKE PARKWAY SHOWN HEREON, AND OFFERS FOR DEDICATION AND DOES 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 BROADGATE DRIVE, WESTLAKE PARKWAY AND HAWKVIEW DRIVE SHOWN HEREON AND DESIGNATED PUBLIC UTILITY EASEMENT (P.U.E.).

WESTLAKE VILLAS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY,

BY: MMM WESTLAKE VILLAS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: MEER WESTLAKE VILLAS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, ITS MANAGING MEMBER

BY: RONALD L. MEER, MANAGING MEMBER DATE: _____

LEGAL DESCRIPTION:

LOT 1, AS DESCRIBED IN THE CERTIFICATE OF COMPLIANCE FOR LOT MERGER, RECORDED ON SEPTEMBER 18, 2002 IN BOOK 20020918, PAGE 1103, OFFICIAL RECORDS OF SACRAMENTO COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCELS 2 AND 3, AS SHOWN ON THE MASTER PARCEL MAP OF WESTBOROUGH, FILED FOR RECORD ON JUNE 14, 2000 IN BOOK 158 OF PARCEL MAPS, MAP NO. 1.

CONTAINING 15.32 GROSS ACRES OF LAND, MORE OR LESS.

SURVEYOR'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 WESTLAKE VILLAS, LLC IN OCTOBER, 2002. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP; THAT THE MONUMENTS WILL BE OF THE CHARACTER AND WILL OCCUPY THE POSITIONS INDICATED AND WILL BE SET UPON COMPLETION OF THE REQUIRED SUBDIVISION IMPROVEMENTS ON OR BEFORE DECEMBER, 2003, AND THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATED: _____

JOHN E. KLAMM, L.S. 7375 EXP:12/31/05 G. C. WALLACE OF CALIFORNIA

NOTARY ACKNOWLEDGMENT:

STATE OF CALIFORNIA

COUNTY OF _____

ON _____ BEFORE ME,

(NAME, TITLE OF OFFICER), PERSONALLY APPEARED _____

PERSONALLY KNOWN TO ME OR 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(S), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT. WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY'S SIGNATURE _____ PRINTED NAME _____

MY PRINCIPAL PLACE OF BUSINESS IS IN _____ COUNTY.

MY COMMISSION EXPIRES: _____

COMMISSION NO. _____

CITY ENGINEER'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF "WESTLAKE VILLAS, A CONDOMINIUM PROJECT" AND FIND IT TO BE SUBSTANTIALLY THE SAME AS THE TENTATIVE MAP SUBMITTED TO THE 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 MAP IS TECHNICALLY CORRECT.

DATED: _____

ROBERT T. ROBINSON SUPERVISING SURVEYOR, L.S. 7534 FOR THE DIRECTOR OF PUBLIC WORKS CITY OF SACRAMENTO, CALIFORNIA

TRUSTEE'S STATEMENT:

CHICAGO TITLE COMPANY, AS TRUSTEE UNDER DEED OF TRUST RECORDED ON MAY 31, 2002 IN BOOK 20020531, PAGE 2142, OFFICIAL RECORDS OF SACRAMENTO COUNTY.

BY: _____

PRINT NAME AND TITLE _____

CITY CLERK'S STATEMENT:

I HEREBY STATE THAT THE CITY COUNCIL OF THE CITY OF SACRAMENTO HAS APPROVED THIS FINAL MAP OF "WESTLAKE VILLAS, A CONDOMINIUM PROJECT" AND HAS ACCEPTED, SUBJECT TO IMPROVEMENT, ON BEHALF OF THE PUBLIC ALL THE LANDS AND EASEMENTS, HEREON OFFERED FOR DEDICATION

DATED: _____

CITY CLERK, CITY OF SACRAMENTO

NOTARY ACKNOWLEDGMENT:

STATE OF CALIFORNIA

COUNTY OF _____

ON _____ BEFORE ME,

(NAME, TITLE OF OFFICER), PERSONALLY APPEARED _____

PERSONALLY KNOWN TO ME OR 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(S), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT. WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY'S SIGNATURE _____ PRINTED NAME _____

MY PRINCIPAL PLACE OF BUSINESS IS IN _____ COUNTY.

MY COMMISSION EXPIRES: _____

COMMISSION NO. _____

RECORDER'S STATEMENT:

I FILED THIS _____ DAY OF _____, 2003, AT _____ M IN BOOK _____ OF MAPS, AT PAGE _____, AT THE REQUEST OF WESTLAKE VILLAS, LLC, TITLE TO THE LAND INCLUDED IN THIS SUBDIVISION BEING VESTED AS PER CERTIFICATE NO. _____ ON FILE IN THIS OFFICE.

SIGNED: _____ SACRAMENTO COUNTY RECORDER

BY: _____ DEPUTY

ATTACHMENT "A-3"

FINAL MAP OF WESTLAKE VILLAS A CONDOMINIUM PROJECT SUBDIVISION NO. P01-053

LOT 1, CERTIFICATE OF COMPLIANCE FOR LOT MERGER
BOOK 20020918, PAGE 1103 OF OFFICIAL RECORDS
SITUATE WITHIN SECTION 4, T.9N., R.4E., M.D.M.
CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, CALIFORNIA
MARCH, 2003 SCALE: 1"=100'
SHEET 2 OF 2



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NOTES:

1. ALL CURVES SHOWN HEREON ARE DIMENSIONED WITH RADIUS, DELTA AND ARC LENGTH. ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
2. THIS FINAL MAP IS IN CONJUNCTION WITH A SPECIAL USE PERMIT TO ALLOW FOR THE DEVELOPMENT OF 285 UNIT CONDOMINIUM COMPLEX. THIS COMPLEX WILL BE DEVELOPED IN MULTIPLE PHASES.
3. THE 16' I.O.D. OFFERED FOR DEDICATION ACROSS PARCEL 2 ON THE MASTER PARCEL MAP OF WESTBOROUGH, 158 P.M. 1, NOT SHOWN HEREON IS HEREBY ABANDONED PURSUANT TO SECTION 66499.20 $\frac{1}{2}$ OF THE GOVERNMENT CODE.
4. THE ROADWAY IRREVOCABLE OFFER OF DEDICATION (R.I.O.D.) PER THE MASTER PARCEL MAP OF WESTBOROUGH, 158 P.M. 1, NOT SHOWN HEREON IS HEREBY ABANDONED PURSUANT TO SECTION 66499.20 $\frac{1}{2}$ OF THE GOVERNMENT CODE.

BASIS OF BEARINGS:

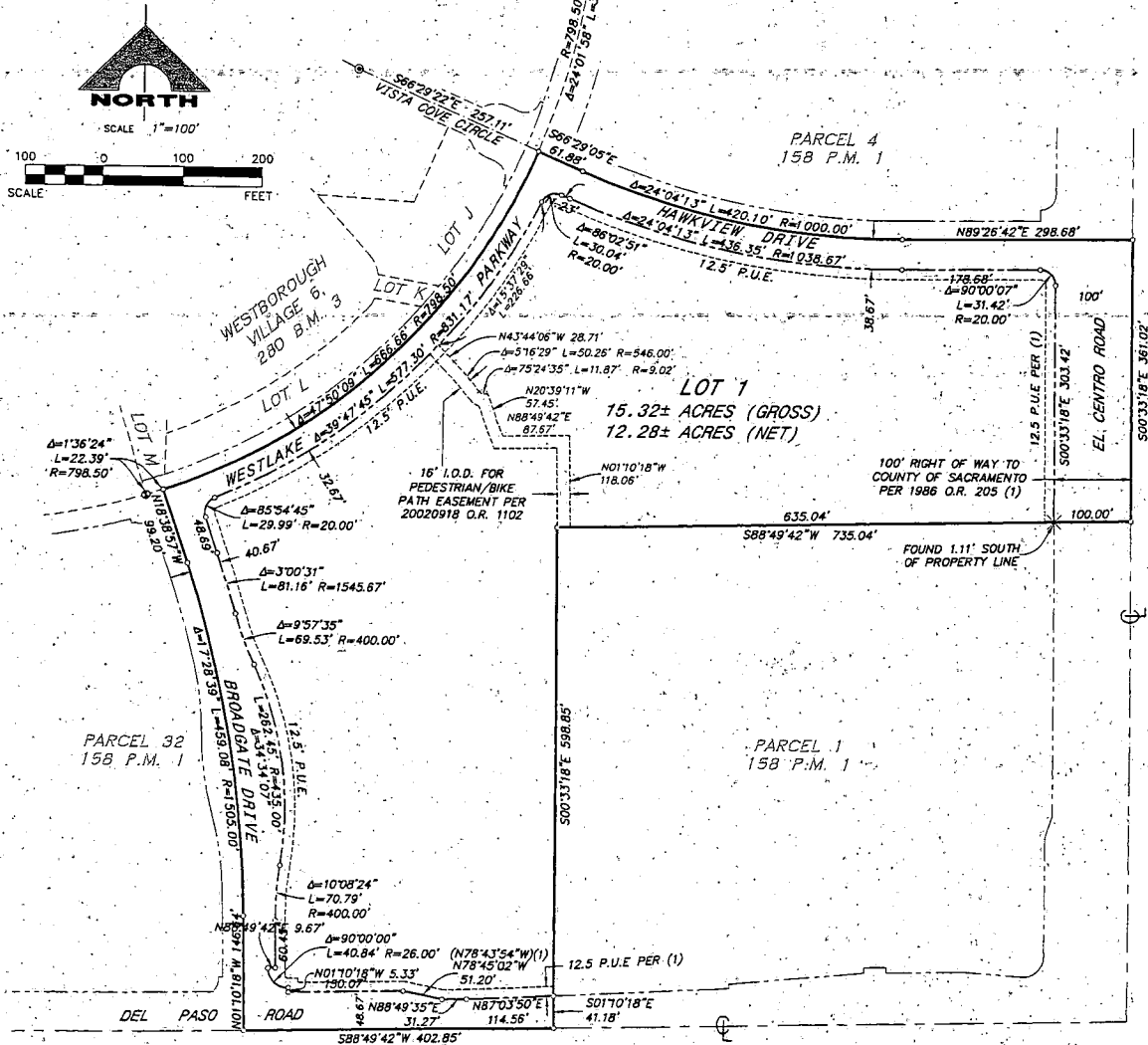
THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL TO THE EASTERLY BOUNDARY OF WESTBOROUGH VILLAGE 6, THE FINAL MAP OF WHICH IS FILED IN BOOK 280 OF MAPS, MAP NO. 3, SACRAMENTO COUNTY RECORDS, THE BEARING OF WHICH IS GIVEN AS N00°31'03"W AND WAS ESTABLISHED FROM FOUND MONUMENTS SHOWN HEREON.

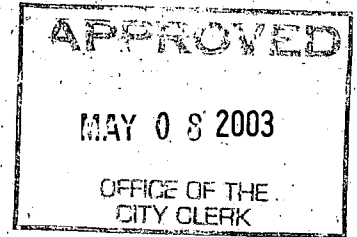
LEGEND

- DIMENSION POINT (NOTHING FOUND OR SET)
- FOUND CITY OF SACRAMENTO WELL MONUMENT
- ⊙ FOUND P.K. NAIL PER 280 B.M. 3
- ✕ FOUND GASH IN BACK OF SIDEWALK
- (R) RADIAL LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- I.O.D. IRREVOCABLE OFFER OF DEDICATION
- R.I.O.D. ROADWAY IRREVOCABLE OFFER OF DEDICATION
- P.M. PARCEL MAPS, SACRAMENTO COUNTY RECORDS
- B.M. BOOK OF MAPS, SACRAMENTO COUNTY RECORDS
- O.R. OFFICIAL RECORDS OF SACRAMENTO COUNTY

REFERENCES

- (1) 158 P.M. 1, MASTER PARCEL MAP OF WESTBOROUGH
- (2) 280 B.M. 3, FINAL MAP OF WESTBOROUGH VILLAGE 6





RESOLUTION NO. 2003-246

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

APPROVING PARCEL MAP ENTITLED "WESTLAKE VILLAS, A CONDOMINIUM PROJECT" (P01-053)

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

- A. The Parcel Map entitled "Westlake Villas, A Condominium project", located at the northeast corner of Del Paso Boulevard and Broadgate Drive and the southwest corner of El Centro Road and Hawkview Drive, with provisions for its design and improvement, is consistent with the North Natomas Community Plan.
- B. The Parcel Map is in substantial compliance with the previously approved tentative parcel map.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO AS FOLLOWS:

- 1. The Parcel Map is hereby approved.
- 2. All dedications are hereby accepted.

MAYOR

ATTEST:

CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____