



2.11

APPROVED
OCT 30 2001
OFFICE OF THE
CITY CLERK

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) 264-8450

October 12, 2001

City Council
Sacramento, California

Honorable Members in Session:

AG 2001 - 192

SUBJECT: APPROVAL OF FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT FOR "NORTHBOROUGH II VILLAGE 12" (P00-019)

LOCATION/COUNCIL DISTRICT:

North Natomas - West of Natomas Boulevard and North of Club Center Drive
Council District 1

RECOMMENDATION:

This report recommends the City Council adopt the attached resolution approving the Final Map and Subdivision Improvement Agreement for Northborough II Village 12.

CONTACT PERSON:

Fritz Buchman, Senior Engineer, 264-7493
Bob Robinson, Supervising Surveyor, 264-8970

FOR COUNCIL MEETING OF: October 30, 2001

SUMMARY:

On July 27, 2000, 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, Lennar Winncrest, LLC, a Delaware Limited Liability Company. The Subdivider wishes to file the Final Map prior to completing the required subdivision improvements. The deferral of these improvements requires the Subdivider to enter into a subdivision improvement agreement with the city wherein the Subdivider agrees to complete the improvements at a later date.

City Council
Final Map for Northborough II Village 12
October 12, 2001

The Final Map and the Subdivision Improvement Agreement require approval by the City Council. See Exhibit "A-1" through "A-6" for project location.

COMMITTEE/COMMISSION ACTION:

None.

BACKGROUND INFORMATION:

On July 27, 2000, 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, the deferred improvement work has been secured through a subdivision improvement agreement, 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.

ENVIRONMENTAL CONSIDERATIONS:

On July 27, 2000, 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.

City Council
Final Map for Northborough II Village 12
October 12, 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

FB/pt

Approved:



Michael Kashiwagi
Director of Public Works

**FINAL MAP OF
NORTHBOROUGH II
VILLAGE 12**

BEING ALL OF PARCEL 15 OF THE
NORTHBOROUGH II MASTER PARCEL MAP
FILED IN 162 P.M. 8, SACRAMENTO COUNTY RECORDS
AND SITUATE WITHIN SECTION 35, T. 10 N., R. 4 E., M.D.M.
CITY OF SACRAMENTO STATE OF CALIFORNIA

OWNER'S STATEMENT

THE UNDERSIGNED HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP OF NORTHBOROUGH II VILLAGE 12 AND OFFER FOR DEDICATION AND DO HEREBY DEDICATE TO ANY AND ALL PUBLIC USES, THE COURT, WAY, STREET AND DRIVES 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, SEWER, 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 COURT, WAY, AND DRIVES 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 PUBLIC COURT, WAY, STREET AND DRIVES SHOWN HEREON.

LENNAR WINNCREST, L.L.C.
A DELAWARE LIMITED LIABILITY COMPANY,

BY: LENNAR LAND PARTNERS II
A FLORIDA GENERAL PARTNERSHIP
ITS MANAGING MEMBER

BY: LENNAR HOMES OF CALIFORNIA, INC.
A CALIFORNIA CORPORATION
ITS ATTORNEY IN FACT

BY: _____
MICHAEL J. WINN
VICE PRESIDENT

NOTARY'S ACKNOWLEDGEMENT

STATE OF CALIFORNIA }
COUNTY OF _____ } SS

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: _____



3301 C STREET, BLDG. 100-B
SACRAMENTO, CA 95816
PHONE: (916) 341-7760

OCTOBER 2001

Sheet 1 of 5

1015.027

LEGAL DESCRIPTION

ALL OF PARCEL 15 OF THE NORTHBOROUGH II MASTER PARCEL MAP
RECORDED IN BOOK 162 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 GUARANTY, A CALIFORNIA CORPORATION AS TRUSTEE UNDER
DEED OF TRUST RECORDED NOVEMBER 16, 2000, IN BOOK 9811-16 PAGE 1668,
OFFICIAL RECORDS OF SACRAMENTO COUNTY.

BY: _____ BY: _____

PRINT NAME: _____ PRINT NAME: _____

NOTARY'S ACKNOWLEDGEMENT

STATE OF CALIFORNIA }
COUNTY OF _____ } SS

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

I, MICHAEL E. LONG, HEREBY STATE THAT THIS FINAL MAP OF NORTHBOROUGH II VILLAGE 12 WAS MADE UNDER MY DIRECTION IN OCTOBER 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 OCTOBER 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 NORTHBOROUGH II VILLAGE 12 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.

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 NORTHBOROUGH II VILLAGE 12 AND HAS ACCEPTED ON BEHALF OF THE PUBLIC, ALL LANDS, COURT, WAY, AND DRIVES, AND EASEMENTS HEREON OFFERED FOR DEDICATION.

DATE: _____
CITY CLERK
CITY OF SACRAMENTO

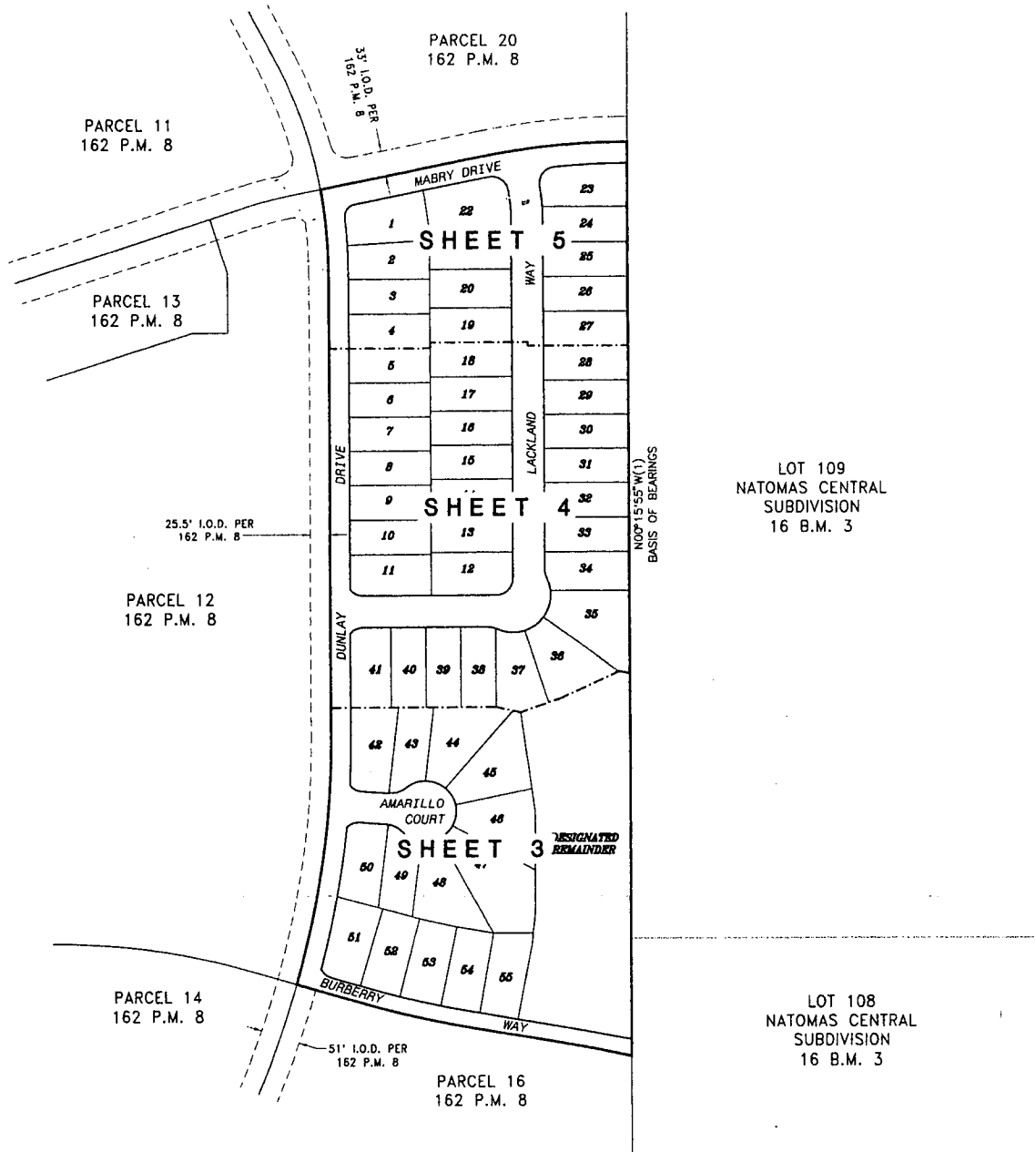
RECORDER'S STATEMENT

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-1"



0 50 100 200
SCALE: 1" = 100'

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 10.17± ACRES GROSS, CONSISTING OF 55 RESIDENTIAL BUILDING LOTS.
3. THE IRREVOCABLE OFFER OF DEDICATION (I.O.D.) PER 162 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 162 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 COURT, WAYS, AND DRIVES 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 HILTI NAIL 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"
- ⊗ SET MONUMENT WELL PER CITY STANDARDS
- (R) RADIAL LINE
- DELTA XX° XX' XX"
- I.O.D. IRREVOCABLE OFFER OF DEDICATION
- P.U.E. PUBLIC UTILITY EASEMENT

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE EAST BOUNDARY LINE OF PARCELS 15 AND 20 AS SHOWN ON THE NORTHBOROUGH II MASTER PARCEL MAP RECORDED IN 162 P.M. 8, SACRAMENTO COUNTY RECORDS. SAID LINE IS TAKEN TO BEAR NORTH 00°15'55" WEST.

REFERENCES

- (1) 162 P.M. 8 NORTHBOROUGH II MASTER PARCEL MAP

**FINAL MAP OF
NORTHBOROUGH II
VILLAGE 12**

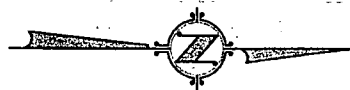
BEING ALL OF PARCEL 15 OF THE
NORTHBOROUGH II MASTER PARCEL MAP
FILED IN 162 P.M. 8, SACRAMENTO COUNTY RECORDS
AND SITUATE WITHIN SECTION 35, T. 10 N., R. 4 E., M.D.M.
CITY OF SACRAMENTO STATE OF CALIFORNIA

WOOD RODGERS INC.
ENGINEERING PLANNING MAPPING SURVEYING

OCTOBER 2001

3301 C STREET, BLDG. 100-B
SACRAMENTO, CA 95816
PHONE: (916) 341-7760

Sheet 2 of 5
1015.027

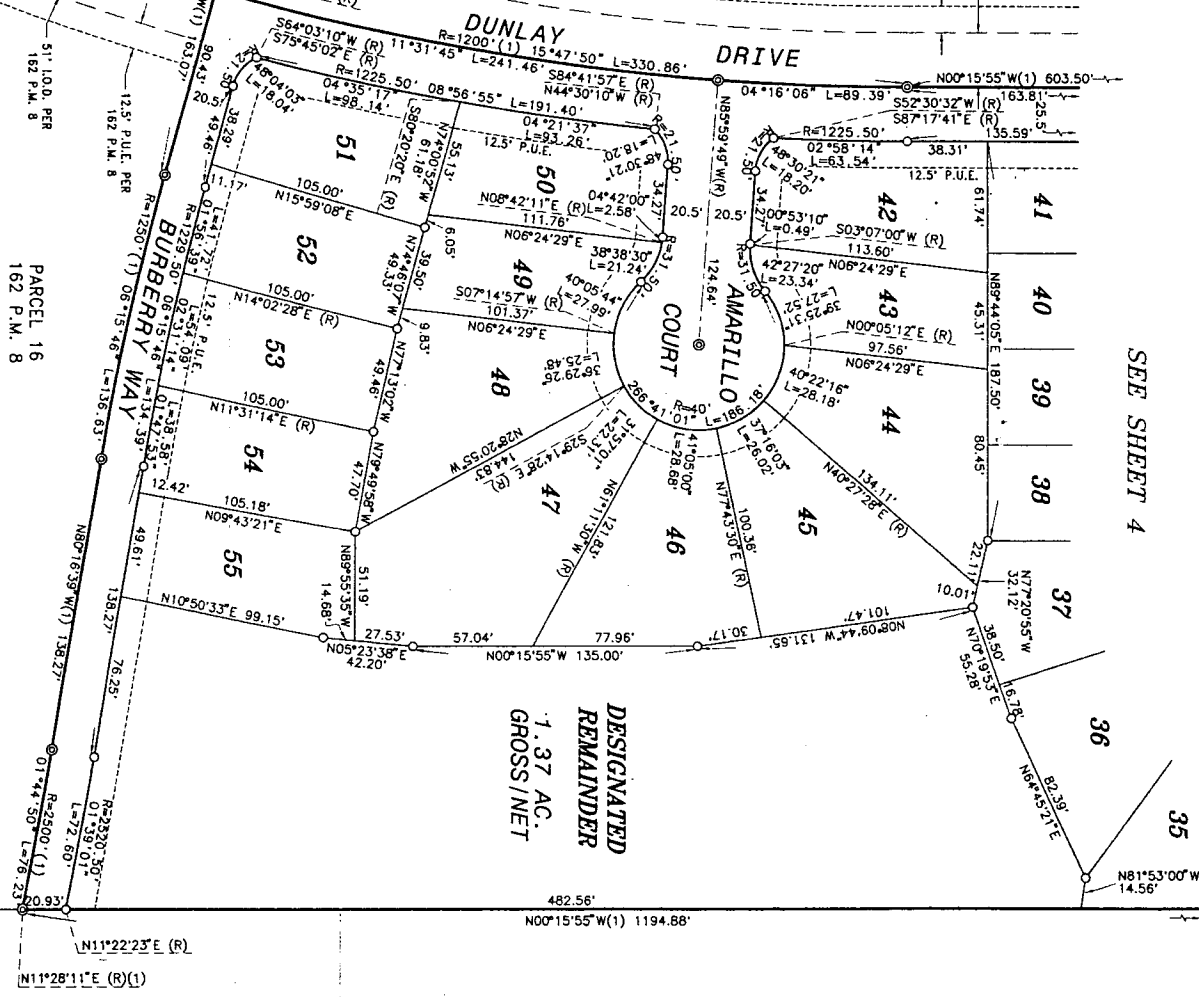


0 20 40 80
SCALE: 1" = 40'

PARCEL 14
162 P.M. 8

PARCEL 12
162 P.M. 8

25.5' I.O.D. PER
162 P.M. 8
12.5' P.U.E. PER
162 P.M. 8



SEE SHEET 4

DESIGNATED
REMAINDER
1.37 AC.
GROSS/NET

LOT 109
NATOMAS CENTRAL
SUBDIVISION
16 B.M. 3

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

WOOD RODGERS INC.
ENGINEERING PLANNING MAPPING SURVEYING
3301 G STREET, BLDG. 100-B
SACRAMENTO, CA 95816
PHONE: (916) 541-7500

OCTOBER 2001
Sheet 3 of 5
10/15/07

FINAL MAP OF:
NORTHBOROUGH II
VILLAGE 12
BEING ALL OF PARCEL 15 OF THE
NORTHBOROUGH II MASTER PARCEL MAP
FILED IN 162 P.M. 8, SACRAMENTO COUNTY RECORDS
AND SITUATE WITHIN SECTION 25, T. 10 N., R. 41 E., NDM 1
CITY OF SACRAMENTO STATE OF CALIFORNIA

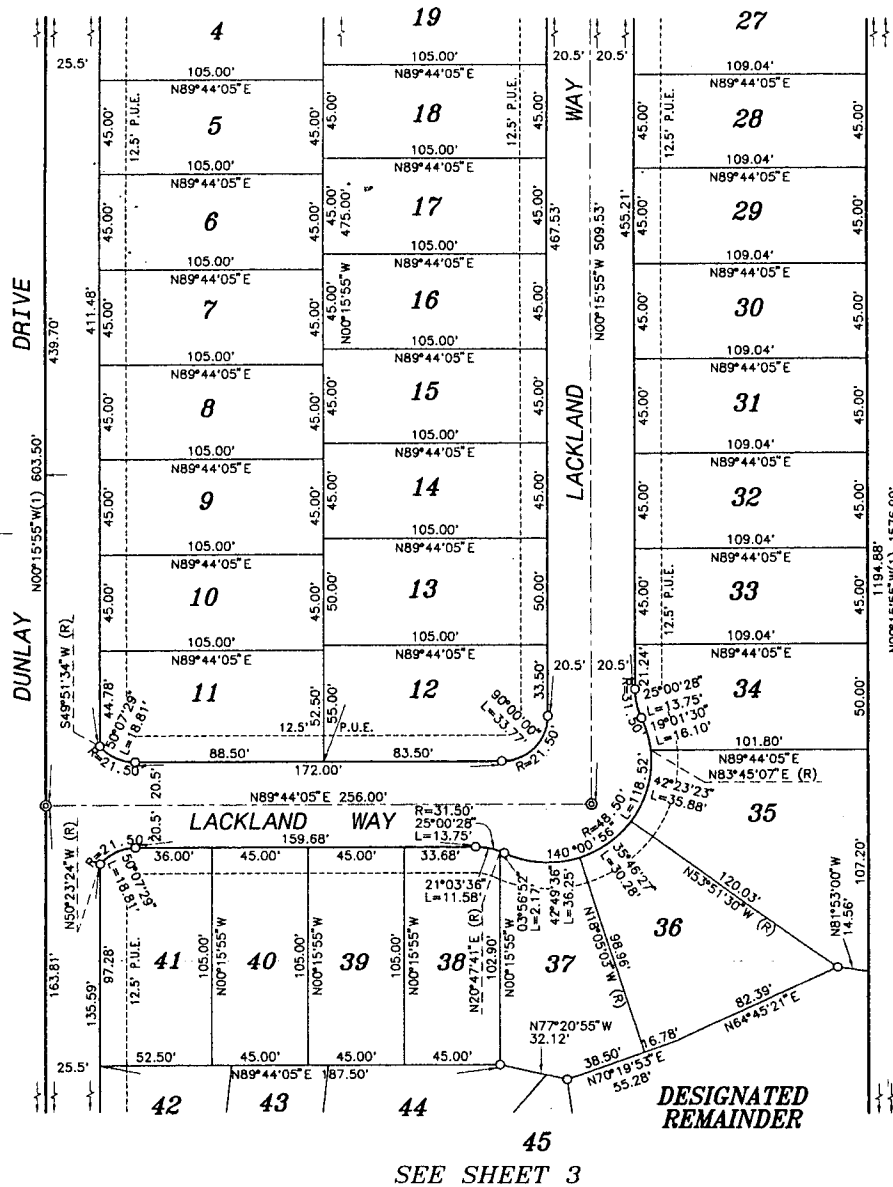


0 20 40 80
SCALE: 1" = 40'

25.5' I.O.D. PER
162 P.M. 8
12.5' P.U.E. PER
162 P.M. 8

PARCEL 12
162 P.M. 8

SEE SHEET 5



SEE SHEET 3

LOT 109
NORTHBOROUGH CENTRAL
SUBDIVISION
16 B.M. 3

NOTES

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

FINAL MAP OF
NORTHBOROUGH II
VILLAGE 12

BEING ALL OF PARCEL 15 OF THE
NORTHBOROUGH II MASTER PARCEL MAP
FILED IN 162 P.M. 8, SACRAMENTO COUNTY RECORDS
AND SITUATE WITHIN SECTION 35, T. 16 N., R. 4 E., M.D.M.
CITY OF SACRAMENTO STATE OF CALIFORNIA

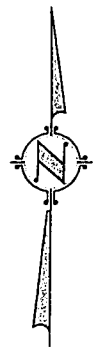
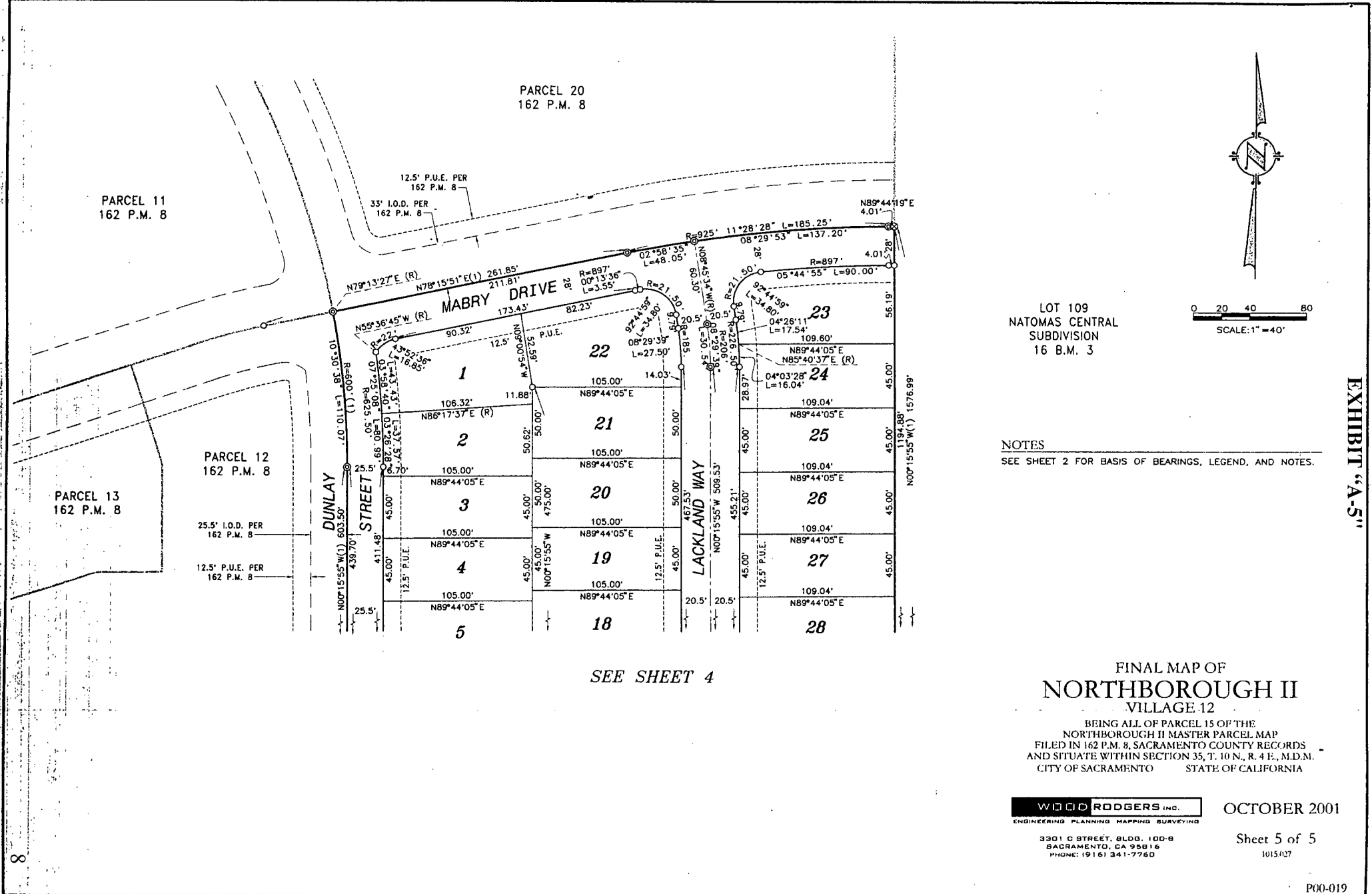
WOOD RODGERS INC.
ENGINEERING PLANNING MAPPING SURVEYING

3301 O STREET, BLDG. 100-B
SACRAMENTO, CA 95816
PHONE: (916) 341-7260

OCTOBER 2001

Sheet 4 of 5
1015.027

EXHIBIT 'A-4'



0 20 40 80
 SCALE: 1" = 40'

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

FINAL MAP OF
NORTHBOROUGH II
 VILLAGE 12

BEING ALL OF PARCEL 15 OF THE
 NORTHBOROUGH II MASTER PARCEL MAP
 FILED IN 162 P.M. 8, SACRAMENTO COUNTY RECORDS
 AND SITUATE WITHIN SECTION 35, T. 10 N., R. 4 E., M.D.M.
 CITY OF SACRAMENTO STATE OF CALIFORNIA

WOOD RODGERS INC.
 ENGINEERING PLANNING MAPPING SURVEYING

OCTOBER 2001

3301 G STREET, BLDG. 100-B
 SACRAMENTO, CA 95816
 PHONE: (916) 341-7760

Sheet 5 of 5
 1015027

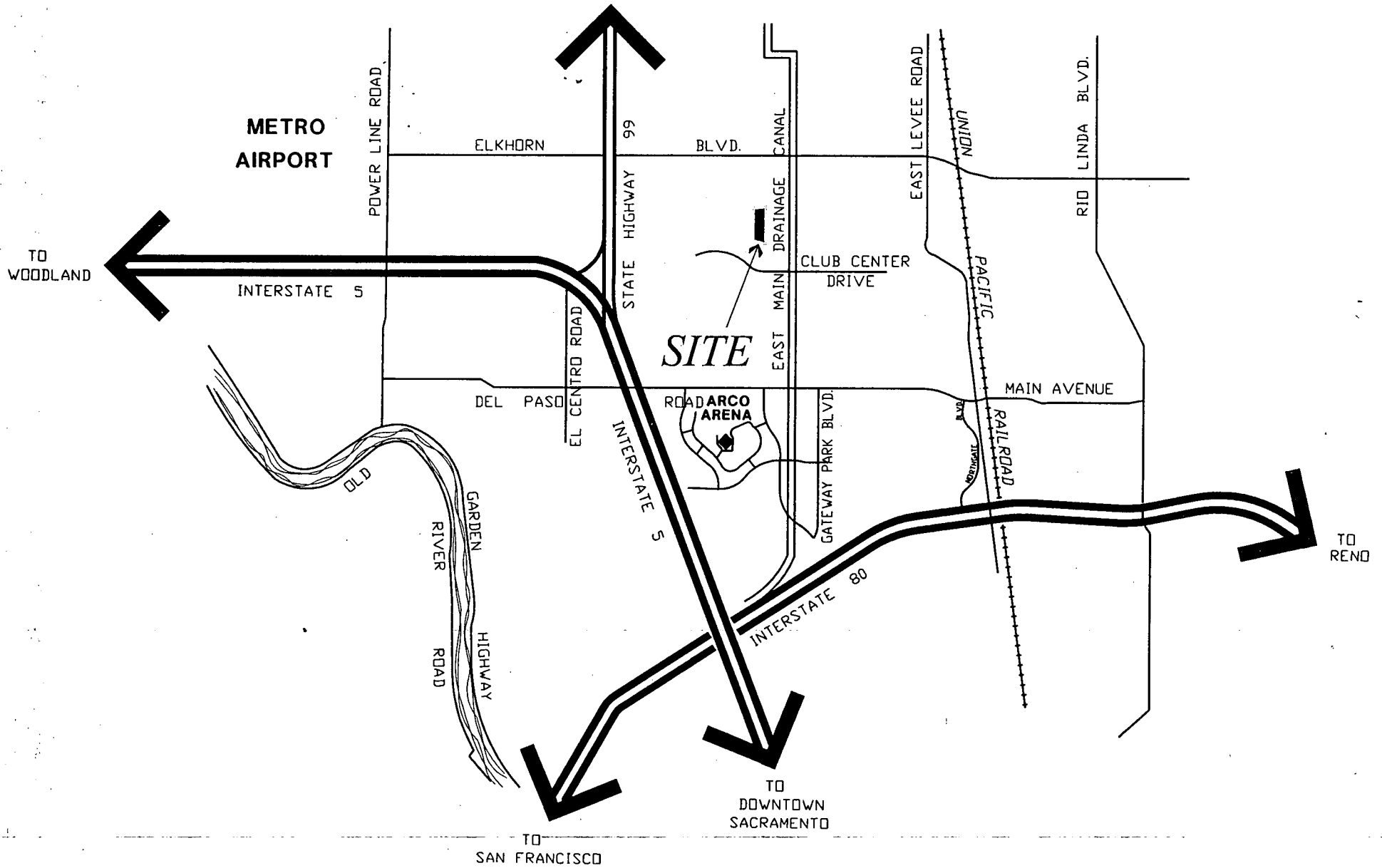
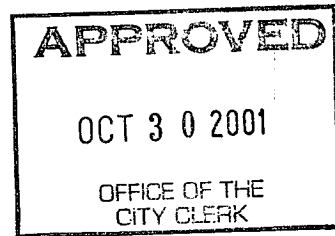


EXHIBIT "A-6"



RESOLUTION NO. 2001-716

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

APPROVING FINAL MAP ENTITLED "NORTHBOROUGH II VILLAGE 12" AND SUBDIVISION IMPROVEMENT AGREEMENT (P00-019)

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

- A. The Final Map for Northborough II Village 12, located in North Natomas - West of Natomas Boulevard and North of Club Center Drive, 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 project is hereby approved subject to the execution by all parties of the Subdivision Improvement Agreement for that subdivision.
- 2. All dedications shown on said map are hereby accepted subject to the improvement thereof required by the Subdivision Improvement Agreement.
- 3. The City Manager and City Clerk are authorized and directed to execute on behalf of the City of Sacramento that certain Subdivision Improvement Agreement between the City and Lennar Winncrest, LLC, a Delaware Limited Liability Company to provide for the subdivision improvements required by the Subdivision Map Act and Title 16 (Subdivision Regulations) of the Sacramento City Code.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

4. The City Clerk is authorized and directed to record the above-mentioned agreement in the official records of Sacramento County.

MAYOR

ATTEST:

CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____