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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 12, 2002

City Council
Sacramento, California

APPROVED

AUG 27 2002

OFFICE OF THE
CITY CLERK

Honorable Members in Session: *AG 2002-149*

**SUBJECT: APPROVAL OF FINAL MAP AND SUBDIVISION IMPROVEMENT
AGREEMENT FOR "HERITAGE AT NATOMAS PARK VILLAGE 5"
(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 and Subdivision Improvement Agreement for Heritage at Natomas Park Village 5.

CONTACT PERSONS: Fritz Buchman, Senior Engineer, 264-7493
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 subdividers, Lennar Winncrest, LLC, a Delaware Limited Liability Company and Natomas Estates, LLC, a California Liability Company, wish to file the Final Map prior to completing the required subdivision improvements. The deferral of these improvements requires the subdividers to enter into a Subdivision Improvement Agreement with the City wherein the subdividers agree to complete the improvements at a later date. All other conditions of the subdivision's Tentative Map have been met by the subdividers.

Department of
PUBLICWORKS
CITY OF
SACRAMENTO

City Council
Final Map for Heritage at Natomas Park Village 5
August 12, 2002

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

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 subdividers, 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 5
August 2, 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
- Improve and diversify the transportation system

ESBD CONSIDERATIONS:

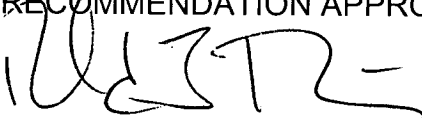
City Council adoption of the attached resolution is not affected by City policy related to the ESBD Program.

Respectfully submitted,



Gary Alm
Manager, Development Services

RECOMMENDATION APPROVED:



ROBERT P. THOMAS
City Manager

FB/pt

Approved:



Michael Kashiwagi
Director of Public Works

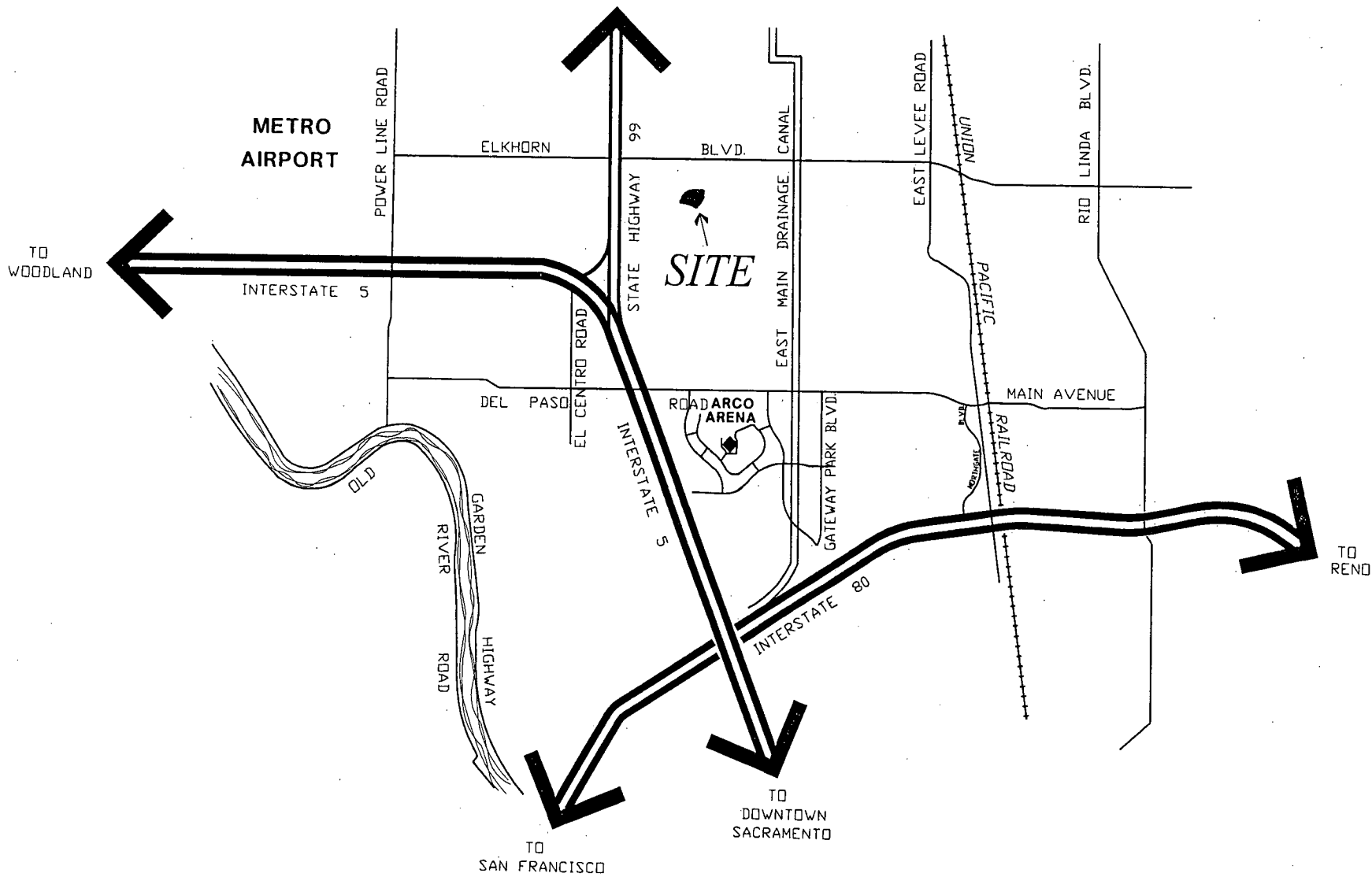


EXHIBIT "A-1"

FINAL MAP OF
HERITAGE AT NATOMAS PARK
 VILLAGE 5
 SUBDIVISION NO. P00-005.6

BEING ALL OF PARCELS 6 AND 7 OF THE
 MASTER PARCEL MAP OF HERITAGE AT NATOMAS PARK
 FILED IN 164 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
 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 5

1015.070

OWNER'S STATEMENT

THE UNDERSIGNED HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP OF HERITAGE AT NATOMAS PARK VILLAGE 5 AND 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 LOT A, 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 LOT A, SHOWN HEREON.
- C. A PUBLIC SERVICE EASEMENT, AND RIGHT AT ANYTIME, OR FROM TIME TO TIME TO CONSTRUCT, MAINTAIN, OPERATE, REPLACE, REMOVE OR RENEW ANY PUBLIC SERVICE FACILITIES IN, UPON OR OVER AND ACROSS LOT A AS SHOWN HEREON AND DESIGNATED "PUBLIC SERVICE EASEMENT" (P.S.E.).

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 }
 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 SIGNATURE 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 PARCELS 6 AND 7 OF THE MASTER PARCEL MAP OF HERITAGE AT NATOMAS PARK, 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 }
 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 SIGNATURE 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. 6816 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 5 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. 7834
 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 5 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
 STATE OF CALIFORNIA

DOCUMENT NO.: _____

BY: _____ FEE: \$ _____

EXHIBIT "A-2"

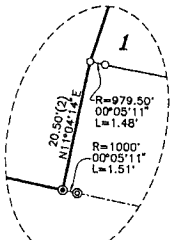
SEE SHEET 4

SEE SHEET 4

SEE SHEET 5

SEE SHEET 5

HERITAGE AT NATOMAS PARK
VILLAGE 2
300 B.M. 2



DETAIL
NOT TO SCALE



0 20 40 80
SCALE: 1" = 40'

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

FINAL MAP OF HERITAGE AT NATOMAS PARK VILLAGE 5

SUBDIVISION NO. P00-005.6
BEING ALL OF PARCELS 6 AND 7 OF THE
MASTER PARCEL MAP OF HERITAGE AT NATOMAS PARK
FILED IN 164 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

AUGUST 2002

WOOD RODGERS
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3301 C St., Bldg. 100-B Tel 916.341.7760
Sacramento, CA 95816 Fax 916.341.7767

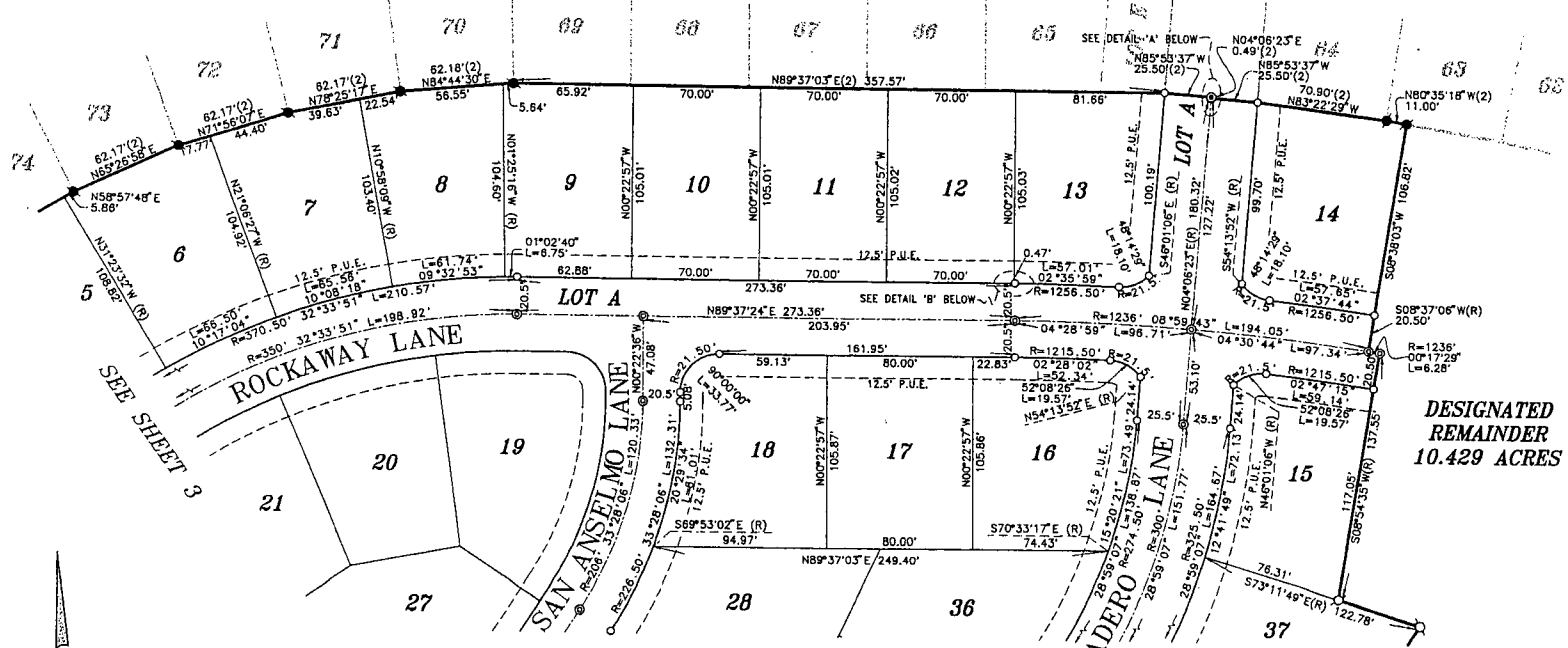
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PARCEL 8
164 P.M. 8

EXHIBIT "A-4"

HERITAGE AT
NATOMAS PARK
VILLAGE 2
300 B.M. 2



SEE SHEET 3

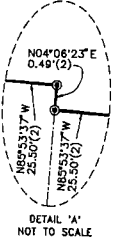
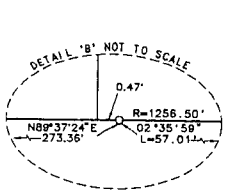
SEE SHEET 5

DESIGNATED
REMAINDER
10.429 ACRES

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



SCALE: 1" = 40'



FINAL MAP OF
HERITAGE AT NATOMAS PARK
VILLAGE 5

SUBDIVISION NO. P00-005.6
BEING ALL OF PARCELS 4 AND 7 OF THE
MASTER PARCEL MAP OF HERITAGE AT NATOMAS PARK
FILED IN 164 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



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AUGUST 2002

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1015.070

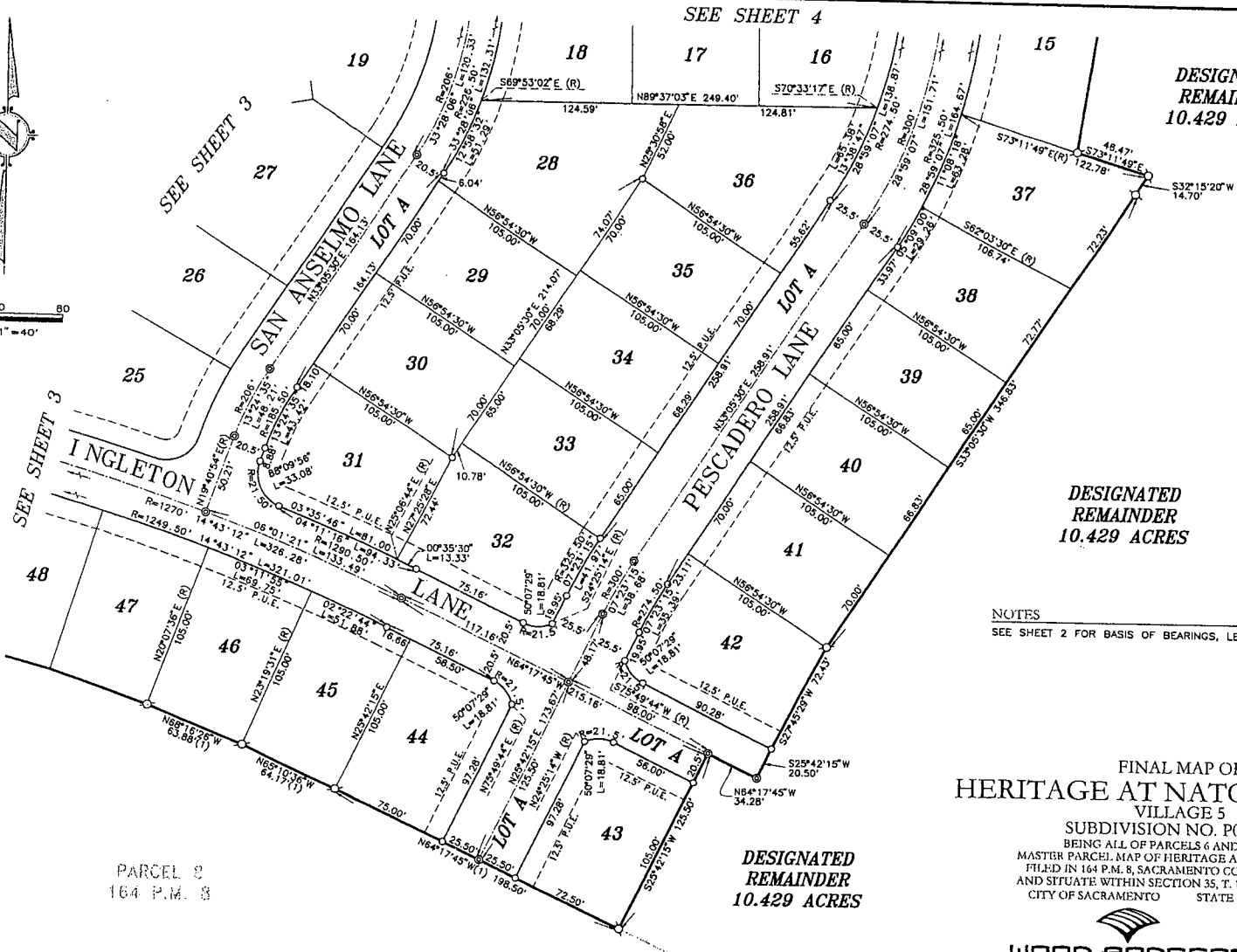
EXHIBIT "A-5"



0 20 40 80
SCALE: 1" = 40'

SEE SHEET 4

DESIGNATED
REMAINDER
10.429 ACRES



DESIGNATED
REMAINDER
10.429 ACRES

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

FINAL MAP OF HERITAGE AT NATOMAS PARK VILLAGE 5

SUBDIVISION NO. P00-005.6
BEING ALL OF PARCELS 6 AND 7 OF THE
MASTER PARCEL MAP OF HERITAGE AT NATOMAS PARK
FILED IN 164 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

DESIGNATED
REMAINDER
10.429 ACRES

PARCEL 2
164 P.M. 8

AUGUST 2002

WOOD RODGERS
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Sheet 5 of 5

EXHIBIT "A-6"



RESOLUTION NO. 2002-561

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

APPROVING FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT ENTITLED "HERITAGE AT NATOMAS PARK VILLAGE 5" 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 5, 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 subject to the execution by all parties of its Subdivision Improvement Agreement.
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 and Natomas Estates, LLC, a California Liability Company to provide for the subdivision improvements required by the Subdivision Map Act, Title 16 (Subdivision Regulations) of the Sacramento City Code, and the adopted conditions of the approved Tentative Map.

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.

ATTEST:

MAYOR

CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____