



✓ (1.7)

DEPARTMENT OF  
PUBLIC WORKS

CITY OF SACRAMENTO  
CALIFORNIA

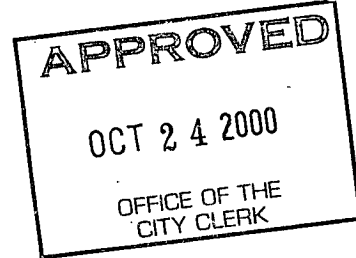
DEVELOPMENT SERVICES  
1231 I STREET  
ROOM 200  
SACRAMENTO, CA  
95814  
PH 916-264-7995  
FAX 916-264-5786

TECHNICAL SERVICES DIVISION

September 27, 2000

City Council  
Sacramento, California

AG 2000-163



Honorable Members In Session:

**SUBJECT: APPROVAL OF FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT ENTITLED "WESTBOROUGH VILLAGE 4 PHASE 2" (P98-112)**

**LOCATION/COUNCIL DISTRICT:**

North Natomas -West of El Centro Road, North of Del Paso Road.  
Council District 1

**RECOMMENDATION:**

This report recommends the City Council approve the attached resolution for the Final Map and Subdivision Improvement Agreement for Westborough Village 4 Phase 2.

**CONTACT PERSON:** Fritz Buchman, Associate Engineer, 264-7493

**FOR COUNCIL MEETING OF:** October 24, 2000

**SUMMARY:**

On October 26, 1999, the City Council approved a Tentative Subdivision Map by adopting Resolution No. 99-616. All conditions of the subdivision's tentative map have been met by the Subdivider, Winncrest Natomas, LLC., a Nevada 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 Westborough Village 4 Phase 2 (P98-112)  
September 27, 2000

The Final Map and the Subdivision Improvement Agreement require approval by the City Council. See Exhibit "A-1 through A-8" for project location.

**COMMITTEE/COMMISSION ACTION:**

None.

**BACKGROUND INFORMATION:**

On October 26, 1999, the City Council approved a Tentative Subdivision Map by adopting Resolution No. 99-616. 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, Winncrest Natomas.

**ENVIRONMENTAL CONSIDERATIONS:**

On October 26, 1999, the City Council adopted Resolution No. 99-616 ratifying the Negative Declaration and approving the mitigation monitoring plan for this project.

**POLICY CONSIDERATIONS:**

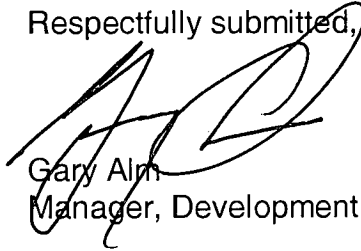
Pursuant to Sacramento City Code, Chapter 16.28.110, and Government Code Section 66458, the City Council may, by resolution, approve final maps. The map presented conforms to all the requirements of the Government Code and Title 16 of the City Code, applicable at the time of conditional approval of the Tentative Map.

City Council  
Final Map for Westborough Village 4 Phase 2 (P98-112)  
September 27, 2000

**ESBD CONSIDERATIONS:**

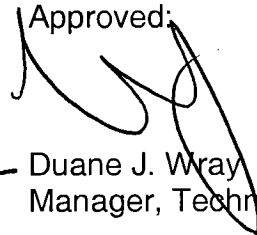
City Council adoption of the attached resolution is not affected by City policy related to the ESBD Program.

Respectfully submitted,



Gary Alm  
Manager, Development Services

Approved:



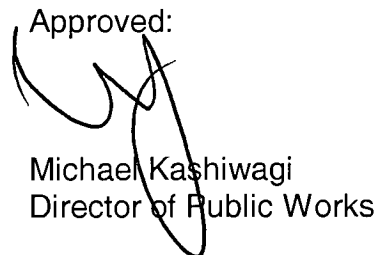
~~for~~ Duane J. Wray  
Manager, Technical Services Division

RECOMMENDATION APPROVED:



ROBERT P. THOMAS  
City Manager

Approved:



Michael Kashiwagi  
Director of Public Works

FB:me  
S:/TSW/rkGrpDocs/devsvc/council/P98-112Westborough/Village4Ph2ccltr  
09.2700

FINAL MAP OF  
WESTBOROUGH  
VILLAGE 4 PHASE 2

BEING ALL OF PARCELS 16 AND 18, AND A PORTION OF PARCEL 15 OF THE  
WESTBOROUGH MASTER PARCEL MAP  
FILED IN 158 P.M. 1, SACRAMENTO COUNTY RECORDS  
AND SITUATE WITHIN SECTION 4, T. 9 N., R. 4 E., M.D.M.  
CITY OF SACRAMENTO STATE OF CALIFORNIA

CIVIL ENGINEERING  
SURVEYING  
PLANNING

**WOOD-RODGERS INC.**  
3301 G STREET, BUILDING 100-B  
SACRAMENTO, CA 95816  
PHONE: (916) 341-7780

OCTOBER 2000

Sheet 1 of 7  
1122.013

**OWNER'S STATEMENT:**

THE UNDERSIGNED HEREBY CONSENT TO THE PREPARATION AND RECORDING OF THIS FINAL MAP OF WESTBOROUGH VILLAGE 4 PHASE 2 AND OFFERS FOR DEDICATION AND DOES HEREBY DEDICATE FOR SPECIFIC PURPOSES THE FOLLOWING:

(A) EASEMENT FOR CONSTRUCTING AND MAINTAINING CENTRALIZED MAIL DELIVERY BOXES, PEDESTALS, SLABS, TOGETHER WITH ANY AND ALL APPURTENANCES THERETO INCLUDING PEDESTRIAN ACCESS FOR DELIVERY AND RECEIPT OF MAIL ACROSS, ON, OVER, AND UNDER STRIPS OF LAND FIVE (5) FEET IN WIDTH, LYING CONTIGUOUS TO LOT 'A' SHOWN HEREON.

(B) EASEMENTS FOR INSTALLATION AND MAINTAINING OF GAS, SEWER, WATER, DRAINAGE, AND FOR TRAFFIC CONTROL DEVICES; ELECTROLIER AND UNDERGROUND WIRES AND CONDUITS FOR CABLE TELEVISION, ELECTRIC, AND TELEPHONE SERVICES, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO AND FOR PLANTING AND MAINTAINING TREES ACROSS, ON, OVER, AND UNDER STRIPS OF LAND TWELVE AND A HALF (12.5) FEET IN WIDTH LYING CONTIGUOUS TO LOT 'A' SHOWN HEREON AND ALL OF LOTS 'A', 'B', 'C' AND 'D' SHOWN HEREON AND DESIGNATED "PUBLIC UTILITY EASEMENT" (P.U.E.).

WINNCREST NATOMAS LLC  
A NEVADA LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_ PRINT NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

**TRUSTEE'S STATEMENT:**

NORTH AMERICAN TITLE GUARANTY, A CALIFORNIA CORPORATION AS TRUSTEE UNDER DEED OF TRUST RECORDED \_\_\_\_\_, 2000, IN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_, SACRAMENTO COUNTY OFFICIAL RECORDS.

BY: \_\_\_\_\_ BY: \_\_\_\_\_

TITLE: \_\_\_\_\_ TITLE: \_\_\_\_\_

**NOTARY ACKNOWLEDGMENT:**

STATE OF \_\_\_\_\_ )  
  ) SS  
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(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THEIR PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL

PRINT NAME: \_\_\_\_\_

MY PRINCIPAL PLACE OF BUSINESS  
IS IN THE COUNTY OF \_\_\_\_\_ MY COMMISSION EXPIRES: \_\_\_\_\_

**NOTARY ACKNOWLEDGMENT:**

STATE OF \_\_\_\_\_ )  
  ) SS  
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(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THEIR PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL

PRINT NAME: \_\_\_\_\_

MY PRINCIPAL PLACE OF BUSINESS  
IS IN THE COUNTY OF \_\_\_\_\_ MY COMMISSION EXPIRES: \_\_\_\_\_

**SURVEYOR'S STATEMENT:**

I, MICHAEL E. LONG, HEREBY STATE THAT THIS FINAL MAP OF WESTBOROUGH VILLAGE 4 PHASE 2, WAS MADE UNDER MY DIRECTION IN JUNE, 2000, IS TRUE AND COMPLETE AS SHOWN; 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 JUNE 2001, 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 WESTBOROUGH VILLAGE 4 PHASE 2 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 MAP 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 OF WESTBOROUGH VILLAGE 4 PHASE 2 AND HAS ACCEPTED ON BEHALF OF THE PUBLIC, ALL OF THE RIGHT-OF-WAYS AND EASEMENTS HEREON OFFERED FOR DEDICATION.

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

\_\_\_\_\_  
CITY CLERK,  
CITY OF SACRAMENTO, CALIFORNIA

**RECORDER'S STATEMENT:**

ACCEPTED FOR RECORD AND FILED IN THE OFFICE OF THE RECORD OF SACRAMENTO COUNTY IN BOOK \_\_\_\_\_ OF MAPS, AT PAGE \_\_\_\_\_ THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2000 AT \_\_\_\_\_ HOURS, \_\_\_\_\_ MINUTES, \_\_\_\_\_ M., TITLE TO THE LAND INCLUDED IN THIS SUBDIVISION BEING VESTED AS PER CERTIFICATE NUMBER \_\_\_\_\_ ON FILE IN THIS OFFICE.

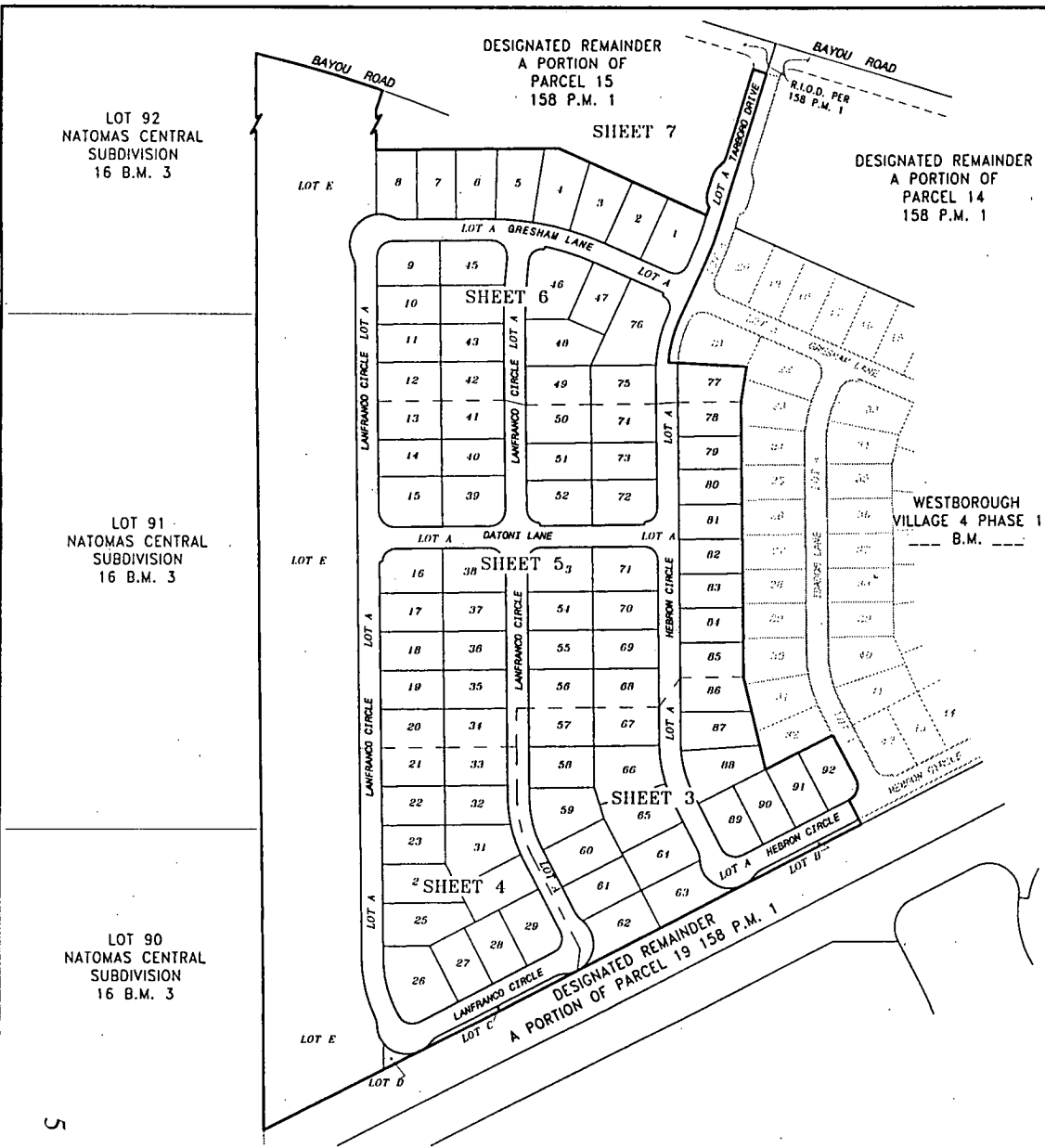
BOOK \_\_\_\_\_ OFFICIAL RECORD

PAGE \_\_\_\_\_

\_\_\_\_\_  
RECORDER OF SACRAMENTO COUNTY

BY: \_\_\_\_\_  
DEPUTY

EXHIBIT "A-1"



**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 28.57± ACRES GROSS, CONSISTING OF 92 RESIDENTIAL BUILDING LOTS AND 5 MISCELLANEOUS LOTS.
3. THE IRREVOCABLE OFFER OF DEDICATION DRAINAGE EASEMENT (I.O.D.E.) PER 158 P.M. 1, NOT SHOWN HEREON IS ABANDONED PURSUANT TO SECTION 66499.201/2 OF THE GOVERNMENT CODE.
4. THE ROADWAY IRREVOCABLE OFFER OF DEDICATION (R.I.O.D.) PER 158 P.M. 1, NOT SHOWN HEREON IS ABANDONED PURSUANT TO SECTION 66499.201/2 OF THE GOVERNMENT CODE.
5. LOTS A, B, C AND D SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
6. LOT A AS SHOWN HEREON IS DESIGNATED AS "PRIVATE" STREETS FOR THE BENEFIT AND GENERAL USE OF LOTS 1 THROUGH 92.
7. LOTS A, B, C AND D ARE DESIGNATED AS PUBLIC UTILITY EASEMENTS (P.U.E.).
8. LOTS B, C AND D ARE DESIGNATED FOR LANDSCAPING PURPOSES.
9. LOT E RESERVED AS AN AGRICULTURAL BUFFER AND TO BE DEEDED IN FEE TO THE CITY.
10. AREAS FOR LETTERED LOTS ARE AS FOLLOWS:  
 LOT A: 4.56 ACRES      LOT D: 0.02 ACRES  
 LOT B: 0.04 ACRES      LOT E: 8.34 ACRES  
 LOT C: 0.05 ACRES

**LEGEND**

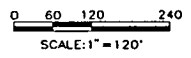
- DIMENSION POINT
- ┌ SET 3/8" REBAR CAPPED P.L.S. 6815 AT ALL REAR LOT CORNERS AND ALL FRONT LOT CORNERS OR 1" BRASS DISK P.L.S. 6815 AT 1.00' PROJECTION OF PROPERTY LINE ONTO SIDEWALK FOR FRONT CORNERS.
- ⊙ SET 1-1/2" LONG x 1/4" DIA. PK NAIL
- ⊘ SET 1-1/4" IRON PIPE TAGGED "P.L.S. 6815"
- ⊙ FOUND 1-1/2" LONG x 1/4" DIA. PK NAIL, EXCEPT WHERE NOTED
- ⊘ FOUND 1-1/4" IRON PIPE TAGGED "P.L.S. 6815"
- FOUND MONUMENT AS NOTED
- ⊙ FOUND MONUMENT WELL PER --- B.M. ---
- (R) RADIAL LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- R.I.O.D. ROADWAY IRREVOCABLE OFFER OF DEDICATION
- DELTA XX' XX' XX'

**BASIS OF BEARINGS**

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED FROM THE MONUMENT NUMBERS 24-241 AND 24-236A SET BY THE STATE OF CALIFORNIA AS SHOWN ON THE RECORD OF SURVEY MAP RECORDED IN 42 R.S. 14, SACRAMENTO COUNTY RECORDER. THE BEARING BETWEEN SAID MONUMENTS IS N28°19'35"W.

**REFERENCES**

- (1) 158 P.M. 1 WESTBOROUGH MASTER PARCEL MAP
- (2) --- B.M. --- WESTBOROUGH VILLAGE 4 PHASE 1



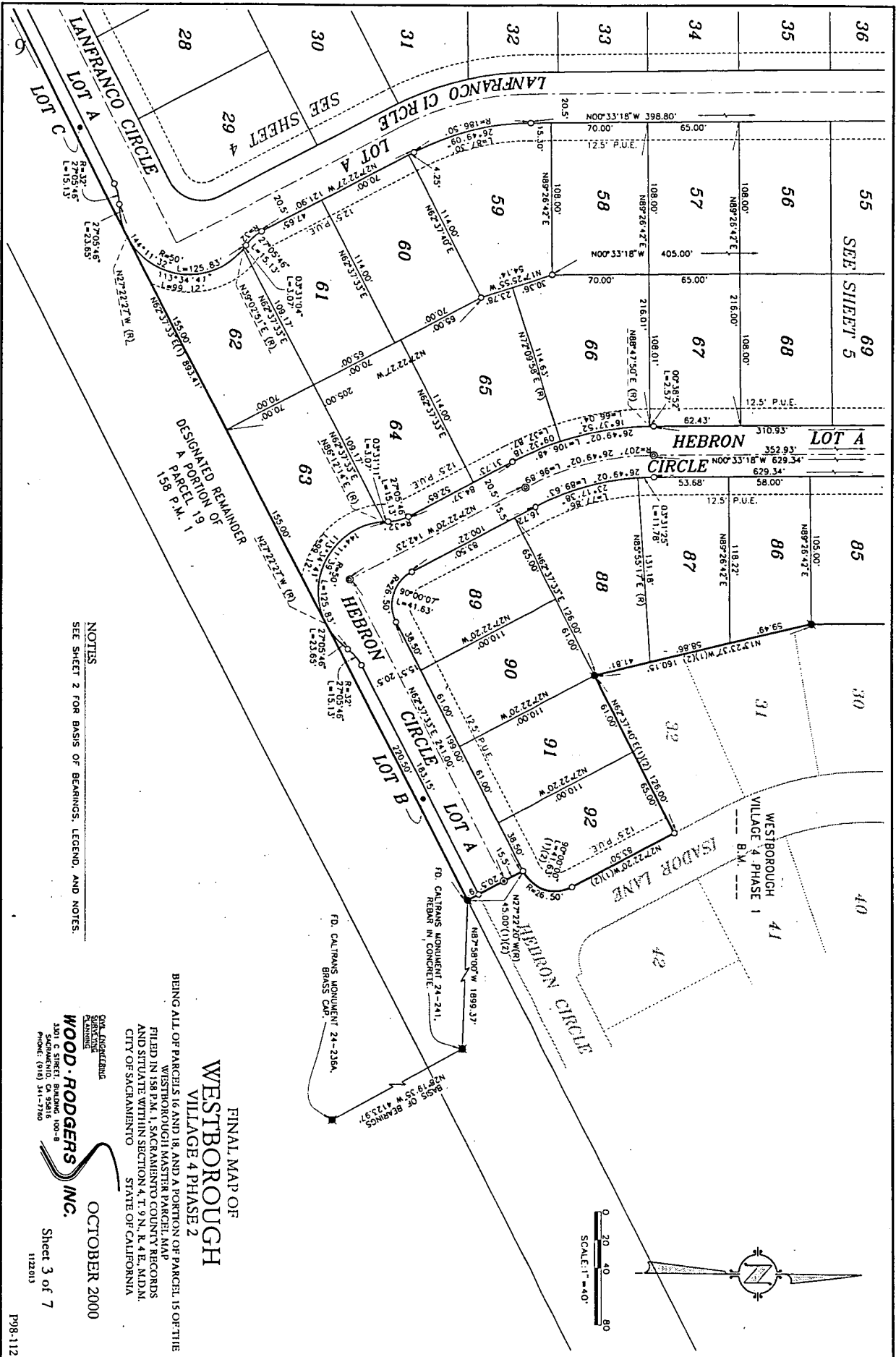
**FINAL MAP OF WESTBOROUGH VILLAGE 4 PHASE 2**

BEING ALL OF PARCELS 16 AND 18 AND A PORTION OF PARCEL 15 OF THE WESTBOROUGH MASTER PARCEL MAP  
 FILED IN 158 P.M. 1, SACRAMENTO COUNTY RECORDS  
 AND SITUATE WITHIN SECTION 4, T. 9 N., R. 4 E., M.D.M.  
 CITY OF SACRAMENTO      STATE OF CALIFORNIA

**WOOD-RODGERS INC.**  
 CIVIL ENGINEERING  
 SURVEYING  
 PLANNING  
 3301 C STREET, BUILDING 100-B  
 SACRAMENTO, CA 95816  
 PHONE: (916) 341-7760

OCTOBER 2000

Sheet 2 of 7  
 1122013

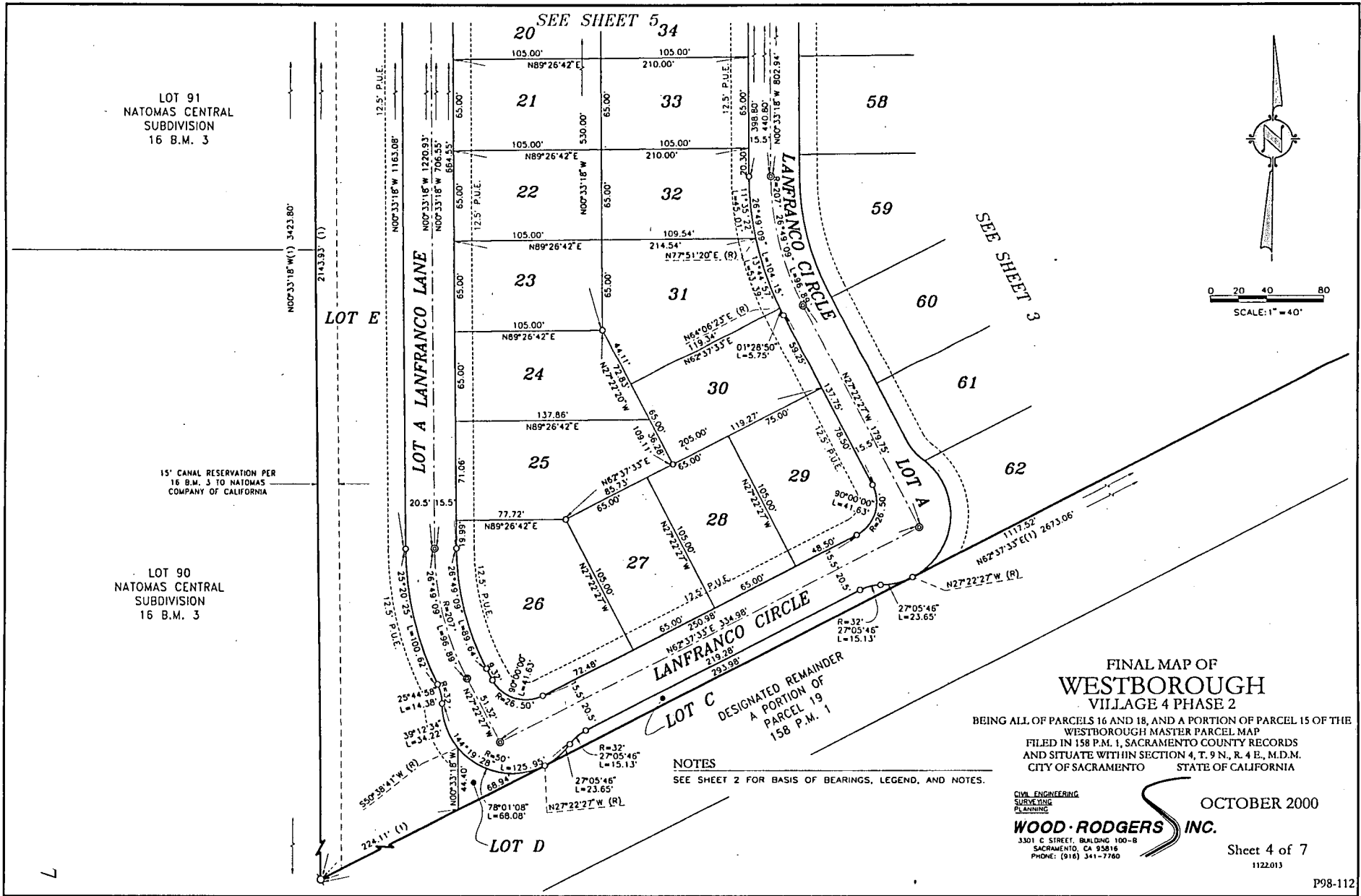


NOTES  
SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, AND NOTES.

CIVIL ENGINEERING  
SURVEYING  
WOOD-RODGERS INC.  
3201 C STREET, BUILDING 100-B  
SACRAMENTO, CA 95816  
PHONE: (916) 341-7360

OCTOBER 2000  
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1122013

FINAL MAP OF  
WESTBOROUGH  
VILLAGE 4 PHASE 2  
BEING ALL OF PARCELS 16 AND 18, AND A PORTION OF PARCEL 15 OF THE  
WESTBOROUGH MASTER PARCEL MAP  
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CITY OF SACRAMENTO  
STATE OF CALIFORNIA



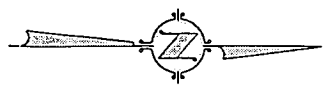
**NOTES**  
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**FINAL MAP OF  
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**CIVIL ENGINEERING  
SURVEYING  
PLANNING**  
**WOOD · RODGERS INC.**  
3301 C STREET, BUILDING 100-B  
SACRAMENTO, CA 95816  
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OCTOBER 2000  
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1122013



SCALE: 1" = 40'

0 20 40 80

LOT 91  
NATOMAS CENTRAL  
SUBDIVISION  
16 B.M. 3

15' CANAL RESERVATION PER  
16 B.M. 3 TO NATOMAS  
COMPANY OF CALIFORNIA

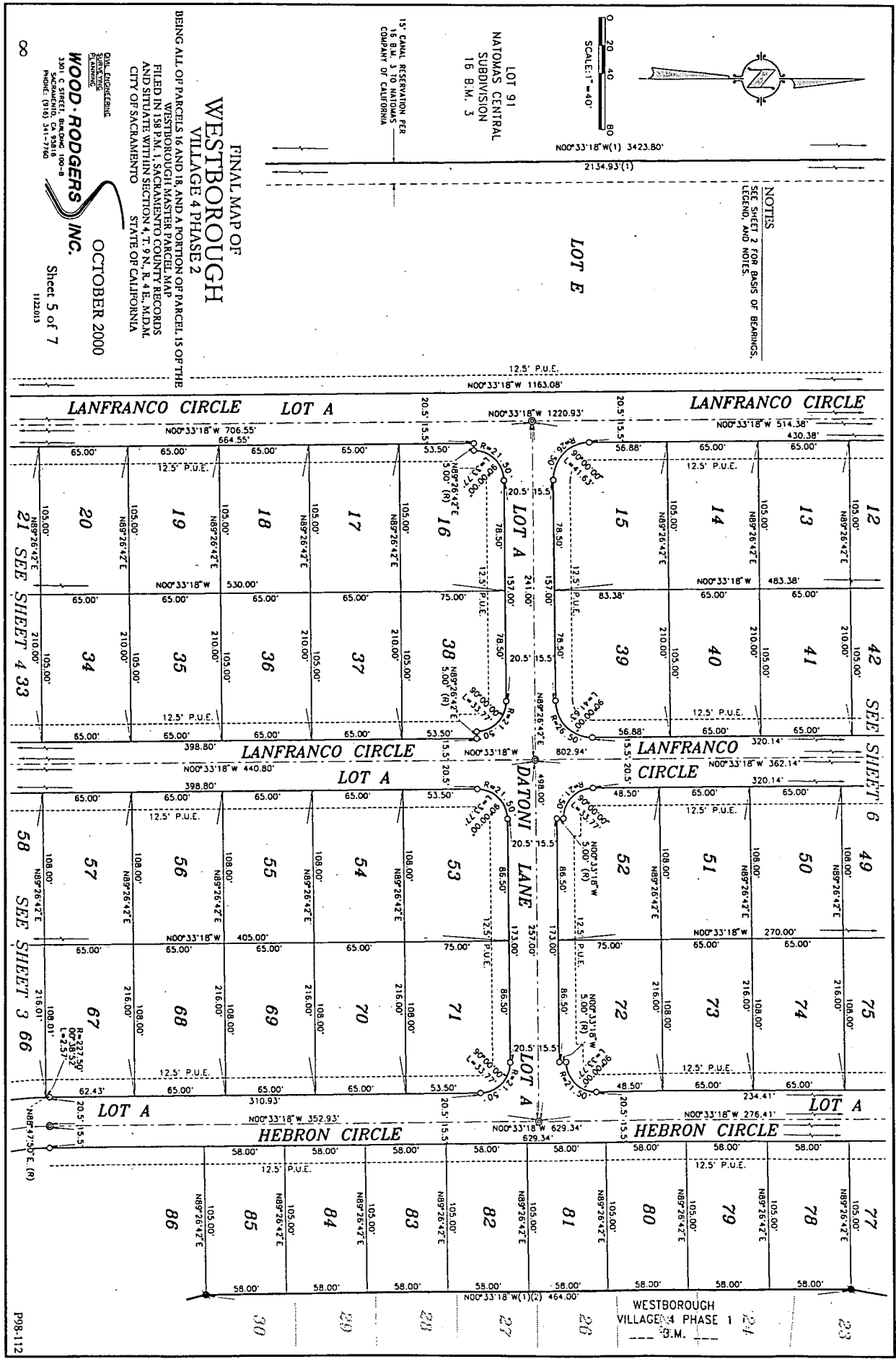
FINAL MAP OF  
**WESTBOROUGH**  
VILLAGE 4 PHASE 2

BEING ALL OF PARCELS 16 AND 18, AND A PORTION OF PARCEL 15 OF THE  
WESTBOROUGH MASTER PARCEL MAP  
FILED IN 198 P.M. 1, SACRAMENTO COUNTY RECORDS  
AND SITUATE WITHIN SECTION 4, T. 9 N., R. 4 E., M.D.M.  
CITY OF SACRAMENTO  
STATE OF CALIFORNIA

**WOOD-RODGERS INC.**  
3301 C STREET, SACRAMENTO, CA 95816  
PHONE: (916) 341-1788

OCTOBER 2000  
Sheet 5 of 7  
1122013

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





FINAL MAP OF  
WESTBOROUGH  
VILLAGE 4 PHASE 2

BEING ALL OF PARCELS 16 AND 18, AND A PORTION OF PARCEL 15 OF THE  
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CITY OF SACRAMENTO STATE OF CALIFORNIA

CIVIL ENGINEERING  
SURVEYING  
PLANNING  
**WOOD · RODGERS INC.**  
3301 C STREET, BUILDING 100-B  
SACRAMENTO, CA 95816  
PHONE: (916) 341-7760

OCTOBER 2000

Sheet 6 of 7  
1122013



0 20 40 80

SCALE: 1" = 40'

DESIGNATED REMAINDER  
A PORTION OF  
PARCEL 14  
158 P.M. 1

EXHIBIT "A-6"

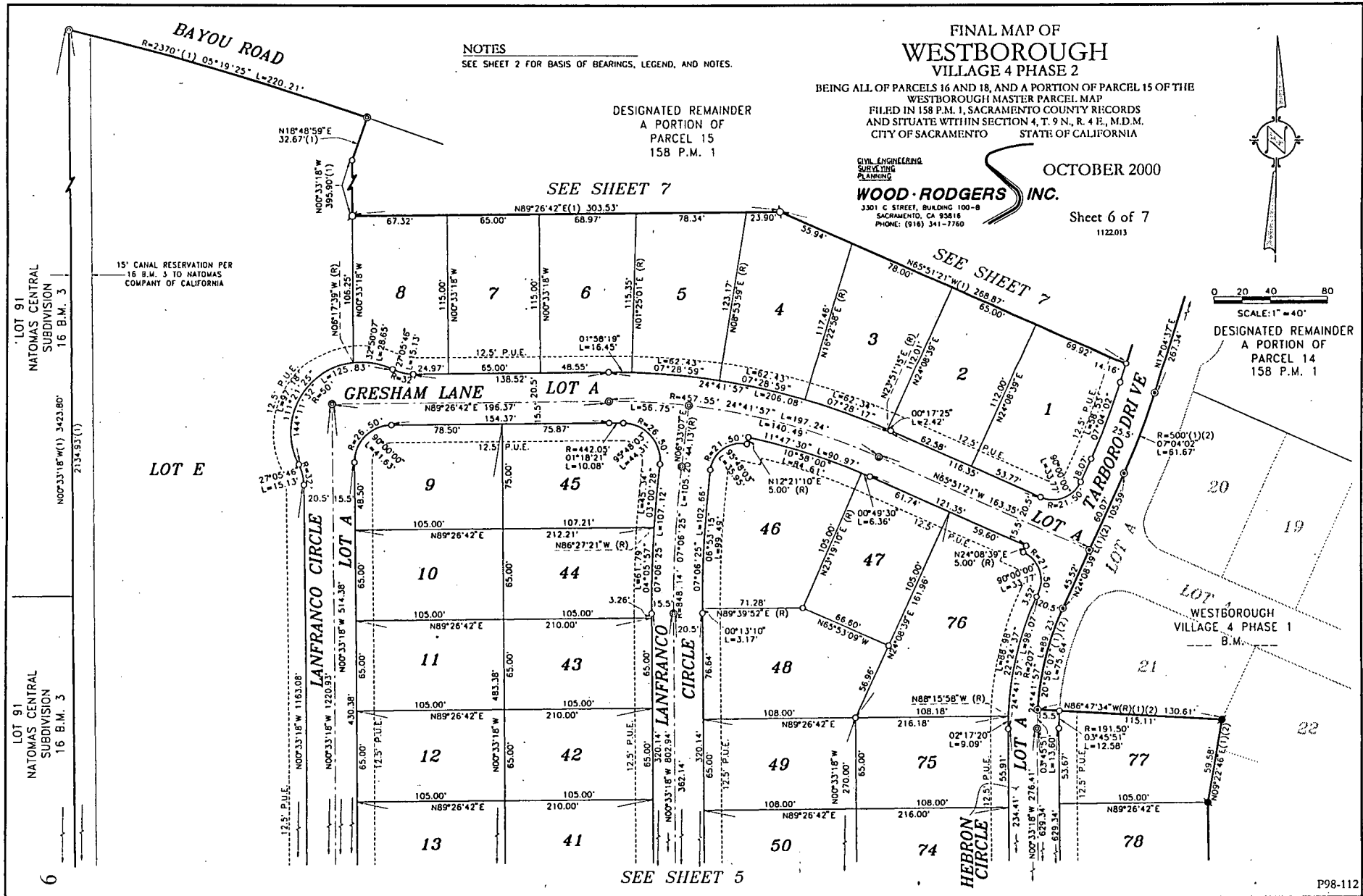
NOTES  
SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, AND NOTES.

DESIGNATED REMAINDER  
A PORTION OF  
PARCEL 15  
158 P.M. 1

SEE SHEET 7

SEE SHEET 7

SEE SHEET 5



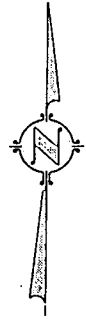
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BEING ALL OF PARCELS 16 AND 18, AND A PORTION OF PARCEL 15 OF THE WESTBOROUGH MASTER PARCEL MAP FILED IN 158 P.M. 1, SACRAMENTO COUNTY RECORDS AND SITUATE WITHIN SECTION 4, T.9 N., R.4 E., M.D.M. CITY OF SACRAMENTO STATE OF CALIFORNIA

CIVIL ENGINEERING  
SURVEYING  
PLANNING  
**WOOD · RODGERS INC.**  
3301 C STREET, BUILDING 100-B  
SACRAMENTO, CA 95818  
PHONE: (916) 341-7760

OCTOBER 2000

Sheet 7 of 7  
1122013



0 20 40 80  
SCALE: 1" = 40'

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

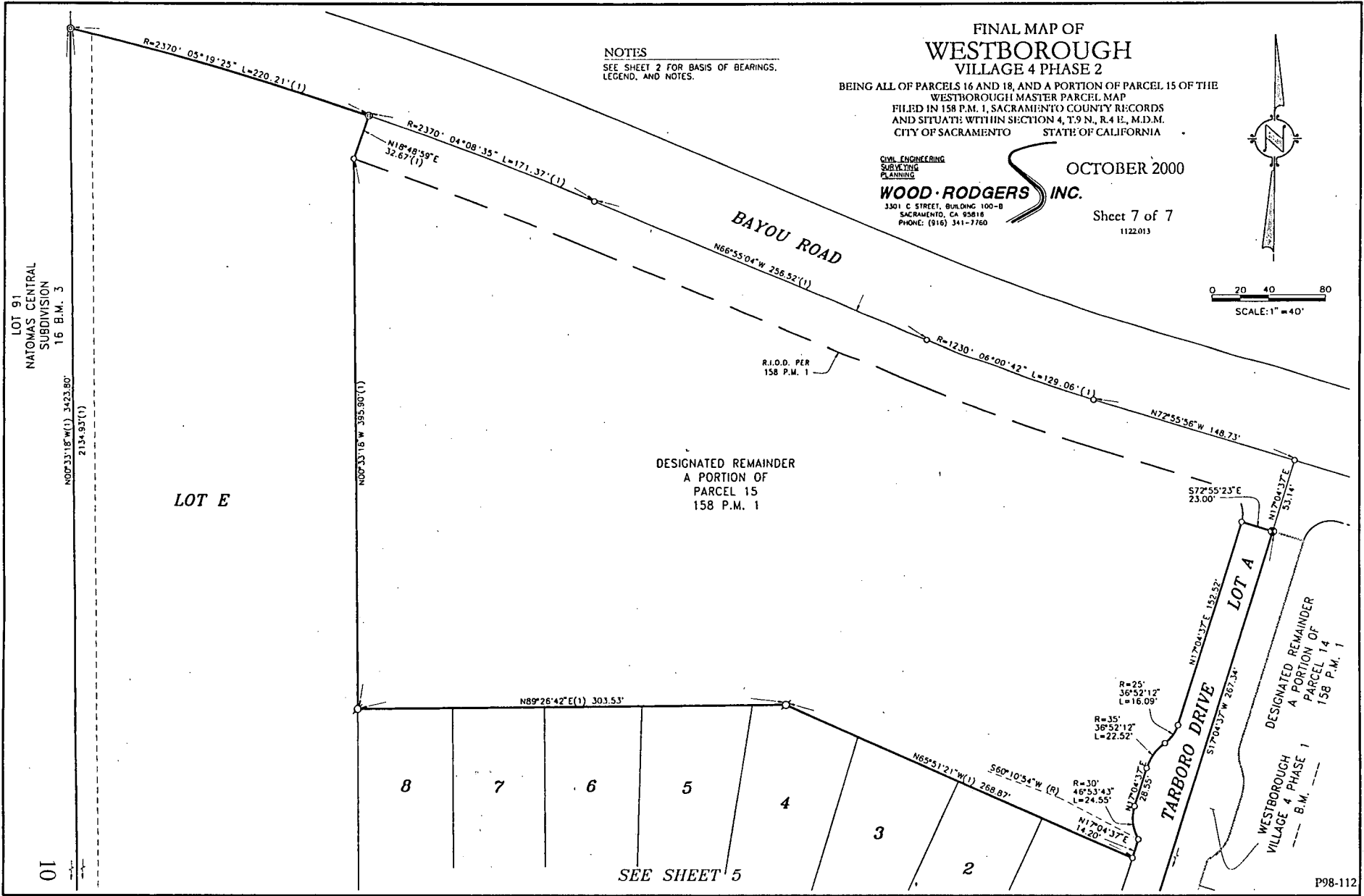
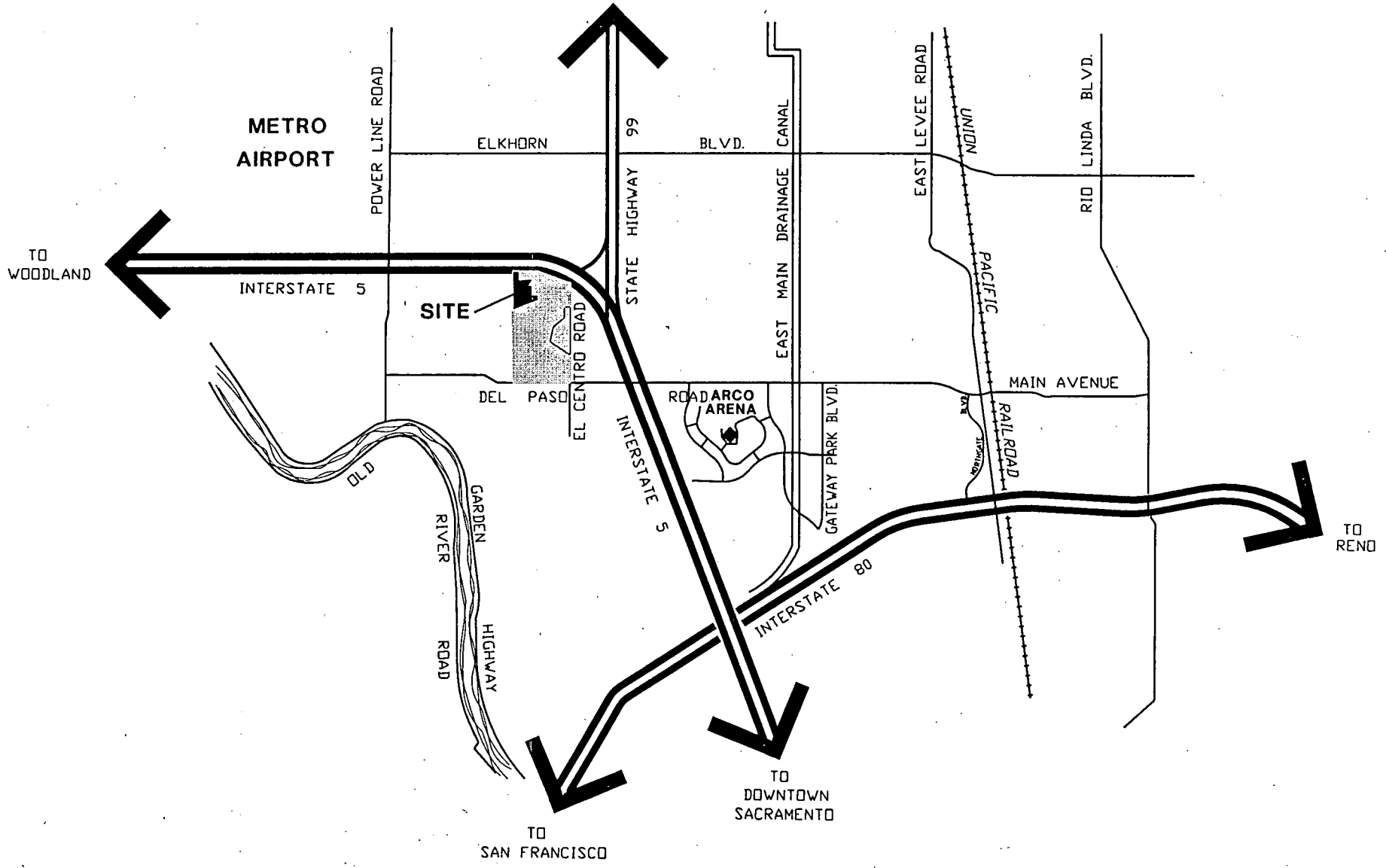


EXHIBIT "A-7"





**RESOLUTION NO. 2000-607**

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF \_\_\_\_\_

**APPROVING FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT ENTITLED "WESTBOROUGH VILLAGE 4 PHASE 2" (P98-112)**

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

- A. The Final Map for Westborough Village 4 Phase 2, located in North Natomas - West of El Centro Road, North of Del Paso Road, 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 Winncrest Natomas, LLC., a Nevada Limited Liability Company to provide for the subdivision improvements required

**FOR CITY CLERK USE ONLY**

RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

by the Subdivision Map Act and Title 16 (Subdivision Regulations) of the Sacramento City Code.

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

S:\TSWrkGrpDocs\devsvs\council\P98-112WestboroughVillage4Ph2cc\tr  
09.2700

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**FOR CITY CLERK USE ONLY**

RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_