



2.4

DEPARTMENT OF
PUBLIC WORKS

CITY OF SACRAMENTO
CALIFORNIA

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

DEVELOPMENT SERVICES DIVISION

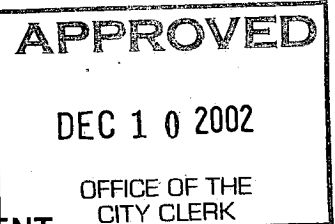
PH. (916) 264-7995
FAX (916) 264-5786

November 26, 2002

City Council
Sacramento, California

Honorable Members in Session:

AG 2002-217



**SUBJECT: APPROVAL OF FINAL MAP AND SUBDIVISION IMPROVEMENT
AGREEMENT FOR "HERITAGE AT NATOMAS PARK VILLAGE 2B"
(P00-005)**

LOCATION/COUNCIL DISTRICT:

North Natomas - north of Club Center Drive and west of Northborough Drive
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 2B.

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

FOR COUNCIL MEETING OF: December 10, 2002

SUMMARY:

On August 23, 2001, the City Planning Commission approved a Tentative Subdivision Map by adopting a Notice of Decision. The subdivider, Lennar Winncrest, LLC, a Delaware Limited Liability Company and Natomas Estates, LLC, a California Limited Liability Company, 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. All other conditions of the subdivision's Tentative Map have been met by the subdivider.

Department of
PUBLICWORKS
CITY OF
SACRAMENTO

City Council
Final Map for Heritage at Natomas Park Village 2B
November 26, 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 subdivider, Lennar Winncrest, LLC, a Delaware Limited Liability Company and Natomas Estates, LLC, a California Limited 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.

The improvements for this subdivision include various traffic calming and pedestrian safety devices consistent with the proposed Pedestrian Safety Strategy to be recommended for adoption by the Council in October 2002. The Pedestrian Safety Strategy was prepared in accordance with the City Strategic Plan.

City Council
Final Map for Heritage at Natomas Park Village 2B
November 26, 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:

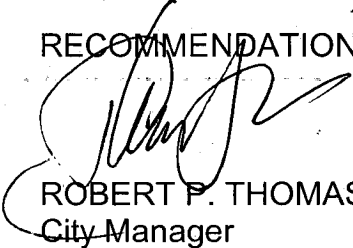
City Council adoption of the attached resolution is not affected by City policy related to the ESBD Program.

Respectfully submitted,



Gary Alm,
Manager, Development Services

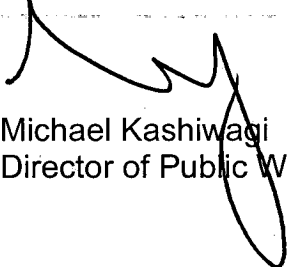
RECOMMENDATION APPROVED:



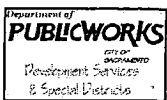
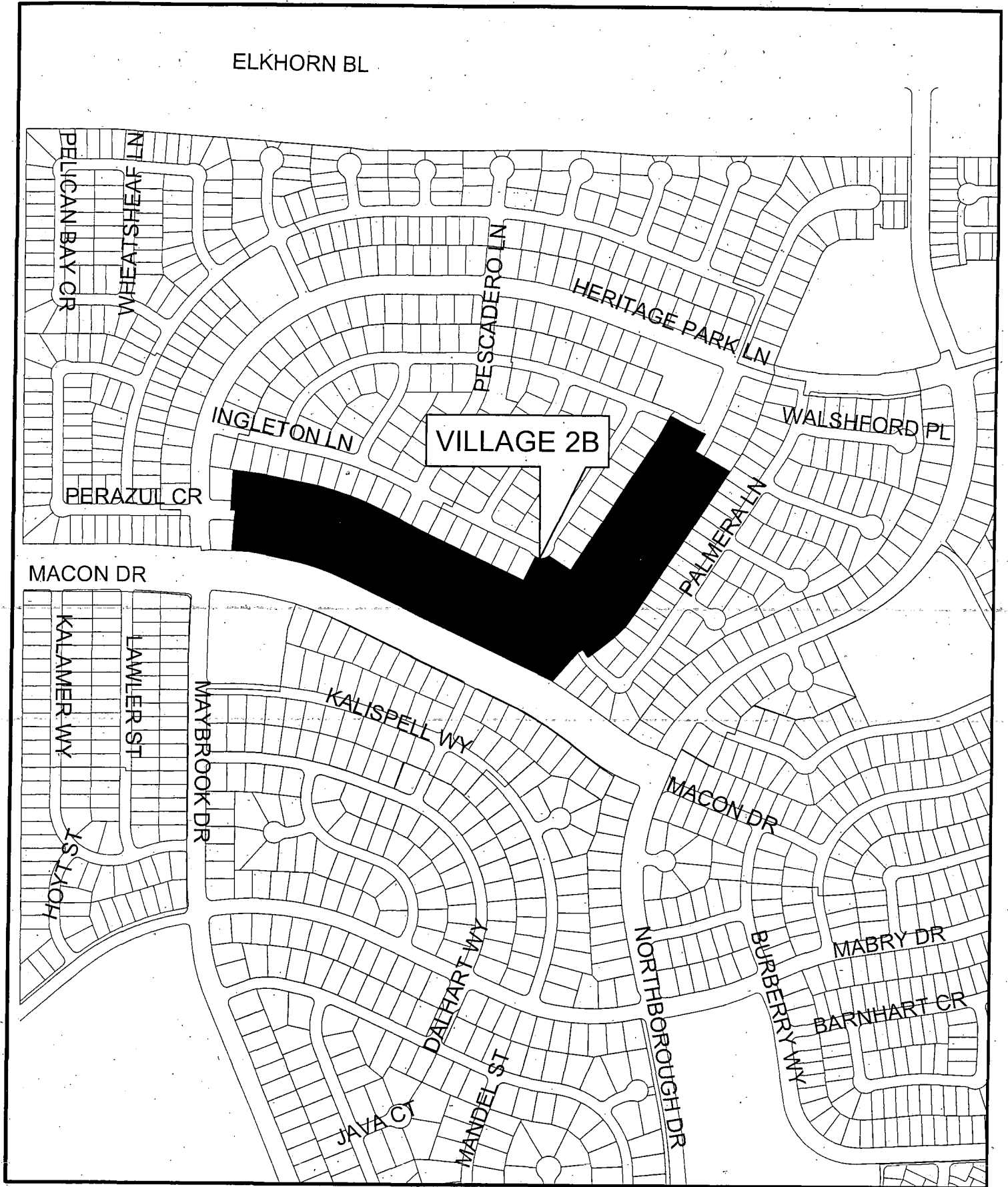
ROBERT P. THOMAS
City Manager

FB/sr

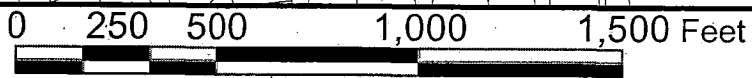
Approved:



Michael Kashiwagi
Director of Public Works



B Mueller



**HERITAGE AT NATOMAS PARK
VILLAGE 2B**



11/25/02

FINAL MAP OF
HERITAGE AT NATOMAS PARK
 VILLAGE 2B

SUBDIVISION NO. P00-005.16
 BEING ALL OF PARCEL 8 OF THE MASTER PARCEL MAP OF
 HERITAGE AT NATOMAS PARK FILED IN 164 P.M. 8
 SACRAMENTO COUNTY RECORDS AND SITUATE WITHIN
 SECTIONS 34 AND 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

DECEMBER 2002

Sheet 1 of 5

OWNER'S STATEMENT

THE UNDERSIGNED HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP OF HERITAGE AT NATOMAS PARK VILLAGE 2B 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 B SHOWN HEREON AND DESIGNATED "PUBLIC UTILITY EASEMENT" (P.U.E.), SHOWN HEREON.
- 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 B, 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 B AS SHOWN HEREON AND DESIGNATED "PUBLIC SERVICE EASEMENT" (P.S.E.).

LENNAR WINNCREST, LLC,
 A DELAWARE LIMITED LIABILITY COMPANY
 BY: LENNAR LAND PARTNERS II
 A FLORIDA GENERAL PARTNERSHIP
 ITS MANAGING MEMBER

NATOMAS ESTATES, LLC,
 A CALIFORNIA LIMITED LIABILITY COMPANY

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: _____
 PRINT NAME:
 TITLE:

BY: _____
 PRINT NAME:
 TITLE:

NOTARY'S ACKNOWLEDGEMENT

STATE OF CALIFORNIA }
 COUNTY OF _____ } SS

ON THE _____ DAY OF _____, 2002, BEFORE ME,
 A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED,

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: _____

NOTARY'S ACKNOWLEDGEMENT

STATE OF CALIFORNIA }
 COUNTY OF _____ } SS

ON THE _____ DAY OF _____, 2002, BEFORE ME,
 A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED,

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

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, LLC AND NATOMAS ESTATES, LLC IN DECEMBER, 2002. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP. ALL MONUMENTS SHOWN HEREON ARE OF THE CHARACTER AND WILL OCCUPY THE POSITIONS INDICATED AND WILL BE SET BY DECEMBER 2004, AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

 MICHAEL E. LONG
 P.L.S. 6815 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 2B 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. 7534
 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 2B AND HAS ACCEPTED SUBJECT TO IMPROVEMENTS ON BEHALF OF THE PUBLIC, ALL LANDS, RIGHTS-OF-WAY, AND EASEMENTS HEREON OFFERED FOR DEDICATION.

DATE: _____

 CITY CLERK
 CITY OF SACRAMENTO

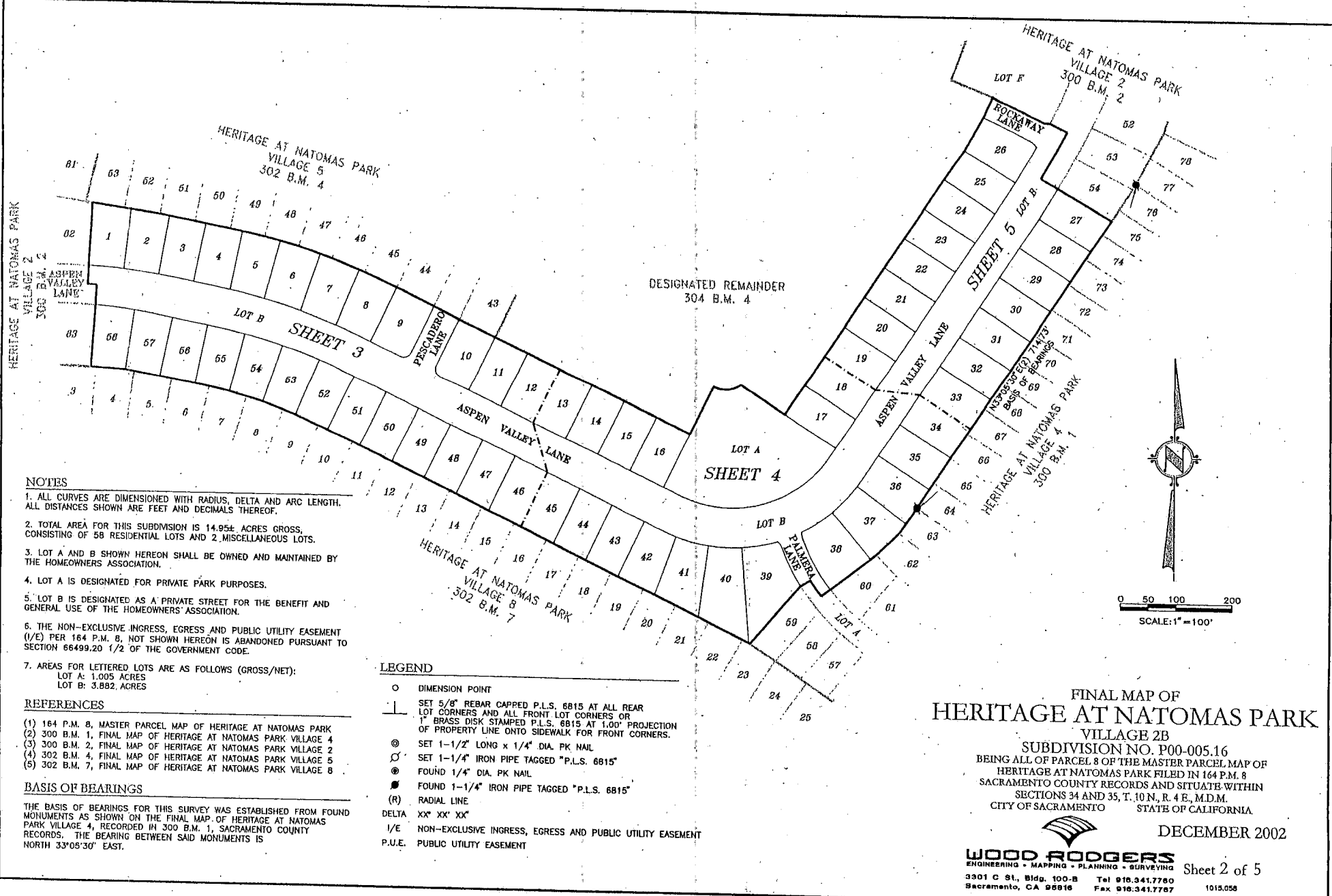
RECORDER'S STATEMENT

ACCEPTED FOR RECORD AND FILED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY IN BOOK _____ OF MAPS, AT PAGE _____ THIS _____ DAY OF _____, 2002, 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-2



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 14.95± ACRES GROSS, CONSISTING OF 58 RESIDENTIAL LOTS AND 2 MISCELLANEOUS LOTS.
3. LOT A AND B SHOWN HEREON SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
4. LOT A IS DESIGNATED FOR PRIVATE PARK PURPOSES.
5. LOT B IS DESIGNATED AS A PRIVATE STREET FOR THE BENEFIT AND GENERAL USE OF THE HOMEOWNERS ASSOCIATION.
6. THE NON-EXCLUSIVE INGRESS, EGRESS AND PUBLIC UTILITY EASEMENT (I/E) PER 164 P.M. 8, NOT SHOWN HEREON IS ABANDONED PURSUANT TO SECTION 66499.20 1/2 OF THE GOVERNMENT CODE.
7. AREAS FOR LETTERED LOTS ARE AS FOLLOWS (GROSS/NET):
 LOT A: 1.005 ACRES
 LOT B: 3.882 ACRES

REFERENCES

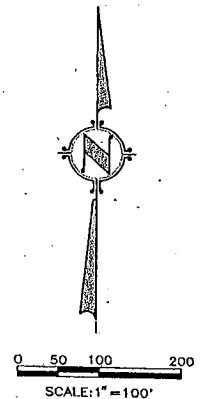
- (1) 164 P.M. 8, MASTER PARCEL MAP OF HERITAGE AT NATOMAS PARK
- (2) 300 B.M. 1, FINAL MAP OF HERITAGE AT NATOMAS PARK VILLAGE 4
- (3) 300 B.M. 2, FINAL MAP OF HERITAGE AT NATOMAS PARK VILLAGE 2
- (4) 302 B.M. 4, FINAL MAP OF HERITAGE AT NATOMAS PARK VILLAGE 5
- (5) 302 B.M. 7, FINAL MAP OF HERITAGE AT NATOMAS PARK VILLAGE 8

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED FROM FOUND MONUMENTS AS SHOWN ON THE FINAL MAP OF HERITAGE AT NATOMAS PARK VILLAGE 4, RECORDED IN 300 B.M. 1, SACRAMENTO COUNTY RECORDS. THE BEARING BETWEEN SAID MONUMENTS IS NORTH 33°05'30" EAST.

LEGEND

- DIMENSION POINT
- ├ SET 5/8" REBAR CAPPED P.L.S. 6815 AT ALL REAR LOT CORNERS AND ALL FRONT LOT CORNERS OR 1" BRASS DISK STAMPED 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 1/4" DIA. PK NAIL
- FOUND 1-1/4" IRON PIPE TAGGED "P.L.S. 6815"
- (R) RADIAL LINE
- ΔΔΔ ΔΔΔ ΔΔΔ DELTA
- I/E NON-EXCLUSIVE INGRESS, EGRESS AND PUBLIC UTILITY EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT



FINAL MAP OF
HERITAGE AT NATOMAS PARK
VILLAGE 2B
SUBDIVISION NO. P00-005.16
 BEING ALL OF PARCEL 8 OF THE MASTER PARCEL MAP OF
 HERITAGE AT NATOMAS PARK FILED IN 164 P.M. 8
 SACRAMENTO COUNTY RECORDS AND SITUATE WITHIN
 SECTIONS 34 AND 35, T.10N., R.4E., M.D.M.
 CITY OF SACRAMENTO STATE OF CALIFORNIA

DECEMBER 2002

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 Sacramento, CA 95816 Fax 916.341.7767 1015.058

Sheet 2 of 5

FINAL MAP OF HERITAGE AT NATOMAS PARK VILLAGE 2B

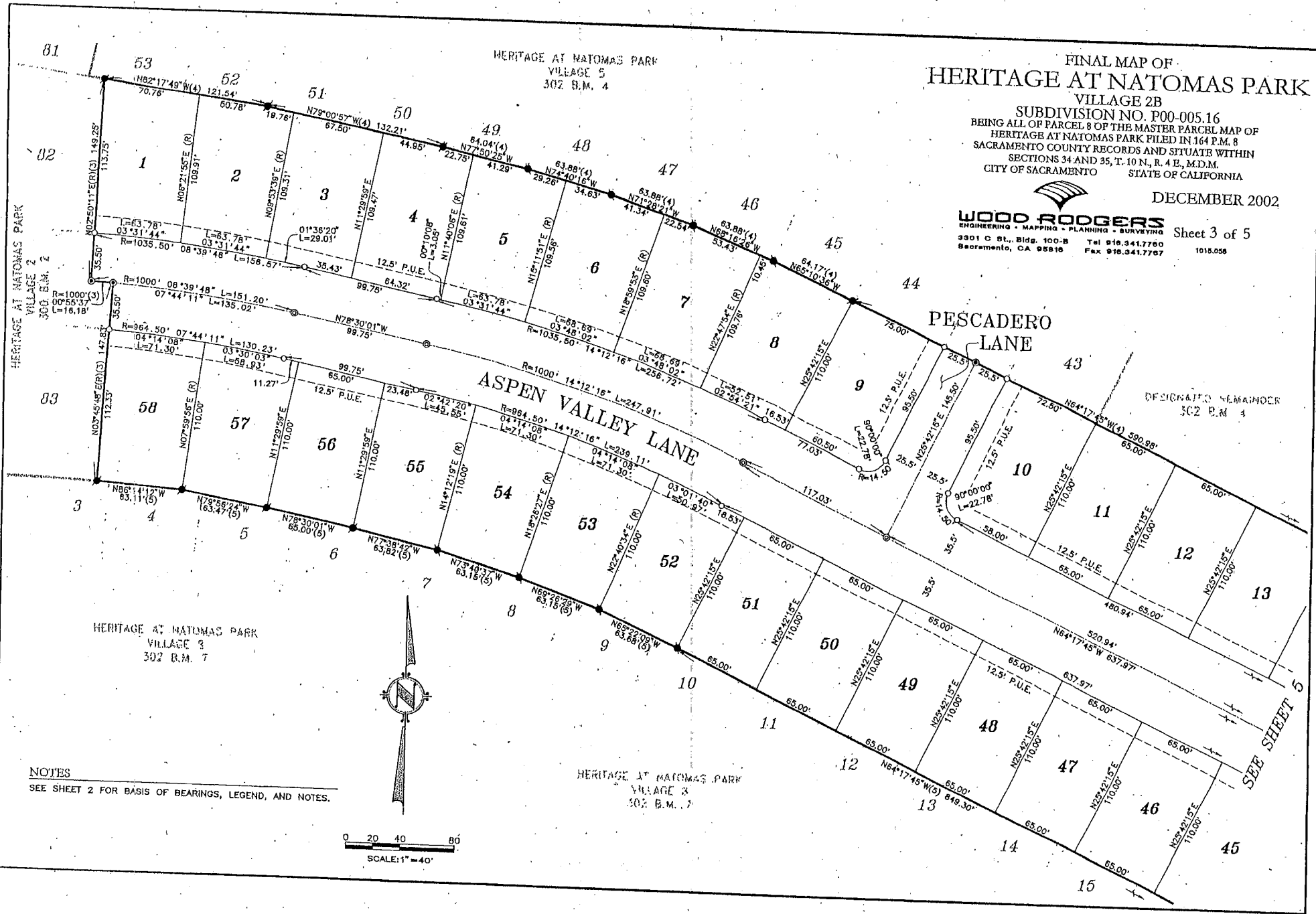
SUBDIVISION NO. P00-005.16
BEING ALL OF PARCEL 8 OF THE MASTER PARCEL MAP OF
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Sheet 3 of 5

1018.058



DESIGNATED REMAINDER
3/2 P.M. 4

SEE SHEET 15

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

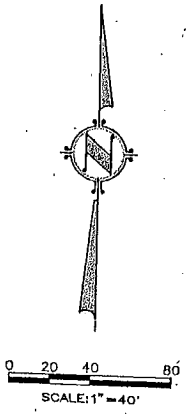


EXHIBIT A-4

NOTES

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

SEE SHEET 6

DESIGNATED REMAINDER
302 S.M. &

SEE SHEET 4

LOT A

ASPEN VALLEY LANE

ASPEN VALLEY LANE

PALMERA LANE

FINAL MAP OF
HERITAGE AT NATOMAS PARK
VILLAGE 2B

SUBDIVISION NO. P00-005.16
BEING ALL OF PARCEL 8 OF THE MASTER PARCEL MAP OF
HERITAGE AT NATOMAS PARK FILED IN 164 P.M. 8
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DECEMBER 2002

WOOD RODGERS
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Sacramento, CA 95816 Fax 916.341.7787

Sheet 4 of 5

1015.058

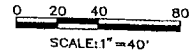
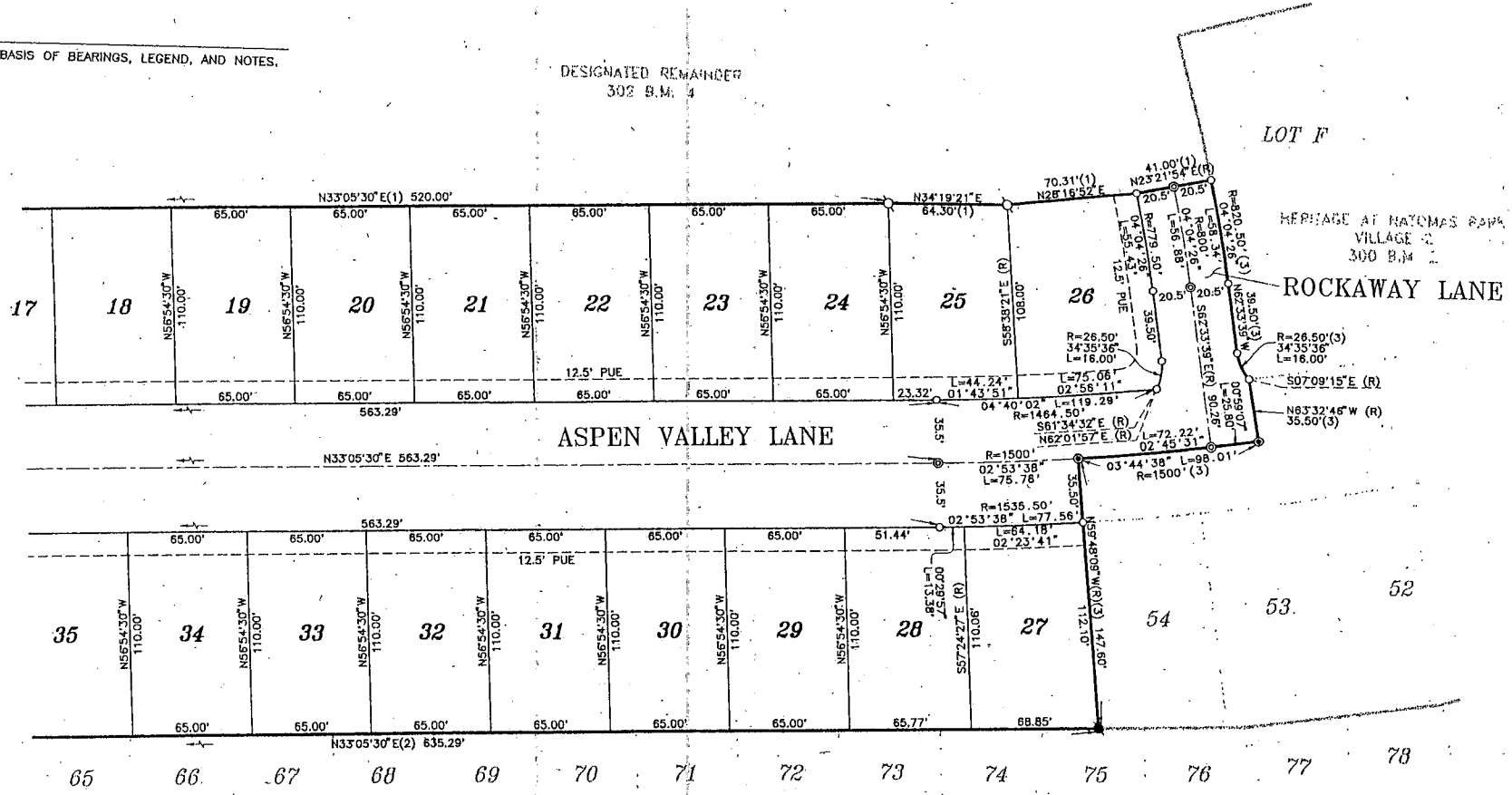


EXHIBIT A-5

NOTES

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

SEE SHEET 5



DESIGNATED REMAINDER
302 B.M. 4

LOT F

HERITAGE AT NATOMAS PARK
VILLAGE C
300 B.M. 1

ROCKAWAY LANE

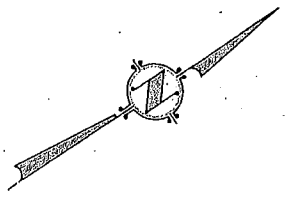
ASPEN VALLEY LANE

EXHIBIT A-6

**FINAL MAP OF
HERITAGE AT NATOMAS PARK
VILLAGE 2B**

SUBDIVISION NO. P00-005.16
BEING ALL OF PARCEL 8 OF THE MASTER PARCEL MAP OF
HERITAGE AT NATOMAS PARK FILED IN 164 P.M. 8
SACRAMENTO COUNTY RECORDS AND SITUATE WITHIN
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CITY OF SACRAMENTO STATE OF CALIFORNIA

DECEMBER 2002



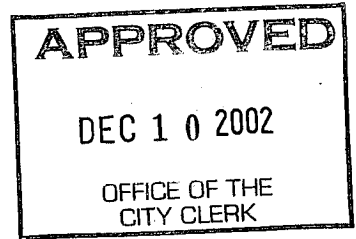
0 20' 40' 80'
SCALE: 1" = 40'

HERITAGE AT NATOMAS PARK
VILLAGE 4
300 B.M. 1

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3301 C St., Bldg. 100-B Sacramento, CA 95816
Tel 916.341.7700 Fax 916.341.7767

Sheet 5 of 5

1015.058



RESOLUTION NO. 2002-806

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

APPROVING FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT ENTITLED "HERITAGE AT NATOMAS PARK VILLAGE 2B" (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 2B, located in North Natomas - north of Club Center Drive and west of Northborough 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 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 Limited 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.

MAYOR

ATTEST:

CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____