



APPROVED

OCT 30 2001

2.10

DEPARTMENT OF  
PUBLIC WORKS

DEVELOPMENT SERVICES DIVISION

CITY OF SACRAMENTO  
CALIFORNIA

OFFICE OF THE  
CITY CLERK

1231 I STREET, 2<sup>nd</sup> Floor  
SACRAMENTO, CA 95814-2700

PH. (916) 264-7995  
FAX (916) 264-8450

October 12, 2001

City Council  
Sacramento, California

Ag 2001-191

Honorable Members in Session:

**SUBJECT: APPROVAL OF FINAL MAP AND SUBDIVISION IMPROVEMENT  
AGREEMENT FOR "NORTHBOROUGH II VILLAGE 11" (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 11.

**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.

Department of  
**PUBLICWORKS**  
CITY OF  
SACRAMENTO

City Council  
Final Map for Northborough II Village 11  
October 12, 2001

The Final Map and the Subdivision Improvement Agreement require approval by the City Council. See Exhibit "A-1" through "A-9" 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 11  
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 11**

BEING ALL OF PARCEL 12 OF THE  
NORTHBOROUGH II MASTER PARCEL MAP  
FILED IN 102 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

**RODGERS INC.**  
ENGINEERING PLANNING MAPS SURVEYING

2301 D STREET, BLDG. 100-B  
SACRAMENTO, CA 95816  
PHONE: (916) 341-7780

OCTOBER 2001

Sheet 1 of 8  
1015026

**LEGAL DESCRIPTION**

ALL OF PARCEL 12 OF THE NORTHBOROUGH II MASTER PARCEL MAP  
RECORDED IN BOOK 182 OF PARCEL MAPS, AT PAGE 8, SACRAMENTO  
COUNTY RECORDS, IN THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO,  
STATE OF CALIFORNIA.

**NOTARY'S ACKNOWLEDGEMENT**

STATE OF CALIFORNIA }  
COUNTY OF \_\_\_\_\_ } SS

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2001, BEFORE ME,  
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED,  
 PERSONALLY KNOWN TO ME  
OR  I 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: \_\_\_\_\_

**TRUSTEE'S STATEMENT**

NORTH AMERICAN TITLE GUARANTY, A CALIFORNIA CORPORATION AS TRUSTEE UNDER  
DEED OF TRUST RECORDED NOVEMBER 18, 1998, IN BOOK 9811-18 PAGE 1808,  
OFFICIAL RECORDS OF SACRAMENTO COUNTY.

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

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

**SURVEYOR'S STATEMENT**

I, MICHAEL E. LONG, HEREBY STATE THAT THIS FINAL MAP OF NORTHBOROUGH II VILLAGE  
11 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*  
MICHAEL E. LONG  
P.L.S. 6815 EXP. 09-30-04

DATE: 10/1/01

**CITY ENGINEER'S STATEMENT**

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF NORTHBOROUGH II VILLAGE  
11 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 PLAN 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 11 AND HAS ACCEPTED 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 \_\_\_\_\_, 2001,  
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 FEE: \$ \_\_\_\_\_

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

**OWNER'S STATEMENT**

THE UNDERSIGNED HEREBY CONSENT TO THE PREPARATION AND RECORDED OF  
THIS FINAL MAP OF NORTHBOROUGH II VILLAGE 11 AND OFFER FOR DEDICATION AND  
DO HEREBY DEDICATE TO ANY AND ALL PUBLIC USES, THE DRIVE, CIRCLE AND WAY  
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, 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 DRIVE, CIRCLE AND WAY 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 DRIVE,  
CIRCLE AND WAY SHOWN HEREON.

LENNAR WINNCREST, LLC,  
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

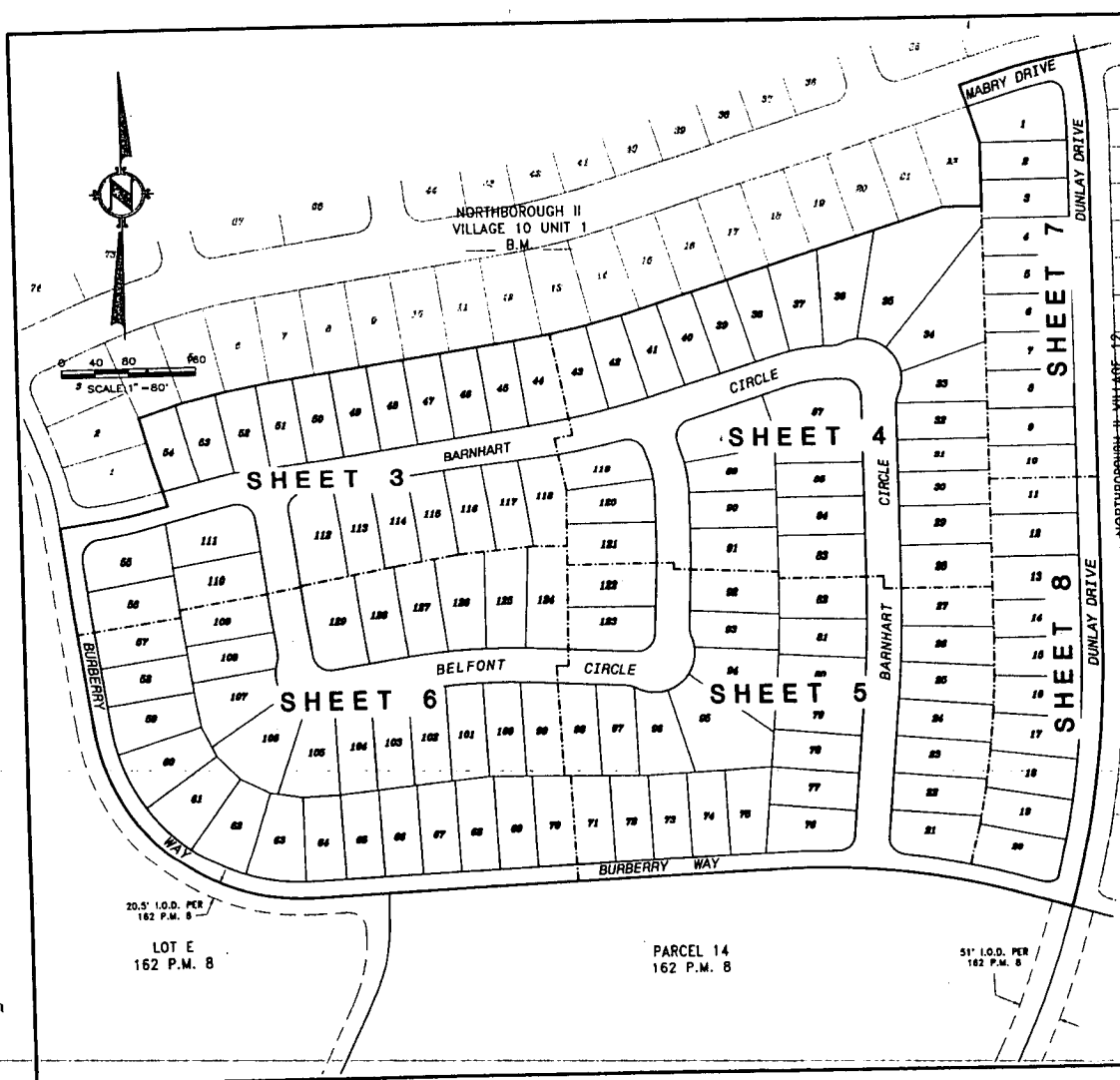
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2001, BEFORE ME,  
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED,  
 PERSONALLY KNOWN TO ME  
OR  I PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON  
WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME  
THAT HE 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: \_\_\_\_\_



- 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 19.48 ACRES GROSS, CONSISTING OF 129 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 DRIVE, WAY AND CIRCLES AS SHOWN.

- LEGEND**
- O 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
  - FOUND 1/4" DIA. PK NAIL
  - ⊙ FOUND 1-1/4" IRON PIPE TAGGED "P.L.S. 6815"
  - ⊕ FOUND MONUMENT AS NOTED
  - ⊖ FOUND WELL MONUMENT PER CITY STANDARDS
  - (R) RADIAL LINE
  - △ DELTA
  - XXX' 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 WAS ESTABLISHED FROM THE MONUMENTS AS SHOWN ON THE NORTHBOROUGH II MASTER PARCEL MAP RECORDED IN 162 P.M. 8, SACRAMENTO COUNTY RECORDS. THE BEARING BETWEEN SAID MONUMENTS IS N00°15'58"W. SEE SHEET 3.

- REFERENCES**
- (1) 162 P.M. 8 NORTHBOROUGH II MASTER PARCEL MAP
  - (2) B.M. NORTHBOROUGH II VILLAGE 10 UNIT 1
  - (3) B.M. NORTHBOROUGH II VILLAGE 12

**FINAL MAP OF NORTHBOROUGH II VILLAGE 11**

BEING ALL OF PARCEL 12 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

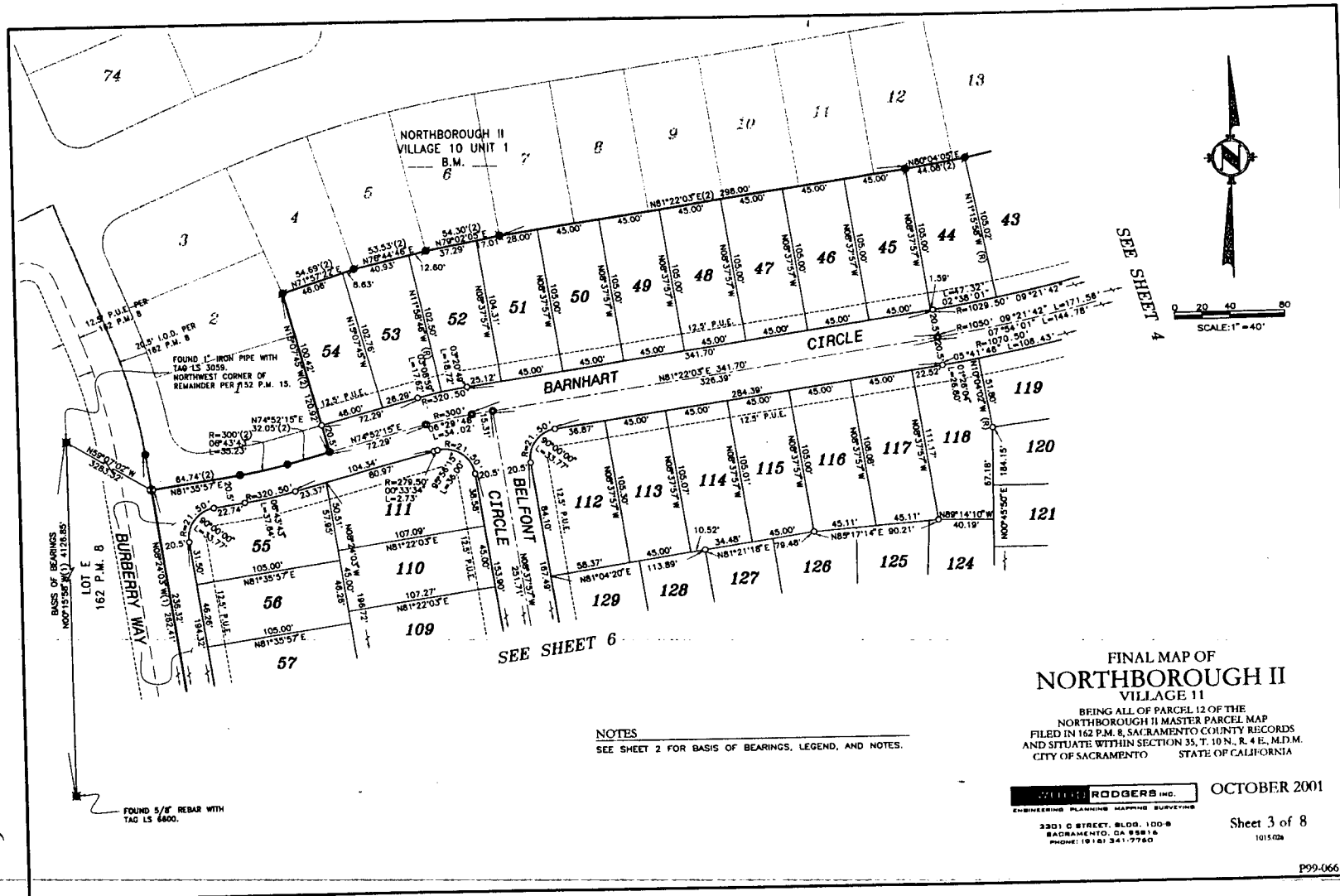
**WILL RODGERS INC.**  
ENGINEERING PLANNING MAPPING SURVEYING

OCTOBER 2001

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

Sheet 2 of 8  
10/5/02  
P99-066

5



SEE SHEET 4

SEE SHEET 6

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

**FINAL MAP OF  
 NORTHBOROUGH II  
 VILLAGE 11**  
 BEING ALL OF PARCEL 12 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

**WILLIAMS RODGERS INC.**  
 ENGINEERING PLANNING MAPPING SURVEYING

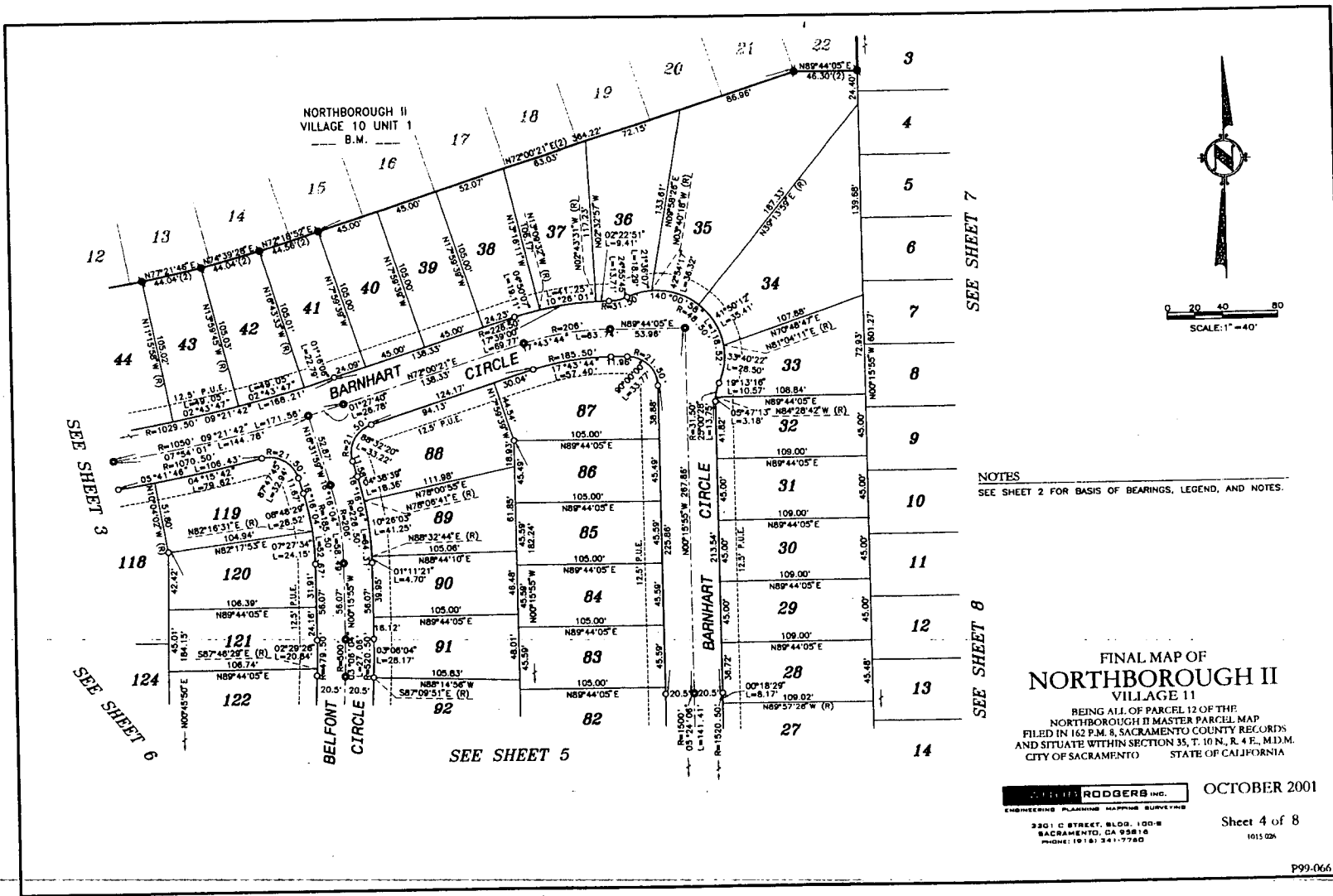
OCTOBER 2001

2301 O STREET, BLDG. 100-B  
 SACRAMENTO, CA 95816  
 PHONE: (916) 341-7760

Sheet 3 of 8

1015028

P99-066



0 20 40 80  
SCALE: 1" = 40'

SEE SHEET 7

SEE SHEET 8

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

FINAL MAP OF  
**NORTHBOROUGH II**  
VILLAGE 11  
BEING ALL OF PARCEL 12 OF THE  
NORTHBOROUGH II MASTER PARCEL MAP  
FILED IN 162 P.M. & SACRAMENTO COUNTY RECORDS  
AND SITUATE WITHIN SECTION 35, T. 10 N., R. 4 E., M.D.M.  
CITY OF SACRAMENTO STATE OF CALIFORNIA

**RODGERS INC.**  
ENGINEERING PLANNING MAPPING SURVEYING

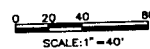
3301 C STREET, BLDG. 100-B  
SACRAMENTO, CA 95816  
PHONE: (916) 241-7760

OCTOBER 2001

Sheet 4 of 8

1015 026

P99-066



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

FINAL MAP OF  
**NORTHBOROUGH II**  
VILLAGE 11  
BEING ALL OF PARCEL 12 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

OCTOBER 2001

**WOOD RODGERS INC.**  
ENGINEERING PLANNING MAPPING SURVEYING  
330 J. STREET, BLDG. 100-W  
SACRAMENTO, CA 95816  
PHONE: (916) 341-7740

Sheet 5 of 8  
1015026

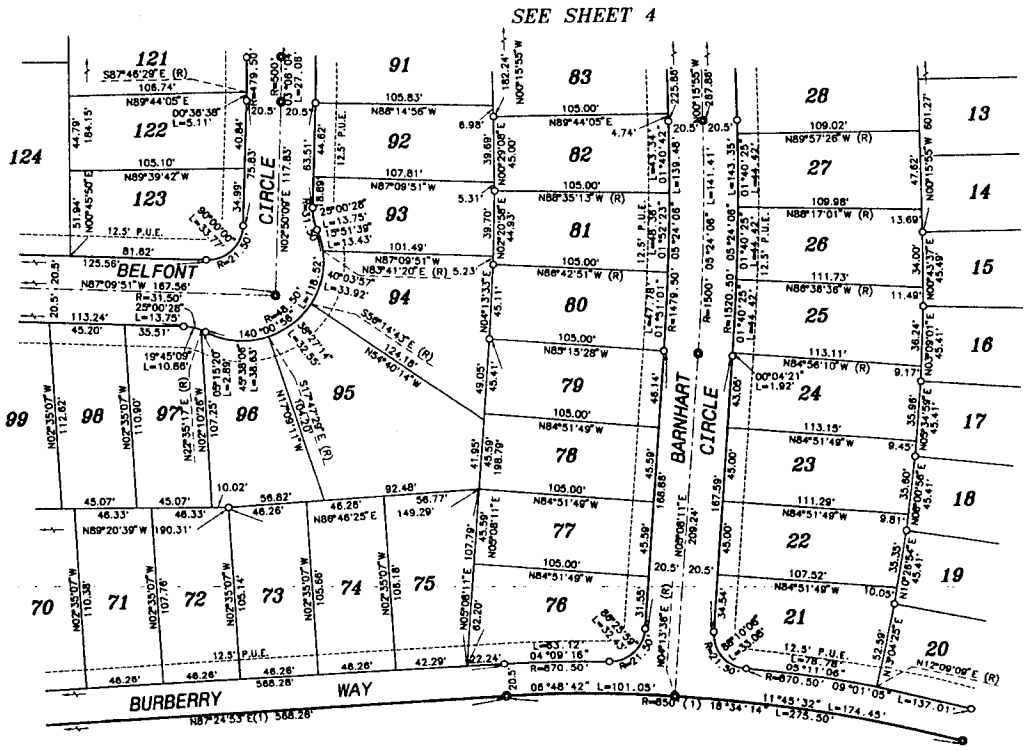
P99-066

SEE SHEET 4

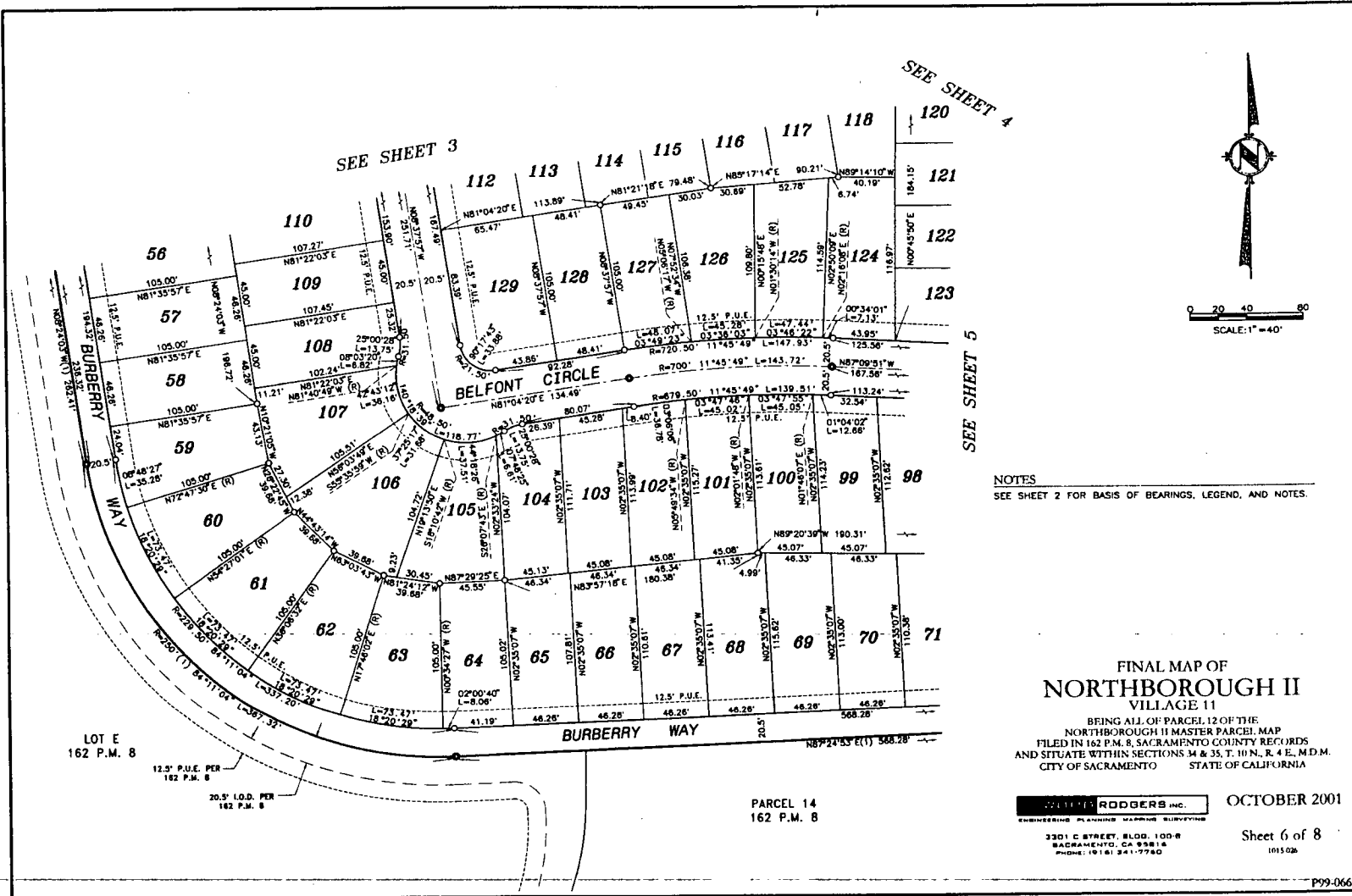
SEE SHEET 6

SEE SHEET 8

PARCEL 14  
162 P.M. 8







SEE SHEET 3

SEE SHEET 4

SEE SHEET 5



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

FINAL MAP OF  
 NORTHBOROUGH II  
 VILLAGE 11

BEING ALL OF PARCEL 12 OF THE  
 NORTHBOROUGH II MASTER PARCEL, MAP  
 FILED IN 162 P.M. 8, SACRAMENTO COUNTY RECORDS  
 AND SITUATE WITHIN SECTIONS 34 & 35, T. 10 N., R. 4 E., M.D.M.  
 CITY OF SACRAMENTO STATE OF CALIFORNIA

WILLIAMS RODGERS INC.  
 ENGINEERING PLANNING MAPPING SURVEYING

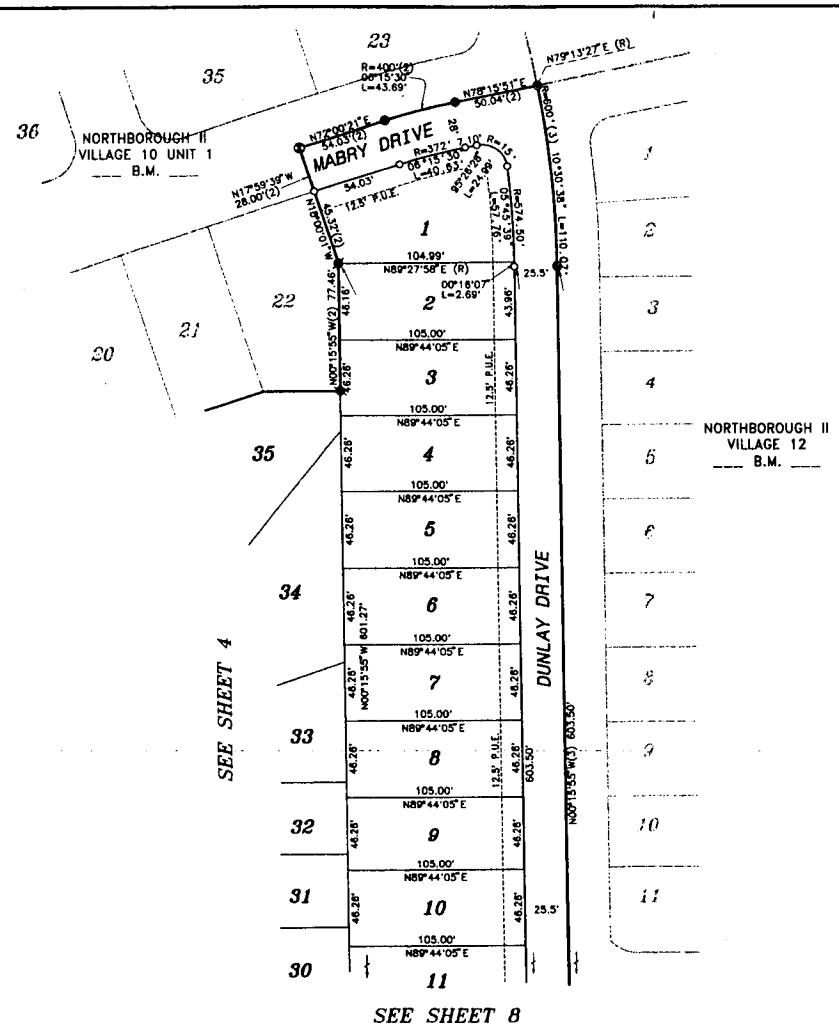
OCTOBER 2001

3301 C STREET, BLDG. 100-R  
 SACRAMENTO, CA 95814  
 PHONE: (916) 241-7760

Sheet 6 of 8

101502

P99-066



0 20 40 80  
SCALE: 1" = 40'

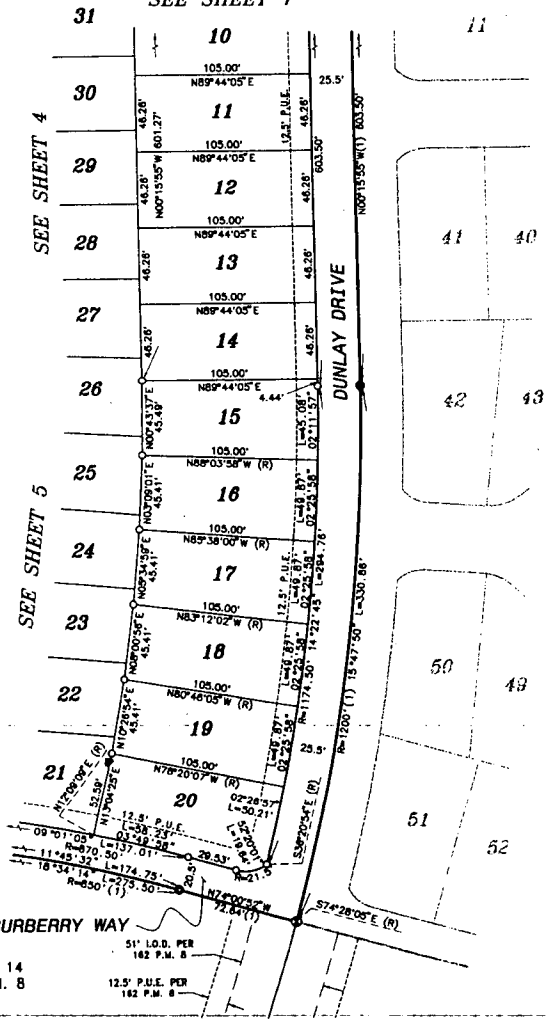
**NOTES**  
SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, AND NOTES.

**FINAL MAP OF  
NORTHBOROUGH II  
VILLAGE 11**  
BEING ALL OF PARCEL 12 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

**RODGERS INC.**  
ENGINEERING PLANNING MAPPING SURVEYING  
3301 O STREET, BLDG. 100-B  
SACRAMENTO, CA 95814  
PHONE: (916) 341-7760

OCTOBER 2001  
Sheet 7 of 8  
1015.026

SEE SHEET 7



PARCEL 14  
162 P.M. 8

51' L.O.D. PER  
162 P.M. 8  
12.5' P.U.E. PER  
162 P.M. 8

11

41 40

42 43

50 49

51 52



0 20 40 80  
SCALE: 1" = 40'

NORTHBOROUGH II  
VILLAGE 12  
B.M.

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

FINAL MAP OF  
**NORTHBOROUGH II**  
VILLAGE 11  
BEING ALL OF PARCEL 12 OF THE  
NORTHBOROUGH II MASTER PARCEL MAP  
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CITY OF SACRAMENTO STATE OF CALIFORNIA

**RODGERS INC.**  
ENGINEERING PLANNING MAPPING SURVEYING

2301 G STREET, BLDG. 100-B  
SACRAMENTO, CA 95818  
PHONE: (916) 341-7760

OCTOBER 2001

Sheet 8 of 8  
1015.026

P99-066

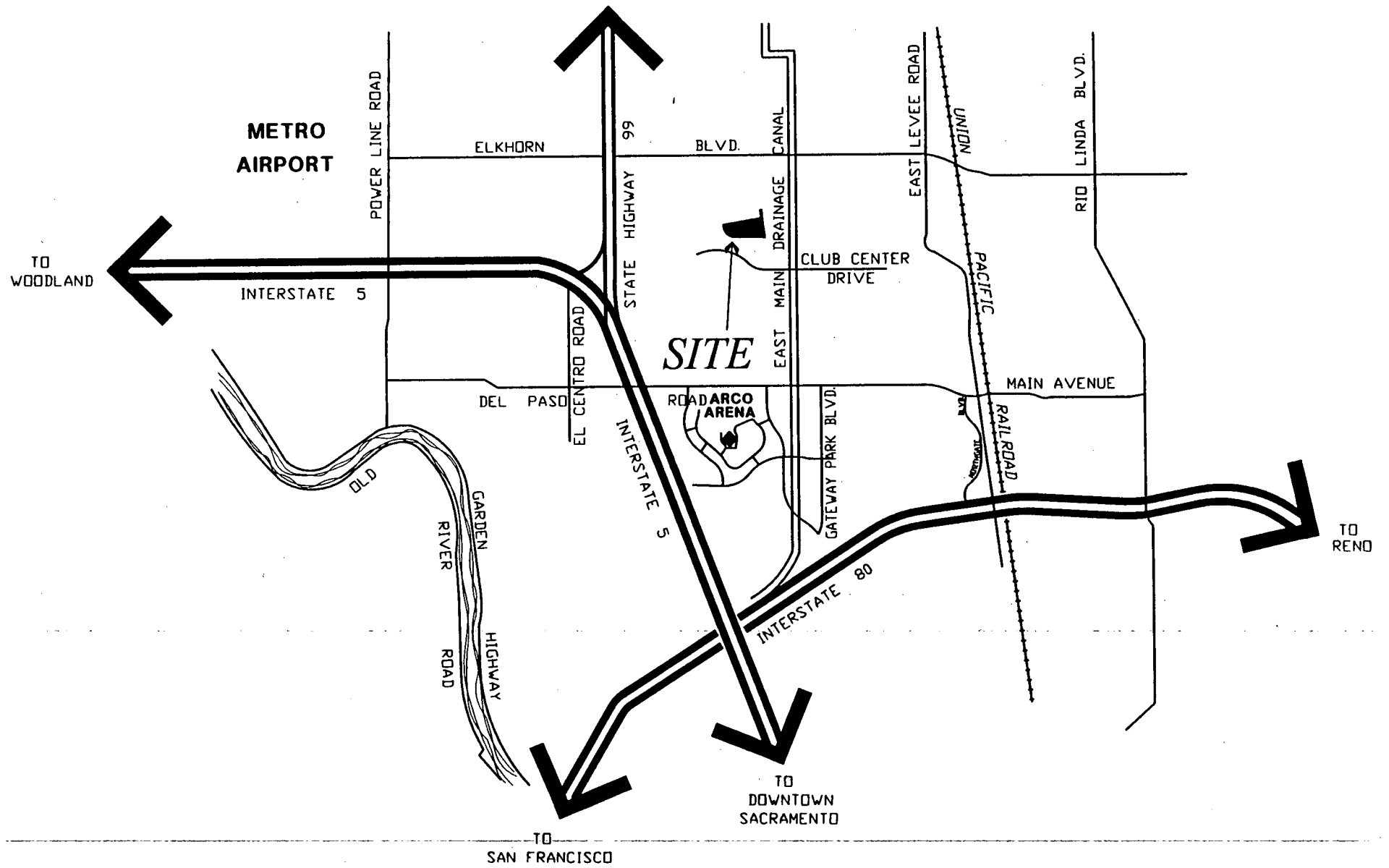
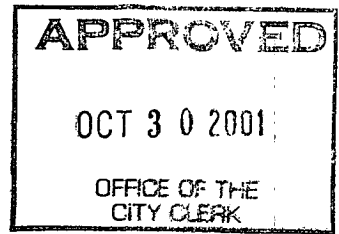


EXHIBIT "A-9"



RESOLUTION NO. 2001-715

ADOPTED BY THE SACRAMENTO CITY COUNCIL

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

**APPROVING FINAL MAP ENTITLED "NORTHBOROUGH II VILLAGE 11" 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 11, 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: \_\_\_\_\_