



3.11

DEPARTMENT OF  
PUBLIC WORKS

CITY OF SACRAMENTO  
CALIFORNIA

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

DEVELOPMENT SERVICES DIVISION

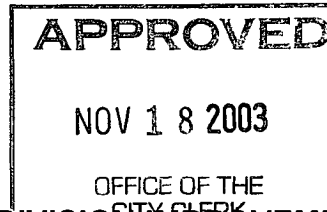
October 31, 2003

AG 2003-202

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

City Council  
Sacramento, California

Honorable Members in Session:



**SUBJECT: APPROVAL OF FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT ENTITLED "HERITAGE AT NATOMAS PARK VILLAGE 15" (P00-005)**

**LOCATION AND COUNCIL DISTRICT:**

North Natomas - north of Mabry Drive and west of Natomas Boulevard located in Council District 1 (see attachment "A-1 through A-7" for project location).

**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 15.

**CONTACT PERSONS:**

Bob Robinson, Supervising Surveyor, 264-8970  
Ronald Fong, Senior Engineer, 264-7915

**FOR COUNCIL MEETING OF:** November 18, 2003

**SUMMARY:**

On May 8, 2003, the City Council approved the Final Map and Subdivision Improvement Agreement for Heritage At Natomas Park Village 15, Subdivision No. P00-005.19 by adopting Resolution No. 2003-248. After recording the Final Map, the Title Company notified City staff that they issued the Subdivision Guarantee in error, leaving out one of the owners of record. A re-filing of the Final Map is necessary to accommodate the signing of the Final Map by all owners of record. For land to be subdivided all record owners must sign the Final Map per Government Code Section 66436. The subdividers, Lennar Winncrest, LLC, a Delaware Limited Liability Company and Natomas Estates, LLC, a California Limited Liability Company wish to re-file the Final Map prior to completing the required subdivision improvements.

City Council  
Final Map for Heritage at Natomas Park Village 15  
October 31, 2003

The deferral of these improvements require 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.

The Final Map and the Subdivision Improvement Agreement require approval by the City Council.

**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.

On May 8, 2003, the City Council approved the Final Map and Subdivision Improvement Agreement for Heritage At Natomas Park Village 15, Subdivision No. P00-005.19 by adopting Resolution No. 2003-248.

All the legal owners of record did not sign the Final Map as required by Government Code Section 66436 for the land to be subdivided and the dedications to be made.

Pursuant to Sacramento City Code Chapter 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 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 Chapter 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.

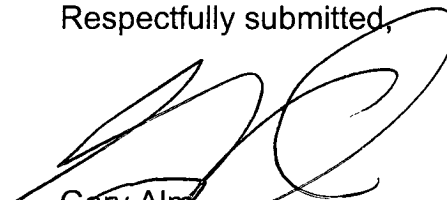
The Council action recommended in this report supports the following City Strategic Plan goals:

- Enhance and preserve the neighborhoods
- Promote and support economic vitality

**ESBD CONSIDERATIONS:**


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

Respectfully submitted,



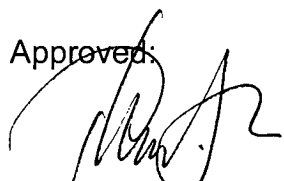
Gary Alm,  
Manager, Development Services

RECOMMENDATION APPROVED:



ROBERT P. THOMAS  
City Manager

Approved:

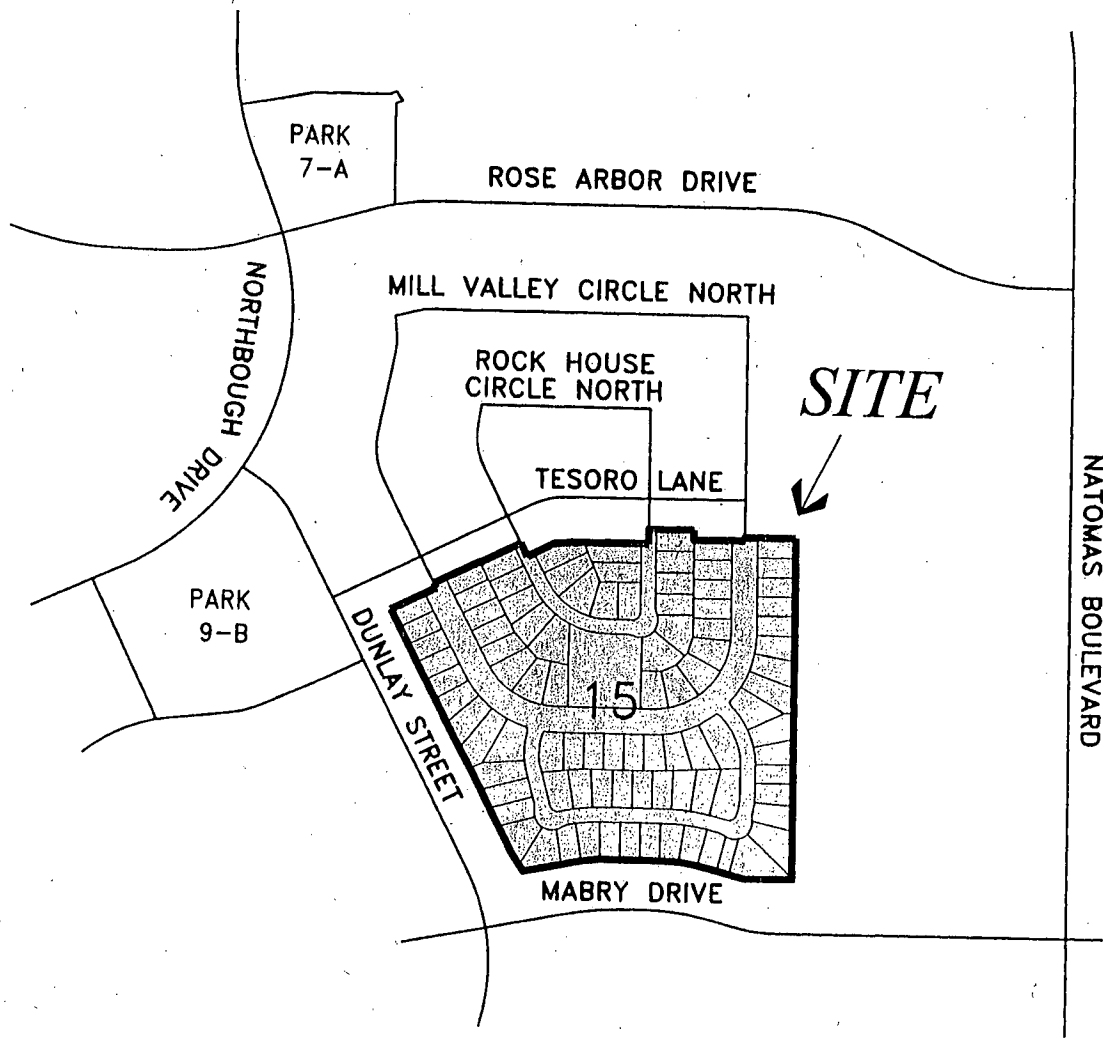


Thomas V. Lee  
Deputy City Manager

**TABLE OF CONTENTS:**

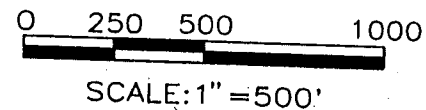
1. Attachment A-1, Vicinity Map for Heritage at Natomas Park Village 15, pg. 4
2. Attachment A-2 through A-7, Final Map of Heritage at Natomas Park Village 15, pg. 5
3. Resolution approving Final Map and Subdivision Improvement Agreement, pg. 11

RR/sr



  
**WOOD RODGERS**  
ENGINEERING • MAPPING • PLANNING • SURVEYING  
3301 C St., Bldg. 100-B Tel 916.341.7760  
Sacramento, CA 95816 Fax 916.341.7767

# HERITAGE AT NATOMAS PARK VILLAGE 15



APRIL 10, 2003

OWNER'S STATEMENT

THE UNDERSIGNED HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP OF HERITAGE AT NATOMAS PARK VILLAGE 15 AND OFFER FOR DEDICATION AND DO HEREBY DEDICATE FOR SPECIFIC PURPOSES THE FOLLOWING:

- A. EASEMENTS FOR PLANTING AND MAINTAINING TREES, INSTALLATION AND MAINTENANCE OF ELECTROLINERS, TRAFFIC CONTROL DEVICES, WATER AND GAS PIPES, AND FOR UNDERGROUND WIRES AND CONDUITS FOR ELECTRICAL, TELEPHONE AND TELEVISION SERVICES... B. AN EASEMENT FOR CONSTRUCTING AND MAINTAINING CENTRALIZED MAIL DELIVERY BOXES, PEDESTALS AND SLABS... C. A PUBLIC SERVICE EASEMENT, AND RIGHT AT ANYTIME OR FROM TIME TO TIME TO CONSTRUCT, MAINTAIN, OPERATE, REPLACE, REMOVE OR REPAIR ANY PUBLIC SERVICE FACILITIES... D. AN EXCLUSIVE EASEMENT, (1) TO CONSTRUCT, OWN, OPERATE, EXCAVATE, MAINTAIN AND REPAIR ANY AND ALL WATER AND DRAINAGE FACILITIES...

LENNAR WINNCREST, L.L.C.
A OKLAHOMA 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:
PRINT NAME:
TITLE:

NOTARY'S ACKNOWLEDGEMENT

STATE OF CALIFORNIA } 55
COUNTY OF
ON THE DAY OF 200, 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 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:

FINAL MAP OF
HERITAGE AT NATOMAS PARK
VILLAGE 15

SUBDIVISION NO. P00-005-19

BEING ALL OF THE PARCEL 24 OF THE
MASTER PARCEL MAP OF HERITAGE AT NATOMAS PARK
FILED IN 184 P.M. 8, SACRAMENTO COUNTY RECORDS
AND STRATA WITHIN SECTION 32, T. 19 N., R. 4 E., 24 D.M.
CITY OF SACRAMENTO STATE OF CALIFORNIA



WOOD ROGERS
2801 G ST., Suite 200-B The Woodlands, TX 77380
(281) 361-7700 Fax (281) 361-7707

MAY 2003

Sheet 1 of 6

LEGAL DESCRIPTION

ALL OF PARCEL 24 OF THE MASTER PARCEL MAP OF HERITAGE AT NATOMAS PARK, RECORDED IN BOOK 184 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, A CALIFORNIA CORPORATION, AS TRUSTEE UNDER DEED OF TRUST RECORDED MARCH 8, 2002, IN BOOK 200703-08 PAGE 2030 AND 2031, OFFICIAL RECORDS OF SACRAMENTO COUNTY.

BY: BY:
PRINT NAME: PRINT NAME:

NOTARY'S ACKNOWLEDGEMENT

STATE OF CALIFORNIA } 55
COUNTY OF
ON THE DAY OF 200, 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 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. IN MAY, 2003. 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 WITHIN 90 DAYS AFTER COMPLETION OF ALL REQUIRED STREET IMPROVEMENTS, AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

MICHAEL E. LONG
P.L.S. 0819 EXP. 08-30-04
WOOD-ROGERS, INC.

DATE

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF HERITAGE AT NATOMAS PARK VILLAGE 15 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.

ROBERT T. ROBINSON
SUPERVISING SURVEYOR, L.S. 7334
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 15 AND HAS ACCEPTED, SUBJECT TO IMPROVEMENTS, ON BEHALF OF THE PUBLIC, ALL LANES, RIGHTS-OF-WAY, AND EASEMENTS HEREOF 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: FILE: 8

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 19.828 ACRES GROSS, CONSISTING OF 91 RESIDENTIAL LOTS AND 4 MISCELLANEOUS LOTS.
3. LOTS A, B, C AND D SHOWN HEREON SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
4. LOTS A AND B ARE DESIGNATED AS A PRIVATE STREET FOR THE BENEFIT AND GENERAL USE OF THE RESIDENTS IN THE HOMEOWNERS ASSOCIATION.
5. LOTS A AND B SHOWN HEREON ARE DEDICATED TO THE CITY OF SACRAMENTO FOR PUBLIC SERVICE EASEMENT (P.S.E.) PURPOSES.
6. LOT C IS DESIGNATED FOR PRIVATE PARK PURPOSES FOR THE BENEFIT AND GENERAL USE OF THE RESIDENTS IN THE HOMEOWNERS ASSOCIATION.
7. THE NON-EXCLUSIVE INGRESS AND PUBLIC UTILITY EASEMENT (I/E) PER 164 P.M. B, NOT SHOWN HEREON IS ABANDONED PURSUANT TO SECTION 66499.20 1/2 OF THE GOVERNMENT CODE.
8. THE EXCLUSIVE DRAINAGE EASEMENT (E.D.E.) PER 164 P.M. B, NOT SHOWN HEREON IS ABANDONED PURSUANT TO SECTION 66499.20 1/2 OF THE GOVERNMENT CODE.
9. AREAS FOR LETTERED LOTS ARE AS FOLLOWS (GROSS/NET)  
 LOT A: 3.518 ACRES    LOT C: 0.979 ACRES  
 LOT B: 0.677 ACRES    LOT D: 0.079 ACRES

LEGEND

- O DIMENSION POINT
- SET 3/8" REBAR CAPPED P.L.S. 6815 AT ALL REAR LOT CORNERS AND ALL FRONT LOT CORNERS OF 1" BRASS DISH 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
- DELTA XX' XX'
- I/E NON-EXCLUSIVE INGRESS, EGRESS AND PUBLIC UTILITY EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED FROM FOUND MONUMENTS AS SHOWN ON THE FINAL MAPS OF HERITAGE AT NATOMAS PARK VILLAGE 14 AND HERITAGE AT NATOMAS PARK VILLAGE 10, RECORDED IN 302 B.M. 5 AND 302 B.M. 8, RESPECTIVELY, SACRAMENTO COUNTY RECORDS. THE BEARING BETWEEN SAID MONUMENTS IS NORTH 27°22'40" WEST.

FINAL MAP OF HERITAGE AT NATOMAS PARK VILLAGE 15

SUBDIVISION NO. P00-005.19  
 BEING ALL OF THE PARCELS OF THE  
 MASTER PARCEL MAP OF HERITAGE AT NATOMAS PARK,  
 FILED IN 164 P.M. B, SACRAMENTO COUNTY RECORDS,  
 AND SITING WITHIN SECTION 36, T. 0 N., R. 4 E., M.D.M.,  
 CITY OF SACRAMENTO STATE OF CALIFORNIA

MAY 2003  
 Sheet 2 of 6

**WOOD RODGERS**  
 ENGINEERS & PLANNERS  
 6801 O St., Suite 200-W    Tel 916-441-7700  
 Sacramento, CA 95825    Fax 916-441-7707



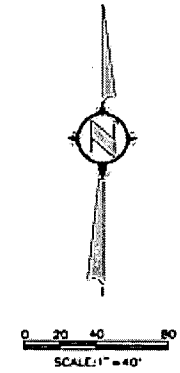
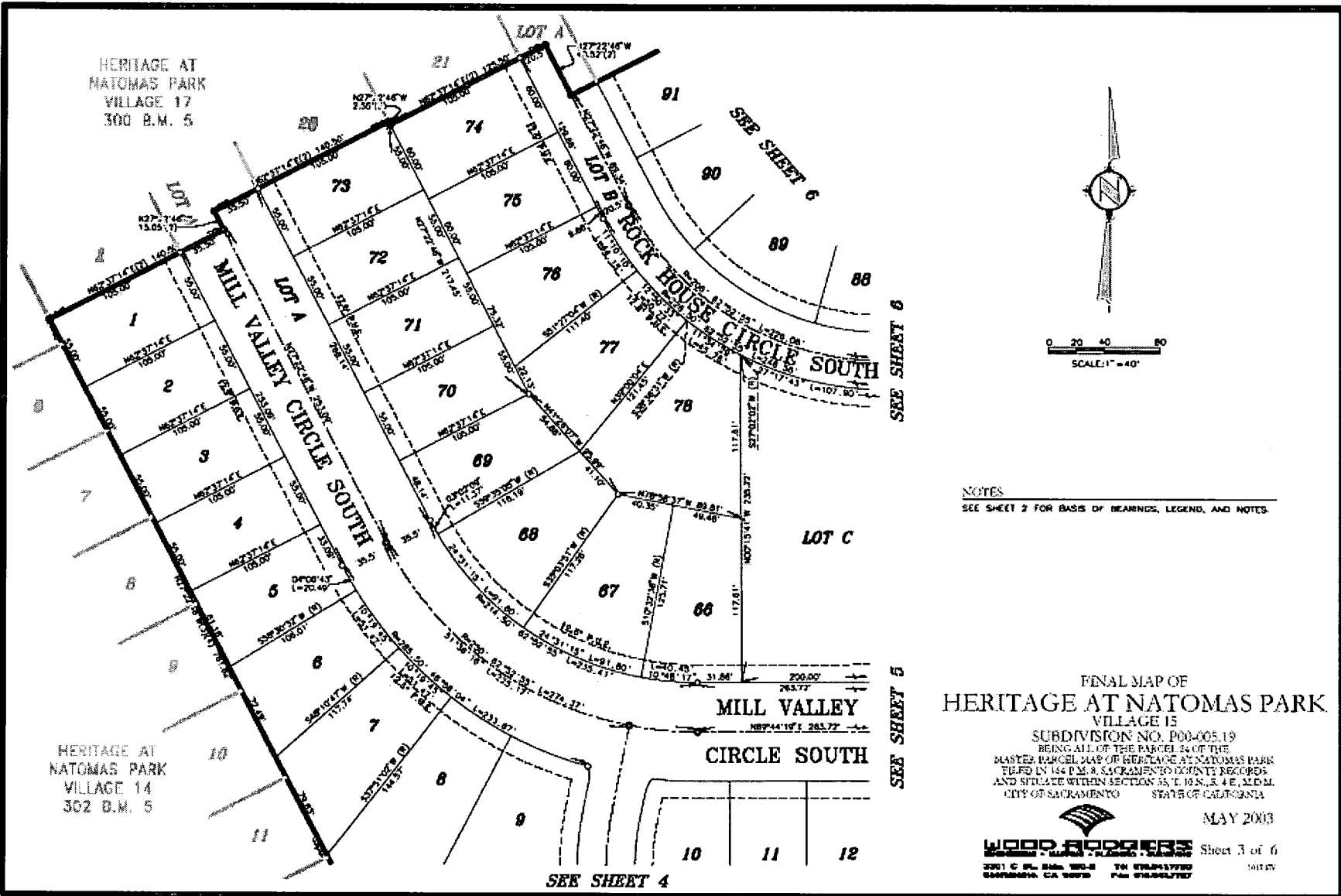
PARCEL B  
 LOT LINE  
 ADJUSTMENT  
 200111-19 O.R. 0595

REFERENCES

- (1) 164 P.M. B, MASTER PARCEL MAP OF HERITAGE AT NATOMAS PARK
- (2) 300 B.M. 5, FINAL MAP OF HERITAGE AT NATOMAS PARK VILLAGE 17
- (3) 302 B.M. 5, FINAL MAP OF HERITAGE AT NATOMAS PARK VILLAGE 14
- (4) 302 B.M. 8, FINAL MAP OF HERITAGE AT NATOMAS PARK VILLAGE 10
- (5) 302 B.M. 10, FINAL MAP OF HERITAGE AT NATOMAS PARK VILLAGE 11
- (6) 302 B.M. 9, FINAL MAP OF HERITAGE AT NATOMAS PARK VILLAGE 12

HERITAGE AT  
NATOMAS PARK  
VILLAGE 17  
300 B.M. 5

HERITAGE AT  
NATOMAS PARK  
VILLAGE 14  
302 B.M. 5



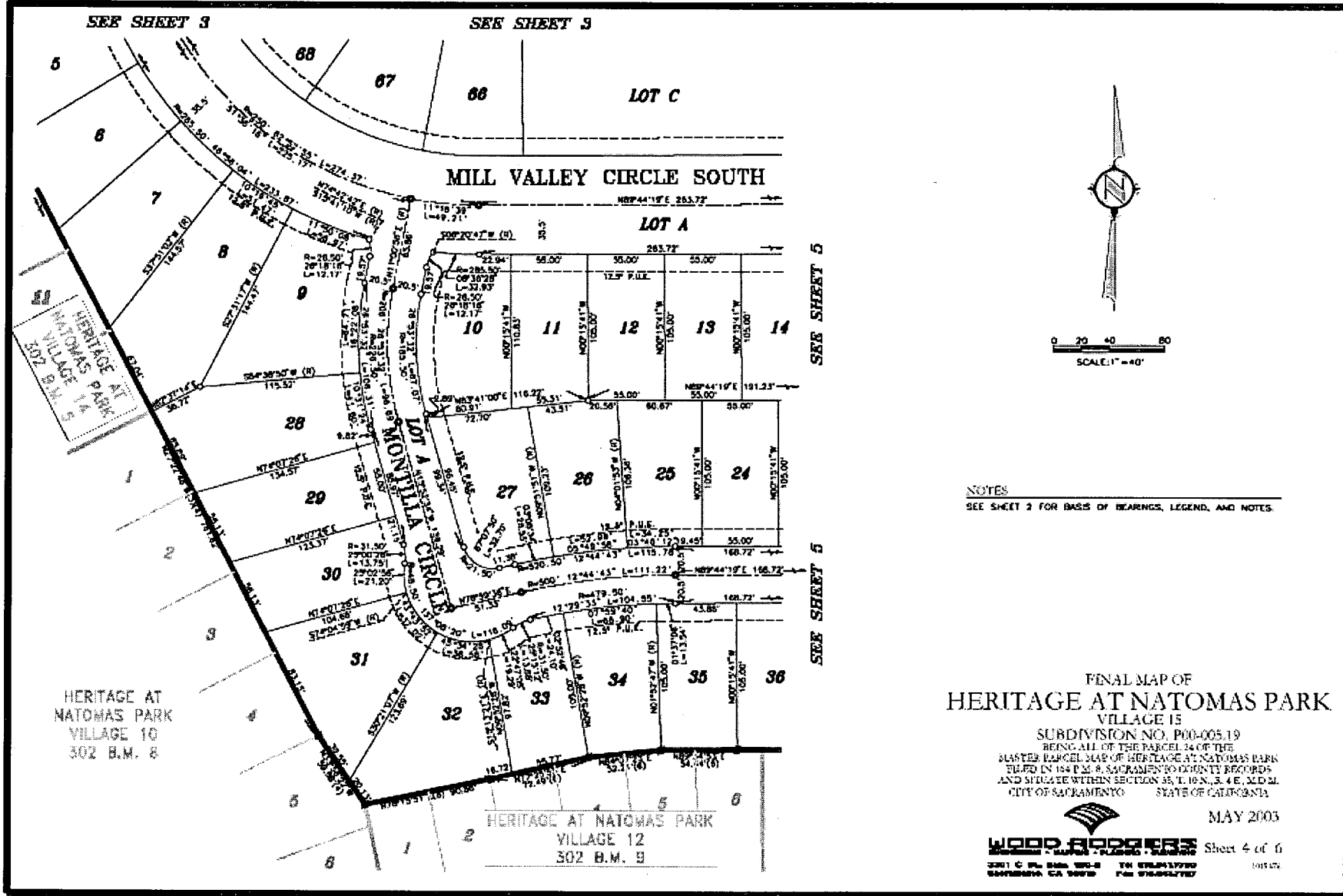
NOTES  
SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, AND NOTES.

FINAL MAP OF  
HERITAGE AT NATOMAS PARK  
VILLAGE 15  
SUBDIVISION NO. P00-005.19  
BEING ALL OF THE PARCEL 24 OF THE  
MASTER PARCEL MAP OF HERITAGE AT NATOMAS PARK  
FILED IN 184 P.M. 8, SACRAMENTO COUNTY RECORDS  
AND STRATA WITHIN SECTION 35, T. 19 N., R. 4 E., 22 D.M.  
CITY OF SACRAMENTO STATE OF CALIFORNIA

MAY 2013  
**WOOD BROS. REALTY**  
2001 C St. Ste. 100-4 Sacramento, CA 95811  
Tel: 916.441.7777 Fax: 916.441.7777

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10117

ATTACHMENT A-4



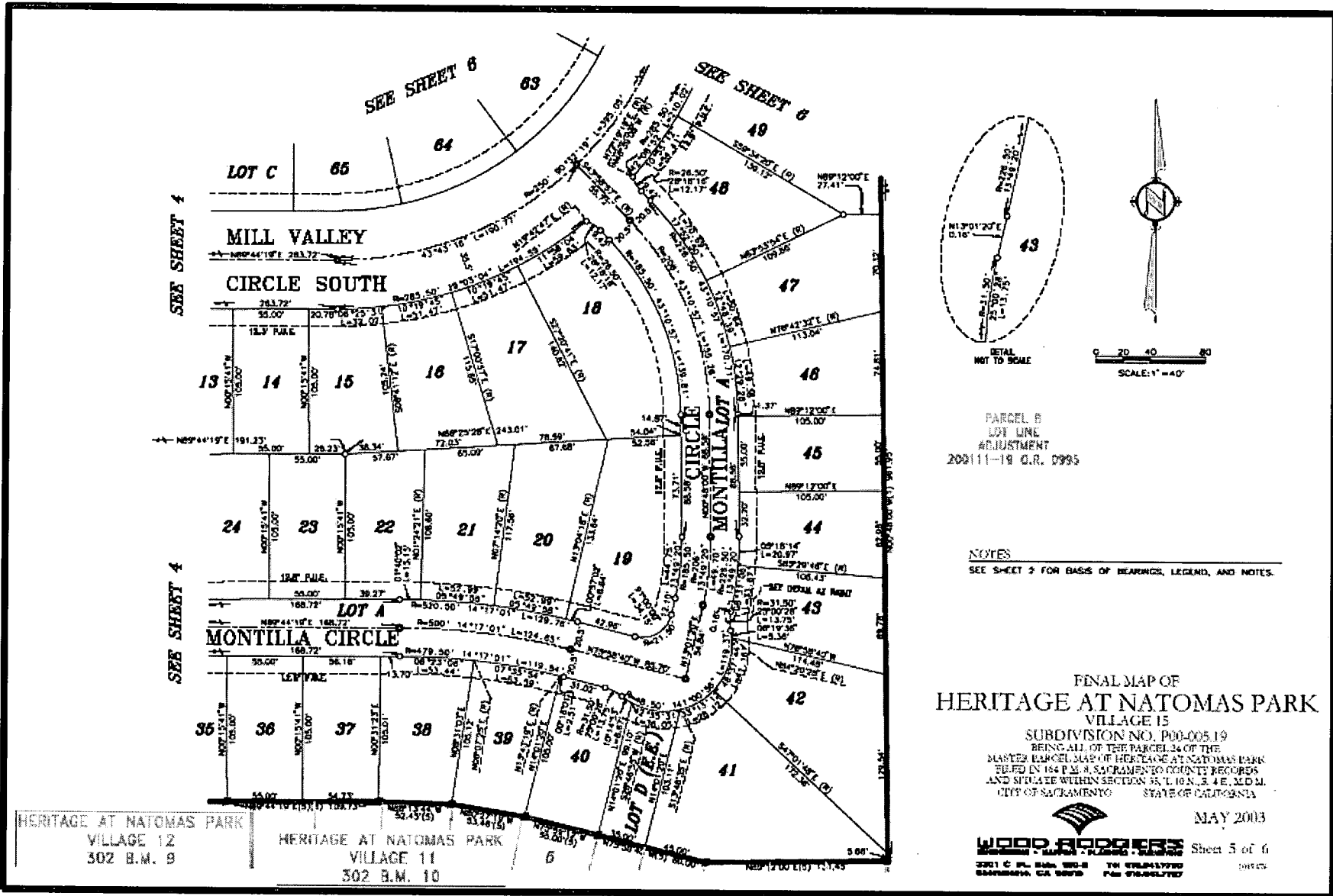
NOTES  
SEE SHEET 3 FOR BASIS OF BEARINGS, LEGEND, AND NOTES.

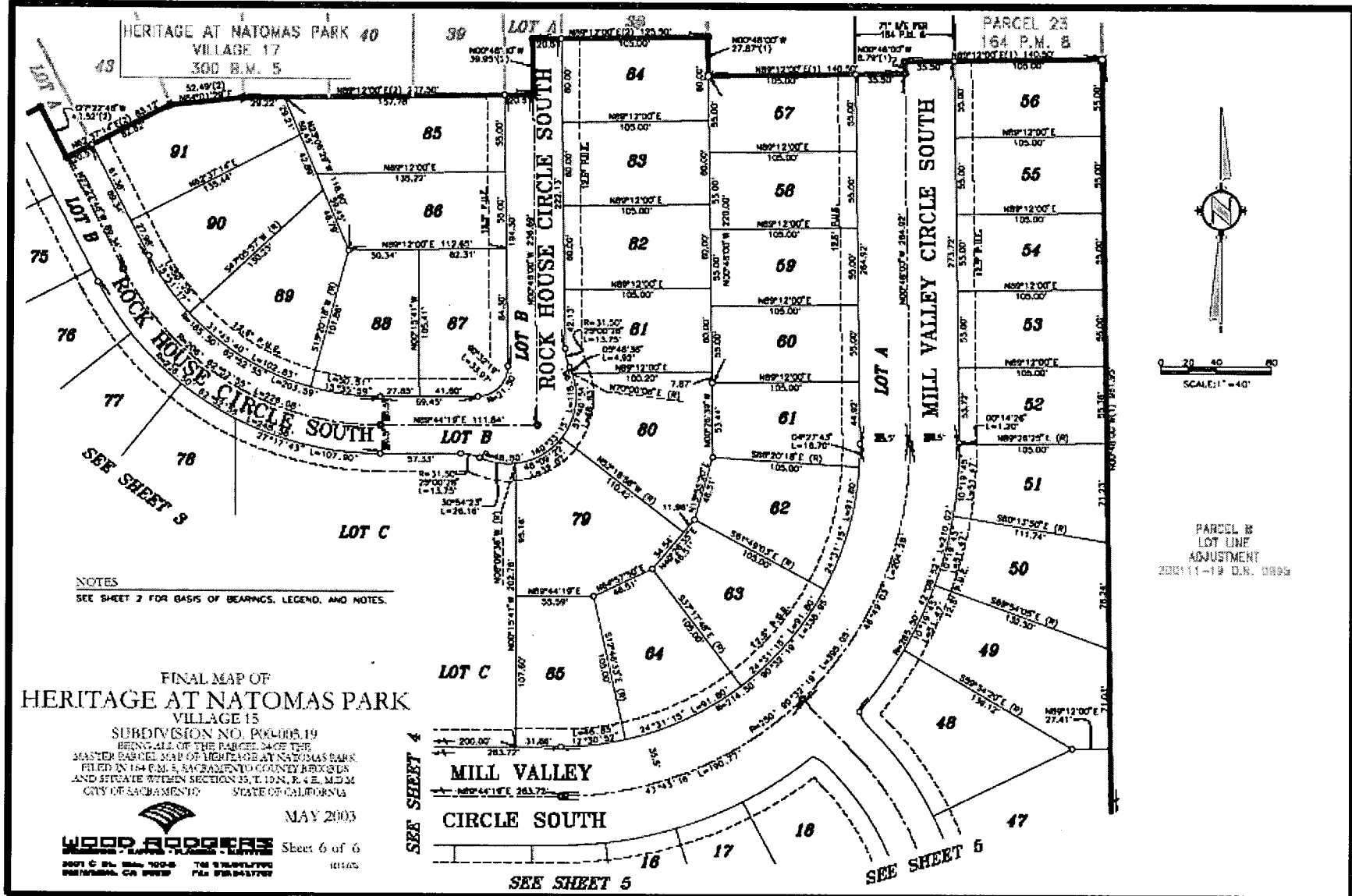
FINAL MAP OF  
HERITAGE AT NATOMAS PARK  
VILLAGE 15  
SUBDIVISION NO. P00-005.19  
BEING ALL OF THE PARCEL 34 OF THE  
MASTER PARCEL MAP OF HERITAGE AT NATOMAS PARK  
FILED IN 194 P.M. 8, SACRAMENTO COUNTY RECORDS  
AND SHOWN WITHIN SECTION 34, T.16N., E. 4E., M.D.M.  
CITY OF SACRAMENTO STATE OF CALIFORNIA

MAY 2003

WOOD RODGERS  
REGISTERED PROFESSIONAL LAND SURVEYOR  
3001 G ST., SUITE 100-2 SACRAMENTO, CA 95816  
SHEET 4 OF 6







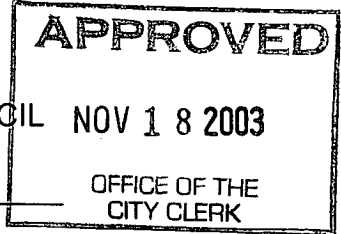
NOTES  
SEE SHEET 7 FOR BASIS OF BEARINGS, LEGEND, AND NOTES.

FINAL MAP OF  
HERITAGE AT NATOMAS PARK  
VILLAGE 15  
SUBDIVISION NO. PG000519  
BEING ALL OF THE PARCEL 24 OF THE  
MASTEN PARCEL MAP OF HERITAGE AT NATOMAS PARK  
FILED IN 184 C.M. 4, SACRAMENTO COUNTY RECORDS  
AND SITING WITHIN SECTIONS 35, T. 13 N., R. 4 E., M.D.M.  
CITY OF SACRAMENTO STATE OF CALIFORNIA

WOOD BOGERS  
2001 C St. Ste. 100-B  
Sacramento, CA 95811  
Tel: 916-441-7700  
Fax: 916-441-7700  
011605

MAY 2003  
Sheet 6 of 6

RESOLUTION NO. 2003-803



ADOPTED BY THE SACRAMENTO CITY COUNCIL NOV 18 2003

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

APPROVING FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT ENTITLED "HERITAGE AT NATOMAS PARK VILLAGE 15" (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 15, located in North Natomas - north of Mabry Drive 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 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.
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: \_\_\_\_\_