

2.6

DEPARTMENT OF  
PUBLIC WORKS

DEVELOPMENT SERVICES DIVISION

CITY OF SACRAMENTO  
CALIFORNIA

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

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

October 9, 2001

City Council  
Sacramento, California

AG 2001-175

Honorable Members in Session:

**SUBJECT: APPROVAL OF FINAL MAP AND SUBDIVISION IMPROVEMENT  
AGREEMENT FOR "NORTHBOROUGH II VILLAGE 8 UNIT 2" (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 8 Unit 2.

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

**FOR COUNCIL MEETING OF:** October 23, 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 8 Unit 2  
October 9, 2001

The Final Map and the Subdivision Improvement Agreement require approval by the City Council. See Exhibit "A-1 through A-7" 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:**

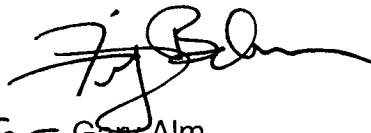
Pursuant to Sacramento City Code, Chapter 16.28.110, and Government Code Section 66458, the City Council may, by resolution, approve final maps. The map presented conforms to all the requirements of the Government Code and Title 16 of the City Code, applicable at the time of conditional approval of the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

City Council  
Final Map for Northborough II Village 8 Unit 2  
October 9, 2001

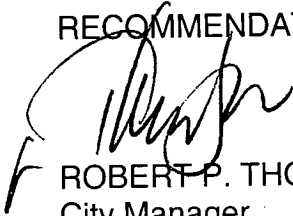
**ESBD CONSIDERATIONS:**

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

Respectfully submitted,

  
for 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 8 UNIT 2

BEING ALL OF PARCEL 6 OF THE  
 NORTHBOROUGH II MASTER PARCEL MAP  
 FILED IN 162 P.M. 8, SACRAMENTO COUNTY RECORDS  
 AND SITUATE WITHIN SECTION 34 & 35, T. 10 N., R. 4 E., M.D.M.  
 CITY OF SACRAMENTO STATE OF CALIFORNIA



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

OCTOBER 2001

Sheet 1 of 6

1015122

OWNER'S STATEMENT

THE UNDERSIGNED HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP OF NORTHBOROUGH II VILLAGE 8 UNIT 2 AND OFFER FOR DEDICATION AND DO HEREBY DEDICATE TO ANY AND ALL PUBLIC USES, THE STREET, COURT, DRIVE AND WAYS 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, SEWER, STORM DRAINAGE 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 STREET, COURT, DRIVE, AND WAYS 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 STREET, COURT, DRIVE AND WAYS SHOWN HEREON.

LENNAR WINNCREST, L.L.C.  
 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 \_\_\_\_\_, 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 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: \_\_\_\_\_

LEGAL DESCRIPTION

ALL OF PARCEL 6 OF THE NORTHBOROUGH II MASTER PARCEL MAP  
 RECORDED IN BOOK 162 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 \_\_\_\_\_, 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 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 16, 1998, IN BOOK 9811-16 PAGE 1668,  
 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 8 UNIT 2 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  
 9/20/01  
 DATE

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF NORTHBOROUGH II VILLAGE 8 UNIT 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 PLAT 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 8 UNIT 2 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 \_\_\_\_\_, 200\_\_, AT \_\_\_\_\_ HOURS, \_\_\_\_\_ 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-1"

PARCEL 4  
162 P.M. 8

PARCEL 4  
162 P.M. 8

NORTHBOROUGH II  
VILLAGE 8 UNIT 1  
289 B.M. 9

PARCEL 7  
162 P.M. 8

NORTHBOROUGH II  
VILLAGE 9  
289 B.M. 7

### 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 14.17± ACRES GROSS, CONSISTING OF 81 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 STREET, COURT, DRIVE AND WAYS AS SHOWN.

### LEGEND

- DIMENSION POINT
- ├ SET 5/8" REBAR CAPPED P.L.S. 6815 AT ALL REAR LOT CORNERS AND ALL FRONT LOT CORNERS OR HILT 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
- ⊙ SET 1-1/4" IRON PIPE TAGGED "P.L.S. 6815"
- ⊙ SET MONUMENT WELL PER CITY STANDARDS
- ⊙ FOUND 1-1/4" IRON PIPE TAGGED "P.L.S. 6815"
- ⊙ FOUND 1/4" DIA. PK NAIL
- ⊙ FOUND MONUMENT WELL PER CITY STANDARDS
- (R) RADIAL LINE
- DELTA XX° 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 VILLAGE 9 FINAL MAP, 289 B.M. 7, SACRAMENTO COUNTY RECORDS. THE BEARING BETWEEN SAID MONUMENTS IS N65°45'09"W.

### REFERENCES

- (1) 162 P.M. 8 NORTHBOROUGH II MASTER PARCEL MAP
- (2) 289 B.M. 7 NORTHBOROUGH II VILLAGE 9
- (3) 289 B.M. 9 NORTHBOROUGH II VILLAGE 8 UNIT 1

## FINAL MAP OF NORTHBOROUGH II VILLAGE 8 UNIT 2

BEING ALL OF PARCEL 6 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

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

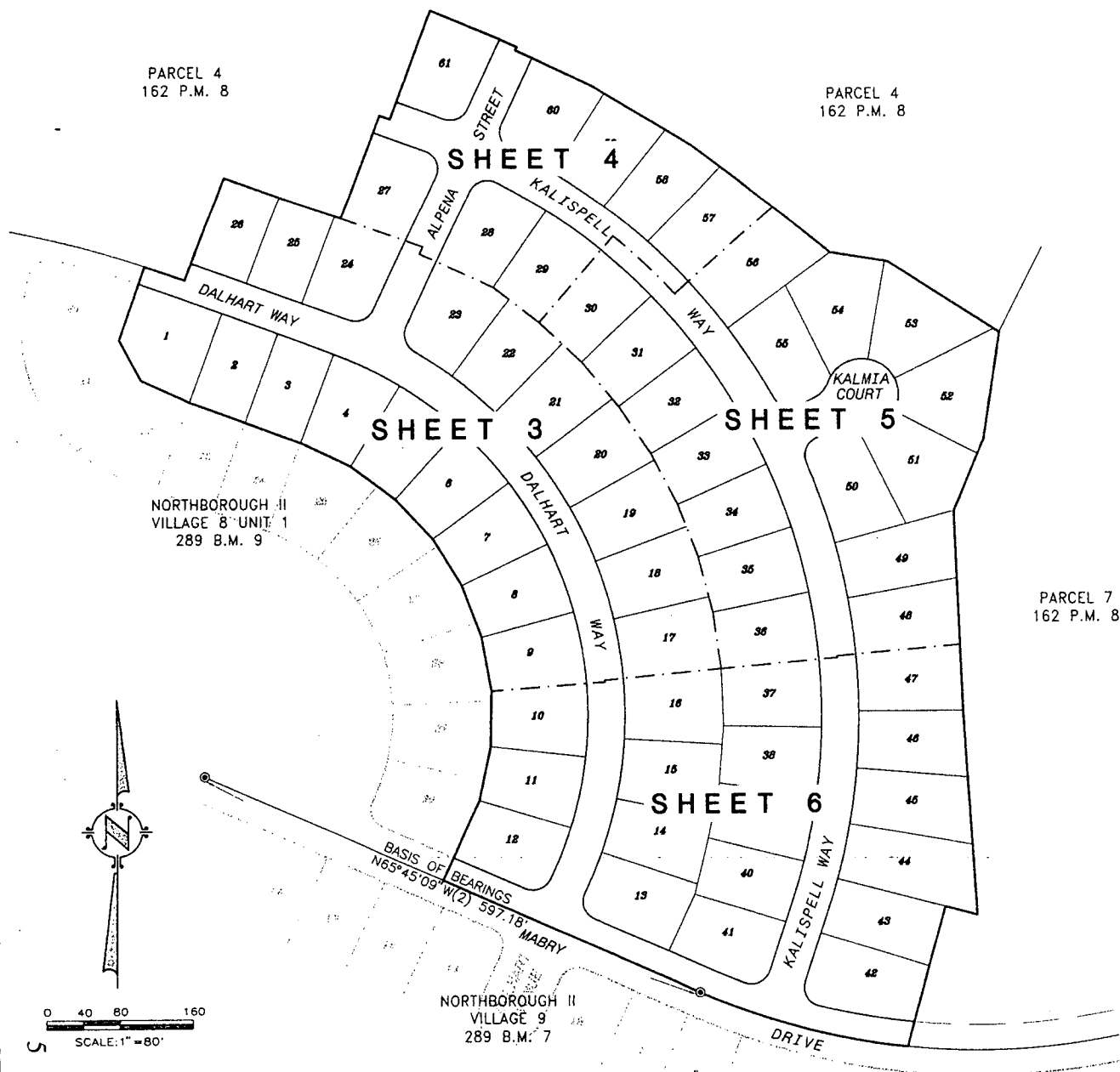
OCTOBER 2001

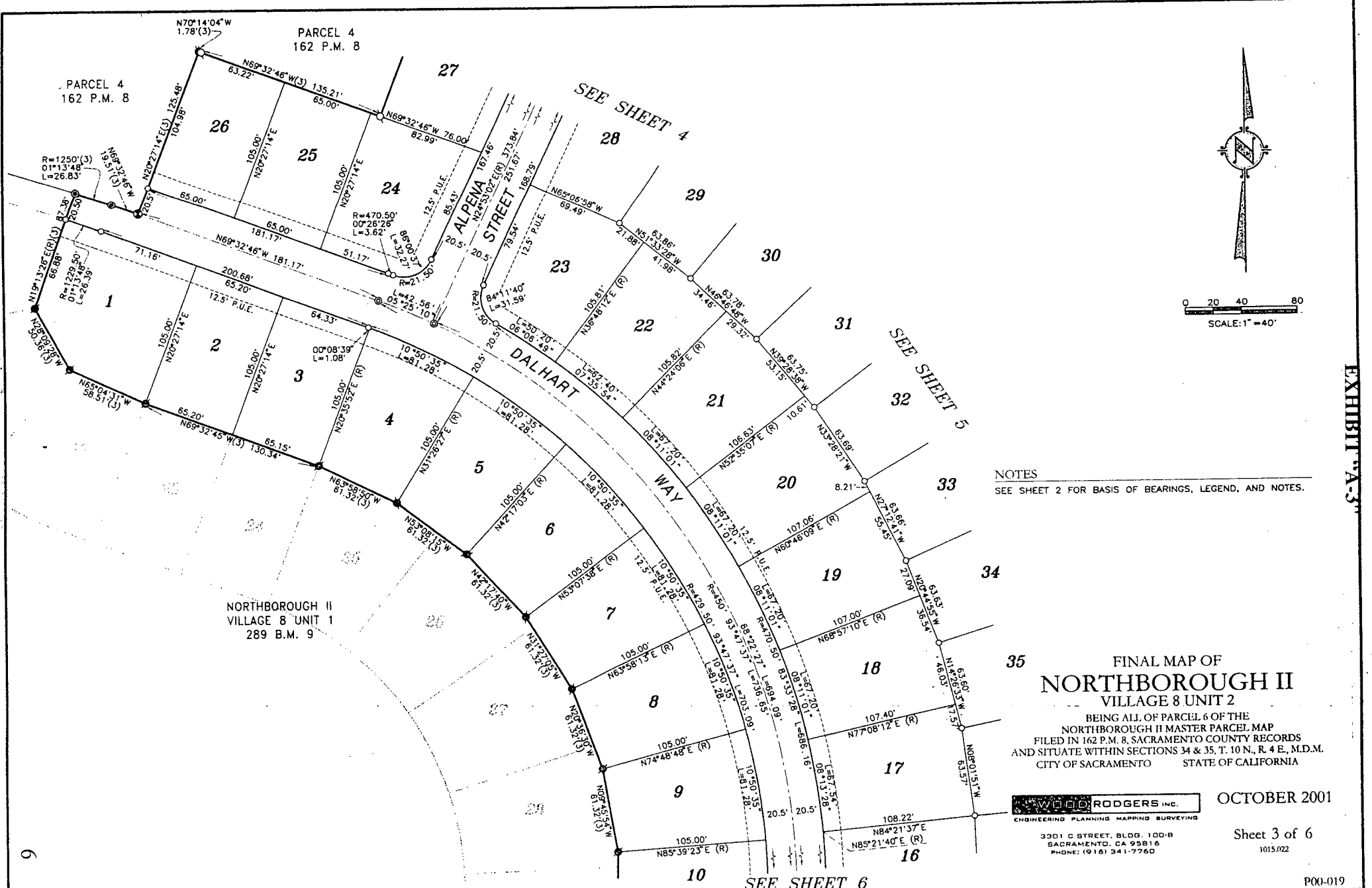
3301 G STREET, BLDG. 100-B  
SACRAMENTO, CA 95816  
PHONE: (916) 341-7760

Sheet 2 of 6  
1015.022

P00-019

EXHIBIT "A-2"





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

FINAL MAP OF  
**NORTHBOROUGH II**  
 VILLAGE 8 UNIT 2

BEING ALL OF PARCEL 6 OF THE  
 NORTHBOROUGH II MASTER PARCEL MAP  
 FILED IN 162 P.M. 8, SACRAMENTO COUNTY RECORDS  
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3301 C STREET, BLDG. 100-B  
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OCTOBER 2001

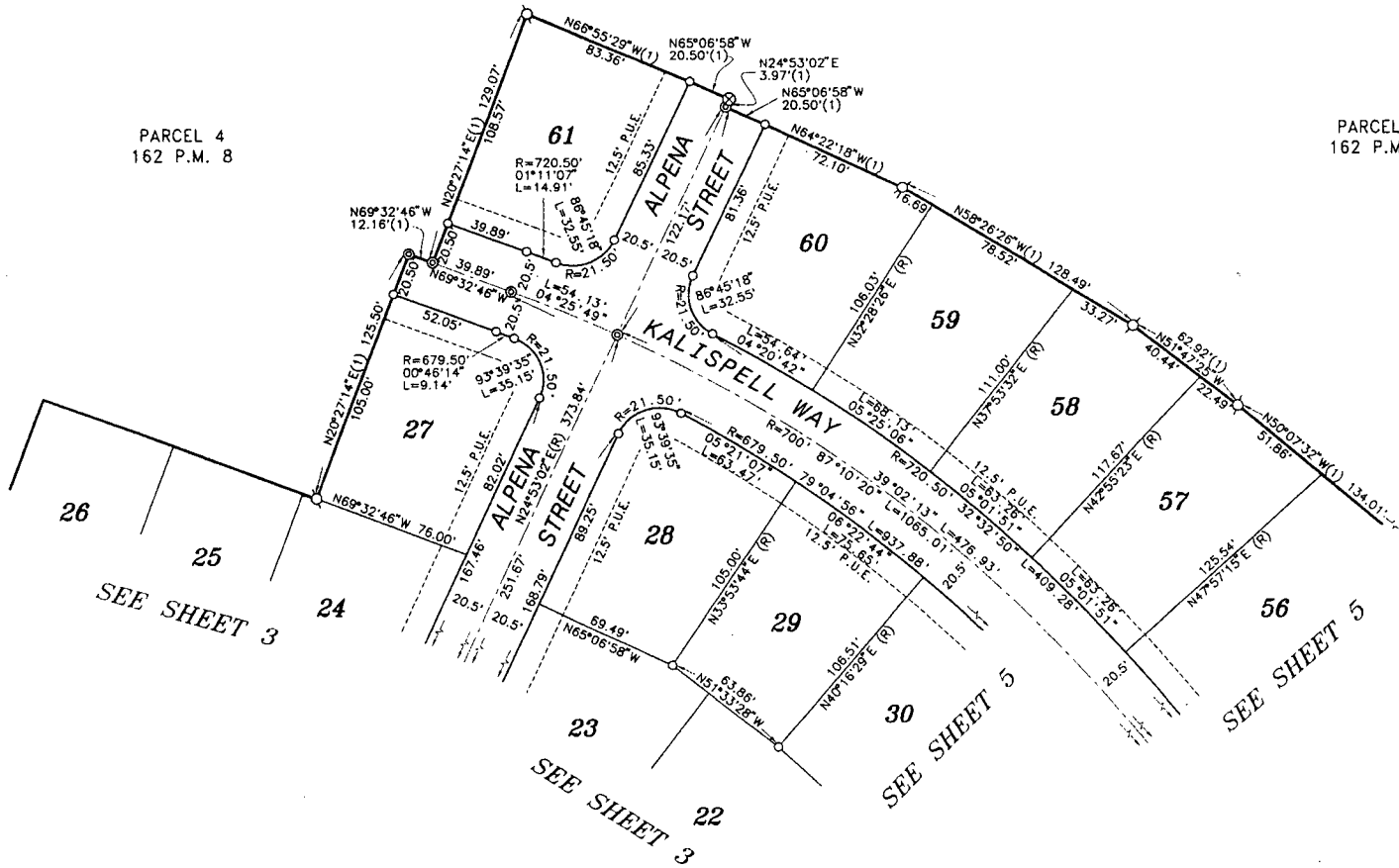
Sheet 3 of 6  
 1015.022

PARCEL 4  
162 P.M. 8

PARCEL 4  
162 P.M. 8



0 20 40 80  
SCALE: 1" = 40'



NOTES

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

FINAL MAP OF  
NORTHBOROUGH II  
VILLAGE 8 UNIT 2

BEING ALL OF PARCEL 6 OF THE  
NORTHBOROUGH II MASTER PARCEL MAP  
FILED IN 162 P.M. 8, SACRAMENTO COUNTY RECORDS  
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CITY OF SACRAMENTO STATE OF CALIFORNIA

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

OCTOBER 2001

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

Sheet 4 of 6

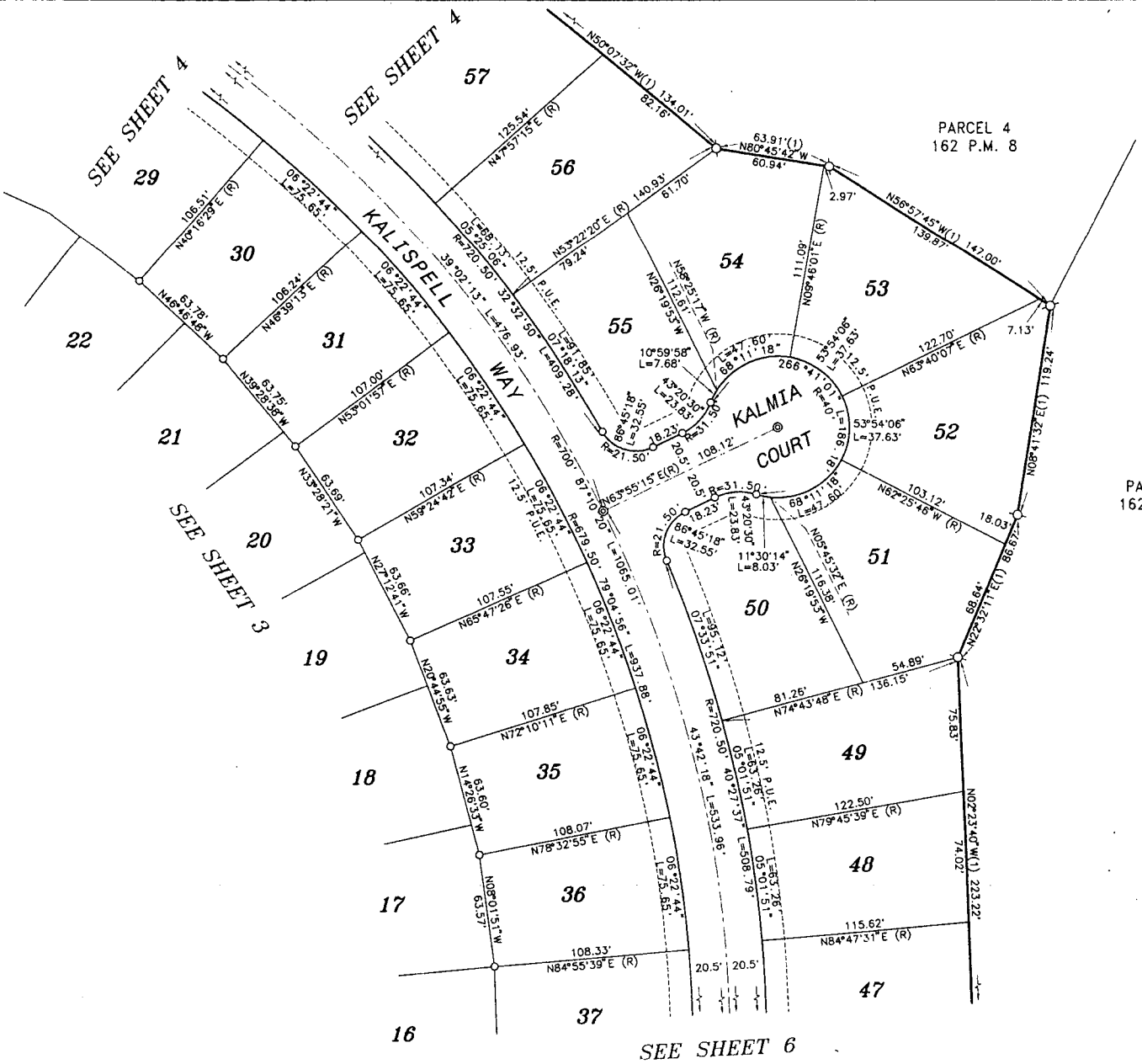
1015.022

P00-019

EXHIBIT A-4



0 20 40 80  
SCALE: 1" = 40'



PARCEL 4  
162 P.M. 8

PARCEL 7  
162 P.M. 8

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

### FINAL MAP OF NORTHBOROUGH II VILLAGE 8 UNIT 2

BEING ALL OF PARCEL 6 OF THE  
NORTHBOROUGH II MASTER PARCEL MAP  
FILED IN 162 P.M. 8, SACRAMENTO COUNTY RECORDS  
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CITY OF SACRAMENTO STATE OF CALIFORNIA

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

3301 G STREET, BLDG. 100-B  
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PHONE: (916) 341-7760

OCTOBER 2001

Sheet 5 of 6  
1015.022

SEE SHEET 6

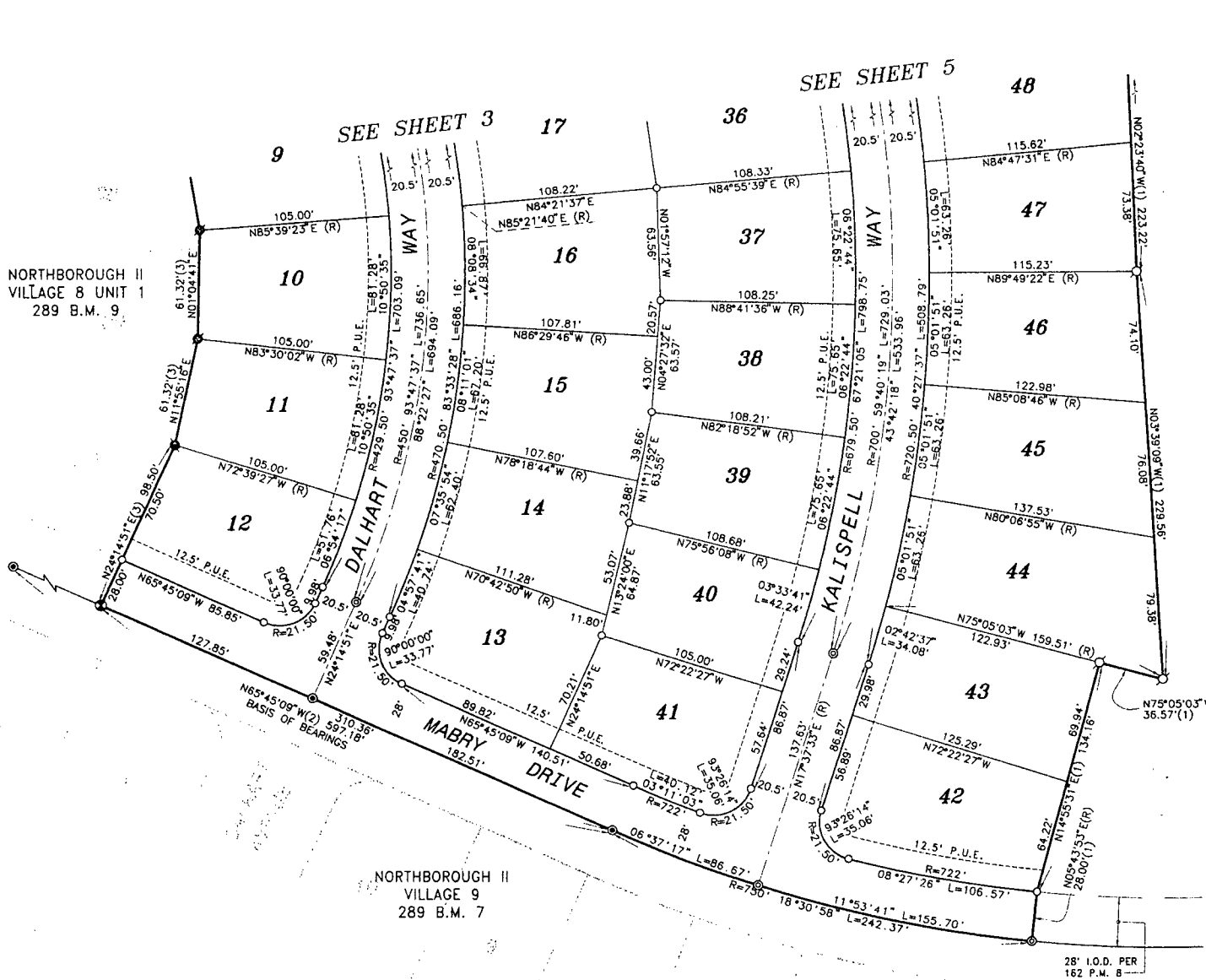


NORTHBOROUGH II  
VILLAGE 8 UNIT 1  
289 B.M. 9

NORTHBOROUGH II  
VILLAGE 9  
289 B.M. 7

SEE SHEET 5

SEE SHEET 3



0 20 40 80  
SCALE: 1" = 40'

PARCEL 7  
162 P.M. 8

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

FINAL MAP OF  
NORTHBOROUGH II  
VILLAGE 8 UNIT 2

BEING ALL OF PARCEL 6 OF THE  
NORTHBOROUGH II MASTER PARCEL MAP  
FILED IN 162 P.M. 8, SACRAMENTO COUNTY RECORDS  
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CITY OF SACRAMENTO STATE OF CALIFORNIA

WOOD RODGERS INC.  
ENGINEERING PLANNING MAPPING SURVEYING

OCTOBER 2001

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Sheet 6 of 6

1015.022

P00-019

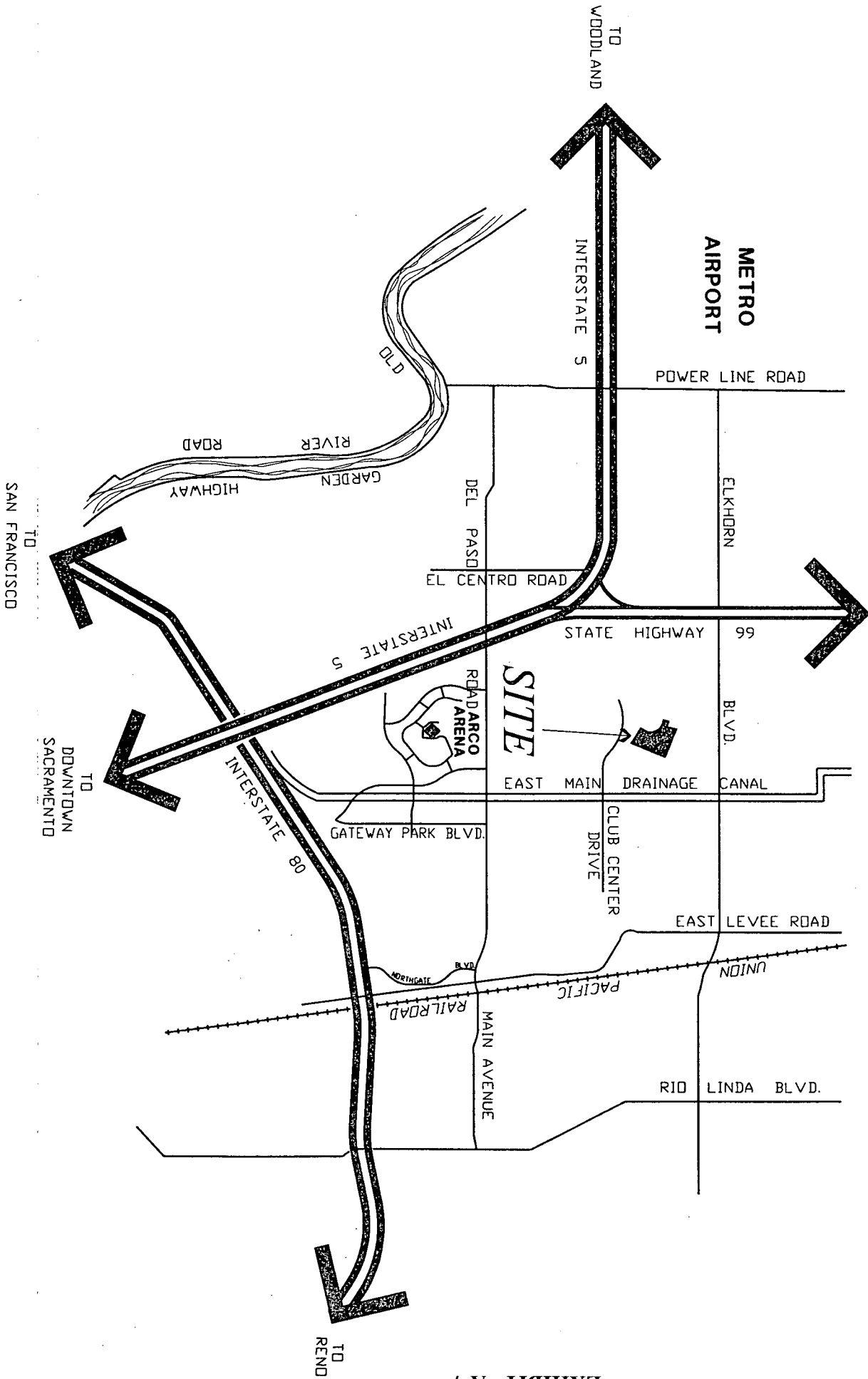
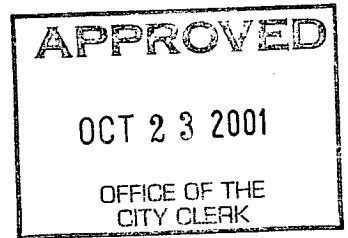


EXHIBIT "A-7"



RESOLUTION NO. 2001-696

ADOPTED BY THE SACRAMENTO CITY COUNCIL

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

APPROVING FINAL MAP ENTITLED "NORTHBOROUGH II VILLAGE 8 UNIT 2" 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 8 Unit 2, 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: \_\_\_\_\_