



3.10

DEPARTMENT OF
PUBLIC WORKS

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET, 2ND FLOOR
SACRAMENTO, CA 95814-
2700

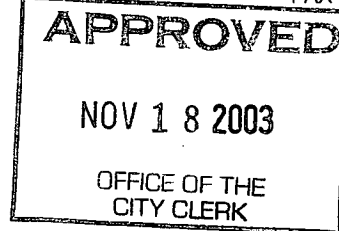
DEVELOPMENT SERVICES DIVISION

October 31, 2003

AG 2003-201

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 6"
(P00-005)**

LOCATION AND COUNCIL DISTRICT:

North Natomas - south of Elkhorn Boulevard 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 6.

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 6, Subdivision No. P00-005.18 by adopting Resolution No. 2003-249. 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 6
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 6, Subdivision No. P00-005.18 by adopting Resolution No. 2003-249.

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:



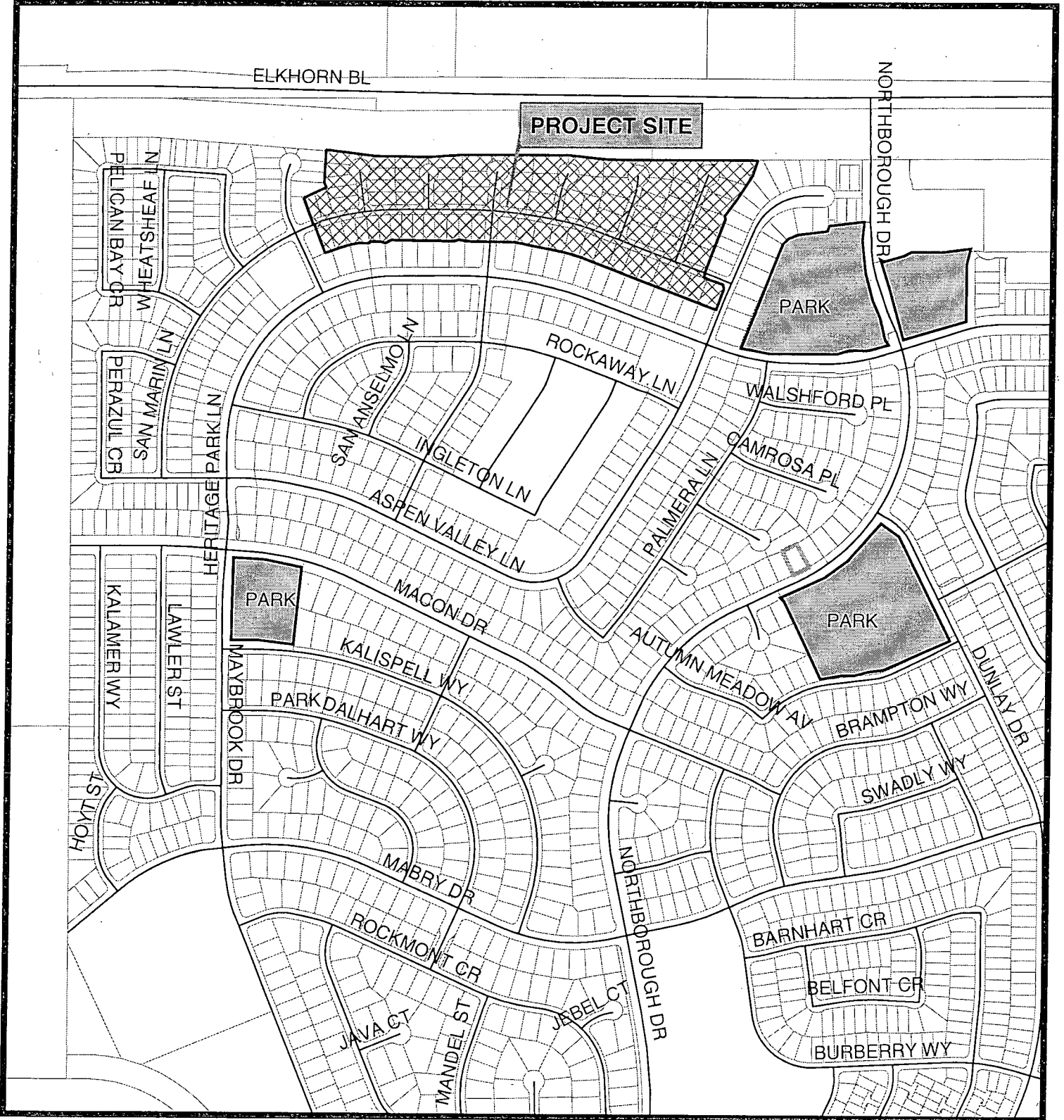
Thomas V. Lee
Deputy City Manager

TABLE OF CONTENTS:

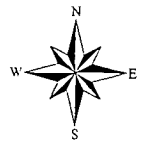
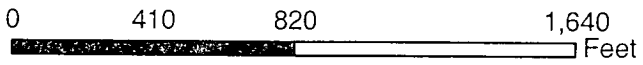
1. Attachment A-1, Vicinity Map for Heritage at Natomas Park Village 6, pg. 4
2. Attachment A-2 through A-7, Final Map of Heritage at Natomas Park Village 6, pg. 5
3. Resolution approving Final Map and Subdivision Improvement Agreement, pg. 11

RR/sr

VICINITY MAP
 FOR
HERITAGE AT NATOMAS PARK VILLAGE 6
 ATTACHMENT A-1



Department of
PUBLICWORKS
CITY OF SACRAMENTO
 Development Services
 & Special Districts



OWNER'S STATEMENT

THE UNDERSIGNED HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP OF HERITAGE AT NATOMAS PARK VILLAGE 6 AND OFFER FOR DEDICATION AND DO HEREBY DEDICATE FOR SPECIFIC PURPOSES THE FOLLOWING:

- A. EASEMENTS FOR PLANTING AND MAINTAINING TREES, INSTALLATION AND MAINTENANCE OF ELECTRICIERS, 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 A 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 A, SHOWN HEREON.
- 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 IN, UPON OR OVER AND ACROSS LOT A AS SHOWN HEREON AND DESIGNATED "PUBLIC SERVICE EASEMENT" (P.S.E.).
- D. AN EXCLUSIVE DRAINAGE EASEMENT, (1) TO CONSTRUCT, OWN, OPERATE, ENLARGE, MAINTAIN AND REPAIR ANY AND ALL DRAINAGE FACILITIES REQUIRED IN THE CITY'S SOLE AND EXCLUSIVE JUDGMENT, EITHER PRESENTLY OR IN THE FUTURE, INCLUDING BUT NOT LIMITED TO PIPELINES, TRENCHES, DITCHES, PUMPING AND DITCHING FACILITIES, AND ALL OTHER IMPROVEMENTS AND EQUIPMENT RELATED TO THE PROVISION OF DRAINAGE SERVICES, AND (2) FOR STORM WATER OVERTLOW AND SURFACE FLOODING ON, OVER AND ACROSS THE EASEMENT AREA. THIS EASEMENT ALSO INCLUDES THE RIGHT TO HAVE ACCESS TO THE EASEMENT AREA AT ALL TIMES ACROSS THE SURROUNDING PROPERTY AS IS REASONABLY NECESSARY TO CARRY OUT THE PURPOSES OF THE EASEMENT. THE EASEMENT AREA SHALL NOT BE USED FOR ANY PURPOSE BY THE OWNER OR ITS SUCCESSORS AND/OR ASSIGNS, WHICH WOULD IN ANY MANNER TEMPORARILY OR PERMANENTLY DAMAGE, IMPIDE, INTERFERE WITH OR OTHERWISE OBSTRUCT THE CITY'S EXCLUSIVE USE OF THE EASEMENT AREA. PLANTING OF ANY VEGETATION OR CONSTRUCTION OF STRUCTURES, ROADWAYS OR OTHER IMPROVEMENTS WITHIN THE EASEMENT AREA WITHOUT THE EXPRESS WRITTEN ADVANCE PERMISSION OF THE CITY IS PROHIBITED. ANY PLANTINGS, STRUCTURES, ROADWAYS OR OTHER IMPROVEMENTS, INSTALLED WITHOUT THE CITY'S PERMISSION, SHALL BE IMMEDIATELY REMOVED AT THE OWNER'S SOLE EXPENSE UPON DEMAND BY THE CITY. THE EASEMENT IS ON, OVER, UNDER AND ACROSS LOT D, SHOWN HEREON AND DESIGNATED AS "EXCLUSIVE DRAINAGE EASEMENT" (E.D.E.).

LENNAR WINNORDE, 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: _____

PRINT NAME:
TITLE:

NOTARY'S ACKNOWLEDGEMENT

STATE OF CALIFORNIA } SS
COUNTY OF _____

ON THE _____ DAY OF _____, 200____, BEFORE ME, _____, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED, _____, (PERSONALLY KNOWN TO ME

OR IT 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 6**

SUBDIVISION NO. 000-00518
BEING ALL OF THE DESIGNATED REMAINDER OF THE
FINAL MAP OF HERITAGE AT NATOMAS PARK VILLAGE 2
FILED IN BOOK 2, SACRAMENTO COUNTY RECORDS
AND SITUATE WITHIN SECTION 31, T. 10 N., R. 4 E., S. 1 D. 31
CITY OF SACRAMENTO STATE OF CALIFORNIA



WOOD RODGERS
6801 G St., Suite 200-B Sacramento, CA 95819
Tel: 916.341.7700 Fax: 916.341.7749

MAY 2003

Sheet 1 of 6

LEGAL DESCRIPTION

ALL OF THE DESIGNATED REMAINDER OF THE FINAL MAP OF HERITAGE AT NATOMAS PARK VILLAGE 2, RECORDED IN BOOK 300 OF FINAL MAPS, AT PAGE 2, SACRAMENTO COUNTY RECORDS, IN THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA.

TRUSTEE'S STATEMENT

NORTH AMERICAN TITLE COMPANY, AS TRUSTEE UNDER DEED OF TRUST RECORDED MARCH 6, 2002, IN BOOK 200203-06 PAGE 2030 AND 2031, OFFICIAL RECORDS OF SACRAMENTO COUNTY.

BY: _____ BY: _____

PRINT NAME: _____ PRINT NAME: _____

NOTARY'S ACKNOWLEDGEMENT

STATE OF CALIFORNIA } SS
COUNTY OF _____

ON THE _____ DAY OF _____, 200____, BEFORE ME, _____, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED, _____, (PERSONALLY KNOWN TO ME OR IT 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 WINNORDE, 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 80 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. 5815 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 6 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 6 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 _____, 200____, AT _____ HOURS _____ MINUTES _____ M. FILED TO THE LAND INCLUDED IN THIS SUBDIVISION BEING VESTED AS PER CERTIFICATE NO. _____ ON FILE IN THIS OFFICE.

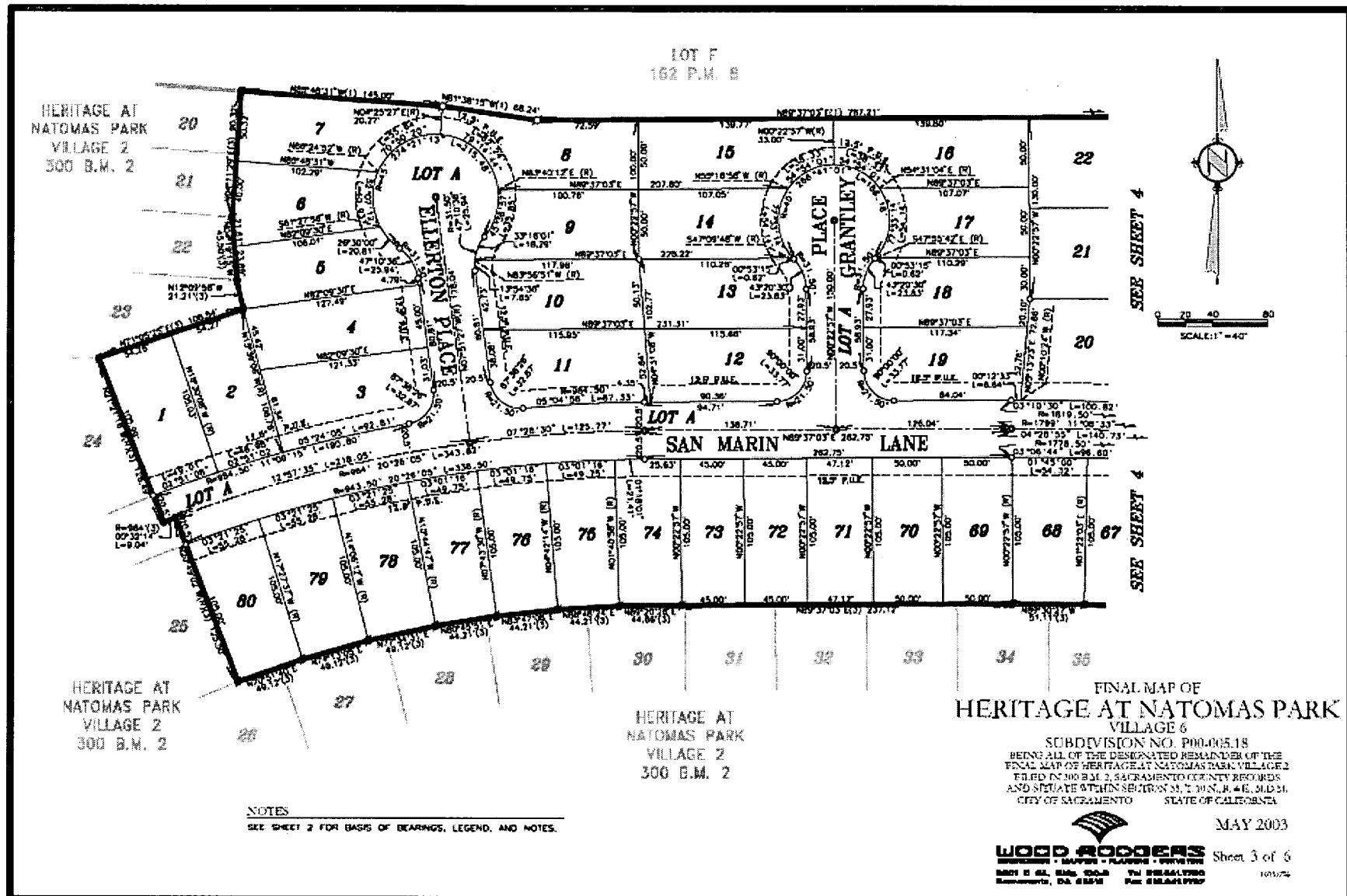
RECORDER OF SACRAMENTO COUNTY
STATE OF CALIFORNIA

DOCUMENT NO.: _____

BY: _____

FEE: \$ _____

ATTACHMENT A-2



HERITAGE AT
NATOMAS PARK
VILLAGE 2
300 B.M. 2

HERITAGE AT
NATOMAS PARK
VILLAGE 2
300 B.M. 2

LOT F
162 P.M. 8

HERITAGE AT
NATOMAS PARK
VILLAGE 2
300 B.M. 2

FINAL MAP OF
HERITAGE AT NATOMAS PARK
VILLAGE 6

SUBDIVISION NO. P00-00518
BEING ALL OF THE DESIGNATED REMAINDER OF THE
FINAL MAP OF HERITAGE AT NATOMAS PARK, VILLAGE 2
FILED IN 300 B.M. 2, SACRAMENTO COUNTY RECORDS
AND SEPARATE WITHIN SECTION 31, T. 10N., R. 4E., S. 10D. 21,
CITY OF SACRAMENTO STATE OF CALIFORNIA

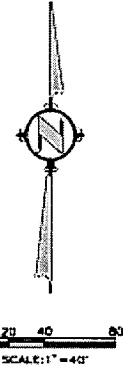
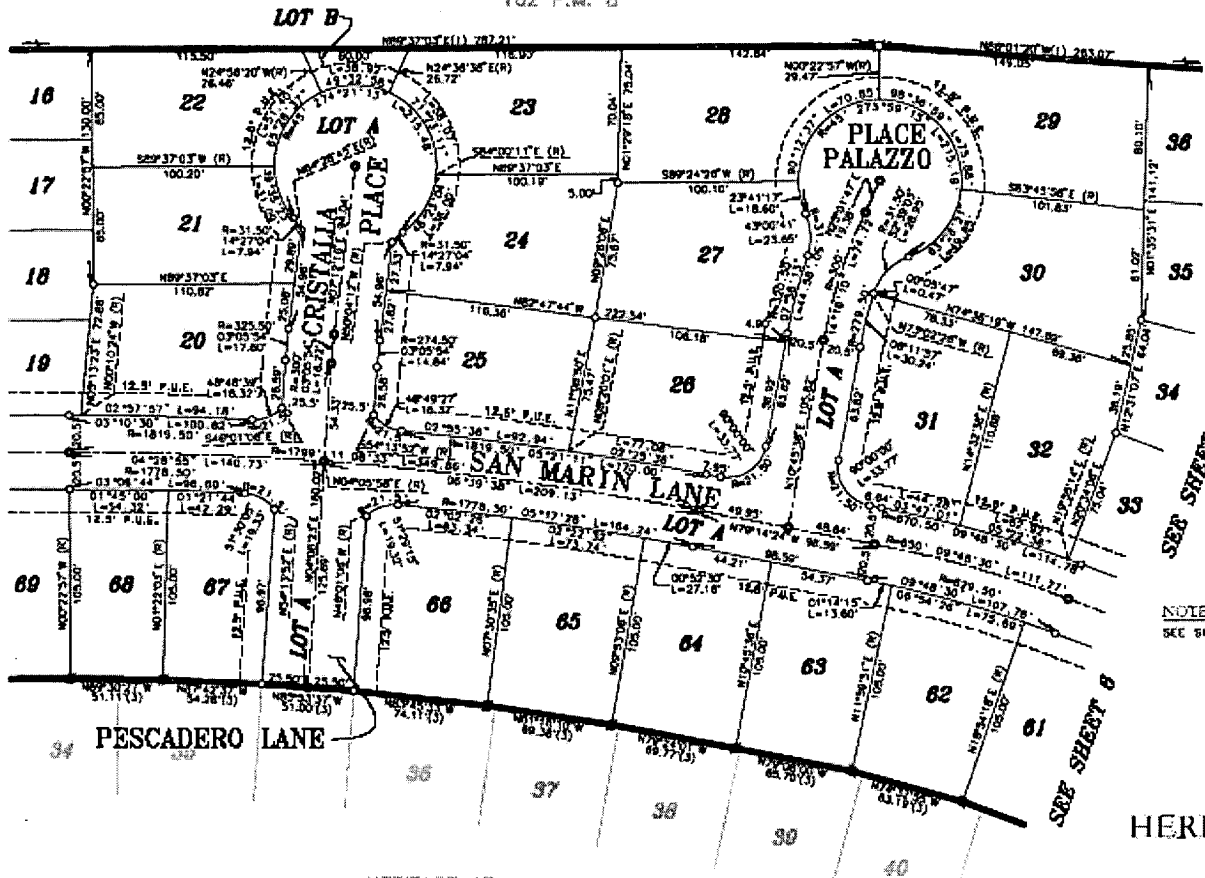
MAY 2003

WOOD RODDERS
ENGINEERS - MAPPING - PLANNING - SURVEYING
1000 N. ST. ST. SACRAMENTO, CA 95811
TEL: 916.441.7700 FAX: 916.441.7700

Sheet 3 of 6

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

LOT F
162 P.M. B



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

HERITAGE AT
NATOMAS PARK
VILLAGE 2
300 B.M. 2

FINAL MAP OF
HERITAGE AT NATOMAS PARK
VILLAGE 6

SUBDIVISION NO. 000-005.18
BEING ALL OF THE DEMONSTRATED REMAINDER OF THE
FINAL MAP OF HERITAGE AT NATOMAS PARK VILLAGE 2
FILED IN 000 B.M. 2, SACRAMENTO COUNTY RECORDS
AND SEPARATE WITHIN SECTION 34, T. 16 N., R. 4 E., 101 S.M.
CITY OF SACRAMENTO STATE OF CALIFORNIA

MAY 2003

WOOD RODDERS
SURVEYORS • MAPS • PLANNING • DESIGNERS
1001 H ST., SUITE 200 • THE MEADOWS
SACRAMENTO, CA 95811 • PH: 916.447.7700
FAX: 916.447.7700

Sheet 4 of 6
10/1/03

ATTACHMENT A-5

LOT F
162 P.M. B

LOT D (E.D.E.)



0 20 40 80
SCALE: 1" = 40'

HERITAGE AT
NATOMAS PARK
VILLAGE 5
297 D.M. 6

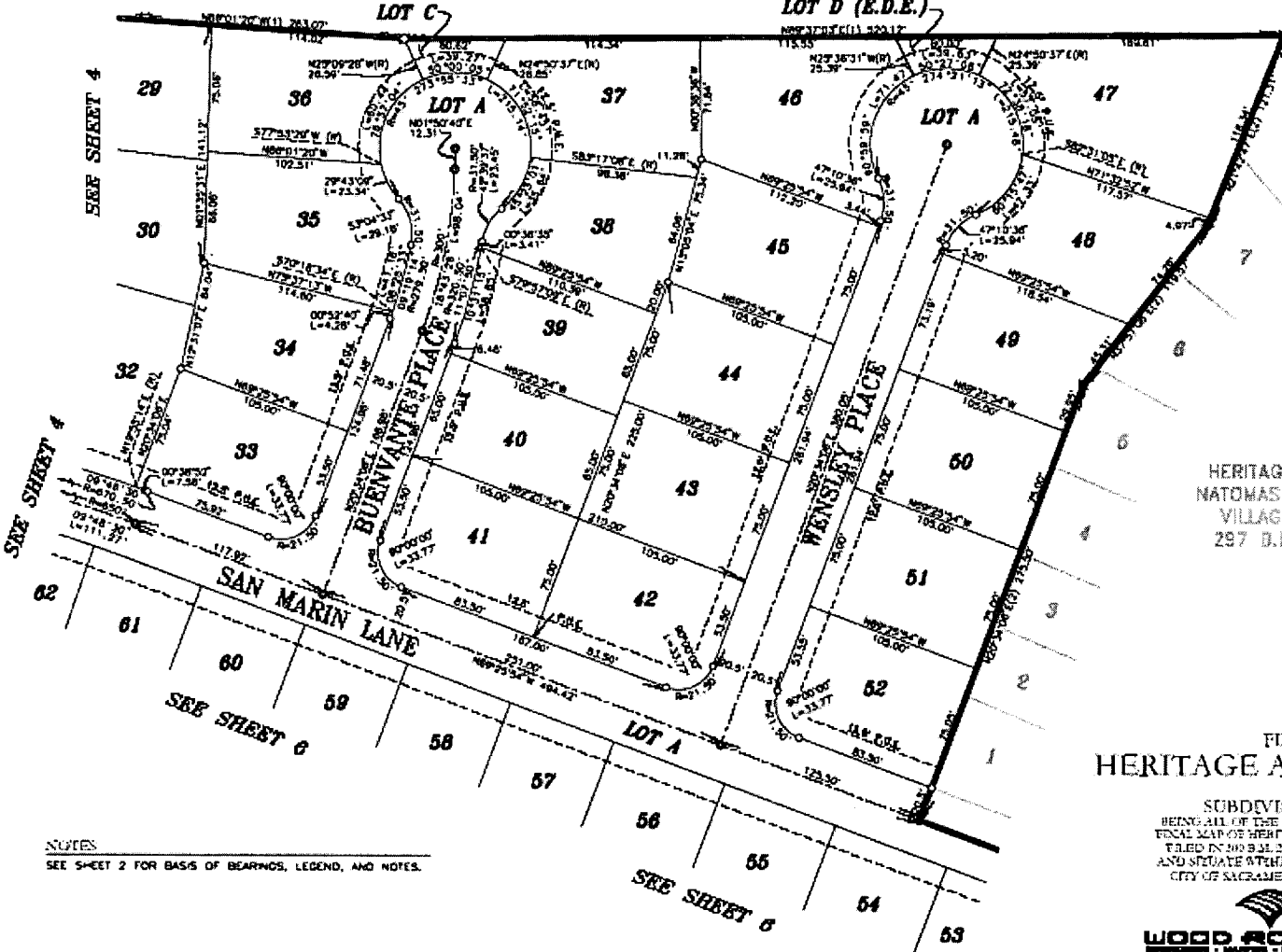
FINAL MAP OF HERITAGE AT NATOMAS PARK VILLAGE 5

SUBDIVISION NO. P00-005.15
BEING ALL OF THE DESIGNATED REMAINDER OF THE
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FILED IN 99 B.M. 2, SACRAMENTO COUNTY RECORDS
AND SITUATE WITHIN SECTION 22, T.20 N., R. 4 E., S.D. 21,
CITY OF SACRAMENTO STATE OF CALIFORNIA

MAY 2003

WOOD RODDERS
ENGINEERS • MAPPERS • PLANNERS • SURVEYORS
3801 O ST., SUITE 200A • FOLSOM, CALIFORNIA 95688
916.452.1100 • FAX 916.452.1100

Sheet 5 of 6

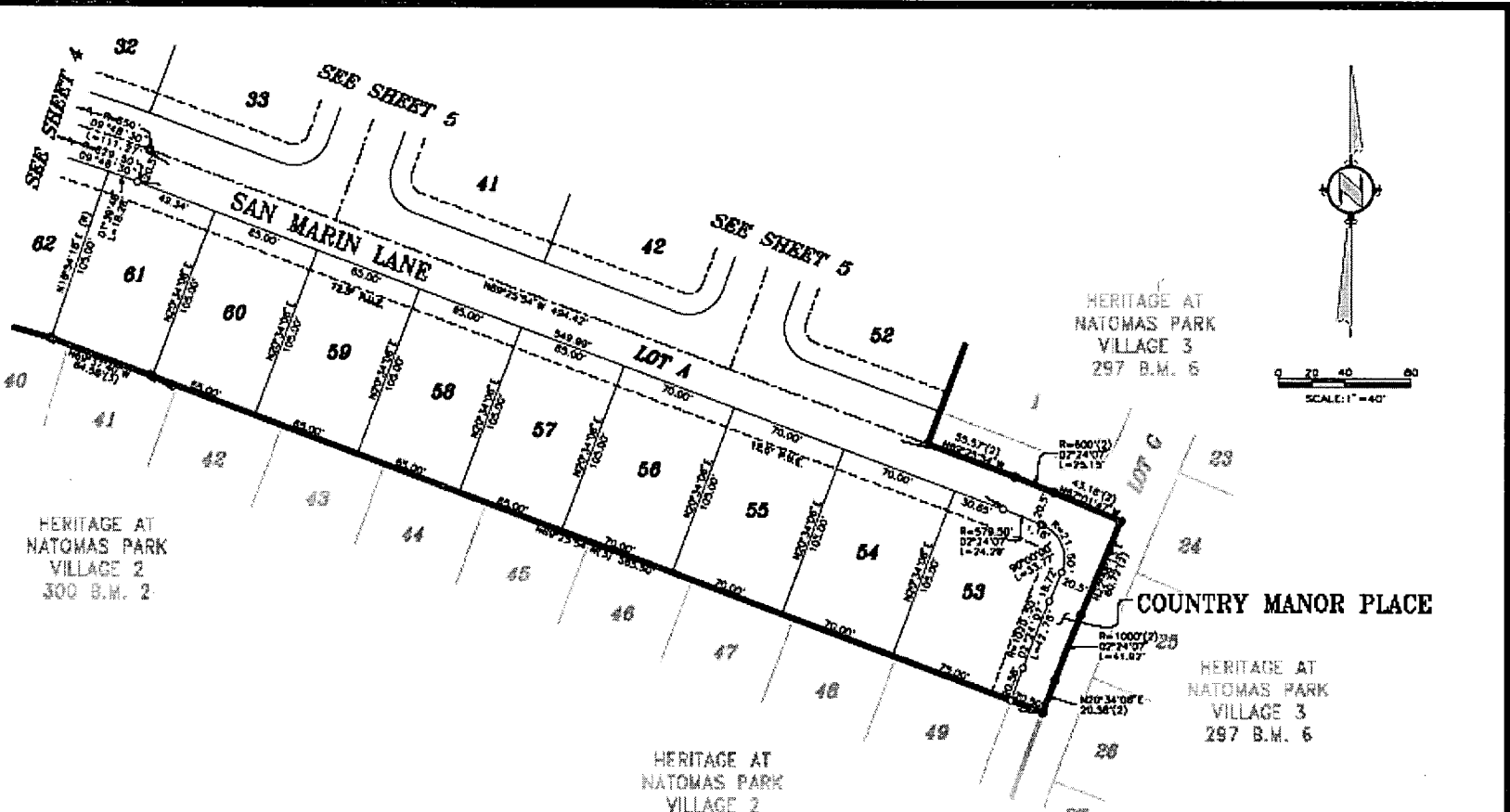


NOTES
SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, AND NOTES.

ATTACHMENT A-6



0 20 40 60
SCALE: 1" = 40'



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

**FINAL MAP OF
HERITAGE AT NATOMAS PARK
VILLAGE 6**

SUBDIVISION NO. P00-005.15
BEING ALL OF THE DESIGNATED REMAINDER OF THE
FINAL MAP OF HERITAGE AT NATOMAS PARK VILLAGE 2
FILED IN 300 B.M. 2 SACRAMENTO COUNTY RECORDS
AND SEPARATE WITHIN SECTION 31, T. 11N., R. 4E., S. 10M.,
CITY OF SACRAMENTO STATE OF CALIFORNIA

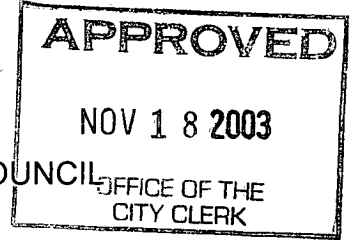
MAY 2003



Sheet 6 of 6

WOOD RODGERS & ASSOCIATES, INC.
2001 D AL, Rm. 200-B THE BRICKYARD
SACRAMENTO, CA 95811 FAX 916-447-7700 103-74

RESOLUTION NO. 2003-807



ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

APPROVING FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT ENTITLED "HERITAGE AT NATOMAS PARK VILLAGE 6" (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 6, located in North Natomas - south of Elkhorn Boulevard 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: _____