



2.8

DEPARTMENT OF  
PUBLIC WORKS

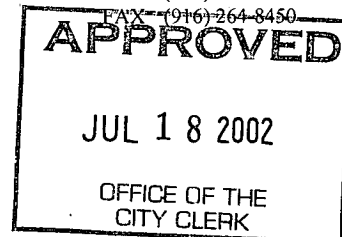
CITY OF SACRAMENTO  
CALIFORNIA

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

DEVELOPMENT SERVICES DIVISION

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

June 24, 2002



City Council  
Sacramento, California

06-2002-121

Honorable Members in Session:

**SUBJECT: APPROVAL OF FINAL MAP AND SUBDIVISION IMPROVEMENT  
AGREEMENT FOR "HERITAGE AT NATOMAS PARK VILLAGE 1"  
(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 1.

**CONTACT PERSON:**

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

**FOR COUNCIL MEETING OF:** July 18, 2002

**SUMMARY:**

On August 23, 2001, the City Planning Commission approved a Tentative Subdivision Map by adopting a Notice of Decision. The subdividers, Lennar Winncrest, LLC, a Delaware Limited Liability Company and Natomas Estates, LLC, a California Limited Liability Company, wish to file the Final Map prior to completing the required subdivision improvements. The deferral of these improvements requires 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.

Department of  
**PUBLICWORKS**  
CITY OF  
SACRAMENTO

City Council  
Final Map for Heritage at Natomas Park Village 1  
June 17, 2002

The Final Map and the Subdivision Improvement Agreement require approval by the City Council. See Exhibits "A-1" through "A-5" 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 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 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.

City Council  
Final Map for Heritage at Natomas Park Village 1  
June 17, 2002

**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:**



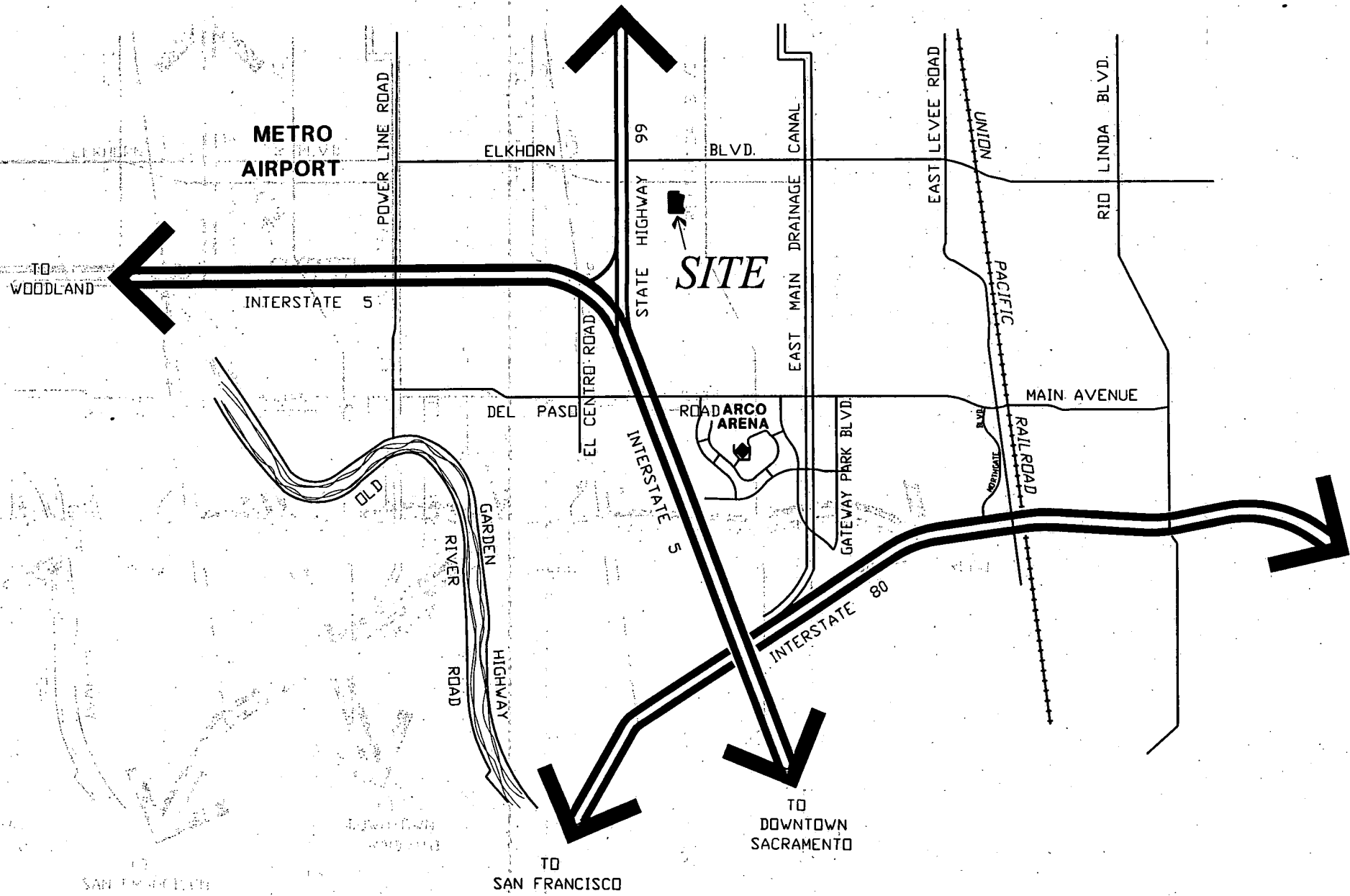
ROBERT P. THOMAS  
City Manager

FB/pt

**Approved:**



Michael Kashiwagi  
Director of Public Works



**FINAL MAP OF  
HERITAGE AT NATOMAS PARK  
VILLAGE 1**

**SUBDIVISION NO. P00-005.4**

BEING ALL OF PARCEL 2 OF THE  
MASTER PARCEL MAP OF HERITAGE AT NATOMAS PARK  
FILED IN 164 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



**WOOD RODGERS**  
ENGINEERING • MAPPING • PLANNING • SURVEYING  
3301 C St., Bldg. 100-B Tel 916.341.7780  
Sacramento, CA 95818 Fax 916.341.7787

JULY 2002

Sheet 1 of 4

0015.047

**OWNER'S STATEMENT**

THE UNDERSIGNED HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP OF HERITAGE AT NATOMAS PARK VILLAGE 1 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 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 RENEW ANY PUBLIC SERVICE FACILITIES IN, UPON OR OVER AND ACROSS LOT A AS SHOWN HEREON AND DESIGNATED "PUBLIC SERVICE EASEMENT" (P.S.E.).

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: \_\_\_\_\_  
THOMAS P. WINN  
VICE PRESIDENT

NATOMAS ESTATES, L.L.C.  
A CALIFORNIA LIMITED LIABILITY COMPANY

BY: LENNAR WINNCREST, L.L.C.  
A DELAWARE LIMITED LIABILITY COMPANY  
ITS MANAGING MEMBER

BY: LENNAR LAND PARTNERS II  
A FLORIDA GENERAL PARTNERSHIP  
ITS ATTORNEY IN FACT

BY: \_\_\_\_\_  
THOMAS P. 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 2 OF THE HERITAGE AT NATOMAS PARK MASTER  
PARCEL MAP RECORDED IN BOOK 164 OF PARCEL MAPS, AT PAGE  
B, 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 0203-06 PAGE 2030, OFFICIAL RECORDS OF SACRAMENTO  
COUNTY.

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

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

**TRUSTEE'S STATEMENT**

NORTH AMERICAN TITLE COMPANY, AS TRUSTEE UNDER DEED OF TRUST RECORDED  
MARCH 6, 2002, IN BOOK 0203-06 PAGE 2031, OFFICIAL RECORDS OF SACRAMENTO  
COUNTY.

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

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

**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: \_\_\_\_\_

**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. AND  
NATOMAS ESTATES, L.L.C. IN JULY, 2002. 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 AND WILL BE SET BY JULY 2003, 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 1 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 1 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., 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"

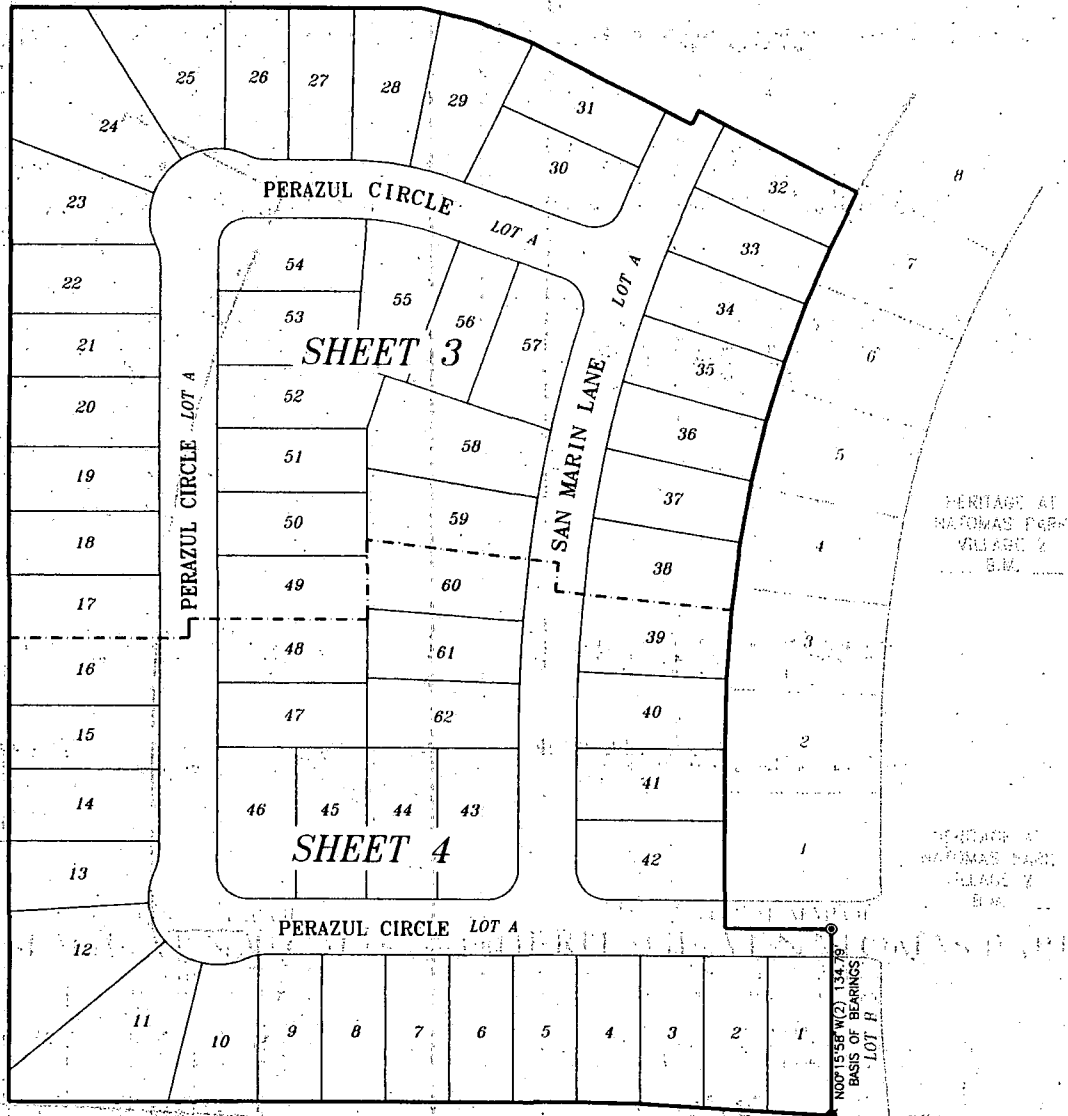


0 30 60 120  
SCALE: 1" = 60'

LOT 115  
NATOMAS CENTRAL  
SUBDIVISION  
15-B.M. 3

LOT 117  
NATOMAS CENTRAL  
SUBDIVISION  
15-B.M. 3

PARCEL 4  
164 P.M. 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 9.37± ACRES GROSS, CONSISTING OF 62 RESIDENTIAL BUILDING LOTS AND 1 MISCELLANEOUS LOT.
3. LOT A SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
4. LOT A SHOWN HEREON IS DEDICATED TO THE CITY OF SACRAMENTO FOR PUBLIC SERVICE EASEMENT (P.S.E.) PURPOSES.
5. LOT A AS SHOWN HEREON IS DESIGNATED AS "PRIVATE" STREETS FOR THE BENEFIT AND GENERAL USE OF LOTS 1 THROUGH 62.
6. AREAS FOR LETTERED LOTS ARE AS FOLLOWS (GROSS/NET):  
LOT A: 1.737 ACRES

**LEGEND**

- IO 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
- DELTA XX' XX' XX'
- P.U.E. PUBLIC UTILITY EASEMENT

**BASIS OF BEARINGS**

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE NORTH LINE OF THE FINAL MAP OF HERITAGE AT NATOMAS PARK VILLAGE 2 RECORDED IN B.M. SACRAMENTO COUNTY RECORDS. THE BEARING BETWEEN SAID MONUMENTS IS NORTH 00°15'58" WEST.

**REFERENCES**

- (1) 164 P.M. 8, MASTER PARCEL MAP OF HERITAGE AT NATOMAS PARK
- (2) B.M. FINAL MAP OF HERITAGE AT NATOMAS PARK VILLAGE 2

**FINAL MAP OF  
HERITAGE AT NATOMAS PARK  
VILLAGE 1**

**SUBDIVISION NO. P00-005.4**  
BEING ALL OF PARCEL 2 OF THE  
MASTER PARCEL MAP OF HERITAGE AT NATOMAS PARK  
FILED IN 164 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



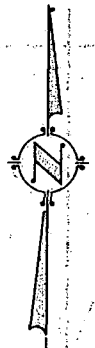
JULY 2002

**WOOD RODGERS** Sheet 2 of 4  
ENGINEERING • MAPPING • PLANNING • SURVEYING  
3301 C St., Bldg. 100-B Tel 916.341.7760  
Sacramento, CA 95816 Fax 916.341.7767 10151047

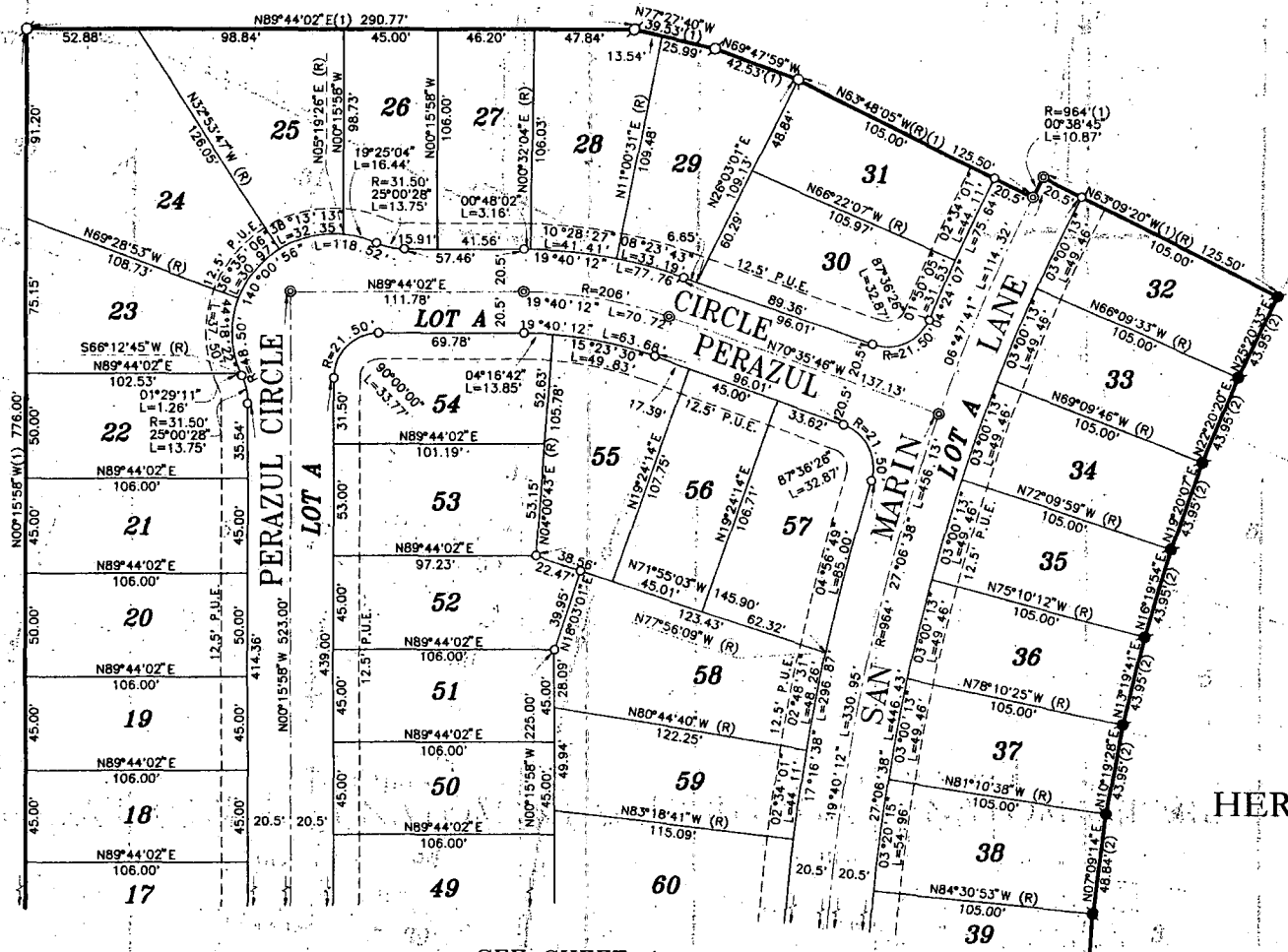
EXHIBIT "A-3"

**NOTES**

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



0 20 40 80  
SCALE: 1" = 40'



SEE SHEET 4

**FINAL MAP OF  
HERITAGE AT NATOMAS PARK  
VILLAGE 1**

SUBDIVISION NO. P00-005.4  
 BEING ALL OF PARCEL 2 OF THE  
 MASTER PARCEL MAP OF HERITAGE AT NATOMAS PARK  
 FILED IN 164 P.M. 8, SACRAMENTO COUNTY RECORDS  
 AND SITUATE WITHIN SECTION 35, T. 10N., R. 4 E., M.D.M.  
 CITY OF SACRAMENTO STATE OF CALIFORNIA



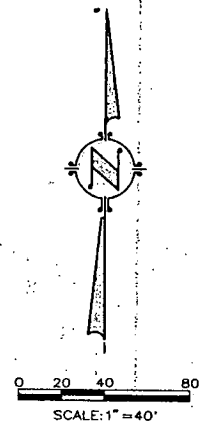
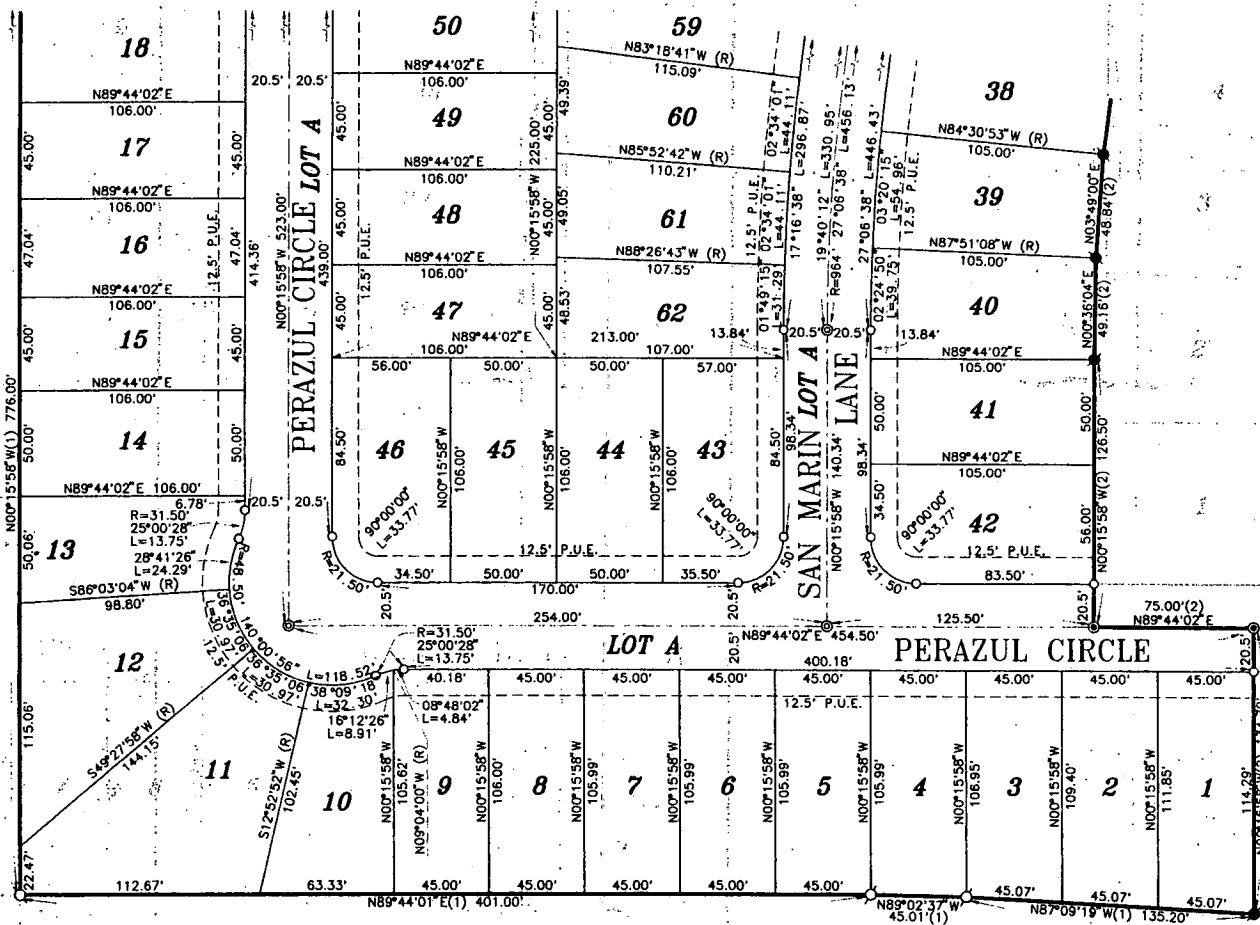
**WOOD RODGERS**  
 ENGINEERING - MAPPING - PLANNING - SURVEYING  
 3301 C St., Bldg. 100-B Tel 916.341.7760  
 Sacramento, CA 95818 Fax 916.341.7767

JULY 2002

Sheet 3 of 4

EXHIBIT "A-4"

SEE SHEET 3



NOTES

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

FINAL MAP OF  
**HERITAGE AT NATOMAS PARK**  
 VILLAGE 1

SUBDIVISION NO: P00-005.4  
 BEING ALL OF PARCEL 2 OF THE  
 MASTER PARCEL MAP OF HERITAGE AT NATOMAS PARK  
 FILED IN 164 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



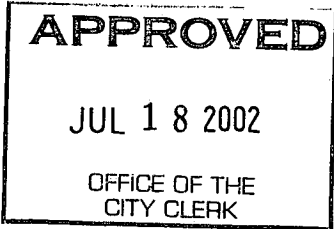
JULY 2002

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

Sheet 4 of 4

EXHIBIT "A-5"





RESOLUTION NO. 2002 - 463

ADOPTED BY THE SACRAMENTO CITY COUNCIL

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

**APPROVING FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT ENTITLED "HERITAGE AT NATOMAS PARK VILLAGE 1" (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 1, 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: \_\_\_\_\_