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DEPARTMENT OF
PUBLIC WORKS

CITY OF SACRAMENTO
CALIFORNIA

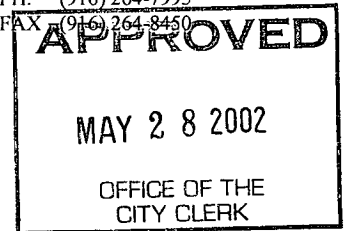
1231 I STREET, 2nd Floor
SACRAMENTO, CA 95814-2700

DEVELOPMENT SERVICES DIVISION

PH. (916) 264-7995

FAX (916) 264-8450

April 30, 2002



City Council
Sacramento, California

Honorable Members in Session:

AG 2002-095

**SUBJECT: APPROVAL OF FINAL MAP AND SUBDIVISION IMPROVEMENT
AGREEMENT FOR "NORTHBOROUGH II VILLAGE 7 UNIT 2" (P00-019)**

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 Northborough II Village 7 Unit 2.

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

FOR COUNCIL MEETING OF: May 28, 2002

SUMMARY:

On July 27, 2000, the City Planning Commission approved a Tentative Subdivision Map by adopting a Notice of Decision. The subdivider, Lennar Winncrest, LLC, a Delaware Limited Liability Company, 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. All other conditions of the subdivision's Tentative Map have been met by the subdivider.

Department of
PUBLICWORKS
CITY OF
SACRAMENTO

City Council
Final Map for Northborough II Village 7 Unit 2
April 30, 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 July 27, 2000, 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 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 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 Northborough II Village 7 Unit 2
April 30, 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
NORTHBOROUGH II
 VILLAGE 7 UNIT 2
 SUBDIVISION NO. P00-019.2

BEING ALL OF THE DESIGNATED REMAINDER OF THE
 FINAL MAP OF NORTHBOROUGH II VILLAGE 8 UNIT 4
 FILED IN _____ B.M. _____ SACRAMENTO COUNTY RECORDS
 AND SITUATE WITHIN SECTION 34, 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 916.341.7760
 Sacramento, CA 95816 Fax 916.341.7767

MAY 2002

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1015/460

OWNER'S STATEMENT

THE UNDERSIGNED HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP OF NORTHBOROUGH II VILLAGE 7 UNIT 2 AND OFFER FOR DEDICATION AND DO HEREBY DEDICATE TO ANY AND ALL PUBLIC USES, THE DRIVES, WAY AND STREET 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 DRIVES, WAY AND STREET 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 DRIVES, WAY AND STREET 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: _____
 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 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: _____

LEGAL DESCRIPTION

ALL OF THE DESIGNATED REMAINDER OF THE FINAL MAP OF NORTHBOROUGH II VILLAGE 8 UNIT 4, RECORDED IN BOOK _____ OF FINAL MAPS, AT PAGE _____, 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 8, 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 }
 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 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, 2002. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP. ALL MONUMENTS SHOWN HEREON ARE OF THE CHARACTER AND WILL OCCUPY THE POSITIONS INDICATED AND WILL BE SET BY MAY 2003. THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

 MICHAEL E. LONG
 P.L.S. 6815 EXP. 09-30-04

DATE

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF NORTHBOROUGH II VILLAGE 7 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.

 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 NORTHBOROUGH II VILLAGE 7 UNIT 2 AND HAS ACCEPTED, SUBJECT TO IMPROVEMENTS, ON BEHALF OF THE PUBLIC, ALL LANDS, RIGHTS-OF-WAY, AND EASEMENTS HEREON OFFERED FOR DEDICATION.

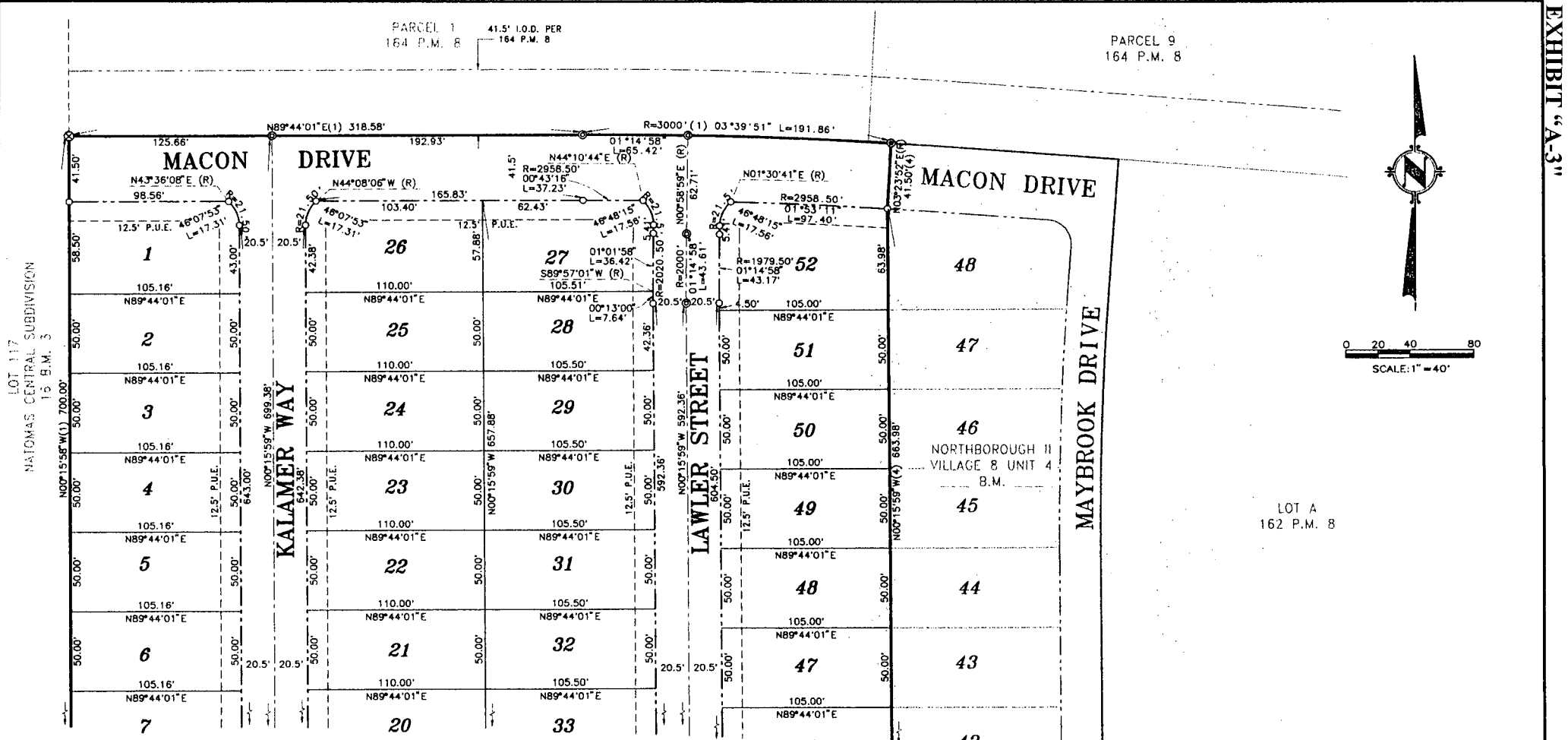
DATE: _____
 CITY CLERK
 CITY OF SACRAMENTO

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 SUBDMISION 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"



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

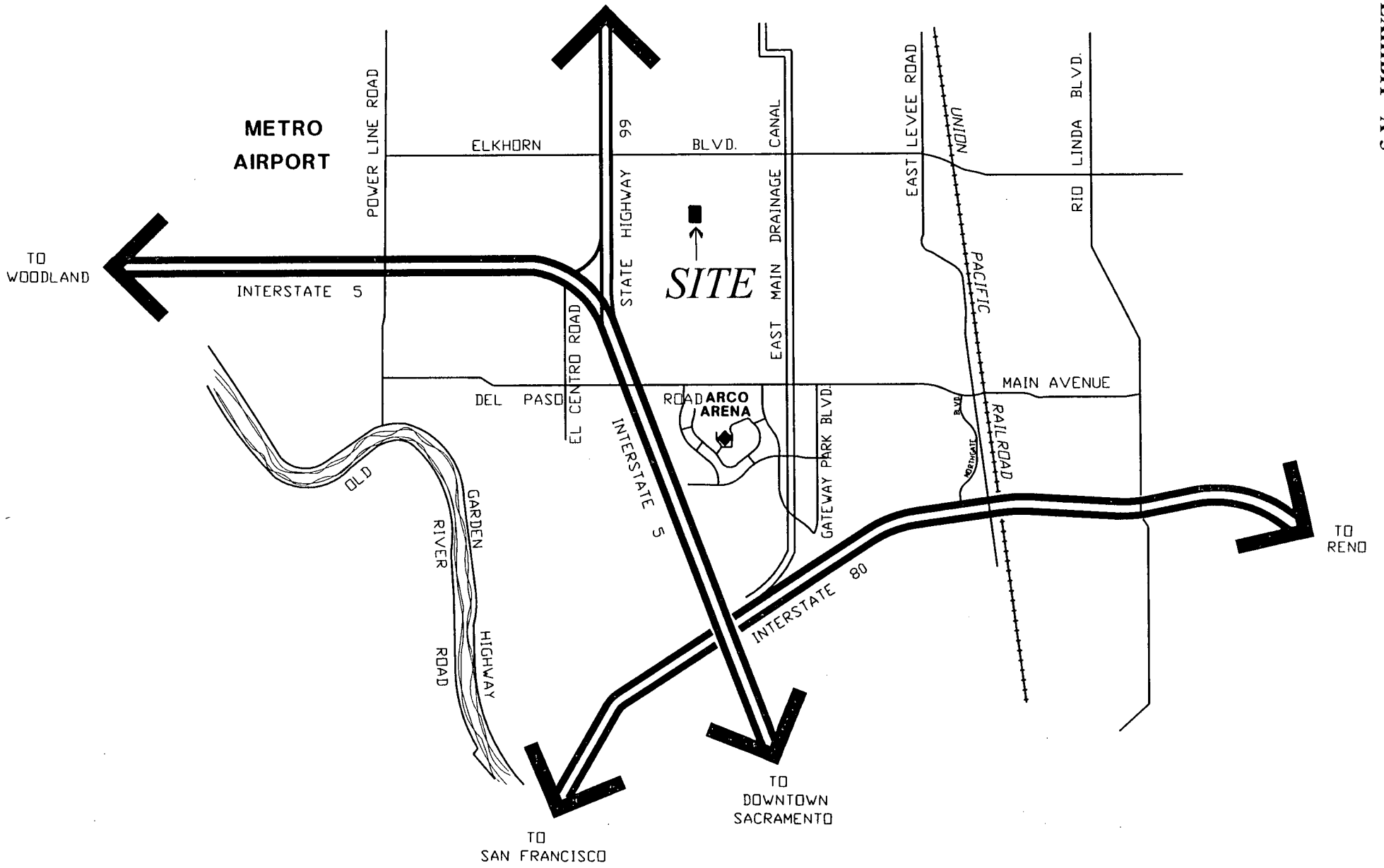
FINAL MAP OF
NORTHBOROUGH II
VILLAGE 7 UNIT 2
SUBDIVISION NO. P00-019.2

BEING ALL OF THE DESIGNATED REMAINDER OF THE
FINAL MAP OF NORTHBOROUGH II VILLAGE 8 UNIT 4
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CITY OF SACRAMENTO STATE OF CALIFORNIA



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3301 C St., Bldg. 100-B Tel 916.341.7760
Sacramento, CA 95816 Fax 916.341.7767

MAY 2002
Sheet 3 of 4





RESOLUTION NO. 2002-306

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

APPROVING FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT ENTITLED "NORTHBOROUGH II VILLAGE 7 UNIT 2" (P00-019)

WHEREAS, THE CITY COUNCIL OF THE CITY OF SACRAMENTO FINDS AND DETERMINES AS FOLLOWS:

- A. The Final Map for Northborough II Village 7 Unit 2, 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 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.

ATTEST:

MAYOR

CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____