

3.10

DEPARTMENT OF
PUBLIC WORKS

CITY OF SACRAMENTO
CALIFORNIA

1231 15th Street, 4th Floor
SACRAMENTO, CA 95814-2700

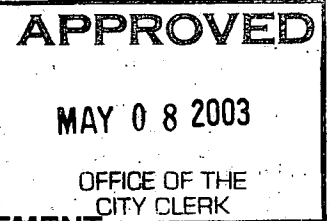
DEVELOPMENT SERVICES DIVISION

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

April 18, 2003

City Council
Sacramento, California

AG 2003 - 070



Honorable Members in Session:

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

LOCATION/COUNCIL DISTRICT:

North Natomas – north of Mabry Drive and west of Natomas Boulevard.
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 15.

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

FOR COUNCIL MEETING OF: May 8, 2003

SUMMARY:

On August 23, 2001, 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 Heritage At Natomas Park Village 15
April 18, 2003

The Final Map and the Subdivision Improvement Agreement require approval by the City Council. See exhibits "A-1" through "A-7" 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 subdivider, Lennar Winncrest, LLC, a Delaware 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 15
April 18, 2003

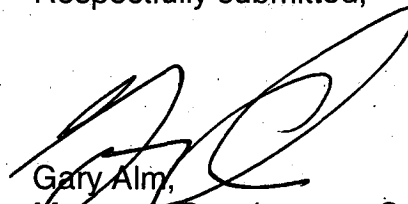
The Council action recommended in this report supports the following City Strategic Plan goals:

- Enhance and preserve the neighborhoods
- Promote and support economic vitality
- Improve and diversify the transportation system

ESBD CONSIDERATIONS:

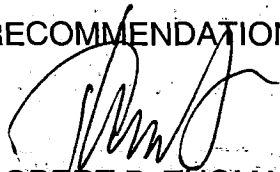
City Council adoption of the attached resolution is not affected by City policy related to the ESBD Program.

Respectfully submitted,



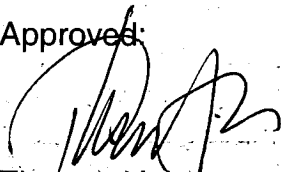
Gary Alm,
Manager, Development Services

RECOMMENDATION APPROVED:



ROBERT P. THOMAS
City Manager

Approved:

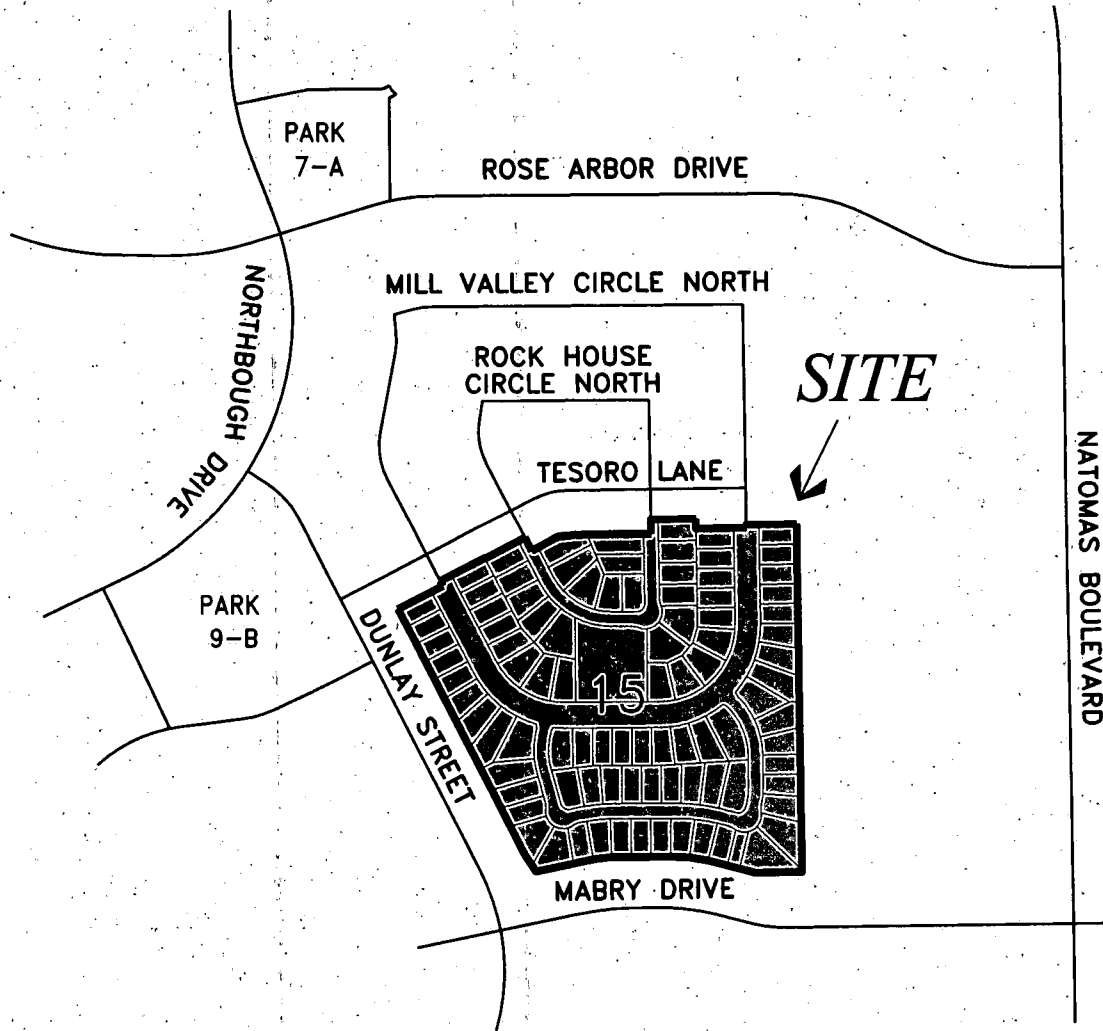


Thomas V. Lee
Deputy City Manager

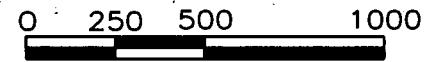
FB/pt

TABLE OF CONTENTS:

1. Exhibit A-1, Heritage At Natomas Park Village 15 Map, pg. 4
2. Exhibit A-2 through A-6, Final Map of Heritage At Natomas Park Village 15, pg. 5
3. Resolution approving Final Map and Subdivision Improvement Agreement, pg.11



HERITAGE AT NATOMAS PARK VILLAGE 15



SCALE: 1" = 500'

APRIL 10, 2003



WOOD RODGERS
ENGINEERING • MAPPING • PLANNING • SURVEYING

3301 C St., Bldg. 100-B Tel 916.341.7760
Sacramento, CA 95816 Fax 916.341.7787

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, 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 LOTS A AND B 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 LOTS A AND B, 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 LOTS A AND B AS SHOWN HEREON AND DESIGNATED "PUBLIC SERVICE EASEMENT" (P.S.E.),
- D. AN EXCLUSIVE EASEMENT, (1) TO CONSTRUCT, OWN, OPERATE, EXCAVATE, MAINTAIN AND REPAIR ANY AND ALL WATER AND 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 OUTFALL FACILITIES, AND ALL OTHER IMPROVEMENTS AND EQUIPMENT RELATED TO THE PROVISION OF WATER AND DRAINAGE SERVICES; AND (2) FOR STORM WATER OVERFLOW AND SURFACE FLOODAGE 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, 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 EASEMENT" (E.E.).

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: _____

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 _____, OR HE 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 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 916.341.7790
Sacramento, CA 95816 Fax 916.341.7797

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 164 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 6, 2002, IN BOOK 200203-06 PAGE 2030 AND 2031, OFFICIAL RECORDS OF SACRAMENTO COUNTY.

By: _____
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 _____, OR HE 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 60 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. 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 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 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 15 AND HAS ACCEPTED, SUBJECT TO IMPROVEMENTS, ON BEHALF OF THE PUBLIC, ALL LANDS, RIGHTS-OF-WAY, AND EASEMENTS HEREON OFFERED FOR DEDICATION.

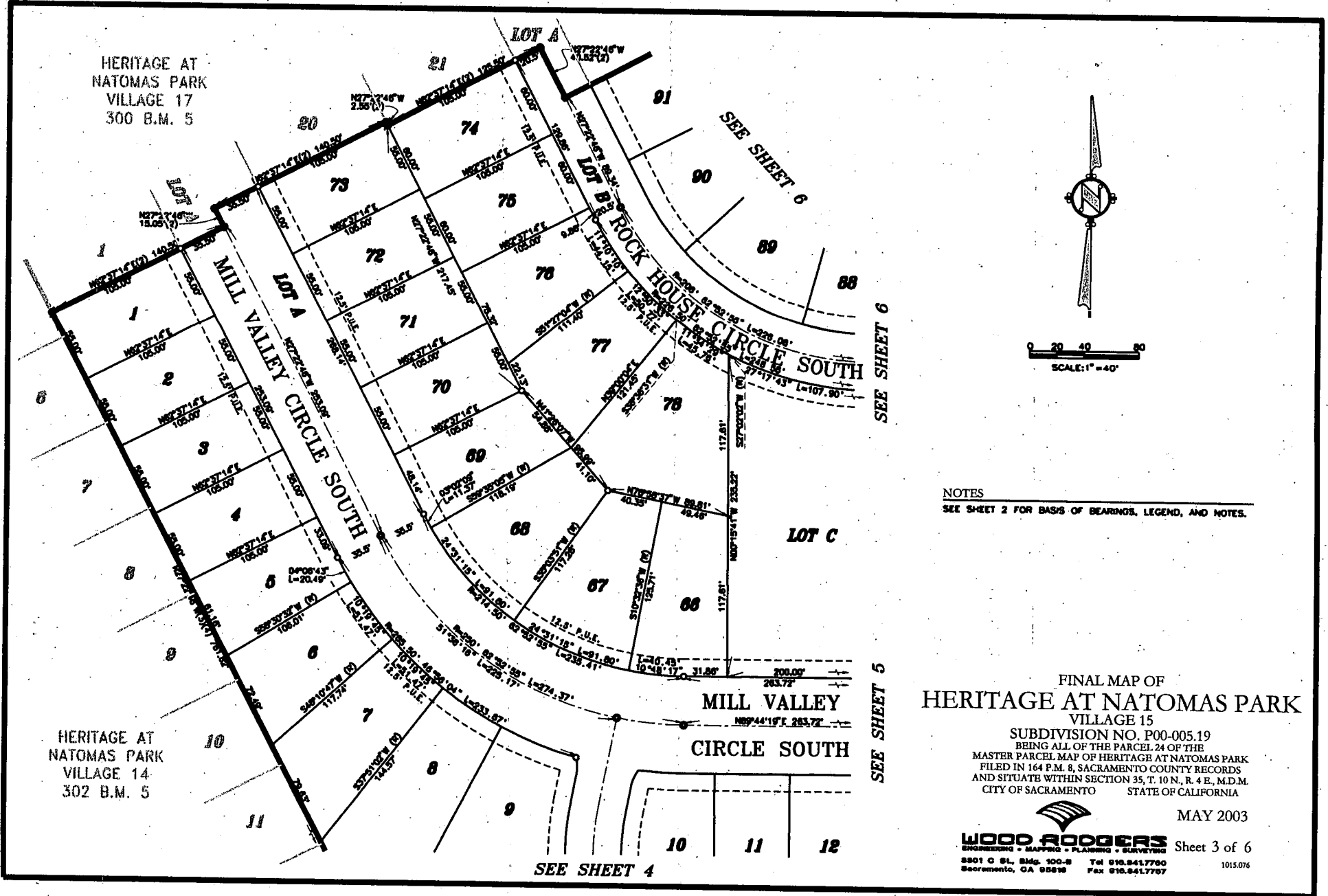
DATE: _____
CITY CLERK
CITY OF SACRAMENTO

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 _____ IN TITLE TO THE LAND INCLUDED IN THIS SUBDIVISION BEING VESTED AS PER CERTIFICATE NO. _____ ON FILE IN THIS OFFICE.

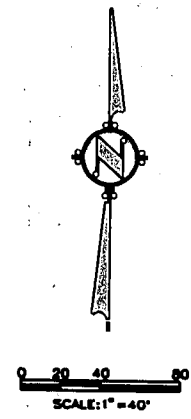
RECORDER OF SACRAMENTO COUNTY DOCUMENT NO.: _____
STATE OF CALIFORNIA
BY: _____ FEE: \$ _____

EXHIBIT "A-2"



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 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

MAY 2003

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Sheet 3 of 6

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SEE SHEET 4

SEE SHEET 6

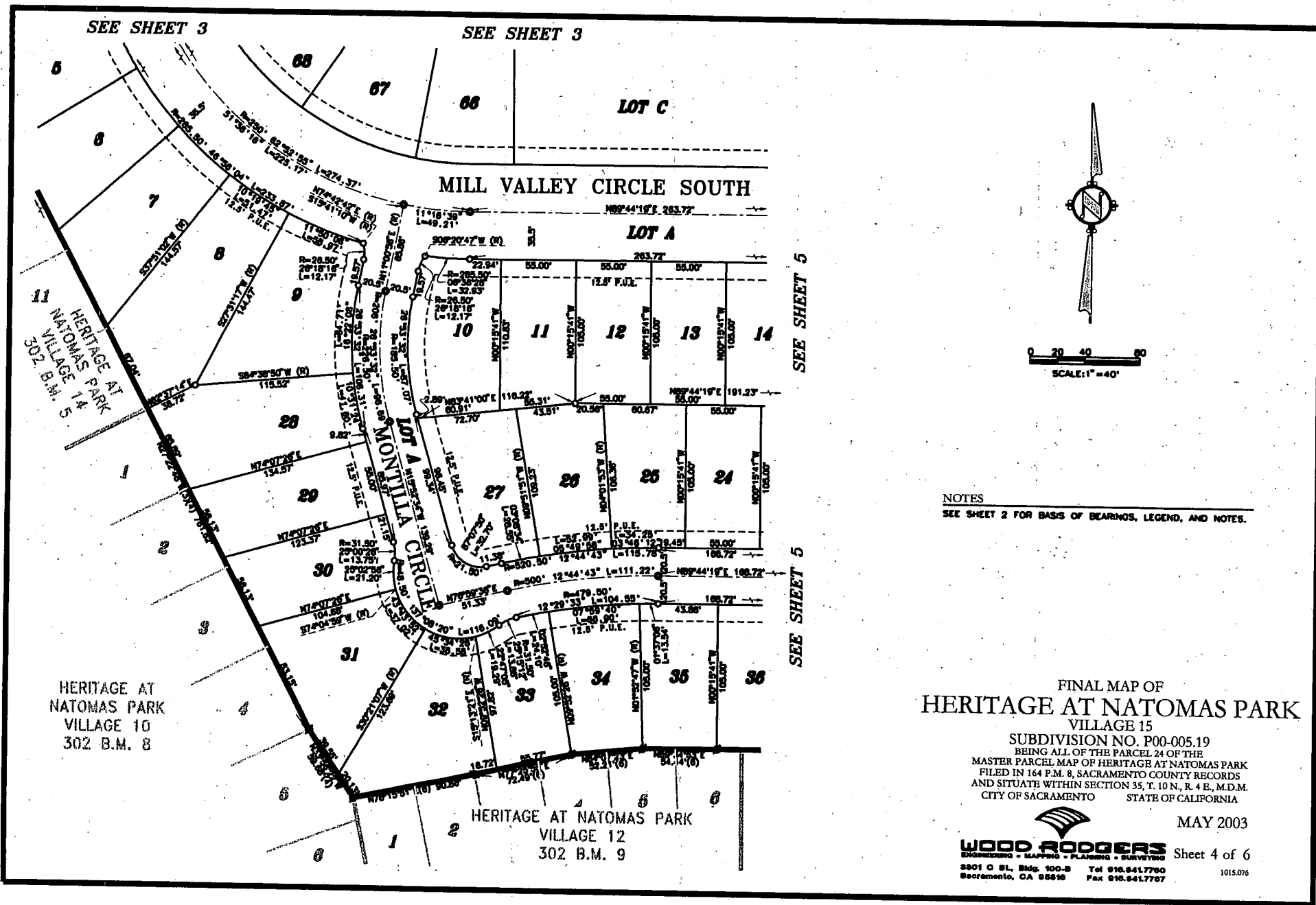
SEE SHEET 5

SEE SHEET 6

LOT C

MILL VALLEY
CIRCLE SOUTH

10 11 12



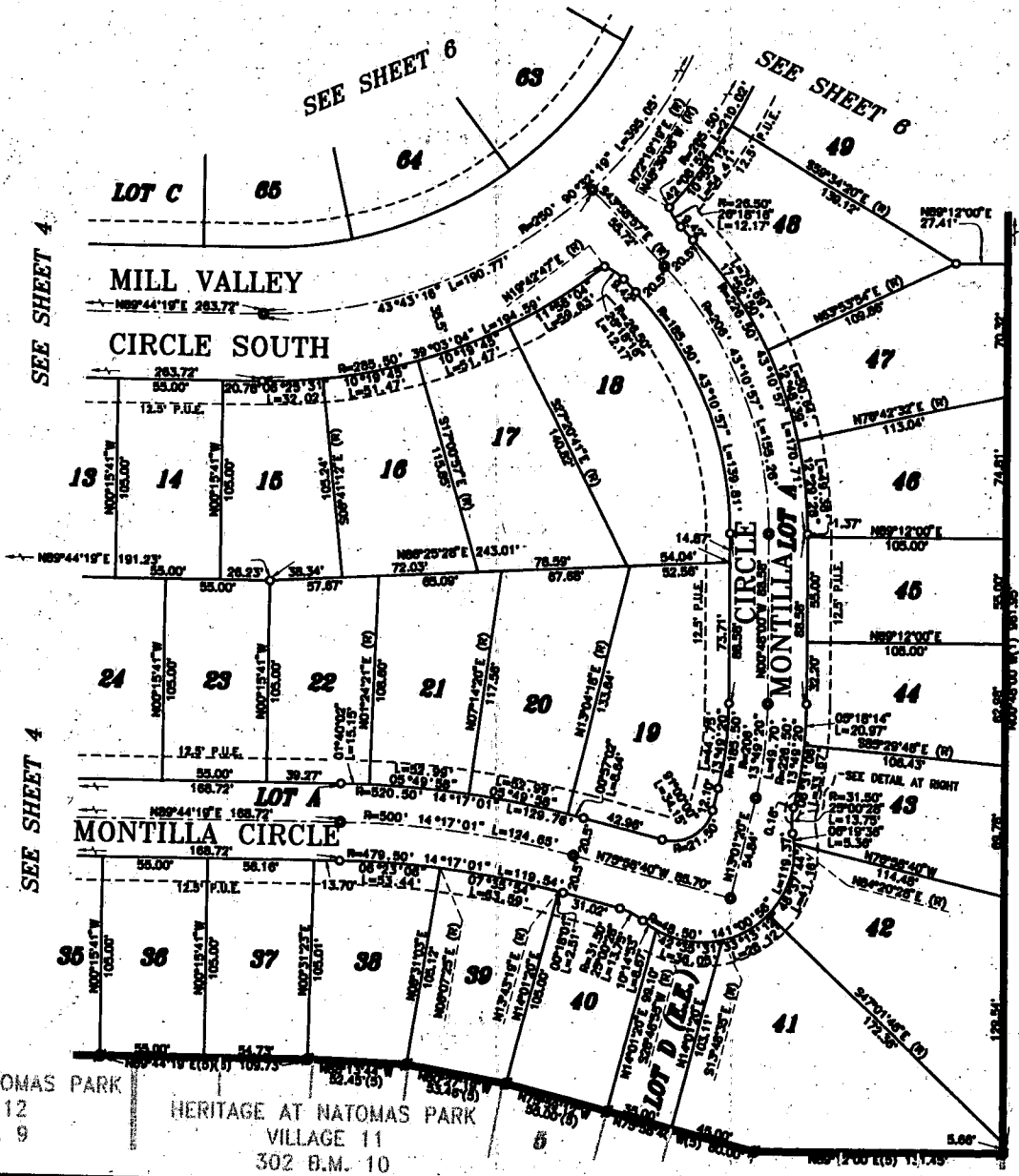
NOTES
 SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, AND NOTES.

FINAL MAP OF
HERITAGE AT NATOMAS PARK
 VILLAGE 15

SUBDIVISION NO. P00-005.19
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 CITY OF SACRAMENTO STATE OF CALIFORNIA

MAY 2003

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 Sacramento, CA 95810 Fax 916.641.7707

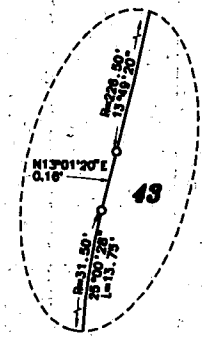


SEE SHEET 4

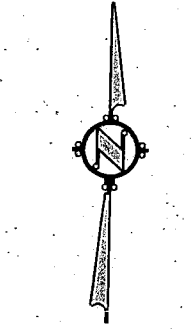
SEE SHEET 4

SEE SHEET 6

SEE SHEET 6



DETAIL NOT TO SCALE



PARCEL B
LOT LINE
ADJUSTMENT
200111-19 O.R. 0995

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
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CITY OF SACRAMENTO STATE OF CALIFORNIA

MAY 2003

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Sacramento, CA 95816 Fax 916.541.7787

Sheet 5 of 6
1015.076

HERITAGE AT NATOMAS PARK
VILLAGE 12
302 B.M. 9

HERITAGE AT NATOMAS PARK
VILLAGE 11
302 B.M. 10

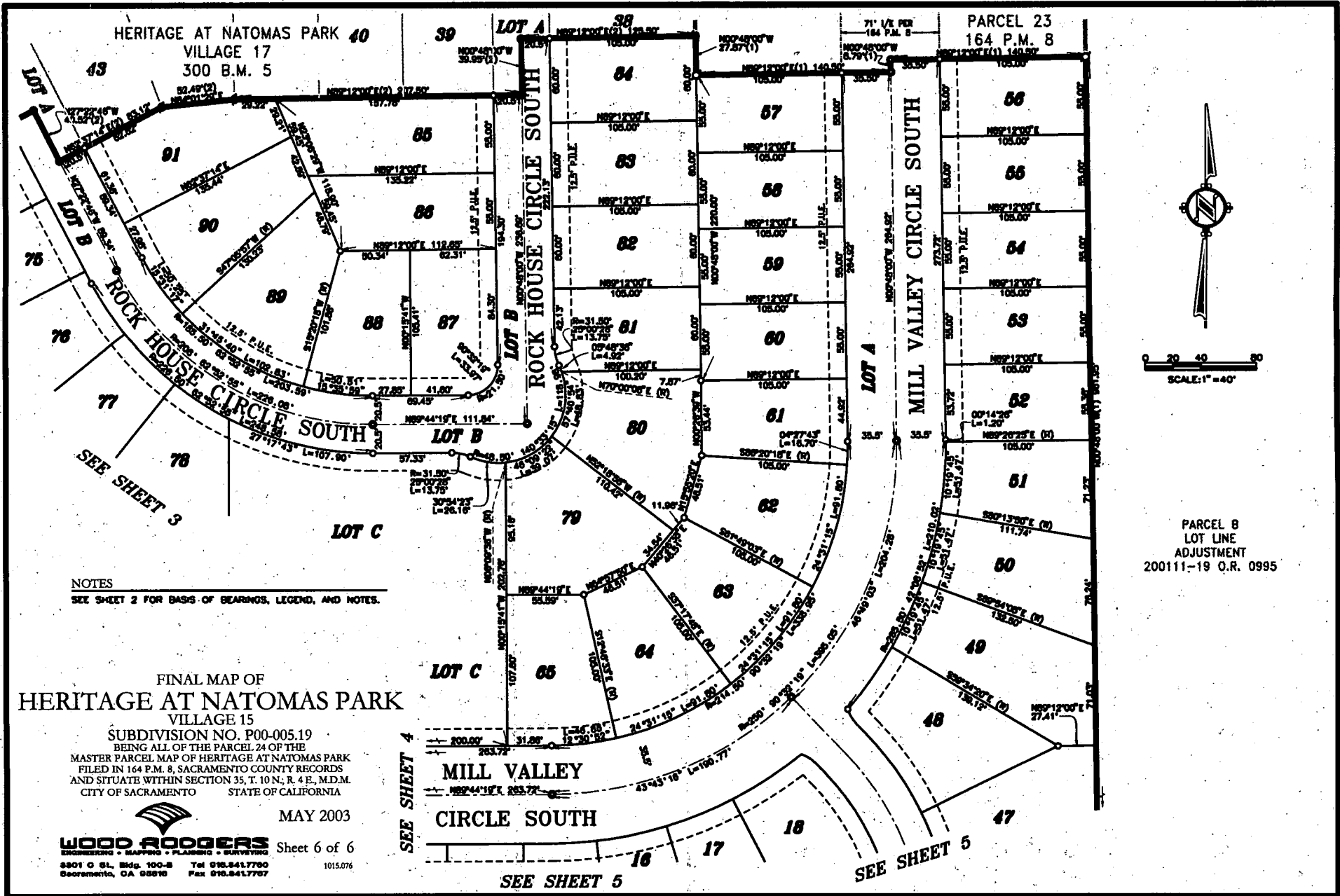
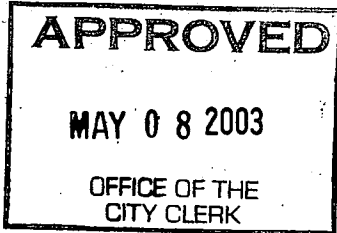


EXHIBIT "A-7"



RESOLUTION NO. 2003-248

ADOPTED BY THE SACRAMENTO CITY COUNCIL

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 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: _____