



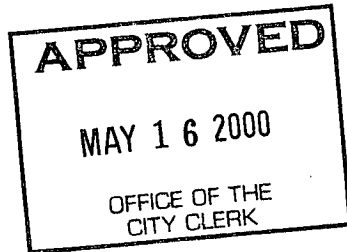
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DEPARTMENT OF
PUBLIC WORKS

CITY OF SACRAMENTO
CALIFORNIA

DEVELOPMENT SERVICES
1231 I STREET
ROOM 200
SACRAMENTO, CA
95814
PH 916-264-7995
FAX 916-448-8450

TECHNICAL SERVICES DIVISION



April 19, 2000

AG 2000-062
CC 2000-238

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: APPROVAL OF FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT (WARRANTY OF IMPROVEMENTS ONLY) ENTITLED "NORTHPOINTE PARK VILLAGE 9" - (P96-058)

LOCATION/COUNCIL DISTRICT:

Located between Del Paso Road and Elkhorn Boulevard, east of the East Drain
Council District 1

RECOMMENDATION:

This report recommends the City Council approve the attached resolution for the Final Map and Subdivision Improvement Agreement (Warranty of Improvements Only) for Northpointe Park Village 9.

CONTACT PERSON: Fritz Buchman, Associate Engineer, 264-7493

FOR COUNCIL MEETING OF: May 16, 2000

SUMMARY:

On December 19, 1996, 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, Successor by

City Council
Final Map for Northpointe Park Village 9
April 19, 2000

Dissolution to Lennar Natomas, LLC., a Nevada Limited Liability Company. The Subdivider has completed all required improvements and wishes to file the Final Map prior to expiration of the warranty period. Therefore, the Subdivider must enter into a Subdivision Improvement agreement wherein the Subdivider agrees to correct any deficiencies in the completed improvements during the balance of the one-year warranty period. The Final Map and the Subdivision Improvement Agreement require approval by the City Council.

COMMITTEE/COMMISSION ACTION:

None.

BACKGROUND INFORMATION:

On December 19, 1996, the City Planning Commission approved a Tentative subdivision Map by adopting a Notice of Decision.

Pursuant to Sacramento City Code, Chapter 40.07.711, 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 40 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, Successor by Dissolution to Lennar Natomas, LLC., a Nevada Limited Liability Company.

ENVIRONMENTAL CONSIDERATIONS:

On December 19, 1996, the City Planning Commission adopted a Notice of Decision ratifying the Negative Declaration and approving the mitigation monitoring plan for this project.

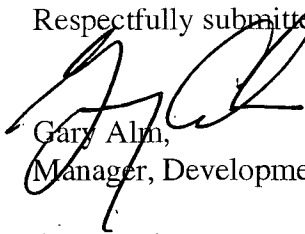
POLICY CONSIDERATIONS:

Pursuant to Sacramento City Code, Chapter 40.07.711, 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 40 of the City Code, applicable at the time of conditional approval of the Tentative Map.

ESBD CONSIDERATIONS:

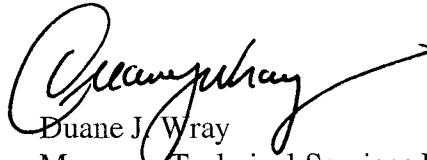
City Council adoption of the attached resolution is not affected by City policy related to the ESBD Program.

Respectfully submitted,



Gary Alm,
Manager, Development Services

Approved:



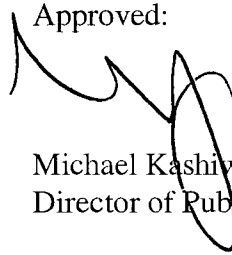
Duane J. Wray
Manager, Technical Services Division

RECOMMENDATION APPROVED:



ROBERT P. THOMAS
City Manager

Approved:



Michael Kashiwagi
Director of Public Works

FA:me

S:\TSWrkGrp\Docs\devsvc\council\P96-058NorthpointePark/Village9ccltr



RESOLUTION NO. 2000-238

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

APPROVING FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT (WARRANTY IMPROVEMENTS ONLY) ENTITLED "NORTHPOINTE PARK VILLAGE 9" (P96-058)

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

- A. The Final Map for Northpointe Park Village 9, located between Del Paso Road and Elkhorn Boulevard, east of the East Drain with provisions for its design and improvement, is consistent with the North Natomas Community Plan. See Exhibit "A" for project location.
- 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 (Warranty of Improvements Only) for that subdivision.
- 2. All offers of dedication shown on said map are hereby accepted.
- 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, Successor by Dissolution to Lennar Natomas, LLC., a Nevada Limited Liability Company to provide for

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED:

the subdivision improvements (warranty improvements only)required by the Subdivision Map Act and Title 40 (Subdivision Regulations) of the Sacramento City Code.

4. The City Clerk is authorized and directed to record the above-mentioned agreement in the official records of Sacramento County.

MAYOR

ATTEST:

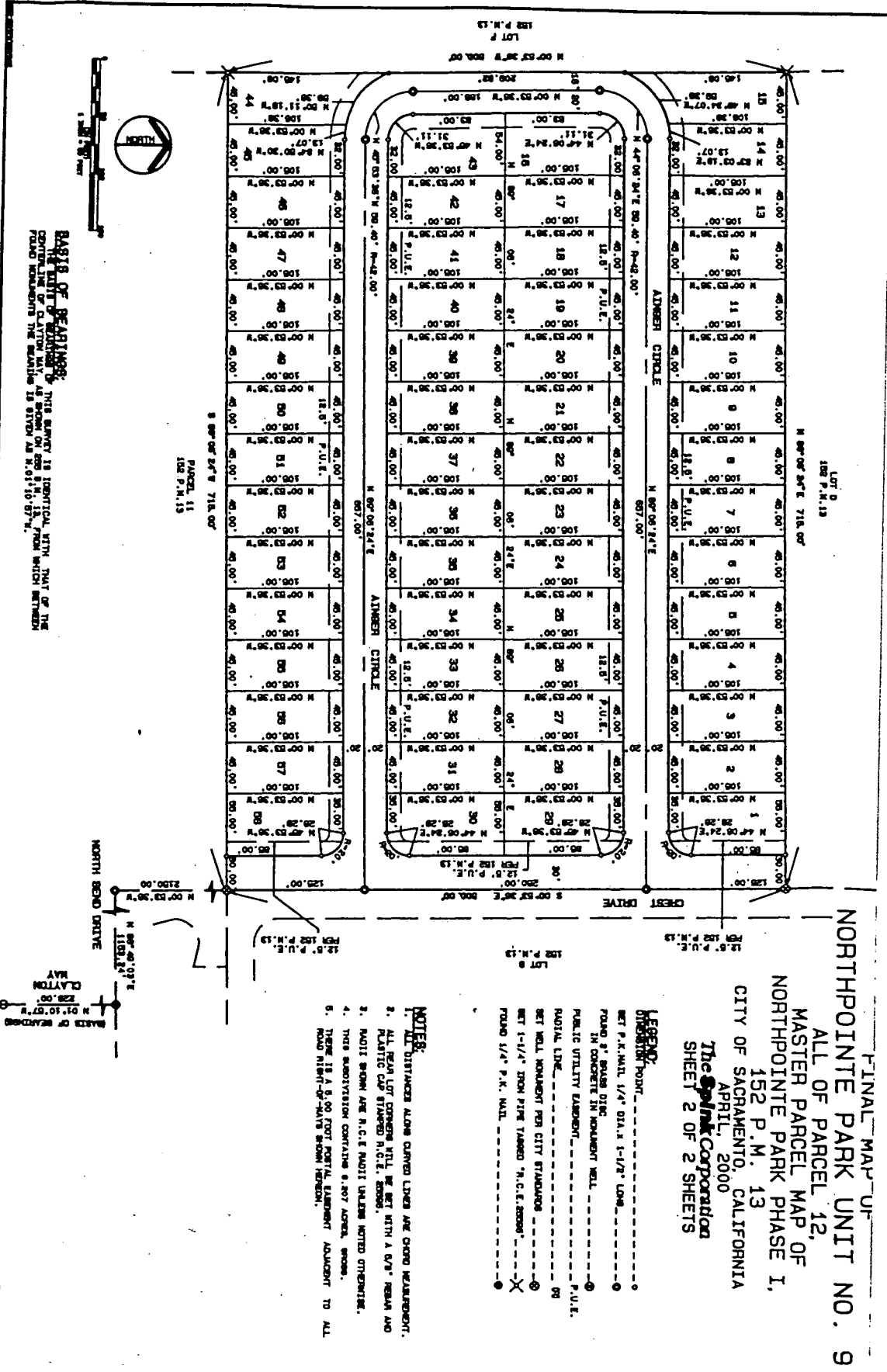
CITY CLERK

S:/TSWrkGrpDocs/devsvc/council/P96-058NorthpointePark/Village9ccltr

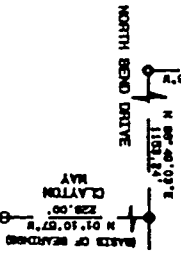
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RESOLUTION NO.: _____

DATE ADOPTED: _____



BASES OF BEARINGS:
 THIS SURVEY IS IDENTICAL WITH THAT OF THE
 CENTERLINE OF ALAMEDA CIRCLE ON 1882 P.M. 13,
 FROM MONUMENTS THE BEARING IS S 89° 02' 24\"/>



FINAL MAP OF
NORTHPOINTE PARK UNIT NO. 9

ALL OF PARCEL 12,
 MASTER PARCEL MAP OF
 NORTHPOINTE PARK PHASE I,
 152 P.M. 13
 CITY OF SACRAMENTO, CALIFORNIA
 APRIL, 2000
 The **Spink Corporation**
 SHEET 2 OF 2 SHEETS

- LEGEND:**
- DISTANCE POINT
 - SET P.K. MAIL 1/4" DIA. X 1-1/2" LONG
 - FOUND 9" GALV. DISC
 - IN CONCRETE IN MONUMENT WELL
 - PUBLIC UTILITY EMBLEM
 - P.U.E.
 - RADIAL LINE
 - SET WALL MONUMENT PER CITY STANDARDS
 - SET 1-1/4" IRON PIPE TYPED "N.C.E. EMBLEM"
 - FOUND 1/4" P.K. MAIL

- NOTES:**
1. ALL DISTANCES ALONG CURVED LINES ARE CHORD MEASUREMENT.
 2. ALL BEARINGS AND DISTANCES WILL BE SET WITH A 6" S. BEAMAN AND PLASTIC CAP STAMPED "N.C.E. EMBLEM".
 3. RADIAL LINES ARE N.C.E. MONUMENT UNLESS NOTED OTHERWISE.
 4. THIS SUBDIVISION CONTAINS 8,707 ACRES, MORE OR LESS.
 5. THERE IS A 5.00 FOOT PORTAL EMBLEM ADJACENT TO ALL ROAD RIGHT-OF-WAY SHOWN HEREON.

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