

APPROVED
BY THE CITY COUNCIL

OCT 5 1999

OFFICE OF THE
CITY CLERK

AG99-165

1.6

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

September 17, 1999

City Council
Sacramento, California

Honorable Members In Session:

**SUBJECT: APPROVAL OF FINAL MAP AND SUBDIVISION IMPROVEMENT
AGREEMENT FOR NORTHBOROUGH PHASE 1 VILLAGE 1 - (P95-085)**

LOCATION/COUNCIL DISTRICT:

West of Ernst Road between Del Paso Road and Elkhorn Boulevard
Council District 1

RECOMMENDATION:

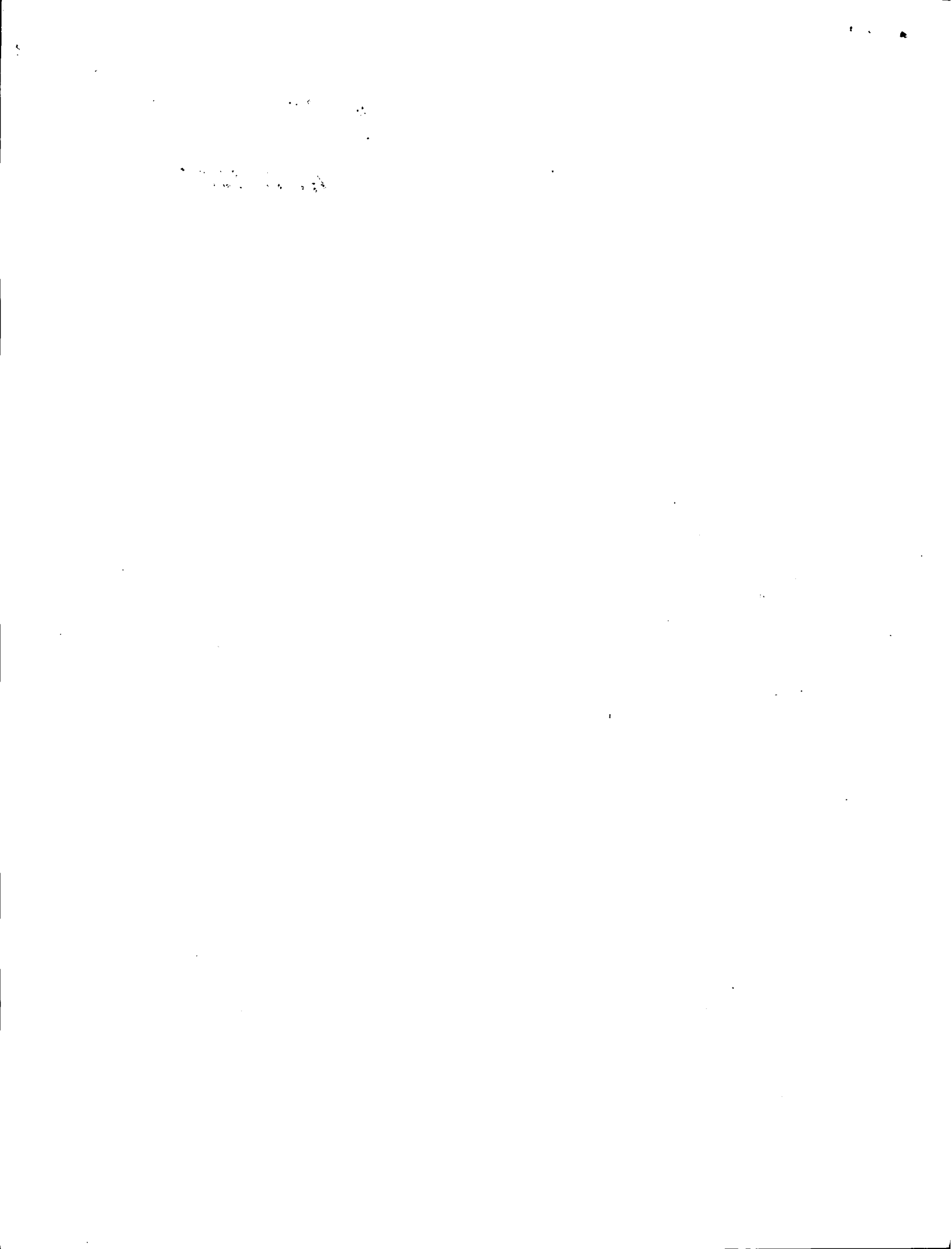
This report recommends the City Council approve the attached resolution for the Final Map and Subdivision Improvement Agreement for Northborough Phase 1 Village 1.

CONTACT PERSON: Faramarz Ansari, Associate Engineer, 264-7493

FOR COUNCIL MEETING OF: October 5, 1999

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 Dissolution to Adams Farms, A California Limited Partnership. The subdivider 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 will complete the improvements at a later date. The Final Map and the Subdivision Improvement Agreement requires approval by the City Council.



City Council
Final Map for Northborough Phase 1, Village 1(P95-085)
September 17, 1999

COMMITTEE/COMMISSION ACTION:

None.

BACKGROUND INFORMATION:

On October 24, 1999, 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 Adams Farms, A California Limited Partnership.

ENVIRONMENTAL CONSIDERATIONS:

On October 24, 1999, the City Planning Commission adopted a Notice of Decision ratifying the Negative Declaration and approving the mitigation monitoring plan for this project.

POLICY CONSIDERATIONS:

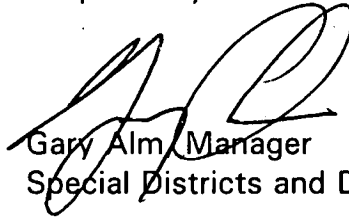
Pursuant to Sacramento City Code, Chapter 40.07.711, and Government Code Section 66458, the City Council may, by resolution, approve final maps. The map presented conforms to all the requirements of the Government Code and Title 40 of the City Code, applicable at the time of conditional approval of the Tentative Map.

City Council
Final Map for Northborough Phase 1 Village 1 (P95-085)
September 17, 1999

ESBD CONSIDERATIONS:

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

Respectfully submitted,



Gary Alm, Manager
Special Districts and 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:dt
s:techsvs/projdel/devsvs/council/p95-085/phase1village1cclet
09.1799.1

RESOLUTION NO. 99-558

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

APPROVING FINAL MAP ENTITLED "NORTHBOROUGH PHASE 1 VILLAGE 1" AND SUBDIVISION IMPROVEMENT AGREEMENT (P95-085)

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

- A. The Final Map for Northborough Phase 1 Village 1, located west of Ernst Road between Del Paso Road and Elkhorn Boulevard, with provisions for its design and improvement, is consistent with the North Natomas Community Plan. See Exhibit "A-1 and A-2" 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 for that subdivision.
2. All offers of dedication 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 Gateway West LLC, a California Limited Liability Company to provide for the subdivision improvements required by the Subdivision Map Act and Title 40 (Subdivision Regulations) of the Sacramento City Code.

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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

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9.1799.1

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

PLAT OF
 NORTHBOROUGH PHASE 1, VILLAGE 1
 BEING PARCEL 79, MASTER PARCEL MAP OF NORTHBOROUGH PHASE 1 (162 P.M. 63)
 CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, CALIFORNIA
 JULY, 1999 SCALE 1"=50'
 MURRAY SMITH & ASSOCIATES
 SHEET 2 OF 3

BASIS OF BEARINGS

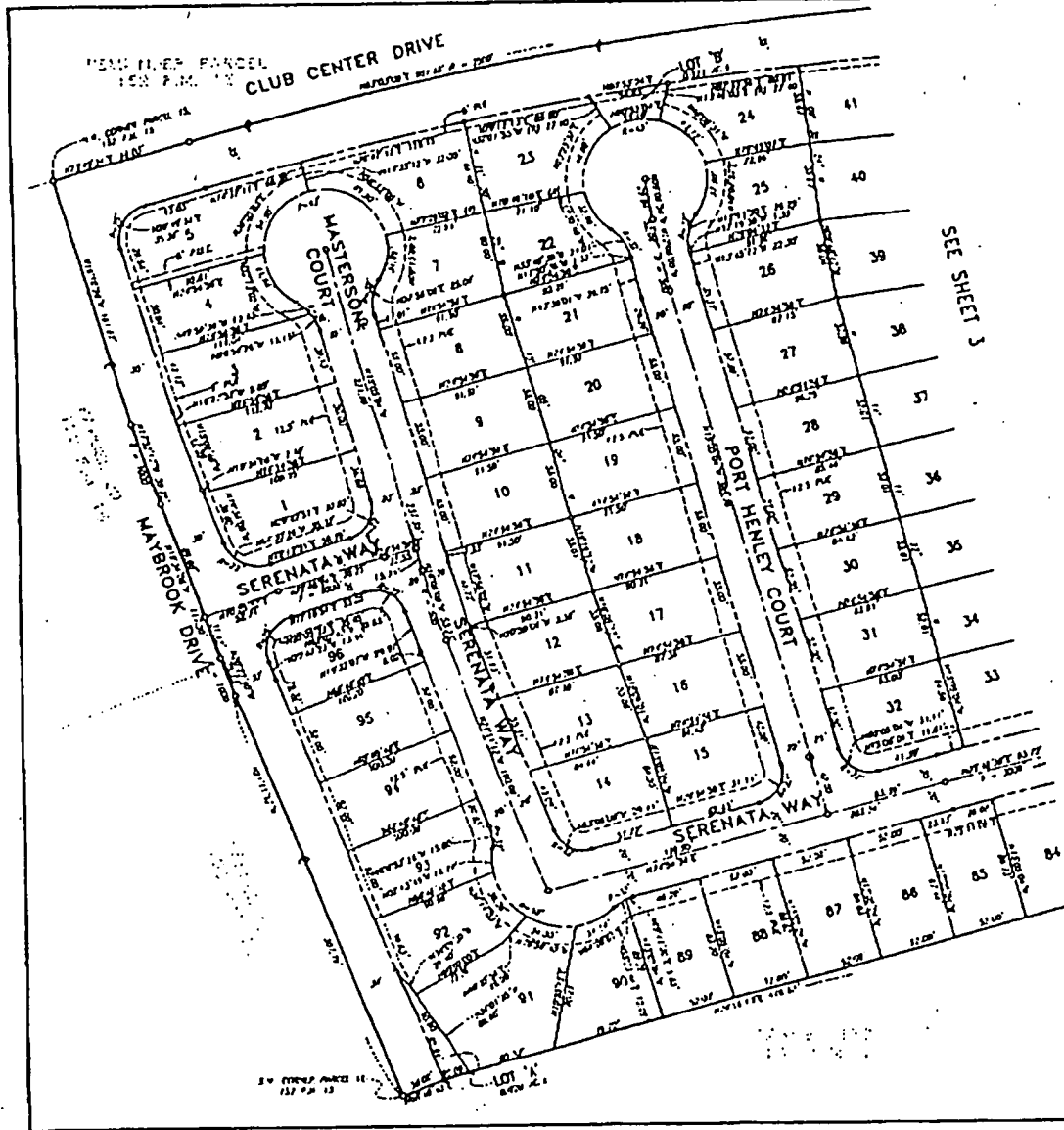
THE BASIS OF BEARINGS FOR THIS PLAT IS THE CENTERLINE OF NORTHBOROUGH DRIVE AS SHOWN ON THE CERTAIN PLAT OF NORTHBOROUGH PHASE 1, UNIT 1 (156 S.M. 63) CORRELATED BY FOUND MONUMENTS SHOWN HEREIN. THE BEARING BETWEEN FOUND MONUMENTS AS SHOWN ON SAID PLAT IS HEREBY TYPED.

NOTES

1. MEASUREMENTS ALONG CURVED LINES ARE CHORD MEASUREMENTS.
2. THIS SUBDIVISION CONTAINS AN AREA OF 14.318 ACRES, MORE OR LESS.
3. LOTS "A", "T", AND "U" TO BE DEEDED TO THE CITY OF SACRAMENTO IN FEE TITLE FOR LANDSCAPE PURPOSES.
4. THE PROPERTY SHOWN HEREIN IS REDEVELOPED THOSE PORTIONS OF THOSE CERTAIN PUBLIC UTILITY EASEMENTS DELICATED ON THE CERTAIN MASTER PARCEL MAP OF NORTHBOROUGH PHASE 1 (132 P.M. 63) NOT SHOWN HEREIN ARE ABANDONED PURSUANT TO SECTION 14449.20 1/2 OF THE CONSTITUTION CODE.

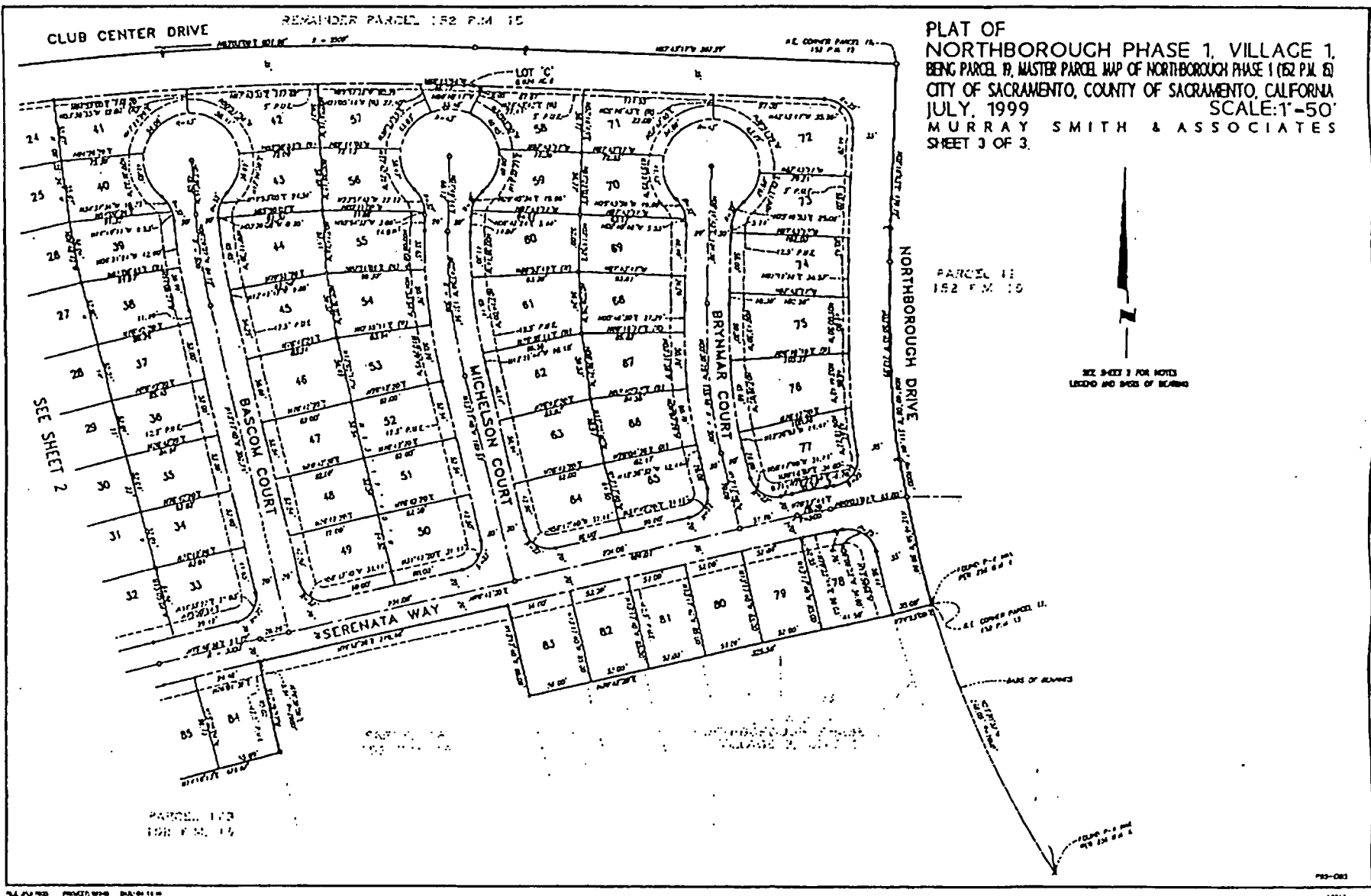
LEGEND

- - - - - PUBLIC UTILITY EASEMENT (P.U.E.) LINE
- - - - - CENTERLINE
- PH - BACK LINE
- - DRAINAGE POINT
- ⊕ - FOUND MONUMENT AS NOTED
- ⊙ - SET 1/4" DIA. x 1 1/2" LONG P-E NAIL IN STREET CENTERLINE
- ⊕ - SET 5/8" NAIL WITH PLASTIC FLAG STAMPED LS 0020
- ⊙ - SET WELL MONUMENT FOR CITY STORMWATER



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 DATE ADOPTED: _____



PLAT OF
 NORTHBOROUGH PHASE 1, VILLAGE 1,
 BEING PARCEL 10, MASTER PARCEL MAP OF NORTHBOROUGH PHASE 1 (62 P.M. 6)
 CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, CALIFORNIA
 JULY, 1999
 SCALE: 1"=50'
 MURRAY SMITH & ASSOCIATES
 SHEET 3 OF 3.

PARCEL 11
 152 P.M. 10

SEE SHEET 3 FOR NOTES
 LEGEND AND BOOK OF RECORDS



EXHIBIT A-2

FOR CITY CLERK USE ONLY

RESOLUTION NO. _____
 DATE ADOPTED: _____