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CITY OF SACRAMENTO
CALIFORNIA

DEPARTMENT OF
PUBLIC WORKS

TECHNICAL SERVICES DIVISION

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

ABA9-173

October 5, 1999

APPROVED

OCT 26 1999

OFFICE OF THE
CITY CLERK

City Council
Sacramento, California

Honorable Members in Session:

**SUBJECT: APPROVAL OF FINAL MAP AND SUBDIVISION IMPROVEMENT
AGREEMENT FOR NORTHPOINTE PARK UNIT NO. 8-1 - (P96-058)**

LOCATION/COUNCIL DISTRICT:

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 for Northpointe Park Unit No. 8-1.

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

FOR COUNCIL MEETING OF: October 26, 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 Lennar Natomas, LLC, a Nevada limited Liability Company. 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

City Council
Final Map for Northpointe Park Unit No. 8-1 (P96-058)
October 5, 1999

Improvement Agreement requires 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:

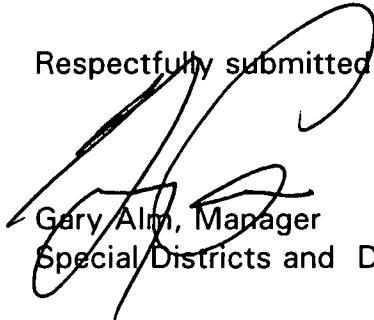
Pursuant to Sacramento City Code, Chapter 40.07.711, and Government Code Section 66458, the City Council may, by resolution, approve final maps. The map presented conforms to all the requirements of the Government Code and Title 40 of the City Code, applicable at the time of conditional approval of the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

City Council
Final Map for Northpointe Park Unit No. 8-1 (P96-058)
October 5, 1999

ESBD CONSIDERATIONS:

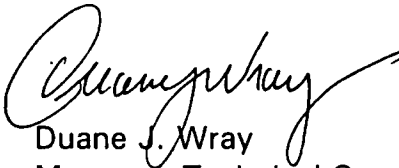
City Council adoption of the attached resolution is not affected by City policy related to the ESBD Program.

Respectfully submitted,



Gary Alm, Manager
Special Districts and Development Services

Approved:



Duane J. Wray
Manager, Technical Services Division

RECOMMENDATION APPROVED:



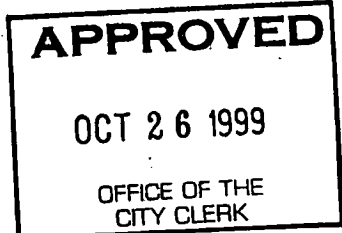
ROBERT P. THOMAS
City Manager

Approved:



Michael Kashiwagi
Director of Public Works

FA:dt
S:techsvs/devsvs/council/P96-058unit#8-1



RESOLUTION NO. 99-598

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

APPROVING FINAL MAP ENTITLED "NORTHPOINTE PARK UNIT NO. 8-1" AND SUBDIVISION IMPROVEMENT AGREEMENT (P96-058)

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

- A. The Final Map for Northpointe Park Unit No. 8-1, 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-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 Lennar Winncrest, LLC, a Delaware Limited Liability Company, Successor by Dissolution to Lennar Natomas, LLC, a Nevada 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.

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

S:\techsvs\devsvs\council\P96-058unit#8-1

5

FOR CITY CLERK USE ONLY

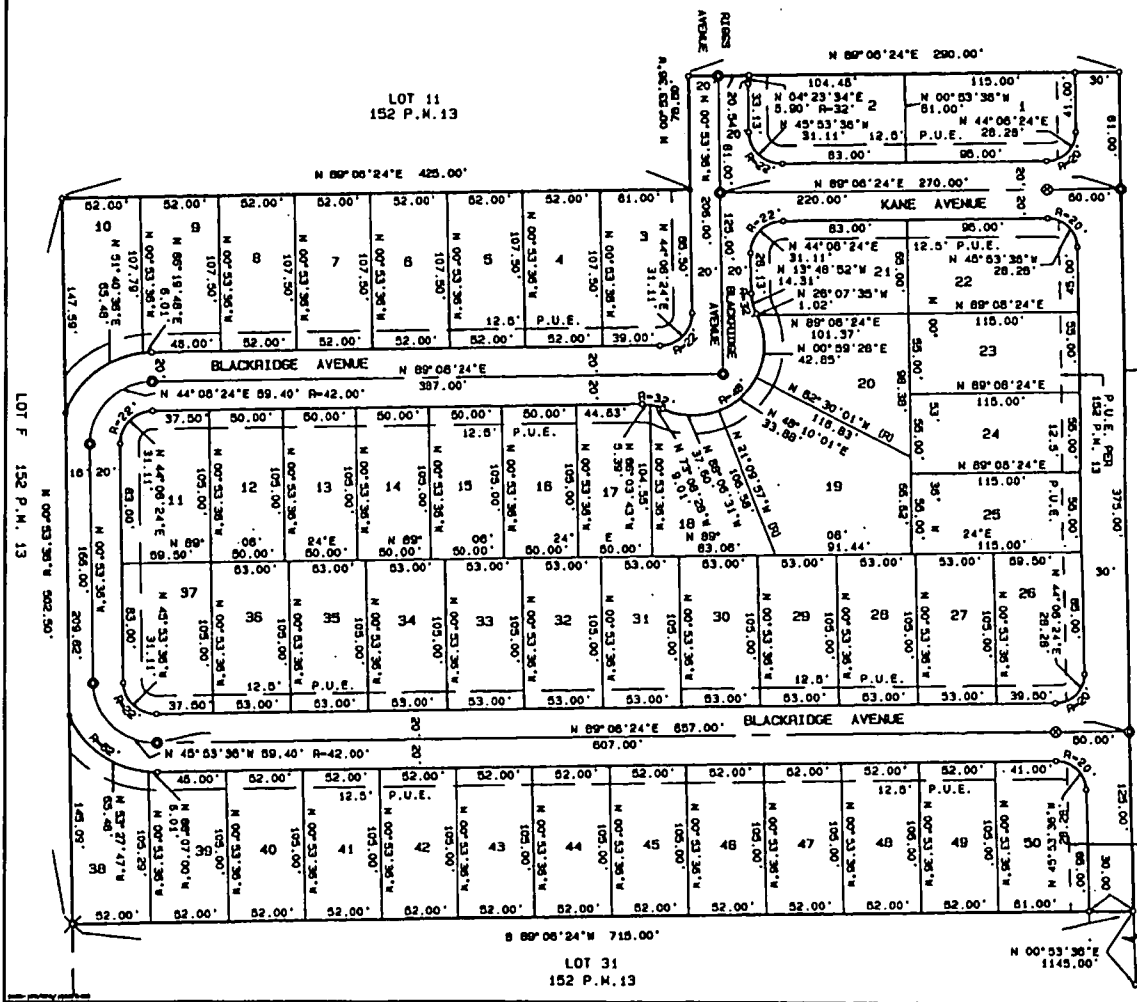
RESOLUTION NO.: _____

DATE ADOPTED: _____

PLAT OF
 NORTHPOINTE PARK UNIT NO. 8 PHASE 1
 A PORTION OF PARCEL 11 AND A PORTION OF PARCEL 9,
 MASTER PARCEL MAP OF NORTHPOINTE PARK PHASE 1,

152 P.M. 13
 CITY OF SACRAMENTO, CALIFORNIA
 SCALE: 1"=50'

The Splink Corporation
 SHEET 1 OF 2 SHEETS



- LEGEND:**
- DIMESTONE POINT
 - SET P.K. NAIL 1/4" DIA. x 1-1/2" LONG
 - FOUND MONUMENT AS NOTED
 - PUBLIC UTILITY EASEMENT
 - RADIAL LINE
 - SET WELL MONUMENT PER CITY STANDARDS
 - FOUND P.K. NAIL
 - FOUND WELL MONUMENT PER CITY STANDARDS

- NOTES:**
1. ALL DISTANCES ALONG CURVED LINES ARE CHORD MEASUREMENT.
 2. ALL REAR LOT CORNERS WILL BE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED R.C.E. 25596.
 3. RADII SHOWN ARE CENTERLINE RADII UNLESS NOTED OTHERWISE.
 4. THIS SUBDIVISION CONTAINS 17.254 ACRES, GROSS.
 5. THERE IS A 6.00 FOOT POSTAL EASEMENT ADJACENT TO ALL ROAD RIGHT-OF-WAYS SHOWN HEREON.

BASIS OF BEARINGS:
 THE BASIS OF BEARINGS OF THIS SURVEY IS IDENTICAL WITH THAT OF THE CENTERLINE OF CLAYTON WAY, AS SHOWN ON 200 P.M. 13, FROM WHICH BETWEEN FOUND MONUMENTS THE BEARING IS GIVEN AS N.01°10'07" W.

SEE SHEET 3 OF 3 SHEETS
 NORTH BEND DRIVE

P-96058

EXHIBIT "A-1"

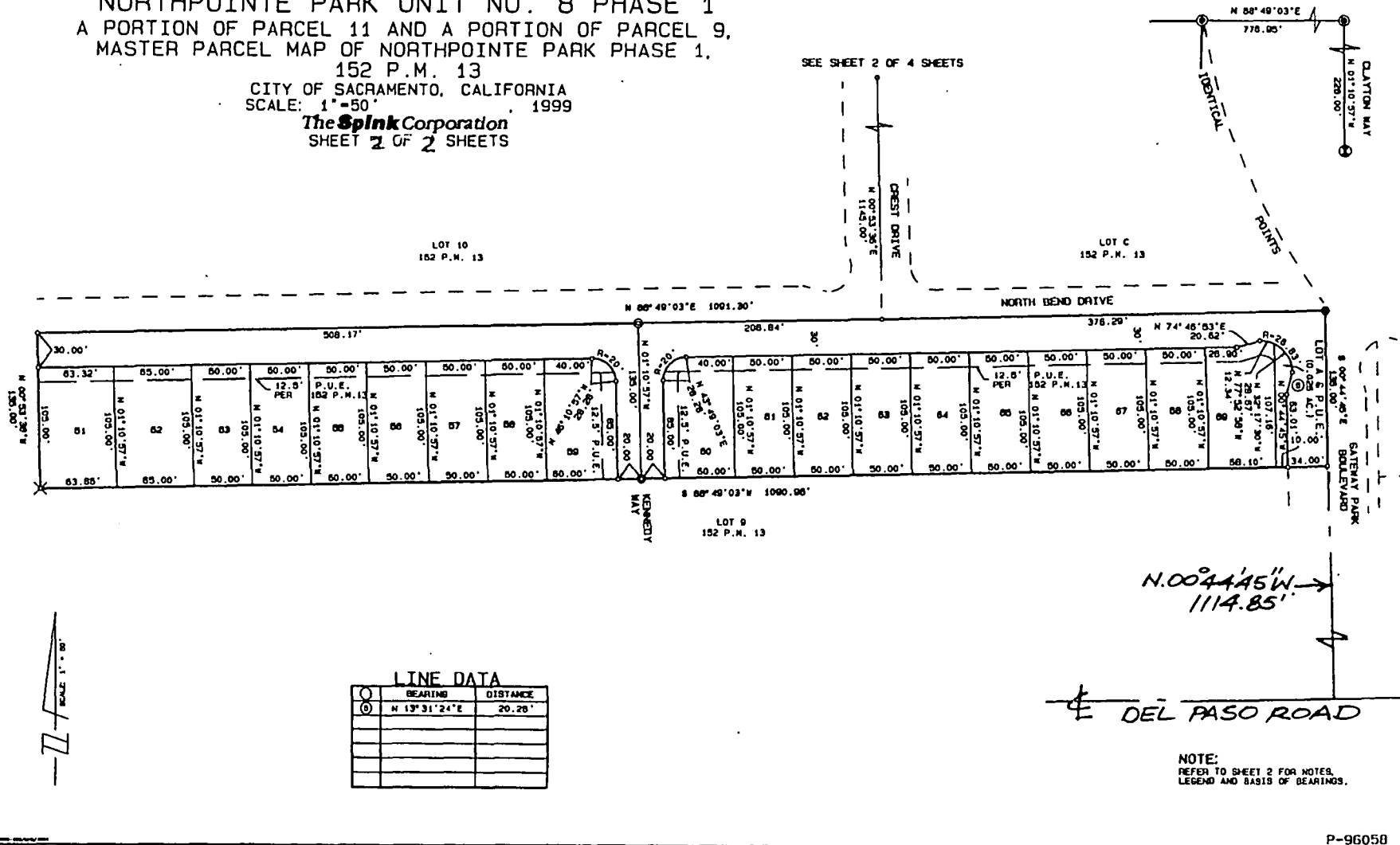
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RESOLUTION NO: _____
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PLAT OF
 NORTHPOINTE PARK UNIT NO. 8 PHASE 1
 A PORTION OF PARCEL 11 AND A PORTION OF PARCEL 9,
 MASTER PARCEL MAP OF NORTHPOINTE PARK PHASE 1.

152 P.M. 13
 CITY OF SACRAMENTO, CALIFORNIA
 SCALE: 1"=50' 1999
 The Splink Corporation
 SHEET 2 OF 2 SHEETS

SEE SHEET 2 OF 4 SHEETS



LINE DATA

BEARING	DISTANCE
N 13°31'24"E	20.26'

N.00°44'45"W
 1114.85'
 DEL PASO ROAD

NOTE:
 REFER TO SHEET 2 FOR NOTES,
 LEGEND AND BASIS OF BEARINGS.

P-96058

FOR CITY CLERK USE ONLY

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