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DEPARTMENT OF
PUBLIC WORKS

CITY OF SACRAMENTO
CALIFORNIA

DEVELOPMENT SERVICES
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TECHNICAL SERVICES DIVISION

October 15, 1999

APPROVED

NOV 23 1999

OFFICE OF THE
CITY CLERK

AG 99-214

City Council
Sacramento, California

Honorable Members in Session:

**SUBJECT: APPROVAL OF FINAL MAP AND SUBDIVISION IMPROVEMENT
AGREEMENT FOR NORTHPOINTE PARK UNIT NO. 7 PHASE I - (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. 7 Phase I.

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

FOR COUNCIL MEETING OF: November 23, 1999

SUMMARY:

On December 19, 1998, 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, WL Homes LLC, a Delaware 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 Improvement

City Council
Final Map for Northpointe Park Unit No. 7 Phase I
October 15, 1999

Agreement requires approval by the City Council.

COMMITTEE/COMMISSION ACTION:

None.

BACKGROUND INFORMATION:

On December 19, 1998, 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, WL Homes LLC, a Delaware Limited Liability Company.

ENVIRONMENTAL CONSIDERATIONS:

On December 19, 1998, 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. 7 Phase I
October 15, 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
Development Services

Approved:



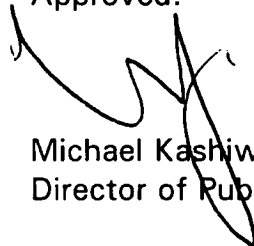
Duane J. Wray
Manager, Technical Services Division

RECOMMENDATION APPROVED:



ROBERT P. THOMAS
City Manager

Approved:

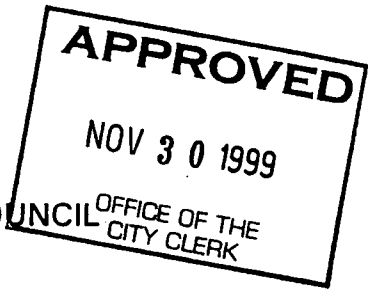


Michael Kashiwagi
Director of Public Works

FA:dt
S:techsvs/devsvs/council/P96-058/#7phase1ccitr

RESOLUTION NO. 99-659

ADOPTED BY THE SACRAMENTO CITY COUNCIL



ON DATE OF _____

**APPROVING FINAL MAP ENTITLED "NORTHPOINTE PARK
UNIT NO. 7 PHASE 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. 7 Phase 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 & 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 WL Homes LLC, a Delaware 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

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FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

PLAT OF
 NORTHPOINTE PARK UNIT NO. 7 PHASE 1
 ALL OF PARCEL 10, MASTER PARCEL MAP OF
 NORTHPOINTE PARK PHASE 1, 152 P. M. 13
 CITY OF SACRAMENTO, CALIFORNIA
 SCALE: 1"=50' OCTOBER, 1999

The Spink Corporation
 SHEET 2 OF 3 SHEETS

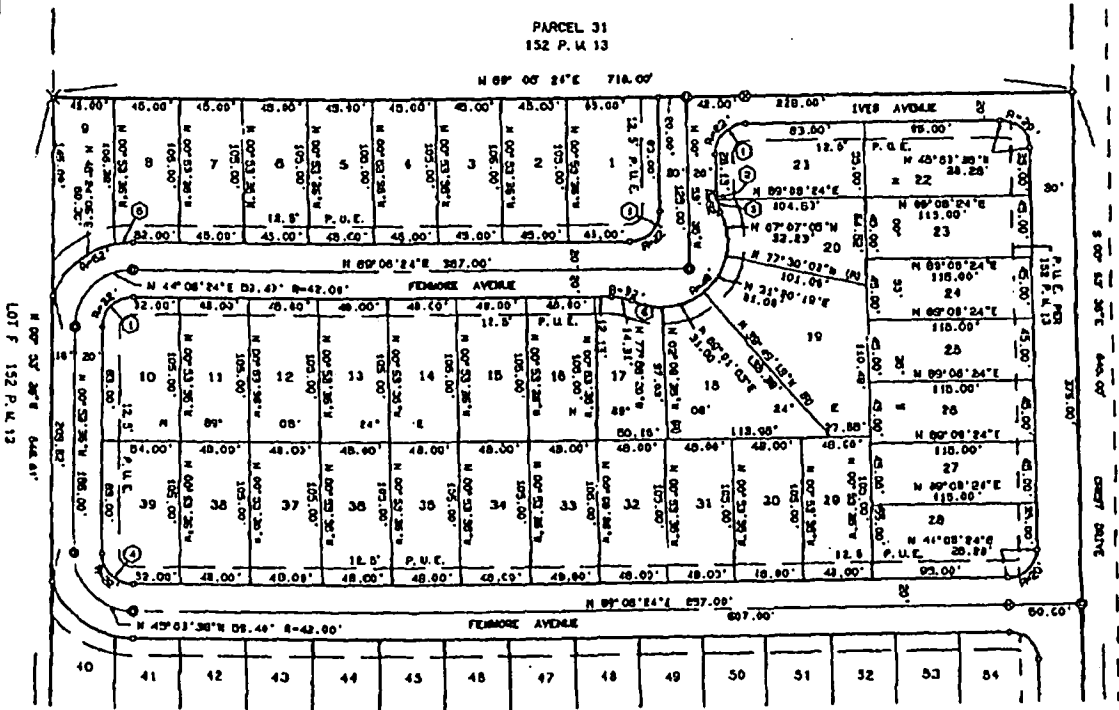
- LEGEND:**
- ADJUSTED POINT -----○
 - SET P.K. NAIL 1/4" DIA., 1-1/2" LONG -----○
 - FOUND 8" BRASS DISC IN CONCRETE IN MONUMENT WELL -----○
 - PUBLIC UTILITY EASEMENT -----P.U.E.
 - RIDIAL LINE -----(R)
 - SET WELL MONUMENT PER CITY STANDARDS -----○
 - SET 1-1/4" IRON PIPE TAPPED "R.C. 23304" -----X
 - FRAD 1/4" P.K. NAIL -----○

- NOTES:**
1. ALL DISTANCES ALONG CURVED LINES ARE CHORD MEASUREMENT.
 2. ALL REAR LOT CORNERS WILL BE SET WITH A 6/8" REBAR AND PLASTIC CAP STAMPED L.S. 0132.
 3. RADII SHOWN ARE CENTERLINE R/D11 UNLESS NOTED OTHERWISE.
 4. THIS SUBDIVISION CONTAINS 10.617 ACRES, GRASS.
 5. THERE IS A 5.00 FOOT POSTAL EASEMENT ADJACENT TO ALL ROAD RIGHT-OF-WAYS SHOWN HEREON.

LINE DATA

MARKER	BEARING	DISTANCE
①	N 44°08'24"E	31.11
②	N 05°18'10"N	4.00
③	N 10°11'32"N	9.54
④	N 40°03'30"N	36.11
⑤	N 03°03'18"E	13.07
⑥	N 70°30'00"N	21.48

BASIS OF BEARINGS:
 THE BASIS OF BEARINGS OF THIS SURVEY IS IDENTICAL WITH THAT OF THE CENTERLINE OF CLAYTON WAY AS SHOWN ON THE PLAT OF NORTHPOINTE PARK UNIT NO. 6, 155 P.M. 13, FROM WHICH BETWEEN FOUND MONUMENTS THE BEARING IS GIVEN AS N 01°10' 07" N.

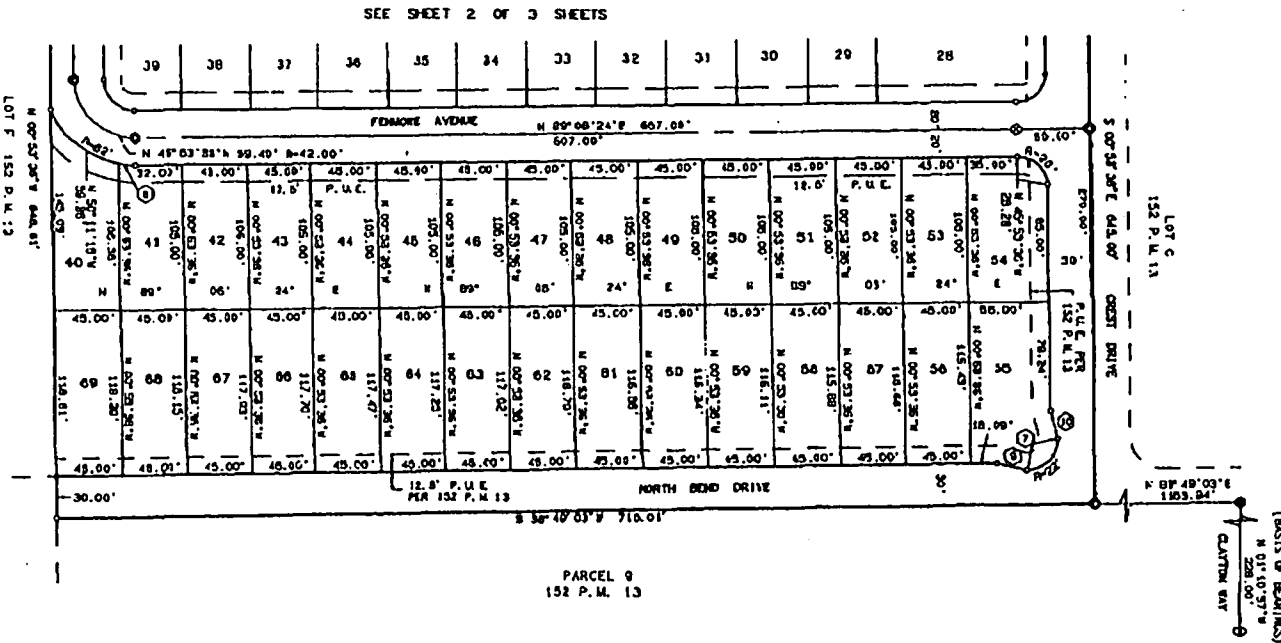


SEE SHEET 3 OF 3 SHEETS

FOR CITY CLERK USE ONLY
 RESOLUTION NO:
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LINE DATA

LINE NO.	BEARING	DISTANCE
1	N 43°07'41"E	31.03'
2	N 04°00'29"W	13.07'
3	N 77°04'48"W	20.62'
4	N 34°00'48"W	20.62'



PLAT OF
 NORTHPOINTE PARK UNIT NO. 7 PHASE 1
 ALL OF PARCEL 10, MASTER PARCEL MAP OF
 NORTHPOINTE PARK PHASE 1, 152 P.M. 13
 CITY OF SACRAMENTO, CALIFORNIA
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 SHEET 3 OF 3 SHEETS

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

FOR CITY CLERK USE ONLY

RESOLUTION NO: _____
 DATE ADOPTED: _____