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CITY OF SACRAMENTO  
CALIFORNIA

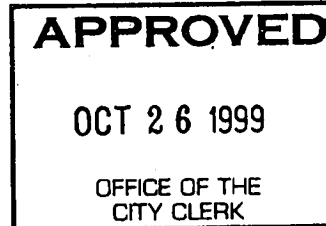
DEPARTMENT OF  
PUBLIC WORKS

TECHNICAL SERVICES DIVISION

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

AG 99-174

October 6, 1999



City Council  
Sacramento, California

Honorable Members In Session:

**SUBJECT: APPROVAL OF FINAL MAP AND SUBDIVISION IMPROVEMENT  
AGREEMENT FOR NORTHPOINTE PARK VILLAGE 11 - (P96-058)**

**LOCATION/COUNCIL DISTRICT:**

East of the East Drain 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 Northpointe Park Village 11.

**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, 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 Improvement Agreement requires approval by the City Council.

City Council  
Final Map for Northpointe Park Village 11 (P96-058)  
October 6, 1999

**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:**

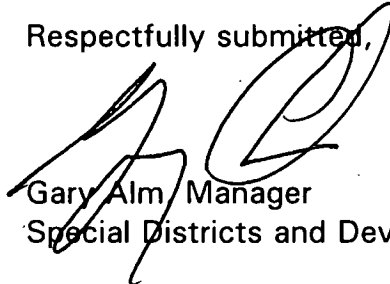
Pursuant to Sacramento City Code, Chapter 40.07.711, and Government Code Section 66458, the City Council may, by resolution, approve final maps. The map presented conforms to all the requirements of the Government Code and Title 40 of the City Code, applicable at the time of conditional approval of the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

City Council  
Final Map for Northpointe Park Village 11 (P96-058)  
October 6, 1999

**ESBD CONSIDERATIONS:**

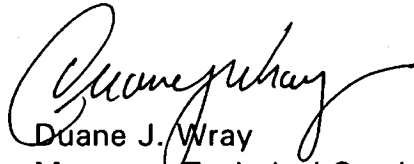
City Council adoption of the attached resolution is not affected by City policy related to the ESBD Program.

Respectfully submitted,



Gary Alm, Manager  
Special Districts and Development Services

Approved:



Duane J. Wray  
Manager, Technical Services Division

RECOMMENDATION APPROVED:



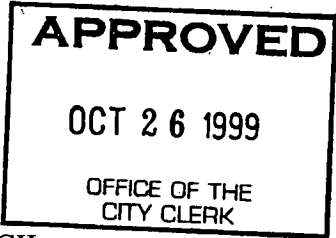
ROBERT P. THOMAS  
City Manager

Approved:



Michael Kashiwagi  
Director of Public Works

FA:dt  
s:techsvs/projdel/devsvs/council/p96-058/village 11ccler  
09.1099.1



**RESOLUTION NO. 99-599**

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF \_\_\_\_\_

**APPROVING FINAL MAP ENTITLED "NORTHPOINTE PARK VILLAGE 11" 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 Village 11, located east of the East Drain 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 Lennar Winncrest, LLC, A Delaware Limited Liability Company, Successor by Dissolution to Lennar Natomas, LLC, A Nevada Limited Liability Company, a California Corporation to provide for the subdivision improvements required by the Subdivision Map Act and Title 40 (Subdivision

**FOR CITY CLERK USE ONLY**

RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

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:\techsvs\projdel\devsvs\council\P96-058\village 11clet  
9.1099.1

\_\_\_\_\_  
FOR CITY CLERK USE ONLY

RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

PLAT OF  
**NORTHPOINTE PARK VILLAGE 11**  
 ALL OF PARCEL 23, MASTER PARCEL MAP "NORTHPOINTE  
 PARK"-PHASE 1, 152 P.M. 13  
 CITY OF SACRAMENTO, CALIFORNIA  
 SCALE: 1"=50' SEPTEMBER, 1999

**The Spink Corporation**  
 SHEET 2 OF 3 SHEETS

**NOTES:**

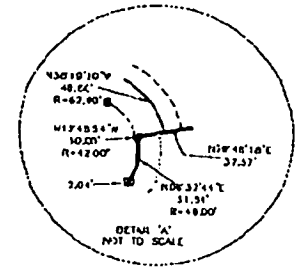
1. ALL DISTANCES ALONG CURVED LINES ARE CHORD MEASUREMENT.
2. ALL REAR LOT CORNERS WILL BE SET WITH A 1/4" REBAR AND PLASTIC CAP STAMPED "R.C.E.L. 1999B".
3. RADIUS SHOWN ARE CENTERLINE RADII UNLESS NOTED OTHERWISE.
4. THIS SUBDIVISION CONTAINS 14.035 ACRES, GROSS.
5. THERE IS A 5' POSTAL EASEMENT ADJACENT TO ALL ROAD RIGHT-OF-WAYS SHOWN HEREON.

**LEGEND:**

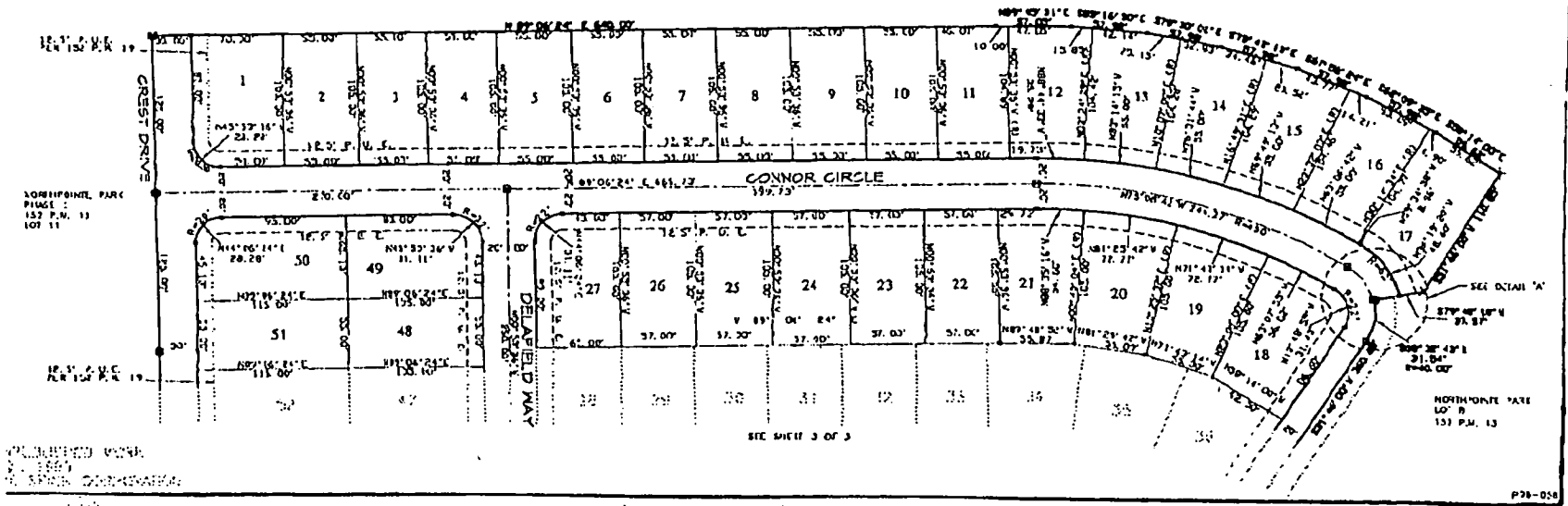
- DIVISION POINT ----- ○
- SET P.K. PAUL 1/4" DIA. 3 1/2" LONG ----- ●
- FOUND P.K. NAIL ----- ○
- FOUND MONUMENT AS NOTED ----- X
- PUBLIC UTILITY EASEMENT ----- P. U. E.
- RADIAL LINE ----- (R)
- SET WELL MONUMENT PER CITY STANDARDS ----- ⊕
- SET 1-1/4" IRON PIPE TAGGED "R.C.F. 1999B" ----- X

**BASIS OF BEARINGS:**

THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL WITH THAT OF THE CENTERLINE OF DAYTON WAY ROAD, AS SHOWN ON THAT CERTAIN MAP ENTITLED "NORTHPOINTE PARK UNIT NO. 3" FILED IN 199 B.M. 13, FROM WHICH BEING FOUND MONUMENTS THE BEARING IS GIVEN 188°51'23" AS SHOWN ON SHEET 1.



NORTHPOINTE PARK  
 PHASE 1  
 152 P.M. 13  
 LOT 22



FOR CITY CLERK USE ONLY

RESOLUTION NO: \_\_\_\_\_  
 DATE ADOPTED: \_\_\_\_\_

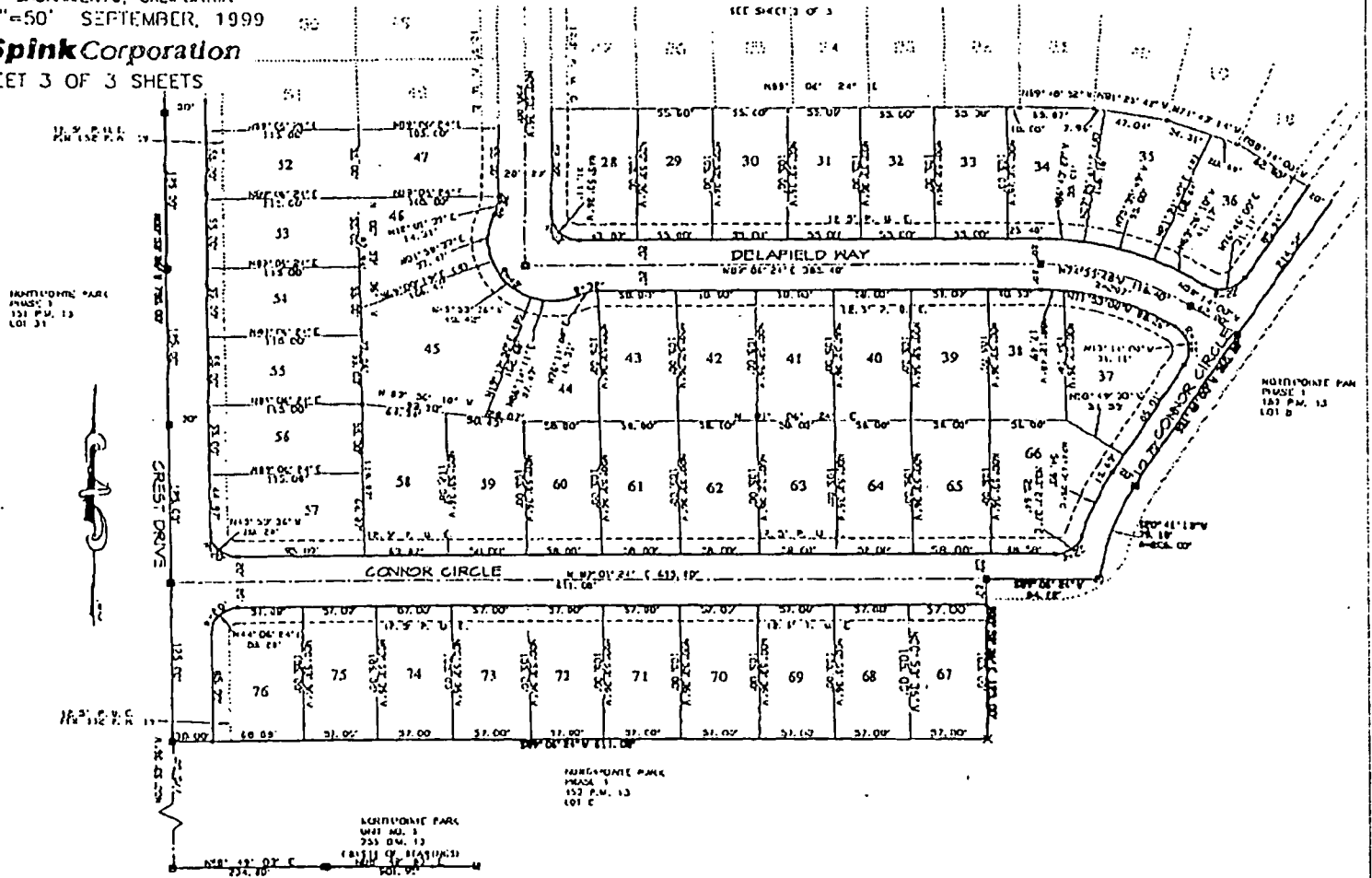
EXHIBIT A-1

PLAT OF  
 NORTHPOINTE PARK VILLAGE 11  
 ALL OF PARCEL 23, MASTER PARCEL MAP "NORTHPOINTE  
 PARK-PHASE 1", 152 P.M. 13  
 CITY OF SACRAMENTO, CALIFORNIA  
 SCALE: 1"=50' SEPTEMBER, 1999

**The Spink Corporation**  
 SHEET 3 OF 3 SHEETS

NOTE:  
 REFER TO SHEET 2 FOR BATHS OF CHANGES, LEGEND, AND NOTES.

SEE SHEET 3 OF 3



FOR CITY CLERK USE ONLY

RESOLUTION NO: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

EXHIBIT A-2



1.5

Department of Utilities  
Engineering Services Division

CITY OF SACRAMENTO  
CALIFORNIA

1395 35<sup>th</sup> Avenue  
Sacramento, CA 95822-2911  
phone (916) 264-1400  
fax (916) 264-1497/1498

October 11, 1999

**APPROVED**

OCT 26 1999

OFFICE OF THE  
CITY CLERK

City Council  
Sacramento, California

Honorable Members in Session:

**SUBJECT: TAHOE PARK/BROADWAY PARALLEL SEWER PROJECT (PN:XM46)  
APPROVAL OF THE PROJECT AND RATIFICATION OF THE NEGATIVE  
DECLARATION**

**LOCATION AND COUNCIL DISTRICT:**

The project is located in the Tahoe Park area of Sacramento in Broadway between Santa Cruz Way and 57<sup>th</sup> Street, in 44<sup>th</sup> Street between Broadway and 11<sup>th</sup> Avenue, in 11<sup>th</sup> Avenue between 44<sup>th</sup> Street and Stockton Blvd., in 53<sup>rd</sup> Street between Broadway and 11<sup>th</sup> Avenue, and in Tahoe Park between 11<sup>th</sup> Avenue and 8<sup>th</sup> Avenue. (see attached map). (District 5 & 6)

**RECOMMENDATION:**

Staff recommends that the City Council approve the project and ratify the negative declaration by approving the attached resolution.

**CONTACT PERSON:** Gary A. Reents, Engineering Services Manager, 264-1433  
Rick Batha, Senior Engineer, 264-1448

**FOR COUNCIL MEETING OF:** October 26, 1999

**SUMMARY**

The project has been designed to significantly reduce flooding along 44<sup>th</sup> Street, 53<sup>rd</sup> Street, and in the vicinity of Tahoe Park by increasing the storage capacity of the Combined Sewer System in the affected areas. Project plans and specifications are nearly complete and ratification of the negative declaration and approval of the project are requested.



CITY OF SACRAMENTO  
DEPARTMENT  
OF UTILITIES

*Making a Difference in Your Neighborhood*



City Council  
October 26, 1999  
Tahoe Park/Broadway Parallel Sewer Project (PN: XM46)

### **COMMITTEE/COMMISSION ACTION**

None.

### **BACKGROUND INFORMATION**

The project is part of the Combined Sewer System Improvement Plan (CSSIP) approved by the City Council in October 1995 to reduce street flooding and outflows of combined sewage to the Sacramento River and to obtain rescission of the Combined Sewer System Cease and Desist Order. The City has constructed or begun construction on major elements of the plan including reconstruction of the system's two pump stations, Sump 1 and Sump 2, and construction of major storage facilities at 42<sup>nd</sup> and R Streets and UC Davis Medical Center.

The proposed project is an additional element of the CSSIP and consists of construction of approximately 6200 linear feet of parallel and replacement combined sewer along Broadway between Santa Cruz Way and 57<sup>th</sup> Street. This project also includes the design and construction of approximately 6300 linear feet of replacement combined sewers along 44<sup>th</sup> Street, 53<sup>rd</sup> Street, 46<sup>th</sup> Street, 47<sup>th</sup> Street, Stockton Blvd., and in Tahoe Park between 11<sup>th</sup> Avenue and 8<sup>th</sup> Avenue. The project has been designed to significantly reduce flooding along 44<sup>th</sup> Street, 53<sup>rd</sup> Street, and in the vicinity of Tahoe Park by increasing the storage capacity of the Combined Sewer System in the affected areas.

### **ENVIRONMENTAL CONSIDERATIONS**

In accordance with the State Guidelines for implementation of the California Environmental Quality Act (CEQA) of 1970, the Planning Services Division, Environmental Section has reviewed the proposed Tahoe Park/ Broadway Parallel Sewer Project.

The environmental review has resulted in the determination that the proposed project will not result in a significant adverse impact on the environment, and a Negative Declaration has been prepared. Applicable mitigation measures have been placed upon the proposal which will reduce any impacts to a less-than-significant level.

The Negative Declaration was circulated for a 30-day comment period, and two comment letters were received which did not address any environmental issues (See Attached). The Environmental Section recommends that the City Council ratify the proposed Negative Declaration.

City Council  
October 26, 1999  
Tahoe Park/Broadway Parallel Sewer Project (PN: XM46)

**FINANCIAL CONSIDERATIONS**

Funding for this project will be made available through a State Revolving Fund Loan. Design work completed to date has been funded by the Combined Sewer Fund Capital Improvement Program, Tahoe Park/Broadway Parallel Sewer Project (414/425-500-XM46).

**POLICY CONSIDERATION**

The CSSIP is consistent with past City Council direction and satisfies requirements that led to the rescission of the Cease and Desist Order issued by the Regional Water Quality Control Board. Consultant procurement and bidding will be consistent with Sacramento City Code, Chapter 58 and 59.


**ESBD CONSIDERATIONS**

Contract bidding and award will be performed per ESBD requirements, which include bid solicitation from ESBD firms.

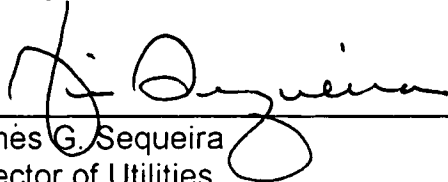
Respectfully submitted,

  
\_\_\_\_\_  
Gary A. Reents  
Engineering Services Manager

RECOMMENDATION APPROVED:

  
\_\_\_\_\_  
Robert Thomas  
City Manager

APPROVED:

  
\_\_\_\_\_  
James G. Sequeira  
Director of Utilities

CGO FILE: I:\318\05-18\761.dwg CTE FILE: WYAZ2000-PP-1.MXD DATE: 04-19-09 4:28pm

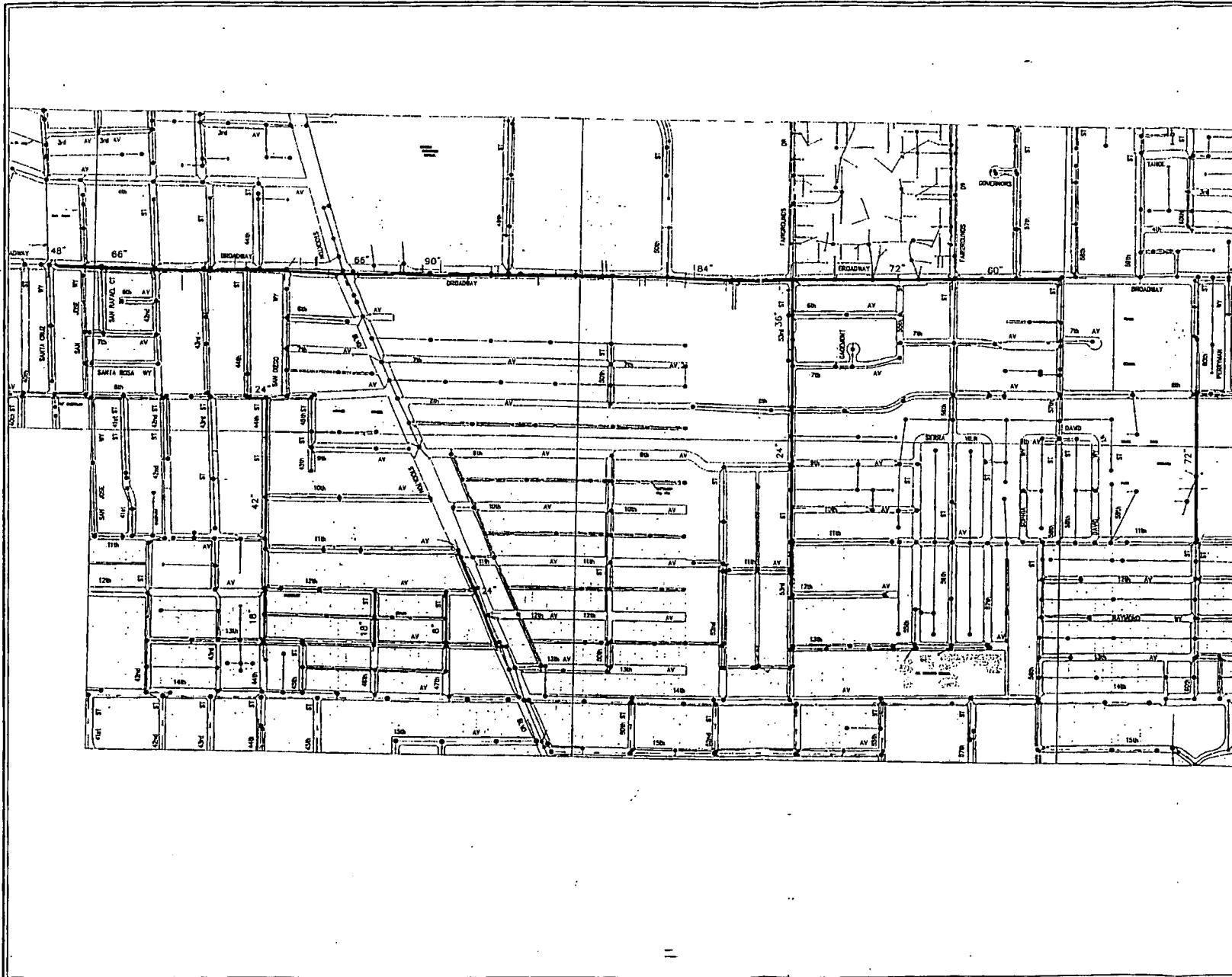
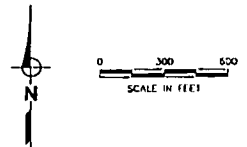


Figure 1  
 Tahoe Park/Broadway  
 Parallel Sewer Project  
 PROJECT MAP



September 28, 1999

Ms. Grace Hovey  
Planning Department  
City of Sacramento  
1231 I Street, Room 300  
Sacramento, CA 95814

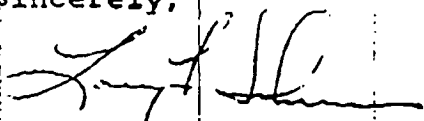
Dear Ms. Hovey,

The Tahoe Park Neighborhood Association, as an interested party under the California Environmental Quality Act, would like to comment regarding the Initial Study/Mitigated Negative Declaration (MND) of the Tahoe Park/Broadway Parallel Sewer Project (CIP#XM46).

First, our association, as a recognized representative for the residents within the proposed project area, would like to participate in the development of the traffic circulation plan for the construction cycle of this project.

Second, we believe this project would disrupt the use by residents of Tahoe Park. Furthermore, this project could result in collateral damage to surrounding pathways, structures, and the root systems of the trees at Tahoe Park, and that these potential impacts have not been adequately mitigated in the MND. Because the damage caused by construction within Tahoe Park may not be manifested for years after the construction is completed, we are requesting that \$50,000 be allocated for park improvements to mitigate the impacts from any concealed damage and for the loss of use of the park facilities during construction.

Sincerely,



Larry Johnson  
President, Tahoe Park Neighborhood Association

cc. Councilmember Dave Jones, District 6

09/27/99

08:36

# State Water Resources Control Board



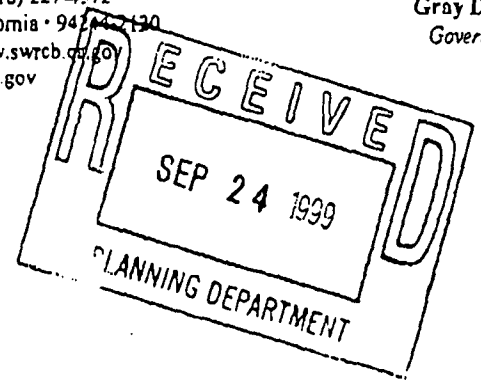
Winston H. Hickox  
Secretary for  
Environmental  
Protection

## Division of Clean Water Programs

2014 T Street • Sacramento, California 95814 • (916) 227-4572  
Mailing Address: P.O. Box 944212 • Sacramento, California • 94744-2120  
FAX (916) 227-4595 • Internet Address: <http://www.swrcb.ca.gov>  
Electronic Mail: [edwardsd@cwpc.swrcb.ca.gov](mailto:edwardsd@cwpc.swrcb.ca.gov)

Gray Davis  
Governor

SEP 23 1999



Ms. Grace Hovey  
City of Sacramento  
Department of Planning and Development  
1231 I Street, Suite 301  
Sacramento, CA 95814-2904

Dear Ms. Hovey:

### MITIGATED NEGATIVE DECLARATION/ INITIAL STUDY (MND/IS) FOR CITY OF SACRAMENTO (CITY) -- TAHOE PARK/BROADWAY SEWER PROJECT -- STATE REVOLVING FUND (SRF) LOAN NO. C-06-4653-110

Thank you for the opportunity to review the above document. We understand that the City will be seeking funding from the SRF program administered by the State Water Resources Control Board (SWRCB), Division of Clean Water Programs (Division) for the proposed project. As a funding agency, the SWRCB will be a responsible agency pursuant to the California Environmental Quality Act (CEQA) and must consider the information in the environmental document when deciding whether to approve funding for the proposed project.

Following the public review period, please send us: (1) a copy of the adopted MND/IS and Mitigation Monitoring Program, (2) the resolution adopting the MND/IS and Mitigation Monitoring Program, (3) all comments received during the review period and your responses to those comments, and (4) a copy of the Notice of Determination filed with the Governor's Office of Planning and Research, including evidence of payment of the Department of Fish and Game environmental filing fees or Certificate of Fee Exemption. In addition, we would appreciate notices of any hearings or meetings scheduled regarding the document and project approval.

For SRF loans, which are partially funded by the Environmental Protection Agency (EPA), the Division is required to consult directly with appropriate federal agencies responsible for implementing federal environmental laws and regulations. Accordingly, a copy of your MND/IS will be distributed to the appropriate federal agencies for a 30-day review period, plus six days mailing time. We will forward any comments received to you for your response. Any environmental issues raised by federal agencies will need to be resolved prior to Division approval of a loan commitment for the proposed project.

SRF projects must comply with federal laws pertaining to cultural resources, particularly Section 106 of the National Historic Preservation Act. For projects intended to receive SRF assistance, please contact our Cultural Resources Officer, Ms. Cookie Hirn, at (916) 227-4410 to initiate the Section 106 process. She will consult with the State Historic Preservation Officer (SHPO) on your behalf at several points in the process. She will also work with your agency and the SHPO to establish your project's Area of Potential Effects (APE) and determine whether any cultural resources are present within the APE. After the APE is established, please provide documentation of the following: (1) background research for cultural resources--including a records search with the California

*California Environmental Protection Agency*

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SEP 23 1999

Ms. Grace Hovey

2-

Historical Resources Information System, consultation with interested Native Americans, local historical societies, and any other interested parties; (2) a field survey by a qualified archaeologist and, if appropriate, historical specialist; and (3) an inventory of all cultural resources in the project's APE. Additional submittals may be required to document resource significance and/or project effects. When adequate information has been submitted, Ms. Hirn will review it for Section 106 compliance and will forward approved documents to the SHPO. The SHPO has a 30-day review period in which to comment or to concur that the process is complete.

We appreciate your efforts to prepare a document that follows our environmental guidelines and meets our requirements for the SRF loan program. We do not have any specific comments regarding your MND/IS. If you have any questions regarding the environmental review of this project, please contact me at (916) 227-4572.

Sincerely,



Diane Edwards  
Environmental Services Unit

cc: State Clearinghouse  
1400 Tenth Street  
Sacramento, CA 95814

Mr. Bill Croyle  
Central Valley Regional Water Quality Control Board  
3443 Routier Road  
Sacramento, CA 95827-3098



**APPROVED**

OCT 26 1999

OFFICE OF THE  
CITY CLERK

**RESOLUTION NO. 99-600**

ADOPTED BY THE SACRAMENTO CITY COUNCIL  
ON DATE OF \_\_\_\_\_

**RESOLUTION RATIFYING THE TAHOE PARK/BROADWAY PARALLEL SEWER PROJECT  
NEGATIVE DECLARATION AND APPROVING THE TAHOE PARK/BROADWAY PARALLEL SEWER  
PROJECT**

**WHEREAS**, the City of Sacramento has determined the need for The Tahoe Park/Broadway Parallel Sewer Project, hereinafter called the "Project", and has conditionally included the Project in the City of Sacramento Capital Improvement Program pending CEQA compliance, and

**WHEREAS**, the City of Sacramento has conducted an initial study to determine if the Project may have a significant effect on the environment, and

**WHEREAS**, the Initial Study concludes that there is no substantial evidence that the Project, or any of its aspects, may cause a significant effect on the environment and a Negative Declaration is therefore appropriate, and

**WHEREAS**, the Initial Study concluded that the Project involves no potential for any adverse effect, either individually or cumulatively on wildlife resources, and

**WHEREAS**, the City of Sacramento has provided for public review to accommodate response to the proposed Negative Declaration on the Project,

**NOW, THEREFORE BE RESOLVED BY THE SACRAMENTO CITY COUNCIL THAT:**

1. The City Council hereby ratifies and approves the Project Negative Declaration, finding on the basis of the Initial Study and comments received that there is no substantial evidence that the Project may have a significant effect on the environment.
2. The City Council hereby approves the Project incorporating those mitigation measures detailed in the Negative Declaration.

**FOR CITY CLERK USE ONLY**

RESOLUTION NO. \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

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3. The City Council hereby finds that there is no evidence before them that the Project, located in Sacramento County, will have any potential adverse effect on wildlife resources.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
FOR CITY CLERK USE ONLY

RESOLUTION NO. \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_ 9