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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

February 22, 1999

City Council
Sacramento, California

Honorable Members in Session:

**SUBJECT: APPROVAL OF FINAL MAP AND SUBDIVISION IMPROVEMENT
AGREEMENT FOR NORTHBOROUGH PHASE 1, VILLAGE 3, UNIT 2 -
(P95-085)**

LOCATION/COUNCIL DISTRICT:

West of Ernst Road between Del Paso Road and Elkhorn Boulevard, Sacramento, CA
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 3, Unit 2.

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

FOR COUNCIL MEETING OF: March 14, 2000

SUMMARY:

On October 24, 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, U.S. Home Corporation, a Delaware Corporation. 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

City Council
Final Map for Northborough Phase 1, Village 3, Unit 2
February 22, 2000

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.

COMMITTEE/COMMISSION ACTION:

None.

BACKGROUND INFORMATION:

On October 24, 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, U.S. Home Corporation, a Delaware Corporation.

ENVIRONMENTAL CONSIDERATIONS:

On October 24, 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:

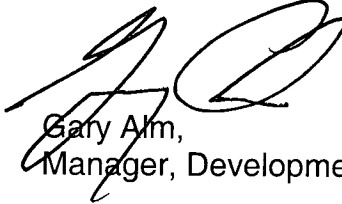
Pursuant to Sacramento City Code, Chapter 40.07.711, and Government Code Section 66458, the City Council may, by resolution, approve final maps. The map presented conforms to all the requirements of the Government Code and Title 40 of the City Code, applicable at the time of conditional approval of the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

City Council
Final Map for Northborough Phase 1, Village 3, Unit 2
February 22, 2000

ESBD CONSIDERATIONS:

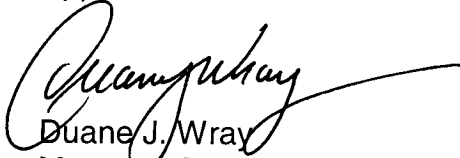
City Council adoption of the attached resolution is not affected by City policy related to the ESBD Program.

Respectfully submitted,



Gary Alm,
Manager, Development Services

Approved:



Duane J. Wray
Manager, Technical Services Division

RECOMMENDATION APPROVED:



ROBERT P. THOMAS
City Manager

Approved:

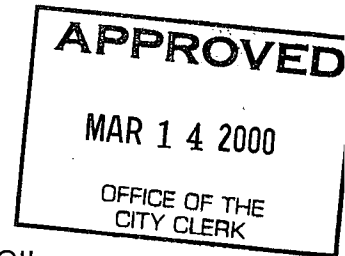


Michael Kashiwagi
Director of Public Works

FA:me

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Attachment



RESOLUTION NO. 2000-102

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

APPROVING FINAL MAP ENTITLED "NORTHBOROUGH PHASE 1, VILLAGE 3, UNIT 2" 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 3, Unit 2, located west of Ernst Road between Del Paso Road and Elkhorn Boulevard, Sacramento, CA 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 U.S. Home Corporation, a Delaware Corporation 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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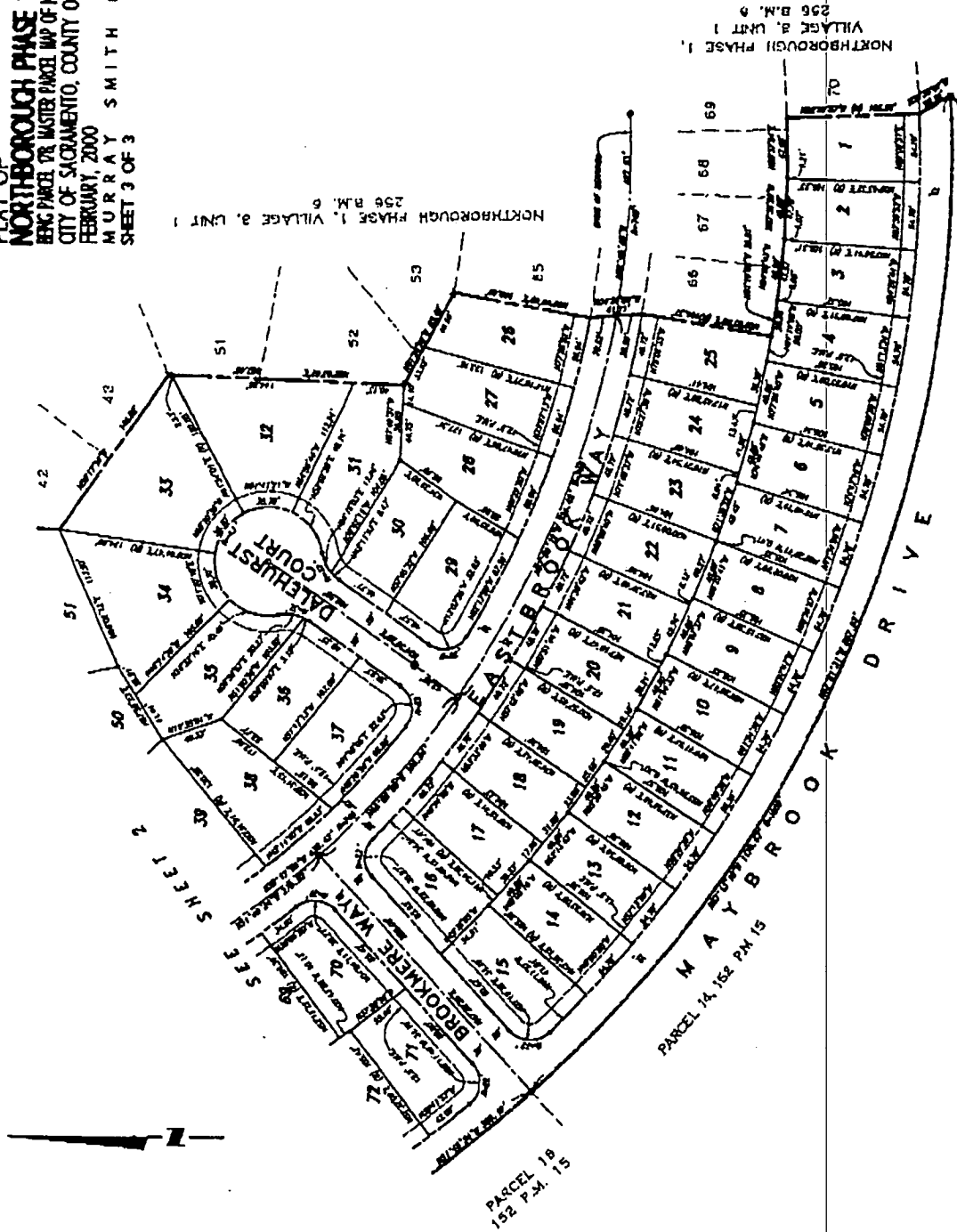
FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

EXHIBIT "A-1"

PLAT OF
NORTHBOROUGH PHASE 1 VILLAGE 3 UNIT 2
 BEING PARCEL 178, MASTER PARCEL MAP OF NORTHBOROUGH PHASE 1 (152 P.M. 15)
 CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, CALIFORNIA
 FEBRUARY, 2000
 SCALE T-60
 MURRAY SMITH & ASSOCIATES
 SHEET 3 OF 3



FOR CITY CLERK USE ONLY

RESOLUTION NO: _____

DATE ADOPTED: _____

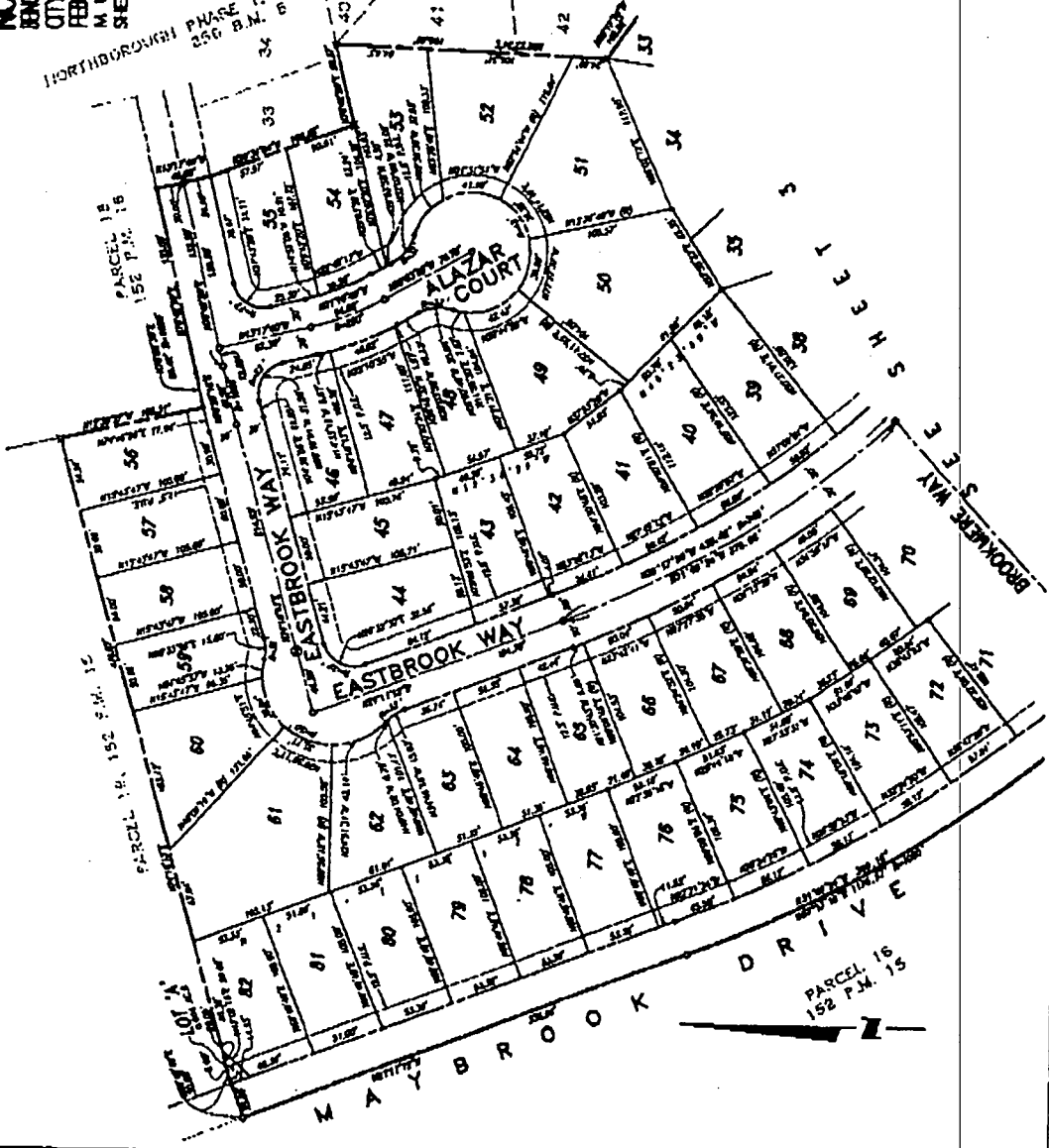
EXHIBIT "A-2"

NORTHBOROUGH PHASE 1, VILLAGE 3, UNIT 2
 BEING PARCEL 17A, MASTER PARCEL MAP OF NORTHBOROUGH PHASE 1 (152 P.M. 2)
 CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, CALIFORNIA
 FEBRUARY, 2000
MURRAY SMITH & ASSOCIATES
 SCALE: T-50
 SHEET 2 OF 3

- BASED ON:**
 THE DATE OF RECORDING FOR THIS PLAN IS THE COMPLETE DATE OF RECORDING BY THE CITY OF SACRAMENTO. THIS PLAN IS A MASTER PARCEL MAP FOR NORTHBOROUGH PHASE 1, VILLAGE 3, UNIT 1, UNIT 2 AND UNIT 3 AND SHALL BE RECORDED IN THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, CALIFORNIA.
- NOTES:**
 1. IMPROVEMENTS ALONG GRADED LINES ARE SHOWN ACCORDING TO THE SURVEY. CONFINED TO AREA OF 14.477 ACRES, MORE OR LESS.
 2. THE SURVEY IS BASED ON THE CITY OF SACRAMENTO RECORDS.

LEGEND:
 - PUBLIC UTILITY (EXISTING & PROPOSED) LINE
 - CENTERLINE
 X - CENTERLINE POINT
 ○ - PUBLIC UTILITY (EXISTING & PROPOSED) LINE
 ● - PUBLIC UTILITY (EXISTING & PROPOSED) LINE
 X - 1/2" DIA. & 1 1/2" LONG T-2 MARK IN STREET CENTERLINE
 ○ - 1/2" DIA. & 1 1/2" LONG T-2 MARK IN STREET CENTERLINE
 ● - 1/2" DIA. & 1 1/2" LONG T-2 MARK IN STREET CENTERLINE
 ○ - 1/2" DIA. & 1 1/2" LONG T-2 MARK IN STREET CENTERLINE
 ● - 1/2" DIA. & 1 1/2" LONG T-2 MARK IN STREET CENTERLINE

NORTHBOROUGH PHASE 1, VILLAGE 3, UNIT 1
 250 B.M. 6



FOR CITY CLERK USE ONLY

RESOLUTION NO: _____

DATE ADOPTED: _____