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CITY OF SACRAMENTO  
CALIFORNIA

APPROVED  
BY THE CITY COUNCIL

NOV 17 1998

OFFICE OF THE  
CITY CLERK

DEVELOPMENT  
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DEPARTMENT OF  
PUBLIC WORKS

TECHNICAL SERVICES DIVISION

November 6, 1998

AG 98-197

City Council  
Sacramento, California

Honorable Members In Session:

**SUBJECT:** APPROVAL OF FINAL MAPS AND SUBDIVISION IMPROVEMENT AGREEMENTS FOR  
NORTHPOINTE PARK UNITS 2, 3, 4 AND 5 - (P96-058)

**LOCATION/COUNCIL DISTRICT:**

Del Paso Road east of Natomas Main Drainage Canal  
Council District 1

**RECOMMENDATION:**

This report recommends the City Council approve the attached resolution for the Final Maps and Subdivision Improvement Agreements for Northpointe Park Units 2, 3, 4 and 5.

**CONTACT PERSON:**

Jon Blank, Associate Engineer, 264-7493

**FOR COUNCIL MEETING OF:**

November 17, 1998

**SUMMARY:**

On December 19, 1996, the City Planning Commission approved a Tentative Subdivision Map for these projects by adopting a Notice of Decision. All conditions of the subdivision's tentative map have been met by the subdivider, Lennar Natomas, LLC. The subdivider wishes to file these Final Maps prior to completing the required subdivision improvements. The deferral of these improvements requires the subdivider to enter into a subdivision improvement agreement with

City Council  
Final Map (P96-058)  
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the City wherein the subdivider will complete the improvements at a later date. The Final Maps and the Subdivision Improvement Agreements 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 for these projects 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 maps presented conform 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 Maps are consistent with the North Natomas Community Plan. All conditions in the staff subdivision report have been met, the deferred improvement work has been secured through subdivision improvement agreements, and the Final Maps are presented for approval.

**FINANCIAL CONSIDERATIONS:**

All subdivision costs are being paid by the subdivider, Lennar Natomas, LLC.

**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 these projects.

**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 maps presented conform 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.

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**MBE/WBE:**

None, since no goods or services are being procured with this action.

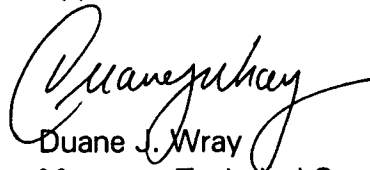
Respectfully submitted,



*for*

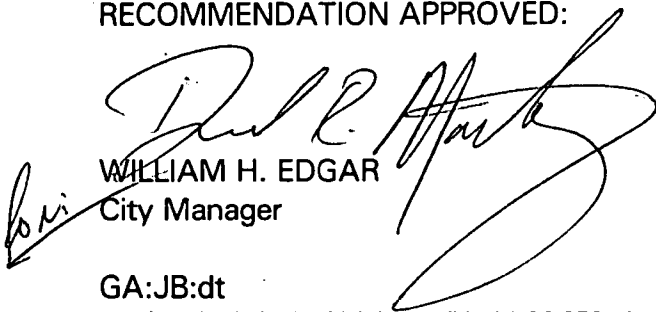
Gary Alm, Manager  
Development Services & Special Districts

Approved:



Duane J. Wray  
Manager, Technical Services Division

RECOMMENDATION APPROVED:



WILLIAM H. EDGAR  
City Manager

Approved:



Michael Kashiwagi  
Director of Public Works

GA:JB:dt

s:techsvs/technica/projdel/devsvs/jblank/p96-058cclet  
11.0698.1

Attachment

NOV 17 1998

OFFICE OF THE  
CITY CLERK

**RESOLUTION NO. 98-572**

ADOPTED BY THE SACRAMENTO CITY COUNCIL

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

**APPROVING FINAL MAPS ENTITLED "NORTHPOINTE PARK UNITS 2, 3,  
4 AND 5" AND SUBDIVISION IMPROVEMENT AGREEMENTS (P96-058)**

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

- A. The Final Maps for Northpointe Park Units 2, 3, 4 and 5 located at Del Paso Road, with provisions for its design and improvement, are consistent with the North Natomas Community Plan. See Exhibit "A" for project location.
- B. The Final Maps are 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 Maps for these projects are hereby approved subject to the execution by all parties of the Subdivision Improvement Agreements for these subdivisions.
- 2. All offers of dedication shown on said maps are hereby accepted subject to the improvement thereof required by the Subdivision Improvement Agreements.
- 3. The City Manager and City Clerk are authorized and directed to execute on behalf of the City of Sacramento those certain Subdivision Improvement Agreements between the City and Lennar Natomas, LLC 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 agreements in the official records of Sacramento County.

\_\_\_\_\_  
MAYOR

ATTEST:

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

S:techsvs/technica/projdel/devsvs/jblank/p96-058cclet  
11.0698.1

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

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

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

# NORTHPOINTE PARK VILLAGES 2,3,4,5

