



APPROVED  
BY THE CITY COUNCIL

1.5-

OCT 5 1999

OFFICE OF THE  
CITY CLERK

AG 99-164

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

September 17, 1999

City Council  
Sacramento, California

Honorable Members In Session:

**SUBJECT: APPROVAL OF FINAL MAP AND SUBDIVISION IMPROVEMENT  
AGREEMENT FOR NORTHPOINTE PARK NO. 13 PHASE 2A - (P96-058)**

**LOCATION/COUNCIL DISTRICT:**

East of the East Drain between Del Paso Road and Elkhorn Boulevard  
Council District 1

**RECOMMENDATION:**

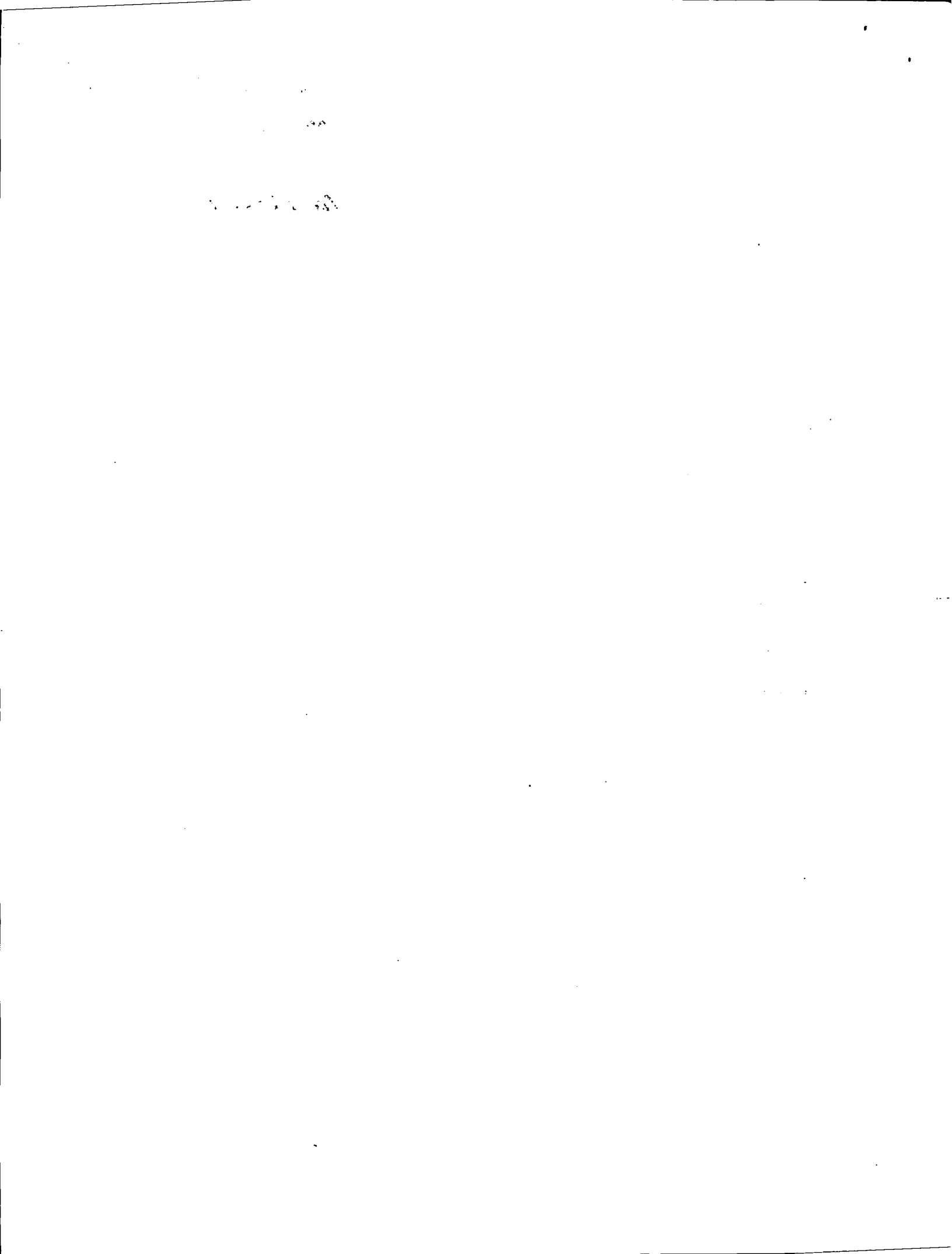
This report recommends the City Council approve the attached resolution for the Final Map and Subdivision Improvement Agreement for Northpointe Park No. 13 Phase 2A.

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

**FOR COUNCIL MEETING OF:** October 5, 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 Improvement Agreement requires approval by the City Council.



City Council  
Final Map (P96-058)  
September 17, 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:**

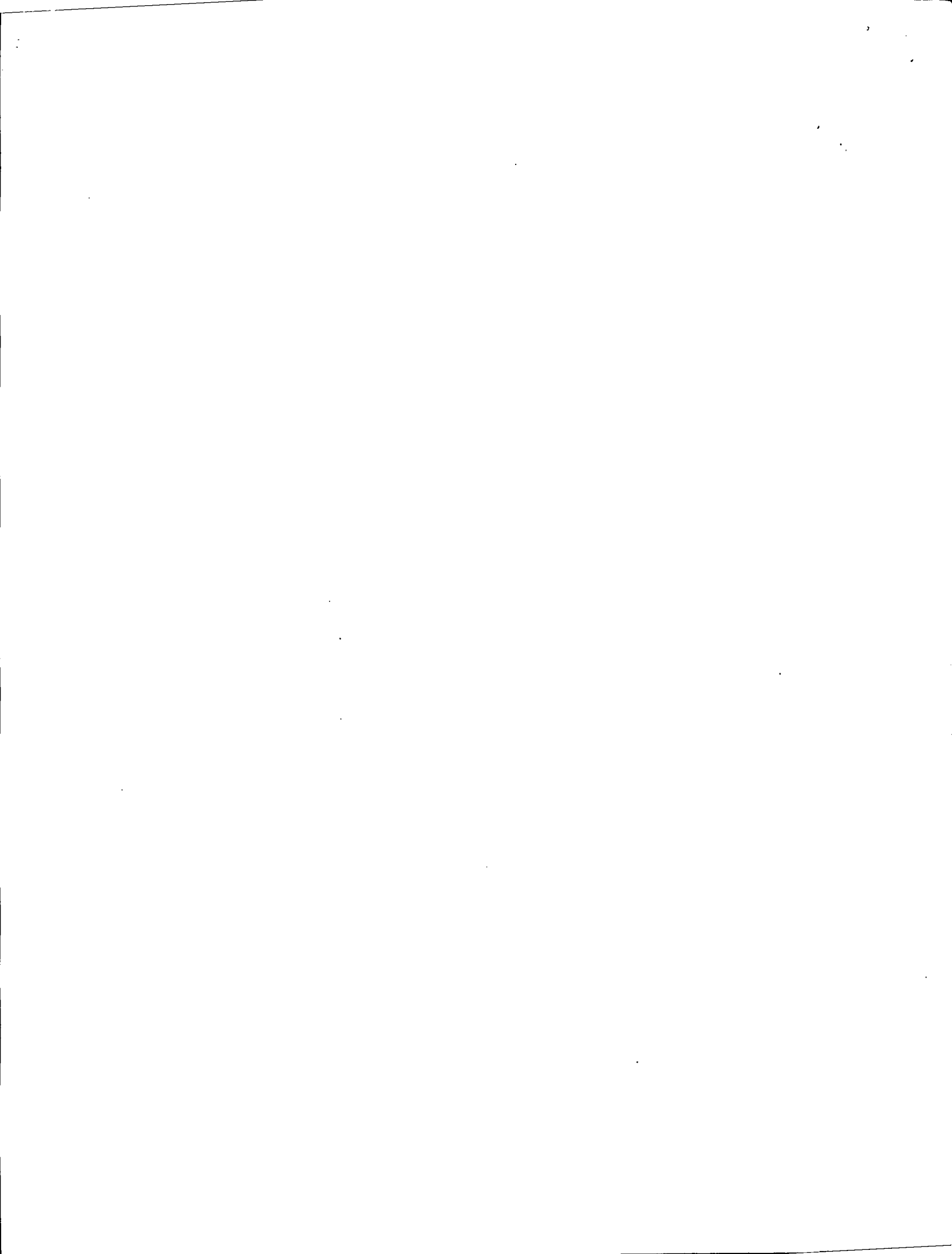
All subdivision costs are being paid by the subdivider, Lennar Winncrest, LLC, A Delaware Limited Liability Company, Successor by Dissolution to Lennar Natomas, LLC, A Nevada Limited Liability Company.

**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.

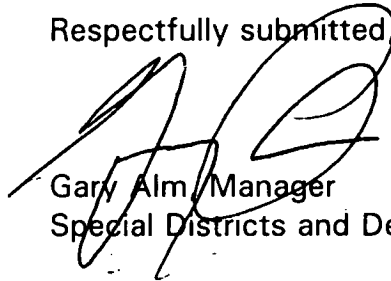


City Council  
Final Map (P96-058)  
September 17, 1999

**ESBD CONSIDERATIONS:**

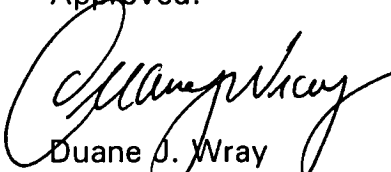
City Council adoption of the attached ordinance and the resolution is not affected by City policy related to the ESBD Program.

Respectfully submitted)



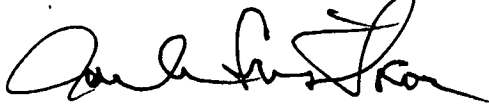
Gary Alm, Manager  
Special Districts and Development Services

Approved:



Duane J. Wray  
Manager, Technical Services Division

RECOMMENDATION APPROVED:



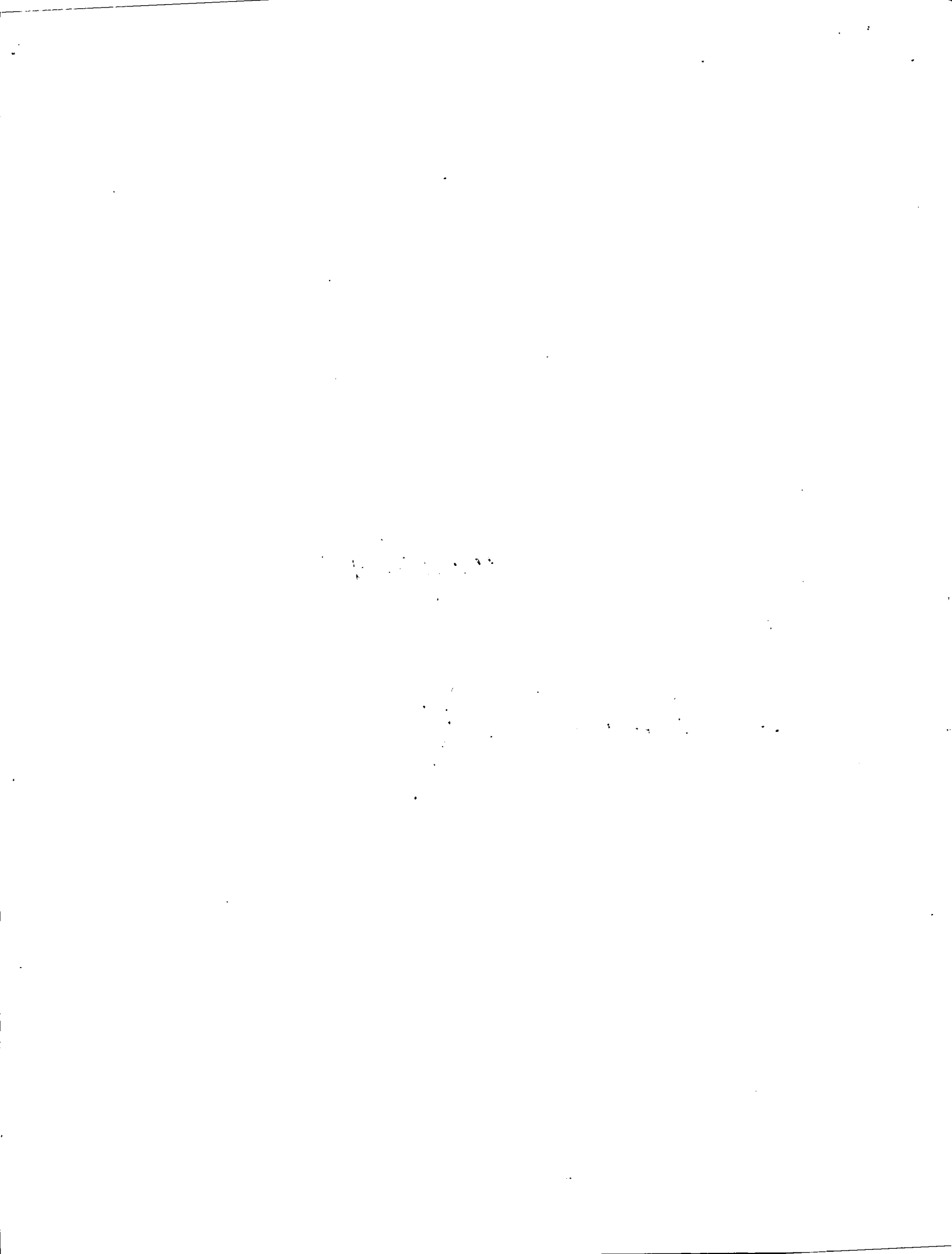
ROBERT P. THOMAS  
City Manager

Approved:



Michael Kashiwagi  
Director of Public Works

FA:dt  
s:techsvs/projdel/devsvs/council/p96-058/#13phase2Acclt  
09.1799.1



APPROVED  
BY THE CITY COUNCIL

OCT 5 1999

OFFICE OF THE  
CITY CLERK

**RESOLUTION NO. 99-557**

ADOPTED BY THE SACRAMENTO CITY COUNCIL

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

**APPROVING FINAL MAP ENTITLED "NORTHPOINTE PARK NO. 13  
PHASE 2A" 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 No. 13 Phase 2A, 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" 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 Gateway West LLC, a California 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.

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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 agreement in the official records of Sacramento County.

\_\_\_\_\_  
MAYOR

ATTEST:

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

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PRELIMINARY

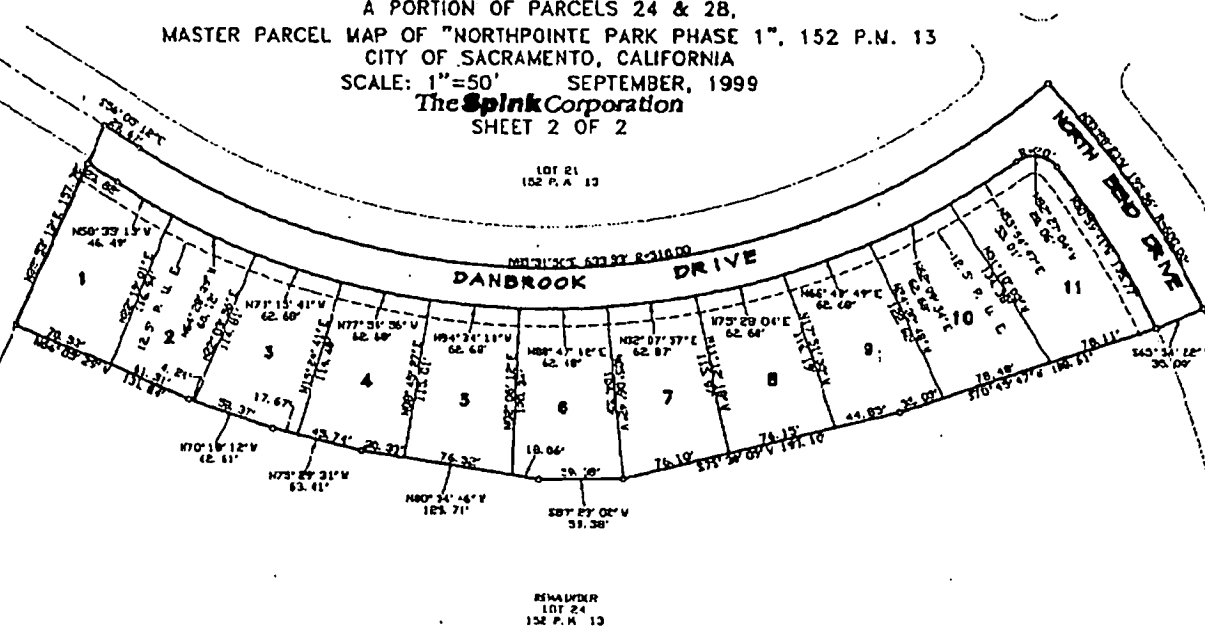
### PLAT OF NORTHPOINTE PARK VILLAGE 13 PHASE 2A

A PORTION OF PARCELS 24 & 28,  
MASTER PARCEL MAP OF "NORTHPOINTE PARK PHASE 1", 152 P.M. 13  
CITY OF SACRAMENTO, CALIFORNIA  
SCALE: 1"=50' SEPTEMBER, 1999  
The Spink Corporation  
SHEET 2 OF 2

LOT 3  
152 P.M. 13

LOT 21  
152 P.M. 13

REMAINDER  
LOT 23  
152 P.M. 13



REMAINDER  
LOT 24  
152 P.M. 13

#### LEGEND

- DEMON POINT ----- ○
- SET P.K. NAIL 1/4" DIA. x 1-1/2" LONG ----- ○
- ROUND P.K. NAIL ----- ●
- ROUND MONUMENT AS NOTED ----- X
- SET 1/4" BUSH TYPE TAGGED "I.C.E. 2004" ----- X
- SET PILL MONUMENT PER CITY STANDARDS ----- ⊗
- PUBLIC UTILITY EMBODIM ----- P.U.E.
- RADIAL LINE ----- R

#### BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL WITH THAT OF THE CENTERLINE OF XXXXXXXXXX, AS SHOWN ON B.M. FROM WHICH BETWEEN ROUND MONUMENTS THE BEARINGS GIVEN AS 89° 40' 40" E.

#### NOTES

1. THIS SUBDIVISION CONTAINS 000,000 ACRES 8/1000.
2. ALL REAR PROPERTY CORNERS WILL BE MARKED BY A 2" x 2" REBAR AND CAP STAMPED "I.C.E. 2004".

UNPUBLISHED WORK  
© 1999  
THE SPINK CORPORATION

11/20/2000 10:28:25 AM 11/16/2000 11:11:11 AM 754

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

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