



APPROVED  
BY THE CITY COUNCIL

OCT 5 1999

OFFICE OF THE  
CITY CLERK  
AG 99-163

1.4

DEPARTMENT OF  
PUBLIC WORKS

CITY OF SACRAMENTO  
CALIFORNIA

TECHNICAL SERVICES DIVISION

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

September 16, 1999

City Council  
Sacramento, California

Honorable Members In Session:

**SUBJECT: APPROVAL OF FINAL MAP AND SUBDIVISION IMPROVEMENT  
AGREEMENT FOR NORTHPOINTE PARK NO. 13 PHASE 1 - (P96-058)**

**LOCATION/COUNCIL DISTRICT:**

North of Del Paso Road and East of Truxel Road  
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 1.

**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 16, 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:**

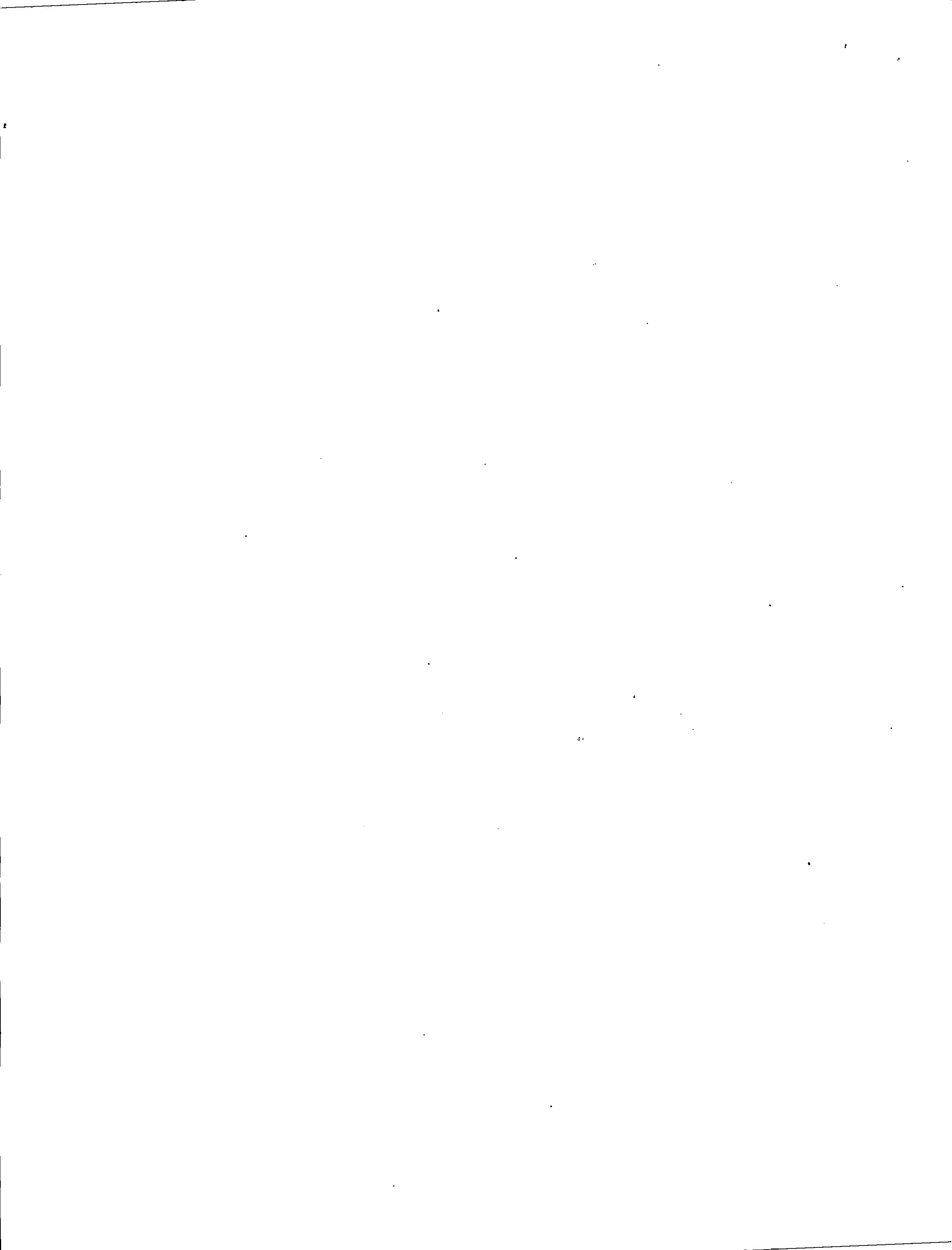
All subdivision costs are being paid by the subdivider, Lennar Winncrest, LLC, A Delaware Limited Liability Company, Successor by Dissolution to Lennar Natomas, LLC, A Nevada Limited Liability Company.

**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.

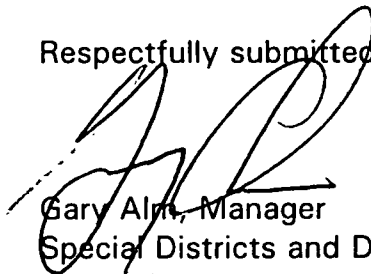


City Council  
Final Map (P96-058)  
September 16, 1999

**ESBD CONSIDERATIONS:**

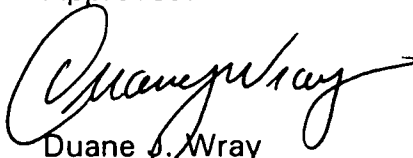
City Council adoption of the attached ordinance and the resolution is not affected by City policy related to the ESBD Program.

Respectfully submitted,



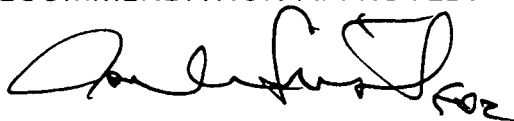
Gary Alrt, Manager  
Special Districts and Development Services

Approved:



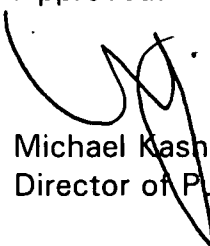
Duane J. Wray  
Manager, Technical Services Division

RECOMMENDATION APPROVED:



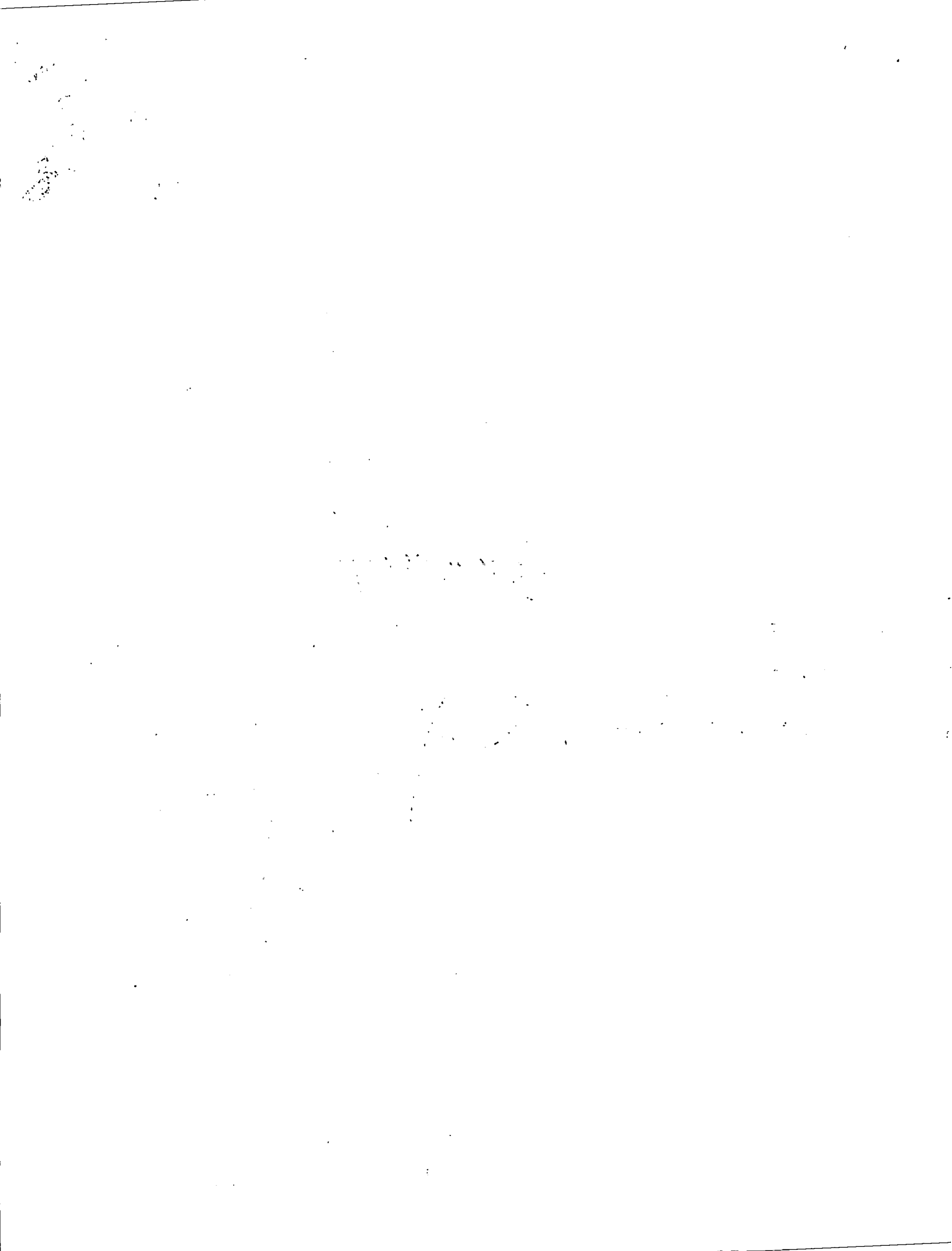
ROBERT P. THOMAS  
City Manager

Approved:



Michael Kashiwagi  
Director of Public Works

FA:dt  
s:techsvs/projdel/devsvs/council/p96-058/#13phase1cclt  
09.1699.1



**APPROVED**  
BY THE CITY COUNCIL

**OCT 5 1999**

OFFICE OF THE  
CITY CLERK

**RESOLUTION NO. 99-556**

ADOPTED BY THE SACRAMENTO CITY COUNCIL

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

**APPROVING FINAL MAP ENTITLED "NORTHPOINTE PARK NO. 13  
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 No. 13 Phase 1, located north of Del Paso Road and east of Truxel Road, 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.

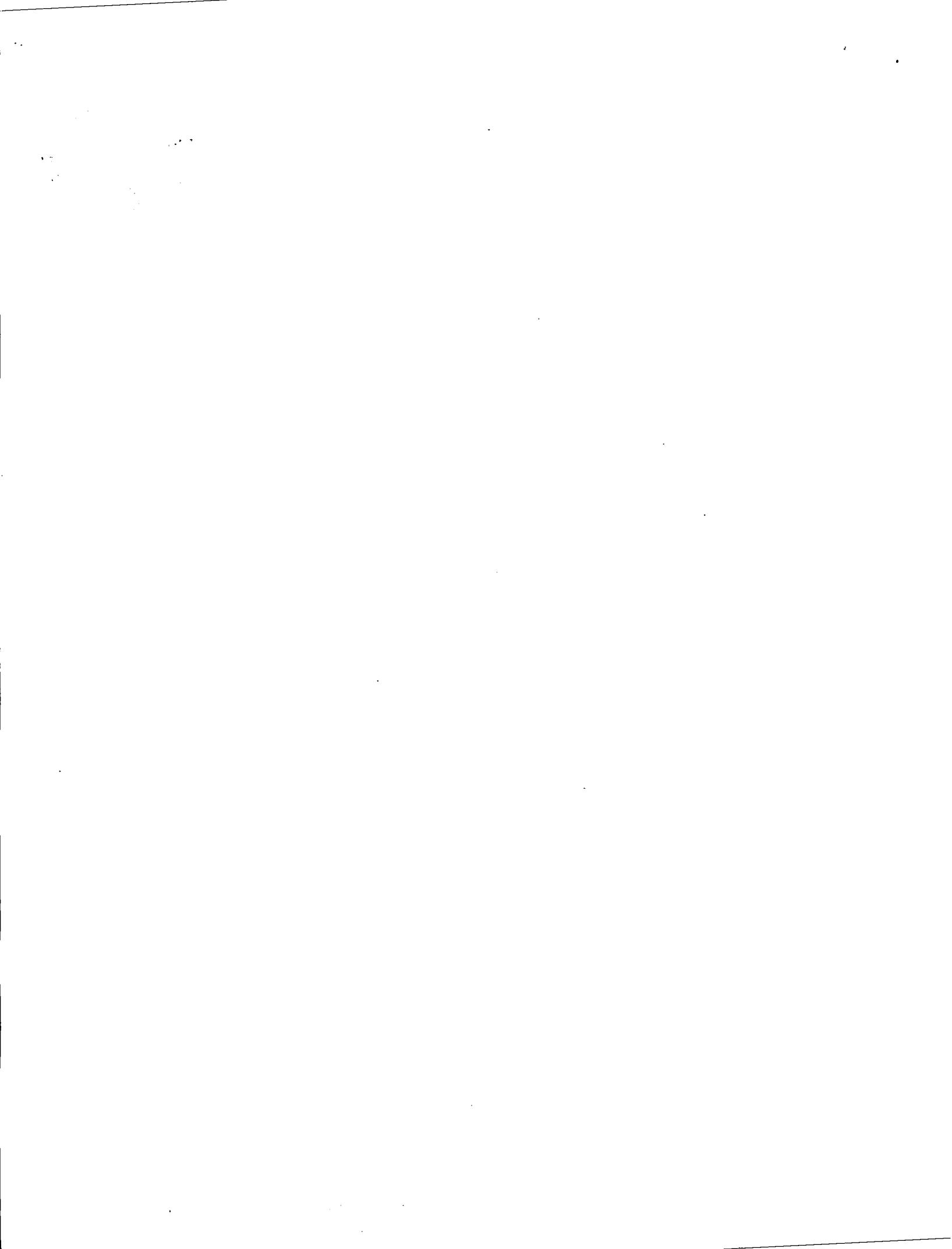
**NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF  
SACRAMENTO AS FOLLOWS:**

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 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.

**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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9.1699.1

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

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

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





**BASIS OF BEARINGS:**

THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL WITH THAT OF THE NORTH PALMBOARDS OF NORTHPOINTE PARK UNIT NO. 12, AS SHOWN ON 153 P.M. 8, FROM WHICH BETWEEN FOUND MONUMENTS THE BEARINGS IS 2/20N AS S 48 45' 01" W.

**NOTES:**

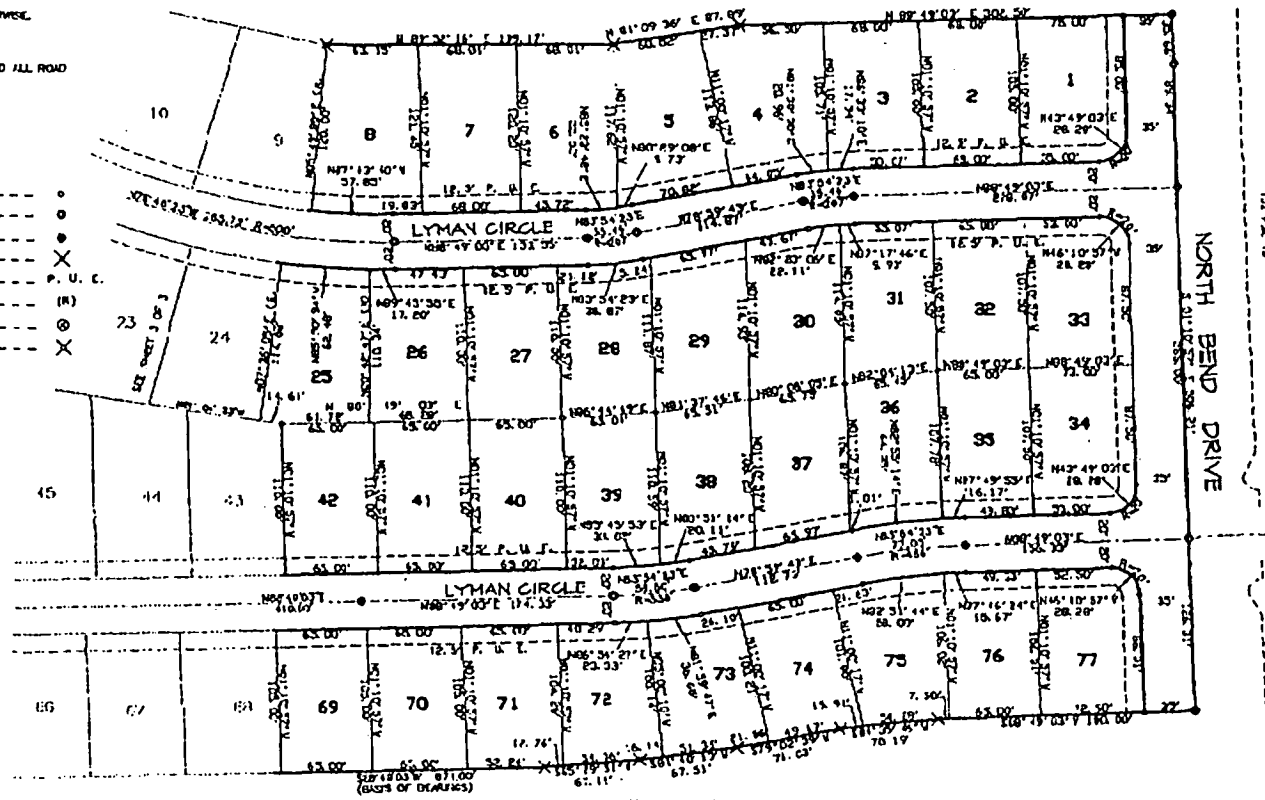
1. ALL DISTANCES ALONG CURVED LINES ARE CHORD MEASUREMENTS.
2. ALL REAR LOT CORNERS WILL BE SET WITH A 3/8" REBAR AND PLASTIC CAP STAMPED L. S. 0432.
3. RADI SHOWN ARE CENTERLINE RADI UNLESS NOTED OTHERWISE.
4. THIS SUBDIVISION CONTAINS 18.4976 ACRES GROSS.
5. THERE IS A FIVE (5) FOOT POSTAL EASEMENT ADJACENT TO ALL ROAD RIGHT-OF-WAYS SHOWN HEREON.

**LEGEND:**

- DIMENSION POINT
- SET P.K. NAIL 1/4" DIA. x 1-1/2" LONG
- FOUND P.K. NAIL
- FOUND 1-1/4" IRON PIPE TAGGED "L.S. 0532"
- PUBLIC UTILITY EASEMENT
- RADIAL LINE
- SET WELL MONUMENT PER CITY STANDARDS
- SET 1-1/4" IRON PIPE TAGGED "P.C.C. 15308"

PLAT OF  
 NORTHPOINTE PARK NO. 13 PHASE I  
 PARCEL 25 & PORTION OF PARCEL 24 MASTER PARCEL  
 MAP "NORTHPOINTE PARK PHASE 1", 152 P.M. 13  
 CITY OF SACRAMENTO, CALIFORNIA  
 SCALE 1"=50' OCTOBER, 1999  
 The Spink Corporation  
 SHEET 2 OF 3

NORTHPOINTE PARK  
REMAINDER LOT 24  
152 P.M. 13



NORTHPOINTE PARK  
LOT 13  
152 P.M. 13

NORTHPOINTE PARK  
LOT NO. 12  
152 P.M. 8

150-964

EXHIBIT A-1

FOR CITY CLERK USE ONLY

RESOLUTION NO:

DATE ADOPTED:

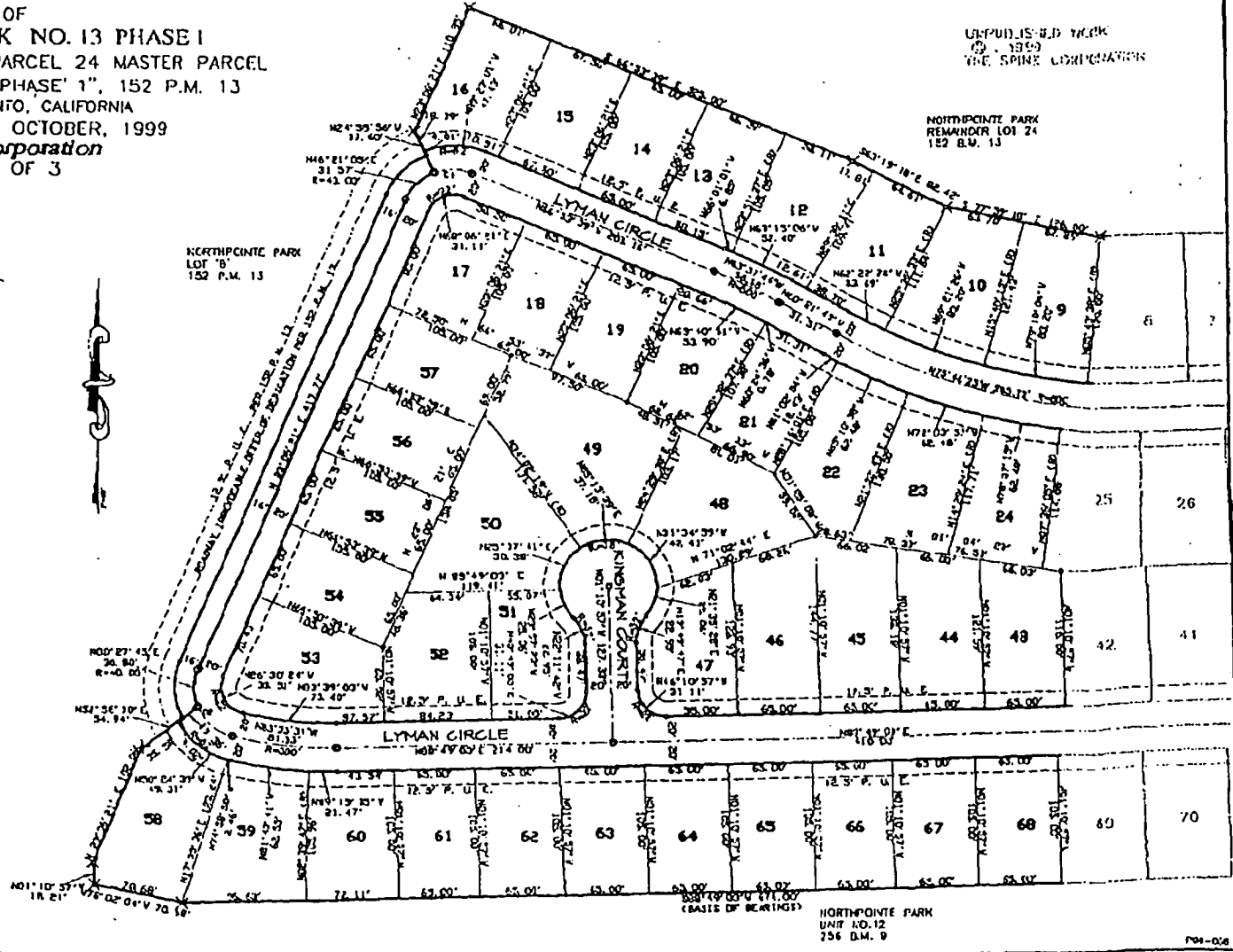
PLAT OF  
 NORTHPOINTE PARK NO. 13 PHASE I  
 PARCEL 25 & PORTION OF PARCEL 24 MASTER PARCEL  
 MAP "NORTHPOINTE PARK PHASE 1", 152 P.M. 13  
 CITY OF SACRAMENTO, CALIFORNIA  
 SCALE 1"=50'      OCTOBER, 1999  
**The Spink Corporation**  
 SHEET 3 OF 3

CELESTIAL SURVEY  
 1999  
 THE SPINK CORPORATION

NORTHPOINTE PARK  
 REMAINDER LOT 24  
 152 B.M. 13

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

NORTHPOINTE PARK  
 LOT "B"  
 152 P.M. 13



NORTHPOINTE PARK  
 UNIT NO. 12  
 756 B.M. 9

PG-028

FOR CITY CLERK USE ONLY  
 RESOLUTION NO: \_\_\_\_\_  
 DATE ADOPTED: \_\_\_\_\_