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CITY OF SACRAMENTO
CALIFORNIA

DEPARTMENT OF
PUBLIC WORKS

TECHNICAL SERVICES DIVISION

APPROVED
BY THE CITY COUNCIL

DEC 1 1998

OFFICE OF THE
CITY CLERK

DEVELOPMENT
SERVICES
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SACRAMENTO, CA
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FAX 916-448-8450

November 19, 1998

AG 98-206
AG 98-207
AG 98-208
AG 98-209
AG 98-210

City Council
Sacramento, California

Honorable Members In Session:

SUBJECT: APPROVAL OF FINAL MAPS AND SUBDIVISION IMPROVEMENT AGREEMENTS FOR
"NORTHBOROUGH PHASE 1: VILLAGE 3 UNIT 1, VILLAGE 4, VILLAGE 5 UNIT 1,
VILLAGE 6 UNIT 1 AND VILLAGE 6 UNIT 2" - (P95-085)

LOCATION/COUNCIL DISTRICT:

North of Truxel Road between Del Paso Road and Elkhorn Boulevard
Council District 1

RECOMMENDATION:

This report recommends the City Council approve the attached resolution for the Final Maps and Subdivision Improvement Agreements for Northborough Phase 1: Village 3 Unit 1, Village 4, Village 5 Unit 1, Village 6 Unit 1 and Village 6 Unit 2.

CONTACT PERSON:

Jon Blank, Associate Engineer, 264-7493

FOR COUNCIL MEETING OF:

December 8, 1998

SUMMARY:

On October 24, 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 Winncrest, LLC. The subdivider wishes to file these

City Council
Final Map (P95-085)
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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 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 October 24, 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 Winncrest, LLC.

ENVIRONMENTAL CONSIDERATIONS:

On October 24, 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:

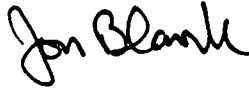
Pursuant to Sacramento City Code, Chapter 40.07.711, and Government Code Section 66458, the City Council may, by resolution, approve final maps. The maps presented conform to all the requirements of the Government Code and Title 40 of the City Code, applicable at the time of conditional approval of the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

City Council
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MBE/WBE:

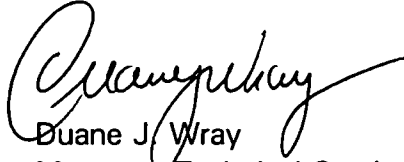
None, since no goods or services are being procured with this action.

Respectfully submitted,



for Gary Alm, Manager
Development Services & Special Districts

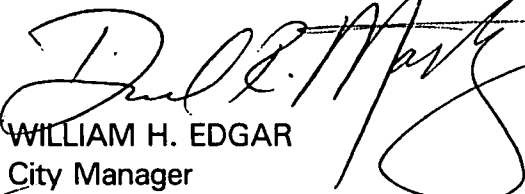
Approved:




Duane J. Wray
Manager, Technical Services Division

RECOMMENDATION APPROVED:

Approved:

for 
WILLIAM H. EDGAR
City Manager


Michael Kashiwagi
Director of Public Works

GA:JB:dt
s:techsvs/technica/projdel/devsvs/jblank/p95-085ccletphase1
11.1998.1

Attachment

APPROVED
BY THE CITY COUNCIL

DEC 1 1998

OFFICE OF THE
CITY CLERK

RESOLUTION NO. 98-599

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

**APPROVING FINAL MAPS ENTITLED "NORTHBOROUGH PHASE 1:
VILLAGE 3 UNIT 1, VILLAGE 4, VILLAGE 5 UNIT 1, VILLAGE 6 UNIT 1
AND VILLAGE 6 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 Maps for Northborough Phase 1: Village 3 Unit 1, Village 4, Village 5 Unit 1, Village 6 Unit 1 and Village 6 Unit 2 located north of Truxel Road between Del Paso Road and Elkhorn Boulevard, 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 Winncrest, LLC 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 agreements in the official records of Sacramento County.

MAYOR

ATTEST:

CITY CLERK

S:techsvs/technica/projdel/devsvs/jblank/p95-085ccletphase 1
11.1998.1

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RESOLUTION NO.: _____

DATE ADOPTED: _____

