



1.10

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
1231 I STREET, STE 200
SACRAMENTO, CA
95814-2988
PH 916-264-7995
FAX 916-448-8450

November 19, 1998

AG 98-213
AG 98-214

City Council
Sacramento, California

Honorable Members In Session:

SUBJECT: APPROVAL OF FINAL MAPS AND SUBDIVISION IMPROVEMENT AGREEMENTS FOR
"NORTHPOINTE PARK UNITS 12 AND 14" - (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 12 and 14.

CONTACT PERSON:

Jon Blank, Associate Engineer, 264-7493

FOR COUNCIL MEETING OF:

December 8, 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 Winncrest, 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 subdivision improvement agreements with

City Council
Final Map for Northpointe Park Units 12 & 14(P96-058)
November 19, 1998

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 Winncrest, 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.

City Council
Final Map for Northpointe Park Units 12 & 14(P96-058)
November 19, 1998

MBE/WBE:

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

Respectfully submitted,

for Jon Blank
for Gary Alm, Manager
Development Services & Special Districts

Approved:

Duane J. Wray

Duane J. Wray
Manager, Technical Services Division

RECOMMENDATION APPROVED:

Approved:

for William H. Edgar
WILLIAM H. EDGAR
City Manager

Michael Kashiwagi
Michael Kashiwagi
Director of Public Works

GA:JB:dt
s:techsvs/technica/projdel/devsvs/jblank/p96-058ccletunits 12&14
11.1998.1

Attachment

APPROVED
BY THE CITY COUNCIL

DEC 1 1998

OFFICE OF THE
CITY CLERK

RESOLUTION NO. 98-601

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

**APPROVING FINAL MAPS ENTITLED "NORTHPOINTE PARK UNITS 12
AND 14" 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 12 and 14 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 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: _____

- 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/p96-058ccletunits 12&14
11.1998.1

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

NORTHPOINTE PARK VILLAGES 12 & 14

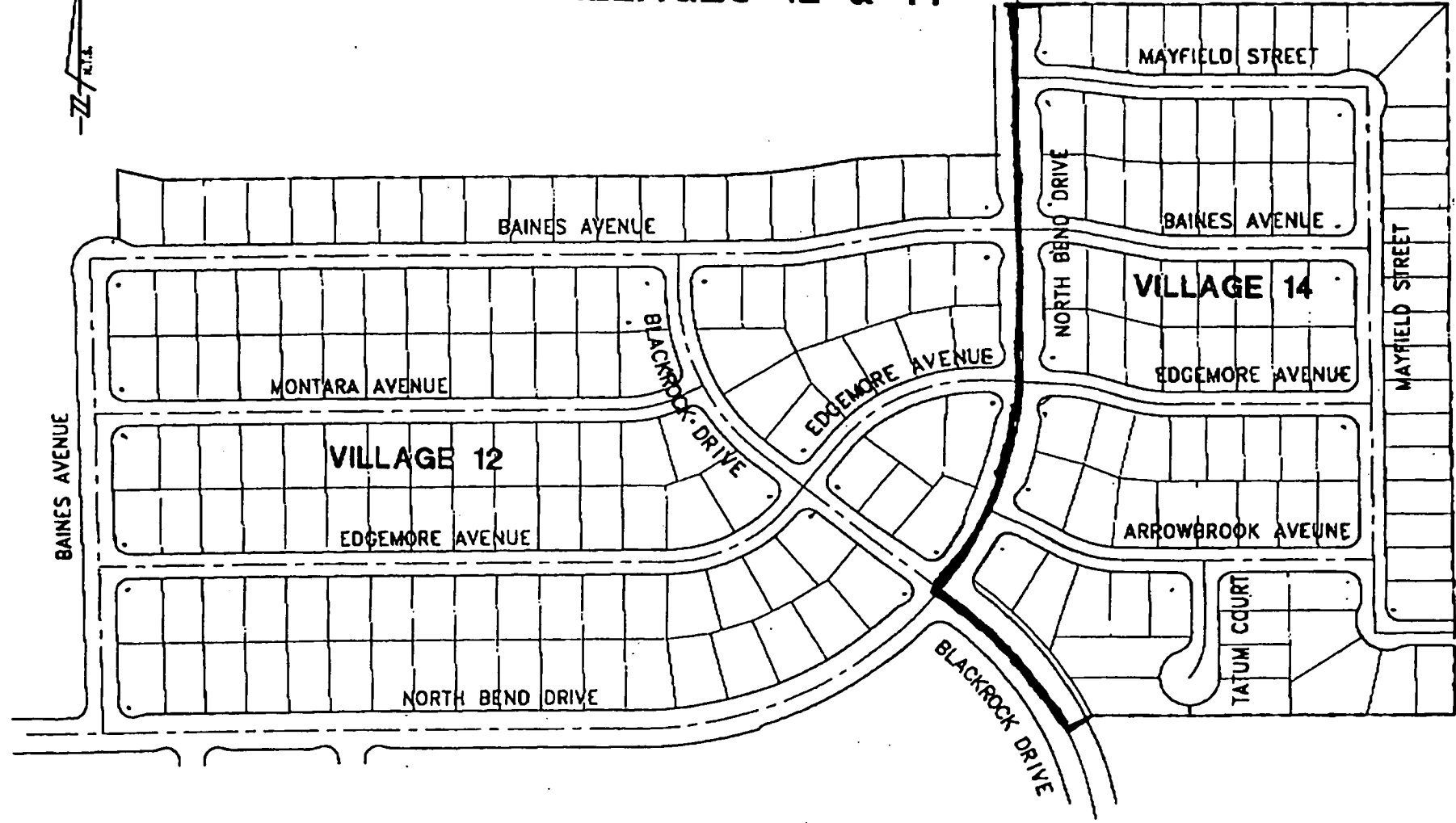


EXHIBIT A

The Splink Corporation
 200 TWENTY ONE WAY, BOSTON, MASSACHUSETTS 02114
 PHONE (617) 552-0000 FAX (617) 552-0000

Vertical text on the right edge of the page, possibly a reference or drawing number.