

17

DEPARTMENT OF
PUBLIC WORKS

CITY OF SACRAMENTO
CALIFORNIA

DEVELOPMENT SERVICES
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TECHNICAL SERVICES DIVISION

February 24, 2000

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: APPROVAL OF FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT FOR "NORTHPOINTE PARK UNIT NO. 7 PHASE 2" - (P96-058)

LOCATION/COUNCIL DISTRICT:

Between Del Paso Road and Elkhorn Boulevard, east of the East Drain
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 Unit No. 7 Phase 2.

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

FOR COUNCIL MEETING OF: March 21, 2000

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, Centex Homes, a Nevada Corporation. 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

City Council
Final Map for Northpointe Park Unit No. 7 Phase 2
February 24, 2000

Agreement 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 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, Centex Homes, a Nevada Corporation.

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 for Northpointe Park Unit No. 7 Phase 2
February 24, 2000

ESBD CONSIDERATIONS:

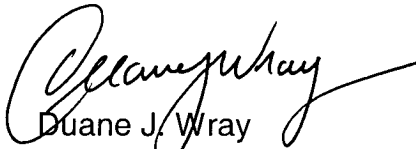
City Council adoption of the attached resolution is not affected by City policy related to the ESBD Program.

Respectfully submitted,



Gary Alm, Manager
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:me
S:TWorkGroupDocs/devsvs/council/P96-058/NorthPointeParkUnit#7Phase2ccitr



RESOLUTION NO. 2000-116

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

APPROVING FINAL MAP ENTITLED "NORTHPOINTE PARK UNIT NO. 7 PHASE 2" 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 Unit No. 7 Phase 2, located between Del Paso Road and Elkhorn Boulevard, east of the East Drain 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 Centex Homes, a Nevada Corporation 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

S:TWorkGroupDocs/devsvs/council/P96-058/NorthPointeParkUnit#7Phase2ccltr

FOR CITY CLERK USE ONLY

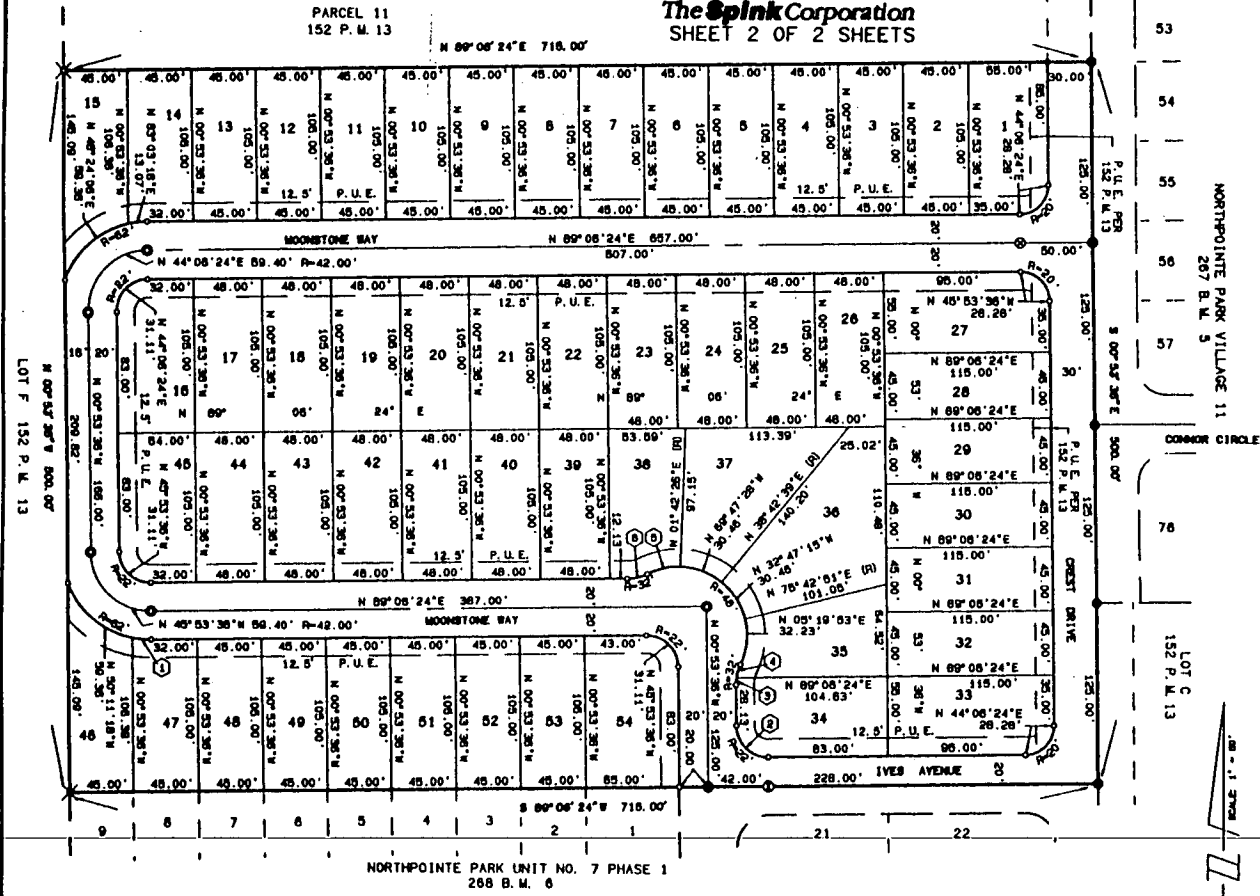
RESOLUTION NO.: _____

DATE ADOPTED: _____

PLAT OF
 NORTHPOINTE PARK UNIT NO. 7 PHASE 2
 ALL OF PARCEL 31, MASTER PARCEL MAP OF
 NORTHPOINTE PARK PHASE 1, 152 P.M. 13
 CITY OF SACRAMENTO, CALIFORNIA
 SCALE: 1"=50' MARCH, 2000

The Splink Corporation
 SHEET 2 OF 2 SHEETS

PARCEL 11
 152 P.M. 13



- LEGEND:**
- DIMENSION POINT
 - SET P.K. NAIL 1/4" DIA. x 1-1/2" LONG
 - SET 1-1/4" IRON PIPE TAGGED "R.C.E. 25000"
 - FOUND 2" BRASS DISC IN CONCRETE IN MONUMENT WELL
 - PUBLIC UTILITY EASEMENT
 - RADIAL LINE
 - SET WELL MONUMENT PER CITY STANDARDS
 - FOUND 1/4" P.K. NAIL
 - FOUND 1-1/4" IRON PIPE TAGGED "R.C.E. 25000"

- NOTES:**
1. ALL DISTANCES ALONG CURVED LINES ARE CHORD MEASUREMENT.
 2. ALL REAR LOT CORNERS WILL BE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED L.S. 5532.
 3. RADII SHOWN ARE CENTERLINE RADII UNLESS NOTED OTHERWISE.
 4. THIS SUBDIVISION CONTAINS 8.207 ACRES, GROSS.
 5. THERE IS A 5.00 FOOT POSTAL EASEMENT ADJACENT TO ALL ROAD RIGHT-OF-WAYS SHOWN HEREON.

LINE DATA

Symbol	BEARING	DISTANCE
○	N 84° 50' 20" W	13.07'
○	N 45° 53' 30" W	31.11'
○	N 03° 29' 00" E	4.80'
○	N 10° 24' 20" E	9.61'
○	N 77° 29' 10" E	23.80'
○	N 70° 11' 00" E	14.31'

BASIS OF BEARINGS:
 THE BASIS OF BEARINGS OF THIS SURVEY IS IDENTICAL WITH THAT OF THE CENTERLINE OF CREST DRIVE, AS SHOWN ON THE PLAT OF NORTHPOINTE PARK VILLAGE 11, 287 B.M. 5, FROM WHICH BETWEEN FOUND MONUMENTS THE BEARING IS GIVEN AS N 00° 53' 30" E.

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