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DEPARTMENT OF  
PUBLIC WORKS

CITY OF SACRAMENTO  
CALIFORNIA

DEVELOPMENT SERVICES  
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SACRAMENTO, CA  
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TECHNICAL SERVICES DIVISION

**APPROVED**  
  
MAY 9 - 2000  
  
OFFICE OF THE  
CITY CLERK

April 14, 2000

**A62000-058**

City Council  
Sacramento, California

Honorable Members In Session:

**SUBJECT: APPROVAL OF FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT ENTITLED "NORTHPOINTE PARK VILLAGE 1" (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 Village 1.

**CONTACT PERSON:**

Fritz Buchman, Associate Engineer, 264-7493

**FOR COUNCIL MEETING OF:** May 9, 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, Western Pacific Housing - Land Park North, LLC, a Delaware 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 agrees to complete the improvements at a later date. The Final Map and the Subdivision Improvement Agreement require approval by the City Council.

City Council  
Final Map for Northpointe Park Village 1 (P96-058)  
April 14, 2000

**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, Western Pacific Housing - Land Park North, LLC., a Delaware 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:**

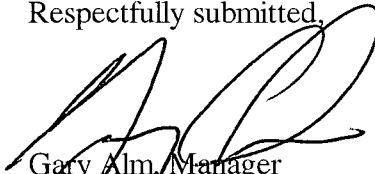
Pursuant to Sacramento City Code, Chapter 40.07.711, and Government Code Section 66458, the City Council may, by resolution, approve final maps. The map presented conforms to all the requirements of the Government Code and Title 40 of the City Code, applicable at the time of conditional approval of the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

City Council  
Final Map for Northpointe Park Village 1 (P96-058)  
April 14, 2000

**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  
Manager, Development Services

Approved:



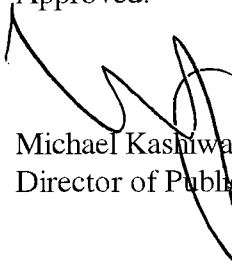
Duane J. Wray  
Manager, Technical Services Division

RECOMMENDATION APPROVED:



ROBERT P. THOMAS  
City Manager

Approved:



Michael Kashiwagi  
Director of Public Works

FB:me  
S:/TSWrkGrpDocs/devsvc/council/P96-058NorthpointePark/Village1ccltr  
04.1400



**RESOLUTION NO. 2000-213**

ADOPTED BY THE SACRAMENTO CITY COUNCIL

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

**APPROVING FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT ENTITLED "NORTHPOINTE PARK VILLAGE 1" (P95-085)**

**WHEREAS, THE CITY COUNCIL OF THE CITY OF SACRAMENTO FINDS AND DETERMINES AS FOLLOWS:**

- A. The Final Map for Northpointe Park Village 1, 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-1, A-2, and A-3" 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 Western Pacific Housing - Land Park North, LLC,, a Delaware 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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\_\_\_\_\_  
FOR CITY CLERK USE ONLY

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

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

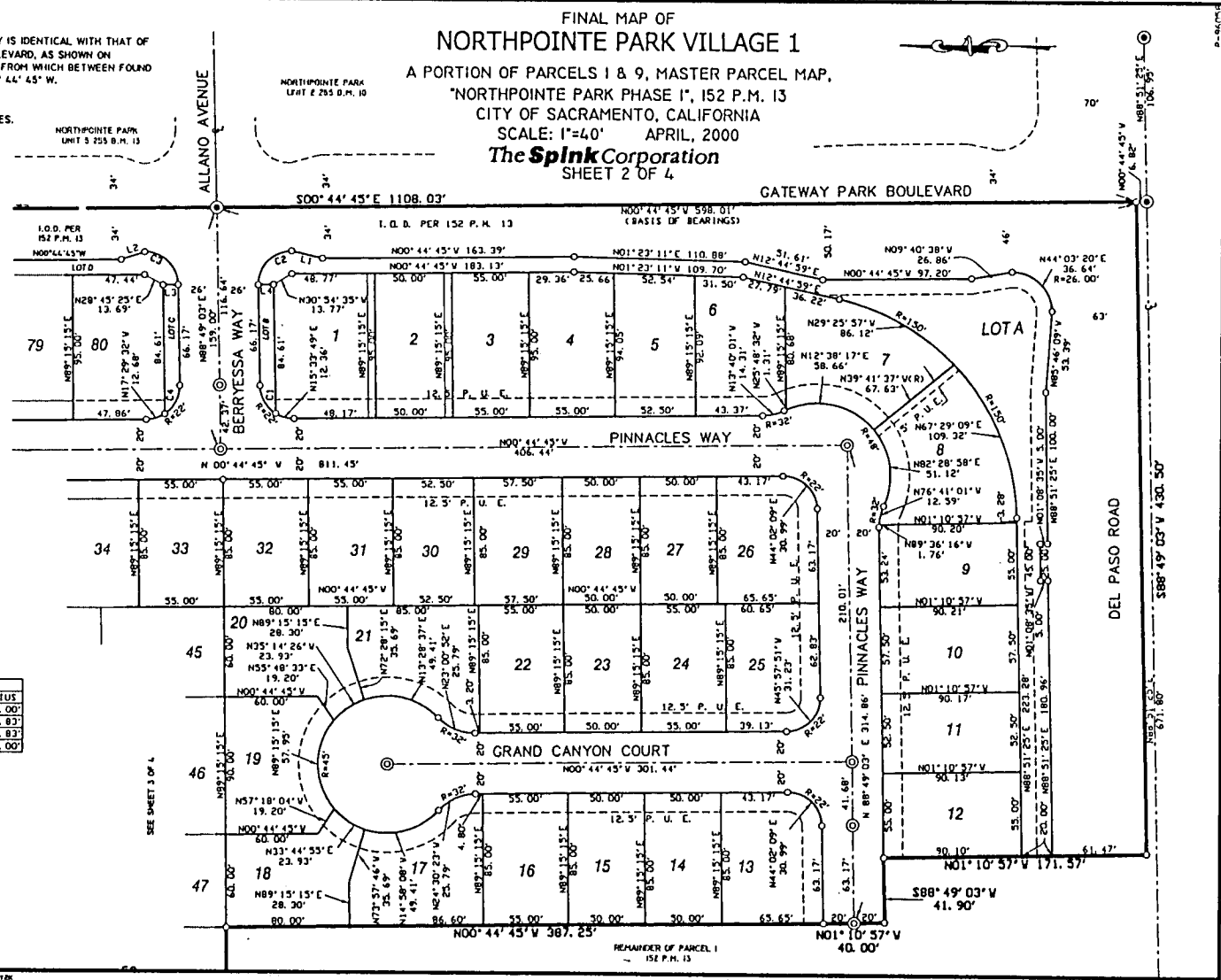
**BASIS OF BEARINGS:**

THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL WITH THAT OF THE CENTERLINE OF GATEWAY PARK BOULEVARD, AS SHOWN ON NORTHPOINTE PARK UNIT 2, 255 P.M. 10, FROM WHICH BETWEEN FOUND MONUMENTS THE BEARING GIVEN AS N 00° 44' 45" W.

**NOTE:**

REFER TO SHEET 3 FOR LEGEND AND NOTES.

FINAL MAP OF  
**NORTHPOINTE PARK VILLAGE 1**  
 A PORTION OF PARCELS 1 & 9, MASTER PARCEL MAP,  
 "NORTHPOINTE PARK PHASE 1", 152 P.M. 13  
 CITY OF SACRAMENTO, CALIFORNIA  
 SCALE: 1"=40' APRIL, 2000  
**The Splink Corporation**  
 SHEET 2 OF 4



**LINE TABLE**

LINE	BEARING	LENGTH
L1	N13° 17' 25" E	20.62'
L2	N18° 47' 53" W	16.14'
L3	N01° 10' 57" W	10.00'
L4	N01° 10' 57" W	10.00'

**CURVE TABLE**

CURVE	BEARING	CHORD	RADIUS
C1	S60° 20' 43" W	20.98'	22.00'
C2	N45° 57' 51" W	30.99'	21.83'
C3	N44° 02' 09" E	30.75'	21.83'
C4	S62° 42' 37" E	20.98'	22.00'

J. J. 2001/0003/9101-001/SURVEY/2-00P.1, INC. MARCH 17, 2001

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

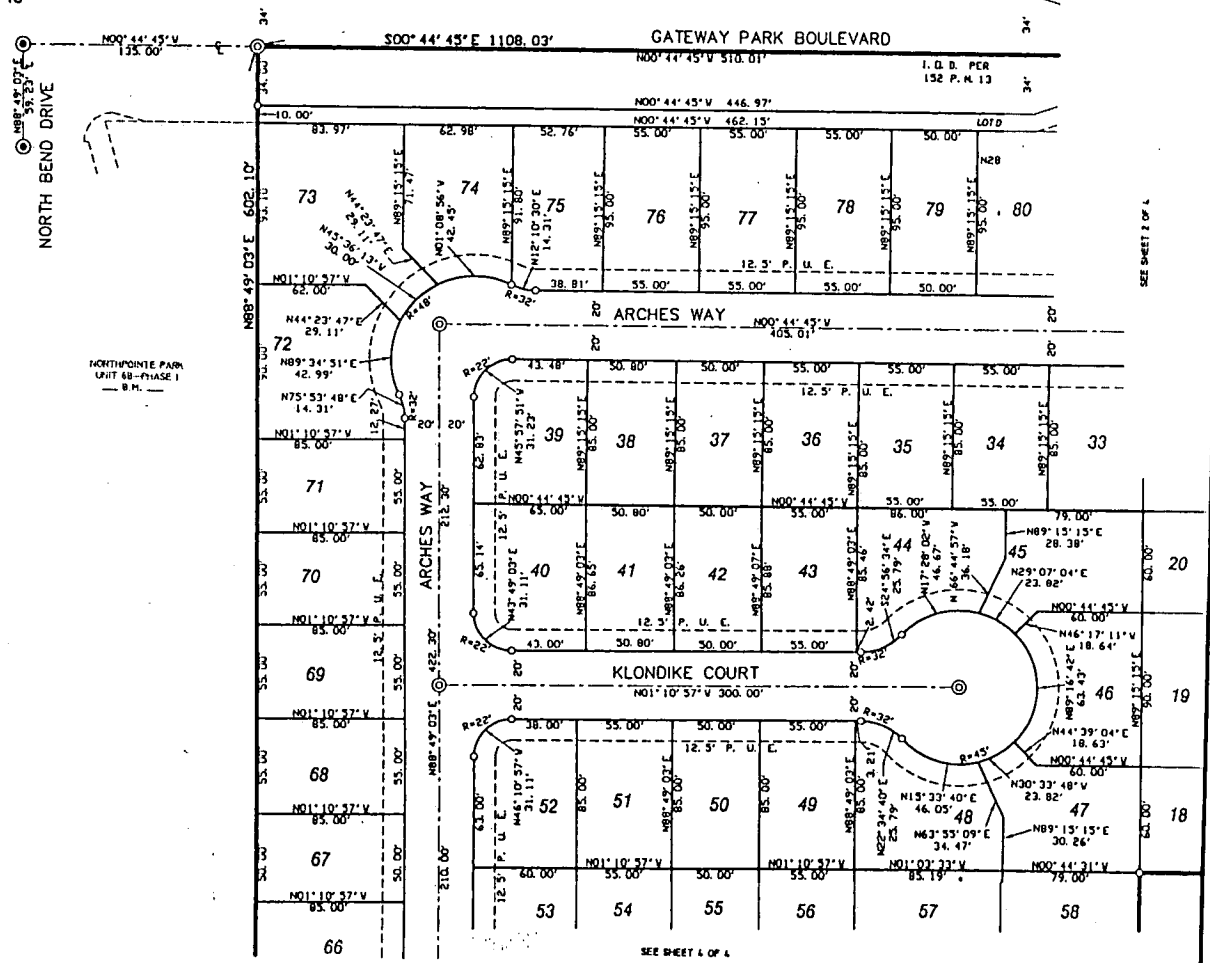
# FINAL MAP OF NORTHPOINTE PARK VILLAGE 1

A PORTION OF PARCELS 1 & 9, MASTER PARCEL MAP,  
"NORTHPOINTE PARK PHASE I", 152 P.M. 13  
CITY OF SACRAMENTO, CALIFORNIA  
SCALE: 1"=40' APRIL, 2000

**The Splink Corporation**  
SHEET 3 OF 4

NORTHPOINTE PARK UNIT 8  
255 P.M. 13

P-960293



**NOTES:**

1. REFER TO SHEET 2 FOR BASIS OF BEARINGS.
2. THIS SUBDIVISION CONTAINS 14.192 ACRES, GROSS.
3. ALL REAR PROPERTY CORNERS WILL BE MARKED BY A 5/8"x 2" REBAR AND CAP STAMPED "R.C.E. 25596".
4. ALL DISTANCES MEASURED ALONG CURVED LINES ARE CHORD MEASUREMENT AND ALL RADII SHOWN ARE CENTERLINE RADII UNLESS NOTED OTHERWISE.
5. LOT 'A' HAS 0.400 ACRES, LOT 'B' HAS 0.018 ACRES, LOT 'C' HAS 0.018 ACRES, AND LOT 'D' HAS 0.115 ACRES, GROSS.
6. LOTS 'A', 'B', 'C', AND 'D' ARE RESERVED FOR LANDSCAPE PURPOSES AND ARE TO BE DEEDED TO THE CITY OF SACRAMENTO.

**LEGEND:**

- DIMENSION POINT
- SET P.K. NAIL 1/4" DIA. X 1-1/2" LONG
- FOUND P.K. NAIL
- SET 1-1/4" IRON PIPE TAGGED "R.C.E. 25596" X
- SET WELL MONUMENT PER CITY STANDARDS ⊗
- PUBLIC UTILITY EASEMENT  P. U. E.
- RADIAL LINE  R
- RADIUS  R
- IRREVOCABLE OFFER OF DEDICATION  I.O.D.

FOR CITY CLERK USE ONLY

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

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

FINAL MAP OF  
NORTHPOINTE PARK VILLAGE 1

A PORTION OF PARCELS 1 & 9, MASTER PARCEL MAP,

"NORTHPOINTE PARK PHASE I", 152 P.M. 13

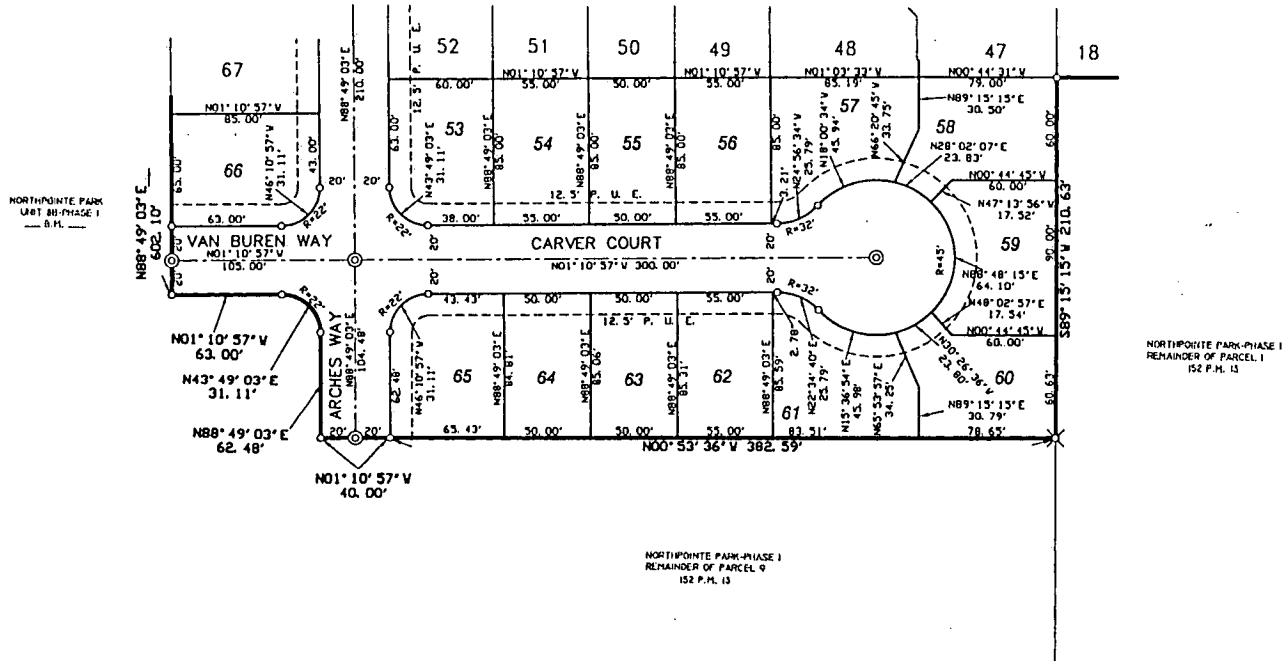
CITY OF SACRAMENTO, CALIFORNIA

SCALE: 1"=40' APRIL, 2000

The **Spink Corporation**  
SHEET 4 OF 4

NOTE:  
REFER TO SHEET 2 FOR BASIS OF BEARINGS AND SHEET 3 FOR LEGEND,  
AND NOTES.

SEE SHEET 3 OF 4



FOR CITY CLERK USE ONLY

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

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