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CITY OF SACRAMENTO  
CALIFORNIA

DEPARTMENT OF  
PUBLIC WORKS

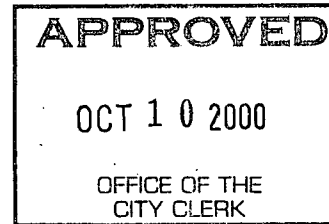
TECHNICAL SERVICES DIVISION

DEVELOPMENT SERVICES  
1231 I STREET  
ROOM 200  
SACRAMENTO, CA  
95814  
PH 916-264-7995  
FAX 916-264-5786

September 13, 2000

City Council  
Sacramento, California

AG 2000-150



Honorable Members In Session:

**SUBJECT: APPROVAL OF FINAL MAP AND SUBDIVISION IMPROVEMENT  
AGREEMENT ENTITLED "NORTHPOINTE PARK VILLAGE 16 PHASE 1"  
(P96-058)**

**LOCATION/COUNCIL DISTRICT:**

North Natomas -North of Del Paso and East of the East Drainage Canal.  
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 16 Phase 1.

**CONTACT PERSON:** Fritz Buchman, Associate Engineer, 264-7493

**FOR COUNCIL MEETING OF:** October 10, 2000

**SUMMARY:**

On December 19, 1996, the City Planning Commission approved a Tentative Subdivision Map by adopting 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., 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 agrees to complete the improvements at a later date.

City Council  
Final Map for Northpointe Park Village 16 Phase 1 (P96-058)  
September 13, 2000

The Final Map and the Subdivision Improvement Agreement require approval by the City Council. See Exhibit "A-1 through A-5" for project location.

**COMMITTEE/COMMISSION ACTION:**

None.

**BACKGROUND INFORMATION:**

On December 19, 1996, the City Planning Commission approved a Tentative Subdivision Map by adopting Notice of Decision. Pursuant to Sacramento City Code, Chapter 16.28.110, 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 16 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., 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:**

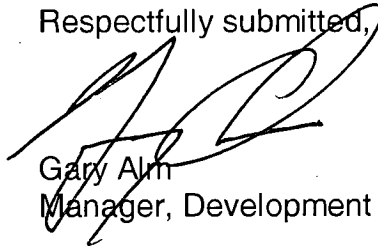
Pursuant to Sacramento City Code, Chapter 16.28.110, and Government Code Section 66458, the City Council may, by resolution, approve final maps. The map presented conforms to all the requirements of the Government Code and Title 16 of the City Code, applicable at the time of conditional approval of the Tentative Map.

City Council  
Final Map for Northpointe Park Village 16 Phase 1 (P96-058)  
September 13, 2000

**ESBD CONSIDERATIONS:**

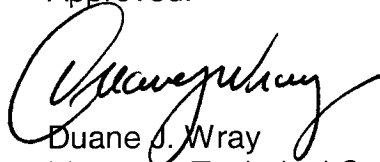
City Council adoption of the attached resolution is not affected by City policy related to the ESBD Program.

Respectfully submitted,



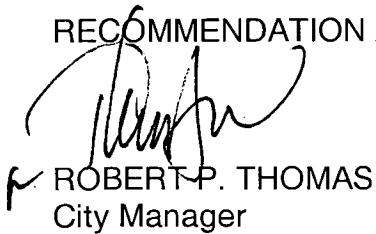
Gary Alm  
Manager, Development Services

Approved:



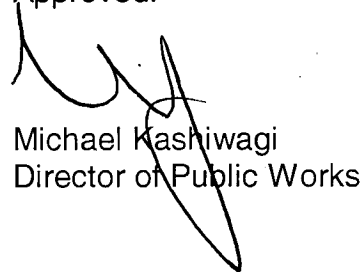
Duane J. Wray  
Manager, Technical Services Division

RECOMMENDATION APPROVED:



ROBERT P. THOMAS  
City Manager

Approved:



Michael Kashiwagi  
Director of Public Works

FB:me  
S:/TSWrkGrpDocs/devsvc/council/P96-058NorthpointePark/Village16Ph1ccitr  
09.1300

**OWNER'S STATEMENT**

THE UNDERSIGNED HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP OF NORTHPOINTE PARK VILLAGE 16 PHASE 1, AND OFFERS FOR DEDICATION AND DOES HEREBY DEDICATE TO ANY AND ALL PUBLIC USES, THE COURT, CIRCLE, WAYS AND DRIVE SHOWN HEREON; AND ALSO OFFERS FOR DEDICATION AND DOES HEREBY DEDICATE FOR SPECIFIC PURPOSES THE FOLLOWING:

- A. EASEMENT FOR PLANTING AND MAINTAINING TREES, INSTALLATION AND MAINTENANCE OF ELECTROLITERS, TRAFFIC CONTROL DEVICES, SEWER, WATER AND GAS PIPES, AND FOR UNDERGROUND WIRES AND CONDUITS FOR ELECTRICAL, TELEPHONE AND TELEVISION SERVICES, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER AND ACROSS THOSE STRIPS OF LAND TWELVE AND ONE-HALF (12.5) FEET IN WIDTH AND CONTIGUOUS TO THE COURT, CIRCLE, WAYS AND DRIVE SHOWN HEREON AND DESIGNATED PUBLIC UTILITY EASEMENT (P.U.E.).
- B. AN EASEMENT FOR CONSTRUCTING AND MAINTAINING CENTRALIZED MAIL DELIVERY BOXES, PEDESTALS AND SLABS, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO, INCLUDING PEDESTRIAN ACCESS FOR DELIVERY AND RECEIPT OF MAIL ON, OVER, UNDER AND ACROSS STRIPS OF LAND FIVE (5.00) FEET IN WIDTH, LYING CONTIGUOUS TO THE PUBLIC COURT, CIRCLE, WAYS AND DRIVE SHOWN HEREON.

LENNAR WINNCREST, LLC,  
A DELAWARE LIMITED LIABILITY COMPANY, SUCCESSOR  
BY DISSOLUTION TO LENNAR NATOMAS, LLC, A NEVADA  
LIMITED LIABILITY COMPANY

BY: BRAMALEA CALIFORNIA, LLC  
A CALIFORNIA LIMITED LIABILITY COMPANY  
ITS MANAGING MEMBER

BY: LENNAR HOMES OF CALIFORNIA  
A CALIFORNIA CORPORATION  
ITS MANAGER

BY: \_\_\_\_\_  
THOMAS P. WINN  
VICE PRESIDENT

**NOTARY'S ACKNOWLEDGMENT**

STATE OF CALIFORNIA }  
COUNTY OF \_\_\_\_\_ } SS

ON \_\_\_\_\_ BEFORE ME \_\_\_\_\_ (NAME, TITLE OF OFFICER), PERSONALLY APPEARED  
[ ] PERSONALLY KNOWN TO ME --OR-- [ ] PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THEIR PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL

\_\_\_\_\_  
PRINT NAME

MY PRINCIPAL PLACE OF BUSINESS \_\_\_\_\_  
IS IN THE COUNTY OF \_\_\_\_\_ MY COMMISSION EXPIRES: \_\_\_\_\_

**TRUSTEE'S STATEMENT**

NORTH AMERICAN TITLE GUARANTY, A CALIFORNIA CORPORATION, AS TRUSTEE UNDER DEED OF TRUST RECORDED JANUARY 13, 2000, BOOK 200001-13, PAGE 0497, SACRAMENTO COUNTY OFFICIAL RECORDS.

BY: \_\_\_\_\_

\_\_\_\_\_  
PRINT NAME AND TITLE

**FINAL MAP OF  
NORTHPOINTE PARK  
VILLAGE 16 PHASE 1**

A PORTION OF PARCEL 21, MASTER PARCEL MAP  
"NORTHPOINTE PARK-PHASE 1"  
FILED IN 152 P.M. 13, SACRAMENTO COUNTY RECORDS  
CITY OF SACRAMENTO, STATE OF CALIFORNIA

CIVIL ENGINEERING  
PLANNING  
SURVEYING/MAPPING

**WOOD-RODGERS INC.**  
3301 C STREET, BUILDING 100-8  
SACRAMENTO, CA 95816  
PHONE: (916) 341-7760

SEPTEMBER 2000

Sheet 1 of 4  
1045.014

**DESCRIPTION OF PROPERTY CONTAINED HEREIN**

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF SACRAMENTO, CITY OF SACRAMENTO, DESCRIBED AS FOLLOWS:

A PORTION OF PARCEL 21 AS SAID PARCEL IS SHOWN ON THE MASTER PARCEL MAP OF NORTHPOINTE PARK PHASE 1 RECORDED IN BOOK 152 OF PARCEL MAPS, AT PAGE 13, OFFICIAL RECORDS OF THE COUNTY OF SACRAMENTO AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF SAID PARCEL; THENCE FROM SAID POINT OF BEGINNING ALONG THE WEST BOUNDARY OF SAID PARCEL THE FOLLOWING FIVE (5) COURSES: (1) NORTH 33°54'48" EAST 887.50 FEET; (2) NORTH 31°11'07" EAST 69.24 FEET; (3) NORTH 29°59'59" EAST 40.00 FEET; (4) NORTH 28°00'13" EAST 75.02 FEET; AND (5) NORTH 26°37'04" EAST 65.00 FEET; THENCE LEAVING SAID BOUNDARY THE FOLLOWING SEVEN (7) COURSES: (1) SOUTH 84°41'49" WEST 145.00 FEET; (2) CURVING TO THE RIGHT ON AN ARC OF 2097.28 FEET RADIUS, FROM A RADIAL LINE WHICH BEARS SOUTH 84°41'49" EAST, SAID ARC BEING SUBTENDED BY A CHORD BEARING SOUTH 29°45'09" WEST 32.90 FEET; (3) SOUTH 73°00'53" EAST 72.23 FEET; (4) SOUTH 82°11'12" EAST 72.37 FEET; (5) NORTH 89°04'48" EAST 65.85 FEET; (6) SOUTH 71°07'16" EAST 79.71 FEET; AND (7) NORTH 89°04'48" EAST 135.00 FEET TO THE EAST BOUNDARY OF SAID PARCEL; THENCE ALONG THE BOUNDARY OF SAID PARCEL THE FOLLOWING THREE (3) COURSES: (1) SOUTH 00°55'12" EAST 379.81 FEET; (2) CURVING TO THE RIGHT ALONG THE ARC OF A 510.00 FOOT RADIUS, SAID ARC BEING SUBTENDED BY A CHORD BEARING SOUTH 61°29'48" WEST 904.07 FEET; AND (3) NORTH 56°05'12" WEST 300.30 FEET TO THE POINT OF BEGINNING AND CONTAINING 16.466 ACRES OF LAND, MORE OR LESS.

**NOTARY'S ACKNOWLEDGMENT**

STATE OF CALIFORNIA }  
COUNTY OF \_\_\_\_\_ } SS

ON \_\_\_\_\_ BEFORE ME \_\_\_\_\_ (NAME, TITLE OF OFFICER), PERSONALLY APPEARED  
[ ] PERSONALLY KNOWN TO ME --OR-- [ ] PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THEIR PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL

\_\_\_\_\_  
PRINT NAME

MY PRINCIPAL PLACE OF BUSINESS \_\_\_\_\_  
IS IN THE COUNTY OF \_\_\_\_\_ MY COMMISSION EXPIRES: \_\_\_\_\_

**SURVEYOR'S STATEMENT**

I, MICHAEL E. LONG, HEREBY STATE THAT THIS FINAL MAP OF NORTHPOINTE PARK VILLAGE 16 PHASE 1 WAS MADE UNDER MY DIRECTION IN MAY 2000, AND IS TRUE AND COMPLETE AS SHOWN; THAT THE MONUMENTS WILL BE OF THE CHARACTER AND WILL OCCUPY THE POSITIONS INDICATED AND WILL BE SET BY MAY 2001, AND THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

MICHAEL E. LONG  
P.L.S. 6815 EXP. 9-30-04

DATE \_\_\_\_\_

**CITY ENGINEER'S STATEMENT**

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF NORTHPOINTE PARK VILLAGE 16 PHASE 1 AND FIND IT TO BE SUBSTANTIALLY THE SAME AS THE TENTATIVE MAP SUBMITTED TO THE CITY PLANNING COMMISSION OF THE CITY OF SACRAMENTO; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND ALL APPLICABLE CITY ORDINANCES HAVE BEEN COMPLIED WITH AND THAT I AM SATISFIED THAT SAID PLAT IS TECHNICALLY CORRECT.

SUPERVISING SURVEYOR  
DEPARTMENT OF PUBLIC WORKS  
CITY OF SACRAMENTO, CALIFORNIA

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

**CITY CLERK'S STATEMENT**

I, HEREBY STATE THAT THE CITY COUNCIL OF THE CITY OF SACRAMENTO HAS APPROVED THIS FINAL MAP OF NORTHPOINTE PARK VILLAGE 16 PHASE 1 AND HAS ACCEPTED ON BEHALF OF THE PUBLIC, ALL LANDS, RIGHTS-OF-WAY, AND EASEMENTS HEREOF OFFERED FOR DEDICATION.

\_\_\_\_\_  
CITY CLERK  
CITY OF SACRAMENTO

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

**RECORDER'S STATEMENT**

ACCEPTED FOR RECORD AND FILED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY IN BOOK \_\_\_\_\_ OF MAPS, AT PAGE \_\_\_\_\_ THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2000, AT \_\_\_\_\_ HOURS, \_\_\_\_\_ MINUTES, \_\_\_\_\_ A.M., TITLE TO THE LAND INCLUDED IN THIS SUBDIVISION BEING VESTED AS PER CERTIFICATE NO. \_\_\_\_\_ ON FILE IN THIS OFFICE.

RECORDER OF SACRAMENTO COUNTY DOCUMENT NO.: \_\_\_\_\_  
STATE OF CALIFORNIA

BY: \_\_\_\_\_ FEE: \$ \_\_\_\_\_

EXHIBIT "A-1"

# FINAL MAP OF NORTHPOINTE PARK VILLAGE 16 PHASE 1

A PORTION OF PARCEL 21, MASTER PARCEL MAP  
"NORTHPOINTE PARK-PHASE 1"  
FILED IN 152 P.M. 13, SACRAMENTO COUNTY RECORDS  
CITY OF SACRAMENTO, STATE OF CALIFORNIA

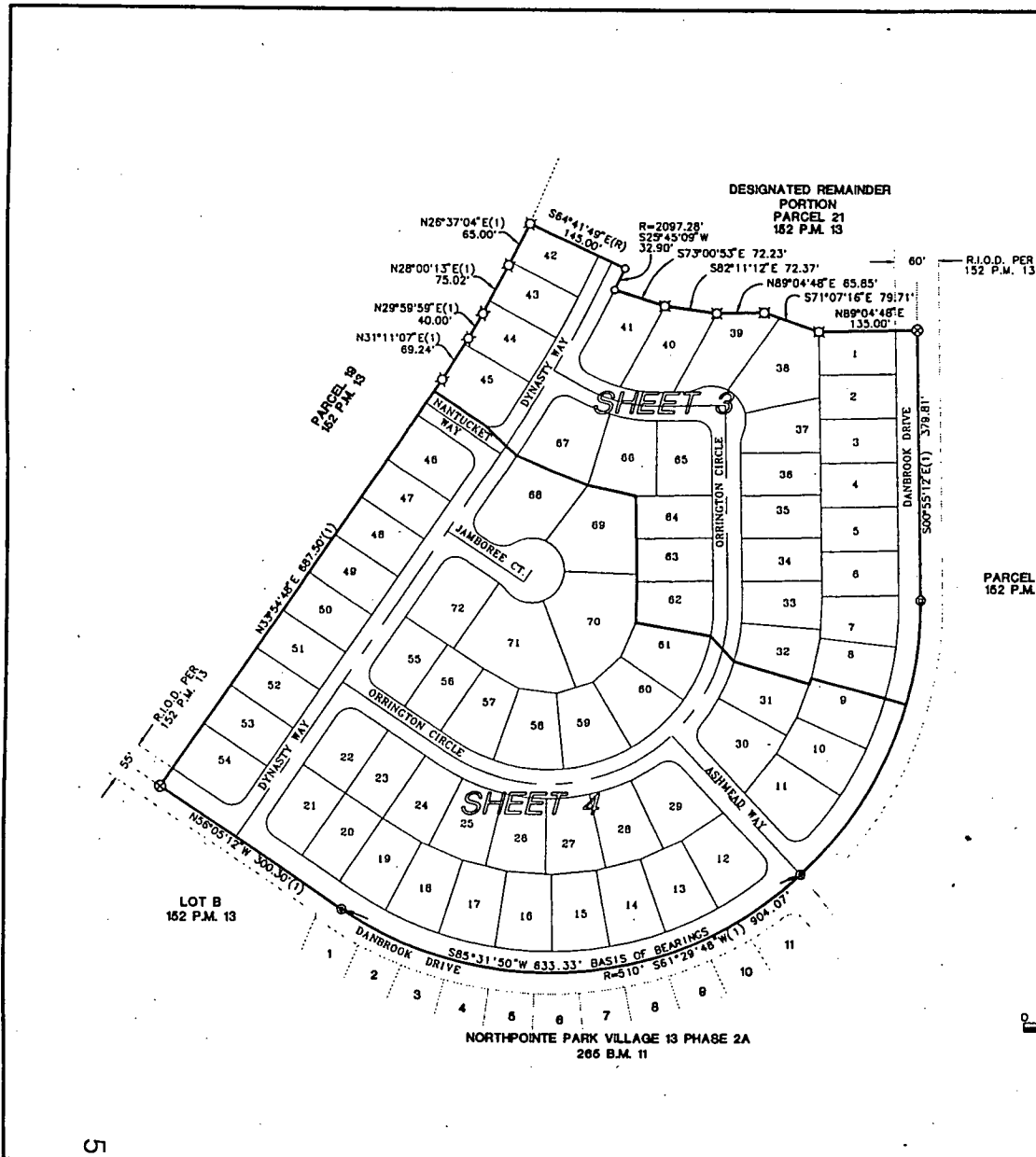
CIVIL ENGINEERING  
PLANNING  
SURVEYING/MAPPING

**WOOD-RODGERS INC.**  
3301 C STREET, BUILDING 100-B  
SACRAMENTO, CA 95818  
PHONE: (916) 341-7780

AUGUST 2000

Sheet 2 of 4  
1045.014

EXHIBIT "A-2"



### NOTES

1. ALL CURVES ARE DIMENSIONED WITH RADIUS, CHORD BEARING AND DISTANCE. ALL DISTANCES SHOWN ARE FEET AND DECIMALS THEREOF.
2. TOTAL AREA FOR THIS SUBDIVISION IS 18.46± ACRES, GROSS.
3. THE 30 FOOT ROADWAY IRREVOCABLE OFFER OF DEDICATION AND 12.5 FOOT PUBLIC UTILITY EASEMENT PER NORTHPOINTE PARK PHASE 1, 152 P.M. 13, NOT SHOWN HEREON ARE ABANDONED PURSUANT TO SECTION 66499.20 1/2 OF THE GOVERNMENT CODE.

### REFERENCE

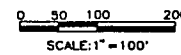
- (1) 152 P.M. 13 NORTHPOINTE PARK PHASE 1, MASTER PARCEL MAP

### BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL TO THE CENTERLINE OF DANBROOK DRIVE AS SHOWN ON "NORTHPOINTE PARK VILLAGE 13 PHASE 2A", 265 B.M. 11 FROM WHICH BETWEEN FOUND MONUMENTS THE BEARING IS GIVEN AS S87°31'50"W.

### LEGEND

- DIMENSION POINT
- ├ SET 5/8" REBAR CAPPED P.L.S. 6815 AT ALL REAR LOT CORNERS AND ALL FRONT LOT CORNERS OR 1" BRASS CAP STAMPED P.L.S. 6815 SET AT 1.00 FOOT PROJECTION OF PROPERTY LINE ONTO SIDEWALK FOR FRONT LOT CORNERS
- ⊙ SET 1/4" DIA. x 1 1/2" LONG PK NAIL
- ⊠ SET 1 1/4" IRON PIPE STAMPED P.L.S. 6815
- ⊗ SET WELL MONUMENT PER CITY STANDARDS STAMPED "P.L.S. 6815", \_\_\_\_ B.M. \_\_\_\_
- ⊙ FOUND 1/4" DIA. x 1 1/2" LONG PK NAIL
- (R) RADIAL LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- R.I.O.D. ROADWAY IRREVOCABLE OFFER OF DEDICATION



# FINAL MAP OF NORTHPOINTE PARK VILLAGE 16 PHASE 1

A PORTION OF PARCEL 21, MASTER PARCEL MAP  
"NORTHPOINTE PARK-PHASE 1"  
FILED IN 152 P.M. 13, SACRAMENTO COUNTY RECORDS  
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PHONE: (916) 341-7760

AUGUST 2000

Sheet 3 of 4  
1045.014

SEE SHEET 2 FOR NOTES,  
LEGEND AND BASIS OF BEARINGS

PARCEL 28  
152 P.M. 13



0 25 50 100  
SCALE: 1" = 50'

DESIGNATED REMAINDER  
PORTION  
PARCEL 21  
152 P.M. 13

R.I.O.D. PER 30' 30'  
152 P.M. 13

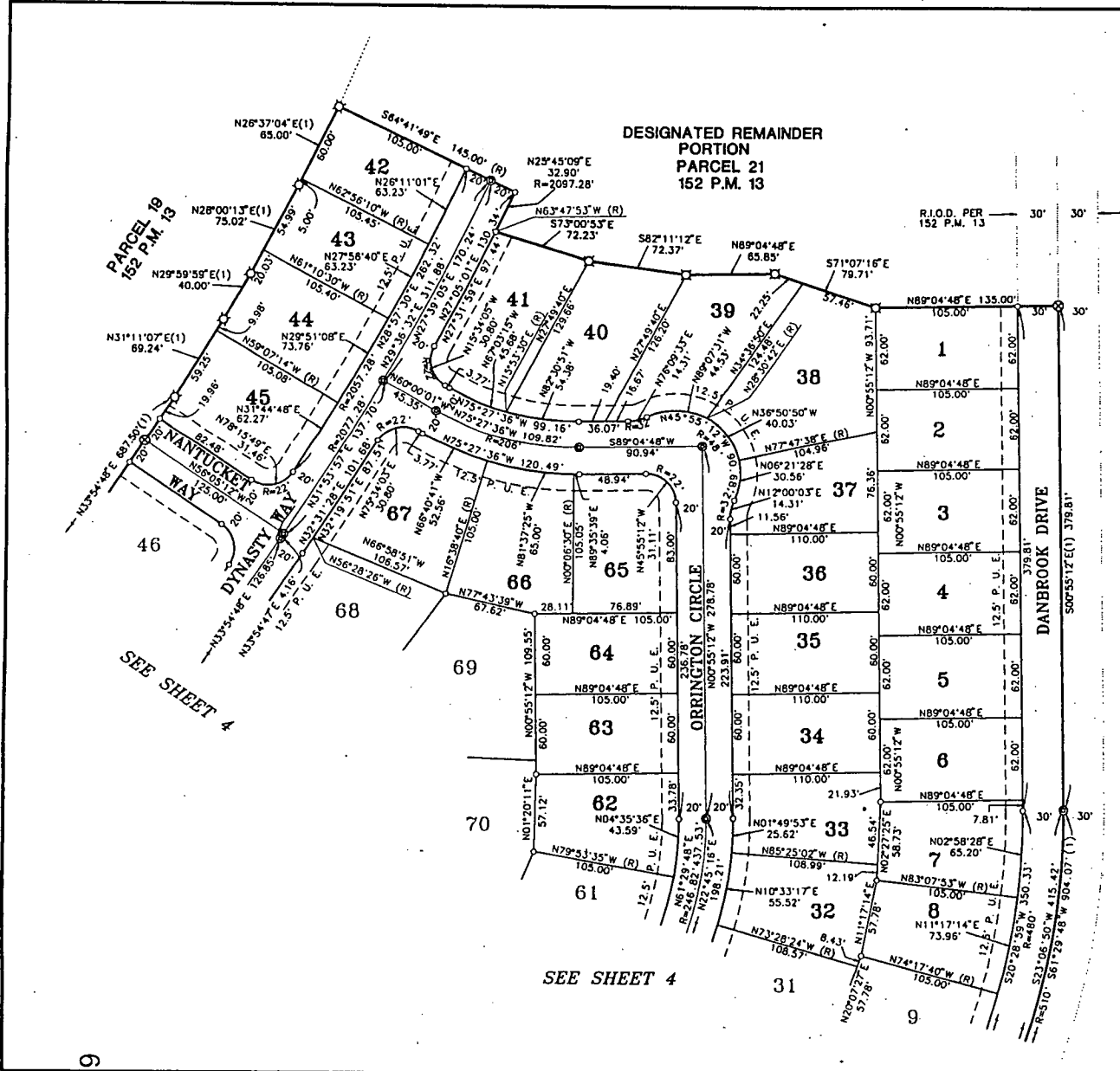


EXHIBIT A-31

SEE SHEET 3

# FINAL MAP OF NORTHPOINTE PARK VILLAGE 16 PHASE 1

A PORTION OF PARCEL 21, MASTER PARCEL MAP  
"NORTHPOINTE PARK-PHASE 1", 152 P.M. 13  
FILED IN 152 P.M. 13, SACRAMENTO COUNTY RECORDS  
CITY OF SACRAMENTO, STATE OF CALIFORNIA

CIVIL ENGINEERING  
PLANNING  
SURVEYING/MAPPING

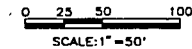
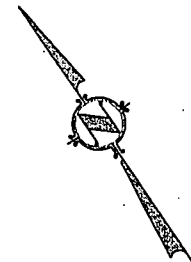
**WOOD-RODGERS INC.**  
3301 C STREET, BUILDING 100-B  
SACRAMENTO, CA 95818  
PHONE: (916) 341-7780

AUGUST 2000

Sheet 4 of 4

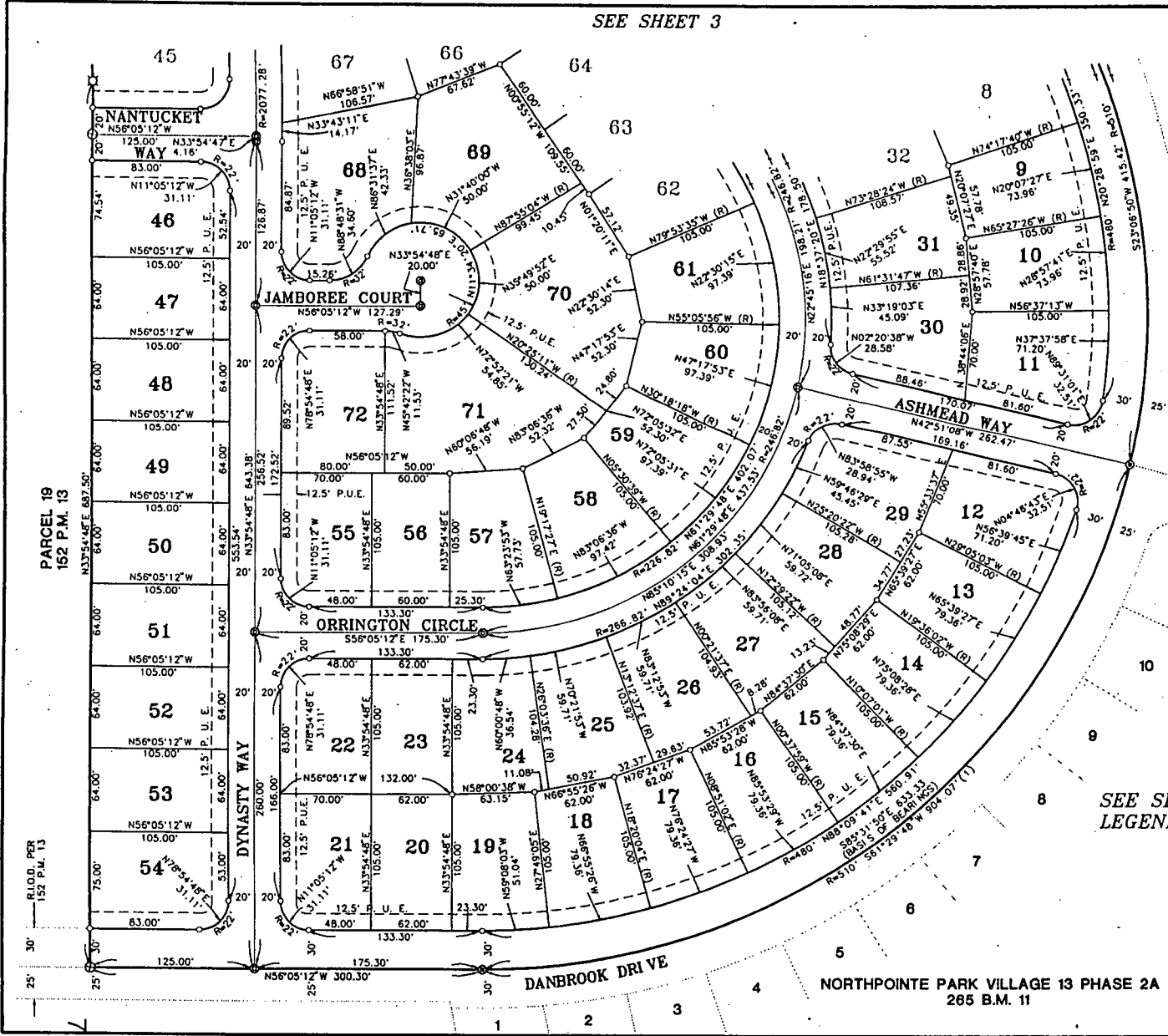
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PARCEL 28  
152 P.M. 13



SEE SHEET 2 FOR NOTES,  
LEGEND AND BASIS OF BEARINGS

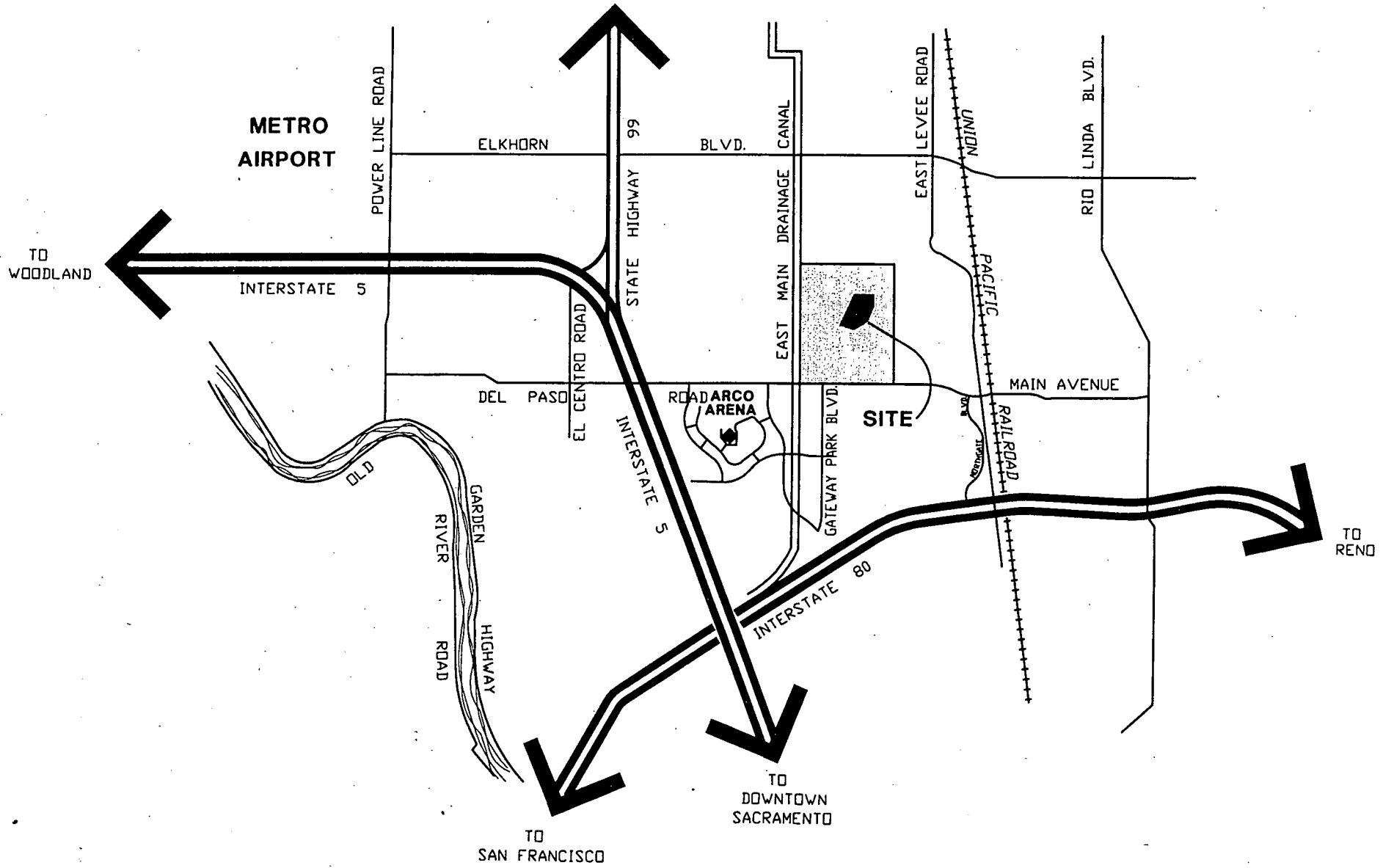
NORTHPOINTE PARK VILLAGE 13 PHASE 2A  
265 B.M. 11



PARCEL 19  
152 P.M. 13

R.I.O.D. PER  
152 P.M. 13

EXHIBIT "A-4"





**RESOLUTION NO. 2000-583**

**APPROVED**  
OCT 10 2000  
OFFICE OF THE  
CITY CLERK

ADOPTED BY THE SACRAMENTO CITY COUNCIL

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

**APPROVING FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT ENTITLED "NORTHPOINTE PARK VILLAGE 16 PHASE 1" (P96-058)**

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

- A. The Final Map for Northpointe Park Village 16 Phase 1, located in North Natomas - North of Del Paso Road and East of the East Drainage Canal, with provisions for its design and improvement, is consistent with the North Natomas Community Plan.
- 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 Lennar Winncrest LLC., a Delaware Limited Liability Company, Successor by Dissolution to Lennar Natomas LLC., Nevada Limited Liability Company to provide for the subdivision improvements required

**FOR CITY CLERK USE ONLY**

RESOLUTION NO.: \_\_\_\_\_  
DATE ADOPTED: \_\_\_\_\_

by the Subdivision Map Act and Title 16 (Subdivision Regulations) of the Sacramento City Code.

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:\TSW\rkGrpDocs\devsvs\council\P96-058NorthpointePark\Village16Ph1ccltr  
09.1300

10

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

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

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