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DEPARTMENT OF  
PUBLIC WORKS

CITY OF SACRAMENTO  
CALIFORNIA

DEVELOPMENT SERVICES  
1231 I STREET  
ROOM 200  
SACRAMENTO, CA  
95814  
PH 916-264-7995  
FAX 916-448-8450

DEVELOPMENT SERVICES DIVISION

July 2, 2001

City Council  
Sacramento, California

AG. 2001-124

APPROVED  
JUL 24 2001  
OFFICE OF THE  
CITY CLERK

Honorable Members in Session:

**SUBJECT: APPROVAL OF FINAL MAP AND SUBDIVISION IMPROVEMENT  
AGREEMENT FOR NORTHPOINTE PARK VILLAGE 19 - (P00-011)**

**LOCATION/COUNCIL DISTRICT:**

North Natomas - South of Club Center Drive and East of Danbrook Drive.  
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 19.

**CONTACT PERSON:** Fritz Buchman, Associate Engineer, 264-7493  
Bob Robinson, Supervising Surveyor, 264-8970

**FOR COUNCIL MEETING OF:** July 24, 2001

**SUMMARY:**

On October 26, 2000, 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, Lennar Winncrest, LLC., a Delaware Limited Liability Company, Successor by Dissolution to Lennar Natomas, LLC., a 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

City Council  
Final Map for Northpointe Park Village 19  
July 2, 2001

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. See Exhibit A-1 through A-5 for project locations.

**COMMITTEE/COMMISSION ACTION:**

None.

**BACKGROUND INFORMATION:**

On October 26, 2000, the City Planning Commission approved a Tentative subdivision Map by adopting a 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., a Nevada Limited Liability Company.

**ENVIRONMENTAL CONSIDERATIONS:**

On October 26, 2000, the City Planning Commission adopted a Notice of Decision ratifying the Negative Declaration and approving the mitigation monitoring plan for this project.

**POLICY CONSIDERATIONS:**

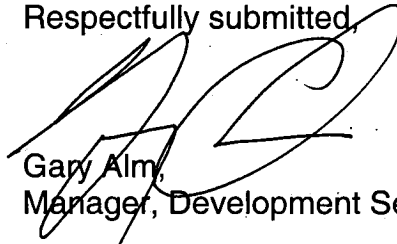
Pursuant to Sacramento City Code, Chapter 16.28.110, and Government Code Section 66458, the City Council may, by resolution, approve final maps. The map presented conforms to all the requirements of the Government Code and Title 16 of the City Code, applicable at the time of conditional approval of the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

City Council  
Final Map for Northpointe Park Village 19  
July 2, 2001

**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

RECOMMENDATION APPROVED:



ROBERT P. THOMAS  
City Manager

FB/me

Approved:



Michael Kashiwagi  
Director of Public Works

OWNER'S STATEMENT

THE UNDERSIGNED HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP OF NORTHPOINTE PARK VILLAGE 19, AND OFFERS FOR DEDICATION AND DOES HEREBY DEDICATE TO ANY AND ALL PUBLIC USES, THE AVENUE, DRIVES AND WAY 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 ELECTROLINERS, TRAFFIC CONTROL DEVICES, SEWER, WATER, STORM DRAIN 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 AVENUE, DRIVES AND WAY 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 AVENUE, DRIVES, AND WAY SHOWN HEREON.

LENNAR WINNCRIST, L.L.C.
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 ACKNOWLEDGEMENT

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/HEY 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 NOVEMBER 16, 1998, BOOK 9811-16, PAGE 1668, SACRAMENTO COUNTY OFFICIAL RECORDS.

BY:

PRINT NAME AND TITLE

FINAL MAP OF NORTHPOINTE PARK VILLAGE 19

ALL OF LOT E AND A PORTION OF PARCEL 24 OF THE NORTHPOINTE PARK PHASE I MASTER PARCEL MAP FILED IN 152 P.M. 13, SACRAMENTO COUNTY RECORDS AND SITUATE WITHIN SECTION 17, 9 N., R. 4 E., M.D.B. & M. 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) 341-7700

JUNE 2001

Sheet 1 of 4

1015225

DESCRIPTION OF PROPERTY CONTAINED HEREIN

ALL OF LOT E AND A PORTION OF PARCEL 24 OF THE NORTHPOINTE PARK MASTER PARCEL MAP RECORDED IN BOOK 152 OF PARCEL MAPS, AT PAGE 13, SACRAMENTO COUNTY RECORDS IN THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS THE NORTHEAST CORNER OF SAID LOT E; THENCE ALONG THE EAST BOUNDARY LINE OF SAID LOT E, SOUTH 00°55'12" EAST, A DISTANCE OF 713.07 FEET TO THE SOUTHEAST CORNER OF SAID LOT E; THENCE ALONG THE SOUTH BOUNDARY LINE OF SAID LOT E, SOUTH 89°04'48" WEST, A DISTANCE OF 852.82 FEET TO THE SOUTHWEST CORNER OF SAID LOT E; THENCE ALONG THE WEST BOUNDARY LINE OF SAID LOT E, NORTH 01°10'57" WEST, A DISTANCE OF 876.30 FEET; THENCE ALONG A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 600.00 FEET, AND TO WHICH A RADIAL LINE BEARS NORTH 88°49'05" EAST, NORTHWESTERLY 33.54 FEET, WITHIN SAID PARCEL 24, THROUGH A CENTRAL ANGLE OF 03°12'10"; THENCE THROUGH SAID PARCEL 24 ALONG THE WESTERLY PROLONGATION OF SAID LOT E AND THE NORTH BOUNDARY LINE OF SAID LOT E, NORTH 88°24'39" EAST, A DISTANCE OF 35.92 FEET; THENCE CONTINUING ALONG SAID NORTH BOUNDARY LINE, NORTH 88°49'05" EAST, A DISTANCE OF 820.80 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.688 ACRES, MORE OR LESS.

NOTARY'S ACKNOWLEDGEMENT

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/HEY 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 19 WAS MADE UNDER MY DIRECTION IN JUNE 2001, 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 JUNE 2002, 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 19 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 PLAN 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 19 AND HAS ACCEPTED ON BEHALF OF THE PUBLIC, THE AVENUE, DRIVES, 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 2001, AT HOURS MINUTES, M. TITLE TO THE LAND INCLUDED IN THIS SUBDIVISION BEING VESTED AS PER CERTIFICATE NO. ON FILE IN THIS OFFICE.

RECORDER OF SACRAMENTO COUNTY
STATE OF CALIFORNIA

DOCUMENT NO.:

BY:

FEE: \$

EXHIBIT "A-1"

FOUND 1 1/4" IRON PIPE TAGGED P.L.S. 6815.  
NORTHEAST CORNER OF DESIGNATED REMAINDER  
PER NORTHPOINTE PARK VILLAGE 15 PHASE 1,  
277 B.M. 5

NORTHPOINTE PARK  
VILLAGE 15 PHASE 1  
277 B.M. 5

R=600'(3)  
CB=N02°47'02"W(3)  
CD=33.54'(3)

R=600' CFR  
03°12'10" CFR  
L=33.54' CFR

N88°24'39"E(1)(2) 35.92'(2)

N88°49'03"E(1)(2) 620.90'(1)(2)

S00°55'12"E 1407.84'  
BASIS OF BEARINGS

NORTHPOINTE PARK  
VILLAGE 13 PHASE 2B  
276 B.M. 8

LOT 88  
NATOMAS EAST SIDE  
17 R.M. 34

N01°10'57"W(1)(3)(4) 876.30'  
NORTH BEND DRIVE

N00°55'12"W(1) 713.07'  
ALTEIRA WAY

ARCOLA AVENUE

ALTEIRA WAY

N89°04'48"E(1)(4) 652.82'(1)(4)

NORTHPOINTE PARK  
VILLAGE 13 PHASE 1  
265 B.M. 10

LOT 92  
NATOMAS EAST SIDE  
17 R.M. 34

NORTHPOINTE PARK  
UNIT NO. 14  
256 B.M. 10

**NOTES**

1. ALL CURVES ARE DIMENSIONED WITH RADIUS, DELTA AND ARC LENGTH, EXCEPT AS SHOWN. ALL DISTANCES SHOWN ARE FEET AND DECIMALS THEREOF.
2. TOTAL AREA FOR THIS SUBDIVISION IS 10.68B± ACRES GROSS, CONSISTING OF 64 RESIDENTIAL BUILDING LOTS.
3. THE 35 FOOT ROADWAY IRREVOCABLE OFFER OF DEDICATION AND 12.5 FOOT PUBLIC UTILITY EASEMENT PER NORTHPOINTE PARK PHASE 1 MASTER PARCEL MAP, 152 P.M. 13, NOT SHOWN HEREON ARE ABANDONED PURSUANT TO SECTION 66499.20 1/2 OF THE GOVERNMENT CODE.
4. ALL LOTS BEING CREATED BY THIS MAP INCLUDE FEE TITLE TO THE CENTERLINE OF THE DRIVES, AVENUE AND WAY AS SHOWN.

**LEGEND**

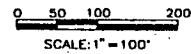
- DIMENSION POINT
- SET 5/8" REBAR CAPPED P.L.S. 6815 AT ALL REAR LOT CORNERS AND ALL FRONT LOT CORNERS OR 1" BRASS DISK P.L.S. 6815 AT 1.00' PROJECTION OF PROPERTY LINE ONTO SIDEWALK FOR FRONT CORNERS.
- ⊙ SET 1-1/2" LONG x 1/4" DIA. PK NAIL
- ⊗ SET WELL MONUMENT PER CITY STANDARDS
- ⊙ FOUND 1-1/2" LONG x 1/4" DIA. PK NAIL
- FOUND 5/8" REBAR WITH NO TAG
- FOUND MONUMENT AS NOTED
- CB CHORD BEARING
- CD CHORD DISTANCE
- CFR CALCULATED FROM RECORD
- DELTA XX° XX' XX"
- P.U.E. PUBLIC UTILITY EASEMENT
- (R) RADIAL LINE

**BASIS OF BEARINGS**

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED FROM TWO FOUND MONUMENTS ALONG THE EAST BOUNDARY LINE OF THE "NORTHPOINTE PARK VILLAGE 15 PHASE 1" FINAL MAP RECORDED IN 277 B.M. 5, SACRAMENTO COUNTY RECORDS. SAID BEARING IS TAKEN TO BEAR S00°55'12"E.

**REFERENCES**

- (1) 152 P.M. 13 NORTHPOINTE PARK PHASE 1 MASTER PARCEL MAP
- (2) 277 B.M. 5 NORTHPOINTE PARK VILLAGE 15 PHASE 1
- (3) 276 B.M. 8 NORTHPOINTE PARK VILLAGE 13 PHASE 2B
- (4) 256 B.M. 10 NORTHPOINTE PARK UNIT NO. 14



FINAL MAP OF  
**NORTHPOINTE PARK  
VILLAGE 19**

ALL OF LOT 9 AND A PORTION OF PARCEL 24 OF THE NORTHPOINTE PARK PHASE 1 MASTER PARCEL MAP FILED IN 152 P.M. 13, SACRAMENTO COUNTY RECORDS AND SITUATE WITHIN SECTION 1, T. 9 N., R. 4 E., M.D.B. & M. CITY OF SACRAMENTO STATE OF CALIFORNIA

CIVIL ENGINEERING  
PLANNING  
SURVEYING/MAPPING  
**WOOD-RODGERS INC.**  
3301 C STREET, BUILDING 100-B  
SACRAMENTO, CA 95816  
PHONE: (916) 341-7780

JUNE 2001

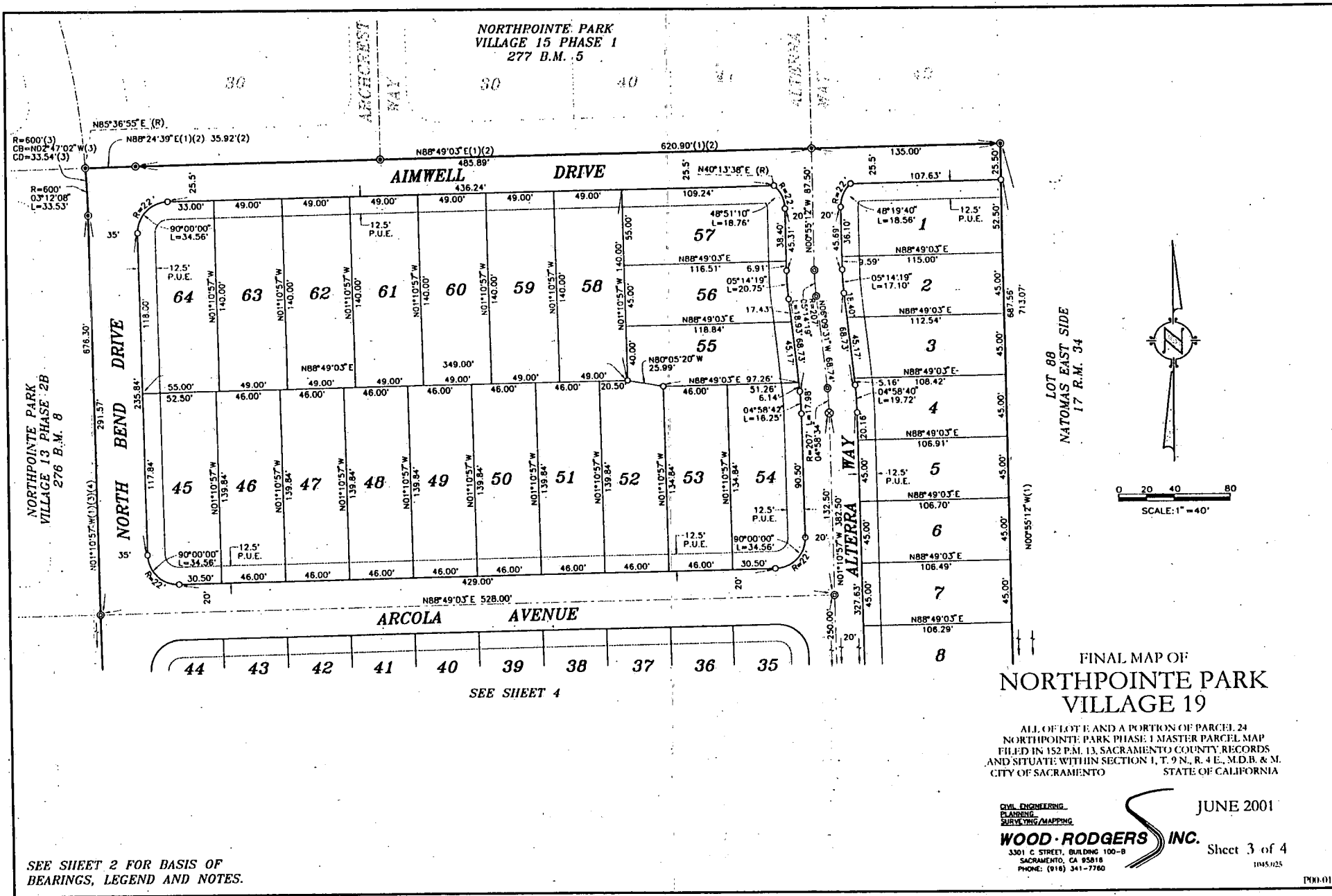
Sheet 2 of 4

1045 025

1900-011

EXHIBIT "A-2"

NORTHPOINTE PARK  
VILLAGE 15 PHASE 1  
277 B.M. 5



SEE SHEET 2 FOR BASIS OF  
BEARINGS, LEGEND AND NOTES.

SEE SHEET 4

FINAL MAP OF  
NORTHPOINTE PARK  
VILLAGE 19

ALL OF LOT 6 AND A PORTION OF PARCEL 24  
NORTHPOINTE PARK PHASE 1 MASTER PARCEL MAP  
FILED IN 152 P.M. 13, SACRAMENTO COUNTY RECORDS  
AND SITUATE WITHIN SECTION 1, T. 9 N., R. 4 E., M.D.B. & M.  
CITY OF SACRAMENTO STATE OF CALIFORNIA

CIVIL ENGINEERING  
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3301 C STREET, BUILDING 100-B  
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PHONE: (916) 341-7760

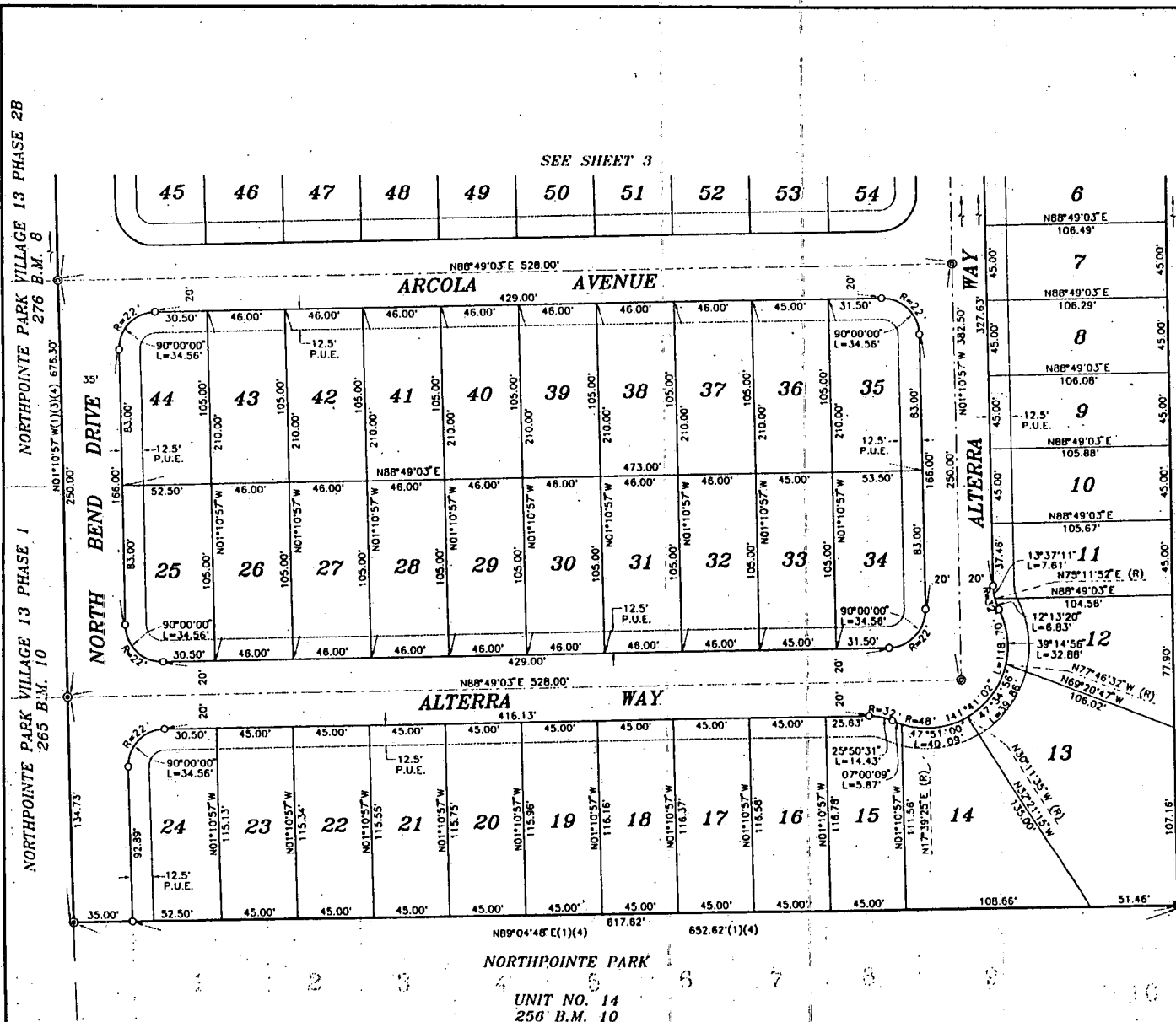
JUNE 2001

Sheet 3 of 4

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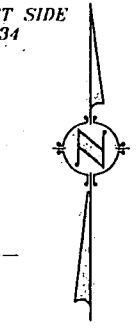
P001-011

EXHIBIT "A-3"



SEE SHEET 3

LOT 88  
NATOMAS EAST SIDE  
17 R.M. 34



LOT 92  
NATOMAS EAST SIDE  
17 R.M. 34

FINAL MAP OF  
**NORTHPOINTE PARK VILLAGE 19**

ALL OF LOT E AND A PORTION OF PARCEL 24 OF THE NORTHPOINTE PARK PHASE I MASTER PARCEL MAP FILED IN 152 P.M. 13, SACRAMENTO COUNTY RECORDS AND SITUATE WITHIN SECTION 1, T. 9 N., R. 4 E., M.D.B. & M. CITY OF SACRAMENTO STATE OF CALIFORNIA

CIVIL ENGINEERING  
PLANNING  
SURVEYING/MAPPING

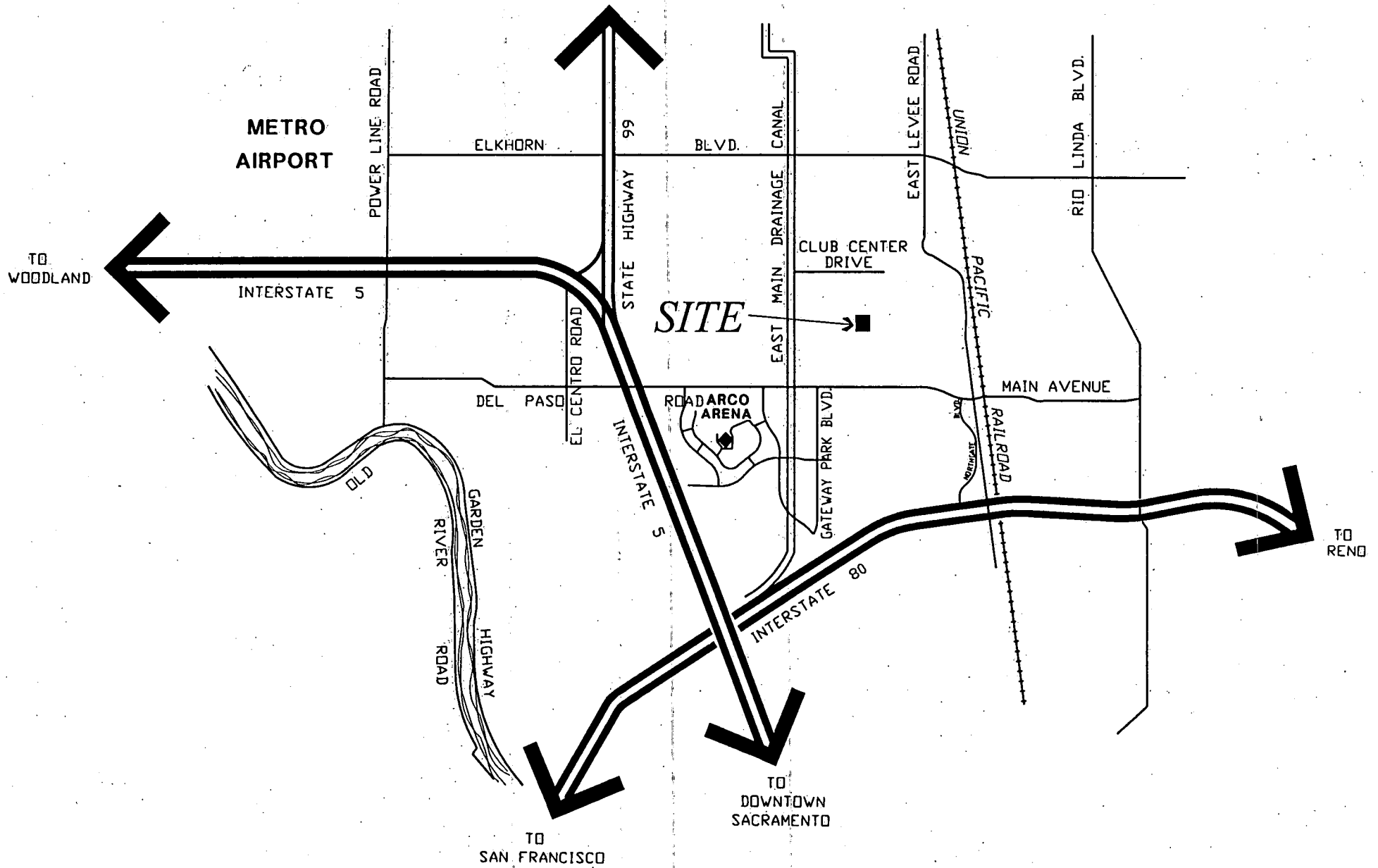
**WOOD-RODGERS INC.**  
3301 C STREET, BUILDING 100-B  
SACRAMENTO, CA 95816  
PHONE: (916) 341-7780

JUNE 2001

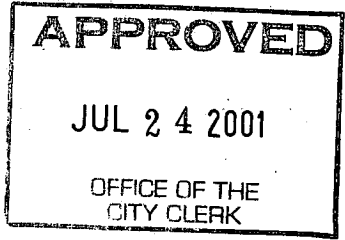
Sheet 4 of 4

SEE SHEET 2 FOR BASIS OF  
BEARINGS, LEGEND AND NOTES.

NORTHPOINTE PARK  
UNIT NO. 14  
256' B.M. 10







RESOLUTION NO. 2001-510

ADOPTED BY THE SACRAMENTO CITY COUNCIL

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

**APPROVING FINAL MAP ENTITLED "NORTHPOINTE PARK VILLAGE 19" AND SUBDIVISION IMPROVEMENT AGREEMENT (P00-011)**

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

- A. The Final Map for Northpointe Park Village 19 , located South of Club Center Drive and East of Danbrook Drive, 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 dedications 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., a Nevada Limited Liability Company to provide for the subdivision improvements required by the Subdivision Map Act and Title 16 (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:\TS Wrk Grp Docs\Develop Svcs\Council\P00-011 Northpointe Park\Village 19 ccltr.wpd

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

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

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