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CITY OF SACRAMENTO
CALIFORNIA

DEPARTMENT OF
PUBLIC WORKS

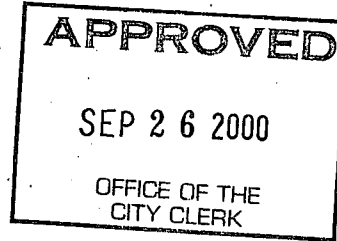
TECHNICAL SERVICES DIVISION

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

August 28, 2000

City Council
Sacramento, California

AG 2000-140



Honorable Members In Session:

SUBJECT: APPROVAL OF FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT ENTITLED "NORTHPOINTE PARK VILLAGE 13 PHASE 2B" (P96-058)

LOCATION/COUNCIL DISTRICT:

North Natomas - North of Del Paso Road and East of 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 13 Phase 2.

CONTACT PERSON:

Fritz Buchman, Associate Engineer, 264-7493

FOR COUNCIL MEETING OF: September 26, 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 - Natomas Village 13, 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. See Exhibits "A-1 through A-5" for project location.

City Council
Final Map for Northpointe Park Village 13 Phase 2B (P96-058)
August 28, 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 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, Western Pacific Housing - Natomas Village 13, 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:

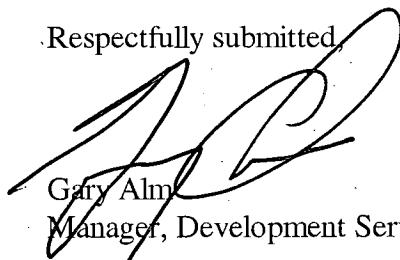
Pursuant to Sacramento City Code, Chapter 16.28.110, and Government Code Section 66458, the City Council may, by resolution, approve final maps. The map presented conforms to all the requirements of the Government Code and Title 16 of the City Code, applicable at the time of conditional approval of the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

City Council
Final Map for Northpointe Park Village 13 Phase 2B (P96-058)
August 28, 2000

ESBD CONSIDERATIONS:

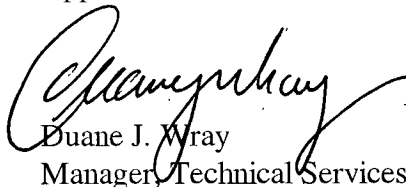
City Council adoption of the attached resolution is not affected by City policy related to the ESBD Program.

Respectfully submitted,



Gary Alm
Manager, Development Services

Approved:



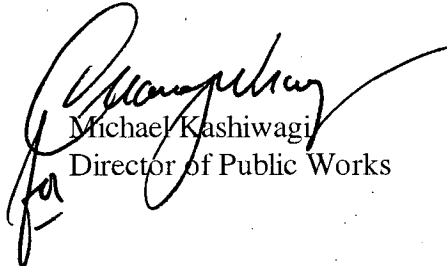
Duane J. Wray
Manager, Technical Services Division

RECOMMENDATION APPROVED:

Approved:



ROBERT P. THOMAS
City Manager



Michael Kashiwagi
Director of Public Works

FB:me
S:/TSWrkGrpDocs/devsvc/council/P96-058NorthpointePark/Village13Ph2ccltr
08.2800

FINAL MAP OF
NORTHPOINTE PARK VILLAGE 13-PHASE 2B

PORTION OF PARCEL 24 AND PARCEL 28, MASTER PARCEL

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

CITY OF SACRAMENTO, CALIFORNIA

AUGUST, 2000

The Spink Corporation

SHEET 1 OF 4

DESCRIPTION:

A PORTION OF PARCEL 24 AND A PORTION OF PARCEL 28 AS SHOWN ON THAT CERTAIN PARCEL MAP ENTITLED "MASTER PARCEL MAP OF NORTHPOINTE PARK-PHASE I", FILED IN THE OFFICE OF THE RECORDER, COUNTY OF SACRAMENTO, IN BOOK 152 OF PARCEL MAPS, MAP NUMBER 13, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF NORTHPOINTE PARK VILLAGE 13 PHASE 2A AS RECORDED IN SAID OFFICE OF THE RECORDER, IN BOOK 265 OF MAPS, MAP NUMBER 11, THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID NORTHPOINTE PARK VILLAGE 13-PHASE 2A THE FOLLOWING EIGHT (8) COURSES: 1) SOUTH 66°05'29" EAST 131.84 FEET, 2) SOUTH 70°18'12" EAST 62.61 FEET, 3) SOUTH 75°29'31" EAST 63.41 FEET, 4) SOUTH 80°34'46" EAST 125.71 FEET, 5) NORTH 89° 23'02" EAST 59.38 FEET, 6) NORTH 75°38'05" EAST 197.10 FEET, 7) NORTH 70°45'47" EAST 188.62 FEET, AND 8) NORTH 65°54'22" EAST 35.00 FEET; THENCE CURVING TO THE RIGHT ON AN ARC OF 600.00 FEET RADIUS, FROM A RADIAL BEARING OF NORTH 65°54'22" EAST; SAID ARC BEING SUBTENDED BY A CHORD BEARING SOUTH 12°38'17" EAST 238.33 FEET TO A POINT ON THE EASTERLY BOUNDARY OF SAID PARCEL 24; THENCE ALONG SAID BOUNDARY SOUTH 01°10'57" EAST 416.57 FEET TO THE NORTHERLY BOUNDARY OF NORTHPOINTE PARK VILLAGE 13-PHASE 1 AS RECORDED IN SAID OFFICE OF THE RECORDER, IN BOOK 265 OF MAPS, MAP NUMBER 10; THENCE ALONG SAID NORTHERLY BOUNDARY THE FOLLOWING SIX (6) COURSES: 1) SOUTH 88°49'03" WEST 302.50 FEET, 2) SOUTH 81°09'36" WEST 87.89 FEET, 3) SOUTH 89°52'16" WEST 199.17 FEET, 4) NORTH 77°59'18" WEST 126.00 FEET, 5) NORTH 63°19'18" WEST 82.42 FEET, AND 6) NORTH 66°53'39" WEST 325.00 FEET TO THE WESTERLY BOUNDARY OF SAID PARCEL 24; THENCE ALONG SAID WESTERLY BOUNDARY THE FOLLOWING SEVEN (7) COURSES: 1) NORTH 23°06'21" EAST 110.85 FEET, 2) NORTH 71°08'38" EAST 37.60 FEET, 3) CURVING TO THE RIGHT ON AN ARC OF 40.00 FEET RADIUS, SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 00°08'23" WEST 31.57 FEET, 4) NORTH 23°06'21" EAST 170.00 FEET, 5) CURVING TO THE RIGHT ON AN ARC OF 40.00 FEET RADIUS, SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 46°52'13" EAST 32.24 FEET, 6) NORTH 23°54'27" WEST 37.66 FEET, AND 7) NORTH 22°53'12" EAST 113.95 FEET TO THE POINT OF BEGINNING, CONTAINING 12.639 ACRES, MORE OR LESS.

OWNER'S STATEMENT:

THE UNDERSIGNED HEREBY CONSENT TO THE PREPARATION AND RECORDING OF THIS FINAL MAP OF NORTHPOINTE PARK VILLAGE 13-PHASE 2B AND OFFERS FOR DEDICATION AND DOES HEREBY DEDICATE TO ANY AND ALL PUBLIC USES THE CIRCLE AND DRIVE SHOWN HEREON; AND ALSO OFFERS FOR DEDICATION AND DOES HEREBY DEDICATE FOR SPECIFIC PURPOSES THE FOLLOWING:

(A) EASEMENT FOR CONSTRUCTING AND MAINTAINING CENTRALIZED MAIL DELIVERY BOXES, PEDESTALS, SLABS, TOGETHER WITH ANY AND ALL APPURTENANCES THERETO INCLUDING PEDESTRIAN ACCESS FOR DELIVERY AND RECEIPT OF MAIL ACROSS, ON, OVER, AND UNDER STRIPS OF LAND FIVE (5) FEET IN WIDTH, LYING CONTIGUOUS TO THE CIRCLE AND DRIVE SHOWN HEREON.

(B) EASEMENTS FOR INSTALLATION AND MAINTAINING OF GAS, SEWER, WATER, AND FOR TRAFFIC CONTROL DEVICES; ELECTROLIER AND UNDERGROUND WIRES AND CONDUITS FOR CABLE TELEVISION, ELECTRIC, AND TELEPHONE SERVICES, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ACROSS, ON, OVER, AND UNDER STRIPS OF LAND TWELVE AND A HALF (12.5) FEET IN WIDTH LYING CONTIGUOUS TO THE PUBLIC CIRCLE AND DRIVE SHOWN HERE ON AND DESIGNATED "PUBLIC UTILITY EASEMENT" (P.U.E.).

BY: WESTERN PACIFIC HOUSING-NATOMAS VILLAGE 13, LLC
A DELAWARE LIMITED LIABILITY COMPANY

BY: LAMCO HOUSING INC., A CALIFORNIA CORPORATION,
ADMINISTRATIVE MANAGER MEMBER

BY: _____ BY: _____
TITLE: _____ TITLE: _____

NOTARY ACKNOWLEDGMENT:

STATE OF _____

COUNTY OF _____

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: _____

ENGINEER'S STATEMENT:

I HEREBY STATE THAT THIS FINAL MAP OF NORTHPOINTE PARK VILLAGE 13-PHASE 2B, MADE UNDER MY DIRECTION IN JANUARY, 2000, IS TRUE AND COMPLETE AS SHOWN, THAT THE MONUMENTS WILL BE OF THE CHARACTER AND WILL OCCUPY THE POSITIONS INDICATED AND WILL BE SET UPON COMPLETION OF THE REQUIRED SUBDIVISION IMPROVEMENTS ON OR BEFORE JUNE 2001, AND THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATED: _____

BRUCE HENZ R.C.E. 25596
THE SPINK CORPORATION
EXPIRES: _____

CITY ENGINEER'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF NORTHPOINTE PARK 13-PHASE 2B 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 FINAL MAP IS TECHNICALLY CORRECT.

DATED: _____

DEPARTMENT OF PUBLIC WORKS
CITY OF SACRAMENTO

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 13-PHASE 2B AND HAS ACCEPTED ON BEHALF OF THE PUBLIC, ALL OF THE RIGHT-OF-WAYS AND EASEMENTS HEREON OFFERED FOR DEDICATION.

DATED: _____

CITY CLERK,
CITY OF SACRAMENTO, CALIFORNIA

DATED: _____

DEPUTY CITY CLERK,
CITY OF SACRAMENTO, CALIFORNIA

RECORDER'S STATEMENT:

ACCEPTED FOR RECORD AND FILED IN THE OFFICE OF THE RECORD OF SACRAMENTO COUNTY IN BOOK _____ OF MAPS, MAP NUMBER _____ THIS _____ DAY OF _____ 2000 AT _____ HOURS, _____ MINUTES, _____ M., TITLE TO THE LAND INCLUDED IN THIS SUBDIVISION BEING VESTED AS PER CERTIFICATE NUMBER _____ ON FILE IN THIS OFFICE.

BOOK _____ OFFICIAL RECORD _____

RECORDER OF SACRAMENTO COUNTY

PAGE _____

BY: _____
DEPUTY

FINAL MAP OF
NORTHPOINTE PARK VILLAGE 13-PHASE 2B

PORTION OF PARCEL 24 AND PARCEL 28, MASTER PARCEL
MAP, "NORTHPOINTE PARK-PHASE 1", 152 P.M. 13
CITY OF SACRAMENTO, CALIFORNIA

AUGUST, 2000
The Spink Corporation
SHEET 2 OF 4

TRUSTEE STATEMENT:

FIRST AMERICAN TITLE COMPANY, A CALIFORNIA CORPORATION, TRUSTEE UNDER
DEED OF TRUST RECORDED APRIL 14, 2000, IN BOOK 20000416, PAGE 119 OF OFFICIAL
RECORDS, SACRAMENTO COUNTY RECORDER.

BY: _____ BY: _____
TITLE: _____ TITLE: _____

NOTARY ACKNOWLEDGMENT:

STATE OF _____

COUNTY OF _____

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: _____

FINAL MAP OF
NORTHPOINTE PARK VILLAGE 13-PHASE 2B

PORTION OF PARCEL 24 AND PARCEL 28, MASTER PARCEL
 MAP, "NORTHPOINTE PARK-PHASE I", 152 P.M. 13
 CITY OF SACRAMENTO, CALIFORNIA

AUGUST, 2000
The Splink Corporation
 SHEET 3 OF 4

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL WITH THAT OF THE NORTHERLY BOUNDARY OF NORTHPOINTE PARK VILLAGE 13 PHASE I, AS SHOWN ON 265 B.M. 10, FROM WHICH BETWEEN FOUND MONUMENTS THE BEARING GIVEN AS S89°52'16"W.

NOTES:

1. THIS SUBDIVISION CONTAINS 12.639 ACRES, GROSS.
2. ALL REAR PROPERTY CORNERS WILL BE MARKED BY A 5/8" X 24" REBAR AND CAP STAMPED "R.C.E. 25596". STREET LOT CORNERS WILL BE MARKED WITH A GASH AT THE BACK OF SIDEWALK ON THE PROJECTION OF THE LOT LINE.
3. ALL DISTANCES ALONG CURVED LINES ARE CHORD MEASUREMENT.
4. RADII SHOWN ARE CENTERLINE RADII UNLESS NOTED OTHERWISE.
5. THE LAND SHOWN HEREON IS HEREBY MERGED AND RESUBDIVIDED; AND THE FOLLOWING EASEMENTS AND RIGHT-OF-WAYS NOT SHOWN ON THIS MAP AND LISTED BELOW ARE ABANDONED, TO THE EXTENT INCLUDED WITHIN THE BOUNDARIES OF THE SUBDIVISION PURSUANT TO SECTION 66499.20 1/2 OF THE GOVERNMENT CODE: ALL ROADWAY IRREVOCABLE OFFERS OF DEDICATION (R.I.O.D.) AS SHOWN ON 152 P.M. 13.

LEGEND:

- DIMENSION POINT ----- ○
- SET P.K. NAIL 1/4" DIA. X 1-1/2" LONG ----- ●
- FOUND P.K. NAIL PER 265 B.M. 10 ----- ⊙
- FOUND 1-1/4" IRON PIPE TAGGED "R.C.E. 25596" ----- X
- WELL MONUMENT PER CITY STANDARDS TO BE SET PER 265 B.M. 11 ----- ⊕
- PUBLIC UTILITY EASEMENT ----- - P. U. E.
- RADIAL LINE ----- (R)

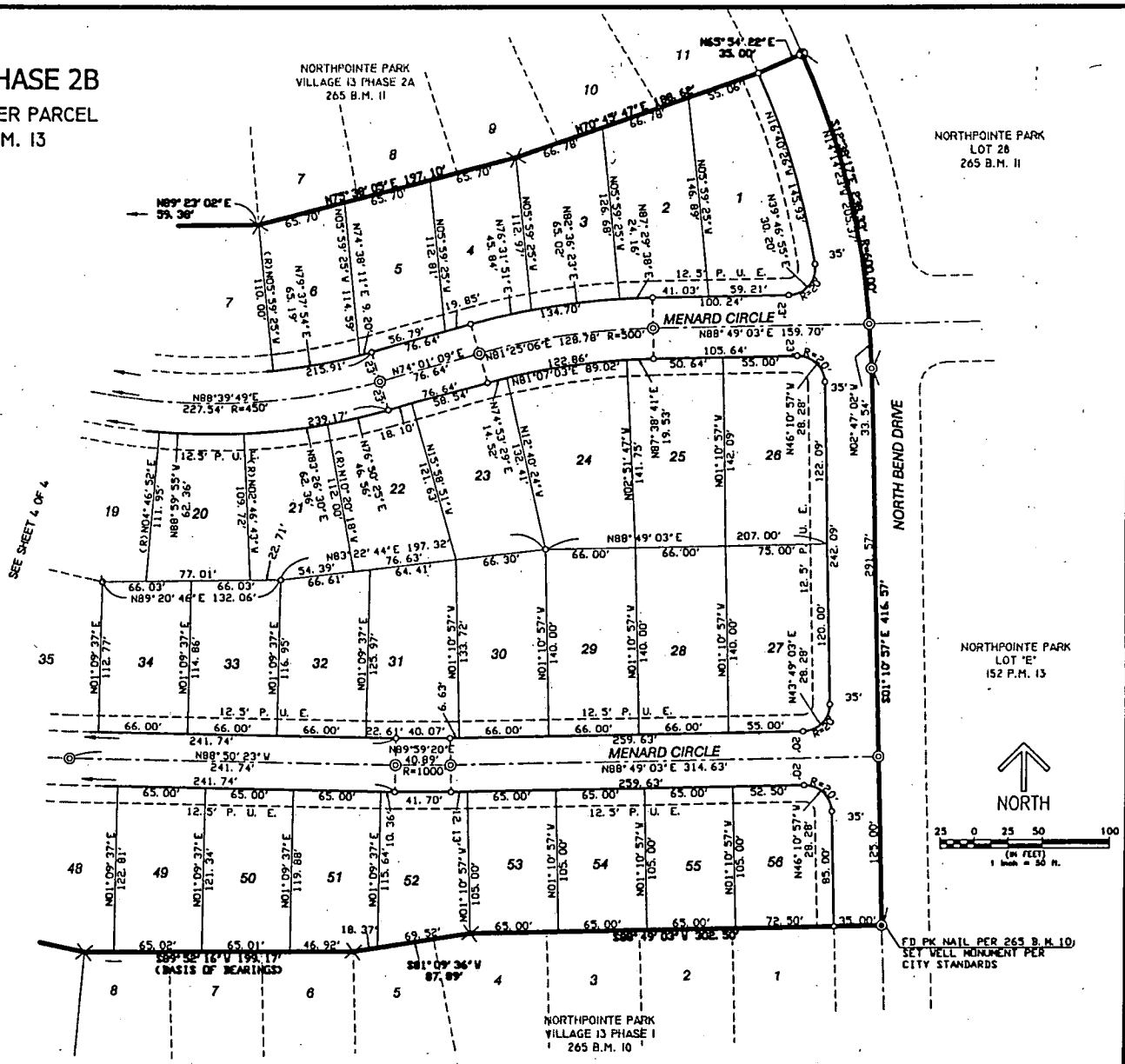


EXHIBIT "A-3"

FINAL MAP OF
NORTHPONTE PARK VILLAGE 13-PHASE 2B

PORTION OF PARCEL 24 AND PARCEL 28, MASTER PARCEL
 MAP, "NORTHPONTE PARK-PHASE I", 152 P.M. 13
 CITY OF SACRAMENTO, CALIFORNIA

AUGUST, 2000
The Spink Corporation
 SHEET 4 OF 4

CURVE TABLE			
CURVE	BEARING	CHORD	RADIUS
C1	N68°26'49"E	56.90'	40.00'
C2	N21°53'39"W	56.57'	40.00'
C3	N87°47'20"W	29.42'	40.00'
C4	N45°08'23"W	29.65'	40.00'

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

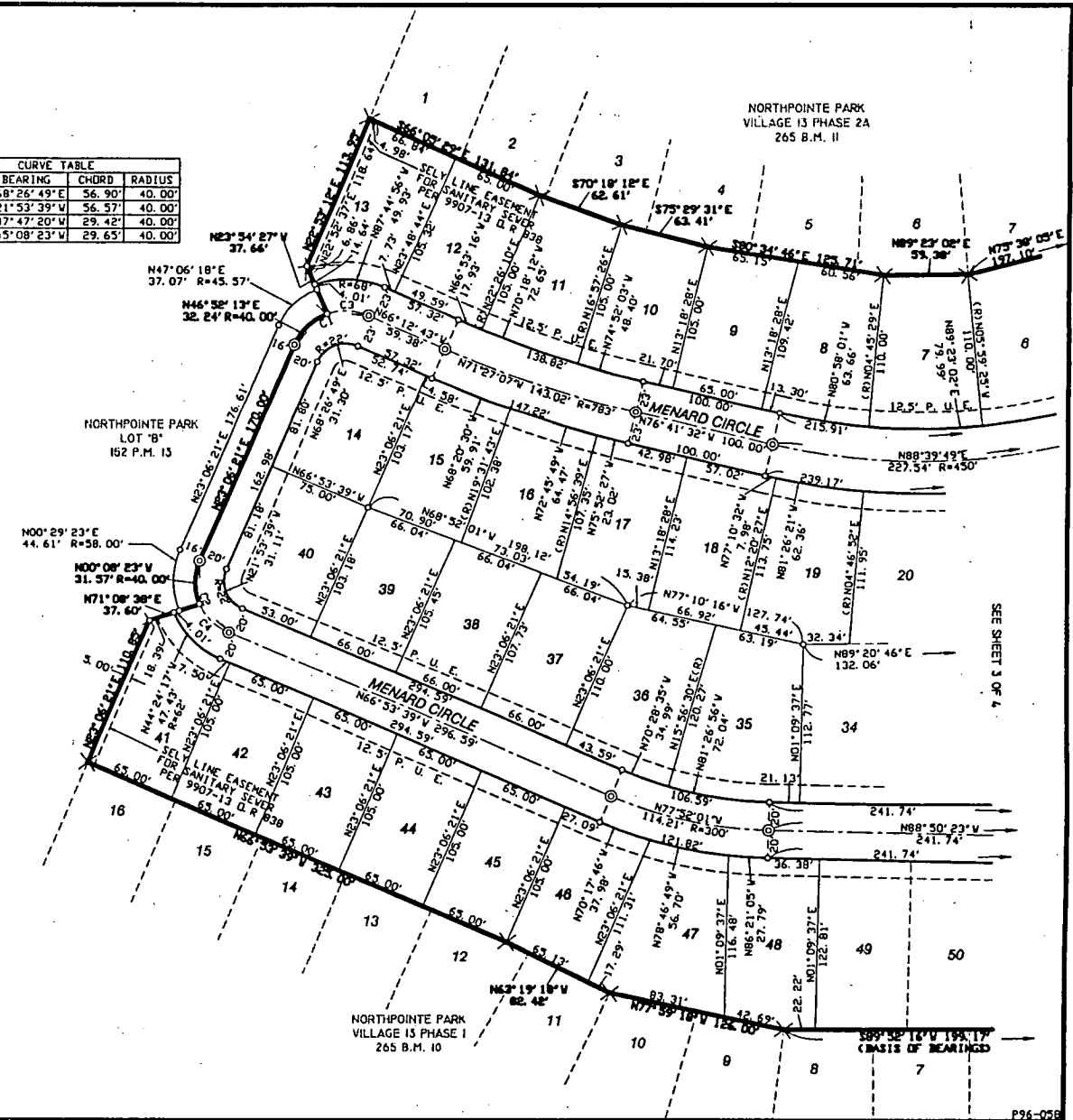
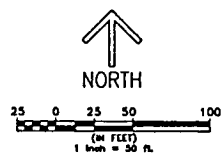
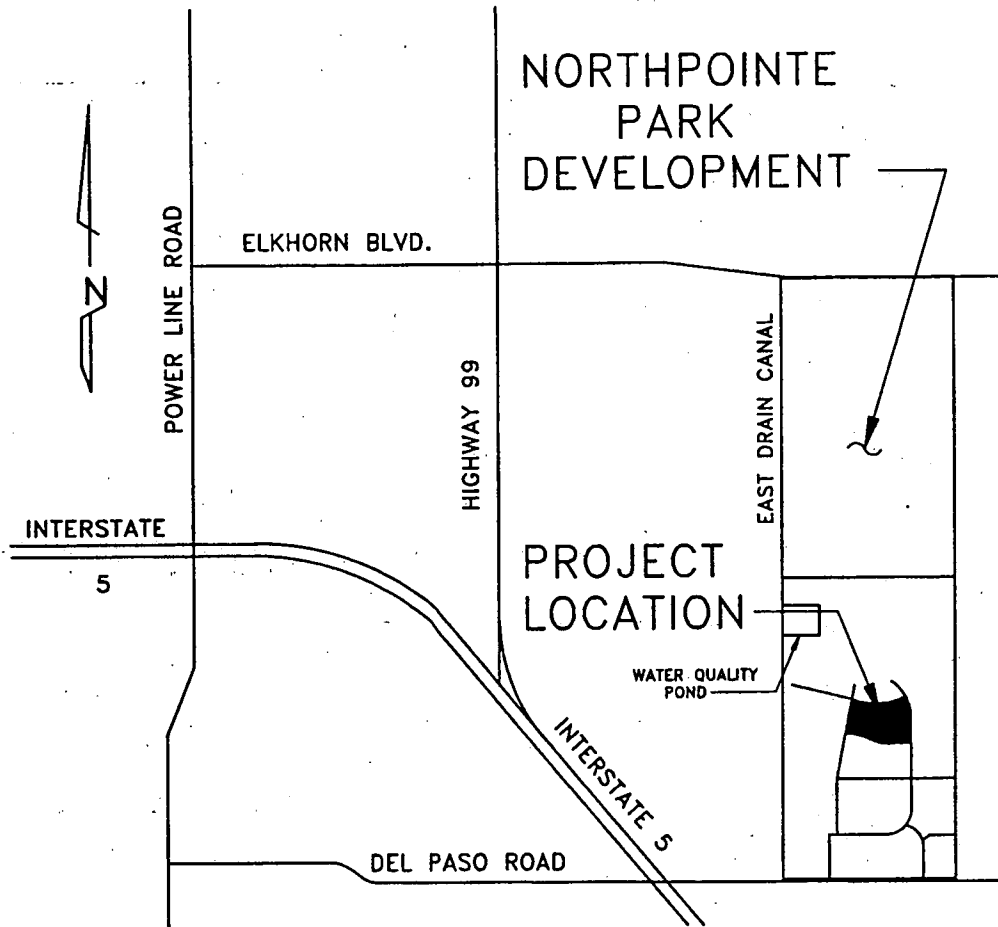


EXHIBIT "A-4"

SEE SHEET 3 OF 4



VICINITY MAP

N.T.S.

NORTHPOINTE PARK VILLAGE 13 PHASE 2B

CITY OF SACRAMENTO

CALIFORNIA

APPROVED
SEP 26 2000
OFFICE OF THE
CITY CLERK

RESOLUTION NO. 2000-561

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

APPROVING FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT ENTITLED "NORTHPOINTE PARK VILLAGE 13 PHASE 2B" (P96-058)

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

- A The Final Map for Northpointe Park Village 13 Phase 2B, located in North Natomas - North of Del Paso Road and East of 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 Western Pacific Housing - Natomas Village 13, LLC., a Delaware 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:\TSWrkGrpDocs\devsvs\council\P96-058NorthpointePark\Village13Ph2Bccltr
08.2800

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____