



2.11

DEPARTMENT OF
PUBLIC WORKS

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET, 2nd Floor
SACRAMENTO, CA 95814-2700

DEVELOPMENT SERVICES DIVISION

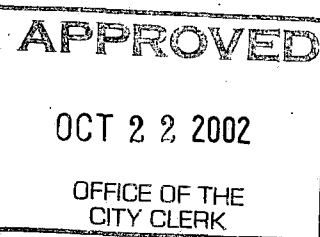
PH. (916) 264-7995
FAX (916) 264-5786

October 8, 2002

City Council
Sacramento, California

Honorable Members in Session:

06 2002 - 193



**SUBJECT: APPROVAL OF FINAL MAP AND SUBDIVISION IMPROVEMENT
AGREEMENT FOR "NORTHPOINTE PARK VILLAGE 30A" (P96-058)**

LOCATION/COUNCIL DISTRICT:

North Natomas – south of Elkhorn Blvd and east of the East Drainage Canal
Council District 1

RECOMMENDATION:

This report recommends the City Council adopt the attached resolution approving the Final Map and Subdivision Improvement Agreement for Northpointe Park Village 30A.

CONTACT PERSONS:

Fritz Buchman, Senior Engineer, 264-7493
Bob Robinson, Supervising Surveyor, 264-8970

FOR COUNCIL MEETING OF: October 22, 2002

SUMMARY:

On December 19, 1996, the City Planning Commission approved a Tentative Subdivision Map by adopting a Notice of Decision. The subdividers, Northpointe North LLC a California Limited Liability Company and K. Hovnanian Forecast Homes, Inc., a California Corporation, wish to file the Final Map prior to completing the required subdivision improvements. The deferral of these improvements requires the subdividers to enter into a Subdivision Improvement Agreement with the City wherein the subdividers agree to complete the improvements at a later date. All other conditions of the subdivision's Tentative Map have been met by the subdividers.

Department of
PUBLICWORKS
CITY OF
SACRAMENTO

City Council
Final Map for Northpointe Park Village 30A
October 7, 2002

The Final Map and the Subdivision Improvement Agreement require approval by the City Council. See Exhibits "A-1" through "A-8" for project location.

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 Section 16.28.110, and Government Code Section 66458, the City Council may approve Final Maps by resolution. 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. The deferred improvement work has been secured through a Subdivision Improvement Agreement, all other conditions of approval have been met, and the Final Map is presented for approval.

FINANCIAL CONSIDERATIONS:

All subdivision costs are being paid by the subdividers, Northpointe North LLC a California Limited Liability Company and K. Hovnanian Forecast Homes, Inc., a California 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 Section 16.28.110, and Government Code Section 66458, the City Council may approve Final Maps by resolution. 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 improvements for this subdivision include various traffic calming and pedestrian safety devices consistent with the proposed Pedestrian Safety Strategy to be recommended for adoption by the Council in October 2002. The Pedestrian Safety Strategy was prepared in accordance with the City Strategic Plan.

City Council
Final Map for Northpointe Park Village 30A
October 7, 2002

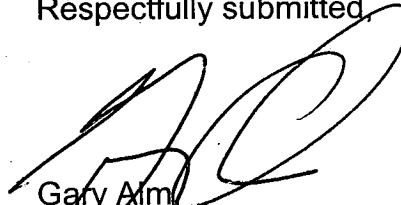
The Council action recommended in this report supports the following City Strategic Plan goals:

- Enhance and preserve the neighborhoods
- Promote and support economic vitality
- Improve and diversify the transportation system

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

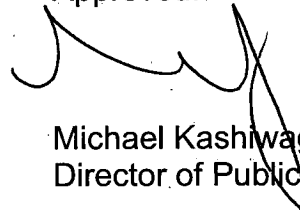
RECOMMENDATION APPROVED:



ROBERT R. THOMAS
City Manager

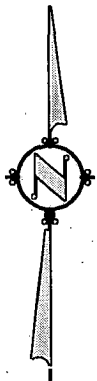
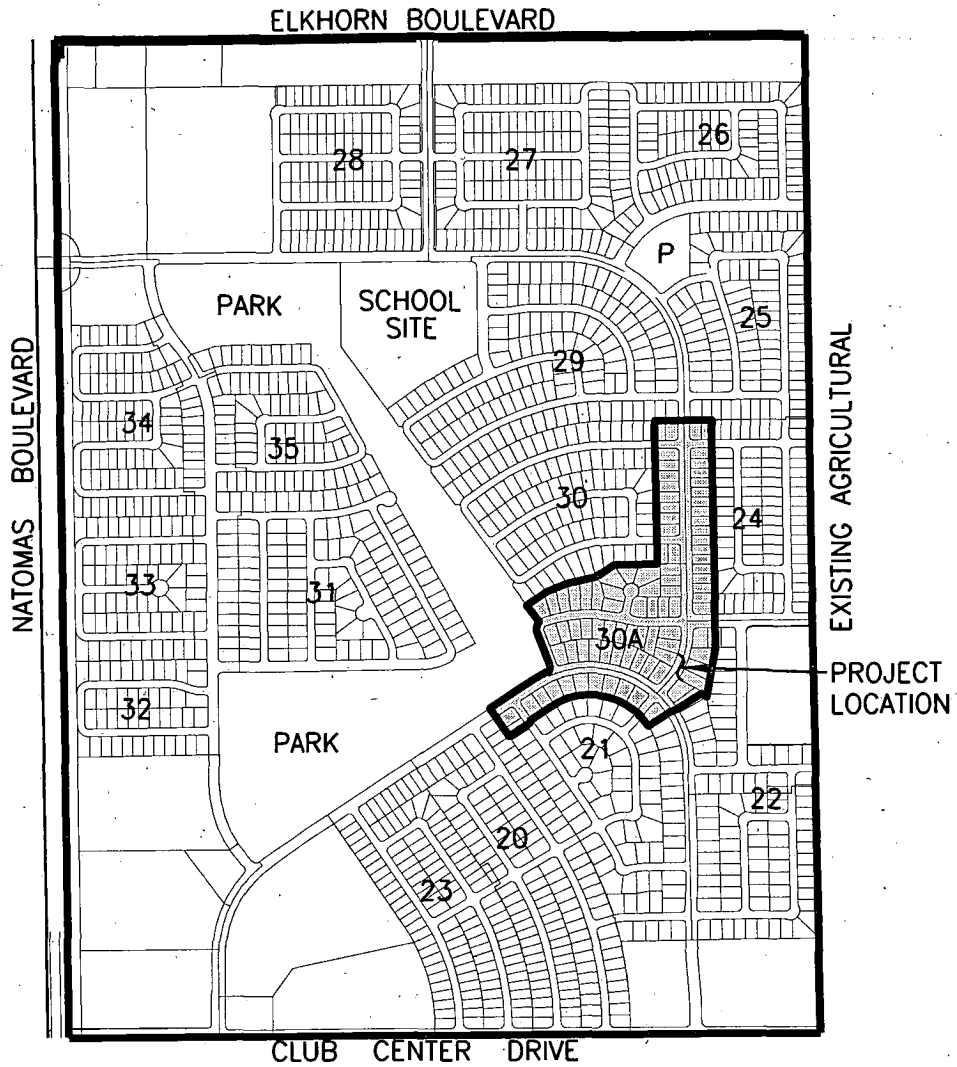
FB/pt

Approved:

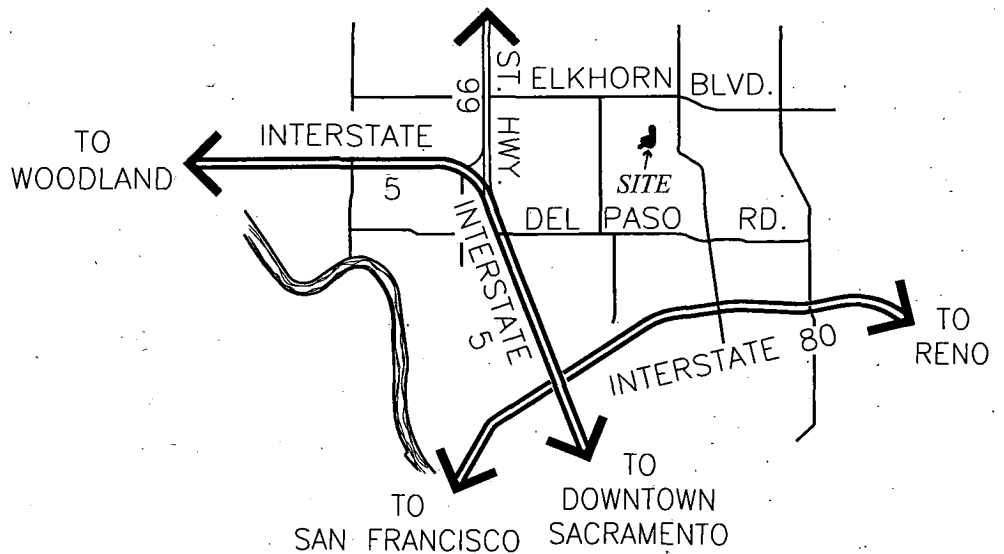


Michael Kashiwagi
Director of Public Works

NORTHPOINTE PARK VILLAGE 30A



NOT TO SCALE



FINAL MAP OF
NORTHPOINTE PARK
 VILLAGE 30A
 SUBDIVISION NO. P96-058.12

BEING ALL THE DESIGNATED REMAINDER OF THE
 FINAL MAP OF NORTHPOINTE PARK VILLAGE 21
 FILED IN B.M. SACRAMENTO COUNTY RECORDS
 CITY OF SACRAMENTO STATE OF CALIFORNIA



WOOD RODGERS
 ENGINEERING - MAPPING - PLANNING - SURVEYING
 3301 C St. Bldg. 100-B Tel 916.341.7780
 Sacramento, CA 95818 Fax 916.341.7787

OCTOBER 2002

Sheet 1 of 7

1045.056

OWNER'S STATEMENT

THE UNDERSIGNED HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP OF NORTHPOINTE PARK VILLAGE 30A AND OFFER FOR DEDICATION AND DO HEREBY DEDICATE TO ANY AND ALL PUBLIC USES, THE CIRCLES, WAYS, AVENUES, COURT AND DRIVE SHOWN HEREON AND ALSO OFFER FOR DEDICATION AND DO HEREBY DEDICATE FOR SPECIFIC PURPOSES THE FOLLOWING:

- A. EASEMENTS FOR PLANTING AND MAINTAINING TREES, INSTALLATION AND MAINTENANCE OF ELECTROLIERS, TRAFFIC CONTROL DEVICES, 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 CIRCLES, WAYS, AVENUES, COURT 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 CIRCLES, WAYS, AVENUES, COURT AND DRIVE SHOWN HEREON.

K. HOVNANIAN FORECAST HOMES, INC.
 A CALIFORNIA CORPORATION

NORTHPOINTE NORTH, LLC
 A LIMITED LIABILITY COMPANY

BY: _____
 NAME: LARRY YOUNG
 TITLE: DIVISION PRESIDENT
 DATE: _____

BY: Northpointe North, LLC
 a California limited liability company
 BY: Lennar Northpointe North, LLC
 a California limited liability company
 its sole member
 BY: Lennar Renaissance, Inc.
 a California corporation
 its Managing Member

By: _____
 PRINT NAME: _____
 TITLE: _____
 DATE: _____

NOTARY'S ACKNOWLEDGEMENT

STATE OF CALIFORNIA }
 COUNTY OF _____ } SS

ON THE _____ DAY OF _____, 200__, BEFORE ME,
 A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED,
 PERSONALLY KNOWN TO ME
 OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON
 WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME
 THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIG-
 NATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON WHICH THE PERSON
 ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND: _____
 PRINTED NAME: _____
 COUNTY OF: _____
 MY COMMISSION EXPIRES: _____

LEGAL DESCRIPTION

ALL THE DESIGNATED REMAINDER OF THE FINAL MAP OF NORTHPOINTE PARK VILLAGE 21, RECORDED IN BOOK _____ OF FINAL MAPS, AT PAGE _____, SACRAMENTO COUNTY RECORDS, IN THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA.

TRUSTEE'S STATEMENT

NORTH AMERICAN TITLE GUARANTY COMPANY, AS TRUSTEE UNDER DEEDS OF TRUST RECORDED MAY 29, 2002, IN BOOK 200205-29 PAGE 1333, AND AUGUST 6, 2002, IN BOOK 200208-06 PAGES 1304 AND 1305, OFFICIAL RECORDS OF SACRAMENTO COUNTY.

By: _____ BY: _____
 PRINT NAME: _____ PRINT NAME: _____

NOTARY'S ACKNOWLEDGEMENT

STATE OF CALIFORNIA }
 COUNTY OF _____ } SS

ON THE _____ DAY OF _____, 200__, BEFORE ME,
 A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED,
 PERSONALLY KNOWN TO ME
 OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON
 WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME
 THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIG-
 NATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON WHICH THE PERSON
 ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND: _____
 PRINTED NAME: _____
 COUNTY OF: _____
 MY COMMISSION EXPIRES: _____

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND WAS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES AT THE REQUEST OF NORTHPOINTE NORTH, L.L.C. IN OCTOBER, 2002. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP. ALL MONUMENTS SHOWN HEREON ARE OF THE CHARACTER AND WILL OCCUPY THE POSITIONS INDICATED AND WILL BE SET BY OCTOBER 2004, AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

MICHAEL E. LONG
 P.L.S. 8815 EXP. 09-30-04
 WOOD RODGERS, INC.

DATE

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF NORTHPOINTE PARK VILLAGE 30A 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 MAP IS TECHNICALLY CORRECT.

ROBERT T. ROBINSON
 SUPERVISING SURVEYOR, L.S. 7534
 FOR THE DIRECTOR 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 ENTITLED NORTHPOINTE PARK VILLAGE 30A AND HAS ACCEPTED, SUBJECT TO IMPROVEMENTS, ON BEHALF OF THE PUBLIC, ALL LANDS, RIGHTS-OF-WAY, AND EASEMENTS HEREON OFFERED FOR DEDICATION.

DATE: _____ CITY CLERK
 CITY OF SACRAMENTO

RECORDER'S STATEMENT

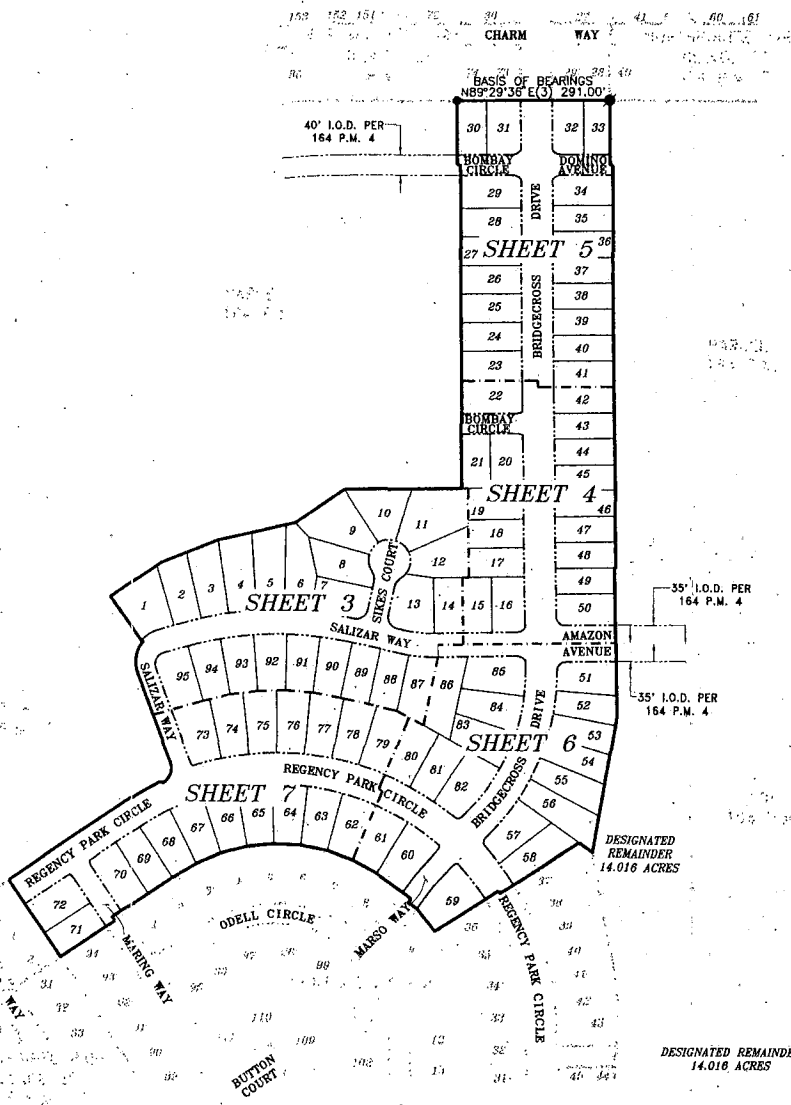
ACCEPTED FOR RECORD AND FILED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY IN BOOK _____ OF MAPS, AT PAGE _____, THIS _____ DAY OF _____, 200__, AT _____ HOURS, _____ MINUTES, _____ M., TITLE TO THE LAND INCLUDED IN THIS SUBDIVISION BEING VESTED AS PER CERTIFICATE NO. _____ ON FILE IN THIS OFFICE.

RECORDER OF SACRAMENTO COUNTY DOCUMENT NO.: _____
 STATE OF CALIFORNIA
 BY: _____ FEE: \$ _____

EXHIBIT "A-2"



0 75 150 300
SCALE: 1" = 150'



NOTES

1. ALL CURVES ARE DIMENSIONED WITH RADIUS, DELTA AND ARC LENGTH. ALL DISTANCES SHOWN ARE FEET AND DECIMALS THEREOF.
2. TOTAL AREA FOR THIS SUBDIVISION IS 20.19± ACRES GROSS, CONSISTING OF 95 RESIDENTIAL LOTS AND CREATING A DESIGNATED REMAINDER OF 14.016 ACRES GROSS.
3. THE IRREVOCABLE OFFER OF DEDICATION (I.O.D.), PER 164 P.M. 4, NOT SHOWN HEREON IS ABANDONED PURSUANT TO SECTION 66499.20 1/2 OF THE GOVERNMENT CODE.
4. THE PUBLIC UTILITY EASEMENT (P.U.E.), PER 164 P.M. 4, NOT SHOWN HEREON IS ABANDONED PURSUANT TO SECTION 66499.20 1/2 OF THE GOVERNMENT CODE.
5. ALL LOTS BEING CREATED BY THIS MAP INCLUDE FEE-TITLE TO THE CENTERLINE OF THE CIRCLES, WAYS, AVENUES, COURT AND DRIVE 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 STAMPED 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 1-1/4" IRON PIPE TAGGED "P.L.S. 6815"
- ⊗ SET WELL MONUMENT STAMPED "P.L.S. 6815"
- FOUND 5/8" REBAR CAPPED P.L.S. 6815
- ⊙ FOUND 1/4" DIA. PK NAIL
- ⊘ FOUND 1-1/4" IRON PIPE TAGGED "P.L.S. 6815"
- ⊗ FOUND WELL MONUMENT STAMPED "P.L.S. 6815"
- (R) RADIAL LINE
- DELTA xx° xx' xx"
- I.O.D. IRREVOCABLE OFFER OF DEDICATION
- P.U.E. PUBLIC UTILITY EASEMENT

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED FROM THE MONUMENTS SHOWN ON THE NORTHPOINTE PARK VILLAGE 29 FINAL MAP RECORDED IN B.M. SACRAMENTO COUNTY RECORDS. THE BEARING BETWEEN SAID MONUMENTS IS NORTH 89°29'36" EAST.

REFERENCES

- (1) 164 P.M. 4, MASTER PARCEL MAP OF NORTHPOINTE PARK PHASE 2
- (2) B.M. FINAL MAP OF NORTHPOINTE PARK VILLAGE 21
- (3) B.M. FINAL MAP OF NORTHPOINTE PARK VILLAGE 29
- (4) 303 B.M. 4, FINAL MAP OF NORTHPOINTE PARK VILLAGE 23

FINAL MAP OF
NORTHPOINTE PARK
VILLAGE 30A
SUBDIVISION NO. P96-058.12
BEING ALL THE DESIGNATED REMAINDER OF THE
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CITY OF SACRAMENTO STATE OF CALIFORNIA



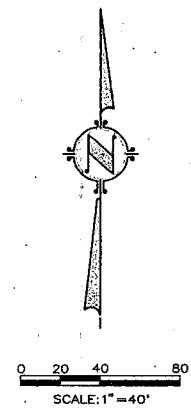
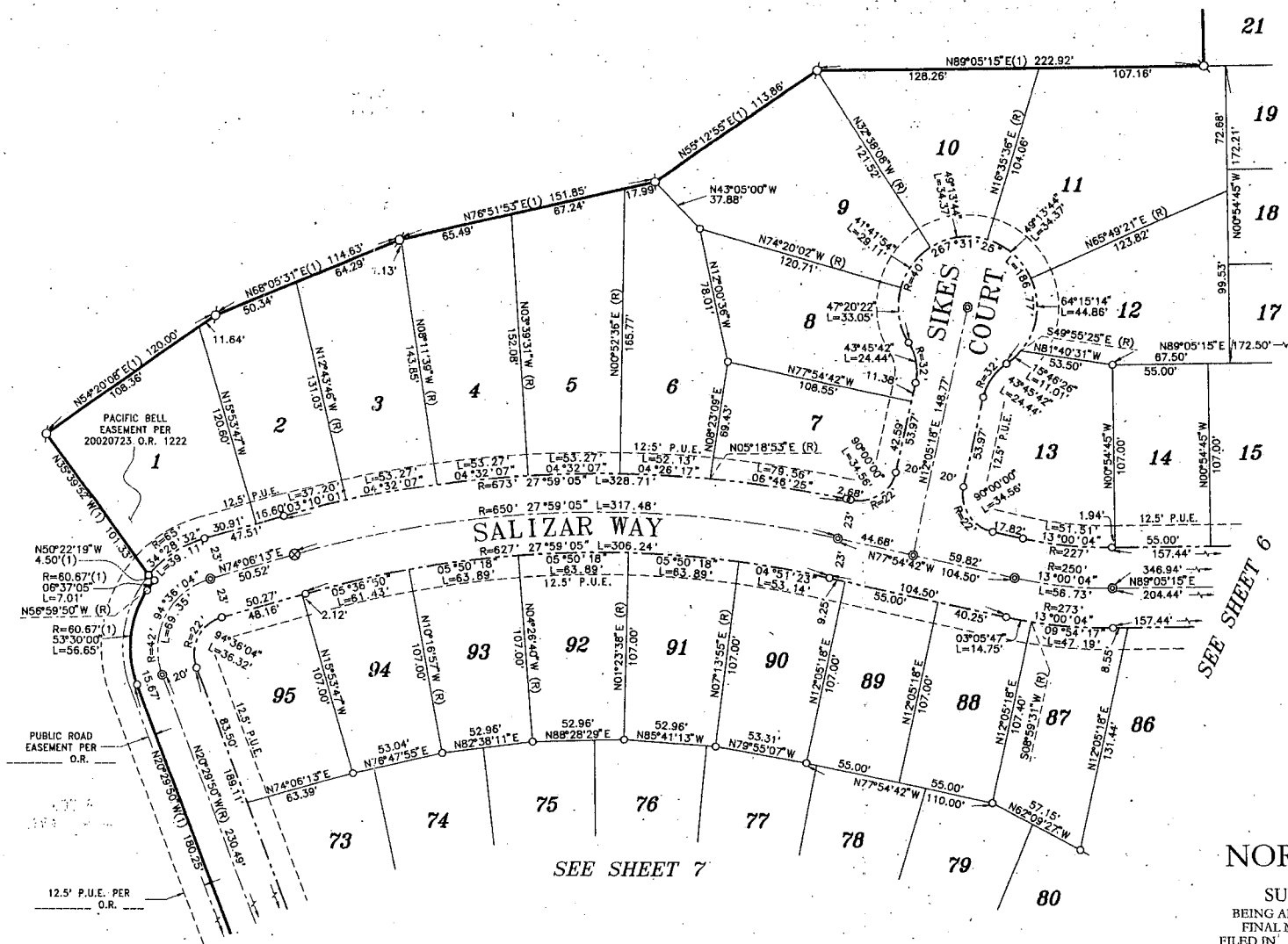
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Sacramento, CA 95816 Fax 916.341.7767

OCTOBER 2002

Sheet 2 of 7

1045.056

EXHIBIT "A-3"



SEE SHEET 4

SEE SHEET 6

SEE SHEET 7

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

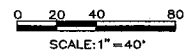
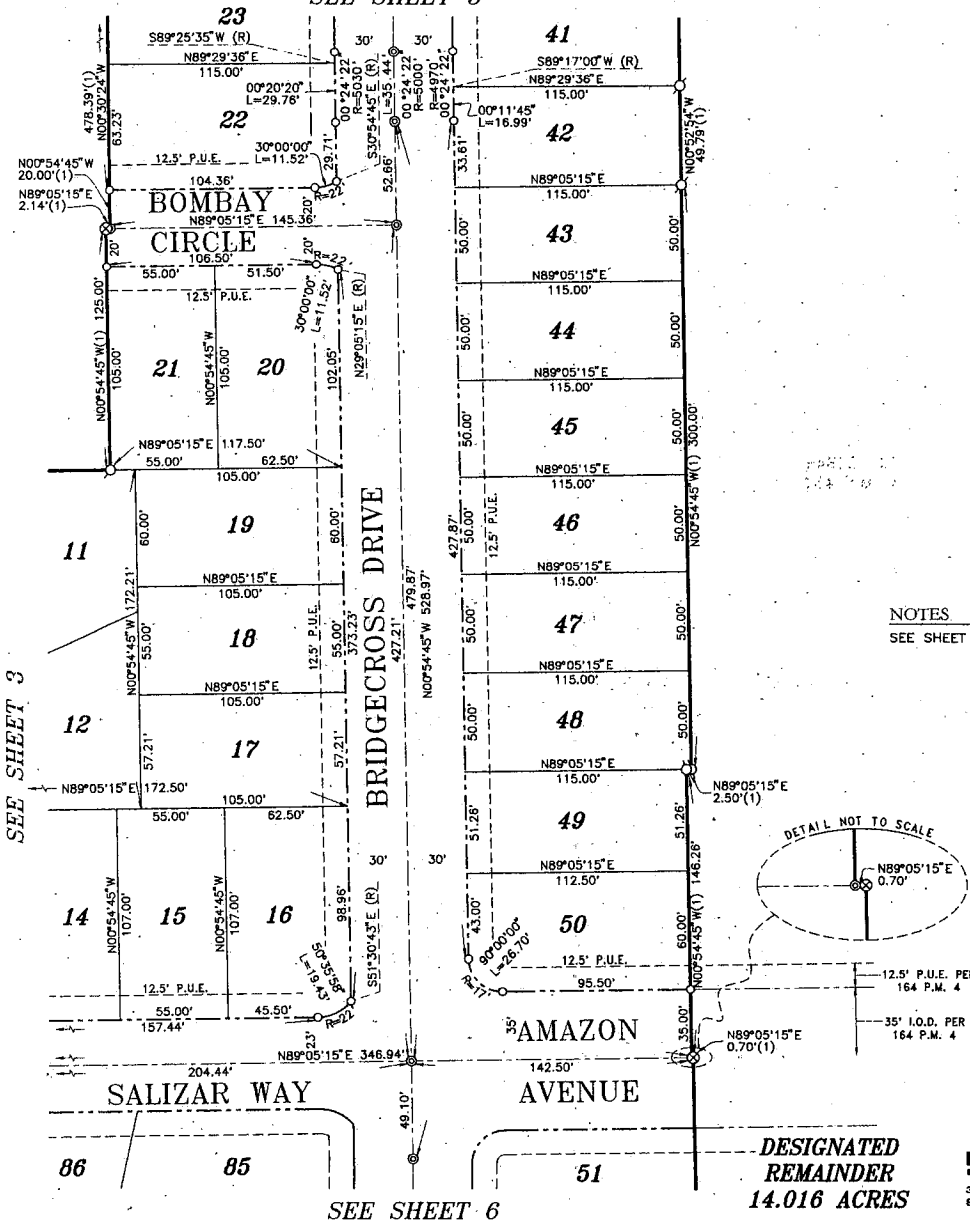
FINAL MAP OF
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 VILLAGE 30A
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OCTOBER 2002
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 1045.056

EXHIBIT "A-4"

SEE SHEET 5



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

FINAL MAP OF
NORTHPOINTE PARK
VILLAGE 30A
SUBDIVISION NO. P96-058.12
BEING ALL THE DESIGNATED REMAINDER OF THE
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CITY OF SACRAMENTO STATE OF CALIFORNIA



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OCTOBER 2002
Sheet 4 of 7

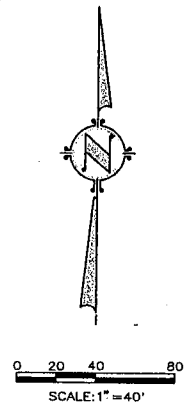
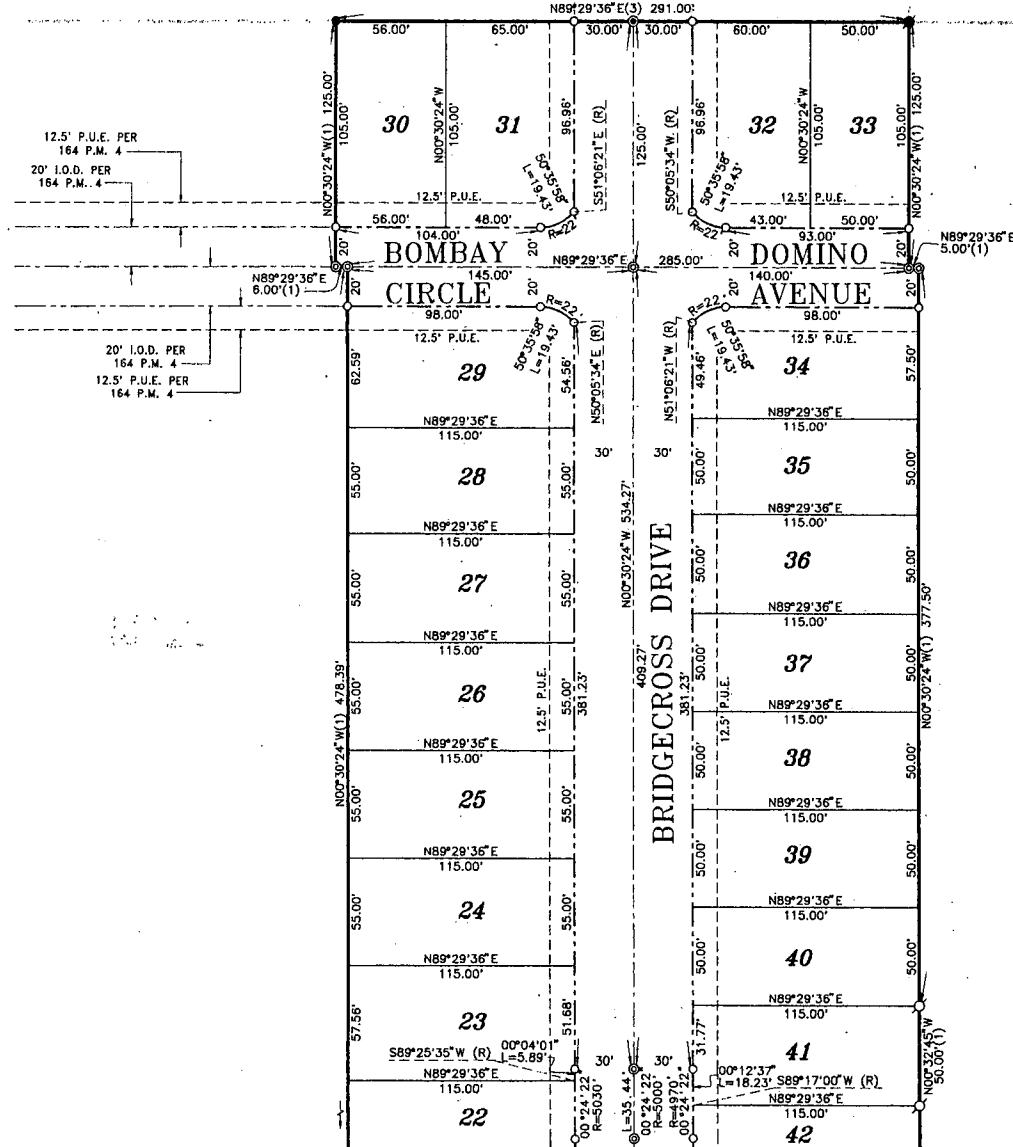
DESIGNATED
REMAINDER
14.016 ACRES

SEE SHEET 3

SEE SHEET 6

EXHIBIT "A-5"

77 76 75 74 29 28 40



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

FINAL MAP OF
NORTHPOINTE PARK
VILLAGE 30A
SUBDIVISION NO. P96-058.12
BEING ALL THE DESIGNATED REMAINDER OF THE
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FILED IN ___ B.M. ___, SACRAMENTO COUNTY RECORDS
CITY OF SACRAMENTO STATE OF CALIFORNIA

OCTOBER 2002

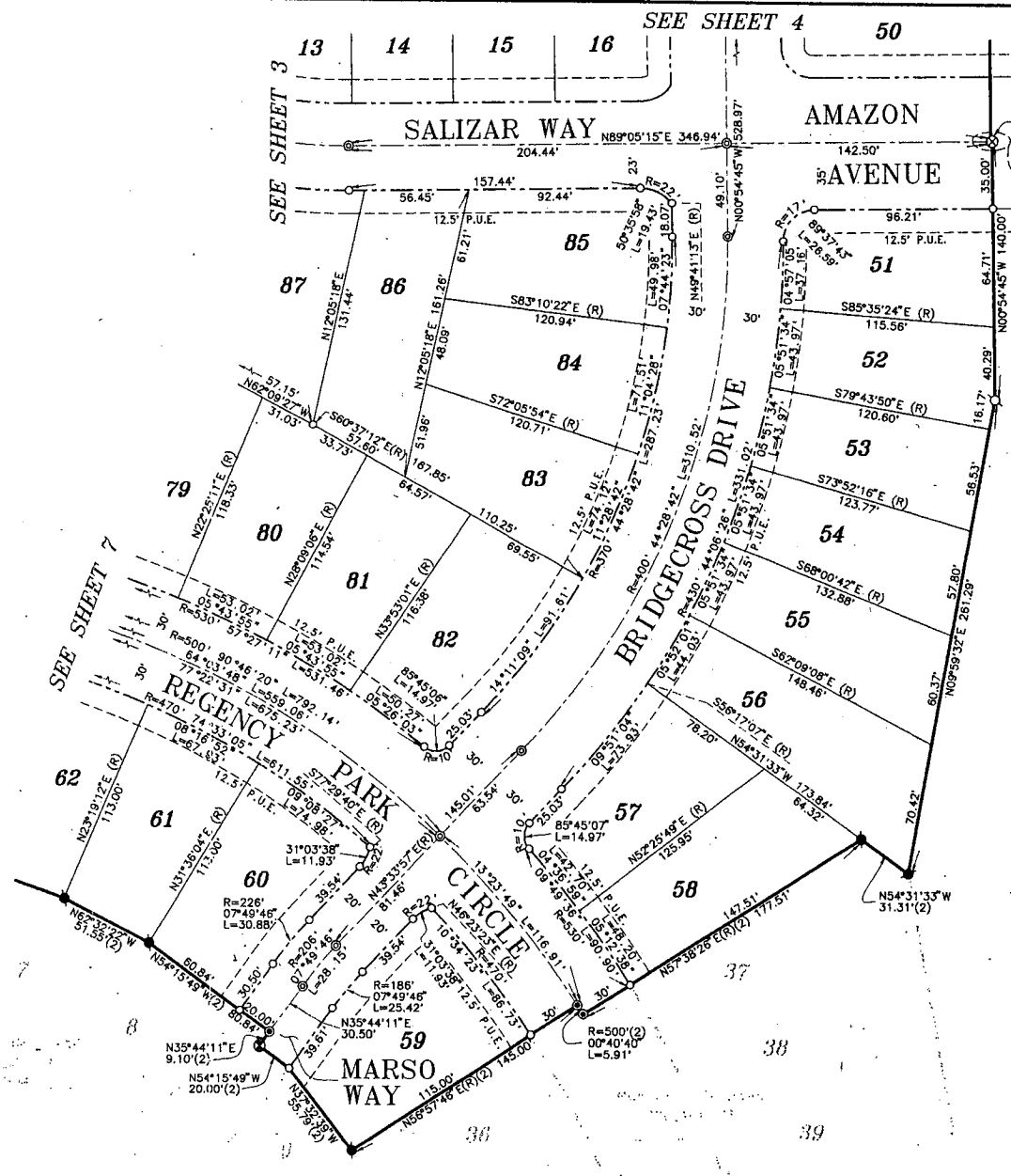
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Sheet 5 of 7

1045.056

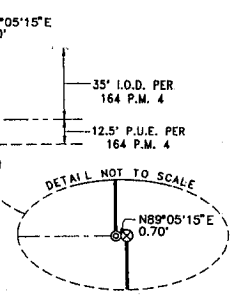
SEE SHEET 4

EXHIBIT "A-6"



SEE SHEET 3 13 14 15 16 SEE SHEET 4 50

SEE SHEET 7



SCALE: 1"=40'

**DESIGNATED
REMAINDER
14.016 ACRES**

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

**DESIGNATED
REMAINDER
14.016 ACRES**

FINAL MAP OF
NORTHPOINTE PARK
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SUBDIVISION NO. P96-058.12
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OCTOBER 2002

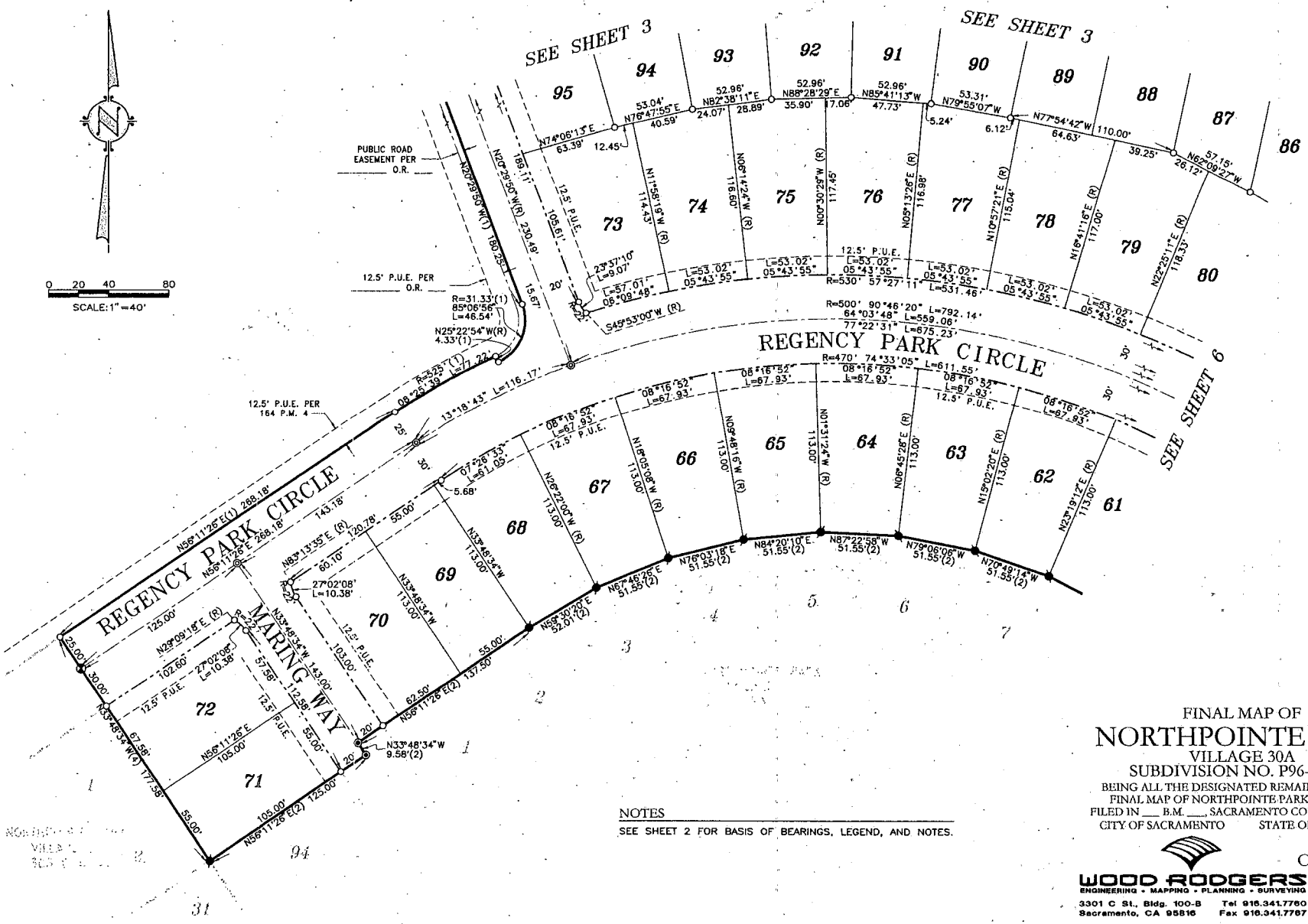
Sheet 6 of 7

1045.056

EXHIBIT "A-7"



0 20 40 80
SCALE: 1" = 40'



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

FINAL MAP OF
NORTHPOINTE PARK
 VILLAGE 30A
 SUBDIVISION NO. P96-058.12
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OCTOBER 2002

Sheet 7 of 7

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EXHIBIT "A-8"



RESOLUTION NO. 2002-703

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

APPROVING FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT ENTITLED "NORTHPOINTE PARK VILLAGE 30A" (P96-058)

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

- A. The Final Map for Northpointe Park Village 30A, located in North Natomas - south of Elkhorn Blvd 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 subdivision is hereby approved subject to the execution by all parties of its Subdivision Improvement Agreement.
- 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 Northpointe North LLC a California Limited Liability Company and K. Hovnanian Forecast Homes, Inc., a California Corporation to provide for the subdivision improvements required by the Subdivision Map Act, Title 16 (Subdivision Regulations) of the Sacramento City Code, and the adopted conditions of the approved Tentative Map.

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

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____