



APPROVED

JUL 25 2000

OFFICE OF THE
CITY CLERK

1.5

CITY OF SACRAMENTO

CALIFORNIA

DEPARTMENT OF
PUBLIC WORKS

TECHNICAL SERVICES DIVISION

AG 2000 - 104

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

June 19, 2000

APPROVED

JUL 25 2000

OFFICE OF THE
CITY CLERK

City Council
Sacramento, California

Honorable Members In Session:

**SUBJECT: APPROVAL OF FINAL MAP AND SUBDIVISION IMPROVEMENT
AGREEMENT ENTITLED "NORTHPOINTE PARK VILLAGE 10" (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 10.

CONTACT PERSON:

Fritz Buchman, Associate Engineer, 264-7493

FOR COUNCIL MEETING OF: July 25, 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, Lennar Winncrest, 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 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 10 (P96-058)
June 19, 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, Lennar Winncrest, LLC., a 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:

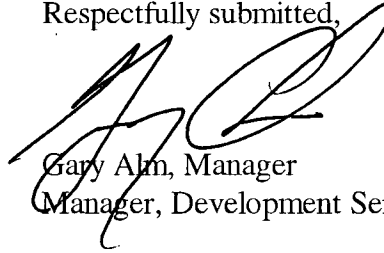
Pursuant to Sacramento City Code, Chapter 16.28.110, and Government Code Section 66458, the City Council may, by resolution, approve final maps. The map presented conforms to all the requirements of the Government Code and Title 16 of the City Code, applicable at the time of conditional approval of the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

City Council
Final Map for Northpointe Park Village 10 (P96-058)
June 14, 2000

ESBD CONSIDERATIONS:

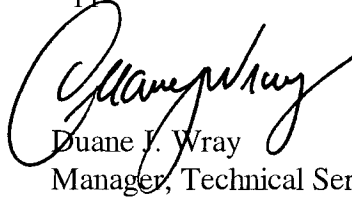
City Council adoption of the attached resolution is not affected by City policy related to the ESBD Program.

Respectfully submitted,



Gary Alm, Manager
Manager, Development Services

Approved:



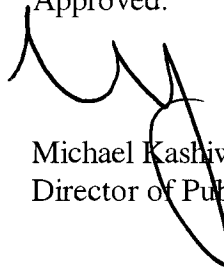
Duane J. Wray
Manager, Technical Services Division

RECOMMENDATION APPROVED:



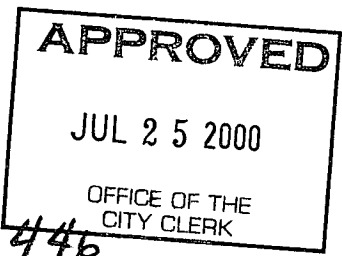
ROBERT P. THOMAS
City Manager

Approved:



Michael Kashiwagi
Director of Public Works

FB:me
S:/TSWrkGrpDocs/devsve/council/P96-058NorthpointePark/Village10ccltr
06.19.00



RESOLUTION NO. 2000-44p

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

APPROVING FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT ENTITLED "NORTHPOINTE PARK VILLAGE 10" (P96-058)

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

- A The Final Map for Northpointe Park Village 10, 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. See Exhibit "A-1 through A-4" 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 Lennar Winncrest, 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:TSWrkGrpDocs/devsvs/council/P96-058NorthpointePark/Village10ccltr
06.1900

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

FINAL MAP OF NORTHPOINTE PARK VILLAGE NO. 10 ALL OF PARCEL 22, MASTER PARCEL MAP OF NORTHPOINTE PARK PHASE 1, 152 P.M. 13 CITY OF SACRAMENTO, CALIFORNIA JULY, 2000 The Splink Corporation SHEET 1 OF 4 SHEETS

DESCRIPTION:

ALL THAT REAL PROPERTY IN THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA BEING ALL OF PARCEL 22, AS SAID PARCEL IS SHOWN ON THAT CERTAIN MASTER PARCEL MAP OF "NORTHPOINTE PARK PHASE 1" FILED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY IN BOOK 152 OF PARCEL MAPS AT PAGE 13, CONTAINING 18.288 ACRES, MORE OR LESS.

OWNER'S STATEMENT:

THE UNDERSIGNED HEREBY CONSENT TO THE PREPARATION AND RECORDING OF THIS FINAL MAP OF NORTHPOINTE PARK UNIT NO. 10 AND OFFERS FOR DEDICATION DOES HEREBY DEDICATE TO ANY AND ALL PUBLIC USES THE AVENUES, DRIVES AND CIRCLES SHOWN HEREON, AND ALSO OFFERS FOR DEDICATION AND DOES HEREBY DEDICATE TO SPECIFIC PURPOSES THE FOLLOWING:

(A) EASEMENTS FOR INSTALLATION AND MAINTENANCE OF GAS, WATER AND SEWER PIPES AND FOR TRAFFIC CONTROL DEVICES, ELECTRICALS AND UNDERGROUND WIRES AND CONDUITS FOR ELECTRIC, CABLE TELEVISION AND TELEPHONE SERVICES, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERE TO ON, OVER, UNDER AND ACROSS STRIPS OF LAND 12.5 FEET IN WIDTH CONTIGUOUS TO THE PUBLIC AVENUES, DRIVE AND CIRCLE SHOWN HEREON.

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

LENNAR WINDCREST, LLC A DELAWARE LIMITED LIABILITY COMPANY, SUCCESSOR BY DISSOLUTION TO LENNAR MATOMAS, 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. WYNN VICE PRESIDENT

NOTARY ACKNOWLEDGMENT:

STATE OF _____) COUNTY OF _____) SS

ON _____ BEFORE ME (NAME, TITLE OF OFFICER), PERSONALLY APPEARED _____

[] PERSONALLY KNOWN TO ME -- OR -- [] I PROVED TO BE ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO BE 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 THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL

PRINT NAME _____ NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

MY PRINCIPAL PLACE OF BUSINESS IS THE COUNTY OF _____ BY COMMISSION EXPIRES: _____

TRUSTEE'S STATEMENT:

NORTH AMERICAN TITLE GUARANTY, A CALIFORNIA CORPORATION, AS SUBSTITUTE TRUSTEE PER DOCUMENT RECORDED JANUARY 13, 2000 IN BOOK 200001-13, PAGE 487, UNDER DEED OF TRUST RECORDED NOVEMBER 16, 1998 IN BOOK 081116, PAGE 1066, OFFICIAL RECORDS.

By _____ By _____ TITLE _____ TITLE _____

NOTARY ACKNOWLEDGMENT:

STATE OF _____) COUNTY OF _____) SS

ON _____ BEFORE ME (NAME, TITLE OF OFFICER), PERSONALLY APPEARED _____

[] PERSONALLY KNOWN TO ME -- OR -- [] I PROVED TO BE ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO BE 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 THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL

PRINT NAME _____ NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

MY PRINCIPAL PLACE OF BUSINESS IS THE COUNTY OF _____ BY COMMISSION EXPIRES: _____

ENGINEER'S STATEMENT:

I HEREBY STATE THAT THIS FINAL MAP OF NORTHPOINTE PARK UNIT NO. 10, MADE UNDER MY DIRECTION IN NOVEMBER, 1999 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: _____ 2000 BRUCE A. HEDZ E.C.E. 25008 EXPIRES: 12/31/01

CITY ENGINEER'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF NORTHPOINTE PARK UNIT NO. 10 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: _____ 2000 ROBERT T. ROBINSON, L.S. 7534 DEPARTMENT OF PUBLIC WORKS CITY OF SACRAMENTO, CALIFORNIA EXPIRES: 12/31/03

CITY CLERK'S STATEMENT:

I HEREBY STATE THAT THE CITY COUNCIL OF THE CITY OF SACRAMENTO HAS APPROVED THIS FINAL MAP OF NORTHPOINTE PARK UNIT NO. 10 AND HAS ACCEPTED ON BEHALF OF THE PUBLIC, ALL THE RIGHT-OF-WAYS AND EASEMENTS SHOWN HEREON AND OFFERED FOR DEDICATION.

DATED: _____ 2000 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, MAP NO. _____ DAY OF _____ 2000 AT _____ HOURS, _____ MINUTES, _____ TITLE TO THE LAND INCLUDED IN THIS SUBDIVISION BEING VESTED AS PER CERTIFICATE NO. _____ ON FILE IN THIS OFFICE.

BOOK _____ D.R. RECORDER OF SACRAMENTO COUNTY

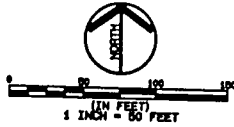
PAGE _____ BY DEPUTY

FOR CITY CLERK USE ONLY

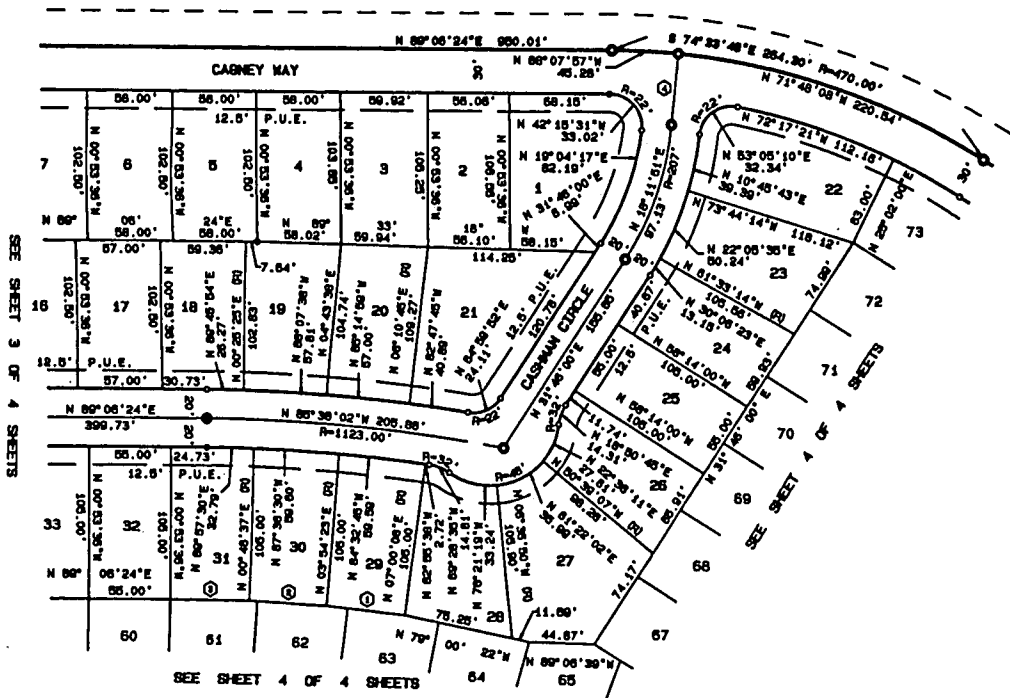
RESOLUTION NO: _____

DATE ADOPTED: _____

FINAL MAP OF
 NORTHPOINTE PARK VILLAGE NO. 10
 ALL OF PARCEL 22, MASTER PARCEL MAP OF
 NORTHPOINTE PARK PHASE 1, 152 P.M.13
 CITY OF SACRAMENTO, CALIFORNIA
 JULY, 2000
 The Spink Corporation
 SHEET 2 OF 4 SHEETS



PARCEL B
 152 P.M.13



LEGEND:

- DIMENSION POINT _____ ○
- SET P.K. NAIL 1/4" DIA. X 1-1/2" LONG _____ ⊙
- FOUND 8" BRASS DISC _____ ⊖
- IN CONCRETE IN MONUMENT WELL _____ ⊕
- PUBLIC UTILITY EASEMENT _____ P.U.E.
- RADIAL LINE _____ ⊞
- SET WELL MONUMENT PER CITY STANDARDS _____ ⊗
- SET 1-1/4" IRON PIPE TAGGED "R.C.E. 20000" _____ ⊗
- FOUND 1/4" P.K. NAIL _____ ⊙

NOTES:

1. ALL DISTANCES ALONG CURVED LINES ARE CHORD MEASUREMENT.
2. ALL REAR LOT CORNERS WILL BE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "R.C.E. 20000". STREET LOT CORNERS WILL BE MARKED WITH A GASH AT THE BACK OF SIDEWALK ON THE PROJECTION OF THE LOT LINE.
3. RADII SHOWN ARE CENTERLINE RADII UNLESS NOTED OTHERWISE.
4. THIS SUBDIVISION CONTAINS 18.288 ACRES, GROSS.
5. THERE IS A 5.00 FOOT POSTAL EASEMENT ADJACENT TO ALL ROAD RIGHT-OF-WAYS SHOWN HEREON.

○	BEARINGS	DISTANCE	RADIUS
1	N. 54° 32' 45" W	53.92'	
2	N. 67° 36' 30" W	53.92'	
3	N. 60° 34' 17" E	54.41'	
4	N. 04° 37' 43" E	49.09'	

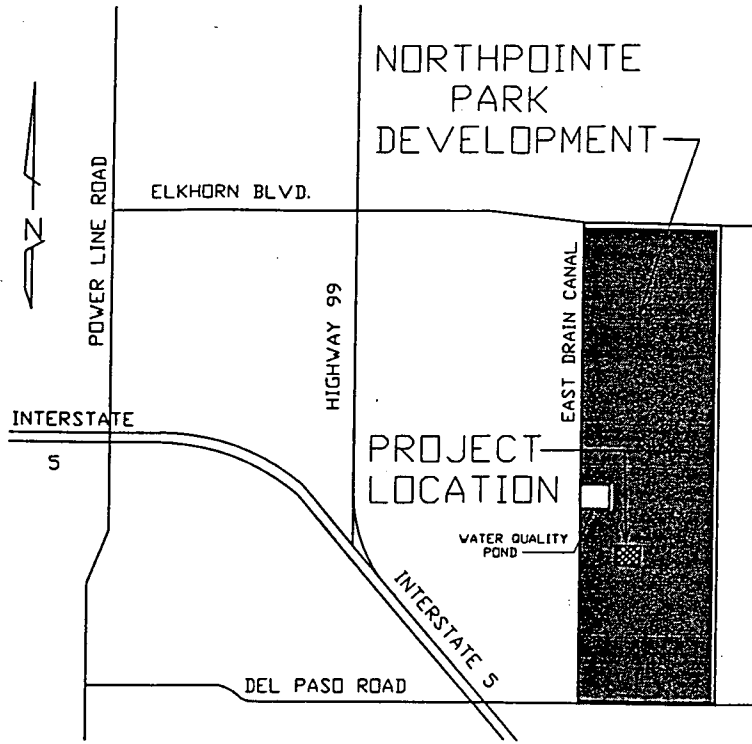
BASIS OF BEARINGS:

THE BASIS OF BEARINGS OF THIS SURVEY IS IDENTICAL WITH THAT OF THE CENTERLINE OF CLAYTON WAY, AS SHOWN ON THE PLAT OF NORTHPOINTE PARK UNIT NO. 5, 200 P.M.13, FROM WHICH BETWEEN FOUND MONUMENTS THE BEARING IS GIVEN AS N. 01° 10' 57" W.

FOR CITY CLERK USE ONLY

RESOLUTION NO. _____

DATE ADOPTED: _____



VICINITY MAP

N.T.S.

**NORTHPOINTE PARK
UNIT 10**

CITY OF SACRAMENTO

CALIFORNIA

FOR CITY CLERK USE ONLY

RESOLUTION NO: _____

DATE ADOPTED: _____