



**APPROVED**

JUL 18 2000

OFFICE OF THE  
CITY CLERK

1.3

**CITY OF SACRAMENTO**  
CALIFORNIA

DEPARTMENT OF  
PUBLIC WORKS

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

✓ TECHNICAL SERVICES DIVISION

A6200-100

June 15, 2000

City Council  
Sacramento, California

Honorable Members In Session:

**SUBJECT: APPROVAL OF FINAL MAP AND SUBDIVISION IMPROVEMENT  
AGREEMENT ENTITLED "NORTHPOINTE PARK VILLAGE 6" (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 6.

**CONTACT PERSON:**

Fritz Buchman, Associate Engineer, 264-7493

**FOR COUNCIL MEETING OF:** July 18, 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 - Land Park North, 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.

City Council  
Final Map for Northpointe Park Village 6 (P96-058)  
June 16, 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 - Land Park North, 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:**

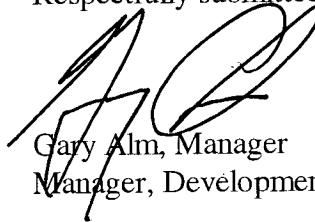
Pursuant to Sacramento City Code, Chapter 16.28.110, and Government Code Section 66458, the City Council may, by resolution, approve final maps. The map presented conforms to all the requirements of the Government Code and Title 16 of the City Code, applicable at the time of conditional approval of the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

City Council  
Final Map for Northpointe Park Village 6 (P96-058)  
June 16, 2000

**ESBD CONSIDERATIONS:**

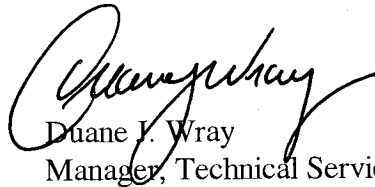
City Council adoption of the attached resolution is not affected by City policy related to the ESBD Program.

Respectfully submitted,



Gary Alm, Manager  
Manager, Development Services

Approved:



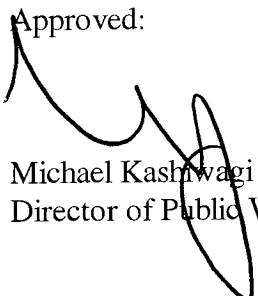
Duane J. Wray  
Manager, Technical Services Division

RECOMMENDATION APPROVED:



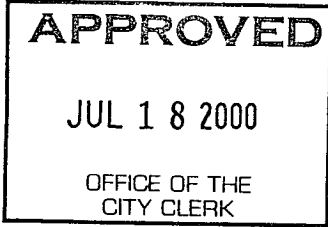
ROBERT P. THOMAS  
City Manager

Approved:



Michael Kashiwagi  
Director of Public Works

FB:me  
S:/TSWkGrpDocs/devsvc/council/P96-058NorthpointePark/Village6ccltr  
06.1500



**RESOLUTION NO. 2000-422**

ADOPTED BY THE SACRAMENTO CITY COUNCIL

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

**APPROVING FINAL MAP AND SUBDIVISION IMPROVEMENT  
AGREEMENT ENTITLED "NORTHPOINTE PARK VILLAGE 6"  
(P96-058)**

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

- A. The Final Map for Northpointe Park Village 6, 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-5" 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 Western Pacific Housing - Land Park North, 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\Village6ccltr  
06.1500

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

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

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

**FINAL MAP OF  
NORTHPOINTE PARK VILLAGE 6**  
A PORTION OF PARCELS 1 & 9, MASTER PARCEL MAP,  
"NORTHPOINTE PARK PHASE 1", 152 P.M. 13  
CITY OF SACRAMENTO, CALIFORNIA  
JUNE, 2000  
*The Spink Corporation*  
SHEET 1 OF 4

**DESCRIPTION:**

A PORTION OF PARCELS 1 AND 9 OF THE MASTER PARCEL MAP ENTITLED "NORTHPOINTE PARK PHASE 1", AS SHOWN ON THE MASTER PARCEL MAP, RECORDED IN BOOK 152, AT PAGE 13, SACRAMENTO COUNTY RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS THE SOUTHWEST CORNER OF THE FINAL MAP NORTHPOINTE PARK, LNEY NO. 84-4, 299 B.M. 13, RECORDED IN SAID COUNTY; THENCE ALONG THE SOUTH LINE OF SAID FINAL MAP, NORTH 68° 49' 03" EAST, A DISTANCE OF 806.85 FEET; THENCE LEAVING SAID SOUTH LINE, SOUTH 0° 10' 57" EAST, A DISTANCE OF 105.00 FEET; THENCE SOUTH 68° 49' 03" WEST, A DISTANCE OF 104.48 FEET; THENCE SOUTH 0° 10' 57" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 00° 53' 36" EAST, A DISTANCE OF 342.50 FEET; THENCE NORTH 89° 15' 15" EAST, A DISTANCE OF 210.63 FEET; THENCE SOUTH 00° 44' 45" EAST, A DISTANCE OF 347.23 FEET; THENCE SOUTH 0° 10' 57" EAST, A DISTANCE OF 20.00 FEET; NORTH 88° 49' 03" EAST, A DISTANCE OF 41.90 FEET; THENCE SOUTH 0° 10' 57" EAST, A DISTANCE OF 130.10 FEET; THENCE SOUTH 88° 31' 25" WEST, A DISTANCE OF 138.40 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 1548.00 FEET; THENCE WESTERLY ALONG SAID CURVE ALONG AN ARC SUBTENDED BY A CHORD BEARING SOUTH 84° 02' 36" WEST AND HAVING A DISTANCE OF 153.94 FEET; THENCE SOUTH 83° 13' 47" WEST, A DISTANCE OF 204.23 FEET; THENCE SOUTH 6° 25' 42" WEST, A DISTANCE OF 21.54 FEET; THENCE NORTH 0° 10' 57" WEST, A DISTANCE OF 31.63 FEET; THENCE NORTH 88° 00' 09" WEST, A DISTANCE OF 42.91 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 1900.00 FEET, AND TO WHICH A RADIAL LINE BEARS SOUTH 04° 04' 48" EAST; THENCE WESTERLY ALONG SAID CURVE ALONG AN ARC SUBTENDED BY A CHORD BEARING SOUTH 84° 49' 29" WEST AND HAVING A DISTANCE OF 60.00 FEET; THENCE SOUTH 69° 59' 07" WEST, A DISTANCE OF 42.60 FEET; THENCE ALONG THE EAST LINE OF LOT 7 OF SAID MASTER PARCEL MAP, NORTH 00° 53' 36" WEST, A DISTANCE OF 1065.44 FEET TO THE POINT OF BEGINNING.

CONTAINING 12.82 ACRES, MORE OR LESS.

**OWNER'S STATEMENT:**

THE UNDERSIGNED HEREBY CONSENT TO THE PREPARATION AND RECORDING OF THIS FINAL MAP OF NORTHPOINTE PARK VILLAGE 6 AND OFFERS FOR DEDICATION AND DOES HEREBY DEDICATE TO ANY AND ALL PUBLIC USES THE CIRCLES, COURTS, STREET, AND WAYS SHOWN HEREON; AND ALSO OFFERS FOR DEDICATION AND DOES HEREBY DEDICATES 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 CIRCLES, COURTS, STREET, AND WAYS 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 AND FOR PLANTING AND MAINTAINING TREES ACROSS, ON, OVER, AND UNDER STRIPS OF LAND TWELVE AND A HALF (12.5) FEET IN WIDTH LYING CONTIGUOUS TO THE PUBLIC CIRCLES, COURTS, STREET, AND WAYS SHOWN HERE ON AND DESIGNATED "PUBLIC UTILITY EASEMENT" (P.U.E.).

BY: WESTERN PACIFIC HOUSING-LAND PARK NORTH, LLC.,  
A DELAWARE LIMITED LIABILITY COMPANY  
BY: LAMCO HOUSING, INC., A CALIFORNIA CORPORATION,  
IT'S MANAGING MEMBER

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

**SURVEYOR'S STATEMENT:**

I HEREBY STATE THAT THIS FINAL MAP OF NORTHPOINTE PARK VILLAGE 6, 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 JANUARY 2001, AND THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATED: \_\_\_\_\_

BRUCE HENZ, R.C.E. 25594  
THE SPINK CORPORATION  
EXPIRES: \_\_\_\_\_

**CITY ENGINEER'S STATEMENT:**

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF NORTHPOINTE PARK VILLAGE 6 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 6 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

96-058

FOR CITY CLERK USE ONLY

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

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

FINAL MAP OF  
**NORTHPOINTE PARK VILLAGE 6**  
A PORTION OF PARCELS 1 & 9, MASTER PARCEL MAP,  
"NORTHPOINTE PARK PHASE I", 152 P.M. 13  
CITY OF SACRAMENTO, CALIFORNIA  
JUNE, 2000  
**The Spink Corporation**  
SHEET 2 OF 4

TRUSTEE STATEMENT:

FIRST AMERICAN TITLE COMPANY, A CALIFORNIA CORPORATION, TRUSTEE UNDER DEED OF TRUST RECORDED JULY 13, 1999, IN BOOK 9907-13, PAGE 22A AND RE-RECORDED OCTOBER 23, 1999, IN BOOK 9910-23, PAGE 1552 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 CAPACITIES, 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: \_\_\_\_\_

FOR CITY CLERK USE ONLY

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

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

FINAL MAP OF  
**NORTHPOINTE PARK VILLAGE 6**

A PORTION OF PARCELS 1 & 9, MASTER PARCEL MAP,  
 "NORTHPOINTE PARK PHASE I", 152 P.M. 13  
 CITY OF SACRAMENTO, CALIFORNIA  
 SCALE: 1"=50' JUNE, 2000  
**The Splink Corporation**  
 SHEET 3 OF 4

**BASIS OF BEARINGS:**

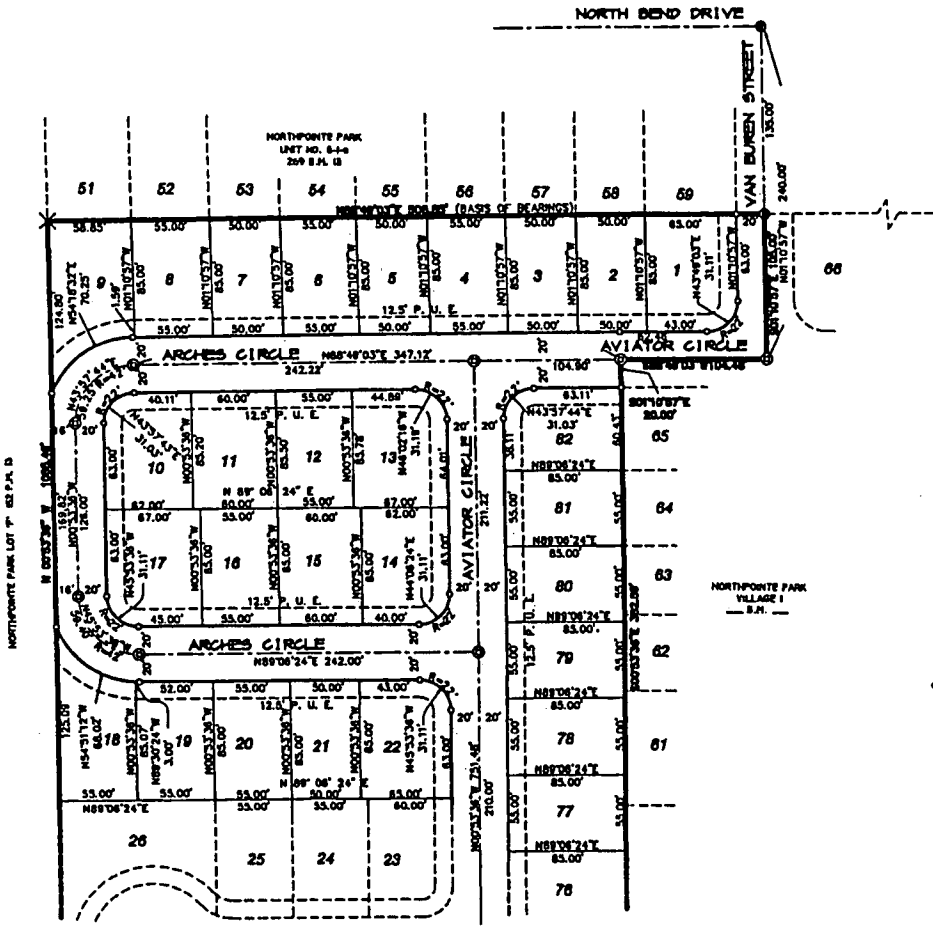
THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL WITH THAT OF THE SOUTHERLY BOUNDARY OF NORTHPOINTE PARK UNIT NO. 8-4-B, AS SHOWN ON 269 B.M. 13, FROM WHICH BETWEEN FOUND MONUMENTS THE BEARING GIVEN AS N 84° 49' 03" W.

**NOTES:**

1. THIS SUBDIVISION CONTAINS 12.62 ACRES, GROSS.
2. ALL REAR PROPERTY CORNERS WILL BE MARKED BY A 5/8" X 1" REBAR AND CAP STAMPED "ICE 25596". STREET LOT CORNERS WILL BE MARKED WITH A GASH AT THE BACK OF SIDEWALK ON THE PROJECTION OF THE LOT LINE.
3. LOT 'A' IS RESERVED FOR LANDSCAPE PURPOSES AND IS TO BE DEEDED TO THE CITY OF SACRAMENTO.
4. ALL DISTANCES MEASURED ALONG CURVED LINES ARE CHORD MEASUREMENT AND ALL 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: LANDSCAPING (IRREVOCABLE OFFER OF DEDICATION (I.O.D.)) PER 152 P.M. 13.

**LEGEND:**

- DIMENSION POINT ----- ○
- SET P.K. NAIL, 1/4" DIA. X 1-1/2" LONG ----- ●
- FOUND P.K. NAIL PER 269 B.M. 13 ----- ⊙
- FOUND 1-1/4" IRON PIPE PER 269 B.M. 13 ----- ⊗
- SET 1-1/4" IRON PIPE TAGGED "ICE 25596" ----- ⊗
- SET WELL MONUMENT PER CITY STANDARDS ----- ⊕
- PUBLIC UTILITY EASEMENT ----- P. U. E.
- RADIAL LINE ----- ○



SEE SHEET 4 OF 4

FOR CITY CLERK USE ONLY

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

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

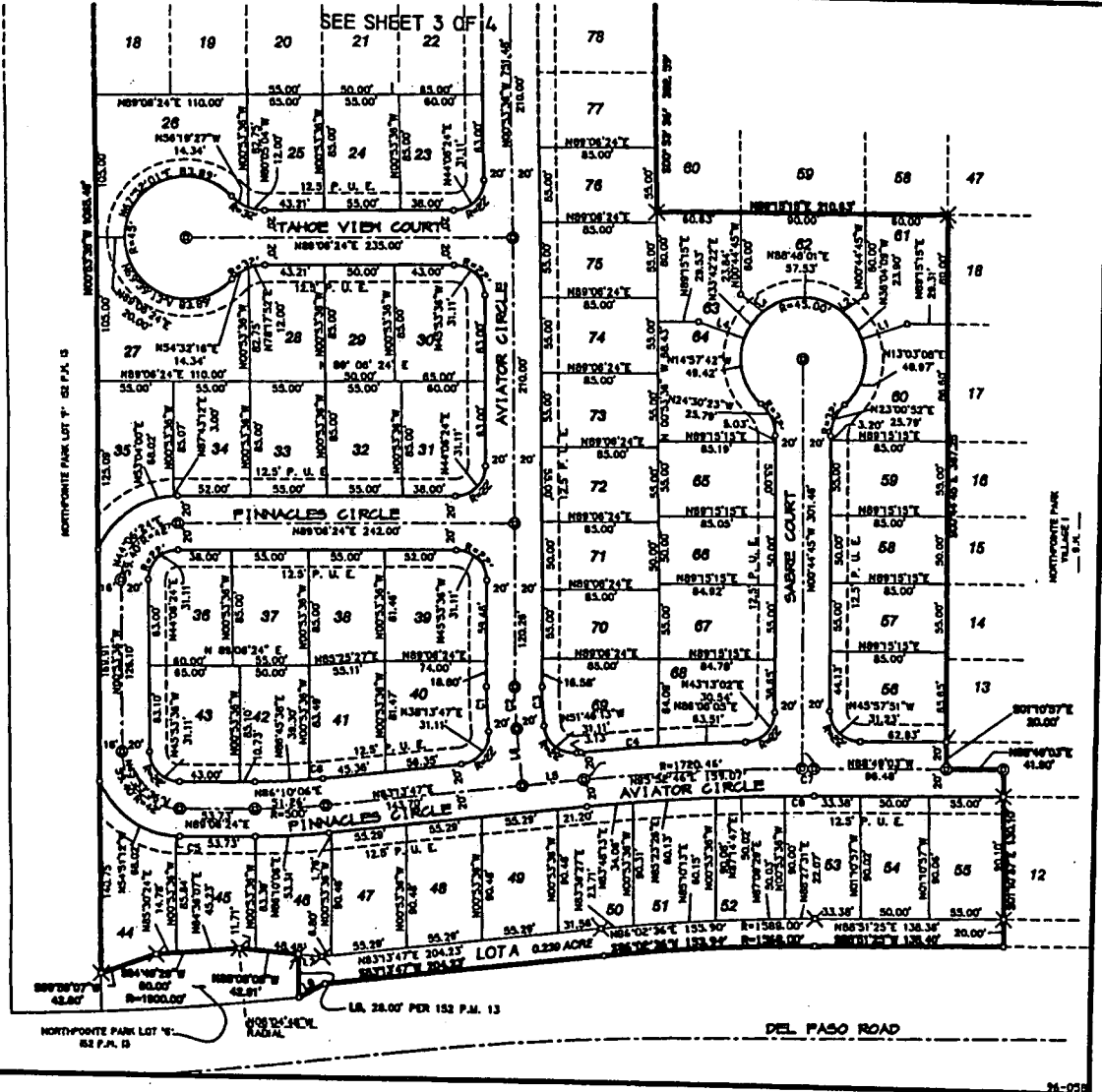


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 CITY OF SACRAMENTO, CALIFORNIA  
 SCALE: 1"=50' JUNE, 2000  
 The Spink Corporation  
 SHEET 4 OF 4

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

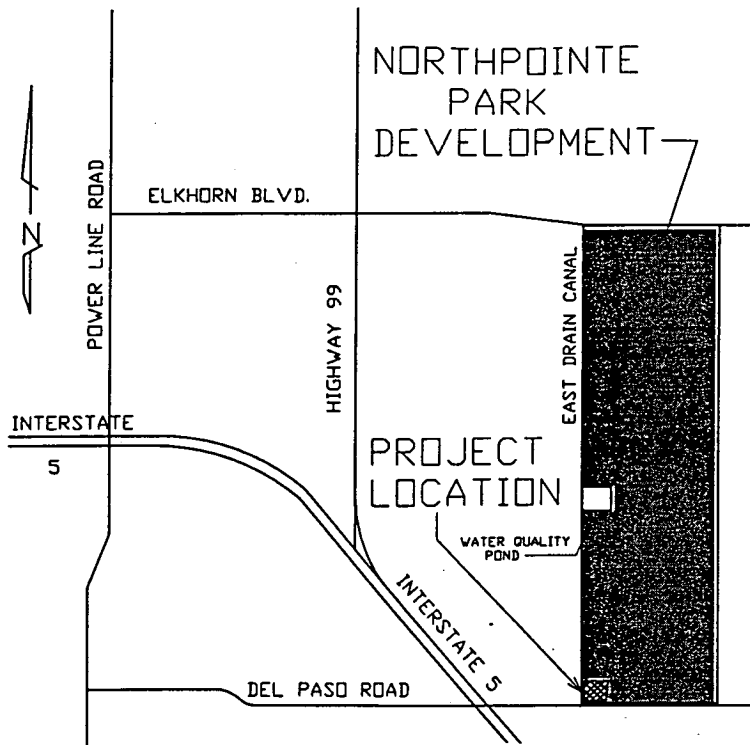
CURVE	BEARING	CHORD	RADIUS
C1	N83°48'24"W	32.81	320.00
C2	N83°48'24"W	30.74	300.00
C3	N83°48'24"W	28.71	280.00
C4	N84°09'21"W	59.49	1750.48
C5	N82°28'23"W	3.00	42.00
C6	N83°48'18"E	8.82	490.00
C7	N88°40'23"E	8.82	1720.48
C8	N88°17'12"E	21.82	1700.48

LINE	LENGTH	BEARING
L1	35.24	N70°25'27"E
L2	20.28	N53°45'08"E
L3	29.11	N53°18'49"E
L4	33.42	N71°27'29"W
L5	45.13	N61°31'47"E
L6	42.00	N04°48'13"W
L7	12.27	N83°08'00"W
L8	31.84	N01°09'07"W
L9	31.84	N81°28'46"E



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RESOLUTION NO:  
 DATE ADOPTED:



**VICINITY MAP**

N.T.S.

**NORTHPOINTE PARK  
VILLAGE 6**

CITY OF SACRAMENTO

CALIFORNIA

FOR CITY CLERK USE ONLY

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

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