



✓ 1.5

CITY OF SACRAMENTO
CALIFORNIA

DEPARTMENT OF
PUBLIC WORKS

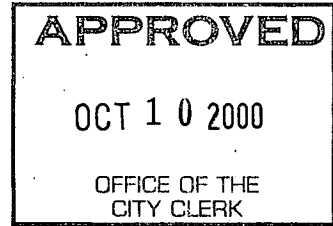
TECHNICAL SERVICES DIVISION

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

September 13, 2000

City Council
Sacramento, California

AG 2000-149



Honorable Members In Session:

**SUBJECT: APPROVAL OF FINAL MAP AND SUBDIVISION IMPROVEMENT
AGREEMENT ENTITLED "NORTHPOINTE PARK VILLAGE 15 PHASE 1"
(P99-065)**

LOCATION/COUNCIL DISTRICT:

North Natomas -North of Del Paso and East of the 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 15 Phase 1.

CONTACT PERSON: Fritz Buchman, Associate Engineer, 264-7493

FOR COUNCIL MEETING OF: October 10, 2000

SUMMARY:

On July 22, 1999, the City Planning Commission approved a Tentative Subdivision Map by adopting 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., 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.

City Council
Final Map for Northpointe Park Village 15 Phase 1 (P99-065)
September 13, 2000

The Final Map and the Subdivision Improvement Agreement require approval by the City Council. See Exhibit "A-1 through A-6" for project location.

COMMITTEE/COMMISSION ACTION:

None.

BACKGROUND INFORMATION:

On July 22, 1999, the City Planning Commission approved a Tentative Subdivision Map by adopting 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., Nevada Limited Liability Company.

ENVIRONMENTAL CONSIDERATIONS:

On July 22, 1999, the City Planning Commission adopted a Notice of Decision ratifying the Negative Declaration and approving the mitigation monitoring plan for this project.

POLICY CONSIDERATIONS:

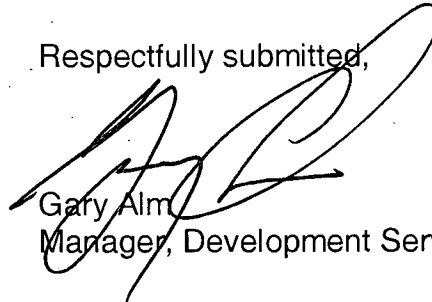
Pursuant to Sacramento City Code, Chapter 16.28.110, and Government Code Section 66458, the City Council may, by resolution, approve final maps. The map presented conforms to all the requirements of the Government Code and Title 16 of the City Code, applicable at the time of conditional approval of the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

City Council
Final Map for Northpointe Park Village 15 Phase 1 (P99-065)
September 13, 2000

ESBD CONSIDERATIONS:

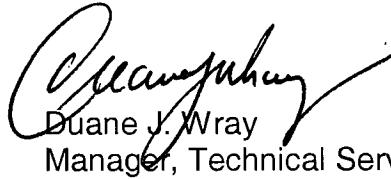
City Council adoption of the attached resolution is not affected by City policy related to the ESBD Program.

Respectfully submitted,



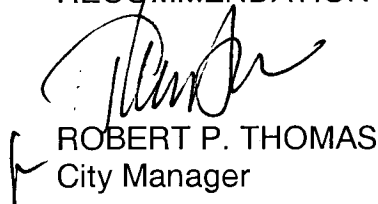
Gary Alm
Manager, Development Services

Approved:



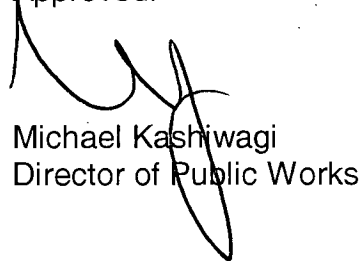
Duane J. Wray
Manager, Technical Services Division

RECOMMENDATION APPROVED:



ROBERT P. THOMAS
City Manager

Approved:



Michael Kashiwagi
Director of Public Works

FB:me
S:/TSW/rkGrpDocs/devsvc/council/P96-058NorthpointePark/Village15Ph1ccltr
09.1300

OWNER'S STATEMENT

THE UNDERSIGNED HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP OF NORTHPOINTE PARK VILLAGE 15 PHASE 1, AND OFFERS FOR DEDICATION AND DOES HEREBY DEDICATE TO ANY AND ALL PUBLIC USES, THE COURTS, DRIVES, AVENUE, AND WAYS 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 ELECTROLERS, TRAFFIC CONTROL DEVICES, SEWER, 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 COURTS, DRIVES, AVENUE AND WAYS 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 COURTS, DRIVES, AVENUE AND WAYS SHOWN HEREON.

LNNAR WINNCREST, LLC, A DELAWARE LIMITED LIABILITY COMPANY, SUCCESSOR BY DISSOLUTION TO LNNAR NATOMAS, LLC., A NEVADA LIMITED LIABILITY COMPANY

BY: BRAMALEA CALIFORNIA, LLC A CALIFORNIA LIMITED LIABILITY COMPANY ITS MANAGING MEMBER

BY: LNNAR HOMES OF CALIFORNIA A CALIFORNIA CORPORATION ITS MANAGER

BY: THOMAS P. WINN VICE PRESIDENT

NOTARY'S ACKNOWLEDGEMENT

STATE OF CALIFORNIA } SS 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: _____

TRUSTEE'S STATEMENT

NORTH AMERICAN TITLE GUARANTEE, A CALIFORNIA CORPORATION, AS TRUSTEE UNDER DEED OF TRUST RECORDED JANUARY 13, 2000, BOOK 200001-13, PAGE 0497, SACRAMENTO COUNTY OFFICIAL RECORDS.

BY: _____

PRINT NAME AND TITLE _____

FINAL MAP OF NORTHPOINTE PARK VILLAGE 15 PHASE 1

A PORTION OF PARCELS 24 AND 28 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 95818 PHONE: (916) 341-7780

SEPTEMBER 2000

Sheet 1 of 5

1045012

DESCRIPTION OF PROPERTY CONTAINED HEREIN

A PORTION OF PARCELS 24 AND 28 AS SHOWN ON THE MASTER PARCEL MAP ENTITLED "NORTHPOINTE PARK PHASE 1" RECORDED IN BOOK 152 OF PARCEL MAPS, PAGE 13, SACRAMENTO COUNTY RECORDER, IN THE CITY OF SACRAMENTO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL 28; THENCE ALONG THE SOUTHERLY BOUNDARY LINE OF SAID PARCEL 28 AND ITS WESTERLY EXTENSION THEREOF, SOUTH 88°49'03" WEST, A DISTANCE OF 620.90 FEET; THENCE SOUTH 88°24'39" WEST, A DISTANCE OF 35.92 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 85°36'55" EAST, A CHORD BEARING OF NORTH 2°37'06" WEST, A DISTANCE OF 395.31 FEET; THENCE ALONG A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 510.00 FEET, AND TO WHICH A RADIAL LINE BEARS SOUTH 42°51'08" EAST, A CHORD BEARING NORTH 2°08'50" EAST, A DISTANCE OF 415.42 FEET; THENCE NORTH 00°55'12" WEST, A DISTANCE OF 531.81 FEET; THENCE NORTH 89°04'48" EAST, A DISTANCE OF 280.00 FEET; THENCE SOUTH 00°55'12" EAST, A DISTANCE OF 57.64 FEET; THENCE NORTH 89°04'48" EAST, A DISTANCE OF 135.00 FEET; THENCE SOUTH 79°38'01" EAST, A DISTANCE OF 76.64 FEET; THENCE NORTH 89°04'48" EAST, A DISTANCE OF 150.00 FEET TO THE EAST LINE OF SAID PARCEL 28; THENCE ALONG SAID EAST LINE, SOUTH 00°55'12" EAST, A DISTANCE OF 1200.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 19.211 ACRES, MORE OR LESS.

NOTARY'S ACKNOWLEDGEMENT

STATE OF CALIFORNIA } SS 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, MICHAEL E. LONG, HEREBY STATE THAT THIS FINAL MAP OF NORTHPOINTE PARK VILLAGE 15 PHASE 1 WAS MADE UNDER MY DIRECTION IN MAY 2000, 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 MAY 2001, 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 15 PHASE 1 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 PLAT 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 15 PHASE 1 AND HAS ACCEPTED ON BEHALF OF THE PUBLIC, ALL LANDS, RIGHTS-OF-WAY, AND EASEMENTS HEREON 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 _____, 2000, 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"

FINAL MAP OF NORTHPOINTE PARK VILLAGE 15 PHASE 1.

A PORTION OF PARCELS 24 AND 28 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

SEPTEMBER 2000

Sheet 2 of 5
1045.012

NOTES

1. ALL CURVES ARE DIMENSIONED WITH RADIUS, CHORD BEARING AND DISTANCE. ALL DISTANCES SHOWN ARE FEET AND DECIMALS THEREOF.
2. TOTAL AREA FOR THIS SUBDIVISION IS 19.211± ACRES, GROSS.
3. THE 30 FOOT ROADWAY IRREVOCABLE OFFER OF DEDICATION AND 12.5 FOOT PUBLIC UTILITY EASEMENT PER NORTHPOINTE PARK PHASE 1, 152 P.M. 13, NOT SHOWN HEREON ARE ABANDONED PURSUANT TO SECTION 66499.20 1/2 OF THE GOVERNMENT CODE.
4. LOT 'A' SHALL BE GRANTED IN FEE TO THE CITY OF SACRAMENTO.

REFERENCE

- (1) 152 P.M. 13 NORTHPOINTE PARK MASTER PARCEL MAP
- (2) 265 B.M. 11 NORTHPOINTE PARK VILLAGE 13 PHASE 2A

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL TO THE CENTERLINE OF NORTH BEND DRIVE AS SHOWN ON "NORTHPOINTE PARK VILLAGE 13 PHASE 2A", 265 B.M. 11 FROM WHICH BETWEEN FOUND MONUMENTS THE BEARING IS GIVEN AS N33°28'23"W. SEE SHEET 3.

LEGEND

- DIMENSION POINT
- ┌ SET 5/8" REBAR CAPPED P.L.S. 6815 FOR ALL REAR LOT CORNERS AND ALL FRONT LOT CORNERS OR 1" BRASS CAP STAMPED P.L.S. 6815
- └ SET AT 1.00 FOOT PROJECTION OF PROPERTY LINE ONTO SIDEWALK FOR FRONT LOT CORNERS
- ⊙ SET 1/4" DIA. x 1 1/2" LONG PK NAIL
- SET 1 1/4" IRON PIPE STAMPED P.L.S. 6815
- ⊗ SET WELL MONUMENT PER CITY STANDARDS STAMPED P.L.S. 6815, ___ B.M. ___
- ⊙ FOUND WELL MONUMENT PER 265 B.M. 11
- ⊙ FOUND 1/4" DIA. x 1 1/2" LONG PK NAIL
- (R) RADIAL LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- R.I.O.D. ROADWAY IRREVOCABLE OFFER OF DEDICATION

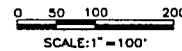
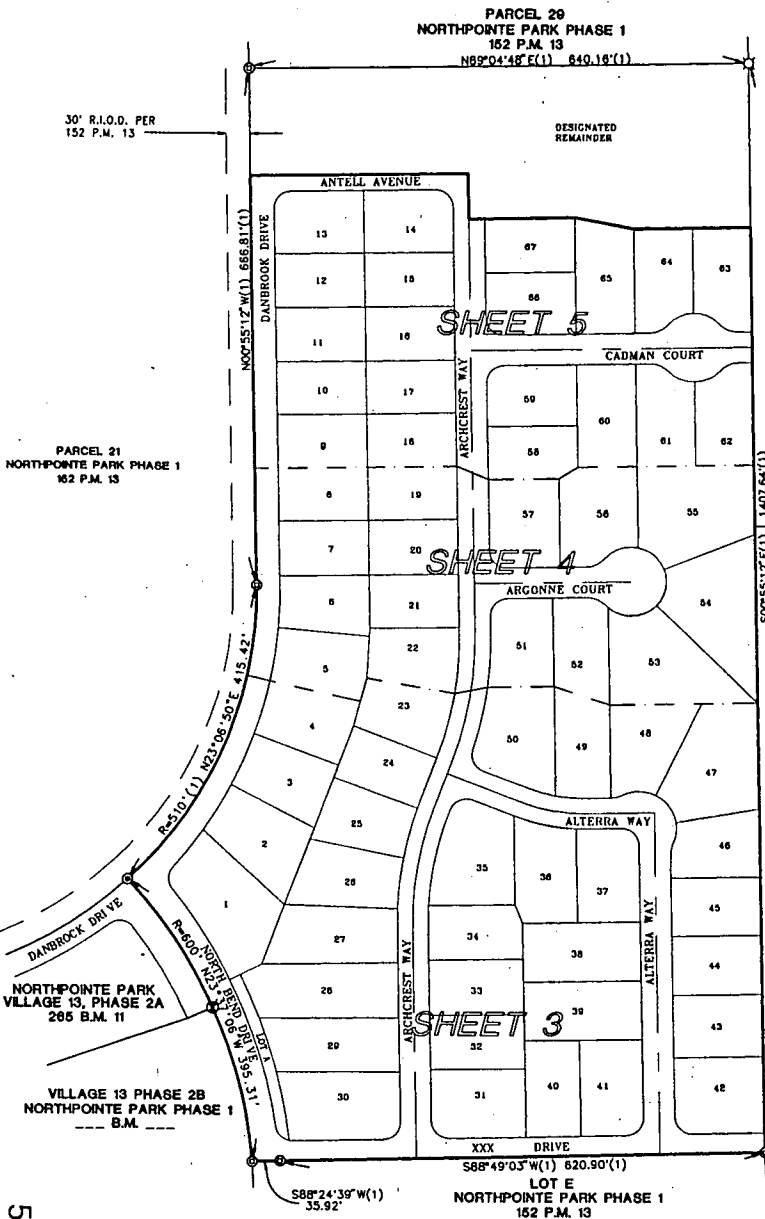


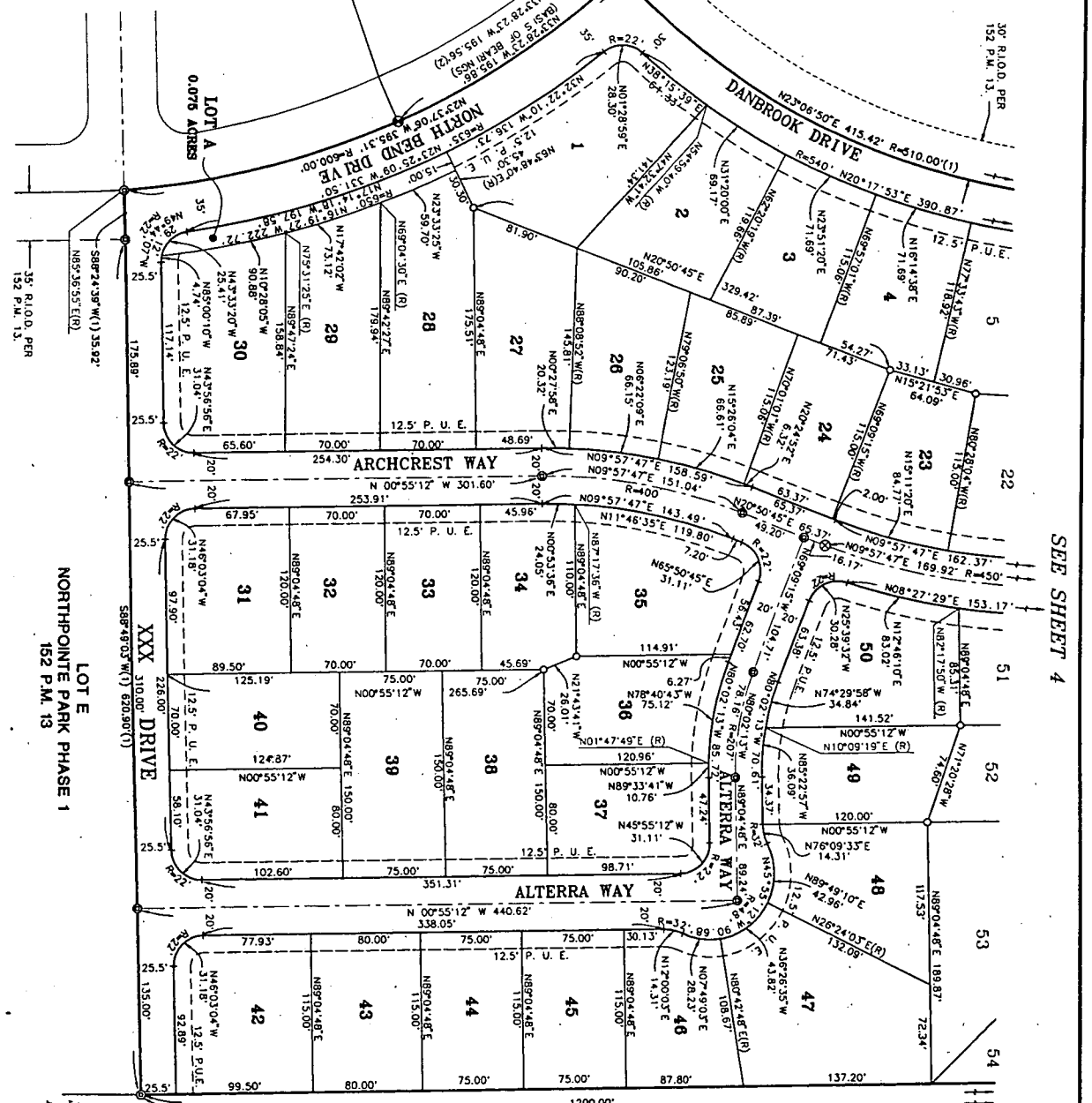
EXHIBIT "A-2"

9

VILLAGE 13 PHASE 2B
NORTHPOINTE PARK PHASE 1
B.M.

VILLAGE 13, PHASE 2A
NORTHPOINTE PARK
265 B.M. 11

PARCEL 21
NORTHPOINTE PARK PHASE 1
152 P.M. 13



SEE SHEET 4

LOT E
NORTHPOINTE PARK PHASE 1
152 P.M. 13

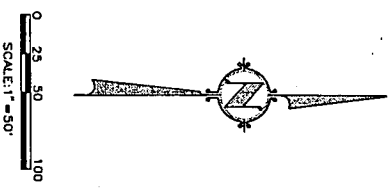
SEE SHEET 2 FOR NOTES,
LEGEND AND BASIS OF BEARINGS

FINAL MAP OF
NORTHPOINTE PARK
VILLAGE 15 PHASE 1

A PORTION OF PARCELS 24 AND 28 OF THE
NORTHPOINTE PARK PHASE 1 MASTER PARCEL MAP
FILED IN 152 P.M. 13 SACRAMENTO COUNTY RECORDS
AND SITUATED WITHIN SECTION 1, T.9N, R.4E, M.D.B. & M.
CITY OF SACRAMENTO
STATE OF CALIFORNIA

SEPTEMBER 2000
WOOD-RODGERS INC. Sheet 3 of 5
1045012
3501 JACOBSON BLVD., SUITE 100-B
SACRAMENTO, CA 95818
PHONE: (916) 341-7760

LOT 87
NATOMAS EAST SIDE
17 R.M. 34



FINAL MAP OF
**NORTHPOINTE PARK
 VILLAGE 15 PHASE 1**

A PORTION OF PARCELS 24 AND 28 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

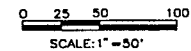
WOOD-RODGERS INC.
 3301 C STREET, BUILDING 100-B
 SACRAMENTO, CA 95818
 PHONE: (916) 341-7760

SEPTEMBER 2000

Sheet 4 of 5
 1045.012

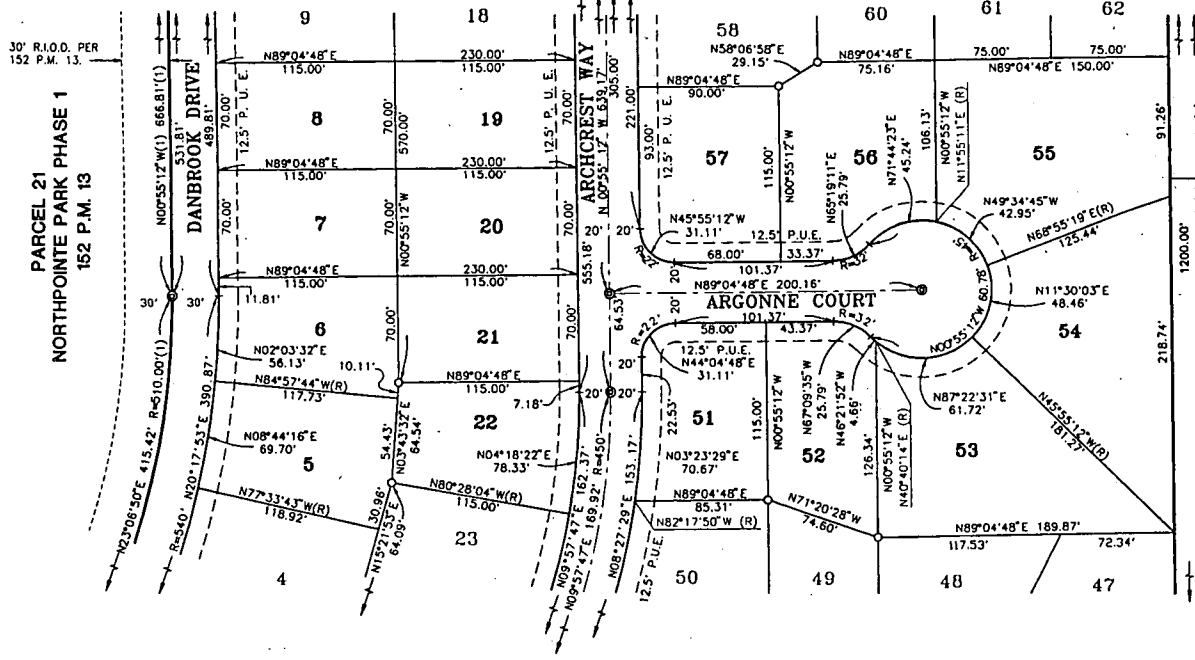
LOT 82
 NATOMAS EAST SIDE
 17 R.M. 34

LOT 87
 NATOMAS EAST SIDE
 17 R.M. 34



SEE SHEET 5

SEE SHEET 3



PARCEL 21
 NORTHPOINTE PARK PHASE 1
 152 P.M. 13

7

EXHIBIT "A-4"

PARCEL 29
NORTHPOINTE PARK PHASE 1
152 P.M. 13

FINAL MAP OF
NORTHPOINTE PARK
VILLAGE 15 PHASE 1

A PORTION OF PARCELS 24 AND 28 OF THE
NORTHPOINTE PARK PHASE 1 MASTER PARCEL MAP
FILED BY 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 O STREET, BUILDING 100-B
SACRAMENTO, CA 95816
PHONE: (916) 341-7760

SEPTEMBER 2000

Sheet 5 of 5

1045.012

DESIGNATED
REMAINDER
2.525 ACRES

LOT 82
NATOMAS EAST SIDE
17 R.M. 34

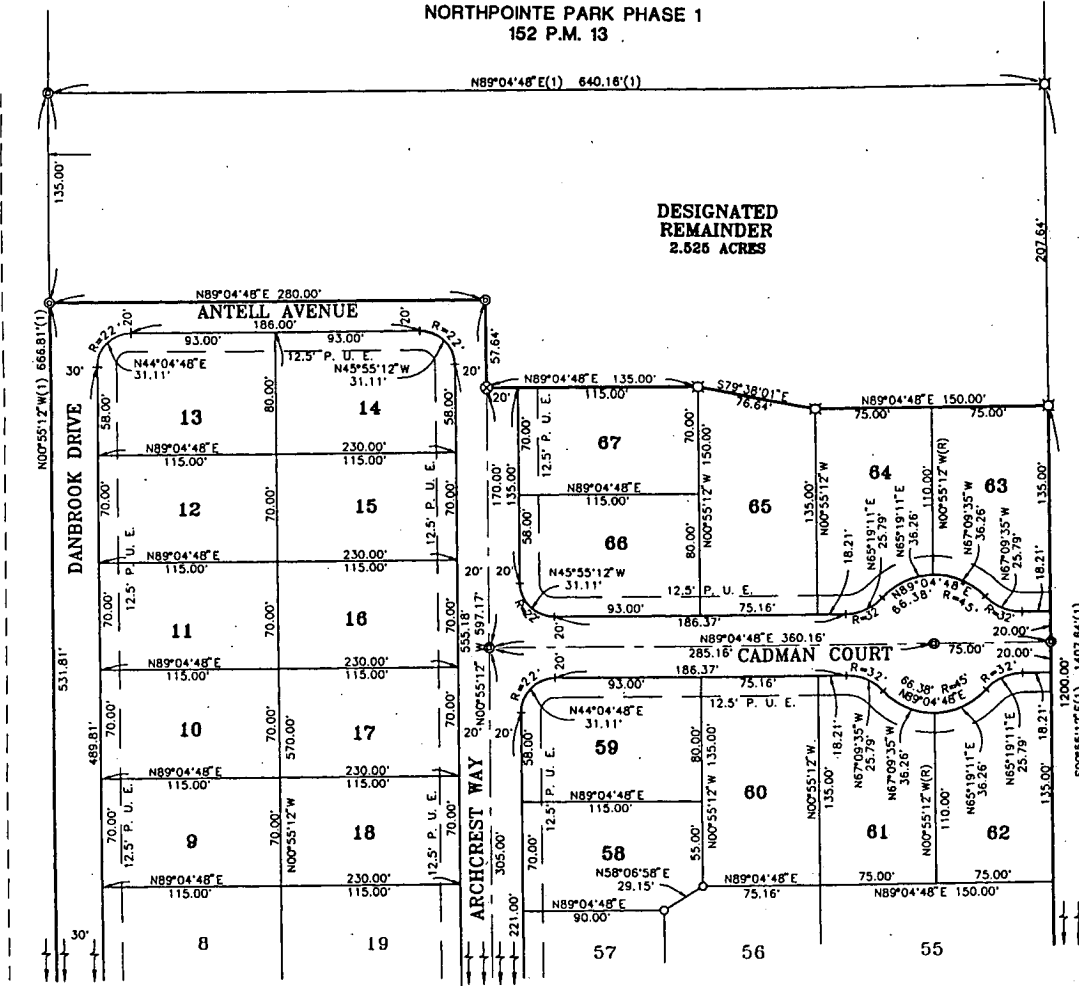


0 25 50 100
SCALE: 1" = 50'

SEE SHEET 4

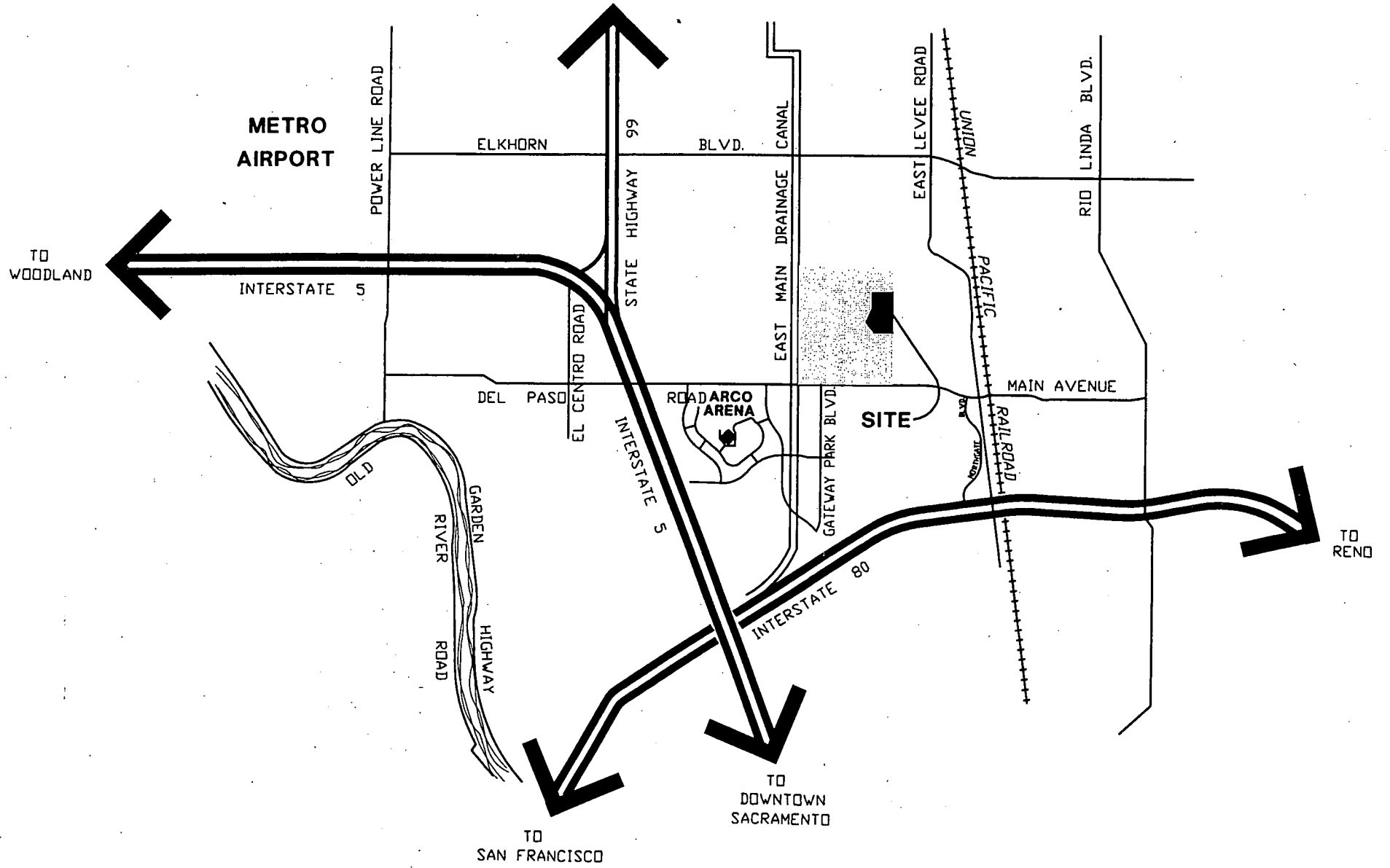
SEE SHEET 2 FOR NOTES,
LEGEND AND BASIS OF BEARINGS

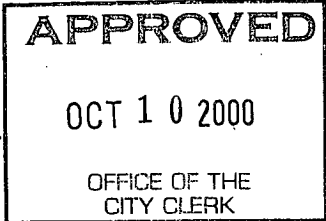
EXHIBIT "A-5"



30' R.I.O.D. PER
152 P.M. 13.

PARCEL 21
NORTHPOINTE PARK PHASE 1
152 P.M. 13





RESOLUTION NO. 2000 582

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

APPROVING FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT ENTITLED "NORTHPOINTE PARK VILLAGE 15 PHASE 1" (P99-065)

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

- A. The Final Map for Northpointe Park Village 15 Phase 1, located in North Natomas - North of Del Paso Road 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 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 Delaware Limited Liability Company, Successor by Dissolution to Lennar Natomas LLC., Nevada Limited Liability Company to provide for the subdivision improvements required

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

by the Subdivision Map Act and Title 16 (Subdivision Regulations) of the Sacramento City Code.

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\Village15Ph1ccltr
09.1300

11

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____