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DEPARTMENT OF
PUBLIC WORKS

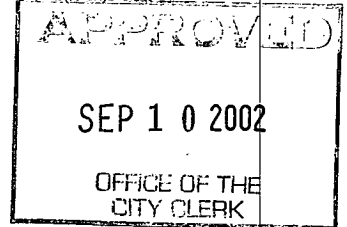
CITY OF SACRAMENTO
CALIFORNIA

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

DEVELOPMENT SERVICES DIVISION

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

August 23, 2002



City Council
Sacramento, California

06 2002-159

Honorable Members in Session:

**SUBJECT: APPROVAL OF FINAL MAP AND SUBDIVISION IMPROVEMENT
AGREEMENT FOR "NORTHPOINTE PARK VILLAGE 23" (P96-058)**

LOCATION/COUNCIL DISTRICT:

North Natomas - north of Club Center Drive 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 23.

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

FOR COUNCIL MEETING OF: September 10, 2002

SUMMARY:

On December 19, 1996, the City Planning Commission approved a Tentative Subdivision Map by adopting a Notice of Decision. The subdivider, Northpointe North, LLC, a Limited Liability Company, 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. All other conditions of the subdivision's Tentative Map have been met by the subdivider.

Department of
PUBLICWORKS
CITY OF
SACRAMENTO

City Council
Final Map for Northpointe Park Village 23
August 23, 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 subdivider, Northpointe North, LLC, a 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 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.

City Council
Final Map for Northpointe Park Village 23
August 23, 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 P. THOMAS
City Manager

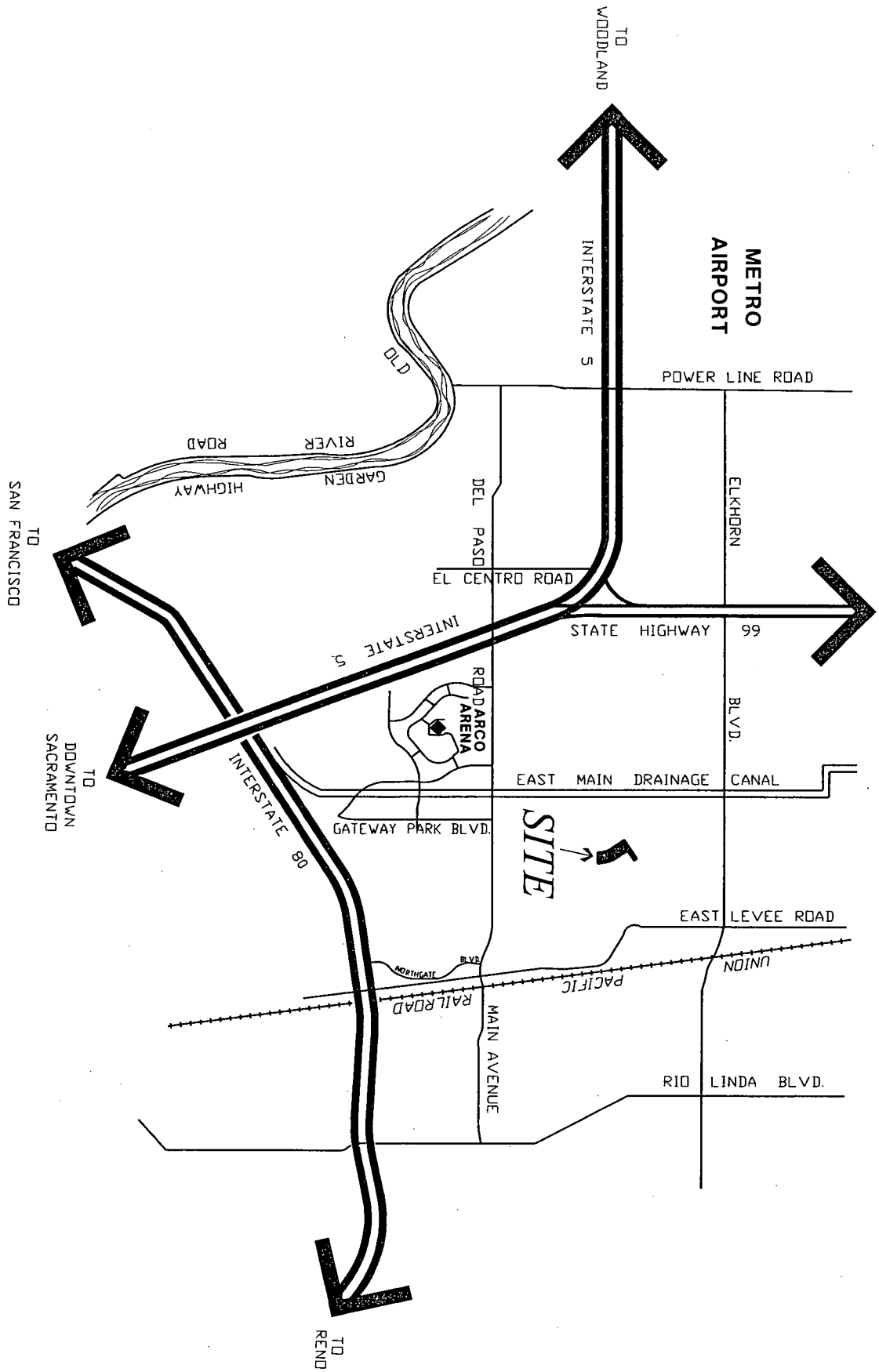
Approved:



Michael Kashiwagi
Director of Public Works

FB/pt

EXHIBIT "A-1"



FINAL MAP OF
NORTHPOINTE PARK
 VILLAGE 23
 SUBDIVISION NO. P96-058.4

BEING ALL OF PARCELS 6, 7 AND 11 OF THE
 MASTER PARCEL MAP OF NORTHPOINTE PARK PHASE 2
 FILED IN 164 P.M. 4, SACRAMENTO COUNTY RECORDS
 AND SITUATE WITHIN SECTION 36, T. 10 N., R. 4 E., M.D.M.
 CITY OF SACRAMENTO STATE OF CALIFORNIA



WOOD RODGERS
 ENGINEERING - MAPPING - PLANNING - SURVEYING
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 Sacramento, CA 95818 Fax: 916.341.7767

SEPTEMBER 2002

Sheet 1 of 7

1045.049

OWNER'S STATEMENT

THE UNDERSIGNED HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP OF NORTHPOINTE PARK VILLAGE 23 AND OFFER FOR DEDICATION AND DO HEREBY DEDICATE TO ANY AND ALL PUBLIC USES, THE WAYS, CIRCLE 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 WAYS, CIRCLE 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 WAYS, CIRCLE AND DRIVE SHOWN HEREON.

NORTHPOINTE NORTH, I.L.C.

A LIMITED LIABILITY COMPANY

BY: Lennar Winncrest, LLC
 a Delaware limited liability company
 its sole member

BY: Lennar Land Partners II
 a Florida general partnership
 its Managing Member

BY: Lennar Homes of California, Inc.
 a California corporation
 its attorney in fact

BY: NAME: THOMAS P. WINN
 TITLE: VICE PRESIDENT

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 OF PARCELS 6, 7 AND 11 OF THE MASTER PARCEL MAP OF NORTHPOINTE PARK PHASE 2, RECORDED IN BOOK 164 OF PARCEL MAPS, AT PAGE 4, SACRAMENTO COUNTY RECORDS, IN THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA.

TRUSTEE'S STATEMENT

NORTH AMERICAN TITLE GUARANTY COMPANY, A CALIFORNIA CORPORATION, AS TRUSTEE UNDER DEED OF TRUST RECORDED MAY 29, 2002, IN BOOK 200205-29 PAGES 1333, 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, I.L.C. IN SEPTEMBER, 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 SEPTEMBER 2003. THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

MICHAEL E. LONG
 P.L.S. 6815 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 23 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 23 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.

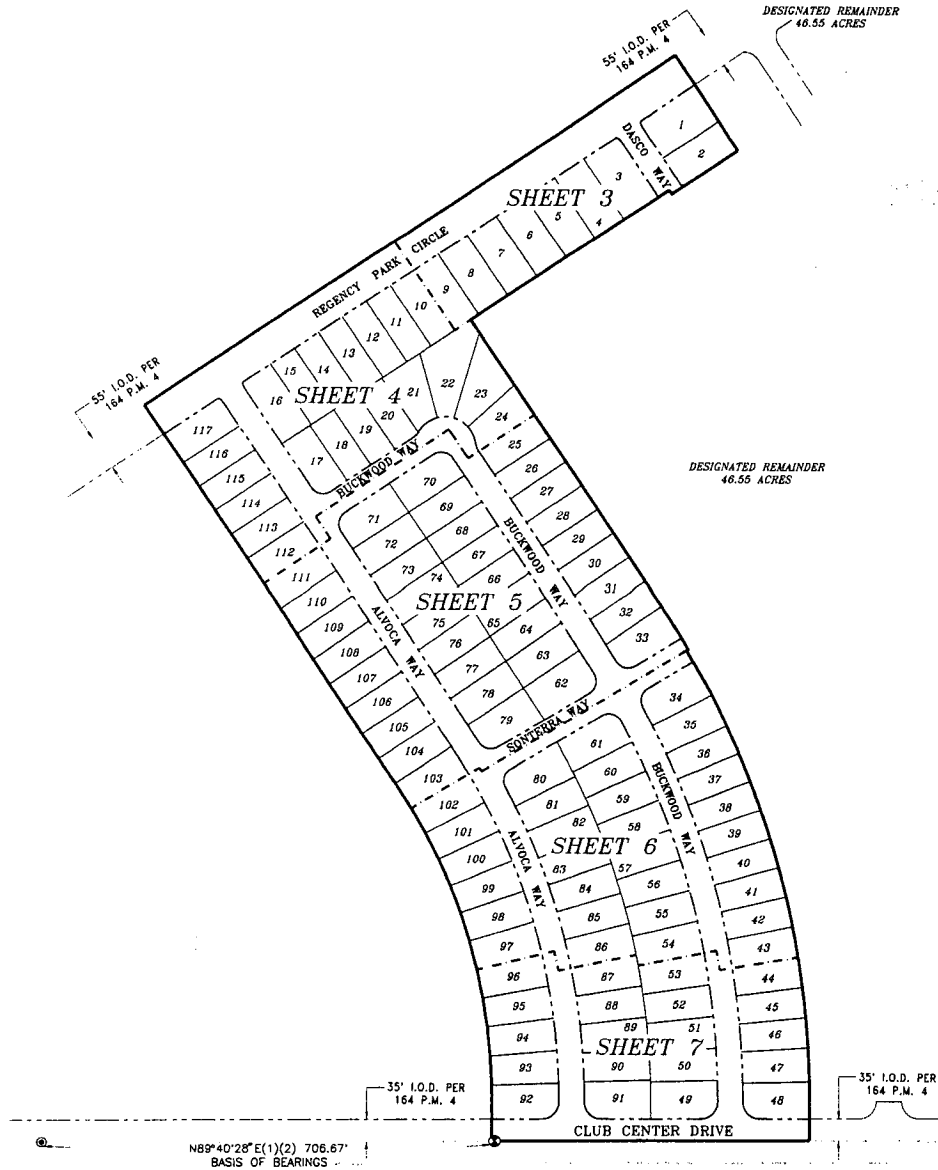
RECORDER OF SACRAMENTO COUNTY DOCUMENT NO.: _____
 STATE OF CALIFORNIA

BY: _____ FEE: \$ _____

EXHIBIT "A-2"



0 60 120 240
SCALE: 1" = 120'



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 18.60± ACRES GROSS, CONSISTING OF 117 RESIDENTIAL BUILDING LOTS.
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 WAYS, CIRCLE 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 1/4" DIA. PK NAIL
- ⊙ 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 18 FINAL MAP RECORDED IN 291 B.M. 1, SACRAMENTO COUNTY RECORDS. THE BEARING BETWEEN SAID MONUMENTS IS NORTH 89°40'28" EAST.

REFERENCES

- (1) 164 P.M. 4, MASTER PARCEL MAP OF NORTHPOINTE PARK PHASE 2
- (2) 291 B.M. 1, FINAL MAP OF NORTHPOINTE PARK VILLAGE 18
- (3) 2000-0824 O.R. 0117, LOT LINE ADJUSTMENT

FINAL MAP OF
NORTHPOINTE PARK
VILLAGE 23
SUBDIVISION NO. P96-058.4
BEING ALL OF PARCELS 6, 7 AND 11 OF THE
MASTER PARCEL MAP OF NORTHPOINTE PARK PHASE 2
FILED IN 164 P.M. 4, SACRAMENTO COUNTY RECORDS
AND SITUATE WITHIN SECTION 36, T. 10 N., R. 4 E., M.D.M.
CITY OF SACRAMENTO STATE OF CALIFORNIA

SEPTEMBER 2002

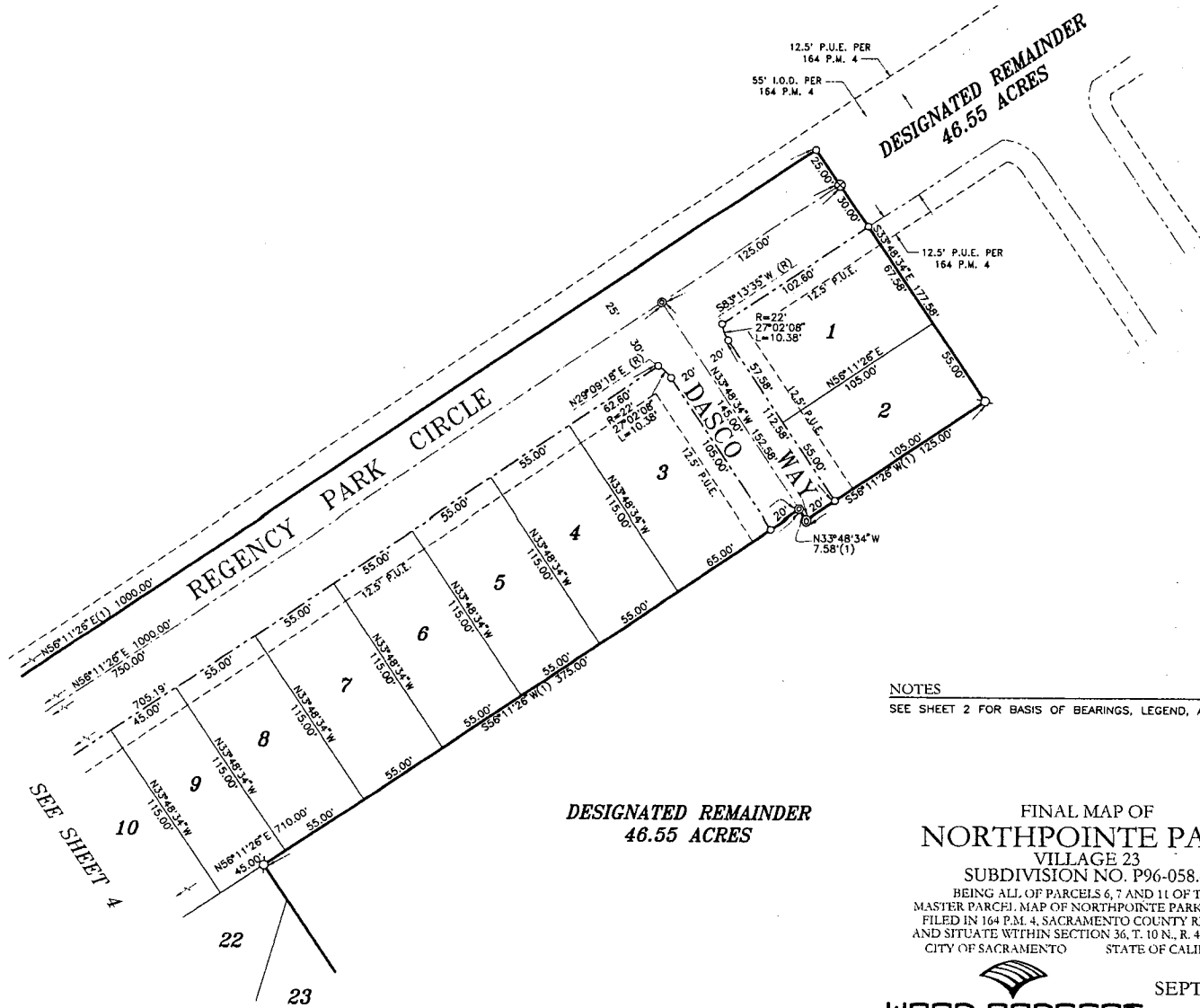
WOOD RODGERS
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Sacramento, CA 95816 Fax 916.341.7767

Sheet 2 of 7

EXHIBIT "A-3"



0 20 40 80
SCALE: 1" = 40'



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

FINAL MAP OF
NORTHPOINTE PARK
 VILLAGE 23
 SUBDIVISION NO. P96-058.4
 BEING ALL OF PARCELS 6, 7 AND 11 OF THE
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 CITY OF SACRAMENTO STATE OF CALIFORNIA



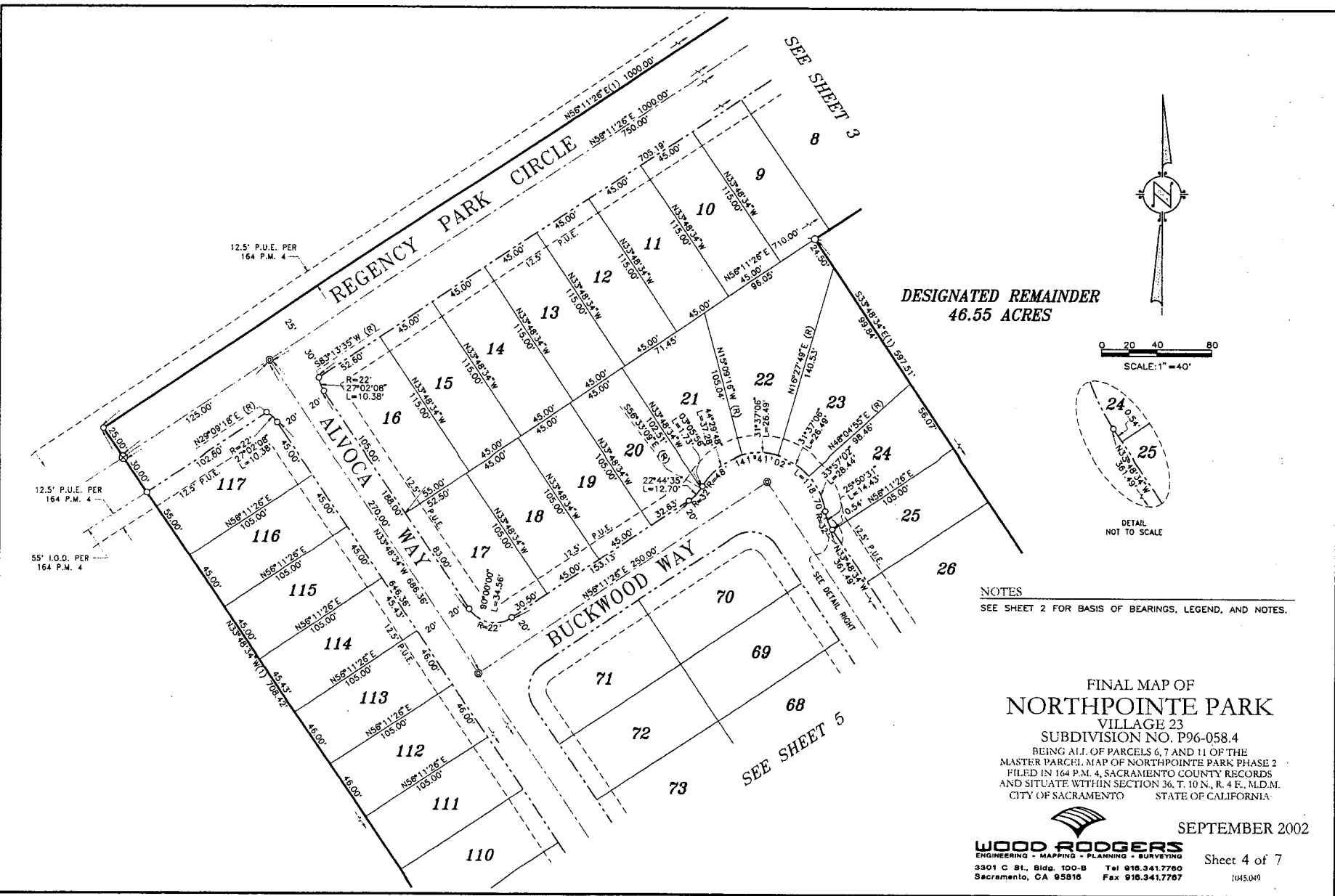
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SEPTEMBER 2002

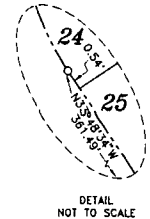
Sheet 3 of 7

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EXHIBIT "A-4"



0 20 40 80
SCALE: 1" = 40'



DETAIL NOT TO SCALE

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

FINAL MAP OF
NORTHPOINTE PARK
VILLAGE 23
SUBDIVISION NO. P96-058.4
BEING ALL OF PARCELS 6, 7 AND 11 OF THE
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CITY OF SACRAMENTO STATE OF CALIFORNIA

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SEPTEMBER 2002
Sheet 4 of 7
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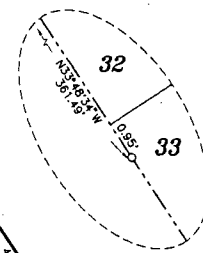
EXHIBIT "A-5"

SEE SHEET 4

NOTES

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

DESIGNATED REMAINDER
46.55 ACRES



DETAIL
NOT TO SCALE



0 20 40 80
SCALE: 1" = 40'

EXHIBIT "A-6"

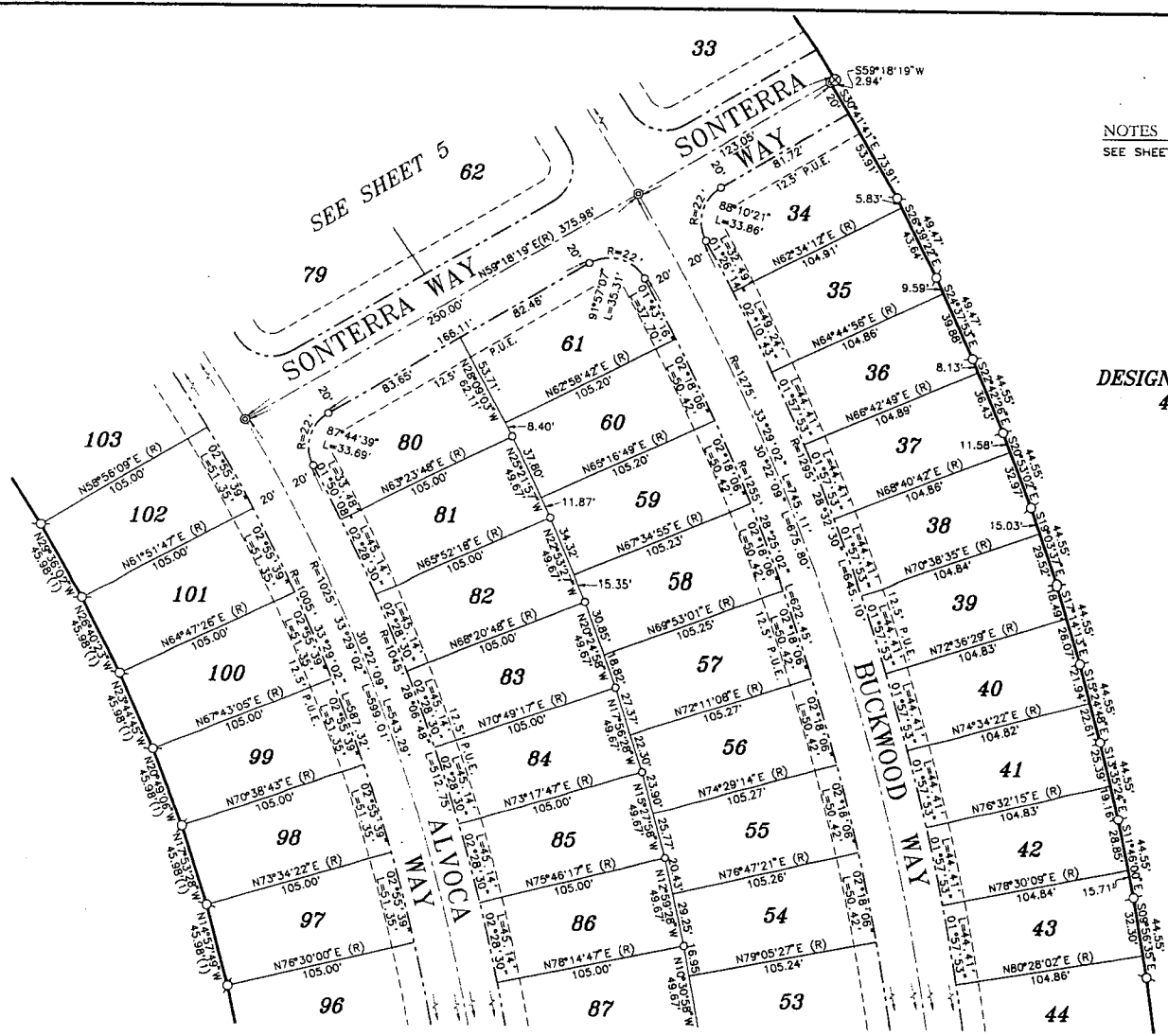
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SUBDIVISION NO. P96-058.4
BEING ALL OF PARCELS 6, 7 AND 11 OF THE
MASTER PARCEL MAP OF NORTHPOINTE PARK PHASE 2
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CITY OF SACRAMENTO STATE OF CALIFORNIA

SEPTEMBER 2002

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Sheet 5 of 7

1045.049

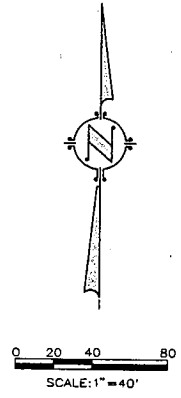


SEE SHEET 5

SEE SHEET 7

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

DESIGNATED REMAINDER
46.55 ACRES



FINAL MAP OF
NORTHPOINTE PARK
VILLAGE 23
SUBDIVISION NO. P96-058.4
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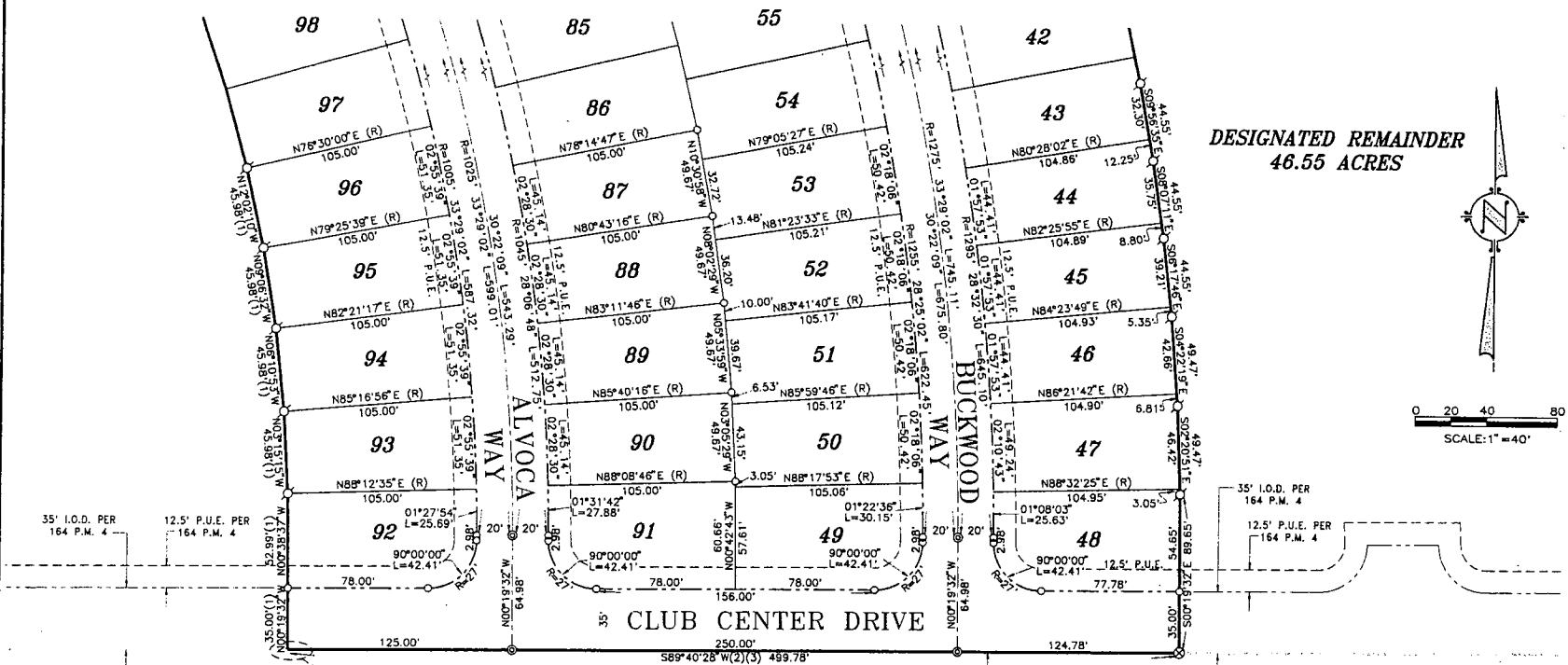
SEPTEMBER 2002
Sheet 6 of 7
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EXHIBIT "A-7"

NOTES

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

SEE SHEET 6



DESIGNATED REMAINDER
46.55 ACRES



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SCALE: 1" = 40'

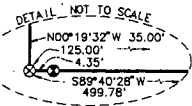
EXHIBIT "A-8"

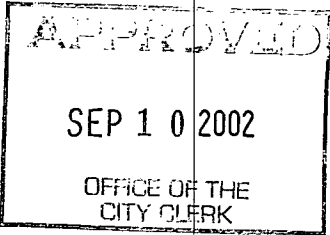
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SEPTEMBER 2002

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Sheet 7 of 7





RESOLUTION NO. 2002-610

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

APPROVING FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT ENTITLED "NORTHPOINTE PARK VILLAGE 23" (P96-058)

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

- A. The Final Map for Northpointe Park Village 23, located in North Natomas - north of Club Center Drive 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 Limited Liability Company 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.

ATTEST:

MAYOR

CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____