



✓ 1.3

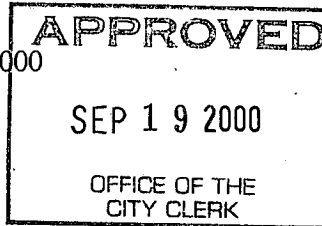
DEPARTMENT OF
PUBLIC WORKS

CITY OF SACRAMENTO
CALIFORNIA

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

TECHNICAL SERVICES DIVISION

August 25, 2000



AG 2000-136

City Council
Sacramento, California

Honorable Members In Session:

**SUBJECT: APPROVAL OF FINAL MAP AND SUBDIVISION IMPROVEMENT
AGREEMENT ENTITLED "NORTHPOINTE PARK VILLAGE 8 PHASE 2"
(P96-058)**

LOCATION/COUNCIL DISTRICT:

North Natomas - North of Del Paso Road, 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 8 Phase 2.

CONTACT PERSON:

Fritz Buchman, Associate Engineer, 264-7493

FOR COUNCIL MEETING OF: September 19, 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, John Mourier Construction, Inc., a California Corporation. 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 8 Phase 2 (P96-058)
August 25, 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 John Mourier Construction, 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:

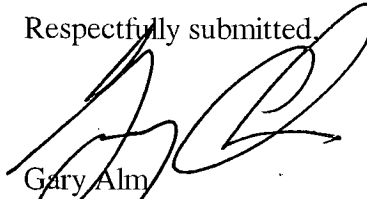
Pursuant to Sacramento City Code, Chapter 16.28.110, and Government Code Section 66458, the City Council may, by resolution, approve final maps. The map presented conforms to all the requirements of the Government Code and Title 16 of the City Code, applicable at the time of conditional approval of the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

City Council
Final Map for Northpointe Park Village 8 Phase 2 (P96-058)
August 25, 2000

ESBD CONSIDERATIONS:

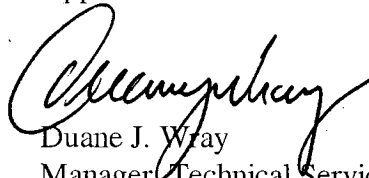
City Council adoption of the attached resolution is not affected by City policy related to the ESBD Program.

Respectfully submitted,



Gary Alm
Manager, Development Services

Approved:



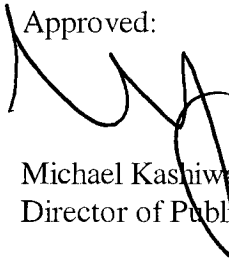
Duane J. Wray
Manager, Technical Services Division

RECOMMENDATION APPROVED:



ROBERT P. THOMAS
City Manager

Approved:



Michael Kashiwagi
Director of Public Works

FB:me
S:/TSWrkGrp/Docs/devsvc/council/P96-058NorthpointePark/Village8Ph2ccletter
08.2500

FINAL MAP OF
NORTHPOINTE PARK VILLAGE NO. 8, PHASE 2
BEING A SUBDIVISION OF A PORTION OF PARCEL 11 OF
MASTER PARCEL MAP OF NORTHPOINTE PARK PHASE 1,
152 P.M. 13
CITY OF SACRAMENTO, CALIFORNIA
MAY, 2000
The Splink Corporation
SHEET 1 OF 2 SHEETS

DESCRIPTION:

A PORTION OF PARCEL 11 AS SHOWN ON MAP OF "MASTER PARCEL MAP OF NORTHPOINTE PARK PHASE 1" IN THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, FILED IN BOOK 182 OF PARCEL MAPS, PAGE 13 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF SAID PARCEL 11; THENCE EAST-ERLY ALONG THE NORTHERLY LINE OF SAID PARCEL 11 NORTH 80°00'24" EAST A DISTANCE OF 710.00 FEET TO THE NORTHEASTERLY CORNER OF SAID PARCEL 11; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID PARCEL 11 SOUTH 00°17'36" EAST A DISTANCE OF 424.00 FEET TO THE NORTHERLY LINE OF NORTHPOINTE PARK UNIT NO. 8-1-A AS SHOWN ON MAP THEREOF FILED IN BOOK 209 OF MAPS, MAP NO. 12 IN SAID OFFICE OF THE COUNTY RECORDER; THENCE LEAVING SAID EASTERLY LINE GENERALLY WESTERLY ALONG LAST SAID NORTHERLY LINE THE FOLLOWING COURSES: 1) SOUTH 80°00'24" WEST A DISTANCE OF 290.00 FEET, 2) SOUTH 00°17'36" EAST A DISTANCE OF 78.50 FEET AND 3) SOUTH 80°00'24" WEST A DISTANCE OF 425.00 FEET TO THE WESTERLY LINE OF SAID PARCEL 11; THENCE LEAVING LAST SAID NORTHERLY LINE NORTHERLY ALONG SAID WESTERLY LINE NORTH 00°53'36" WEST A DISTANCE OF 502.50 FEET TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED PARCEL CONTAINS 8.771 ACRES, MORE OR LESS

OWNER'S STATEMENT:

THE UNDERSIGNED HEREBY CONSENT TO THE PREPARATION AND RECORDING OF THIS FINAL MAP OF NORTHPOINTE PARK VILLAGE NO. 8, PHASE 2 AND OFFERS FOR DEDICATION AND DOES HEREBY DEDICATE TO ANY AND ALL PUBLIC USES THE AVENUE AND DRIVES 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, ELECTROLIDERS AND UNDERGROUND WIRES AND CONDUITS FOR ELECTRIC, CABLE TELEVISION AND TELEPHONE SERVICES, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER AND ACROSS STRIPS OF LAND 12.5 FEET IN WIDTH CONTIGUOUS TO THE PUBLIC AVENUE AND DRIVES SHOWN HEREON.

(B) 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 ON, OVER, UNDER AND ACROSS STRIPS OF LAND FIVE (5) FEET IN WIDTH LYING CONTIGUOUS TO THE PUBLIC AVENUE AND DRIVES SHOWN HEREON.

JOHN MOURIER CONSTRUCTION, INC., A CALIFORNIA CORPORATION

BY: _____
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 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 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 VILLAGE NO. 8, PHASE 2, MADE UNDER MY DIRECTION IN FEBRUARY, 2000, IS TRUE AND COMPLETE AS SHOWN, THAT THE MONUMENTS WILL BE OF THE CHARACTER AND WILL OCCUPY THE POSITION INDICATED AND WILL BE SET UPON COMPLETION OF THE REQUIRED SUBDIVISION IMPROVEMENTS ON OR BEFORE DECEMBER, 2000, THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATED: _____ 2000
BRUCE A. HENZ R.C.E. 25508
EXPIRES: 12-31-01

CITY ENGINEER'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF NORTHPOINTE PARK VILLAGE NO. 8, PHASE 2, 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
DEPARTMENT OF PUBLIC WORKS
CITY OF SACRAMENTO, CALIFORNIA
L. S. 7534 EXP. DATE: 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 VILLAGE NO. 8, PHASE 2 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. _____ THIS _____ DAY OF _____ 2000 AT _____ HOURS. THIS _____ TITLE TO THE LAND INCLUDED IN THIS SUBDIVISION BEING VESTED AS PER CERTIFICATE NO. _____ ON FILE IN THIS OFFICE.

BOOK _____ A.R. _____
PAGE _____ RECORDER OF SACRAMENTO COUNTY

BY _____
DEPUTY

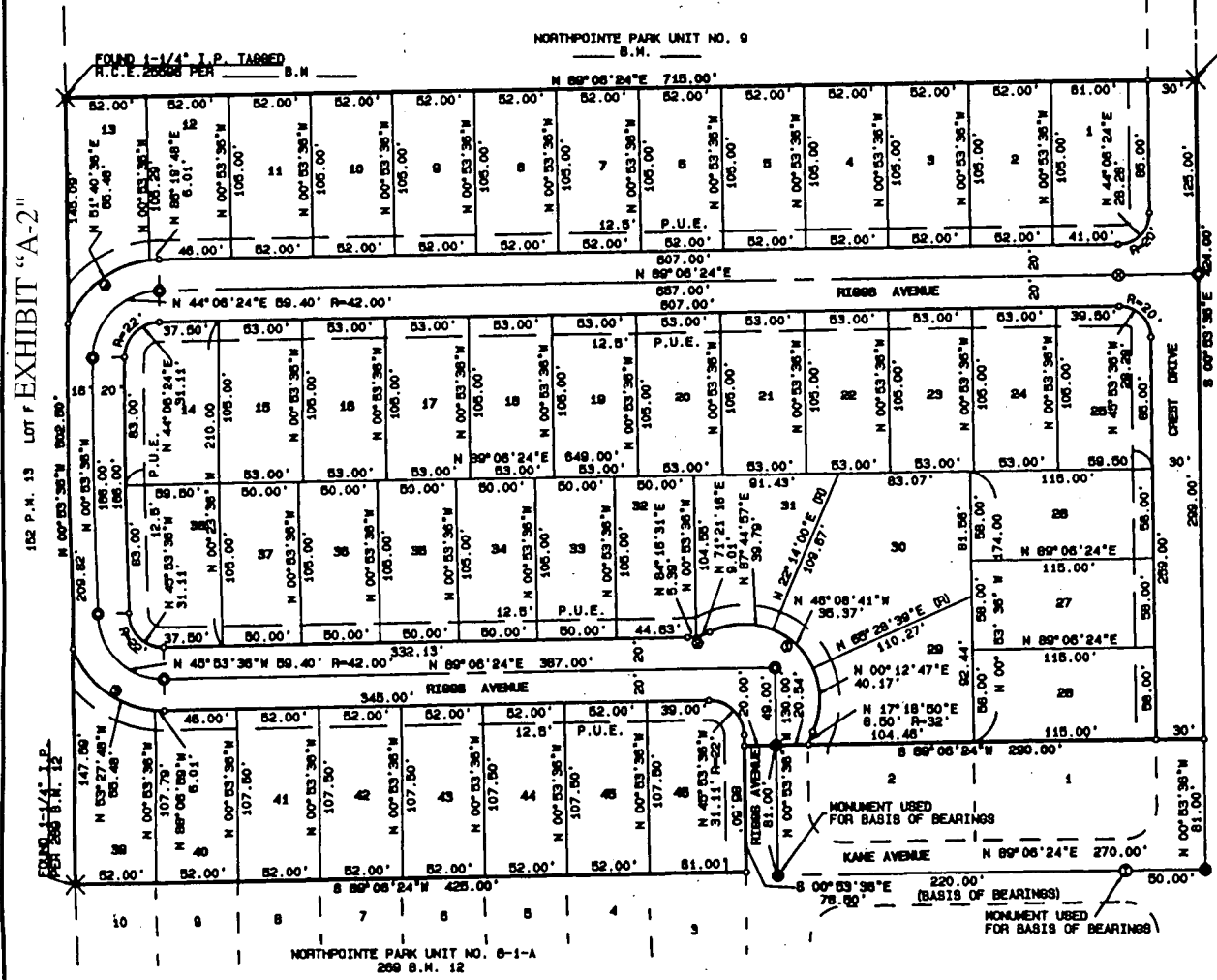
FINAL MAP OF
NORTHPOINTE PARK VILLAGE NO. 8, PHASE 2
 BEING A SUBDIVISION OF A PORTION OF PARCEL 11 OF
 MASTER PARCEL MAP OF NORTHPOINTE PARK PHASE 1,
 152 P.M. 13
 CITY OF SACRAMENTO, CALIFORNIA
 MAY, 2000

The Splink Corporation
 SHEET 2 OF 2 SHEETS



- LEGEND:**
- DIRECTION POINT _____ ○
 - SET P.K. NAIL 1/4" DIA. x 1-1/2" LONG _____ ⊙
 - SET 1 1/4" IRON PIPE TAGGED "R.C.E. 200008" _____ ⊗
 - FOUND P.K. NAIL PER 200 B.M. 12 _____ ⊙
 - FOUND MONUMENT PER _____ B.M. _____ ⊗
 - PUBLIC UTILITY EASEMENT _____ P.U.E.
 - RADIAL LINE _____ ○
 - SET WELL MONUMENT PER CITY STANDARDS _____ ⊙
 - FOUND WELL MONUMENT PER 200 B.M. 12 _____ ⊙

- NOTES:**
1. ALL DISTANCES ALONG CURVED LINES ARE CHORD MEASUREMENT.
 2. ALL REAR LOT CORNERS WILL BE SET WITH A 6/8" REBAR AND PLASTIC CAP STAMPED R.C.E. 200008. 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 7.720 ACRES, GROSS.
 5. THERE IS A 5.00 FOOT POSTAL EASEMENT ADJACENT TO ALL ROAD RIGHT-OF-WAYS SHOWN HEREON.

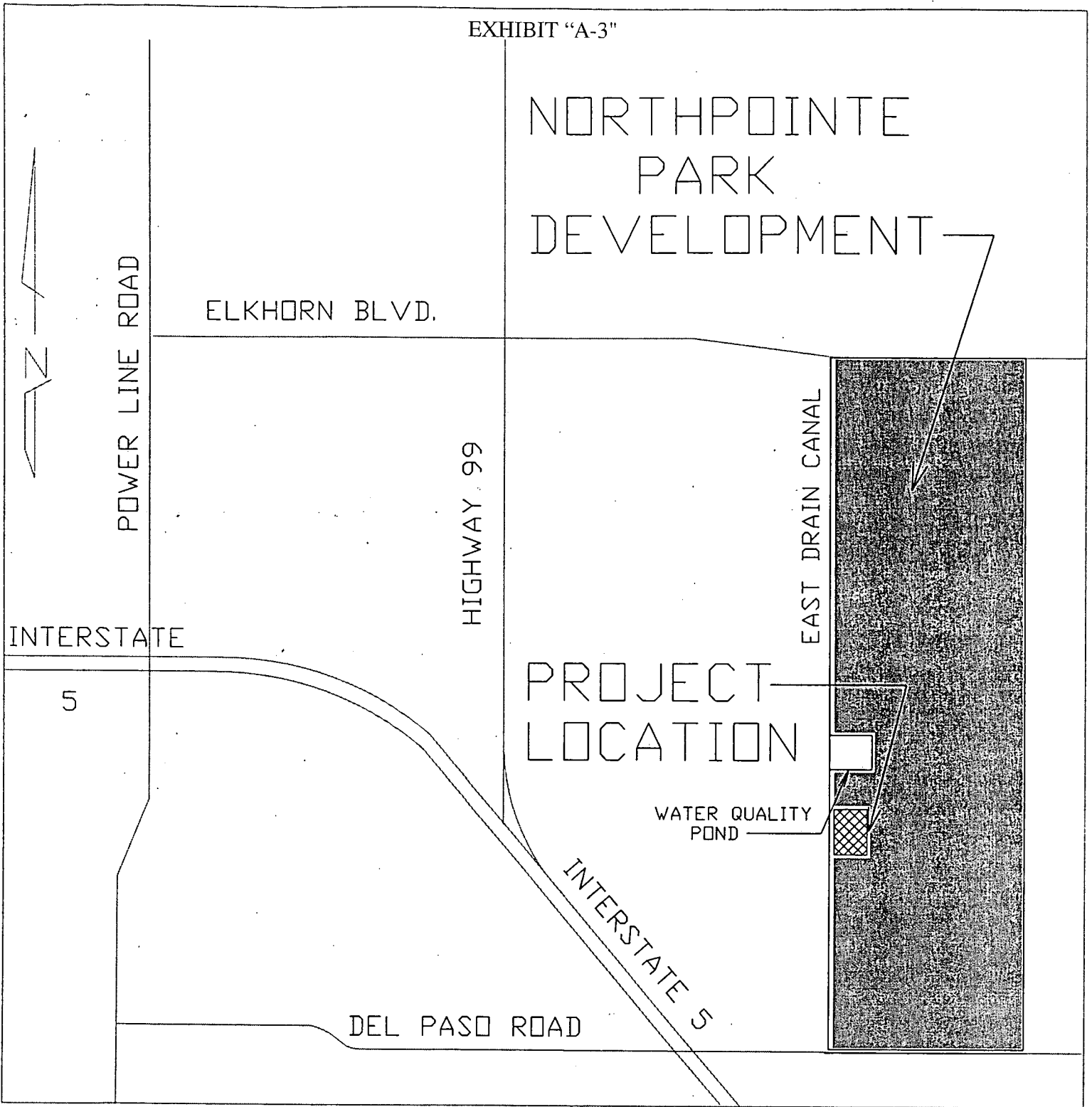


CURVE TABLE

CHORD	BEARING	DISTANCE	RADIUS
12.8	N 44° 06' 24" E	30.00	30.00
12.8	N 44° 06' 24" E	30.00	30.00
12.8	N 44° 06' 24" E	30.00	30.00
12.8	N 44° 06' 24" E	30.00	30.00
12.8	N 44° 06' 24" E	30.00	30.00
12.8	N 44° 06' 24" E	30.00	30.00
12.8	N 44° 06' 24" E	30.00	30.00
12.8	N 44° 06' 24" E	30.00	30.00
12.8	N 44° 06' 24" E	30.00	30.00
12.8	N 44° 06' 24" E	30.00	30.00

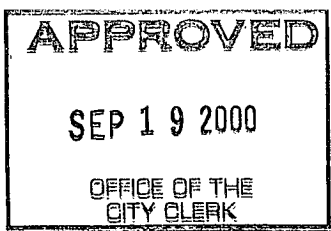
BASIS OF BEARINGS:
 THE BEARING OF NORTH 89° 06' 24" EAST BETWEEN FOUND MONUMENTS ON A PORTION OF THE CENTERLINE OF KANE AVENUE AS SHOWN ON 200 B.M. 12, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

EXHIBIT "A-3"



VICINITY MAP

N.T.S.



RESOLUTION NO. 2000-545

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

APPROVING FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT ENTITLED "NORTHPOINTE PARK VILLAGE 8 PHASE 2" (P96-058)

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

- A. The Final Map for Northpointe Park Village 8 Phase 2, located in North Natomas - North of Del Paso Road, East of the East Drainage Canal, with provisions for its design and improvement, is consistent with the North Natomas Community Plan. See Exhibit "A-1 through A-3" 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 John Mourier Construction, Inc., a California Corporation 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\P96-058\NorthpointePark\Village8Ph2ccletter
08.2500

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____