



**APPROVED**  
OCT 16 2001  
OFFICE OF THE  
CITY CLERK

2.2

DEPARTMENT OF  
PUBLIC WORKS

CITY OF SACRAMENTO  
CALIFORNIA

1231 I STREET, 2<sup>nd</sup> Floor  
SACRAMENTO, CA 95814-2700

DEVELOPMENT SERVICES DIVISION

PH. (916) 264-7995  
FAX (916) 264-8450

October 1, 2001

City Council  
Sacramento, California

Honorable Members in Session:

AG 2001-172

**SUBJECT: APPROVAL OF FINAL MAP AND SUBDIVISION IMPROVEMENT  
AGREEMENT FOR "NORTHPOINTE PARK VILLAGE 18" (P00-026)**

**LOCATION/COUNCIL DISTRICT:**

North Natomas - South of Club Center Drive and East of Danbrook Drive  
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 18.

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

**FOR COUNCIL MEETING OF:** October 16, 2001

**SUMMARY:**

On October 26, 2000, the City Planning Commission approved a Tentative Subdivision Map by adopting a a 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 and Morrison Homes, Inc., A Delaware 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.

Department of  
**PUBLICWORKS**  
CITY OF  
SACRAMENTO

City Council  
Final Map for Northpointe Park Village 18  
September 28, 2001

The Final Map and the Subdivision Improvement Agreement require approval by the City Council. See Exhibit "A-1 through A-8" for project location.

**COMMITTEE/COMMISSION ACTION:**

None.

**BACKGROUND INFORMATION:**

On October 26, 2000, 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 Delaware Limited Liability Company and Morrison Homes, Inc., A Delaware Corporation.

**ENVIRONMENTAL CONSIDERATIONS:**

On October 26, 2000, the City Planning Commission adopted a Notice of Decision ratifying the Negative Declaration and approving the Mitigation Monitoring Plan for this project.

**POLICY CONSIDERATIONS:**

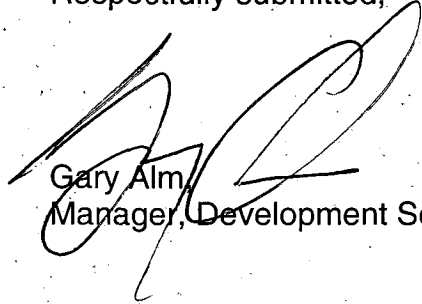
Pursuant to Sacramento City Code, Chapter 16.28.110, and Government Code Section 66458, the City Council may, by resolution, approve final maps. The map presented conforms to all the requirements of the Government Code and Title 16 of the City Code, applicable at the time of conditional approval of the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

City Council  
Final Map for Northpointe Park Village 18  
September 28, 2001

**ESBD CONSIDERATIONS:**

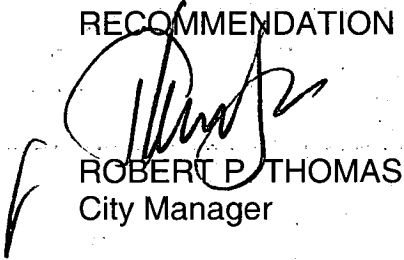
City Council adoption of the attached resolution is not affected by City policy related to the ESBD Program.

Respectfully submitted,



Gary Alm  
Manager, Development Services

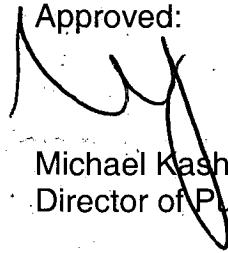
RECOMMENDATION APPROVED:



ROBERT P. THOMAS  
City Manager

FB/pt

Approved:



Michael Kashiwagi  
Director of Public Works

LOT 79  
NATOMAS EASTSIDE  
17 R.M. 34

N89°40'28"E(1) 1122.67'

CLUB CENTER DRIVE

N00°19'32"W (R)  
N76°17'21"W  
20.62'

416.00'

1045.67'

339.00'  
12.5' P.U.E.

R=27'  
L=42.41'

N89°40'28"E (R)  
N14°28'36"W  
20.45'

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

DANBROOK DRIVE

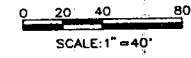
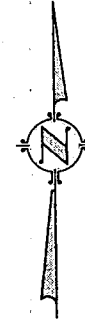
N00°19'32"W(1) 416.44'

339.61'  
12.5' P.U.E.

SEE SHEET 5

34

N00°19'32"W 382.24'  
357.24'



PARCEL 14  
152 P.M. 13

35

N89°42'06"E 239.70'

SEE SHEET 7

36

FINAL MAP OF  
NORTHPOINTE PARK  
VILLAGE 18

BEING ALL OF PARCELS 15, 16 AND 17 OF THE  
NORTHPOINTE PARK PHASE I 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) 341-7700

JUNE 2001

Sheet 6 of 7

1045.023

P00-026

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

EXHIBIT "A-1"

OWNER'S STATEMENT

THE UNDERSIGNED HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP OF NORTHPOINTE PARK VILLAGE 18, AND OFFERS FOR DEDICATION AND DOES HEREBY DEDICATE TO ANY AND ALL PUBLIC USES, THE DRIVES AND WAY 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, STORM DRAINAGE 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 DRIVES AND WAY 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 DRIVES AND WAY SHOWN HEREON.

LENNAR WINNCREST, LLC, A DELAWARE LIMITED LIABILITY COMPANY, SUCCESSOR BY DISSOLUTION TO LENNAR NATOMAS, 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. WINN VICE PRESIDENT

NOTARY'S ACKNOWLEDGEMENT

STATE OF CALIFORNIA } COUNTY OF ss

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 GUARANTY, A CALIFORNIA CORPORATION, AS TRUSTEE UNDER DEED OF TRUST RECORDED NOVEMBER 16, 1998, BOOK 199811-16, PAGE 1668, SACRAMENTO COUNTY OFFICIAL RECORDS.

By:

PRINT NAME AND TITLE

FINAL MAP OF NORTHPOINTE PARK VILLAGE 18

BEING ALL OF PARCELS 15, 16 AND 17 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) 341-7160

JUNE 2001

Sheet 1 of 7 0115.023

SURVEYOR'S STATEMENT

I, MICHAEL E. LONG, HEREBY STATE THAT THIS FINAL MAP OF NORTHPOINTE PARK VILLAGE 18 WAS MADE UNDER MY DIRECTION IN JUNE 2001, 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 JUNE 2002, 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 6/7/01

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF NORTHPOINTE PARK VILLAGE 18 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 18 AND HAS ACCEPTED ON BEHALF OF THE PUBLIC, ALL LANDS, RIGHTS-OF-WAY, AND EASEMENTS HEREON OFFERED FOR 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 2001 AT HOURS MINUTES 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. FEE: \$

By:

EXHIBIT "A-2"

LOT 79  
NATOMAS EASTSIDE  
17 R.M. 34

LOT 78  
NATOMAS EASTSIDE  
17 R.M. 34

**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 SUBMISSION IS 21.04± ACRES GROSS, CONSISTING OF 33 RESIDENTIAL BUILDING LOTS.
3. THE 35 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. ALL LOTS BEING CREATED BY THIS MAP INCLUDE FEE TITLE TO THE CENTERLINE OF THE WAY AND DRIVES 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 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 5/8" REBAR TAGGED "P.L.S. 6815"
- ⊗ SET WELL MONUMENT PER CITY STANDARDS
- FOUND 1-1/2" LONG PK NAIL
- ⊙ FOUND 1-1/4" IRON PIPE TAGGED "P.L.S. 6815"
- ⊞ FOUND WELL MONUMENT PER CITY STANDARDS
- (R) RADIAL LINE
- DELTA xx° xx' xx"
- P.U.E. PUBLIC UTILITY EASEMENT
- R.I.O.D. ROADWAY IRREVOCABLE OFFER OF DEDICATION

**BASIS OF BEARINGS**

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED FROM TWO FOUND MONUMENTS ALONG THE NORTHWESTERLY BOUNDARY LINE OF "NORTHPOINTE PARK VILLAGE 17" FINAL MAP RECORDED IN 277 B.M. 13, SACRAMENTO COUNTY RECORDS. SAID BEARING IS TAKEN TO BEAR N33°54'48"W.

**REFERENCES**

- (1) 152 P.M. 13 NORTHPOINTE PARK PHASE 1 MASTER PARCEL MAP
- (2) 277 B.M. 13 NORTHPOINTE PARK VILLAGE 17
- (3) LOT LINE ADJUSTMENT BK. 200008-24, PG. 0117

FINAL MAP OF  
**NORTHPOINTE PARK VILLAGE 18**

BEING ALL OF PARCELS 15, 16 AND 17 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

JUNE 2001

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1045.023

P00-026

0 50 100 200  
SCALE: 1" = 100'

PARCEL 14  
152 P.M. 13

PARCEL 13  
152 P.M. 13

LOT B  
152 P.M. 13

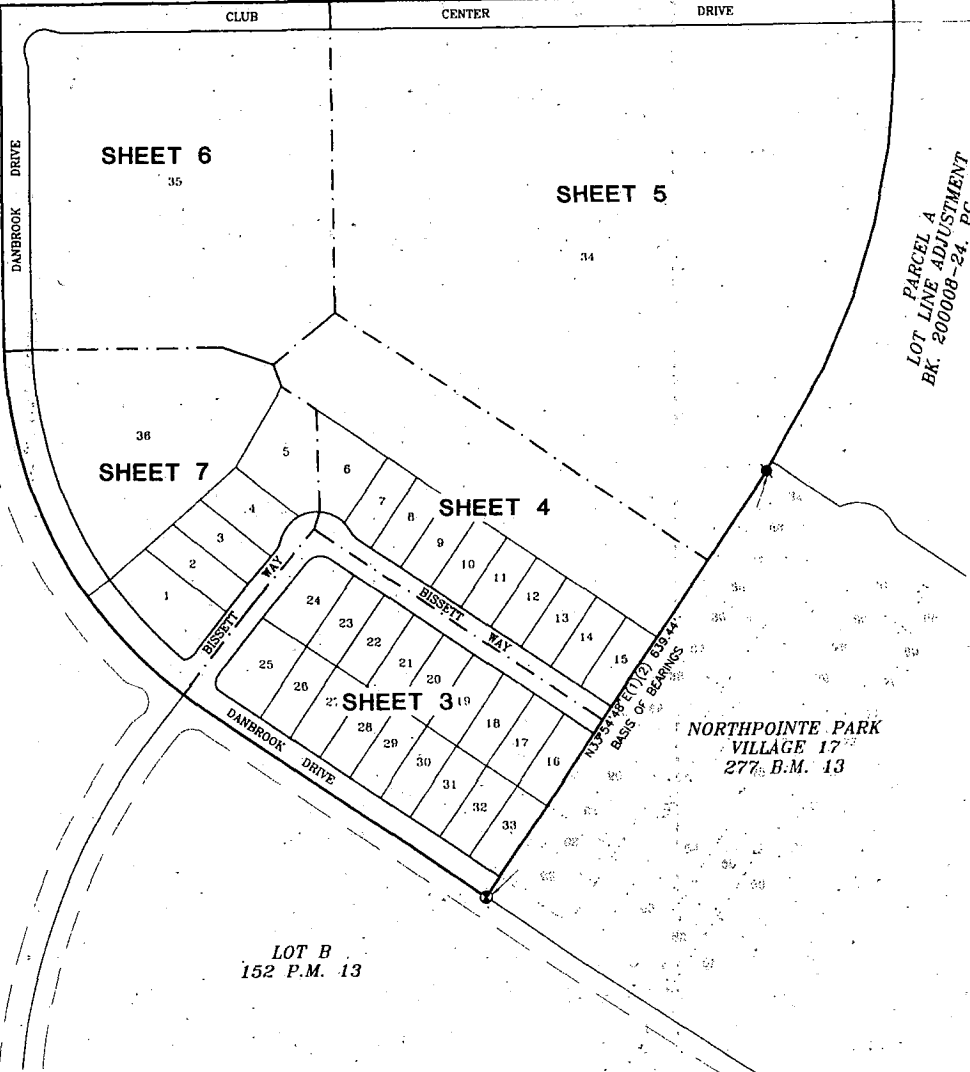
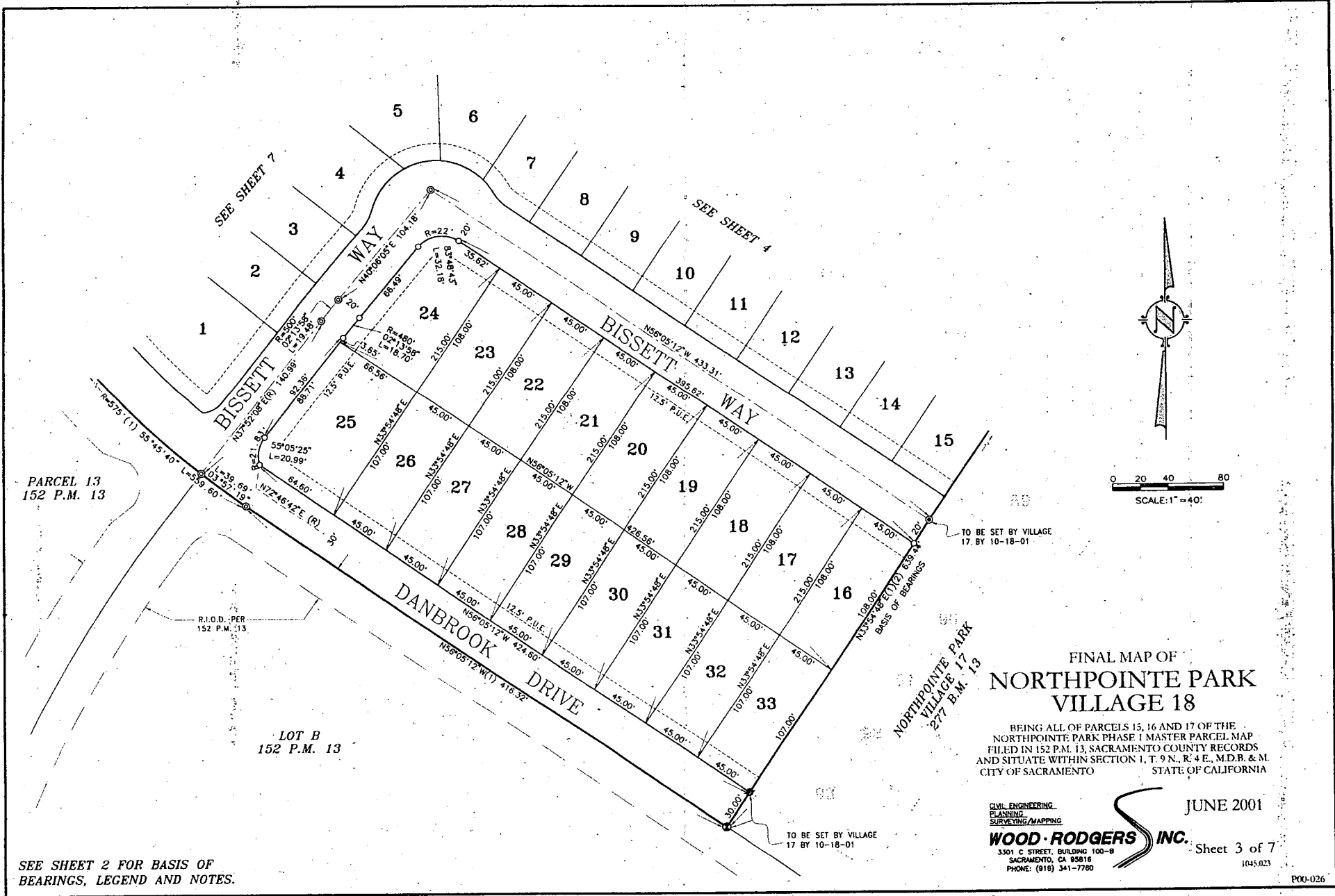


EXHIBIT "A-3"



PARCEL 13  
152 P.M. 13

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

LOT B  
152 P.M. 13

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

### FINAL MAP OF NORTHPOINTE PARK VILLAGE 18

BEING ALL OF PARCELS 15, 16 AND 17 OF THE  
NORTHPOINTE PARK PHASE I 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

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SEE SHEET 6

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SEE SHEET 5

SEE SHEET 7

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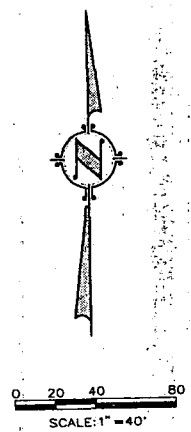
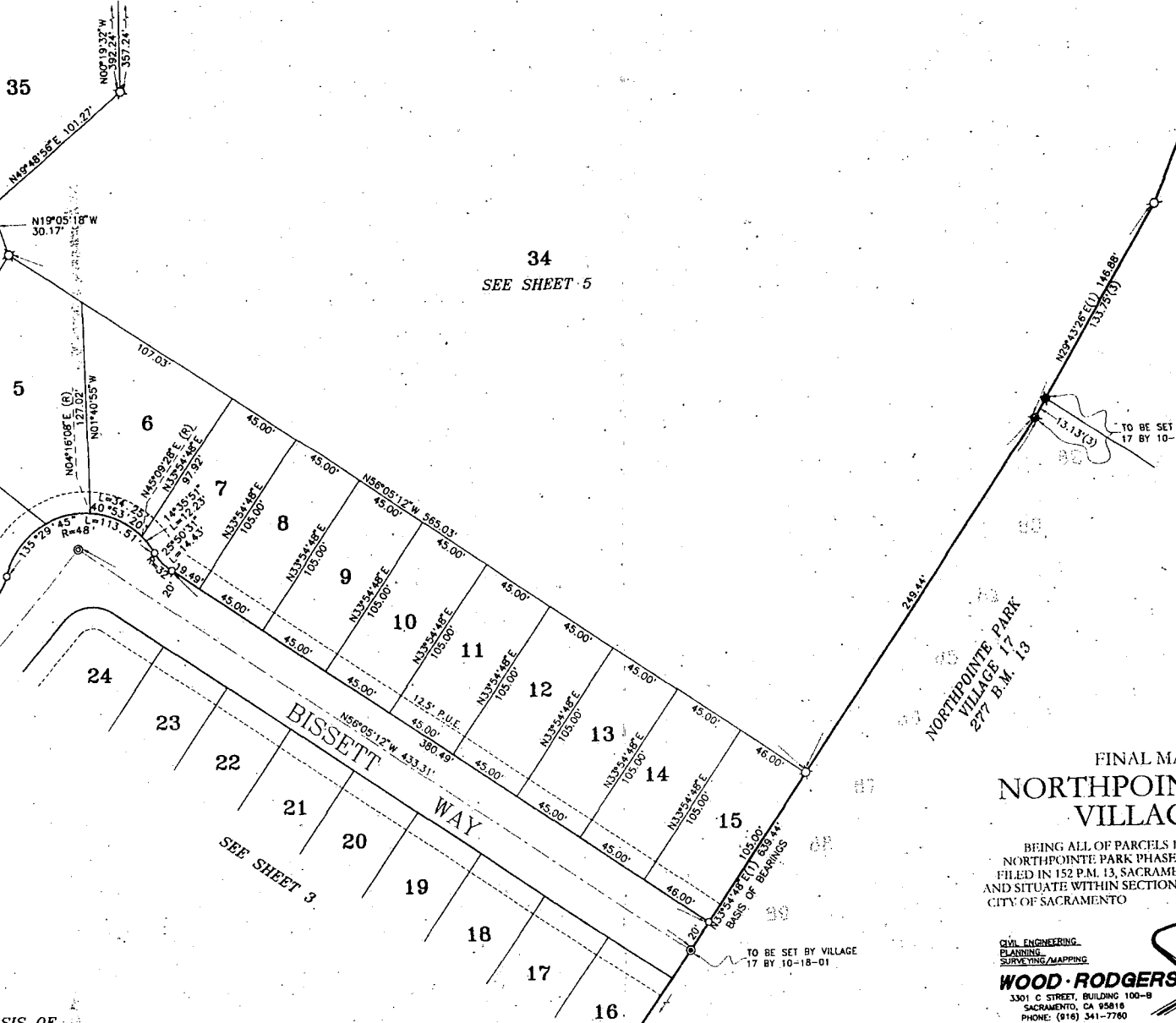
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14

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NORTHPOINTE PARK  
VILLAGE 17  
277 B.M. 13

FINAL MAP OF  
**NORTHPOINTE PARK  
VILLAGE 18**

BEING ALL OF PARCELS 15, 16 AND 17 OF THE  
NORTHPOINTE PARK PHASE 1 MASTER PARCEL MAP  
FILED IN 152 P.M. 13, SACRAMENTO COUNTY RECORDS  
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3301 C STREET, BUILDING 100-B  
SACRAMENTO, CA 95816  
PHONE: (916) 341-7760

JUNE 2001

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1045.023

P00-026

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

EXHIBIT "A-5"



LOT 7B  
NATOMAS EASTSIDE  
17 R.M. 34

CLUB CENTER DRIVE  
N89°40'28"E(1) 1122.67'  
706.67'  
1045.67'  
706.67'  
12.5' P.U.E.

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

SEE SHEET 6

35

N00°10'12"W 392.24'  
357.24'

34

PARCEL A  
LOT LINE ADJUSTMENT  
BK. 200000-24, PG. 0117



0 20 40 80  
SCALE: 1" = 40'

### FINAL MAP OF NORTHPOINTE PARK VILLAGE 18

BEING ALL OF PARCELS 15, 16 AND 17 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

SEE SHEET 4

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

CIVIL ENGINEERING  
PLANNING  
SURVEYING/MAPPING

**WOOD RODGERS INC.**

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

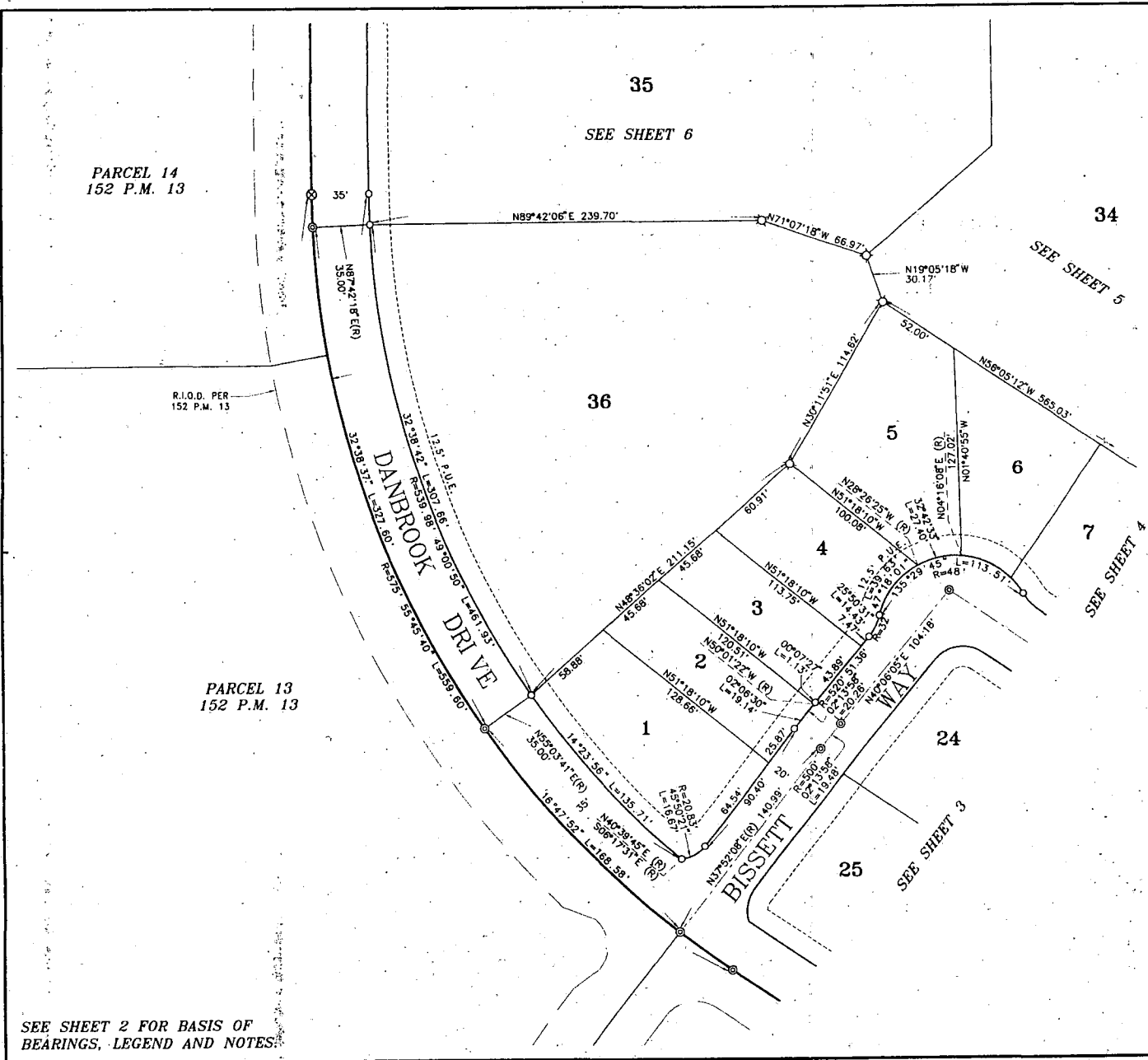
JUNE 2001

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1145.023

P001-026

EXHIBIT "A-6"



0 20 40 80  
SCALE: 1" = 40'

FINAL MAP OF  
**NORTHPOINTE PARK VILLAGE 18**

BEING ALL OF PARCELS 15, 16 AND 17 OF THE NORTHPOINTE PARK PHASE I 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

JUNE 2001

Sheet 7 of 7

1045.023

P00-026

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

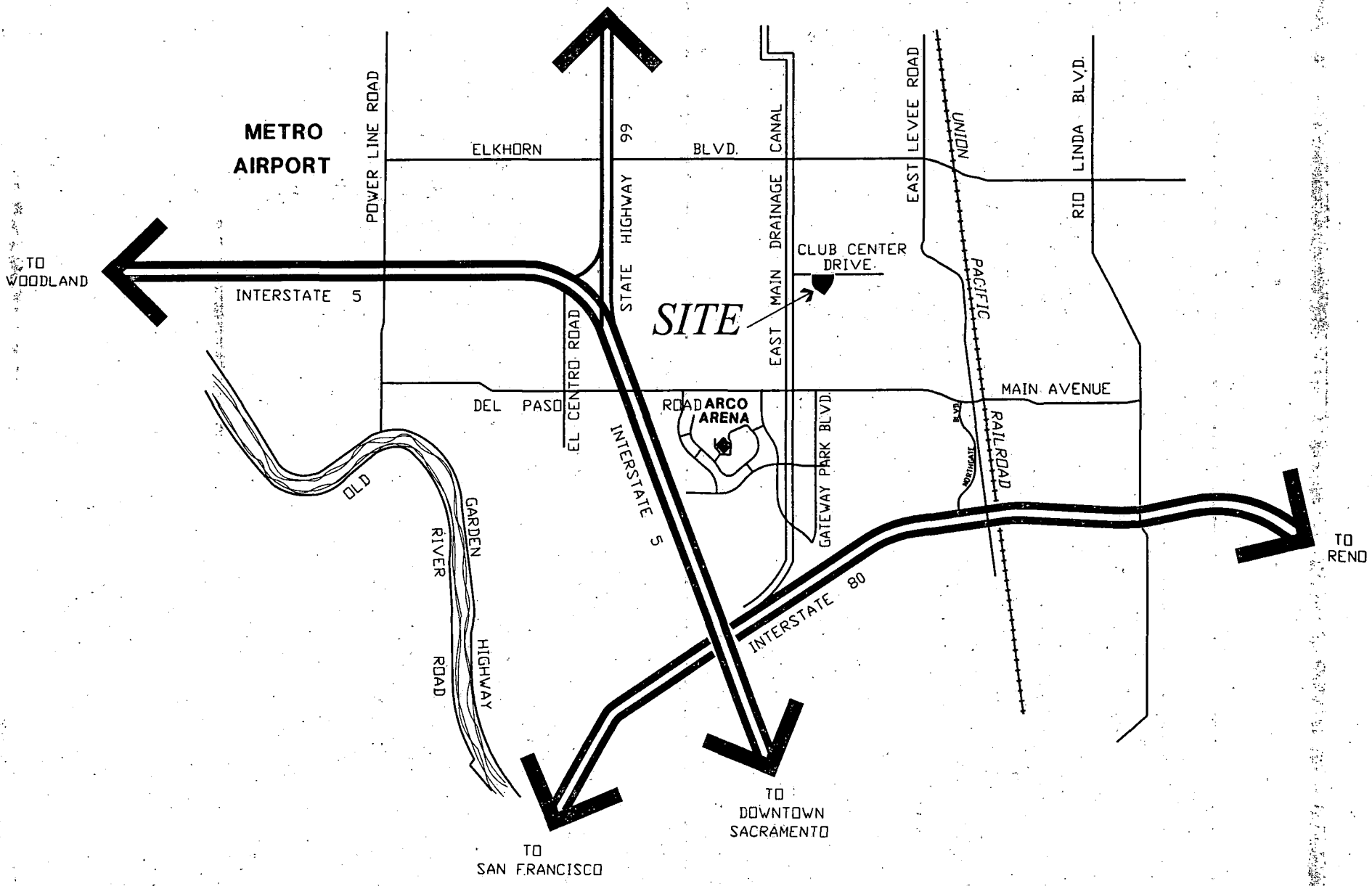
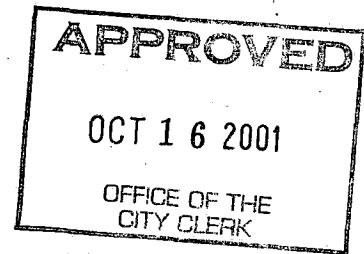


EXHIBIT "A-8"



RESOLUTION NO. 2001-673

ADOPTED BY THE SACRAMENTO CITY COUNCIL

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

**APPROVING FINAL MAP ENTITLED "NORTHPOINTE PARK VILLAGE 18" AND SUBDIVISION IMPROVEMENT AGREEMENT (PP00-026)**

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

- A. The Final Map for Northpointe Park Village 18, located North Natomas - South of Club Center Drive and East of Danbrook Drive 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 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 Lennar Winncrest, LLC, A Delaware Limited Liability Company and Morrison Homes, Inc., A Delaware Corporation to provide for the subdivision improvements required by the Subdivision Map Act and Title 16 (Subdivision Regulations) of the Sacramento City Code.

-13-12

**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

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**FOR CITY CLERK USE ONLY**

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

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

14 13