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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

APPROVED
OCT 10 2000
OFFICE OF THE
CITY CLERK

September 13, 2000

Ag 2000 - 148

City Council
Sacramento, California

Honorable Members In Session:

**SUBJECT: APPROVAL OF FINAL MAP AND SUBDIVISION IMPROVEMENT
AGREEMENT ENTITLED "NORTHPOINTE PARK VILLAGE 17"
(P96-058)**

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 17.

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

FOR COUNCIL MEETING OF: October 10, 2000

SUMMARY:

On December 19, 1996, 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 17 (P96-058)
September 13, 2000

The Final Map and the Subdivision Improvement Agreement require approval by the City Council. See Exhibit "A-1 through A-5" for project location.

COMMITTEE/COMMISSION ACTION:

None.

BACKGROUND INFORMATION:

On December 19, 1996, 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 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 17 (P96-058)
September 13, 2000

ESBD CONSIDERATIONS:

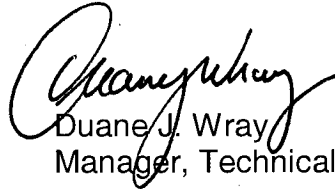
City Council adoption of the attached resolution is not affected by City policy related to the ESBD Program.

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/Village17ccltr
09.1300

OWNER'S STATEMENT

THE UNDERSIGNED HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP OF NORTHPOINTE PARK VILLAGE 17, AND OFFERS FOR DEDICATION AND DOES HEREBY DEDICATE TO ANY AND ALL PUBLIC USES, THE WAYS AND DRIVE 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 WAYS AND DRIVE SHOWN HEREON.
- 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 AND DRIVE SHOWN HEREON.

LENNAR WINNCREST, LLC,
A DELAWARE LIMITED LIABILITY COMPANY, SUCCESSOR
BY DISSOLUTION TO LENNAR MATOMAS, LLC, A NEVADA
LIMITED LIABILITY COMPANY

BY: BRAMALBA 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 } 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: _____

**FINAL MAP OF
NORTHPOINTE PARK
VILLAGE 17**

ALL OF PARCEL B OF LOT LINE ADJUSTMENT,
BK. 200008-24, PG. 0117 OF PARCELS 18 & 19,
MASTER PARCEL MAP "NORTHPOINTE PARK-PHASE 1",
152 P.M. 13, SACRAMENTO COUNTY RECORDS
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 1 of 4
1045.016

DESCRIPTION OF PROPERTY CONTAINED HEREIN

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF SACRAMENTO, CITY OF SACRAMENTO, DESCRIBED AS FOLLOWS:

ALL OF PARCEL B OF A LOT LINE ADJUSTMENT RECORDED IN BK. 20000824, PG. 00117, IN SAID COUNTY.

THE ABOVE-DESCRIBED PARCEL CONTAINS 13.297 ACRES, MORE OR LESS.

TRUSTEE'S STATEMENT

NORTH AMERICAN TITLE GUARANTY, 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

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 17 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. 8815 EXP. 9-30-04

DATE _____

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF NORTHPOINTE PARK VILLAGE 17 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 SUBMISSION 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 17 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: \$ _____

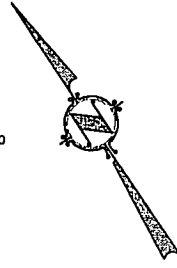
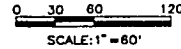
EXHIBIT "A-1"

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL TO THE CENTERLINE OF DANBROOK DRIVE, AS SHOWN ON "NORTHPOINTE PARK VILLAGE 13 PHASE 2A", 265 B.M. 11 FROM WHICH BETWEEN FOUND MONUMENTS THE BEARING IS GIVEN AS N85°31'50"E.

REFERENCES

- (1) LOT LINE ADJUSTMENT BK. 200008-24, PG. 0117
- (2) 152 P.M. 13 - NORTHPOINTE PARK PHASE 1



**FINAL MAP OF
NORTHPOINTE PARK
VILLAGE 17**

ALL OF PARCEL B OF LOT LINE ADJUSTMENT,
BK. 200008-24, PG. 0117 OF PARCELS 18 & 19,
MASTER PARCEL MAP "NORTHPOINTE PARK-PHASE 1",
152 P.M. 13, SACRAMENTO COUNTY RECORDS
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 2 of 4
1043.016

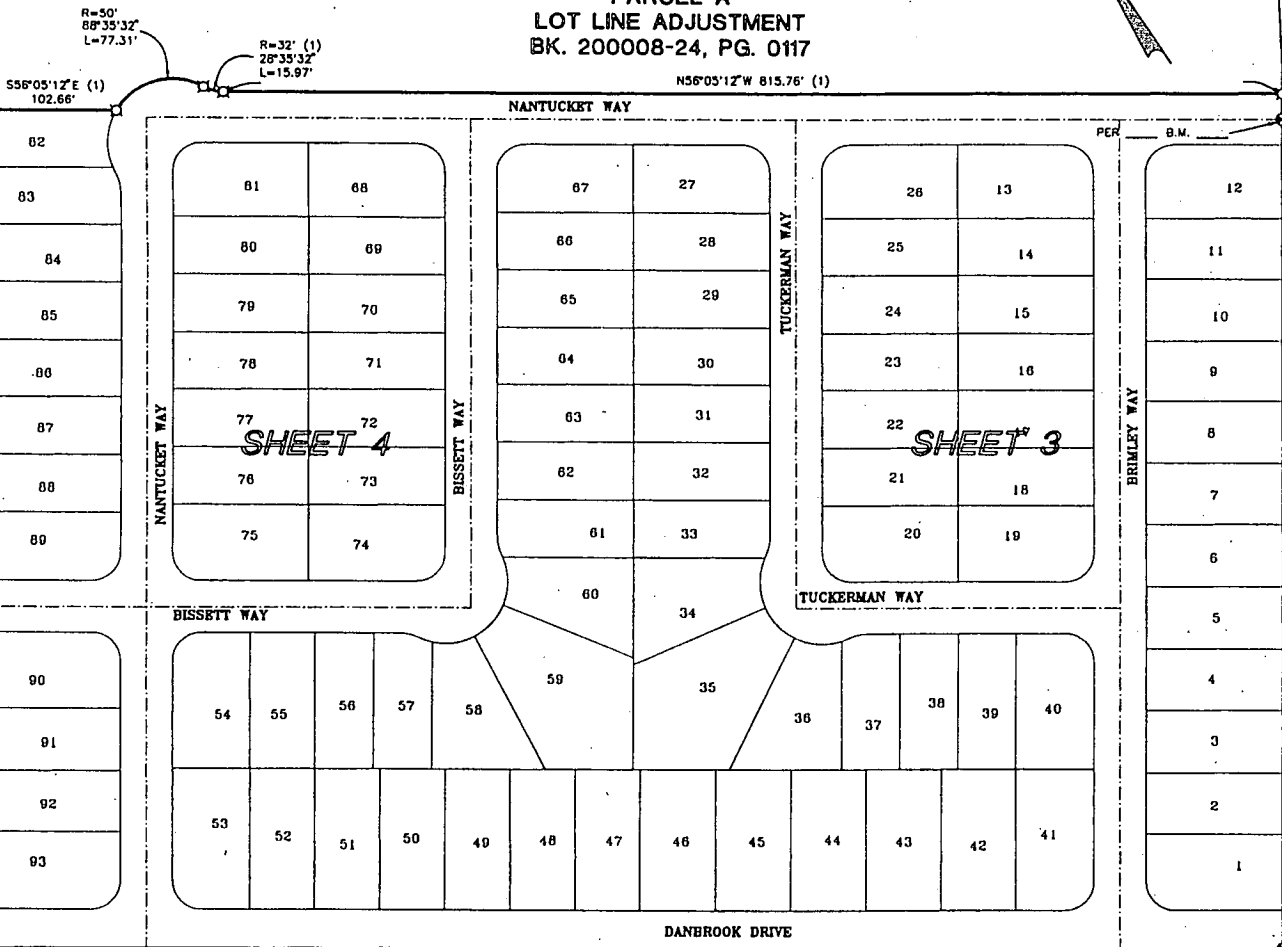
**PARCEL A
LOT LINE ADJUSTMENT
BK. 200008-24, PG. 0117**

PARCEL 17
152 P.M. 13

PARCEL 15
152 P.M. 13

N28°43'26"E (1/2)
13.13' (1)

N33°54'48"E 639.44' (1/2)



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 15.297± 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.

**PARCEL 21
152 P.M. 13**

LEGEND

- DIMENSION POINT
- ┌ SET 5/8" REBAR CAPPED P.L.S. 6815 FOR 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
- ⊙ FOUND PK NAIL PER 265 B.M. 11
- ⊙ FOUND WELL MONUMENT PER 256 B.M. 11, UNLESS NOTED OTHERWISE.
- (R) RADIAL LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- Δ DELTA

N56°05'12"W
29.67'

N56°05'12"W
300.30'

BASIS OF BEARINGS
N85°31'50"W 633.33' ⊙

PER B.M.

N56°05'12"W 1000.00' (1)(2)
LOT B 152 P.M. 13

EXHIBIT "A-2"

FINAL MAP OF
NORTHPOINTE PARK
VILLAGE 17

ALL OF PARCEL B OF LOT LINE ADJUSTMENT,
BK. 200008-24, PG. 0117 OF PARCELS 18 & 19,
MASTER PARCEL MAP "NORTHPOINTE PARK-PHASE 1",
152 P.M. 13, SACRAMENTO COUNTY RECORDS
CITY OF SACRAMENTO, STATE OF CALIFORNIA

CIVIL ENGINEERING
PLANNING
SURVEYING/MAPPING

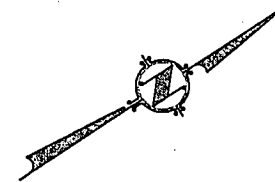
WOOD-RODGERS INC.

3301 C STREET, BUILDING 100-B
SACRAMENTO, CA 95818
PHONE: (916) 341-7790

SEPTEMBER 2000

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1045.016

PARCEL A
LOT LINE ADJUSTMENT
BK. 200008-24, PG. 0117



0 20 40 80
SCALE: 1" = 40'

12.5' PUBLIC UTILITY EASEMENT TO THE
CITY OF SACRAMENTO PER DEED RECORDED
AS DOCUMENT NO. _____ S.C.R.

SEE SHEET 2 FOR NOTES,
LEGEND AND BASIS OF BEARINGS

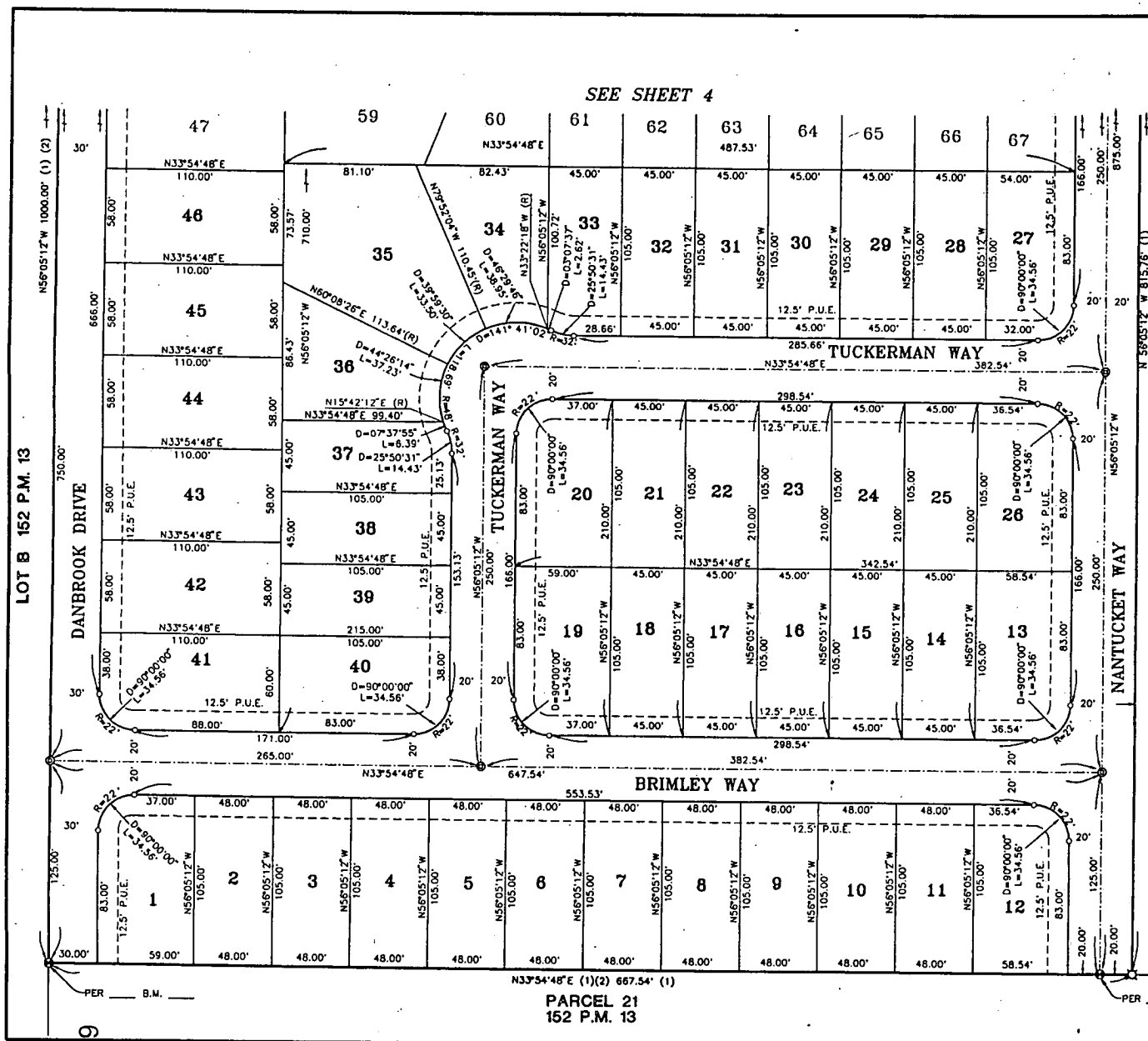


EXHIBIT "A-3"

FINAL MAP OF
NORTHPOINTE PARK
VILLAGE 17

ALL OF PARCEL B OF LOT LINE ADJUSTMENT,
BK. 200008-24, PG. 0117 OF PARCELS 18 & 19,
MASTER PARCEL MAP "NORTHPOINTE PARK-PHASE 1",
152 P.M. 13, SACRAMENTO COUNTY RECORDS
CITY OF SACRAMENTO, STATE OF CALIFORNIA

CIVIL ENGINEERING,
PLANNING,
SURVEYING/MAPPING

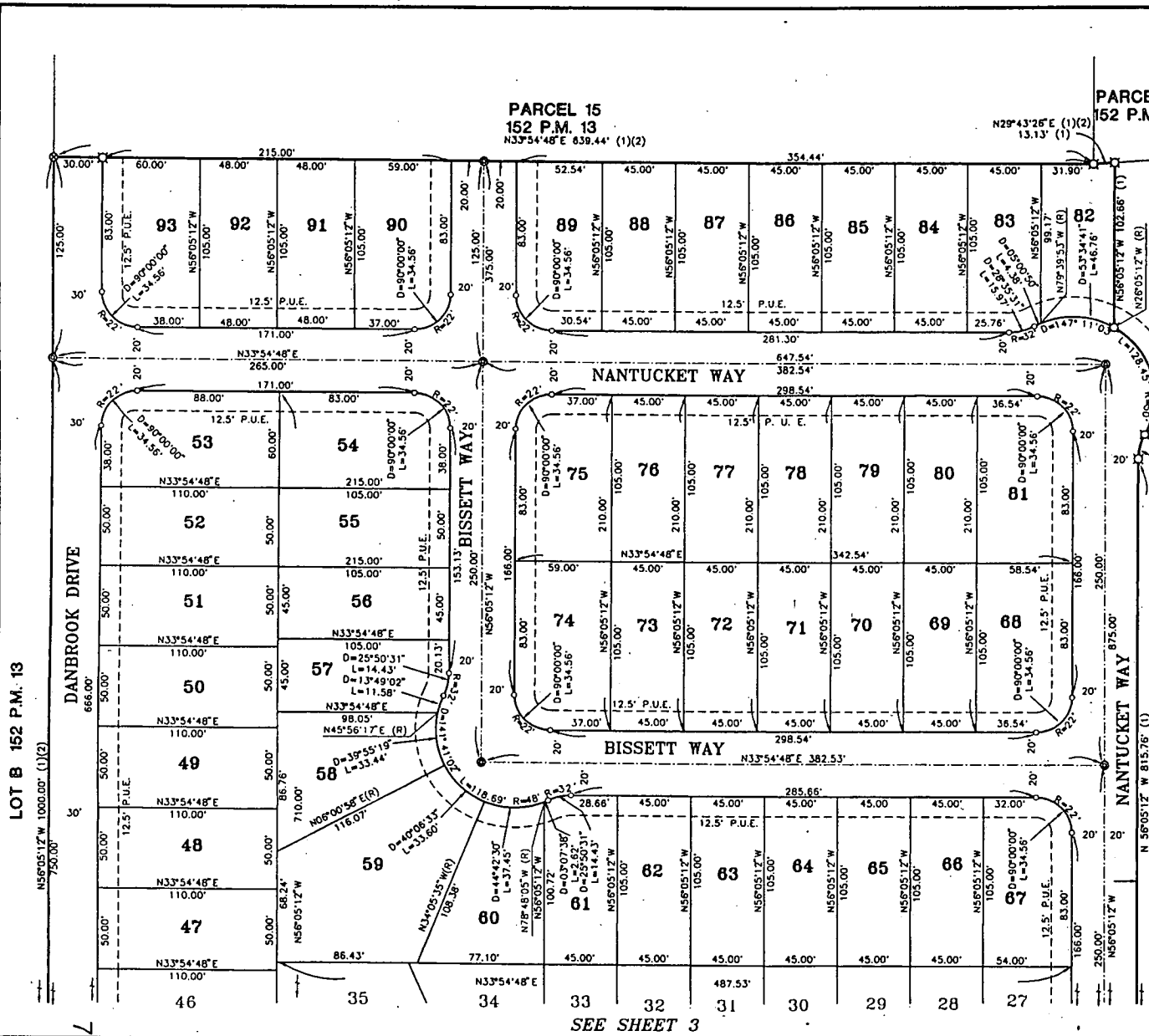
WOOD-RODGERS INC.

3301 C STREET, BUILDING 100-B
SACRAMENTO, CA 95816
PHONE: (916) 341-7760

SEPTEMBER 2000

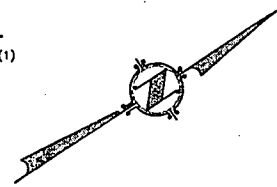
Sheet 4 of 4

1043.016



D=88°35'32"
L=77.31' (1)
R=50.00'

D=28°35'32"
L=15.97' (1)
R=32.00'



0 20 40 80
SCALE: 1" = 40'

PARCEL A
LOT LINE ADJUSTMENT
BK. 200008-24, PG. 0117

SEE SHEET 2 FOR NOTES,
LEGEND AND BASIS OF BEARINGS

12.5' PUBLIC UTILITY EASEMENT TO THE
CITY OF SACRAMENTO PER DEED RECORDED
AS DOCUMENT NO. _____, S.C.R.

PARCEL 15
152 P.M. 13
N33°54'48"E 839.44' (1)(2)

PARCEL 17
152 P.M. 13
N29°43'26"E (1)(2)
13.13' (1)

SEE SHEET 3

P96-058

EXHIBIT "A-4"

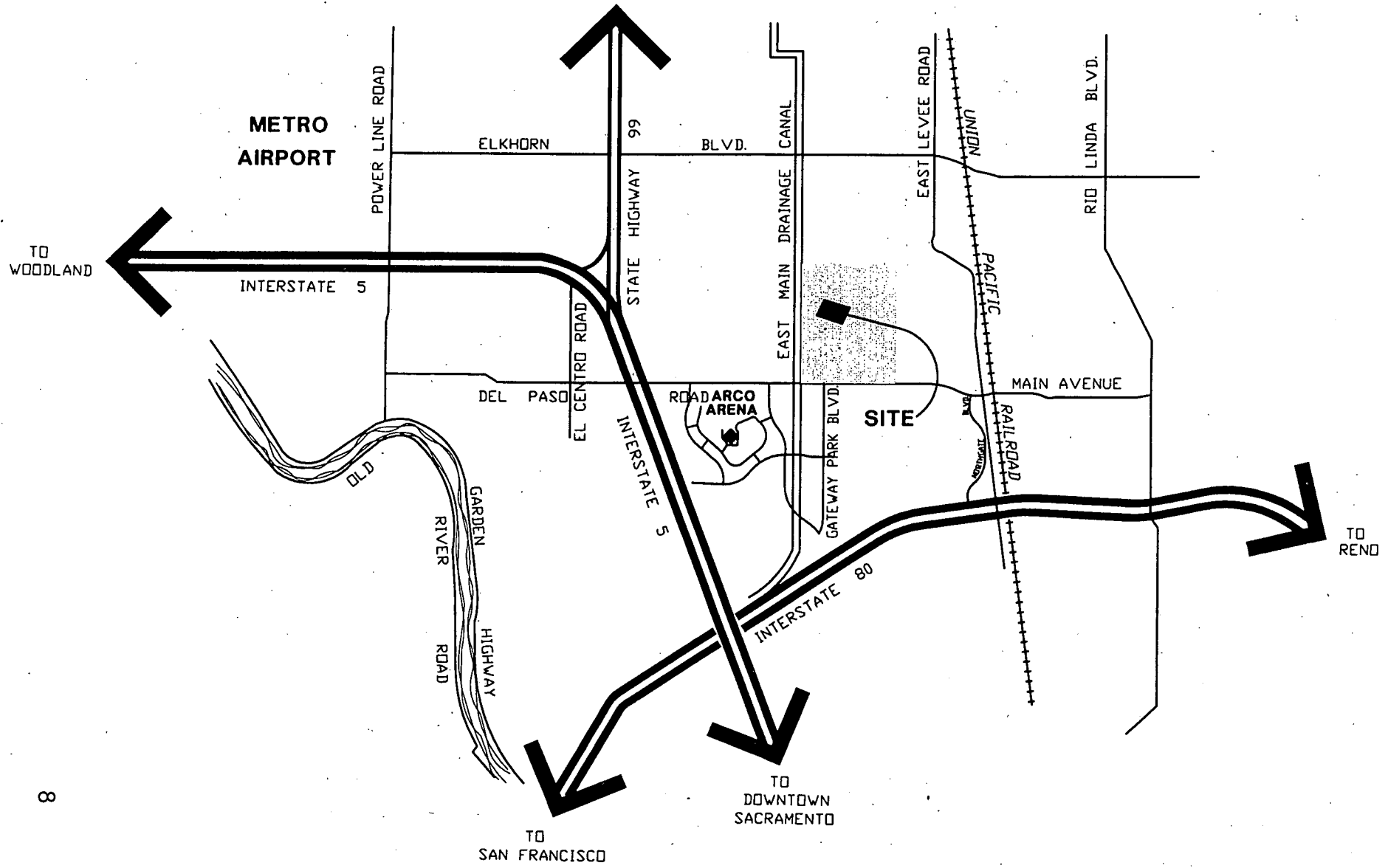
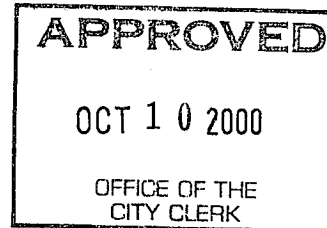


EXHIBIT "A-5"

RESOLUTION NO. 2000-581

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____



APPROVING FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT ENTITLED "NORTHPOINTE PARK VILLAGE 17" (P96-058)

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

- A. The Final Map for Northpointe Park Village 17, 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:\T\WrkGrpDocs\devsvs\council\P96-058NorthpointePark\Village17ccltr
09.1300

10

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____