



2.14 ✓

DEPARTMENT OF  
PUBLIC WORKS

CITY OF SACRAMENTO  
CALIFORNIA

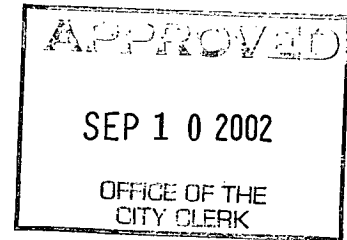
1231 I STREET, 2<sup>nd</sup> Floor  
SACRAMENTO, CA 95814-2700

DEVELOPMENT SERVICES DIVISION

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

August 23, 2002

City Council  
Sacramento, California



Honorable Members in Session: *06 2002-158*

**SUBJECT: APPROVAL OF FINAL MAP AND SUBDIVISION IMPROVEMENT  
AGREEMENT FOR "NORTHPOINTE PARK VILLAGE 20" (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 20.

**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 20  
August 23, 2002

The Final Map and the Subdivision Improvement Agreement require approval by the City Council. See Exhibits "A-1" through "A-7" 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 20  
August 23, 2002

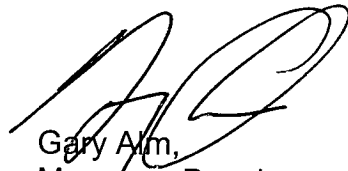
The Council action recommended in this report supports the following City Strategic Plan goals:

- 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

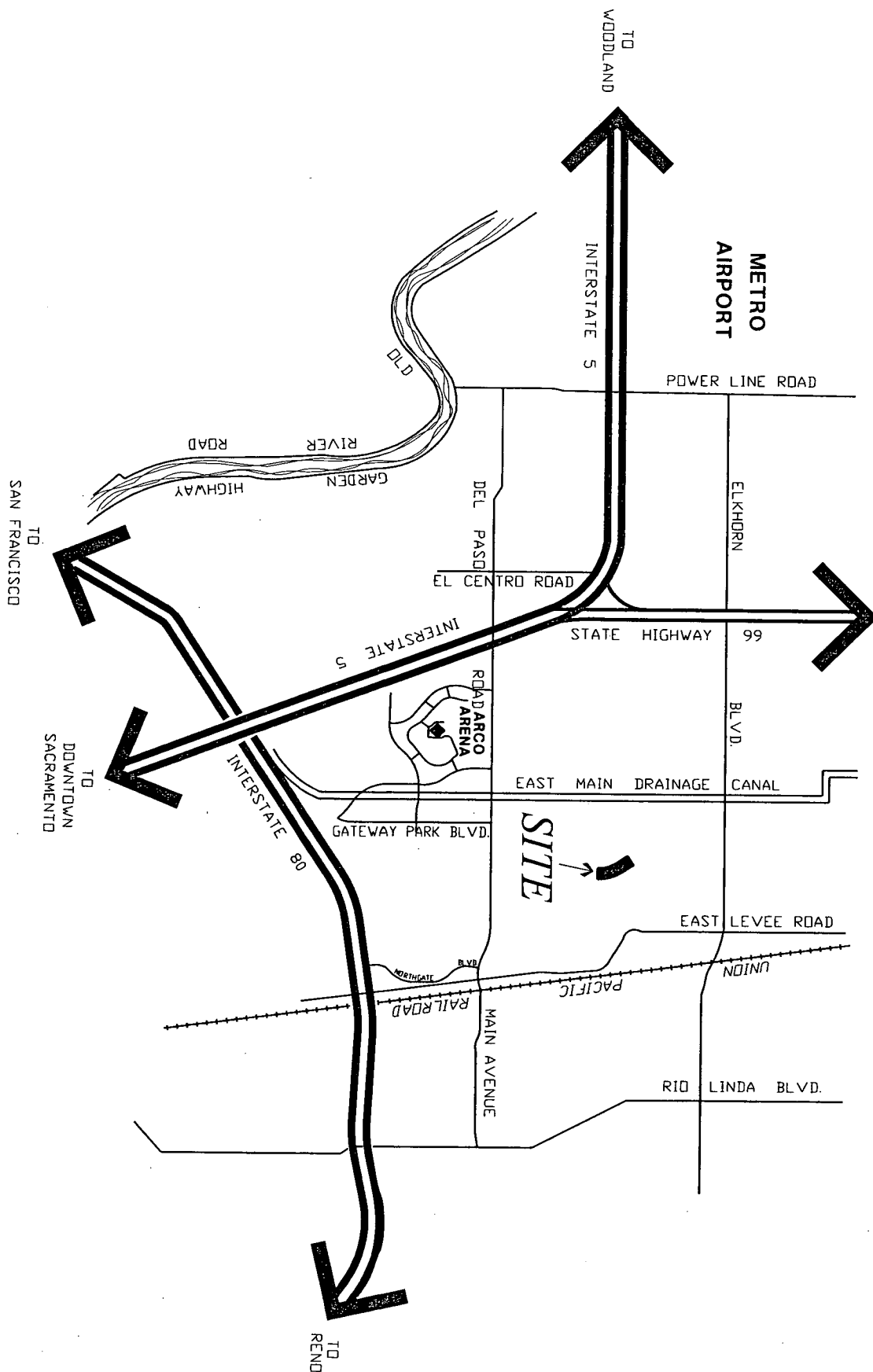


EXHIBIT "A-1"

FINAL MAP OF  
**NORTHPOINTE PARK**  
 VILLAGE 20  
 SUBDIVISION NO. P96-058.5

ALL OF PARCEL 8 OF THE  
 MASTER PARCEL MAP OF NORTHPOINTE PARK PHASE 2  
 FILED IN 164 P.M. 4, AND ALL OF THE DESIGNATED REMAINDER  
 OF THE FINAL MAP OF NORTHPOINTE PARK VILLAGE 23  
 FILED IN \_\_\_ B.M. \_\_\_, 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  
 3301 C St., Bldg. 100-B Tel: 916.341.7760  
 Sacramento, CA 95818 Fax: 916.341.7767

SEPTEMBER 2002

Sheet 1 of 6

1045.0591

OWNER'S STATEMENT

THE UNDERSIGNED HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP OF NORTHPOINTE PARK VILLAGE 20 AND OFFER FOR DEDICATION AND DO HEREBY DEDICATE TO ANY AND ALL PUBLIC USES, THE WAYS 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 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 AND DRIVE SHOWN HEREON.

NORTHPOINTE NORTH, LLC,  
 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,

OR I PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE,  PERSONALLY KNOWN TO ME  
 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 PARCEL 8 OF THE MASTER PARCEL MAP OF NORTHPOINTE PARK PHASE 2, RECORDED IN BOOK 164 OF PARCEL MAPS, AT PAGE 4, SACRAMENTO COUNTY RECORDS, AND ALL OF THE DESIGNATED REMAINDER OF THE FINAL MAP OF NORTHPOINTE PARK VILLAGE 23, RECORDED IN BOOK \_\_\_\_\_ OF MAPS, AT PAGE \_\_\_\_\_, IN SAID COUNTY, 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,

OR I 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, L.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 AND 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 20 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.

\_\_\_\_\_  
 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 20 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, \_\_\_\_\_ 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"

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 18.01± ACRES GROSS, CONSISTING OF 107 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.
- 3. THE IRREVOCABLE OFFER OF DEDICATION (I.O.D.), PER 20010821 P.M. 0676, 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 20010821 O.R. 0677, 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 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 1-1/4" IRON PIPE TAGGED "P.L.S. 6815"
- ⊕ 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 23 FINAL MAP RECORDED IN \_\_\_\_\_ B.M. \_\_\_\_\_ SACRAMENTO COUNTY RECORDS. THE BEARING BETWEEN SAID MONUMENTS IS NORTH 56°11'26" EAST.

REFERENCES

- (1) 164 P.M. 4, MASTER PARCEL MAP OF NORTHPOINTE PARK PHASE 2
- (2) \_\_\_\_\_ B.M. \_\_\_\_\_ FINAL MAP OF NORTHPOINTE PARK VILLAGE 23
- (3) 2000-0824 O.R. 0117, LOT LINE ADJUSTMENT

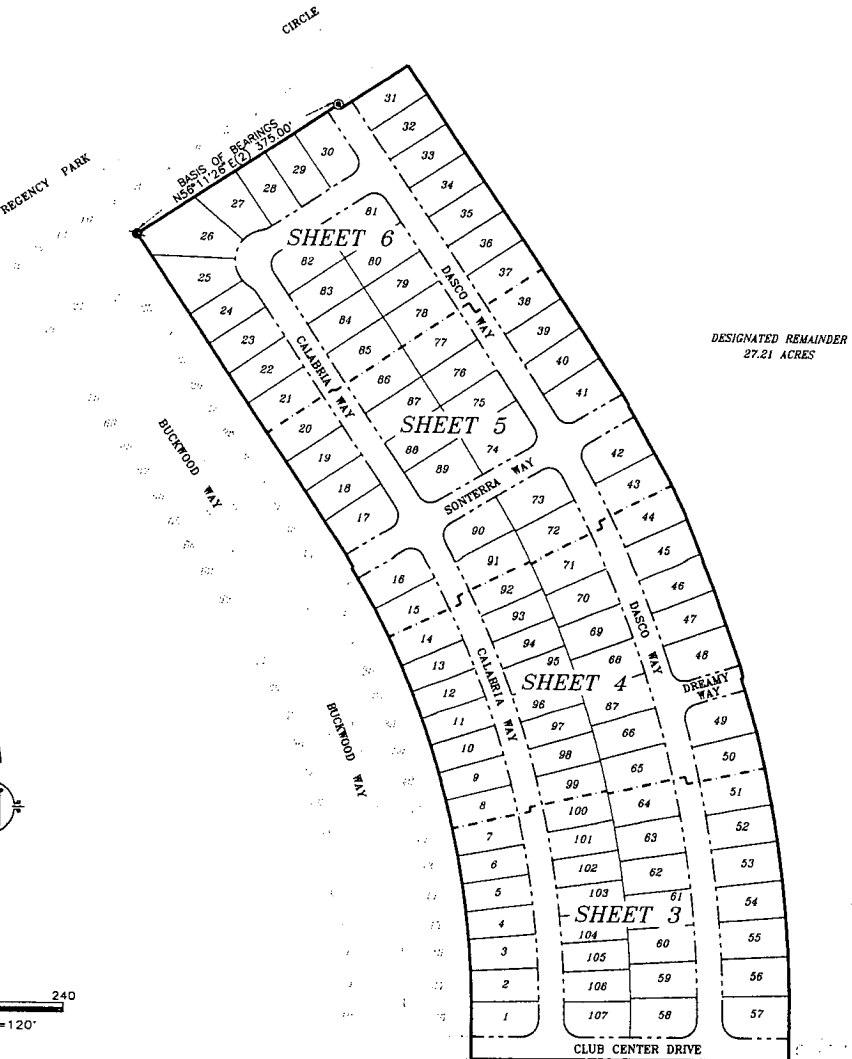
FINAL MAP OF  
**NORTHPOINTE PARK**  
 VILLAGE 20  
 SUBDIVISION NO. P96-058.5

ALL OF PARCEL 8 OF THE MASTER PARCEL MAP OF NORTHPOINTE PARK PHASE 2 FILED IN 164 P.M. 4, AND ALL OF THE DESIGNATED REMAINDER OF THE FINAL MAP OF NORTHPOINTE PARK VILLAGE 23 FILED IN \_\_\_\_\_ B.M. \_\_\_\_\_ 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 6



FINAL MAP OF  
**NORTHPOINTE PARK**  
 VILLAGE 20  
 SUBDIVISION NO. P96-058.5

ALL OF PARCEL 8 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 3 of 6

1045.059



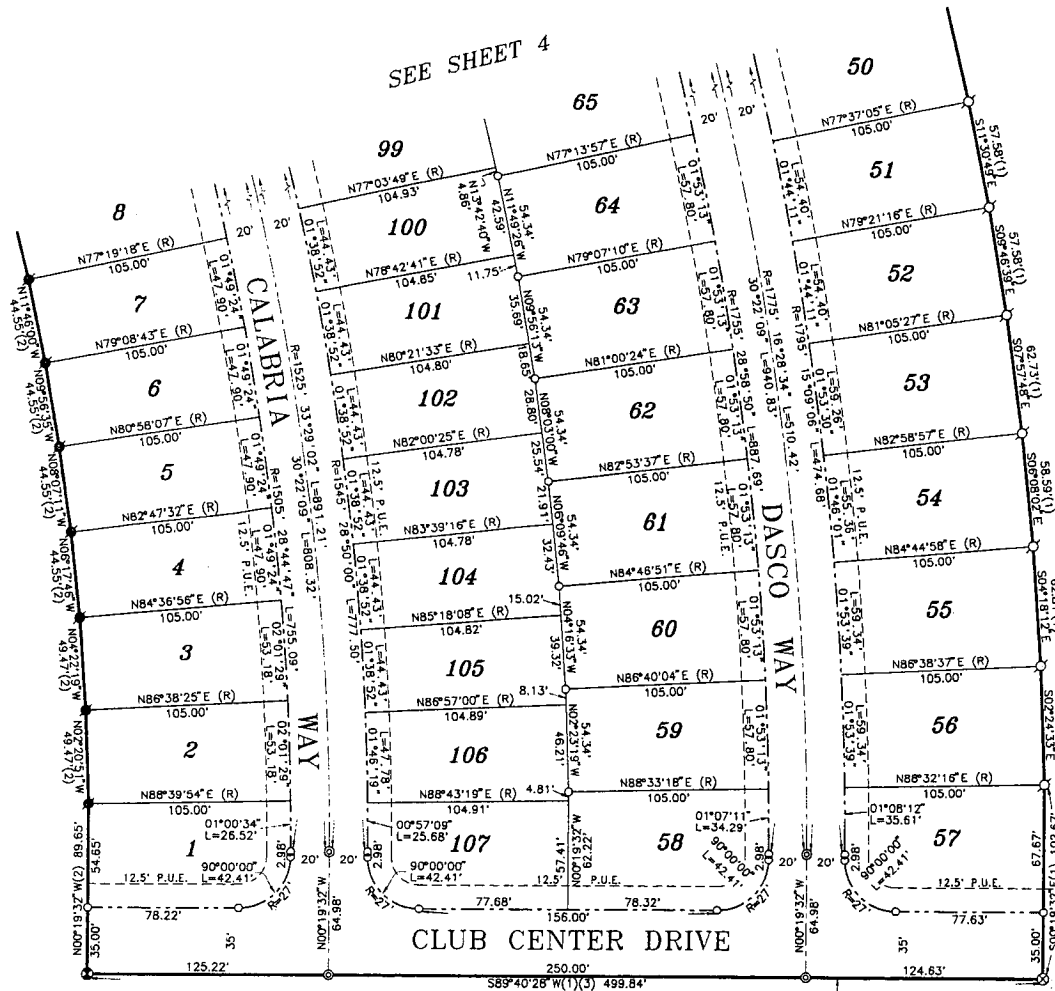
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**NOTES**

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

12.5' P.U.E. PER  
 164 P.M. 4

ROADWAY IRREVOCABLE  
 OFFER OF DEDICATION  
 PER 152 P.M. 13



SEE SHEET 4

CALABRIA WAY

DASCO WAY

CLUB CENTER DRIVE

FINAL MAP OF  
**NORTHPOINTE PARK**  
 VILLAGE 20  
 SUBDIVISION NO. P96-058.5

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 AND SITUATE WITHIN SECTION 36, T. 10 N., R. 4 E., M.D.M.  
 CITY OF SACRAMENTO STATE OF CALIFORNIA



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SEPTEMBER 2002

Sheet 4 of 6

1045.050

**DESIGNATED REMAINDER**  
 27.21 ACRES



0 20 40 80  
 SCALE: 1" = 40'

**NOTES**

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

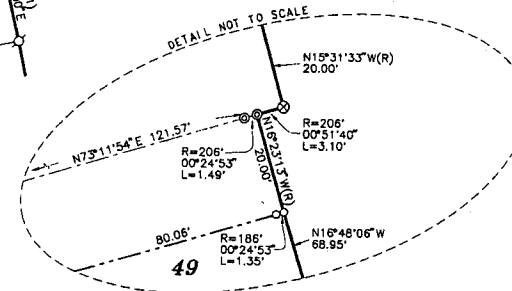
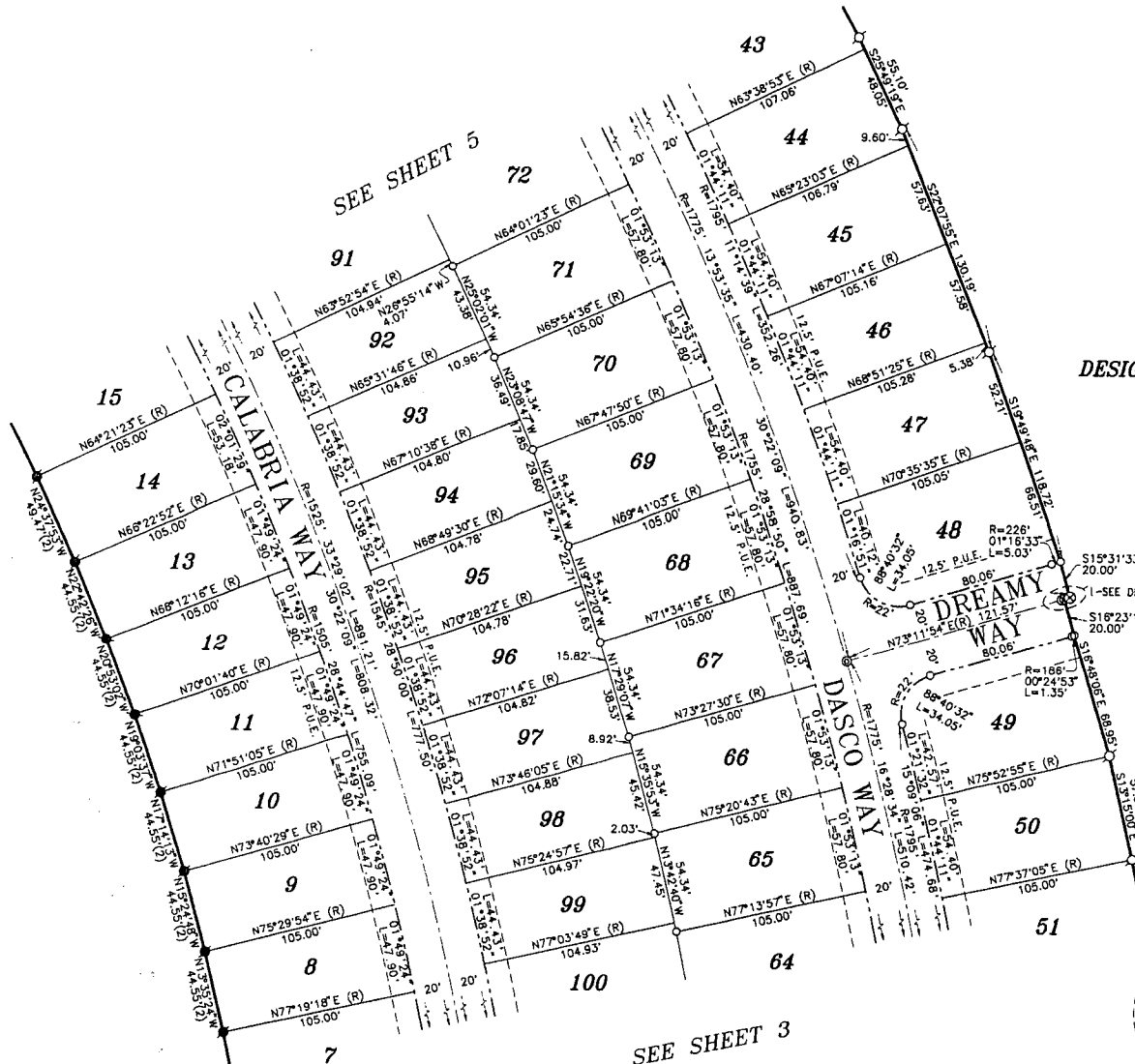


EXHIBIT "A-5"





FINAL MAP OF  
NORTHPOINTE PARK

VILLAGE 20  
SUBDIVISION NO. P96-058.5

ALL OF PARCEL 8 OF THE  
MASTER PARCEL MAP OF NORTHPOINTE PARK PHASE 2  
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OF THE FINAL MAP OF NORTHPOINTE PARK VILLAGE 23  
FILED IN \_\_\_ B.M. \_\_\_, SACRAMENTO COUNTY RECORDS  
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CITY OF SACRAMENTO STATE OF CALIFORNIA

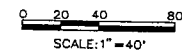
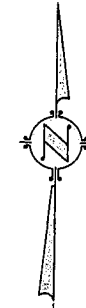
DESIGNATED REMAINDER  
27.21 ACRES

SEPTEMBER 2002

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Sheet 5 of 6

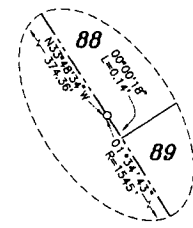
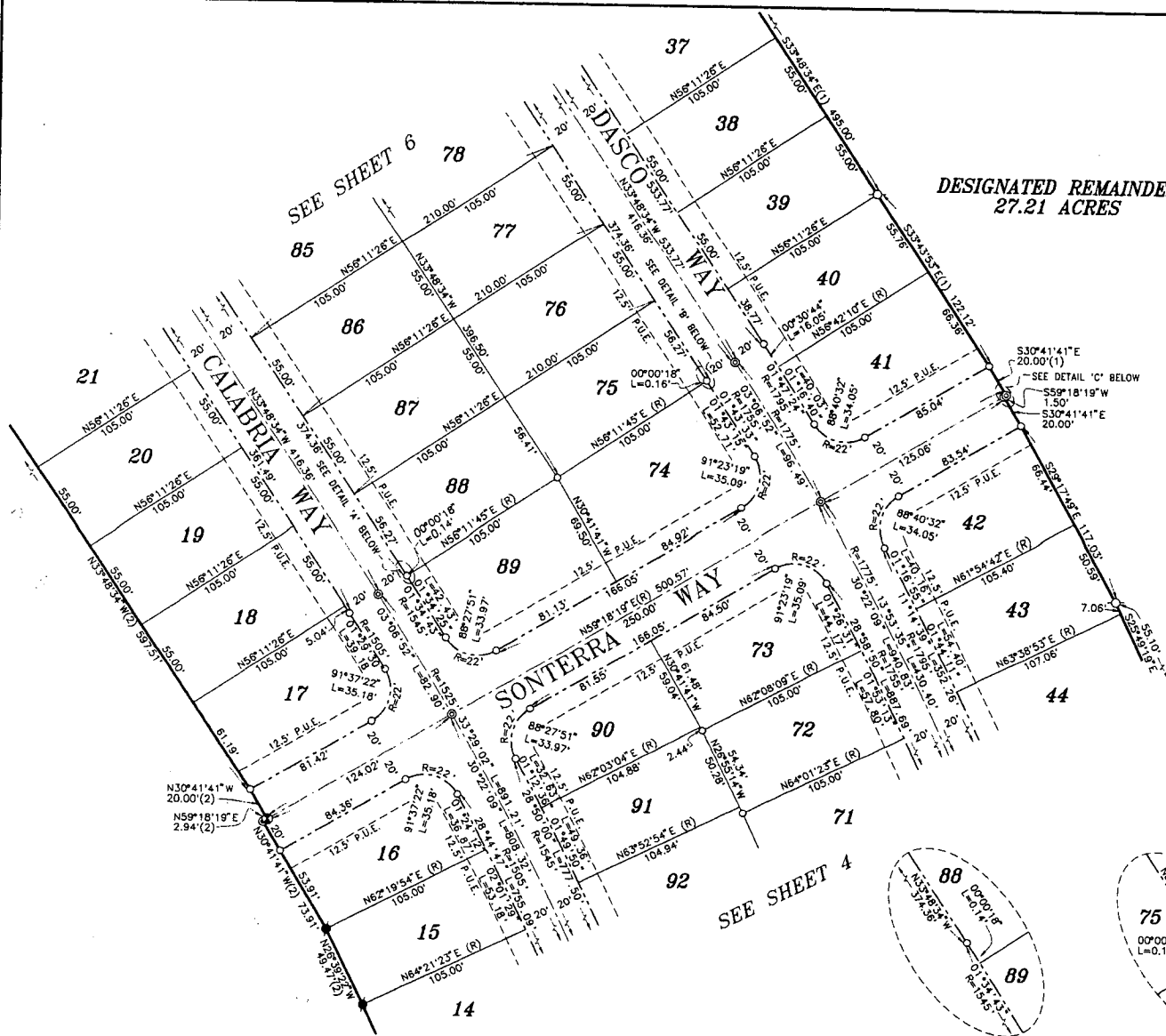
1045050



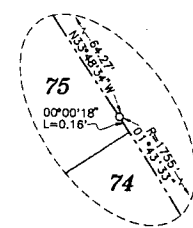
NOTES

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

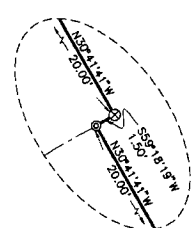
EXHIBIT "A-6"



DETAIL 'A'  
NOT TO SCALE



DETAIL 'B'  
NOT TO SCALE



DETAIL 'C'  
NOT TO SCALE

FINAL MAP OF  
**NORTHPOINTE PARK**  
 VILLAGE 20  
 SUBDIVISION NO. P96-058.5

ALL OF PARCEL 8 OF THE  
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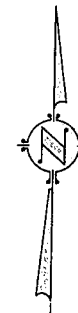
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 Sacramento, CA 95816 Fax 916.341.7787

SEPTEMBER 2002

Sheet 6 of 6

1045.051

**DESIGNATED REMAINDER**  
 27.21 ACRES

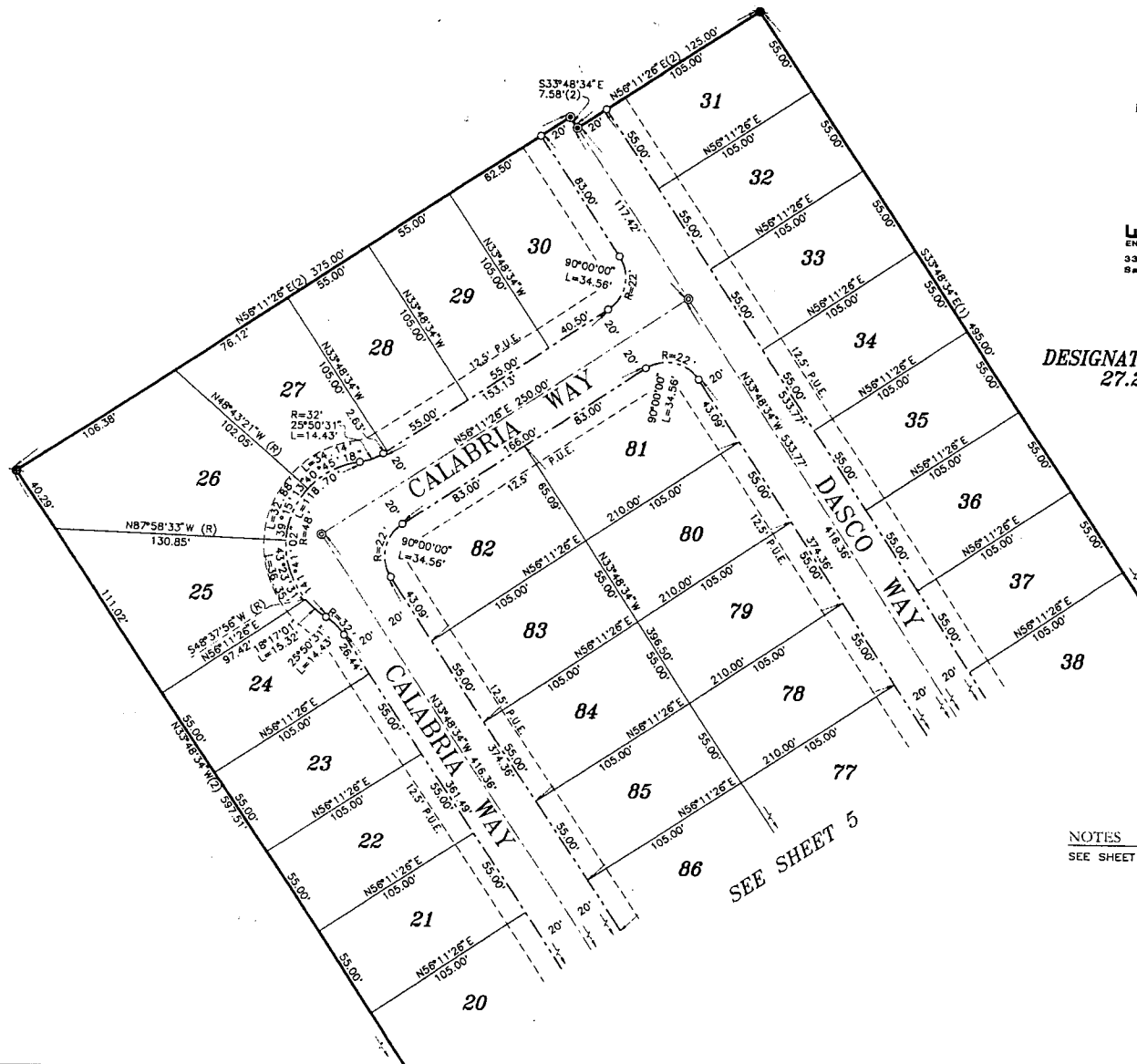


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 SCALE: 1" = 40'

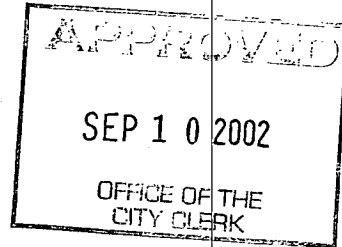
**NOTES**

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

EXHIBIT "A-7"



SEE SHEET 5



RESOLUTION NO. 2002-609

ADOPTED BY THE SACRAMENTO CITY COUNCIL

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

APPROVING FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT ENTITLED "NORTHPOINTE PARK VILLAGE 20" (P96-058)

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

- A. The Final Map for Northpointe Park Village 20, 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: \_\_\_\_\_