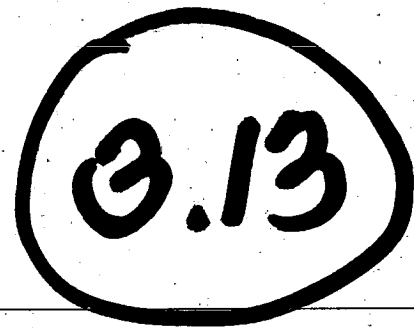
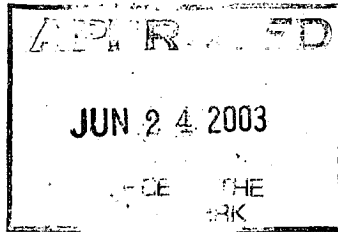


AG. 2003-112



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

June 9, 2003

City Council
Sacramento, California

Honorable Members in Session:

**SUBJECT: APPROVAL OF FINAL MAP AND SUBDIVISION IMPROVEMENT
AGREEMENT FOR NORTHPOINTE PARK VILLAGE 22" (P96-058)**

LOCATION AND COUNCIL DISTRICT:

North Natomas - north of Club Center Drive and east of the East Drainage Canal
Council District 1

RECOMMENDATION:

This report recommends City Council adopt the attached resolution:

- Approving the Final Map and Subdivision Improvement Agreement for Northpointe Park Village 22.

CONTACT PERSONS:

Bob Robinson, Supervising Surveyor, 264-8970
Ronald Fong, Associate Engineer, 264-7915

FOR COUNCIL MEETING OF: June 24, 2003

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 California 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.

City Council
Final Map for Northpointe Park Village 22
June 9, 2003

The Final Map and the Subdivision Improvement Agreement require approval by City Council. See Attachments "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, 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 California 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, 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 improvements for this subdivision include various traffic calming and pedestrian safety devices consistent with the Pedestrian Safety Strategy adopted by City Council in January 2003. The Pedestrian Safety Strategy was prepared in accordance with the City Strategic Plan.

City Council
Final Map for Northpointe Park Village 22
June 9, 2003

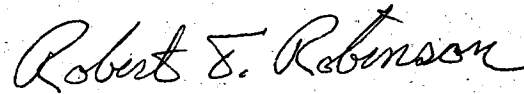
The Council action recommended in this report supports the following City Strategic Plan goals:

- 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,



for Gary Alm,
Manager, Development Services

RECOMMENDATION APPROVED:



ROBERT P. THOMAS
City Manager

Approved:



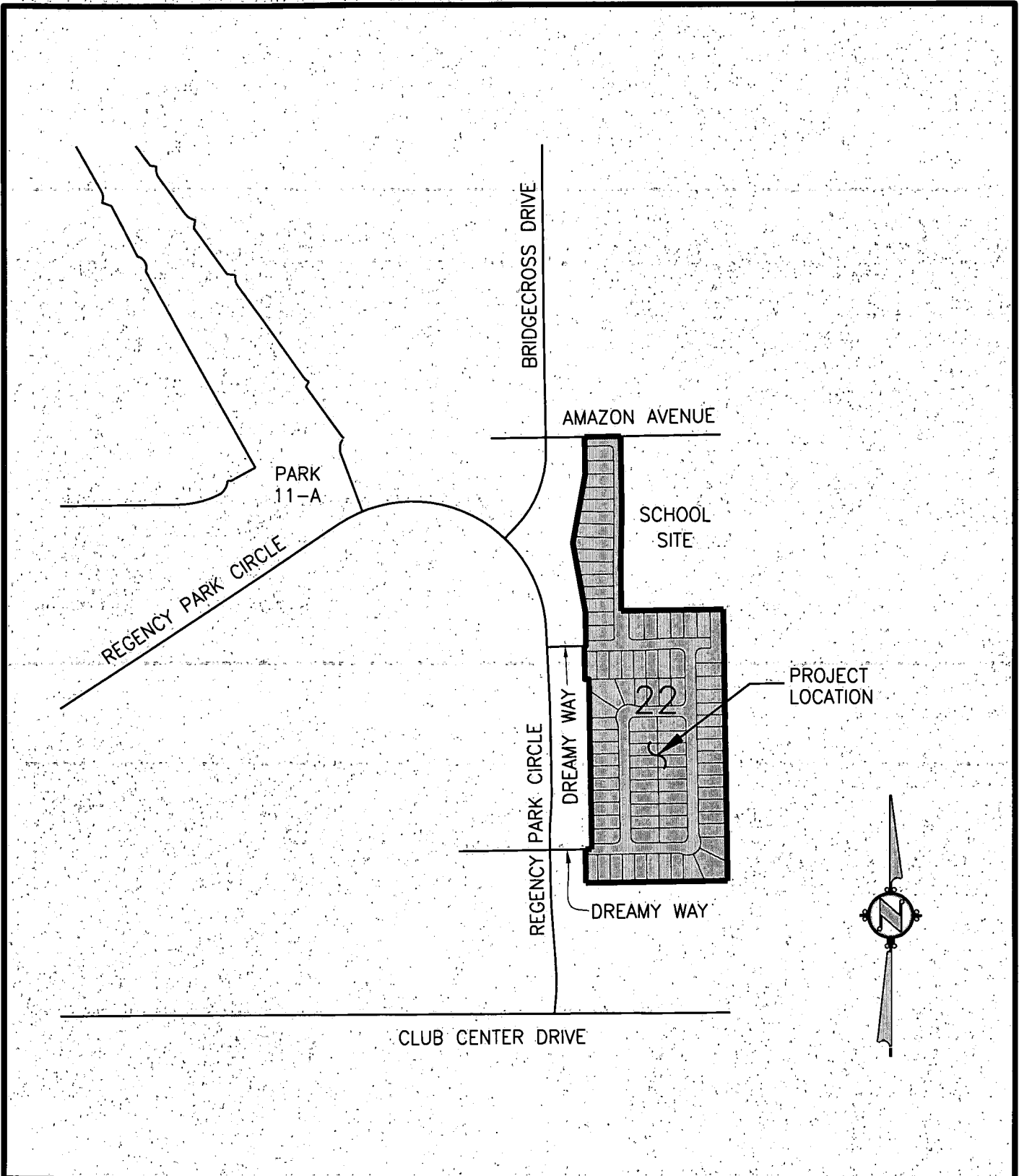
Thomas V. Lee
Deputy City Manager

RR/sr

TABLE OF CONTENTS:

1. Attachment A-1, Northpointe Park Village 22 Map, pg. 4
2. Attachment A-2 through A-7, Final Map of Northpointe Park Village 22, pg. 5
3. Resolution approving Final Map and Subdivision Improvement Agreement, pg. 11

ATTACHMENT A-1




WOOD RODGERS
ENGINEERING • MAPPING • PLANNING • SURVEYING
3301 C St., Bldg. 100-B Tel 916.341.7760
Sacramento, CA 95816 Fax 916.341.7767

NORTHPOINTE PARK
VILLAGE 22 PHASE 1



SCALE: 1" = 500'

APRIL 25, 2003

FINAL MAP OF
NORTHPOINTE PARK
 VILLAGE 22 PHASE 1
 SUBDIVISION NO. P96-058.17

BEING ALL THE DESIGNATED REMAINDER OF THE
 FINAL MAP OF NORTHPOINTE PARK VILLAGE 30A
 FILED IN 306 B.M. 2, SACRAMENTO COUNTY RECORDS
 CITY OF SACRAMENTO STATE OF CALIFORNIA



WOOD RODGERS
 ENGINEERING - MAPPING - PLANNING - SURVEYING
 2801 G St., Bldg. 100-B Tel 916.941.7700
 Sacramento, CA 95810 Fax 916.941.7767

MAY 2003

Sheet 1 of 6

1045.052

OWNER'S STATEMENT

THE UNDERSIGNED HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP OF NORTHPOINTE PARK VILLAGE 22 PHASE 1 AND OFFER FOR DEDICATION AND DO HEREBY DEDICATE TO ANY AND ALL PUBLIC USES, THE WAYS, AVENUES AND STREET SHOWN HEREON AND ALSO OFFER FOR DEDICATION AND DO HEREBY DEDICATE FOR SPECIFIC PURPOSES THE FOLLOWING:

- A. EASEMENTS, SUBJECT TO SACRAMENTO CITY CODE SECTION 16.48.060, FOR PLANTING AND MAINTAINING TREES, INSTALLATION AND MAINTENANCE OF ELECTRODUCES, 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, AVENUES AND STREET 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, AVENUES AND STREET SHOWN HEREON.

NORTHPOINTE NORTH, LLC
 A CALIFORNIA LIMITED LIABILITY COMPANY
 By: Lennor Northpointe North, LLC
 a California limited liability company
 its sole member
 By: Lennor Renaissance, Inc.
 a California corporation
 its Managing Member

By: _____
 PRINT NAME: _____
 TITLE: _____
 DATE: _____

NOTARY'S ACKNOWLEDGEMENT

STATE OF CALIFORNIA } SS
 COUNTY OF _____ }
 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: _____

LEGAL DESCRIPTION

ALL THE DESIGNATED REMAINDER OF THE FINAL MAP OF NORTHPOINTE PARK VILLAGE 30A, RECORDED IN BOOK 306 OF FINAL MAPS, AT PAGE 2, SACRAMENTO COUNTY RECORDS, IN THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA.

TRUSTEE'S STATEMENT

NORTH AMERICAN TITLE GUARANTY COMPANY, 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 } SS
 COUNTY OF _____ }
 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 MAY, 2003. 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 WITHIN 60 DAYS AFTER COMPLETION OF ALL REQUIRED STREET IMPROVEMENTS, AND THAT 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 22 PHASE 1 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 22 PHASE 1 AND HAS ACCEPTED, SUBJECT TO IMPROVEMENTS, ON BEHALF OF THE PUBLIC, ALL LANDS, RIGHTS-OF-WAY, AND EASEMENTS HEREON OFFERED FOR DEDICATION, PURSUANT TO SECTION 66498.20 OF THE GOVERNMENT CODE THE IRREVOCABLE OFFER OF DEDICATION (I.O.D.) AND PUBLIC UTILITY EASEMENT (P.U.E.), PER 164 P.M. 4, AND DRAINAGE IMPROVEMENT EASEMENT, PER 20010717 O.R. 1024, NOT SHOWN HEREON IS ABANDONED.

DATE: _____
 CITY CLERK
 CITY OF SACRAMENTO

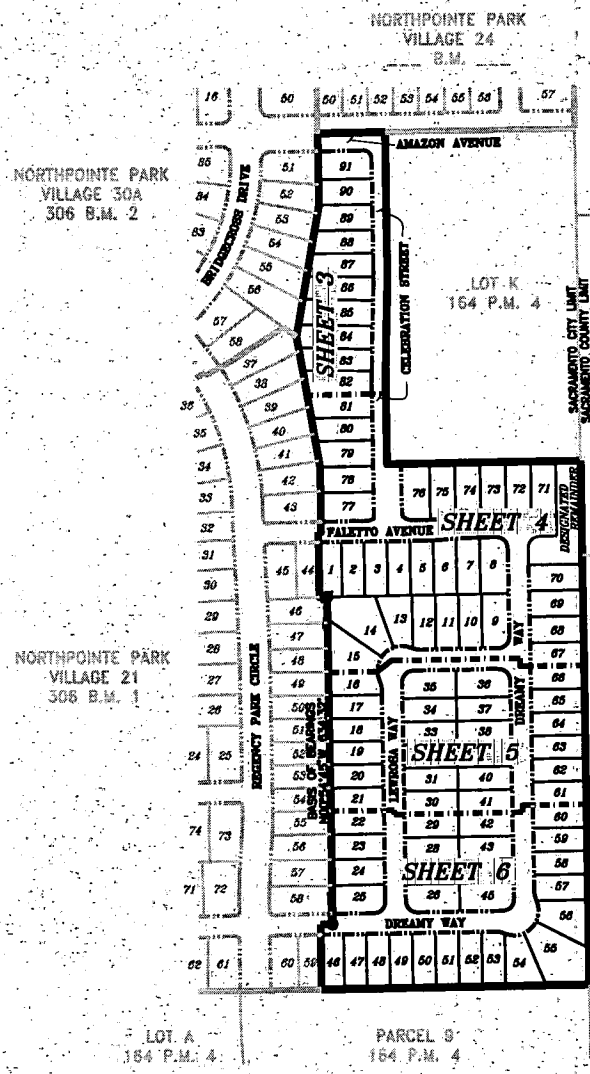
RECORDER'S STATEMENT

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, _____ A.M. TITLE TO THE LAND INCLUDED IN THIS SUBDIVISION BEING VESTED AS PCR CERTIFICATE NO. _____ ON FILE IN THIS OFFICE.

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

By: _____ FEE: \$ _____

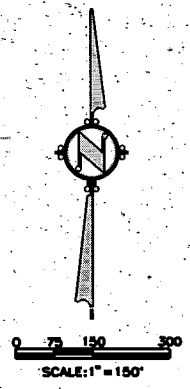
ATTACHMENT A-2



DEED
DOC. NO.
8807210513
1988

DEED
DOC. NO.
7108099417
1971

DEED
DOC. NO.
3071190735
1983



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 14.024 ACRES GROSS, CONSISTING OF 91 RESIDENTIAL LOTS AND A DESIGNATED REMAINDER OF 0.29 ACRES.
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. THE DRAINAGE IMPROVEMENT EASEMENT, PER 20010717 O.R. 1024, NOT SHOWN HEREON IS ABANDONED PURSUANT TO SECTION 66499.20 1/2 OF THE GOVERNMENT CODE.
6. ALL LOTS BEING CREATED BY THIS MAP INCLUDE FEE TITLE TO THE CENTERLINE OF THE WAYS, AVENUES AND STREET AS SHOWN.

LEGEND

- DIMENSION POINT
- |— SET 5/8" REDDIP CAPPED L.S. 6815 AT ALL REAR LOT CORNERS AND ALL FRONT LOT CORNERS OR 1" BRASS DISK STAMPED 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 "L.S. 6815"
- ⊗ SET WELL MONUMENT STAMPED "L.S. 6815"
- FOUND 1/4" DIA. PK. NAIL
- ⊖ FOUND 1-1/4" IRON PIPE TAGGED "L.S. 6815"
- ⊙ FOUND WELL MONUMENT STAMPED "L.S. 6815"
- (R) RADIAL LINE
- Δ DELTA X'P X'X' X'X'
- 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 21 FINAL MAP RECORDED BY 306 B.M. 1, SACRAMENTO COUNTY RECORDS. THE BEARING BETWEEN SAID MONUMENTS IS NORTH 00°54'45" WEST.

REFERENCES

- (1) 164 P.M. 4, MASTER PARCEL MAP OF NORTHPOINTE PARK PHASE 2
- (2) B.M. FINAL MAP OF NORTHPOINTE PARK VILLAGE 24
- (3) 306 B.M. 1, FINAL MAP OF NORTHPOINTE PARK VILLAGE 21
- (4) 306 B.M. 2, FINAL MAP OF NORTHPOINTE PARK VILLAGE 30A

FINAL MAP OF
NORTHPOINTE PARK
VILLAGE 22 PHASE 1
SUBDIVISION NO. P96-058.17

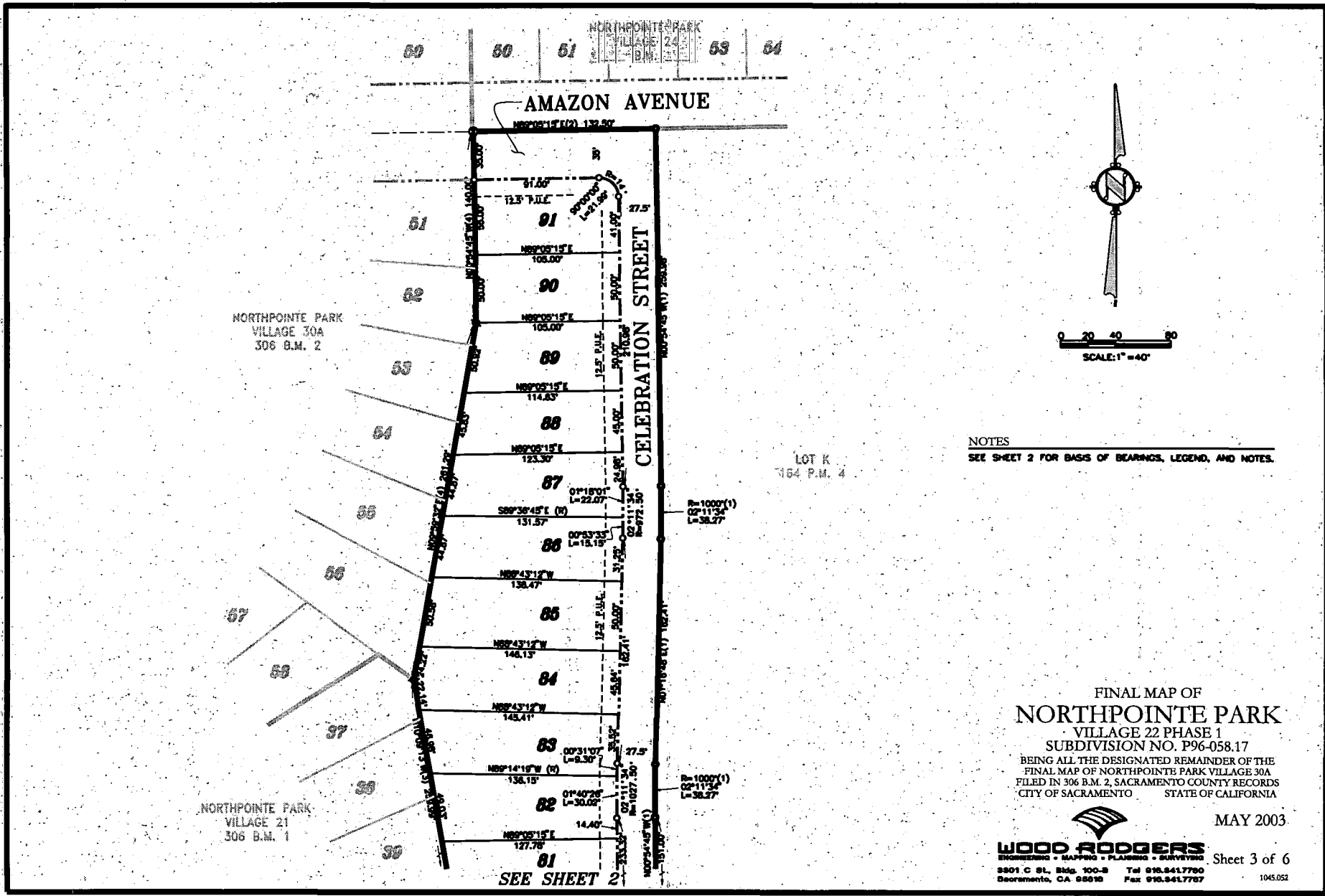
BEING ALL THE DESIGNATED REMAINDER OF THE FINAL MAP OF NORTHPOINTE PARK VILLAGE 30A FILED IN 306 B.M. 2, SACRAMENTO COUNTY RECORDS CITY OF SACRAMENTO STATE OF CALIFORNIA.

WOOD RODGERS
ENGINEERING • PLANNING • SURVEYING
3301 C ST., SUITE 100-B SACRAMENTO, CA 95816
Tel 916-841-7700 Fax 916-841-7700

MAY 2003

Sheet 2 of 6

1045.052



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

FINAL MAP OF
NORTHPOINTE PARK
 VILLAGE 22 PHASE 1
 SUBDIVISION NO. P96-058.17
 BEING ALL THE DESIGNATED REMAINDER OF THE
 FINAL MAP OF NORTHPOINTE PARK VILLAGE 30A
 FILED IN 306 B.M. 2, SACRAMENTO COUNTY RECORDS
 CITY OF SACRAMENTO STATE OF CALIFORNIA

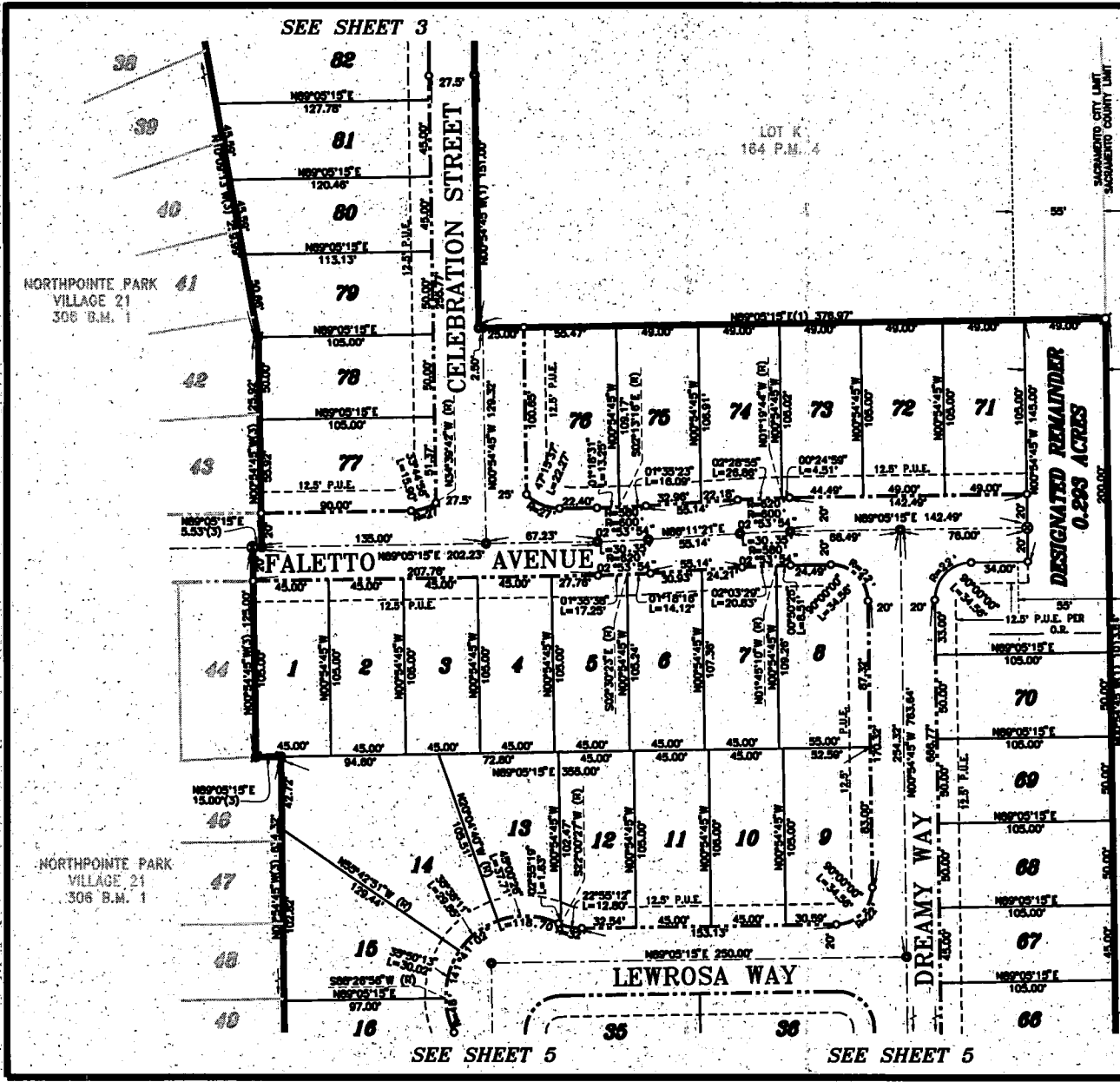
MAY 2003

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Sheet 3 of 6

1045.052

SEE SHEET 2



NORTHPOINTE PARK
VILLAGE 21
306 B.M. 1

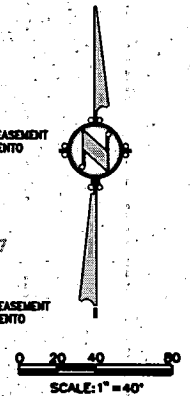
NORTHPOINTE PARK
VILLAGE 21
306 B.M. 1

LOT K
164 P.M. 4

DRAINAGE IMPROVEMENT EASEMENT
TO THE CITY OF SACRAMENTO
20010717 O.R. 1024

DEED
DOC. NO.
7108090417
1971

DRAINAGE IMPROVEMENT EASEMENT
TO THE CITY OF SACRAMENTO
20010717 O.R. 1024



NOTES

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

DRAINAGE IMPROVEMENT EASEMENT
TO THE CITY OF SACRAMENTO
20010717 O.R. 1024

DEED
DOC. NO.
3071190755
1983

FINAL MAP OF
NORTHPOINTE PARK
VILLAGE 22 PHASE 1
SUBDIVISION NO. P96-058.17
BEING ALL THE DESIGNATED REMAINDER OF THE
FINAL MAP OF NORTHPOINTE PARK VILLAGE 30A
FILED IN 306 B.M. 2, SACRAMENTO COUNTY RECORDS
CITY OF SACRAMENTO STATE OF CALIFORNIA

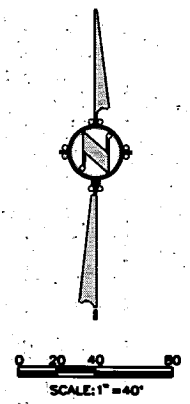
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ENGINEERING • MAPS • PLANNING • SURVEYING
2301 C ST., RM. 100-B Tel 916.341.7700
Sacramento, CA 95818 Fax 916.341.7707

MAY 2003

Sheet 4 of 6

1045.052

DEED
DOC. NO.
3071190755
1983



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

DEED
DOC. NO.
3071190755
1983

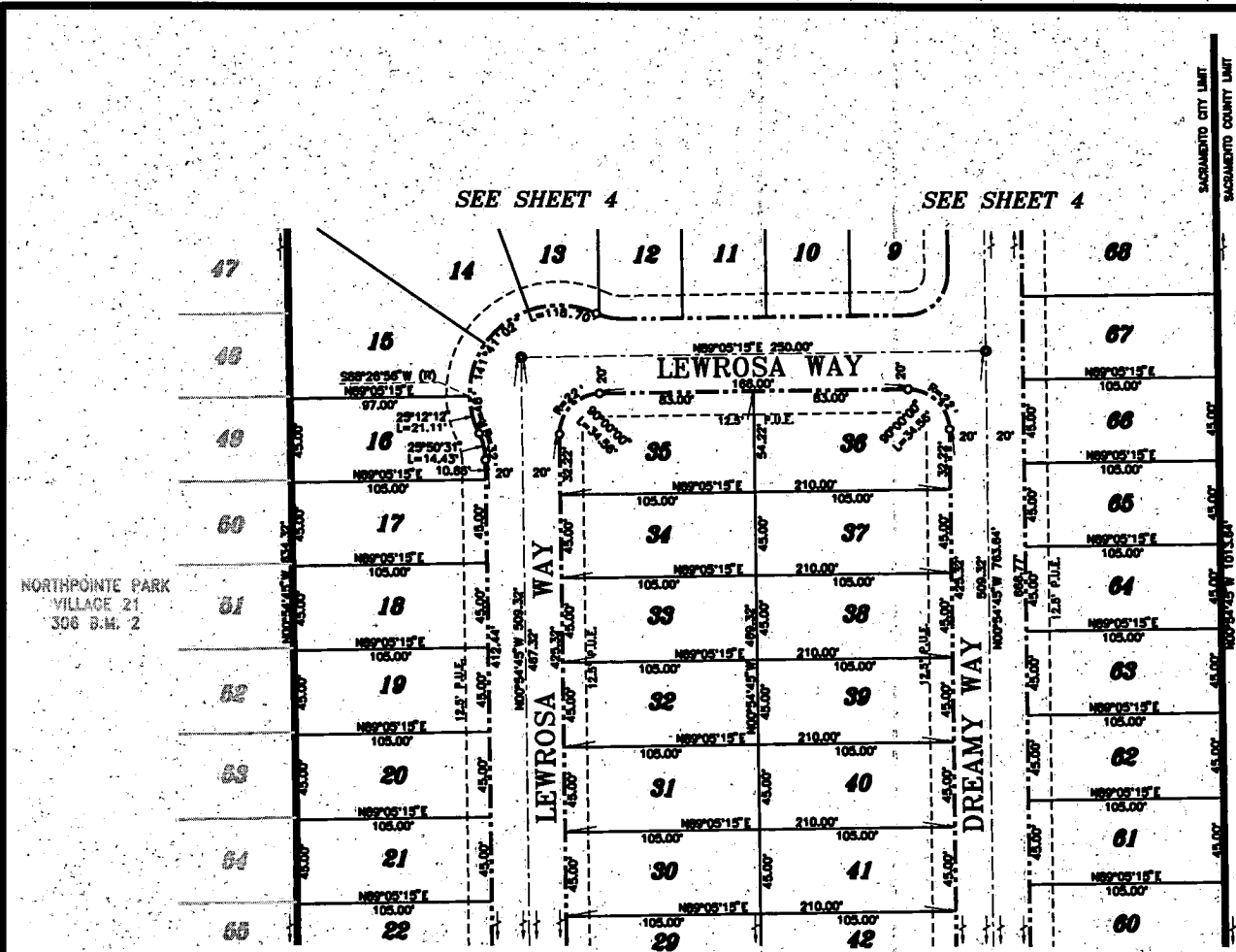
FINAL MAP OF
NORTHPOINTE PARK
VILLAGE 22 PHASE 1
SUBDIVISION NO. P96-058.17
BEING ALL THE DESIGNATED REMAINDER OF THE
FINAL MAP OF NORTHPOINTE PARK VILLAGE 30A
FILED IN 306 B.M. 2, SACRAMENTO COUNTY RECORDS
CITY OF SACRAMENTO STATE OF CALIFORNIA

MAY 2003

WOOD RODGERS
ENGINEERS • ARCHITECTS • PLANNERS • SURVEYORS
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Sacramento, CA 95833 Fax 916.241.7707

Sheet 5 of 6

1045.052



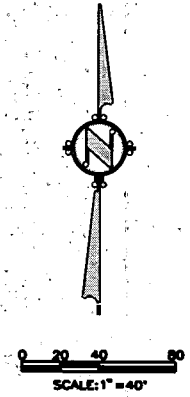
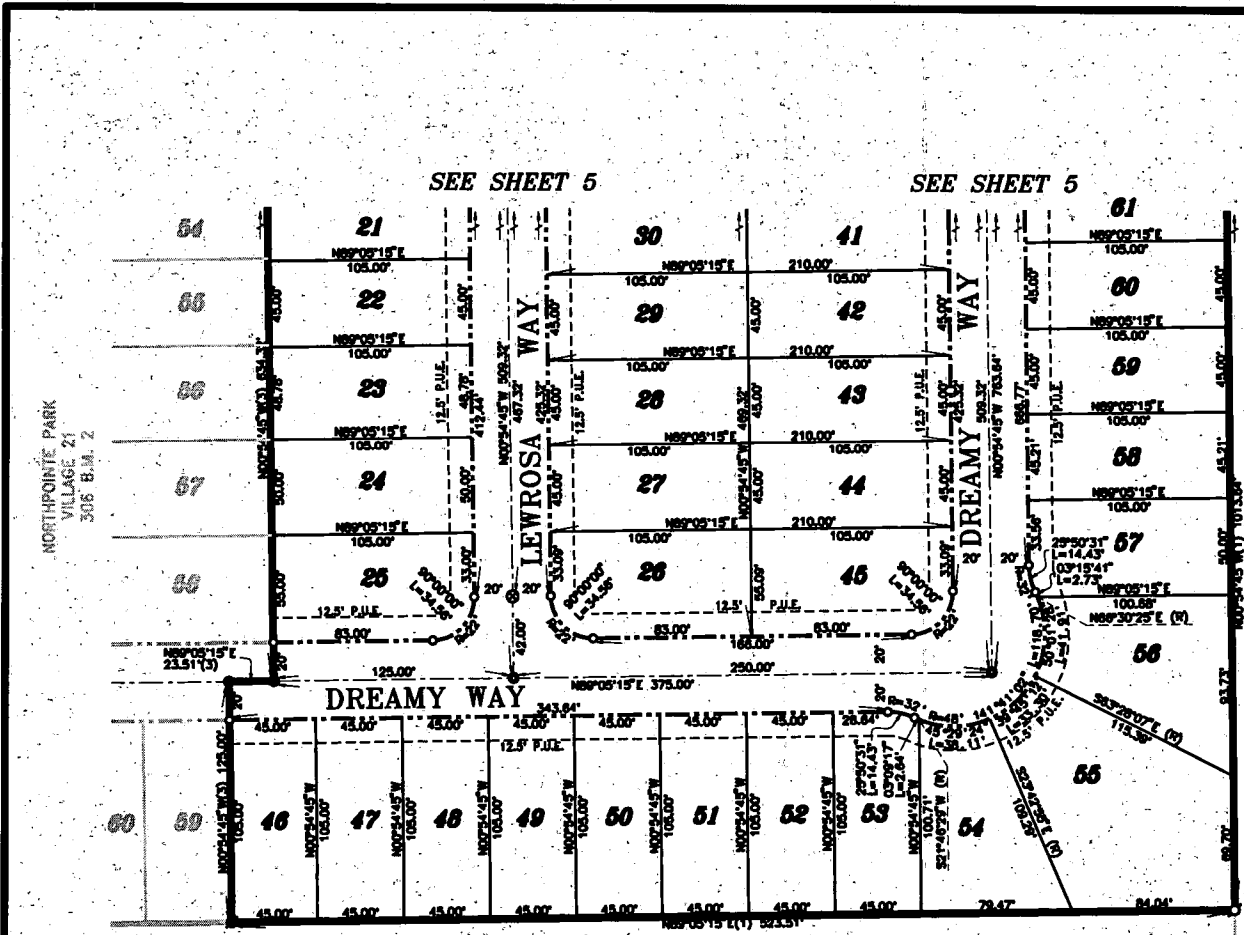
SEE SHEET 4

SEE SHEET 4

SEE SHEET 6

SEE SHEET 6

NORTHPOINTE PARK
VILLAGE 21
306 B.M. 2



DEED
DOC. NO.
3071180755
1983

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

FINAL MAP OF
NORTHPOINTE PARK
VILLAGE 22 PHASE 1
SUBDIVISION NO. P96-058.17
BEING ALL THE DESIGNATED REMAINDER OF THE
FINAL MAP OF NORTHPOINTE PARK VILLAGE 30A
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CITY OF SACRAMENTO STATE OF CALIFORNIA

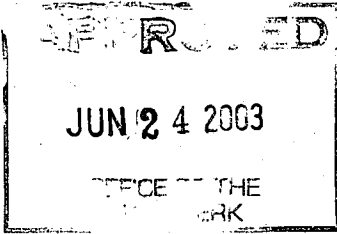


WOOD RODGERS
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Sacramento, CA 95818 Fax 916.841.7757

MAY 2003

Sheet 6 of 6

1045.052



RESOLUTION NO. 2003 - 427

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

**APPROVING FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT ENTITLED
"NORTHPOINTE PARK VILLAGE 22" (P96-058)**

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

- A. The Final Map for Northpointe Park Village 22, 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 California 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.

MAYOR

ATTEST:

CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____