

DEPARTMENT OF
PUBLIC WORKS

CITY OF SACRAMENTO
CALIFORNIA

DEVELOPMENT SERVICES
1231 I STREET
ROOM 200
SACRAMENTO, CA
95814
PH 916-264-7995
FAX 916-448-8450

September 11, 2001

City Council
Sacramento, California

AG 2001-165

Honorable Members in Session:

**SUBJECT: APPROVAL OF FINAL MAP AND SUBDIVISION IMPROVEMENT
AGREEMENT FOR "NORTHPOINTE PARK VILLAGE 16 PHASE 2"
(P99-077)**

LOCATION/COUNCIL DISTRICT:

North Natomas - North of Del Paso Road 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 16 Phase 2.

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

FOR COUNCIL MEETING OF: October 2, 2001

SUMMARY:

On September 23, 1999, 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, LEN-Natomas Village 16, LLC, a Delaware 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

City Council
Final Map for Northpointe Park Village 16 Phase 2
August 16, 2001

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. See Exhibit A-1 through A-6 for project location.

COMMITTEE/COMMISSION ACTION:

None.

BACKGROUND INFORMATION:

On September 23, 1999, 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, LEN-Natomas Village 16, LLC, a Delaware Limited Liability Company.

ENVIRONMENTAL CONSIDERATIONS:

On September 23, 1999, 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 16 Phase 2
August 16, 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

Approved:



Michael Kashiwagi
Director of Public Works

FB/pt

T:\Council\P99-077 (Northpointe 16)\Village 16 Ph2 ccltr.wpd

Attachment

OWNER'S STATEMENT

THE UNDERSIGNED HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP OF NORTHPOINTE PARK VILLAGE 16 PHASE 2, AND OFFERS FOR DEDICATION AND DOES HEREBY DEDICATE TO ANY AND ALL PUBLIC USES, THE COURT, AVENUE, WAY AND DRIVES 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 ELECTROLIERS, 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 COURT, AVENUE, WAY, DRIVES AND LOT 'A' AND ALL OF LOT 'A' 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 COURT, AVENUE, WAY AND DRIVE SHOWN HEREON.

LEN-NATOMAS VILLAGE 16, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: [Signature] JEFFREY SPITZER
PRINT NAME
Artificial Realty
TITLE

NOTARY'S ACKNOWLEDGEMENT

STATE OF CALIFORNIA } SS
COUNTY OF PLACER
ON THE 9th DAY OF April, 2001, BEFORE ME, Tina M. Duncan, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED, Jeffrey Spitzer, PERSONALLY KNOWN TO ME 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 SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.
WITNESS MY HAND, Tina M. Duncan
PRINTED NAME: Tina M. Duncan
COUNTY OF: Placer
MY COMMISSION EXPIRES: 9/15/2001



TRUSTEE'S STATEMENT

FIRST AMERICAN TITLE INSURANCE COMPANY, AS TRUSTEE UNDER DEED OF TRUST RECORDED NOVEMBER 30, 2000, BOOK 2000111-30, PAGE 1540, SACRAMENTO COUNTY OFFICIAL RECORDS.

BY: [Signature] Susan L. Koesner, Asst. Sec.
PRINT NAME AND TITLE

FINAL MAP OF NORTHPOINTE PARK VILLAGE 16 PHASE 2

ALL OF PARCEL 20 AND A PORTION OF PARCEL 21 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 G STREET, BUILDING 100-B SACRAMENTO, CA 95816 PHONE: (916) 341-7760



APRIL 2001 Sheet 1 of 4 1045.015

DESCRIPTION OF PROPERTY CONTAINED HEREIN

ALL OF PARCEL 20 AND A PORTION OF PARCEL 21 AS SAID LOTS ARE SHOWN ON THE "MASTER PARCEL MAP OF NORTHPOINTE PARK PHASE 1" FILED FOR RECORD IN BOOK 152 OF PARCEL MAPS, AT PAGE 13, OFFICIAL RECORDS OF SACRAMENTO COUNTY AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL 20; THENCE FROM SAID POINT OF BEGINNING ALONG THE EAST LINE OF SAID PARCELS 20 AND 21 SOUTH 00°55'12" EAST A DISTANCE OF 1051.00 FEET; THENCE LEAVING SAID EAST LINE SOUTH 89°04'48" WEST A DISTANCE OF 135.00 FEET; THENCE NORTH 71°07'16" WEST A DISTANCE OF 79.71 FEET; THENCE SOUTH 89°04'48" WEST A DISTANCE OF 65.85 FEET; THENCE NORTH 82°11'12" WEST A DISTANCE OF 72.37 FEET; THENCE NORTH 73°00'53" WEST A DISTANCE OF 72.23 FEET; THENCE ALONG A NON-TANGENT CURVE CURVING TO THE LEFT ON AN ARC OF A 2097.28 FOOT RADIUS, SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 25°45'09" EAST 32.90 FEET; THENCE NORTH 64°41'49" WEST A DISTANCE OF 145.00 FEET TO THE WEST LINE OF SAID PARCEL 21; THENCE ALONG THE WEST LINE OF SAID PARCELS 20 AND 21 NORTH 23°36'28" EAST A DISTANCE OF 130.60 FEET; THENCE NORTH 20°07'11" EAST A DISTANCE OF 116.29 FEET; THENCE NORTH 15°59'48" EAST A DISTANCE OF 116.29 FEET; THENCE NORTH 13°17'46" EAST A DISTANCE OF 116.29 FEET; THENCE NORTH 09°10'24" EAST A DISTANCE OF 116.29 FEET; THENCE NORTH 06°28'21" EAST A DISTANCE OF 116.29 FEET; THENCE NORTH 02°21'29" EAST A DISTANCE OF 116.29 FEET; THENCE NORTH 00°19'32" WEST A DISTANCE OF 103.51 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 20; THENCE ALONG THE NORTH LINE OF SAID PARCEL 20 NORTH 89°40'28" EAST A DISTANCE OF 330.01 FEET TO THE POINT OF BEGINNING AND CONTAINING 9.457 ACRES OF LAND, MORE OR LESS.

NOTARY'S ACKNOWLEDGEMENT

STATE OF CALIFORNIA } SS
COUNTY OF SACRAMENTO
ON THE 24th DAY OF April, 2001, BEFORE ME, Pam Davis, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED, Susan L. Koesner, PERSONALLY KNOWN TO ME 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 SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.
WITNESS MY HAND: [Signature] Pam Davis
PRINTED NAME: Pam Davis
COUNTY OF: Sacramento
MY COMMISSION EXPIRES: 9/16/01

SURVEYOR'S STATEMENT

I, MICHAEL E. LONG, HEREBY STATE THAT THIS FINAL MAP OF NORTHPOINTE PARK VILLAGE 16 PHASE 2, WAS MADE UNDER MY DIRECTION IN APRIL 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 UPON COMPLETION OF THE REQUIRED SUBDIVISION IMPROVEMENTS ON OR BEFORE APRIL 2002 AND THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.



[Signature] MICHAEL E. LONG P.L.S. 6615 EXP. 9-30-04 DATE 4/4/01

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF NORTHPOINTE PARK VILLAGE 16 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 MAP IS TECHNICALLY CORRECT.

SUPERVISING SURVEYOR DEPARTMENT OF PUBLIC WORKS CITY OF SACRAMENTO 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 16 PHASE 2 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 ___ 2001, 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"

FINAL MAP OF NORTHPOINTE PARK VILLAGE 16 PHASE 2

ALL OF PARCEL 20 AND A PORTION OF PARCEL 21 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) 341-7760

APRIL 2001

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1045.015

NOTES

- ALL CURVES ARE DIMENSIONED WITH RADIUS, CHORD BEARING AND DISTANCE. ALL DISTANCES SHOWN ARE FEET AND DECIMALS THEREOF.
- TOTAL AREA FOR THIS SUBMISION IS 9.457± ACRES, GROSS.
- 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.
- LOT A TO BE GRANTED IN FEE TO THE CITY OF SACRAMENTO.
- AREAS FOR LETTERED LOT ARE AS FOLLOWS:
LOT A: 0.10 ACRES

REFERENCES

- 152 P.M. 13, NORTHPOINTE PARK PHASE 1 MASTER PARCEL MAP
- 277 B.M. 6, NORTHPOINTE PARK VILLAGE 16 PHASE 1

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL TO THE EAST BOUNDARY OF THE "FINAL MAP OF NORTHPOINTE PARK VILLAGE 15 PHASE 1", 277 B.M. 5, FROM WHICH BETWEEN FOUND MONUMENTS THE BEARING IS GIVEN AS 50°55'12"W.

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 STAMPED "P.L.S. 6815", ___ B.M. ___
- ⊙ FOUND 1/4" DIA. x 1 1/2" LONG PK NAIL
- ⊠ FOUND 1 1/4" IRON PIPE STAMPED P.L.S. 6815
- ⊙ FOUND MONUMENT WELL PER 277 B.M. 5
- (R) RADIAL LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- R.I.O.D. ROADWAY IRREVOCABLE OFFER OF DEDICATION

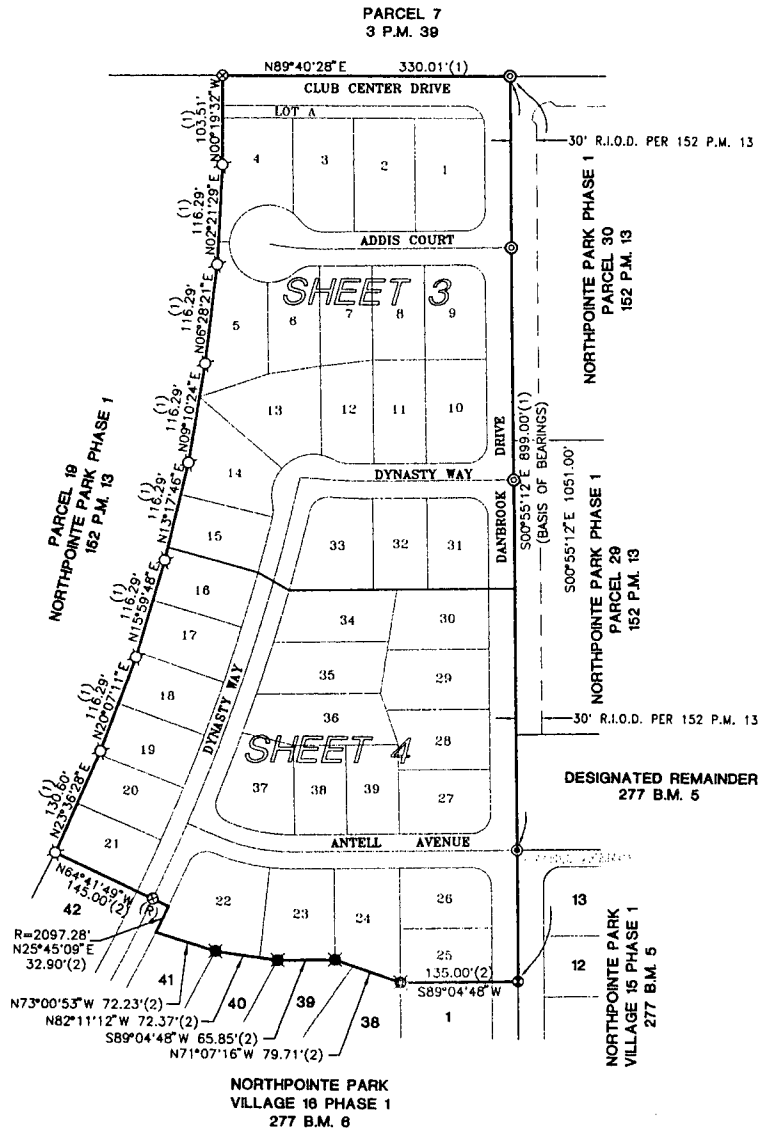
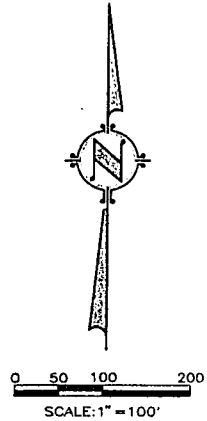
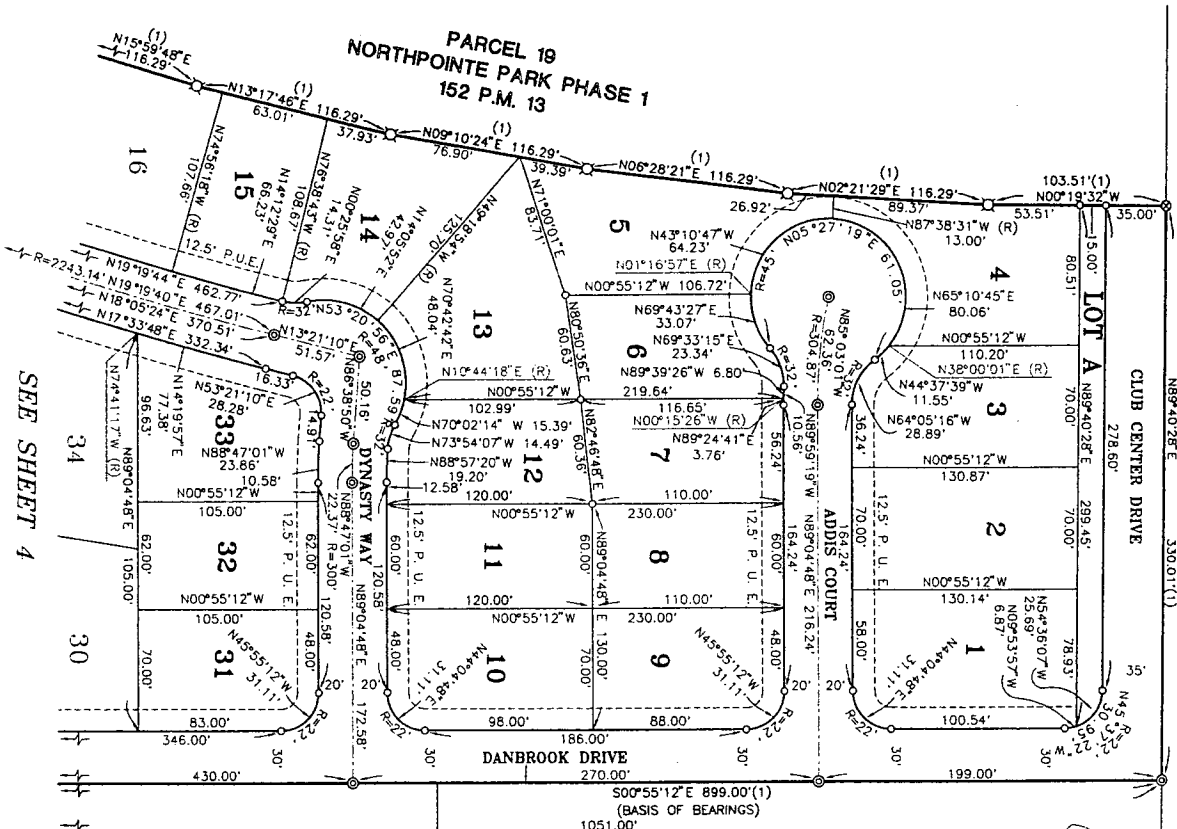


EXHIBIT "A-2"



PARCEL 7
3 P.M. 39

NORTHPOINTE PARK PHASE 1
PARCEL 29
152 P.M. 13

NORTHPOINTE PARK PHASE 1
PARCEL 30
152 P.M. 13

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

FINAL MAP OF
NORTHPOINTE PARK
VILLAGE 16 PHASE 2

ALL OF PARCEL 20 AND A PORTION OF PARCEL 21 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
EXAMINED
SURVEYING/LAPING
WOOD-RODGERS INC.
3301 C STREET, BUILDING 100-B
SACRAMENTO, CA 95816
PHONE: (916) 341-7760



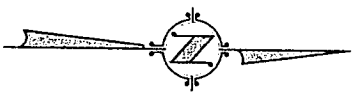
APRIL 2001

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1045015

SEE SHEET 2 FOR NOTES,
LEGEND AND BASIS OF BEARINGS

EXHIBIT "A-3"



0 25 50 100
SCALE: 1" = 50'

FINAL MAP OF NORTHPOINTE PARK VILLAGE 16 PHASE 2

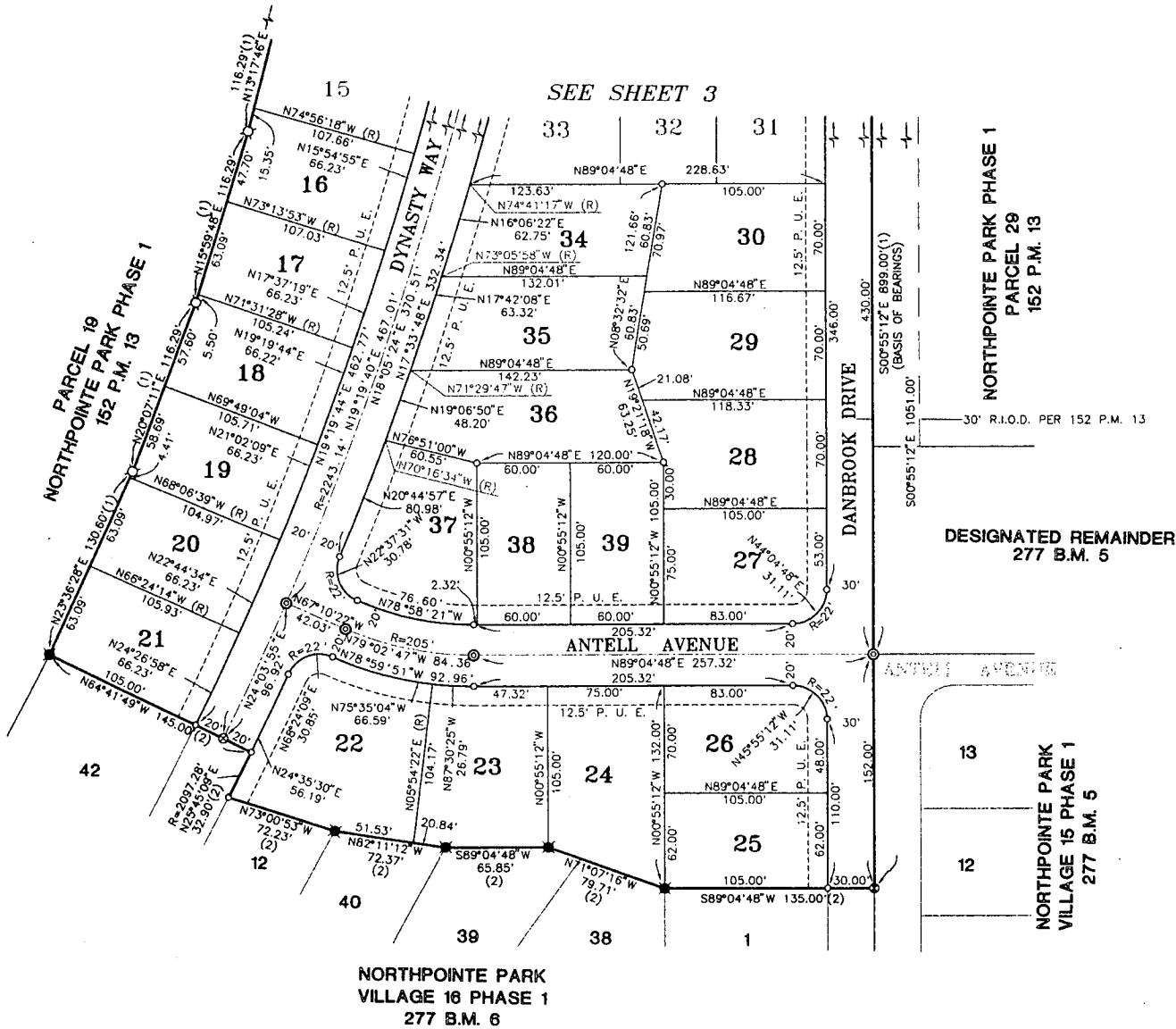
ALL OF PARCEL 20 AND A PORTION OF PARCEL 21 OF THE
NORTHPOINTE PARK PHASE 1 MASTER PARCEL MAP
FILED IN 152 P.M. 13, SACRAMENTO COUNTY RECORDS
AND SITUATE WITHIN SECTION 1, T. 9 N., R. 4 E., M.D.B. & M.
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APRIL 2001

Sheet 4 of 4
1045415



SEE SHEET 2 FOR NOTES,
LEGEND AND BASIS OF BEARINGS

EXHIBIT "A.4"

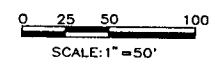


EXHIBIT "A-5"

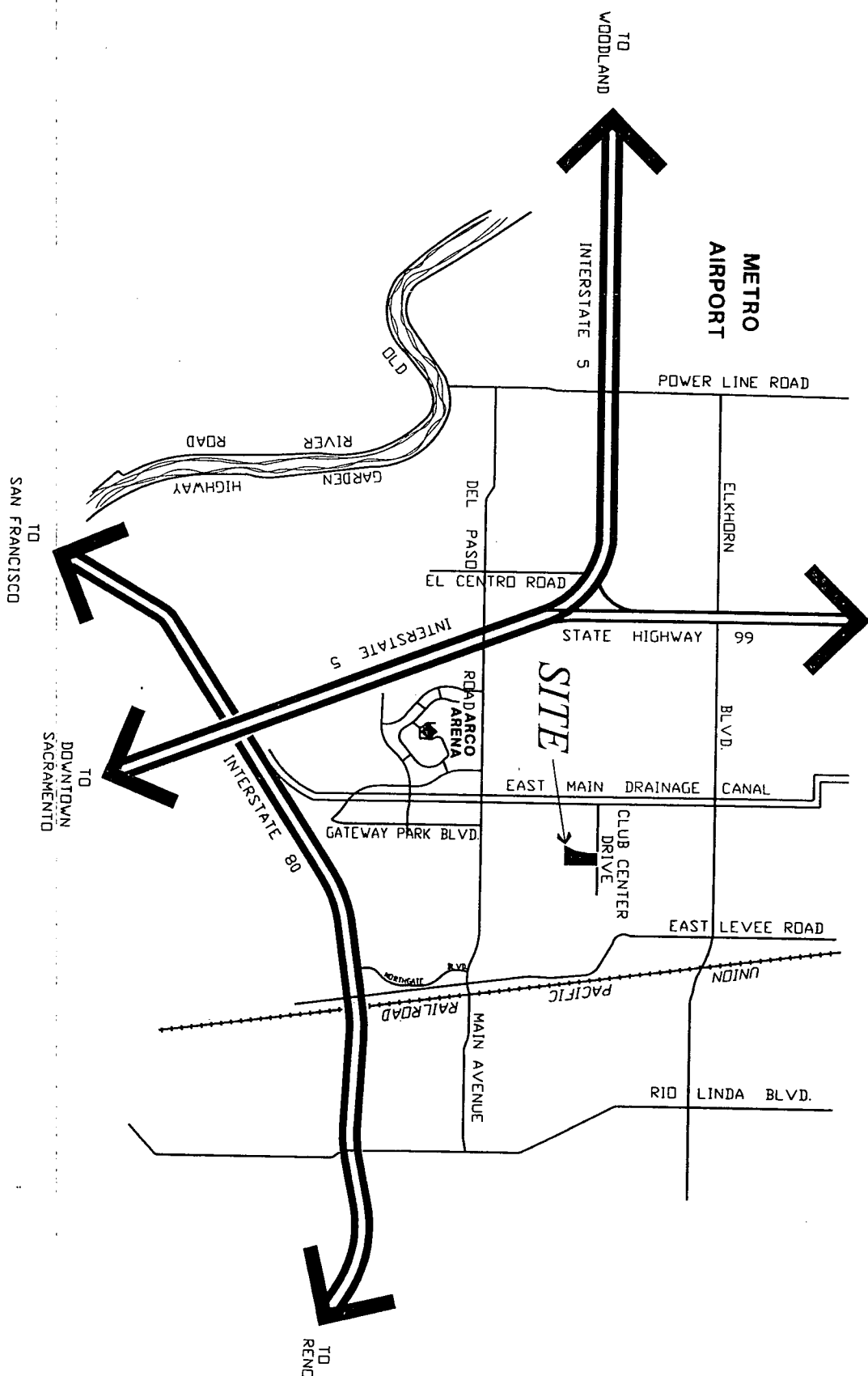


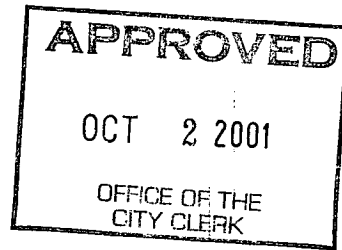
EXHIBIT "A-6"

LEGAL DESCRIPTION
FOR
NORTHPOINTE PARK VILLAGE 16 PHASE 2

All of Parcel 20 and a portion of Parcel 21 as said Parcels are shown on the "Master Parcel Map of Northpointe Park Phase 1" filed for record in Book 152 of Parcel Maps, at Page 13, Official Records of Sacramento County and more particularly described as follows:

Beginning at the northeast corner of said Parcel 20; thence from said point of beginning along the east line of said Parcels 20 and 21, South 00°55'12" East, a distance of 1051.00 feet; thence leaving said east line, South 89°04'48" West, a distance of 135.00 feet; thence North 71°07'16" West, a distance of 79.71 feet; thence South 89°04'48" West, a distance of 65.85 feet; thence North 82°11'12" West, a distance of 72.37 feet; thence North 73°00'53" West, a distance of 72.23 feet; thence along a non-tangent curve curving to the left on an arc of a 2097.28 foot radius, said arc being subtended by a chord bearing North 25°45'09" East, a distance of 32.90 feet; thence North 64°41'49" West, a distance of 145.00 feet to the west line of said Parcel 21; thence along the west line of said Parcels 20 and 21, North 23°36'28" East, a distance of 130.60 feet; thence North 20°07'11" East a distance of 116.29 feet; thence North 15°59'48" East, a distance of 116.29 feet; thence North 13°17'46" East, a distance of 116.29 feet; thence North 09°10'24" East, a distance of 116.29 feet; thence North 06°28'21" East, a distance of 116.29 feet; thence North 02°21'29" East, a distance of 116.29 feet; thence North 00°19'32" West, a distance of 103.51 feet to the northwest corner of said Parcel 20; thence along the north line of said Parcel 20, North 89°40'28" East, a distance of 330.01 feet to the point of beginning.

Containing 9.457 acres, more or less.



RESOLUTION NO. 2001-655

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

APPROVING FINAL MAP ENTITLED "NORTHPOINTE PARK VILLAGE 16 PHASE 2" AND SUBDIVISION IMPROVEMENT AGREEMENT (P99-077)

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

- A. The Final Map for Northpointe Park Village 16 Phase 2, located 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 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 LEN-Natomas Village 16, LLC, a Delaware Limited Liability Company 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

T:\Council\IP99-077 (Northpointe 16)\Village 16 Ph2 ccltr.wpd

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____