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DEPARTMENT OF
PUBLIC WORKS

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET, 2nd Floor
SACRAMENTO, CA 95814-2700

DEVELOPMENT SERVICES DIVISION

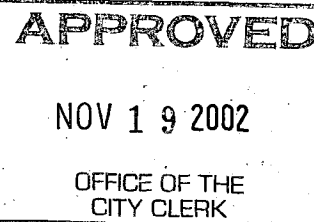
PH. (916) 264-7995
FAX (916) 264-5786

November 6, 2002

City Council
Sacramento, California

Honorable Members in Session:

AG 2002-203



**SUBJECT: APPROVAL OF FINAL MAP AND SUBDIVISION IMPROVEMENT
AGREEMENT FOR "HERITAGE AT NATOMAS PARK VILLAGE 18"
(P00-005)**

LOCATION/COUNCIL DISTRICT:

North Natomas - north of Club Center Drive and east of Northborough Drive
Council District 1

RECOMMENDATION:

This report recommends the City Council adopt the attached resolution approving the Final Map and Subdivision Improvement Agreement for Heritage at Natomas Park Village 18.

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

FOR COUNCIL MEETING OF: November 19, 2002

SUMMARY:

On August 23, 2001, the City Planning Commission approved a Tentative Subdivision Map by adopting a Notice of Decision. The subdividers, Lennar Winncrest, LLC, a Delaware Limited Liability Company and Natomas Estates, LLC a California Limited Liability Company, wish to file the Final Map prior to completing the required subdivision improvements. The deferral of these improvements requires the subdividers to enter into a Subdivision Improvement Agreement with the City wherein the subdividers agree to complete the improvements at a later date. All other conditions of the subdivision's Tentative Map have been met by the subdividers.

Department of

PUBLICWORKS
CITY OF
SACRAMENTO

City Council
Final Map for Heritage at Natomas Park Village 18
November 6, 2002

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

COMMITTEE/COMMISSION ACTION:

None.

BACKGROUND INFORMATION:

On August 23, 2001, 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 subdividers, Lennar Winncrest, LLC, a Delaware Limited Liability Company and Natomas Estates, LLC a California Limited Liability Company.

ENVIRONMENTAL CONSIDERATIONS:

On August 23, 2001, 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 Heritage at Natomas Park Village 18
November 1, 2002

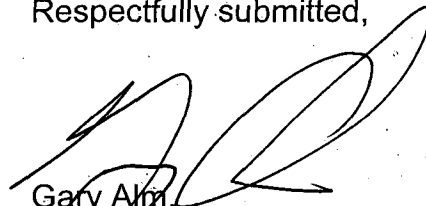
The Council action recommended in this report supports the following City Strategic Plan goals:

- Enhance and preserve the neighborhoods
- Promote and support economic vitality
- Improve and diversify the transportation system

ESBD CONSIDERATIONS:

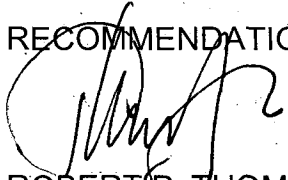
City Council adoption of the attached resolution is not affected by City policy related to the ESBD Program.

Respectfully submitted,



Gary Alm,
Manager, Development Services

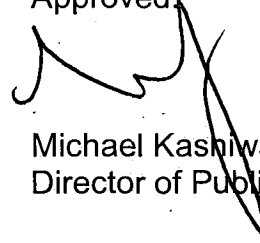
RECOMMENDATION APPROVED:



ROBERT P. THOMAS
City Manager

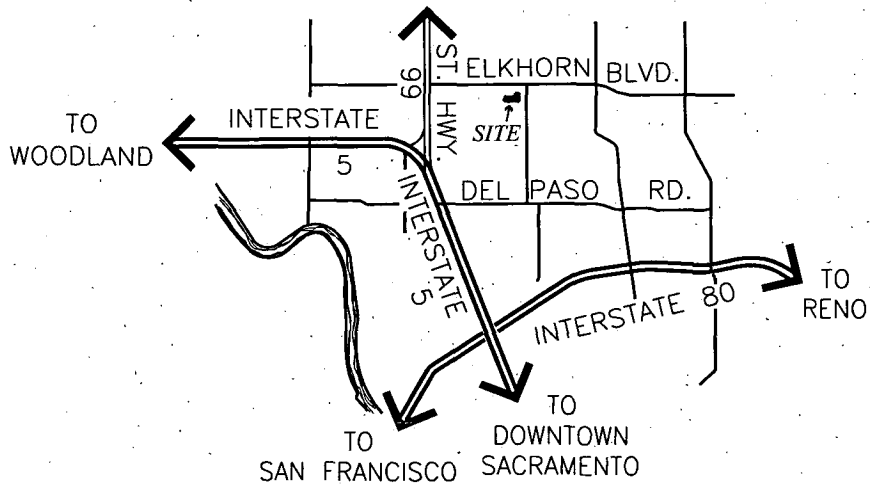
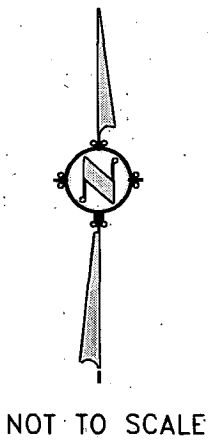
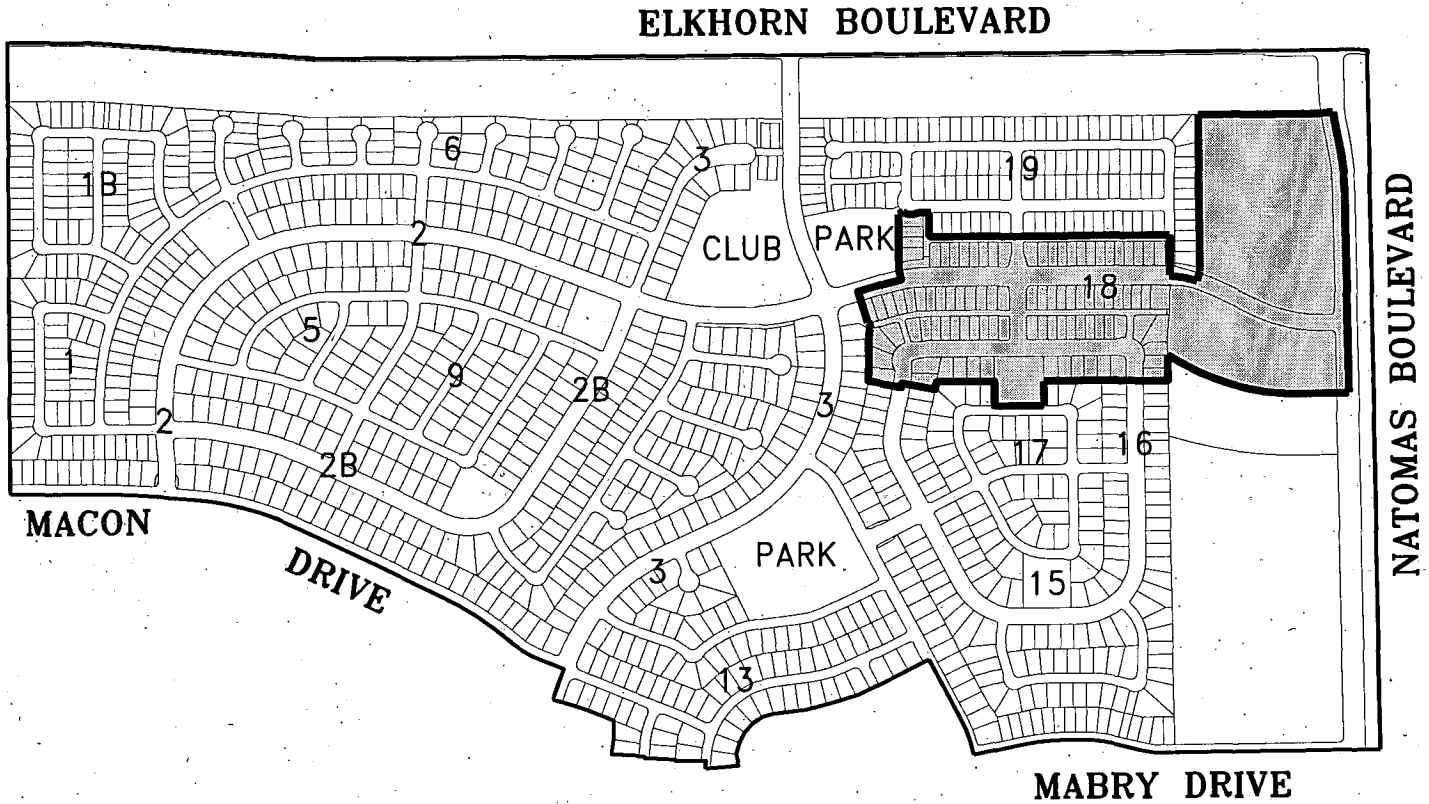
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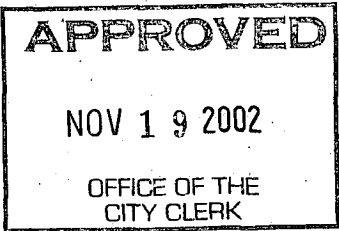
Approved:



Michael Kashiwagi
Director of Public Works

HERITAGE AT NATOMAS PARK VILLAGE 18





RESOLUTION NO. 2002-752

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

APPROVING FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT ENTITLED "HERITAGE AT NATOMAS PARK VILLAGE 18" (P00-005)

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

- A. The Final Map for Heritage at Natomas Park Village 18, located in North Natomas - north of Club Center Drive and east of Northborough 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 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 Lennar Winncrest, LLC, a Delaware Limited Liability Company and Natomas Estates, 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: _____

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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: _____

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