



APPROVED
BY THE CITY COUNCIL

SEP 28 1999

OFFICE OF THE
CITY CLERK

AB99-160

1.2

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

TECHNICAL SERVICES DIVISION

September 10, 1999

City Council
Sacramento, California

Honorable Members In Session:

**SUBJECT: APPROVAL OF FINAL MAP AND SUBDIVISION IMPROVEMENT
AGREEMENT FOR PARKWAY PLAZA UNIT NO. 4 - (P97-013)**

LOCATION/COUNCIL DISTRICT:

North of Del Paso Road, West of Natomas Boulevard
Council District 1

RECOMMENDATION:

This report recommends the City Council approve the attached resolution for the Final Map and Subdivision Improvement Agreement for Parkway Plaza Unit 4.

CONTACT PERSON: Faramarz Ansari, Associate Engineer, 264-7493

FOR COUNCIL MEETING OF: September 28, 1999

SUMMARY:

On June 12, 1997, 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, Lennar Renaissance, Inc., A California Corporation. 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 will complete the improvements at a later date. The Final Map and the Subdivision Improvement Agreement requires approval by the City Council.

City Council
Final Map (P97-013)
September 10, 1999

COMMITTEE/COMMISSION ACTION:

None.

BACKGROUND INFORMATION:

On June 12, 1997, the City Planning Commission approved a Tentative Subdivision Map by adopting a Notice of Decision.

Pursuant to Sacramento City Code, Chapter 40.07.711, 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 40 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 Renaissance, Inc., a California Corporation.

ENVIRONMENTAL CONSIDERATIONS:

On June 12, 1997, the City Planning Commission adopted a Notice of Decision ratifying the Negative Declaration and approving the mitigation monitoring plan for this project.

POLICY CONSIDERATIONS:

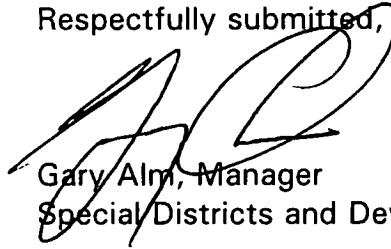
Pursuant to Sacramento City Code, Chapter 40.07.711, and Government Code Section 66458, the City Council may, by resolution, approve final maps. The map presented conforms to all the requirements of the Government Code and Title 40 of the City Code, applicable at the time of conditional approval of the Tentative Map.

City Council
Final Map (P97-013)
September 10, 1999

ESBD CONSIDERATIONS:

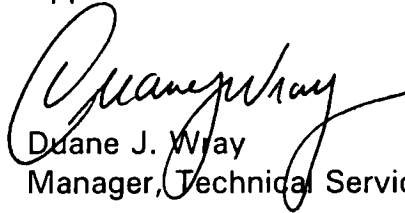
City Council adoption of the attached ordinance and the resolution is not affected by City policy related to the ESBD Program.

Respectfully submitted,



Gary Alm, Manager
Special Districts and Development Services

Approved:



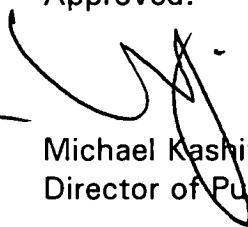
Duane J. Wray
Manager, Technical Services Division

RECOMMENDATION APPROVED:

Approved:



ROBERT P. THOMAS
City Manager



Michael Kashiwagi
Director of Public Works

FA:dt
s:techsvs/projdel/devsvs/council/p97-013/unit#4cclt
09.0999.1

Attachment



1.2

NEIGHBORHOODS,
PLANNING AND DEVELOPMENT
SERVICES DEPARTMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 300
SACRAMENTO, CA
95814-2904

PASSED FOR
PUBLICATION
& CONTINUED
TO 9-28-99

PLANNING
916-264-5381
FAX 916-264-5328

September 14, 1999

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 99-015, AS AMENDED, BY REMOVING PROPERTY LOCATED IN NORTH NATOMAS, SCHUMACHER PUDs, EAST OF I-5/HWY 99, BETWEEN DEL PASO ROAD AND ELKHORN BOULEVARD, FROM THE R-1A-PUD, R-2B-PUD, MRD-20-PUD, AND A-OS-PUD ZONES AND PLACING THE SAME IN THE R-1-PUD, R-1A-PUD, R-2A-PUD, R-2B-PUD, R-4-PUD, C-2-PUD, EC-40-PUD, EC-50-PUD, EC-65-PUD, AND EC-80-PUD ZONES.

(P98-041) (APNs: 201-0300-016 to 018, 026 to 029, 061; 225-0030-026 to 031; 225-0040-017, 029 to 032, and portions of 014, 034, 035)

LOCATION AND DISTRICT: East of I-5/Hwy 99 between Del Paso Road and Elkhorn blvd.
District: 1

RECOMMENDATION:

It is recommended that the item be passed for publication of title and continued to September 28, 1999

CONTACT PERSON: Thomas S. Pace, Associate Planner, 264-6848

FOR COUNCIL MEETING OF: September 21, 1999

SUMMARY:

This item is presented at this time for approval of publication of title pursuant to City Charter, Section 32.

Schumacher Rezone - P98-041
September 14, 1999

BACKGROUND INFORMATION:

Prior to publication of an item in a local paper to meet legal advertising requirements, the City Council must first pass the item for publication. The City Clerk then transmits the title of the item to the paper for publication and for advertising the meeting date.


Respectfully submitted,



GARY L. STONEHOUSE
PLANNING DIRECTOR

FOR CITY COUNCIL INFORMATION:
ROBERT P. THOMAS
CITY MANAGER

APPROVED:



JACK CRIST, DEPUTY CITY MANAGER
NEIGHBORHOODS, PLANNING AND
DEVELOPMENT SERVICES DEPT.

ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

AN ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 99-015, AS AMENDED, BY REMOVING PROPERTY LOCATED IN NORTH NATOMAS, SCHUMACHER PUDs, EAST OF I-5/HWY 99, BETWEEN DEL PASO ROAD AND ELKHORN BOULEVARD, FROM THE R-1A-PUD, R-2B-PUD, MRD-20-PUD, AND A-OS-PUD ZONES AND PLACING THE SAME IN THE R-1-PUD, R-1A-PUD, R-2A-PUD, R-2B-PUD, R-4-PUD, C-2-PUD, EC-40-PUD, EC-50-PUD, EC-65-PUD, AND EC-80-PUD ZONES.

(P98-041) (APNs: 201-0300-016 to 018, 026 to 029, 061; 225-0030-026 to 031; 225-0040-017, 029 to 032, and portions of 014, 034, 035)

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

SECTION 1

The territory described in the attached exhibit which is located as described above: Schumacher PUDs R-1A-PUD (103.8 acres), R-2B-PUD (79.2 acres), MRD-20-PUD (357.4 acres), and A-OS-PUD (43.6 acres), as established by Ordinance No. 99-015, as amended, is hereby removed from said zones and placed in the following zones: A-OS-PUD (86.8 acres), R-1-PUD (74.3 acres), R-1A-PUD (88.8 acres), R-2A-PUD (23.4 acres), R-2B-PUD (49.2 acres), R-4-PUD (50.9 acres), C-2-PUD (13.1 acres), EC-40-PUD (78.5 acres), EC-50-PUD (53.0 acres), EC-65-PUD (36.2 acres), EC-80-PUD (15.2 acres). This action rezoning the property described in the attached exhibit is adopted subject to the following conditions and stipulations:

- a. A material consideration in the decision of the Planning Commission to recommend and the City Council to approve rezoning of the applicant's property is the development plans and representations submitted by the applicant in support of this request. It is believed said plans and representations are an integral part of such proposal and should continue to be the development program for the property.
- b. If an application for a building permit or other construction permit is filed for said parcels which is not in conformity with the proposed development plans and representations submitted by the applicant and as approved by the Planning Commission on August 12, 1999, on file in the office of the Planning Division, or any provision or modification thereof as subsequently reviewed

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____

and approved by the Planning Commission, no such permit shall be issued, and the Planning Division shall report the matter to the Planning Commission as provided for in Ordinance No. 99-015, as amended.

- c. The applicant shall comply with the Mitigation Monitoring Plan and mitigation measures in the Negative Declaration on file at the Planning Division offices.

SECTION 2

The City Clerk of the City of Sacramento is hereby directed to amend the maps which are a part of said Ordinance No. 99-015, as amended, to conform to the provisions of this Ordinance.

SECTION 3

Rezoning of the property described in the attached exhibit by the adoption of this Ordinance shall be deemed to be in compliance with the procedures for the rezoning of property described in Ordinance No. 99-015, as amended, as said procedures have been affected by recent court decisions.

PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

MAYOR

ATTEST:

CITY CLERK

P98-041

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____

APPROVED
BY THE CITY COUNCIL

SEP 28 1999

OFFICE OF THE
CITY CLERK

RESOLUTION NO. 99-536

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

**APPROVING FINAL MAP ENTITLED "PARKWAY PLAZA UNIT 4"
AND SUBDIVISION IMPROVEMENT AGREEMENT (P97-013)**

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

- A. The Final Map for Parkway Plaza Unit 4, located north of Del Paso Road, west of Natomas Boulevard with provisions for its design and improvement, is consistent with the North Natomas Community Plan. See Exhibit "A-1" and "A-2" for project location.
- 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 Renaissance, Inc., a California Corporation to provide for the subdivision improvements required by the Subdivision Map Act and Title 40 (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

S:\techsvs\projdel\devsvs\council\P97-013\unit#3cclet
9.0399.1

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

BACK OF REBAR

THE BACK OF REBAR FOR THIS PLAT IS THE CENTERLINE OF NEW HAMPSHIRE WAY AS SHOWN ON THIS CERTAIN MAP OF PARKWAY PLAZA UNIT 2 LOTS 46, 47 AND 48 AND 256 D.M. 3 BY FOUNG WITH METERS BEING METERS THE BEARING IS 34-00' OF SAID PARCEL MAP IS 10216317.

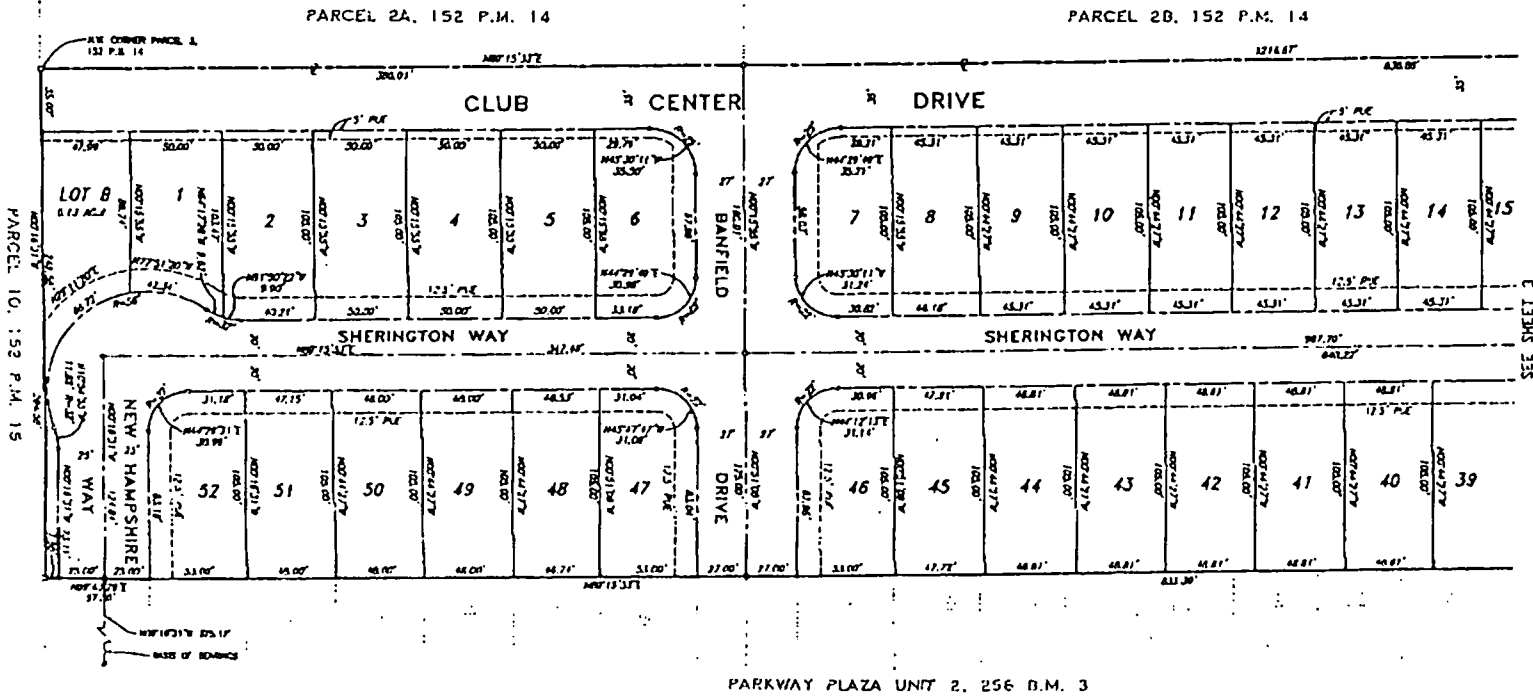
NOTES

1. MEASUREMENTS ALONG CURVED LINES ARE OTHER MEASUREMENTS.
2. THIS SUBDIVISION CONTAINS AN AREA OF BLACK ACRES, HERE OR LESS.
3. LOT "X" & "Y" TO BE DEED TO THE CITY OF SACRAMENTO FOR LANDSCAPE PURPOSES.
4. THE PROPERTY SHOWN HEREIN IS ACQUIRED. THOSE PORTIONS OF THESE CERTAIN PUBLIC UTILITY EASEMENTS DEPICTED ON THIS CERTAIN MAP OF PARKWAY PLAZA (152 P.M. 14) NOT SHOWN HEREIN ARE APPROVED PURSUANT TO SECTION 66400.1(2) OF THE GOVERNMENT CODE.

LEGEND

- PUBLIC UTILITY EASEMENT (P.U.E.) LINE
- - - - - CENTERLINE
- DIMENSION POINT
- x FOUND 1/4" HIGH 1/4" PLATING CAP STAMPED LS 4400
- o SET 1/4" DIA. 1 1/2" LONG 2-4 IN. IN STREET CENTERLINE
- o SET 3/4" REBAR WITH PLASTIC PLUS STAMPED LS 4400
- o SET WELL MONUMENT FOR CITY EASEMENTS
- o FOUND 1/4" DIA. 1 1/2" LONG 2-4 IN. IN STREET CENTERLINE
- o FOUND CITY WELL MONUMENT
- (S) - BOUND LINE

**PLAT OF
PARKWAY PLAZA UNIT 4**
(BEING A PORTION OF PARCEL 3, BOOK 152 OF PARCEL MAPS, PAGE 14)
CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, CALIFORNIA
JULY, 1999 SCALE 1"=40'
MURRAY SMITH & ASSOCIATES
SHEET 2 OF 3

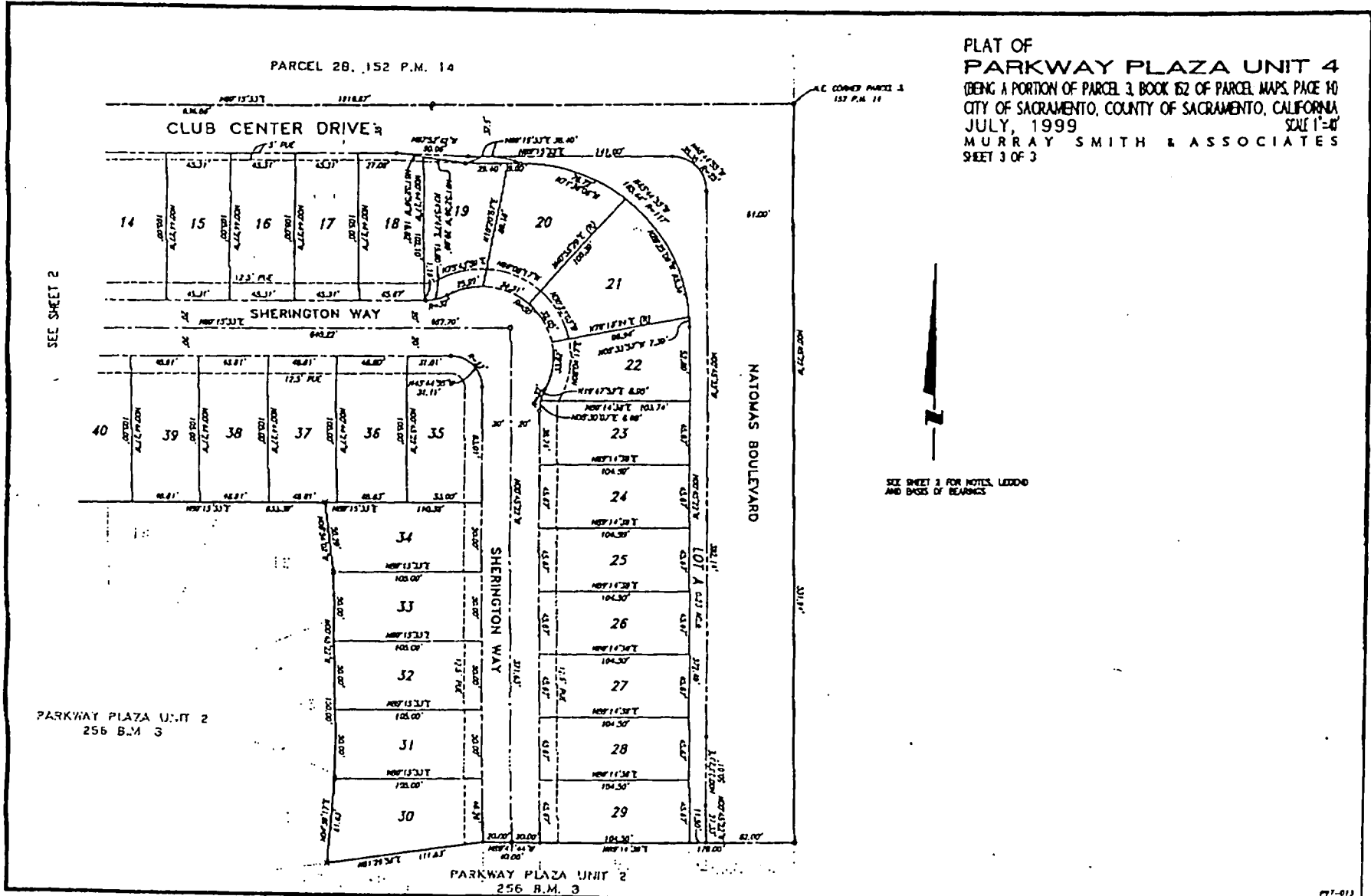


997-013
96013

FOR CITY CLERK USE ONLY

RESOLUTION NO. _____

DATE ADOPTED: _____



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DATE ADOPTED: