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DEPARTMENT OF PUBLIC WORKS

CITY OF SACRAMENTO CALIFORNIA

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DEVELOPMENT SERVICES DIVISION

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October 31, 2003

AG 2003-203
APPROVED
NOV 18 2003
OFFICE OF THE CITY CLERK

City Council
Sacramento, California

Honorable Members in Session:

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

LOCATION AND COUNCIL DISTRICT:

North Natomas - north of Club Center Drive and east of Northborough Drive located in Council District 1 (see attachment "A-1" for project location).

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

FOR COUNCIL MEETING OF: November 18, 2003

SUMMARY:

On November 19, 2002, the City Council approved the Final Map and Subdivision Improvement Agreement for Heritage At Natomas Park Village 18, Subdivision No. P00-005.15 by adopting Resolution No. 2002-752. After recording the Final Map, the Title Company notified City staff that they issued the Subdivision Guarantee in error, leaving out one of the owners of record. A re-filing of the Final Map is necessary to accommodate the signing of the Final Map by all owners of record. For land to be subdivided all record owners must sign the Final Map per Government Code Section 66436. The subdividers, Lennar Winncrest, LLC, a Delaware Limited Liability Company; Natomas Estates, LLC, a California Limited Liability Company; and Family Real Property limited Partnership, a California Limited Partnership wish to re-file the Final Map prior to completing the required subdivision improvements.

City Council
Final Map for Heritage at Natomas Park Village 18
October 31, 2003

The deferral of these improvements require 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.

The Final Map and the Subdivision Improvement Agreement require approval by the City Council.

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.

On November 19, 2002, the City Council approved the Final Map and Subdivision Improvement Agreement for Heritage At Natomas Park Village 18, Subdivision No. P00-005.15 by adopting Resolution No. 2002-752.

All the legal owners of record did not sign the Final Map as required by Government Code Section 66436 for the land to be subdivided and the dedications to be made.

Pursuant to Sacramento City Code Chapter 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, Natomas Estates, LLC, a California Limited Liability Company, and Family Real Property Limited Liability.

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

- Enhance and preserve the neighborhoods
- Promote and support economic vitality

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:



Thomas V. Lee
Deputy City Manager

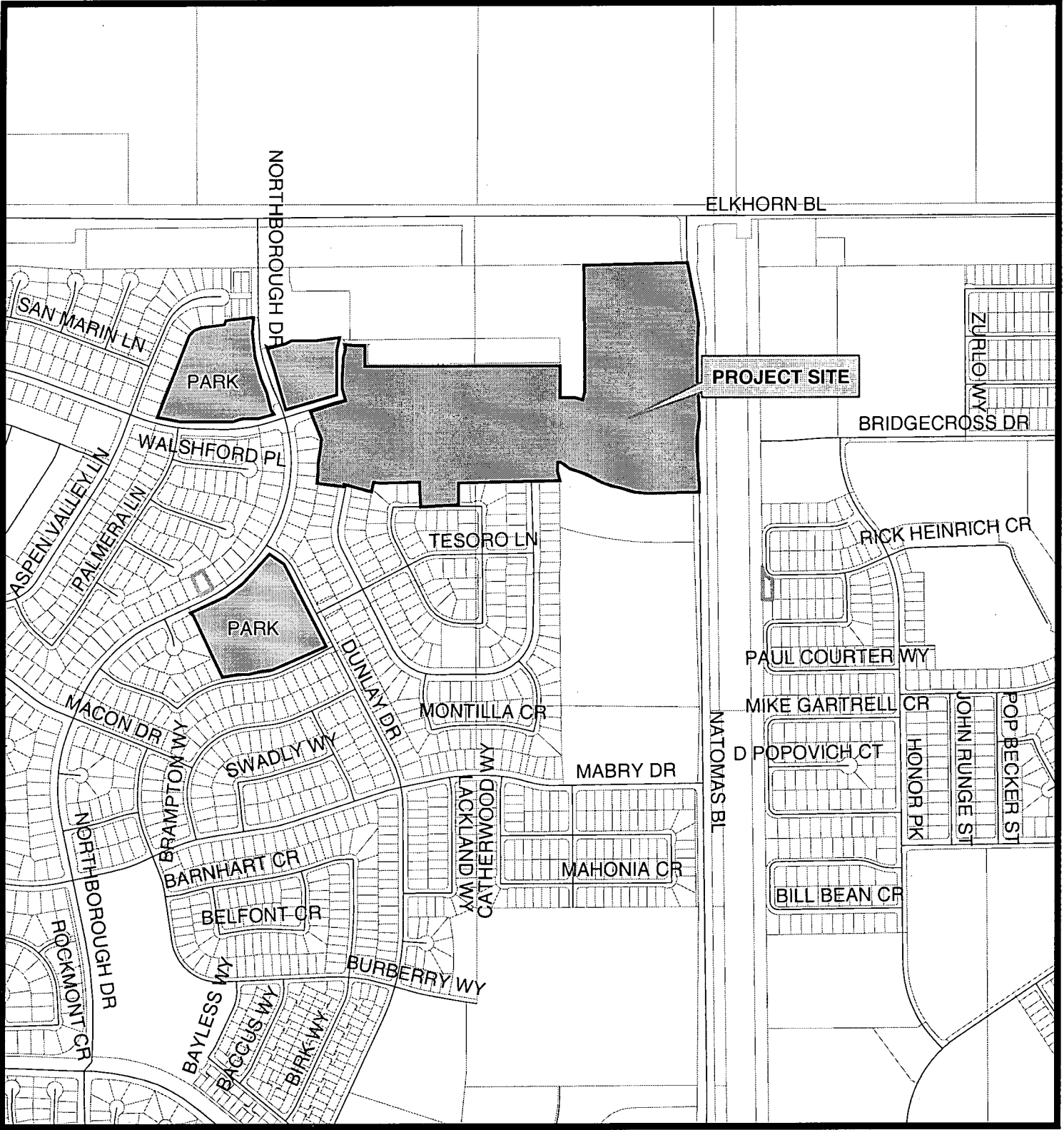
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2. 3. Resolution approving Final Map and Subdivision Improvement Agreement, pg. 5

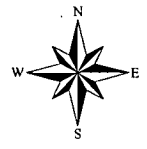
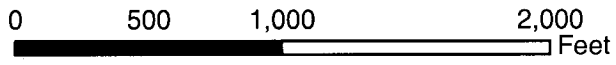
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VICINITY MAP FOR HERITAGE AT NATOMAS PARK VILLAGE 18

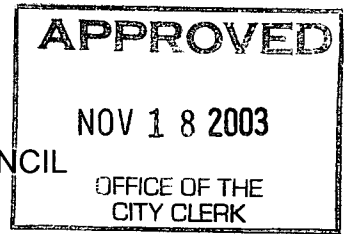
ATTACHMENT A-1



Department of
PUBLICWORKS
CITY OF SACRAMENTO
Development Services
& Special Districts



RESOLUTION NO. 2003-805



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, Natomas Estates, LLC, a California Limited Liability Company, and Family Real Property Limited Liability 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.
- 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: _____