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CITY OF SACRAMENTO
CALIFORNIA

DEPARTMENT OF
PUBLIC WORKS

TECHNICAL SERVICES DIVISION

APPROVED
BY THE CITY COUNCIL

DEC 1 1998

OFFICE OF THE
CITY CLERK

DEVELOPMENT
SERVICES
1231 I STREET, STE 200
SACRAMENTO, CA
95814-2988
PH 916-264-7995
FAX 916-448-8450

November 19, 1998

AG 98-211
AG 98-212

City Council
Sacramento, California

Honorable Members In Session:

SUBJECT: APPROVAL OF FINAL MAPS AND SUBDIVISION IMPROVEMENT AGREEMENTS FOR
"PARKWAY PLAZA PHASE 1 UNIT 1 AND PARKWAY PLAZA PHASE 1 UNIT 2" -
(P97-013)

LOCATION/COUNCIL DISTRICT:

North of Del Paso Road, west of the East Drain Canal
Council District 1

RECOMMENDATION:

This report recommends the City Council approve the attached resolution for the Final Maps and Subdivision Improvement Agreements for Parkway Plaza Phase 1 Unit 1 and Parkway Plaza Phase 1 Unit 2.

CONTACT PERSON:

Jon Blank, Associate Engineer, 264-7493

FOR COUNCIL MEETING OF:

December 8, 1998

SUMMARY:

On June 12, 1996, the City Planning Commission approved a Tentative Subdivision Map for these projects by adopting a Notice of Decision. All conditions of the subdivision's tentative map have been met by the subdivider, Lennar Winncrest, LLC. The subdivider wishes to file these

City Council
Final Map (P97-013)
November 19, 1998

Final Maps 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 Maps and the Subdivision Improvement Agreements requires approval by the City Council.

COMMITTEE/COMMISSION ACTION:

None.

BACKGROUND INFORMATION:

On June 12, 1996, the City Planning Commission approved a Tentative Subdivision Map for these projects 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 maps presented conform 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 Maps are consistent with the North Natomas Community Plan. All conditions in the staff subdivision report have been met, the deferred improvement work has been secured through subdivision improvement agreements, and the Final Maps are presented for approval.

FINANCIAL CONSIDERATIONS:

All subdivision costs are being paid by the subdivider, Lennar Winncrest, LLC.

ENVIRONMENTAL CONSIDERATIONS:

On June 12, 1996, the City Planning Commission adopted a Notice of Decision ratifying the Negative Declaration and approving the mitigation monitoring plan for these projects.

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 maps presented conform 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
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MBE/WBE:

None, since no goods or services are being procured with this action.

Respectfully submitted,

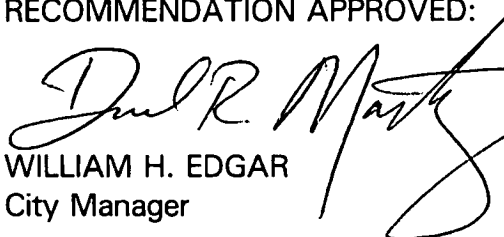

bca Gary Alm, Manager
Development Services & Special Districts

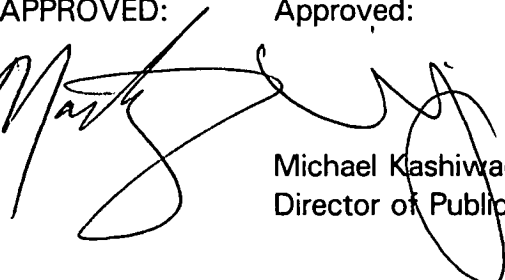
Approved:


Duane J. Wray
Manager, Technical Services Division

RECOMMENDATION APPROVED:

Approved:


WILLIAM H. EDGAR
City Manager


Michael Kashiwagi
Director of Public Works

GA:JB:dt
s:techsvs/technica/projdel/devsvs/jblank/p97-013cclet
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Attachment

APPROVED
BY THE CITY COUNCIL

DEC 1 1998

OFFICE OF THE
CITY CLERK

RESOLUTION NO. 98-600

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

APPROVING FINAL MAPS ENTITLED "PARKWAY PLAZA PHASE 1 UNIT 1 AND PARKWAY PLAZA PHASE 1 UNIT 2" AND SUBDIVISION IMPROVEMENT AGREEMENT (P97-013).

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

- A. The Final Maps for Parkway Plaza Phase 1 Unit 1 and Parkway Plaza Phase 1 Unit 2 located north of Del Paso Road, west of the East Drain Canal, with provisions for its design and improvement, are consistent with the North Natomas Community Plan. See Exhibit "A" for project location.
- B. The Final Maps are 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 Maps for these projects are hereby approved subject to the execution by all parties of the Subdivision Improvement Agreements for these subdivisions.
- 2. All offers of dedication shown on said maps are hereby accepted subject to the improvement thereof required by the Subdivision Improvement Agreements.
- 3. The City Manager and City Clerk are authorized and directed to execute on behalf of the City of Sacramento those certain Subdivision Improvement Agreements between the City and Lennar Winncrest, LLC to provide for the subdivision improvements required by the Subdivision Map Act and Title 40 (Subdivision Regulations) of the Sacramento City Code.

4. The City Clerk is authorized and directed to record the above-mentioned agreements in the official records of Sacramento County.

MAYOR

ATTEST:

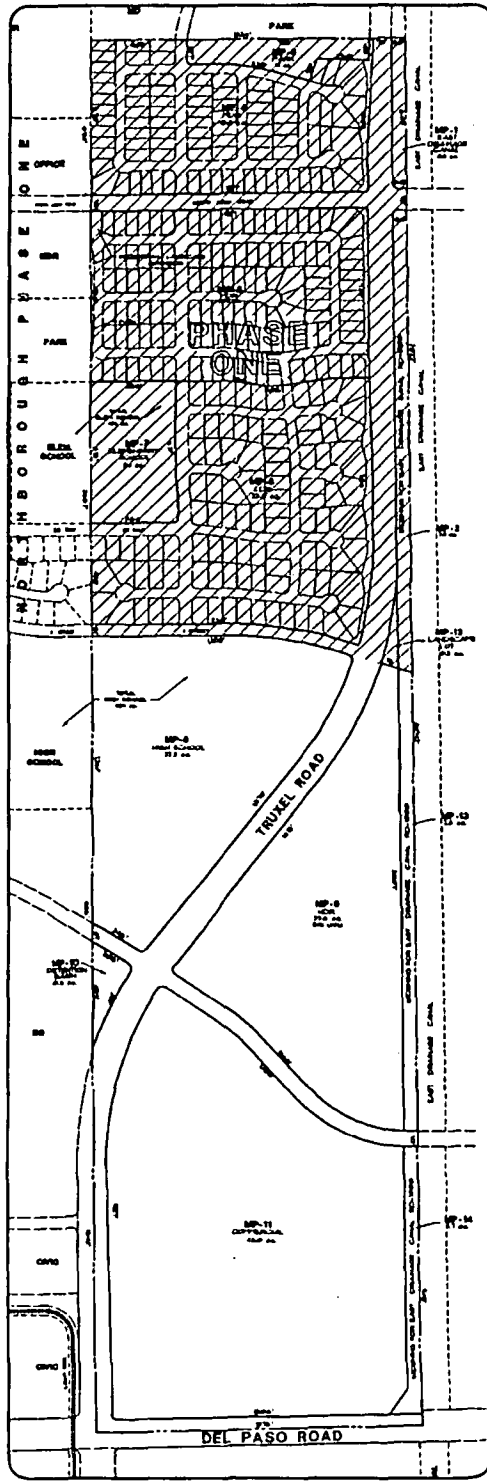
CITY CLERK

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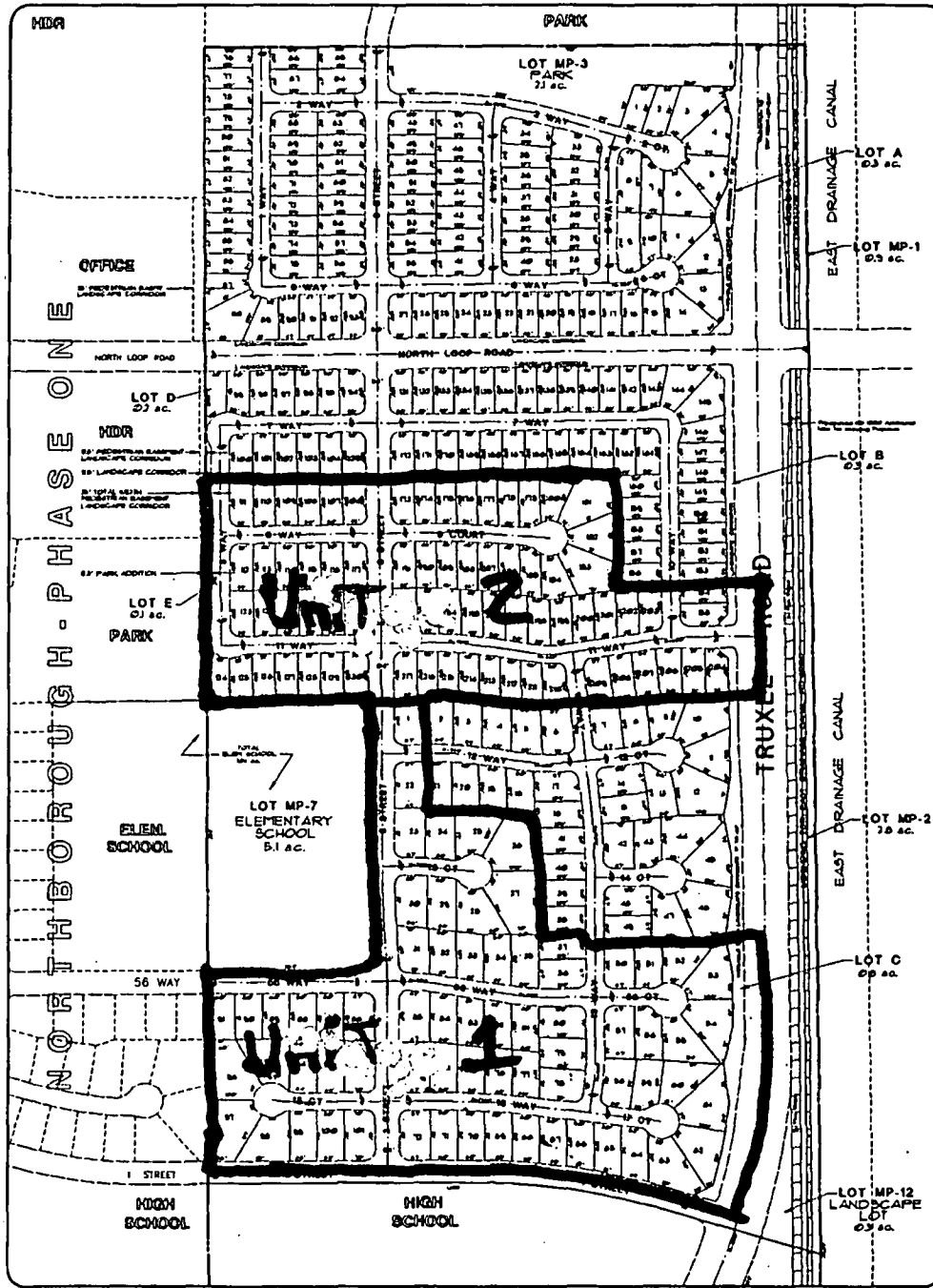
FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____



MASTER PARCEL MAP
SCALE: 1"=100'



TENTATIVE SUBDIVISION MAP - PHASE ONE

SCALE: 1"=100'

(REVISED MAY 6, 1987)

**PRELIMINARY TENTATIVE MAP
PARKWAY PLAZA**

WINNCREST HOMES

MAY 6, 1987

REVISIONS	

GENERAL NOTES

- OWNER:** WINNCREST HOMES, INC. 1000 PULASKI BOULEVARD SACRAMENTO, CALIFORNIA 95811 (916) 344-8244
- DEVELOPER:** WINNCREST HOMES, INC. 1000 PULASKI BOULEVARD SACRAMENTO, CALIFORNIA 95811 (916) 344-8244
- PLANNER:** JOHN E. HERRICK, INC. 200 POLK STREET, SUITE 200 SACRAMENTO, CALIFORNIA 95804 (916) 534-0200
- ENGINEER:** FURBER BETH & ASSOCIATES 1000 J STREET, SUITE 2000 SACRAMENTO, CALIFORNIA 95811 (916) 441-2000
- ASSESSOR'S PARCEL NUMBERS:** 01-0000-000 01-0000-001 01-0000-002 01-0000-003
- EXISTING USE:** VACANT
- PROPOSED USE:** PLANNED RESIDENTIAL
- EXISTING ZONING:** R-1 (MAX. 30' MAX. PD, 10' MIN. PD, 10' MIN. PD)
- PROPOSED ZONING:** R-1 (MAX. 30' MAX. PD, 10' MIN. PD, 10' MIN. PD)
- ADDRESS CALCULATION:** ALL AREAS SHOWN ARE THE PROPOSED PLAN ARE NET OF STREETS EXCEPT AS BY ACTUAL PLACEMENT OF THE PARCELS ILLUSTRATED ON THIS PLAN.
- STREET NAMES:** STREET NAMES SHOWN ARE FOR PLAN IDENTIFICATION PURPOSES ONLY.
- MAP PLACING:** THIS SUBDIVISION SHALL BE PLACED IN PHASES.
- NORTH NADIPOLIS COMMUNITY PLAN:** NORTH NADIPOLIS COMMUNITY PLAN IDENTIFICATION CODES WHICH IS PROVIDED BY THE GEOGRAPHIC INFORMATION SYSTEM OF THE CITY OF SACRAMENTO.
- PUBLIC ACQUISITION:** PROJECTED POPULATION: LOT 1: 100 UNITS x 2.50 SQ. FT. = 250,000 SQ. FT. LOT 2: 100 UNITS x 2.50 SQ. FT. = 250,000 SQ. FT. TOTAL: 500,000 SQ. FT. (11.5 AC.)
- PARCELS REQUIRED - PARKWAY PLAZA:** 1.0 AC. x 1.0 AC. = 1.0 AC. PARCELS REQUIRED - PHASE ONE ONLY: 1.0 AC. x 1.0 AC. = 1.0 AC. PARCELS REQUIRED - PHASE ONE ONLY: 1.0 AC. x 1.0 AC. = 1.0 AC. PARCELS REQUIRED - PHASE ONE ONLY: 1.0 AC. x 1.0 AC. = 1.0 AC.

**LAND USE SUMMARY
MASTER PARCEL MAP**

LAND USE	AREA	UNITS
SINGLE FAMILY - LOW DENSITY RESIDENTIAL	10.0	100
SINGLE FAMILY - MEDIUM DENSITY RESIDENTIAL	10.0	100
HIGH DENSITY RESIDENTIAL	10.0	100
OFFICE SPACE	0.0	0
PARKS	0.0	0
ELEMENTARY SCHOOL (approx)	0.0	0
HIGH SCHOOL (approx)	0.0	0
EDUCATION (approx)	0.0	0
ROADWAYS	0.0	0
TOTAL	30.0	300

(ALL AREAS ARE NET OF PARK ROADWAYS)

**LAND USE SUMMARY
PHASE ONE ONLY**

LAND USE	LOT USE	AREA	UNITS
SINGLE FAMILY - LOW DENSITY RESIDENTIAL	LOT 1	10.0	100
SINGLE FAMILY - MEDIUM DENSITY RESIDENTIAL	LOT 2	10.0	100
HIGH DENSITY RESIDENTIAL	LOT 3	10.0	100
OFFICE SPACE	LOT 4	0.0	0
PARKS	LOT 5	0.0	0
ELEMENTARY SCHOOL (approx)	LOT 6	0.0	0
HIGH SCHOOL (approx)	LOT 7	0.0	0
EDUCATION (approx)	LOT 8	0.0	0
ROADWAYS	LOT 9	0.0	0
TOTAL	LOT 10	30.0	300

(ALL AREAS ARE NET OF ALL ROADWAYS)

LEGEND

- MASTER PARCEL / LOT NUMBER
- LAND USE
- ZONING
- NUMBER OF DWELLING UNITS



Mapary Smith
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EXHIBIT A