

APPROVED
BY THE CITY COUNCIL

SEP 28 1999

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OFFICE OF THE
CITY CLERK

AB99-159

DEPARTMENT OF
PUBLIC WORKS

CITY OF SACRAMENTO
CALIFORNIA

DEVELOPMENT SERVICES
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SACRAMENTO, CA
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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. 3 - (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 3.

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:

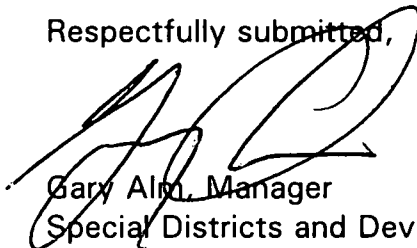
Pursuant to Sacramento City Code, Chapter 40.07.711, and Government Code Section 66458, the City Council may, by resolution, approve final maps. The map presented conforms to all the requirements of the Government Code and Title 40 of the City Code, applicable at the time of conditional approval of the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

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

ESBD CONSIDERATIONS:

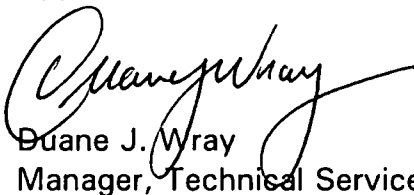
City Council adoption of the attached ordinance and the resolution is not affected by City policy related to the ESBD Program.

Respectfully submitted,



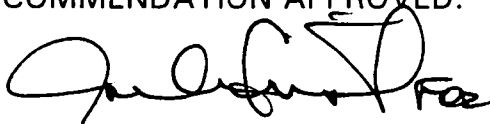
Gary Altm, Manager
Special Districts and Development Services

Approved:



Duane J. Wray
Manager, Technical Services Division

RECOMMENDATION APPROVED:



ROBERT P. THOMAS
City Manager

Approved:



Michael Kashiwagi
Director of Public Works

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

Attachment

RESOLVED
BY THE CITY COUNCIL

SEP 28 1999

OFFICE OF THE
CITY CLERK

RESOLUTION NO. 99-535

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

**APPROVING FINAL MAP ENTITLED "PARKWAY PLAZA UNIT 3"
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 3, 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" 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

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9.0399.1

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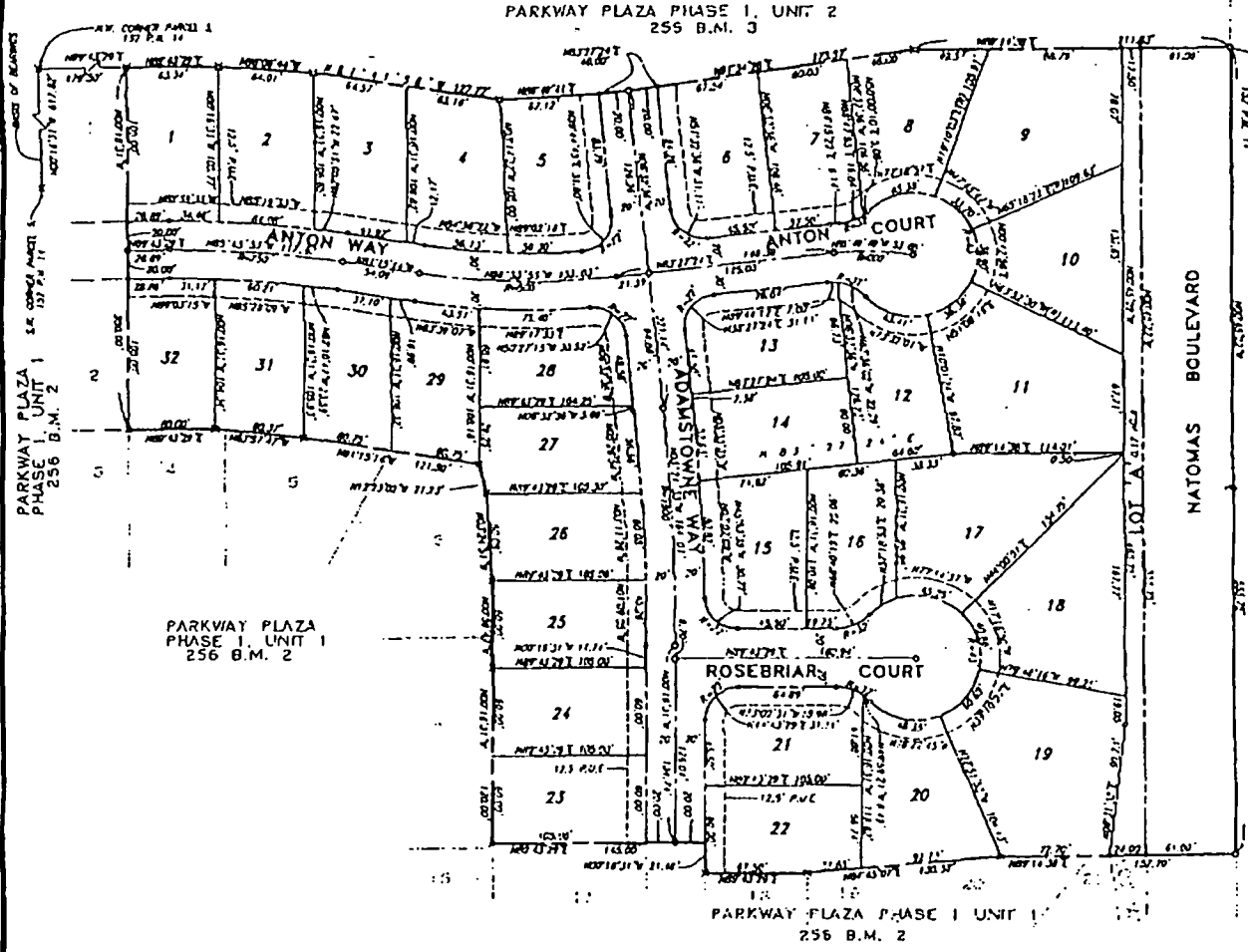
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DATE ADOPTED: _____

EXHIBIT A

**PLAT OF
 PARKWAY PLAZA UNIT 3**
 (BEING A PORTION OF PARCEL 4, BOOK 152 OF PARCEL MAPS, PAGE 11)
 CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, CALIFORNIA
 JULY, 1999 SCALE 1"=50'
 MURRAY SMITH & ASSOCIATES
 SHEET 2 OF 2



BASE OF BEARINGS
 THE BASE OF BEARINGS FOR THIS PLAT IS THE WEST LINE OF PARCEL 3 AS SHOWN ON THAT CERTAIN "MASTER PARCEL MAP OF PARKWAY PLAZA" (117 P.M. 14) AND ESTABLISHED BY FOUND MONUMENTS SHOWN THEREON THE BEARING AS SHOWN ON SAID PARCEL MAP IS NORTH 83.11°.

NOTES
 1. MEASUREMENTS ALONG CURVED LINES ARE CHORD MEASUREMENTS.
 2. THIS SUBDIVISION CONTAINS AN AREA OF 7.849 ACRES, MORE OR LESS.
 3. LOT "X" TO BE CEDED TO THE CITY OF SACRAMENTO FOR LANDSCAPE PURPOSES.

- LEGEND**
- - - PUBLIC UTILITY (EASMENT) (P.U.E.) LINE
 - - - CENTERLINE
 - o DIMENSION POINT
 - x FOUND 3/8" REBAR W/ PLASTIC CAP STAMPED LS 8403
 - o SET 1/4" DIA. x 1 1/2" LONG P.-K. NAIL IN STREET CENTERLINE
 - o SET 3/8 REBAR WITH PLASTIC PLUG STAMPED LS 8410
 - o SET WELL MONUMENT FOR JTY STATIONERS
 - o FOUND 1/2" DIA. x 1 1/2" LONG P.-K. NAIL IN STREET CENTERLINE
 - o BACK LINE

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