

TO: TOWN COUNCIL

FROM: TOWN MANAGER

RE: CONSENT ITEM
HERITAGE PARK SUBDIVISION PURCHASE AND PLANNING

ISSUE

The Town acquired Heritage Park subdivision as of December 18, 2009 and can start planning what to do with the property.

RECOMMENDATION

Receive and file information.

CEQA

There are no CEQA issues at this time however there will be once a project is defined. The last CEQA review on this subdivision occurred in 1998. The Planning Commission will have to make a finding that this acquisition is consistent with the General Plan.

MONEY

There are no money issues with this item at this time. The property was acquired with reserve funds.

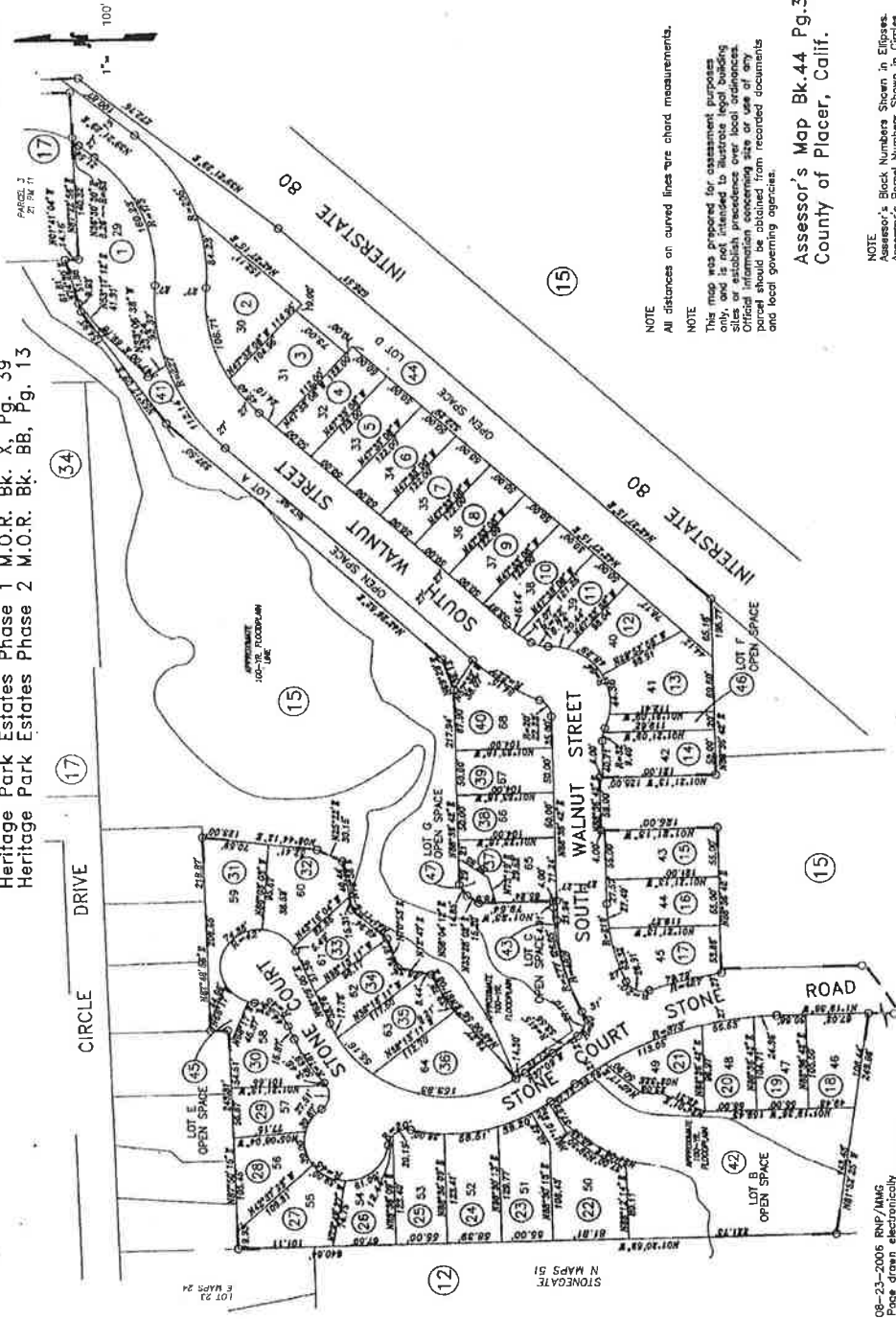
DISCUSSION

Council is aware of the history of the Heritage Park subdivision (see attached map). Late last year the subdivision went into foreclosure and was acquired by a lien holder, California Capital Loans. California Capital attempted to have a developer (Warmington Homes) acquire and build out the subdivision but the purchase agreement was not exercised. California Capital offered the property to the Town, Council agreed to purchase the property on 12/11/09, and the Town acquired the land on 12/18/09 at a price of \$352,710.00 that included the Town share of closing costs.

The Town now has the challenge and opportunity to decide how to implement the subdivision in whole or in part. Ideas mentioned have been to expand the park land and redesign the subdivision to accommodate that change. This item will return to the Council at a later date and Council Members will be able to provide their thoughts and ideas for the property. Neighbors in the general area of the land, as well as other citizens, will be encouraged to submit ideas for Council to consider.

POR. S.E. 1/4 SEC.9, T.11N., R.7E., M.D.B.&M.
Heritage Park Estates Phase 1 M.O.R. Bk. X, Pg. 39
Heritage Park Estates Phase 2 M.O.R. Bk. BB, Pg. 13

44-35



NOTE
All distances on curved lines are chord measurements.

NOTE
This map was prepared for assessment purposes only, and is not intended to illustrate legal building setbacks, easements, or other legal interests. Official information concerning site or use of any parcel should be obtained from recorded documents and local governing agencies.

Assessor's Map Bk.44 Pg.35
County of Placer, Calif.

NOTE
Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.

SEP 11 2005

NOTICE

First American Title

08-23-2005 RNF/MMG
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