

RESOLUTION 2021-59

**A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WINTERS
APPROVING FINAL MAP NO. 4507 FOR WINTERS HIGHLANDS
THREE OAKS PARK**

WHEREAS, Homes By Towne of Winters Highlands, LLC (HBT) was the master developer for the Winters Highlands Subdivision under an Amended and Restated Development Agreement executed in 2015; and.

WHEREAS, on July 20, 2021, the City Council approved a Partial Assignment and Assumption Agreement to transfer from HBT to Meritage Homes of California, Inc. (Meritage) the rights and obligations associated with the development of Phases III, IV, and V of the Winters Highlands Subdivision, and on August 3, 2021, HBT and Meritage entered into the Partial Assignment and Assumption Agreement; and

WHEREAS, pursuant to the approved Development Agreement; HBT shall fully improve, construct and dedicate a 10.86 acre linear park on Lots V, W and X within the Winters Highlands Subdivision, and dedicate a lot for a future water supply well; and

WHEREAS, Meritage has requested recordation of the final map for the Linear Park of the Winters Highlands Subdivision, which contains Lots U, V and W; and

WHEREAS, the City Engineer has determined that the final map satisfies the requirements of the City's Subdivision Ordinance, set forth in Title 16 of the Winters Municipal Code; and

WHEREAS, City staff has reviewed the final map and finds it to be in substantial conformance with the approved tentative map and technically correct; and

WHEREAS, the City Council determines that adoption of this Resolution is in the public interest.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WINTERS DOES HEREBY FIND, DETERMINE, RESOLVE AND ORDER AS FOLLOWS:

Section 1. Recitals. The City Council does hereby find, determine and resolve that all of the foregoing recitals are true and correct.

Section 2. Approval and Authorization. The City Council hereby:

1. Approves the Final Map No. 4507 for Winters Highlands Three Oaks Park; and
2. Accepts on behalf of the Public, all Public Utility Easements; and
3. Authorizes the City Clerk to record the Final Map with the County Recorder.

Section 3. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED by the City Council of the City of Winters at its meeting held on September 21, 2021, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

CITY OF WINTERS

Wade Cowan, Mayor

ATTEST:

City Clerk

EXHIBIT A
Final Map No. 4507