

**APPROVED**  
BY THE CITY COUNCIL

**JUN 29 1999**

OFFICE OF THE  
CITY CLERK



1.13

DEPARTMENT OF  
PUBLIC WORKS

**CITY OF SACRAMENTO**  
CALIFORNIA

DEVELOPMENT SERVICES  
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ROOM 200  
SACRAMENTO, CA  
95814  
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FAX 916-448-8450

TECHNICAL SERVICES DIVISION

June 18, 1999

City Council  
Sacramento, California

AG 99-110  
CC 99-364

Honorable Members In Session:

**SUBJECT:** APPROVAL OF FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT  
FOR HERITAGE VILLAGE UNIT NO. 3 - (P96-119)

**LOCATION/COUNCIL DISTRICT:**

Southwest corner of Gateway Oaks Drive and Campden Way  
Council District 1

**RECOMMENDATION:**

This report recommends the City Council approve the attached resolution for the Final Map and Subdivision Improvement Agreement for Heritage Village Unit No. 3.

**CONTACT PERSON:**

Faramarz Ansari, Associate Engineer, 264-7493

**FOR COUNCIL MEETING OF:**

June 29, 1999

**SUMMARY:**

On May 9, 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, Epick Inc. 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 (P96-119)  
June 18, 1999

**COMMITTEE/COMMISSION ACTION:**

None.

**BACKGROUND INFORMATION:**

On May 9, 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 in the staff subdivision report 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, Epick Inc.

**ENVIRONMENTAL CONSIDERATIONS:**

On May 9, 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 (P96-119)  
June 18, 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,



Marty Hanneman, Manager  
Traffic Engineering 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

MH:FA:dt  
s:techsvsprojdeldevsvscouncilheritage  
06.1899.1  
Attachment

**APPROVED**  
BY THE CITY COUNCIL

**JUN 29 1999**

OFFICE OF THE  
CITY CLERK

**RESOLUTION NO. 99-364**

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF \_\_\_\_\_

**APPROVING FINAL MAP ENTITLED "HERITAGE VILLAGE UNIT NO. 3"  
AND SUBDIVISION IMPROVEMENT AGREEMENT (P96-119)**

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

- A. The Final Map for Heritage Village Unit No. 3, located at the southwest corner of Gateway Oaks Drive and Campden Way, with provisions for its design and improvement, is consistent with the North Natomas Community Plan. See Exhibit A -1 and A -2 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 Epick Inc. to provide for the subdivision improvements required by the Subdivision Map Act and Title 40 (Subdivision Regulations) of the Sacramento City Code.

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**FOR CITY CLERK USE ONLY**

RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

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

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

S:\techsvsproj\deldvsvscouncilheritage  
06.1899.1

\_\_\_\_\_  
FOR CITY CLERK USE ONLY

RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

# PLAT OF HERITAGE PLACE UNIT NO. 3

PORTION OF LOT A, 75 P.M. 34 AND RESUBDIVISION OF LOTS 97, 98, AND 99 OF HERITAGE PLACE UNIT NO. 2 252 B.M. 1 CITY OF SACRAMENTO, CALIFORNIA

SCALE 1"=50' JULY 1999  
**The Syink Corporation**  
SHEET 2 OF 3

CHORD	BEARING	CHORD	RADIUS
101	N47°12'23"E	28.10	36.00'
102	N52°1'07"E	11.58	36.00'
103	N72°27'30"W	11.58	36.00'
104	N72°27'30"W	25.10	36.00'
105	N64°34'17"E	38.47	36.00'
106	N62°45'31"E	18.47	36.00'
107	N52°12'17"E	21.47	36.00'
108	N11°31'46"E	18.08	36.00'

### LEGEND:

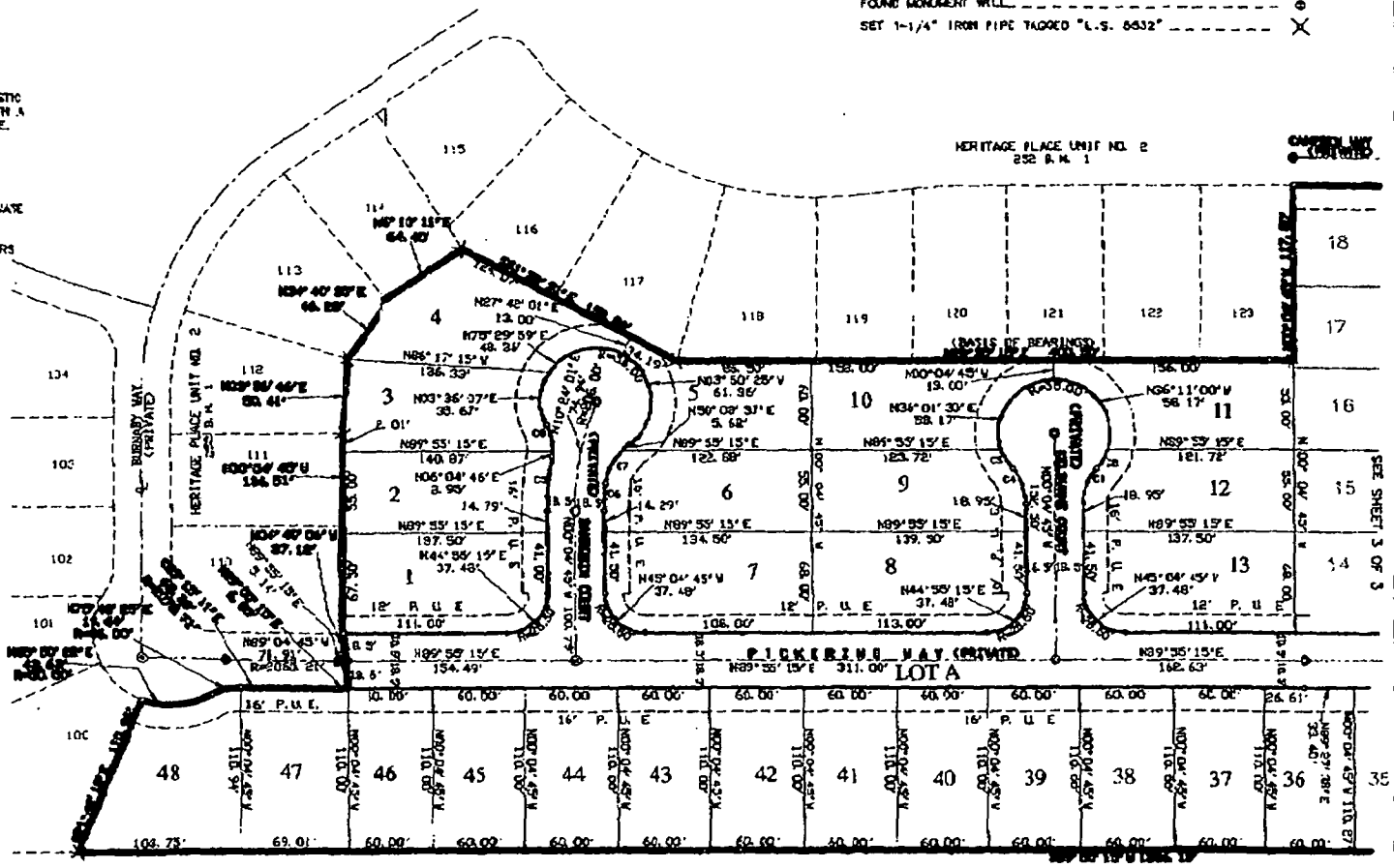
- DIMENSION POINT ----- ○
- SET P.K. NAIL 1/4" DIA. X 1-1/2" LONG ----- ●
- FOUND 2" BRASS DISC IN CONCRETE IN MONUMENT WELL ----- ●
- FOUND 1-1/4" IRON PIPE TAGGED "L.S. 5532" ----- X
- PUBLIC UTILITY CASEMENT ----- P. U. E.
- RADIAL LINE ----- (R)
- SET WELL MONUMENT PER CITY STANDARDS ----- ⊕
- FOUND P.K. NAIL ----- ●
- FOUND MONUMENT WELL ----- ●
- SET 1-1/4" IRON PIPE TAGGED "L.S. 5532" ----- X

### NOTES:

1. ALL DISTANCES ALONG CURVED LINE ARE CHORD MEASUREMENT.
2. ALL REAR LOT CORNERS WILL BE SET WITH A 6/8" REBAR AND PLASTIC CAP STAMPED L.S. 5532. STREET LOT CORNERS WILL BE MARKED WITH A CASH AT THE BACK OF SIDEWALK ON THE PROJECTION OF THE LOT LINE.
3. ROADS SHOWN ARE CENTERLINE RADS UNLESS NOTED OTHERWISE.
4. THIS SUBDIVISION CONTAINS 9.778 ACRES, GROSS
5. THERE IS A FIVE (5) FOOT POSTAL EASEMENT ADJACENT TO ALL PRIVATE ROADS SHOWN HEREON.
6. LOTS A AND B TO BE DEEDED TO THE HERITAGE PLACE HOME OWNERS ASSOCIATION

### BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL WITH THE SOUTHERLY BOUNDARY OF HERITAGE PLACE UNIT NO. 2, AS SHOWN ON THAT CERTAIN PLAT MAP RECORDED IN BOOK 232 OF MAPS, PAGE 1, FROM WHICH BETWEEN FOUND MONUMENTS THE BEARING IS GIVEN AS 4 89° 56' 15" E.



PARCEL 1  
81 P.M. 10

P.96119

Exhibit A-1

# PLAT OF HERITAGE PLACE UNIT NO. 3

PORTION OF LOT A, 75 P.M. 34 AND  
RESUBDIVISION OF LOTS 97, 98, AND 99 OF  
HERITAGE PLACE UNIT NO. 2 252 B.M. 1  
CITY OF SACRAMENTO, CALIFORNIA

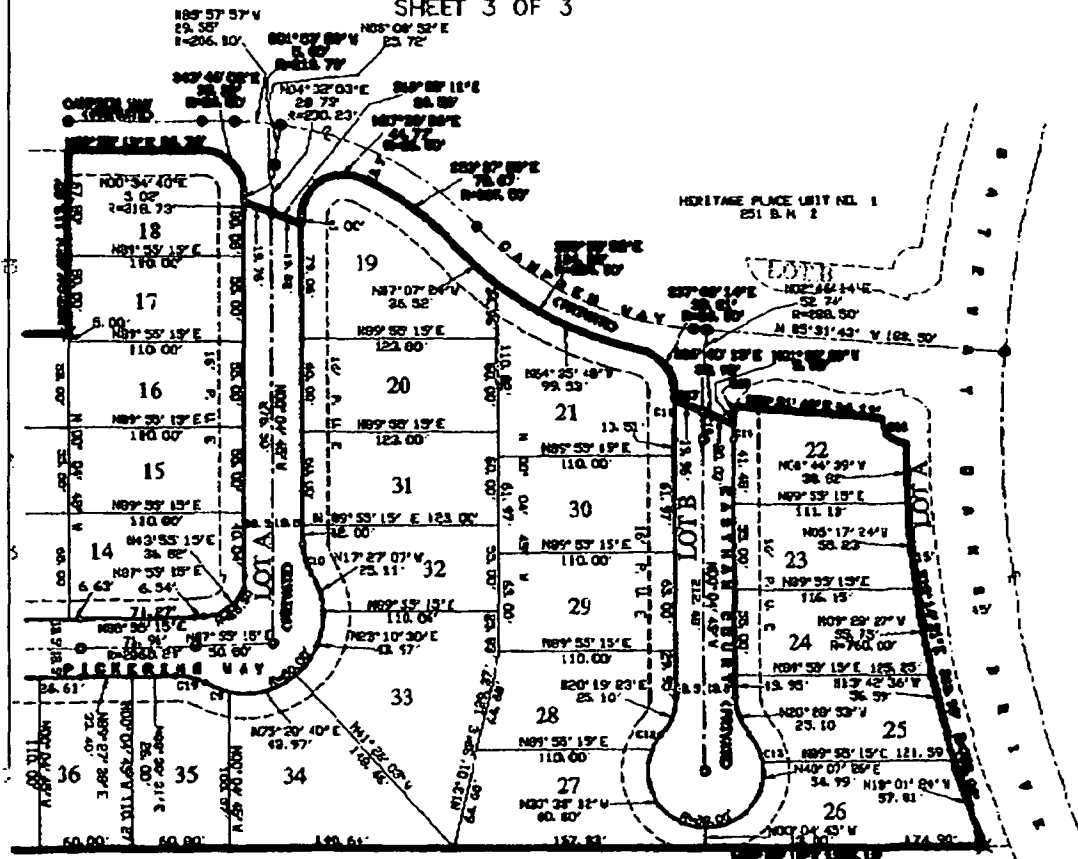
SCALE 1"=50' JULY 1999

**The Spink Corporation**

SHEET 3 OF 3

GRADE	BEARING	CHORD	RADIUS
C9	N82°27'22" W	150.24	2500
C10	N89°52'11" W	69.79	3100
C11	N87°53'11" W	30.74	6000
C12	N87°49'08" W	11.21	3100
C13	N83°16'43" W	62.27	3100
C14	N80°14'24" W	8.25	1700
C15	N17°04'30" W	92.2	2133
C16	N87°27'03" W	21.87	1100
C17	N87°52'18" W	52.97	1000
C18	N89°29'52" W	17.88	6000
C19	N78°24'52" W	129.11	3100

SEE SHEET 2 OF 3



PARCEL 1  
01 P.M. 10

NOTE:  
REFER TO SHEET 2 FOR NOTES, LEGEND, AND BASIS OF BEARINGS.

Exhibit A-2