



APPROVED  
BY THE CITY COUNCIL

JUN 9 1998

OFFICE OF THE  
CITY CLERK

1.7

CITY OF SACRAMENTO  
CALIFORNIA

AG 98-063

DEPARTMENT OF  
PUBLIC WORKS

TECHNICAL SERVICES DIVISION

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

May 20, 1998

City Council  
Sacramento, California

Honorable Members In Session:

**SUBJECT:** APPROVAL OF FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT  
ENTITLED "HERITAGE PLACE UNIT NO. 2" - (P96-119)

**LOCATION/COUNCIL DISTRICT:**

Gateway Oaks Drive  
Council District 1

**RECOMMENDATION:**

This report recommends that the City Council approve the attached resolution for the Final Map and Subdivision Improvement Agreement entitled Heritage Place Unit No. 2. See Exhibit A for the project location.

**CONTACT PERSON:**

Jon Blank, Associate Engineer, 264-7493

**FOR COUNCIL MEETING OF:**

June 9, 1998

**SUMMARY:**

On May 8, 1997, the City Planning Commission approved a Tentative Subdivision Map by adopting a Notice of Decision. All conditions of the tentative map have been met by the subdivider, Epick Homes #LLC. 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.

City Council  
Final Map (P96-119)  
May 20, 1998

The Final Map and the Subdivision Improvement Agreement requires approval by the City Council.

**COMMITTEE/COMMISSION ACTION:**

None.

**BACKGROUND:**

On May 8, 1997, the City Planning Commission approved a Tentative Parcel 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 Chapter 40 of the City Code, applicable at the time of conditional approval of the Tentative Map.

The Final Map is consistent with the South 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 Homes #LLC.

**ENVIRONMENTAL CONSIDERATIONS:**

On May 8, 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 parcel 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  
Title Map (P96-119)  
May 20, 1998

**MBE/WBE:**

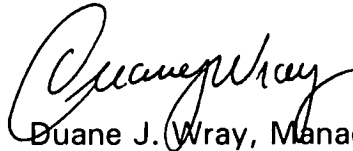
None, since no goods or services are being procured with this action.

Respectfully submitted,



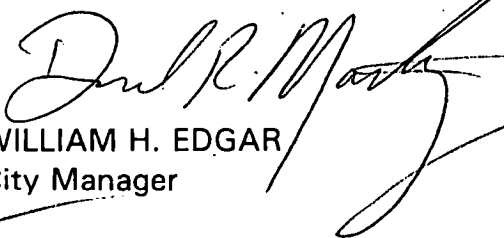
Gary Alm, Manager  
Development Services & Special Districts

Approved:



Duane J. Wray, Manager  
Technical Services Division

RECOMMENDATION APPROVED:



WILLIAM H. EDGAR  
City Manager

APPROVED:



Michael Kashiwagi  
Director of Public Works

GA:JB:dt  
DS2-11.B  
05.1998.1

Attachment

# Tentative Subdivision Map

# Heritage Place

City of Sacramento, California

**Record Owner:**

Greek Orthodox Church of The Annunciation  
614 Alhambra Blvd.  
Sacramento, California 95816

**Subdivider:**

AKT Developments  
7700 College Town Drive, Suite 101  
Sacramento, California 95826  
(916) 383-2500

**Planner:**

The Spink Corporation  
2590 Venture Oaks Way  
Sacramento, California 95833  
(916) 925-5550

**Builder:**

Epick Inc.  
1263 The Esplanade, Suite "C"  
Chico, California 95926  
(916) 891-4757

**Assessor's Parcel Number:**

274-0320-028

**Existing Use & Zone:**

Vacant/Agricultural: R-1(PUD)

**Proposed Use & Zone:**

173 Single Family Lots, R-1(AIPUD)

- UNIT 1 - 59 Lots
- UNIT 2 - 50 Lots
- UNIT 3 - 64 Lots

(Units 1 & 3 to be constructed concurrently)

- Lot "A" - Private Streets: R-1(AIPUD)
- Lots "B" & "C" - Open Space/Bike Trail Lots: R-1(AIPUD)
- Lots "D" thru "F" - Landscape Corridor Lots: R-1(AIPUD)

**Acres:** 40.0 ± Acres Total(Gross)

Lots 1-173 - Single Family Lots	26.25 ± Acres
Lot "A" - Private Streets	7.1 ± Acres
Lot "B" - Open Space (Natomas Main Drainage Canal)	1.7 ± Acres
Lot "C" - Open Space/Bike Trail (Tower Line Easement)	2.5 ± Acres
Lots "D" thru "F" - Landscape Corridor Lots	0.45 ± Acres
Public Right-of-Way/Gateway Oaks Drive	2.0 ± Acres

**Density:**

6.61 du/ac. (Net)

**Districts:**

Improvements:	City of Sacramento
Sewer:	City of Sacramento
Water:	City of Sacramento
Drainage:	City of Sacramento
Electricity:	S.M.U.D.
Gas:	Pacific Gas & Electric
Telephone:	Pacific Bell
Fire District:	City of Sacramento
School District:	Natomas Unified
Park District:	City of Sacramento

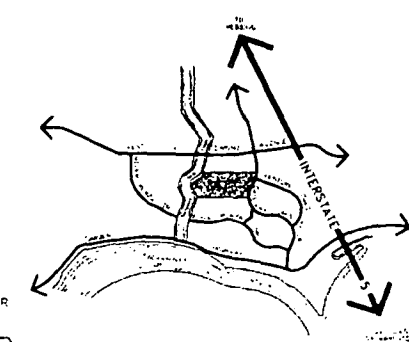
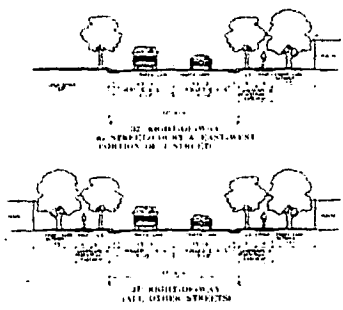
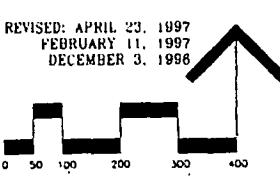
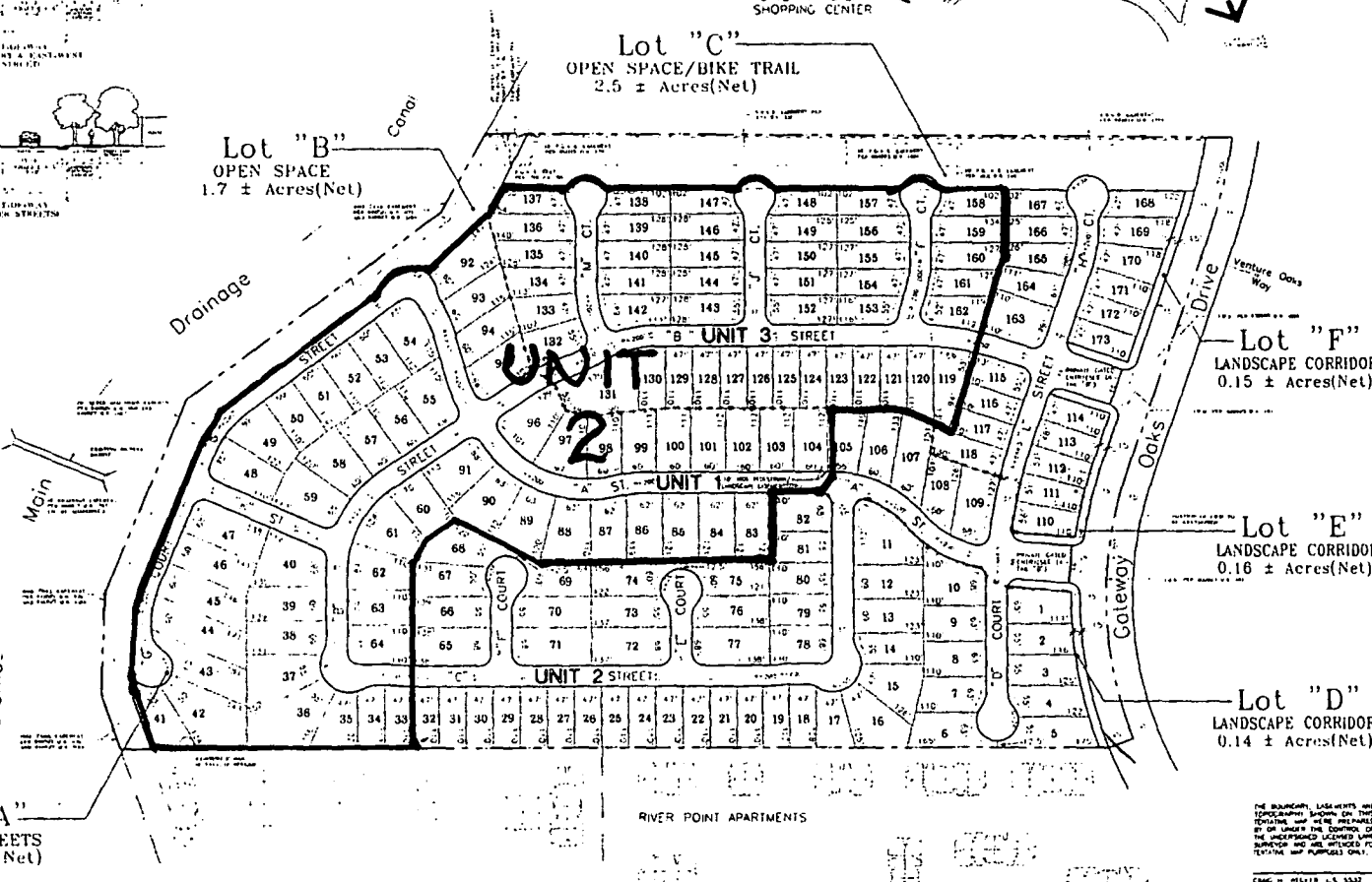


EXHIBIT A



**Lot "A"**  
PRIVATE STREETS  
7.1 ± Acres(Net)

**Lot "B"**  
OPEN SPACE  
1.7 ± Acres(Net)

**Lot "C"**  
OPEN SPACE/BIKE TRAIL  
2.5 ± Acres(Net)

**Lot "F"**  
LANDSCAPE CORRIDOR  
0.15 ± Acres(Net)

**Lot "E"**  
LANDSCAPE CORRIDOR  
0.16 ± Acres(Net)

**Lot "D"**  
LANDSCAPE CORRIDOR  
0.14 ± Acres(Net)

**Notes:**  
1) Applicant reserves the right to record multiple final maps.  
2) This is an application for a development permit.

**The Spink Corporation**  
2590 VENTURE OAKS WAY, SACRAMENTO CALIFORNIA 95833-2000  
PHONE: (916) 925-5500 FAX: (916) 925-5571  
JOB No. 9628-174

THE BOUNDARY, LEGALITY AND DIMENSIONS SHOWN ON THIS TENTATIVE MAP ARE THE PROPERTY OF THE SUBDIVIDER AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF THE SUBDIVIDER.

APPROVED  
BY THE CITY COUNCIL

JUN 9 1998

OFFICE OF THE  
CITY CLERK

**RESOLUTION NO. 98-241**

ADOPTED BY THE SACRAMENTO CITY COUNCIL

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

**APPROVING TITLE MAP ENTITLED "HERITAGE PLACE UNITY NO. 2"  
AND SUBDIVISION IMPROVEMENT AGREEMENT (P96-119)**

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

- A. The Final Map entitled "Heritage Place Unit No. 2", located at Gateway Oaks Drive, with provisions for its design and improvement, is consistent with the South Natomas Community Plan.
- 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 Homes #LLC, a California Limited Liability Company to provide for the subdivision improvements required by the Subdivision Map Act and Chapter 40 (Subdivision Regulations) of the Sacramento City Code.

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**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

DS2-11.B

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

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

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