

**APPROVED**  
BY THE CITY COUNCIL

**APR 27 1999**

OFFICE OF THE  
CITY CLERK



1.7

DEPARTMENT OF  
PUBLIC WORKS

TECHNICAL SERVICES DIVISION

CITY OF SACRAMENTO  
CALIFORNIA

AG 99-077

DEVELOPMENT SERVICES  
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April 8, 1999

City Council  
Sacramento, California

Honorable Members In Session:

**SUBJECT: APPROVAL OF FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT FOR  
REGENCY PLACE NO. 2 - (P95-125)**

**LOCATION/COUNCIL DISTRICT:**

West side of Arroyo Vista Drive, north of Grandstaff Drive  
Council District 6

**RECOMMENDATION:**

This report recommends the City Council approve the attached resolution for the Final Map and Subdivision Improvement Agreement for Regency Place No. 2.

**CONTACT PERSON:**

Faramarz Ansari, Associate Engineer, 264-7493  
Bob Robinson, Survey Party Chief, 264-8970

**FOR COUNCIL MEETING OF:**

April 27, 1999

**SUMMARY:**

On April 25, 1996, 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, Bruceville Partners. 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

City Council  
Final Map (P95-125)  
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Agreement requires approval by the City Council.

**COMMITTEE/COMMISSION ACTION:**

None.

**BACKGROUND INFORMATION:**

On August 28, 1990, the City Council approved (P89-328) a Tentative Map to divide 26.20 acres into 99 single family lots, a 14-unit condominium parcel and a recreation center for the residents of the complex, and a Special Permit to allow the development of 99 zero lot line homes. The property was subsequently separated into 5 units for the purpose of phasing map recordation and development. Regency Place Units 1, 3, and 4 have been completed however, the time extension for the Tentative Map for Regency Place expired. Therefore, upon request, on April 25, 1996, the City Planning Commission approved a new 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 Final Map of Regency Place No. 2 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 South Sacramento 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, Bruceville Partners.

**ENVIRONMENTAL CONSIDERATIONS:**

On April 25, 1996, 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.

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**ESBD CONSIDERATIONS:**

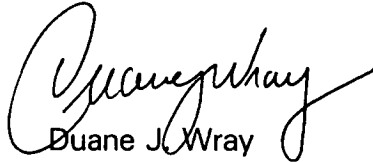
City Council adoption of the attached subdivision improvement agreement and resolution is not affected by City policy related to the ESBD Program.

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

BR:dt  
s:projdel/councilP95-125cclet  
04.0899.1  
Attachment

**APPROVED**  
BY THE CITY COUNCIL

APR 27 1999

OFFICE OF THE  
CITY CLERK

**RESOLUTION NO.** 99-196

ADOPTED BY THE SACRAMENTO CITY COUNCIL

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

**APPROVING FINAL MAP ENTITLED "REGENCY PLACE NO. 2" AND  
SUBDIVISION IMPROVEMENT AGREEMENT (P95-125)**

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

- A. The Final Map for Regency Place No. 2, located at the west side of Arroyo Vista Drive, north of Grandstaff Drive, with provisions for its design and improvement, is consistent with the South Sacramento 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 Bruceville Partners 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

S:projdel/councilP95-125clet  
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\_\_\_\_\_  
**FOR CITY CLERK USE ONLY**

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

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

Tentative Map

