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APPROVED
BY THE CITY COUNCIL

APR 28 1998

OFFICE OF THE
CITY CLERK

A698-043

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

CITY OF SACRAMENTO
CALIFORNIA

DEPARTMENT OF
PUBLIC WORKS

TECHNICAL SERVICES DIVISION

April 9, 1998

City Council
Sacramento, California

Honorable Members In Session:

SUBJECT: APPROVAL OF FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT
FOR HERITAGE PLACE UNIT NO. 1 - (P96-119)

LOCATION/COUNCIL DISTRICT:

Gateway Oaks Drive
Council District 1

RECOMMENDATION:

This report recommends the City Council approve the attached resolution for the Final Map and Subdivision Improvement Agreement for Heritage Place Unit No. 1. See Exhibit A for the project location.

CONTACT PERSON:

Jon Blank, Associate Engineer, 264-7943

FOR COUNCIL MEETING OF:

April 28, 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 subdivision's tentative map have been met by the subdivider, Epick Homes. 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

City Council
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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.

COMMITTEE/COMMISSION ACTION:

None.

BACKGROUND INFORMATION:

On May 8, 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 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.

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 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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MBE/WBE:

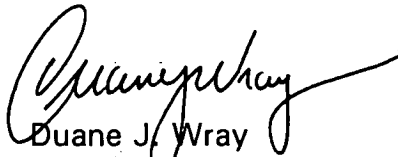
None, since no goods or services are being procured with this action.

Respectfully submitted,



Gary Alm
Manager, Development Services

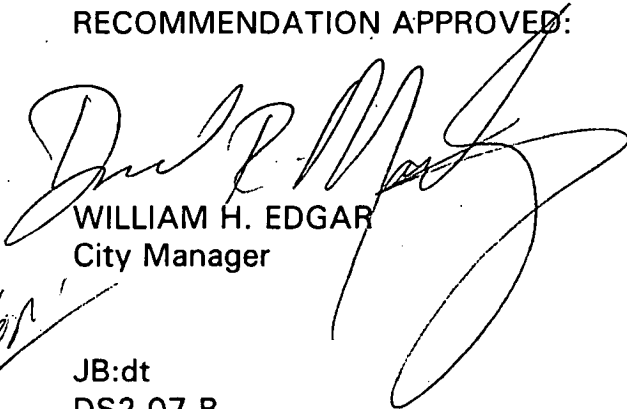
Approved:



Duane J. Wray
Manager, Technical Services

RECOMMENDATION APPROVED:

Approved:



WILLIAM H. EDGAR
City Manager



Michael Kashiwagi
Director of Public Works

JB:dt
DS2-07.B
04.0998.1

Attachment

May 8, 1997

P96-119
 Tentative Subdivision Map
Heritage Place
 City of Sacramento, California

Record Owner
 Great Orthodox Church of The Assumption
 811 Alhambra Blvd.
 Sacramento, California 95818

Subdividers
 ART Developments
 7700 College Town Drive, Suite 101
 Sacramento, California 95828
 916 443-1800

Planner
 The Spink Corporation
 1200 Venture Drive Way
 Sacramento, California 95833
 916 551-0500

Builder
 Epoch Inc
 1565 The Esplanade, Suite "C"
 Chico, California 95926
 916 891-4757

Assessor's Parcel Number
 074-6130-018

Existing Use & Zone
 Vacant/Agricultural, R-11PUD

Proposed Use & Zone:
 112 Single Family Lots, R-1-AIPUD
 UNIT 1 - 28 Lots
 UNIT 2 - 20 Lots
 UNIT 3 - 64 Lots
 (Units 1 & 2 to be constructed concurrently)

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

Acres **28.8 Acres Total Gross**

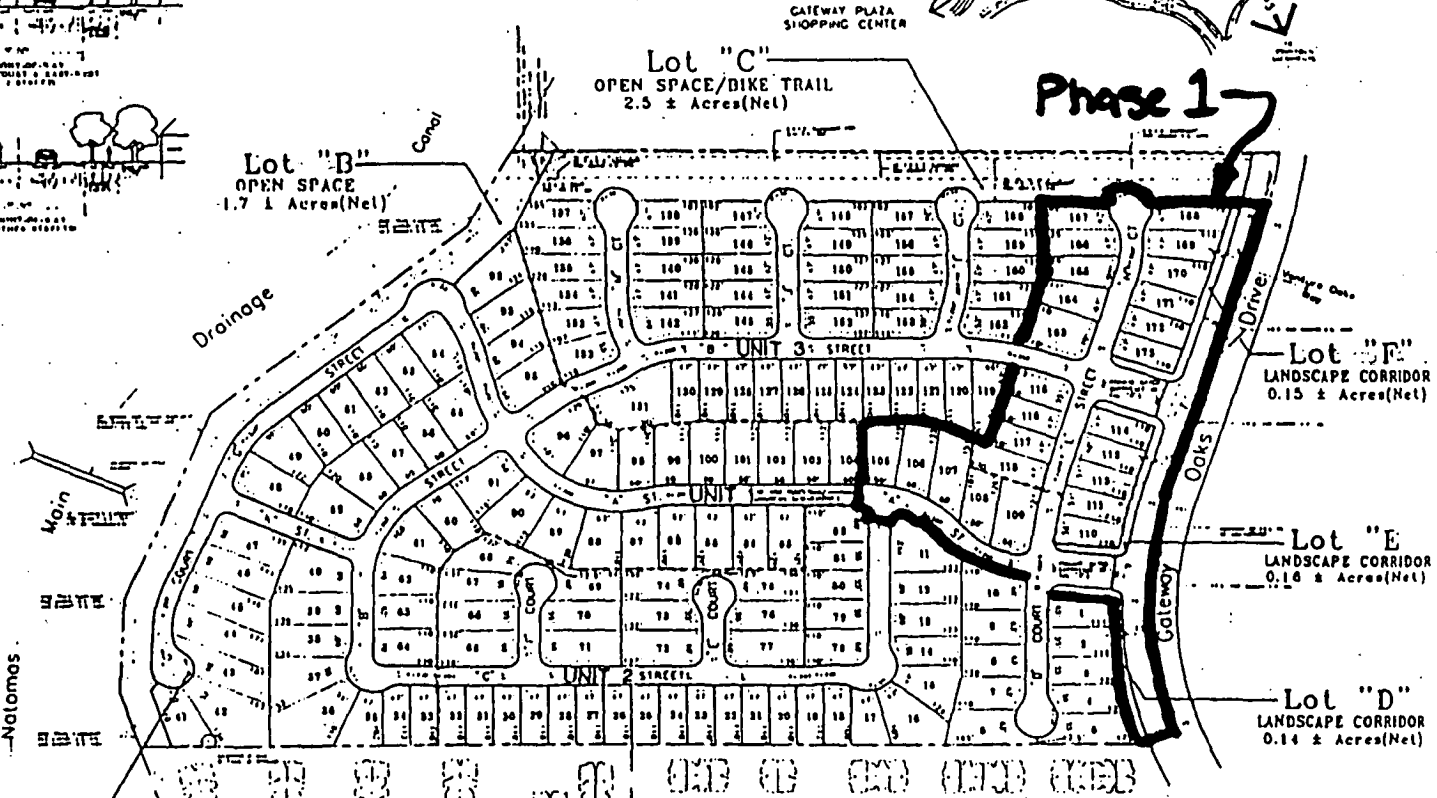
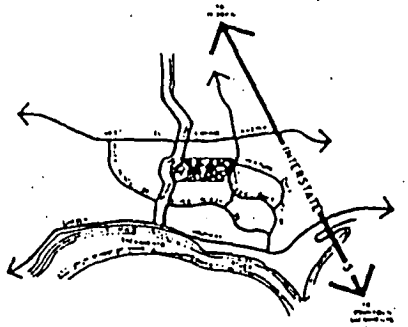
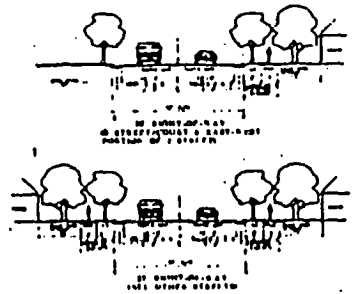
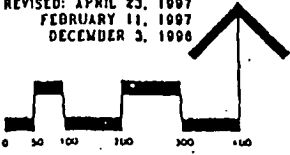
Lot 1-173 - Single Family Lots	173	4	Acres
Lot "A" - Private Streets	173	1	Acres
Lot "B" - Open Space (Notable Main Drainage Canal)	1	1	Acres
Lot "C" - Open Space/Bike Trail (Hwy 168 Corridor)	1	1	Acres
Lot "D" thru "F" - Landscape Corridor Lots	173	1	Acres
Public Right-of-Way/Gateway Oaks Drive	80	1	Acres

Drainage:
 800' Drain (Net)

Utilities

Improvements	City of Sacramento
Street	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	Notable Unified
Park District	City of Sacramento

REVISED: APRIL 23, 1997
 FEBRUARY 11, 1997
 DECEMBER 3, 1996



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

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

Lot "B"
 OPEN SPACE
 1.7 ± Acres(Net)

Phase 1

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

EXHIBIT A

APPROVED
BY THE CITY COUNCIL

APR 28 1998

OFFICE OF THE
CITY CLERK

RESOLUTION NO. 98-151

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

APPROVING FINAL MAP ENTITLED "HERITAGE PLACE UNIT NO. 1"
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 Place Unit No. 1, 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 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 Director of Public Works is authorized and directed to record the above-mentioned agreement in the official records of Sacramento County.

MAYOR

ATTEST:

CITY CLERK

DS2-07.B
04.0998.1

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____