

TO: TOWN COUNCIL

FROM: TOWN MANAGER 

RE: HERITAGE PARK SUBDIVISION PLANNING

ISSUE

The Heritage Park Subdivision was acquired by the Town in 2009 for the purpose of turning around a troubled project to benefit the Town.

RECOMMENDATION

Discuss and determine how Council wishes to proceed.

CEQA

There are no CEQA issues at this time though there could be due to changes the Town may make in the subdivision and to address environmental findings that are now over ten years old.

MONEY

Costs are unknown at present because it depends on how the Town plans the site to develop. An estimate of building the approved 40 lot subdivision is provided in the text of this report.

DISCUSSION

Heritage Park Subdivision has a history of problems dating back to the 1990's. It has gone through several owners. In 2008 and into early 2009 the Town had worked with the then owner/developer of the property to address the following issues:

- The berm needs to be maintained (paid for) by the subdivision
- A park feature to be included – possibly eliminate lots 29, 65, 66, 67, & 68.
- Vary the house designs and sizes to avoid a cookie cutter series of houses
- Senior housing might be considered
- Provide some affordable units
- No two story houses adjacent to existing neighbors and possibly next to the freeway
- Design review will be required
- LEED housing (green building)

A plan was drawn (see attached) that lowered the number of lots from 40 to 29 and addressed many of the issues raised by the Town. However, the project went into foreclosure that culminated with the Town acquiring the subdivision and land. The Town is now in the position of determining how the project will develop. The process is expected to include community meetings and analysis to make a decision. To get to that point Council may wish to consider hiring a planning firm to explore options such as the following that were suggested by a planner that the Town has previously retained.

OPTION IDEAS

1. **MODERATE DEVELOPMENT AND PARK**
Reconfigure the access connection between South Walnut Street and Stone Road, provide for a park that would be somewhat expanded over that shown in the 40-lot concept and explore a more modest level of development (less than 40 lots). Define maintenance costs and identify methods to pay.
2. **MINIMUM DEVELOPMENT**
Explore the level of development necessary to afford the construction of the access road and a larger park. Define maintenance costs and identify methods to pay.
3. **PLANNED UNIT DEVELOPMENT**
Develop a portion of the site with a smaller lot housing product sufficient to afford construction of the access road and a larger park. Define maintenance costs and identify methods to pay.
4. **DEVELOP THE ENTIRE SITE AS A PARK**
Plan a large park with passive and active elements and plan the circulation access to tie South Walnut to Stone Road. Define cost and method to pay to construct the park. Define maintenance costs and identify methods to pay.

ESTIMATE OF PLANNING CONSULTANT COSTS (include a financial analysis)

- A. **RESOLVE IN THE CONTEXT OF THE PARK, RECREATION AND OPEN SPACE MASTER PLAN**
Explore options 1 and 2. Present option implications to the PROSC, Planning Commission and have Council define a preferred concept plan. Incorporate preferred concept plan in the Master Plan document. Cost range: \$18,000 - \$24,000 Time: 2 – 3 months

B. RESOLVE CONCEPT PLAN IN A FOCUSED PUBLIC PROCESS

Similar to A, but add one public workshop, 1 PROSC meeting, 1 Planning Commission meeting, 2 Town Council meetings (one to review alternatives and one to review the preferred concept). Cost range: \$36,000 - \$45,000 Time: __?__ months

C. COMMUNITY BASED DESIGN PROCESS

Similar to B but have 3 public work shops (issue identification and design charette; feed back on concepts and identify key features; and present preferred concept and get feedback). The preferred plan would then go to PROSC, Planning Commission and Council for refinement. The final concept plan would be attached as an amendment to the Master Plan. Cost range: \$65,000 - \$90,000 Time: __?__ months

There are no doubt variations on the foregoing planning options and cost estimates. A consultant's help, someone who has seen and prepared many plans and can explain the pros and cons, could be useful to help identify a plan that is beneficial to Loomis. On the other hand it may be that the Town could begin a visioning process (community meetings, research, tabulate information, etc) without a consultant's help. This might save time and money by getting preliminary information and then focusing consultant tasks down the line. A time line and process might look like this:

OCTOBER : meet with immediate neighborhood and discuss ideas

NOVEMBER : conduct a visioning session with break out groups

JANUARY : analyze two or three options (prepare preliminary drawings and fiscal projections including identifying funding sources)

FEBRUARY : Park, Recreation and Open Space Committee review data and submit recommendations

MARCH : Planning Commission review data and submit recommendations

APRIL : Council selects a course of action that can be started in July with the new 2011/12 budget.

The time line is subject to obtaining data, holding meetings, and analyzing findings that in turn may point to a need for additional information and meetings. The goal would be to have a planning idea, cost and financing to include in the 2011/12 budget.

QUESTIONS

Since the Town acquired the subdivision there have been questions that Staff has answered as follows:

1. IS THE HERITAGE PARK SUBDIVISION STILL A LEGAL SUBDIVISION?

ANSWER: Yes, it was never reverted to acreage (a process in law whereby an inactive subdivision can be reverted to its original un-subdivided state) though the Council considered it at various times. Absent that process the subdivision stands as currently approved and recorded for 40 lots. There is no subdivision bond agreement for the public works improvements.

2. HAS THE HERITAGE PARK SUBDIVISION MAP EXPIRED?

ANSWER: No. The final map was recorded April 2006 in Placer County. No work has been done on the site however, and no lots sold, so it is possible to revise the subdivision map, since the Town owns the land, in whatever way the Town may approve subject to the restrictions of the zone (RM – 5 Medium Density Zone) and possible environmental review. The zone could be changed but that is another planning process.

3. CAN THE SUBDIVISION PARK LAND AREA BE EXPANDED?

ANSWER: Yes. Changes to the subdivision layout however can result in new environmental review.

4. CAN THE TOWN PAY BACK THE GENERAL FUND RESERVE FOR THE COST OF THE PROPERTY FROM THE QUIMBY ACT DEVELOPMENT FEES AND THEREBY MAKE THE ENTIRE ACREAGE A PARK?

ANSWER: Yes, however environmental and fiscal review would be needed because the current General Plan does not provide for a park in that area of Town, though the General Plan does not specifically identify parks in any particular areas of Town. However, the General Plan EIR and fiscal feasibility study identified the land for housing, it was zoned to allow housing, and a subdivision map was approved in furtherance of the General Plan housing goals and the goal to build Walnut to Stone Road and thus connect to Brace Road.

5. HOW MUCH MONEY WILL THE TOWN RECEIVE IN PROPERTY TAXES IF THE SUBDIVISION BUILDS OUT WITH 40 LOTS AS APPROVED?

ANSWER: At the time the land was purchased the 40 unimproved lots had a tax obligation of \$24,354 / year from which the Town would receive about 11% (\$2,679). The Town itself, as a government agency, does not pay property taxes so none are currently being paid. If the Subdivision were to develop with 40 houses, and figuring an average cost of \$300,000 then it would be expected that \$120,000 per year in property taxes would be paid [1% x (\$300,000 x 40 lots)]. Of that the Town would receive about 11% or \$13,000.

6. HOW MUCH MONEY WOULD THE TOWN GET IN DEVELOPMENT FEES?

ANSWER: The Town collects development fees to pay for such things as roads, parks, community facilities, drainage, the Horseshoe Bar interchange, and open space. If a 2,000 sq ft house were built on each lot the Town development fee as of 12/09 would be \$18,337 per house for a total of \$733,480 (\$18,337 x 40).

7. HOW MANY PEOPLE WOULD BE ADDED TO THE TOWN IF THE SUBDIVISION WERE TO BUILD OUT WITH 40 LOTS?

ANSWER: The SACOG figure for persons per household for 2010 shows Placer County at 2.41 so using that estimate results in a population of 96 people (40 x 2.41).

8. HOW MUCH WOULD IT COST TO INSTALL THE PUBLIC IMPROVEMENTS (ROADS, CURB, DRAINAGE, UTILITIES ETC) IN THE SUBDIVISION?

ANSWER: Following is an estimate of costs that could be incurred to build a 40 lot subdivision with minimal park improvements. The houses would be similar to those in Heritage Park phase 1. For comparison, costs per lot are shown for 30 and 20 lots assuming the same infrastructure would need to be built. On top of lot improvement expenses would be the cost of building the house itself. In a 40 lot subdivision with homes at 2,000 sq ft and figuring construction at \$100/sq ft to build the house, it is likely that house and lot would have to be priced at about \$300,000 to cover costs and return some profit.

HERITAGE PARK SUBDIVISION ESTIMATED COSTS TO PREPARE LOTS FOR A HOUSE

PURCHASE PRICE		352,710
DEVELOPMENT COSTS		
Planning	100,000	
Environmental	50,000	
Engineering	50,000	
Public works improvements (Apr 2005)	1,361,850	
Park improvements	150,000	
Sub Total	1,711,850	
Contingencies @ 15%	256,778	
TOTAL DEVELOPMENT	1,968,628	1,968,628
TOTAL COST ESTIMATE TO DEVELOP LOTS		2,321,338

Cost per developed lot @	40 lots	58,033
	30 lots	77,378
	20 lots	116,067

NOTE: House construction costs would need to be added to the cost per lot.

9. HOW DID THE TOWN ACQUIRE THE HERITAGE PARK SUBDIVISION?

ANSWER: The note holders and a developer they were working with did not conclude a sale so the note holders approached the Town. The Town used General Fund reserves in the amount of \$352,710 to acquire the subdivision.

10. HOW MUCH MONEY WOULD THE TOWN RECEIVE IN MAINTENANCE FEES TO MAINTAIN THE OPEN SPACE, BERM, PARK AREA, ROADS AND INFRASTRUCTURE OF THE SUBDIVISION?

ANSWER: The Heritage Park Subdivision is the final phase of the subdivision that was built next door on Becky Way. The lots in Heritage Park Subdivision would likely join that assessment district that currently pays \$574 per parcel / per year so 40 lots would pay \$22,560 per year (\$574 x 40).

11. IF A LARGE PARK AND/OR OTHER PUBLIC IMPROVEMENTS WERE BUILT WOULD THE COST OF THE ASSESSEMENT DISTRICT GO UP?

ANSWER: It could go up on all lots in the district, including those in the previous development phase, or the increased amount could just be limited to the lots in the new phase. What typically happens is that an engineer report is prepared laying out the improvements that have to be maintained and the cost to maintain them. That cost is divided among the number of lots to be assessed. In evaluating the subdivision some years back the expectation was, with the addition of the next phase, that costs would stay close to what the current lots pay or possibly go down a little because there would be more lots over which to spread costs. This assumption did not include construction and maintenance of more park area.

12. WHY ARE ASSESSMENTS CHARGED IN SUBDIVISIONS?

ANSWER: The Town General Plan requires that subdivisions pay their way. There is no extra money in Loomis to pay for maintenance of roads, landscape berms, parks, open spaces, sidewalks, storm drains trees and such in new subdivisions. Property taxes don't cover the expense so State law allows for the formation of maintenance districts to help pay for subdivision specific improvements. The money is required to be kept separate from the general funds of the Town and can only be spent on the maintenance and replacement detailed in the engineering report that sets up the district. An arterial road, like that connecting Walnut to Stone, may necessitate a sharing of some expenses between the subdivision and the Town in general. That would be described and figured out in an engineer's report.

13. DID THE TOWN HAVE TO GO INTO DEBT TO BUY THE PROPERTY?

ANSWER: No. Cash was paid from the General Fund reserves.

14. ARE THERE CARRYING COSTS IN THE TOWN HOLDING THE LAND?

ANSWER: Yes. It is expected that there will be yearly mowing (cost was \$750 so far this year) and the mowing may be needed several times per year. The use of goats on the site was looked into and found to cost \$8,000 to \$11,000 though this could be a little less from year to year if the site were suitably fenced. There may be other maintenance (blackberry control, fire safety and such) and fencing costs that may be needed. There is a road to a house that may need some maintenance too. The house is on a separate parcel not owned by the Town. The Town is discussing ongoing maintenance with a private non-profit that maintains open space areas.

15. CAN THE TOWN UTILIZE THE LAND FOR HABITAT CONSERVATION TO IMPROVE AND RESTORE WETLANDS, TREE PLANTING ETC THAT COULD BE CHARGED TO OTHER DEVELOPMENTS THAT DON'T HAVE LAND TO RESTORE AND MAINTAIN?

ANSWER: Yes. There would likely have to be an environmental review and fiscal analysis done to establish that kind of use. There would also have to be a review by the US Army Corps to determine if the land qualifies.

16. IS THE EXTENSION OF WALNUT STREET TO CONTINUE THROUGH TO INTERSECT BRACE ROAD?

ANSWER: Yes. The Town General Plan shows this to be a desired outcome in the street system and all planning to date has provided for the road connection to assist with overall Town circulation particularly getting to and from Taylor Rd and as an alternative public safety access (police & fire). The road envisioned would be much like Walnut Street with two lanes of traffic, curb, gutter, drainage and sidewalks. There are options. For instance, a connection could be made suitable only for bike, electric vehicle, and walking or some combination. A connection does not necessarily have to have automobiles passing through. Road changes would require a traffic study and could require a revision to the General Plan and of course, environmental review.

17. DID THE ORIGINAL APPROVED SUBDIVISION HAVE A PARK AND IF SO WHAT SIZE WAS IT?

ANSWER: The subdivision as presently approved has a linear park, running parallel between the road and wetland/open space that could have a walking path with some grass and possibly a small, sanded play areas with a few benches and tables. It is about 1 acre in size with a long narrow connection between bulb outs at either end.

18. WHAT IS THE STATUS OF THE US ARMY CORPS WETLAND DELINATION, RESTORATION AND MAINTENANCE REQUIREMENT?

ANSWER: See attached letter dated 12/21/06 that indicates various requirements to complete by 12/18/11 and other requirements that continue thereafter. The question at present is whether the Corps authorization transfers to the Town as the new owner of the property and if the completion time can be extended because it is unlikely that the work expected in the subdivision in 2006 is what will be done soon. The subdivision in 2006 contemplated 40 lots and that was already being changed to 29 lots when the Town was working with the most recent developer who owned the property.

19. IS THE COUNCIL OF ONE MIND AS TO WHAT TO DO WITH HERITAGE PARK SUBDIVISION?

ANSWER: No. Council looks forward to hearing from the community before deciding on a course of action.

20. CAN THE COUNCIL SELL THE LAND TO A DEVELOPER THAT WILL BUILD OUT THE SUBDIVISION WITH THE 29 LOTS AND LINEAR PARK AS PRESENTED BY SYCAMORE HOMES?

ANSWER: Yes. A sale and development agreement could include any number of lots up to 40 and such other modifications as Council and a developer may agree. Some changes could trigger additional environmental review.

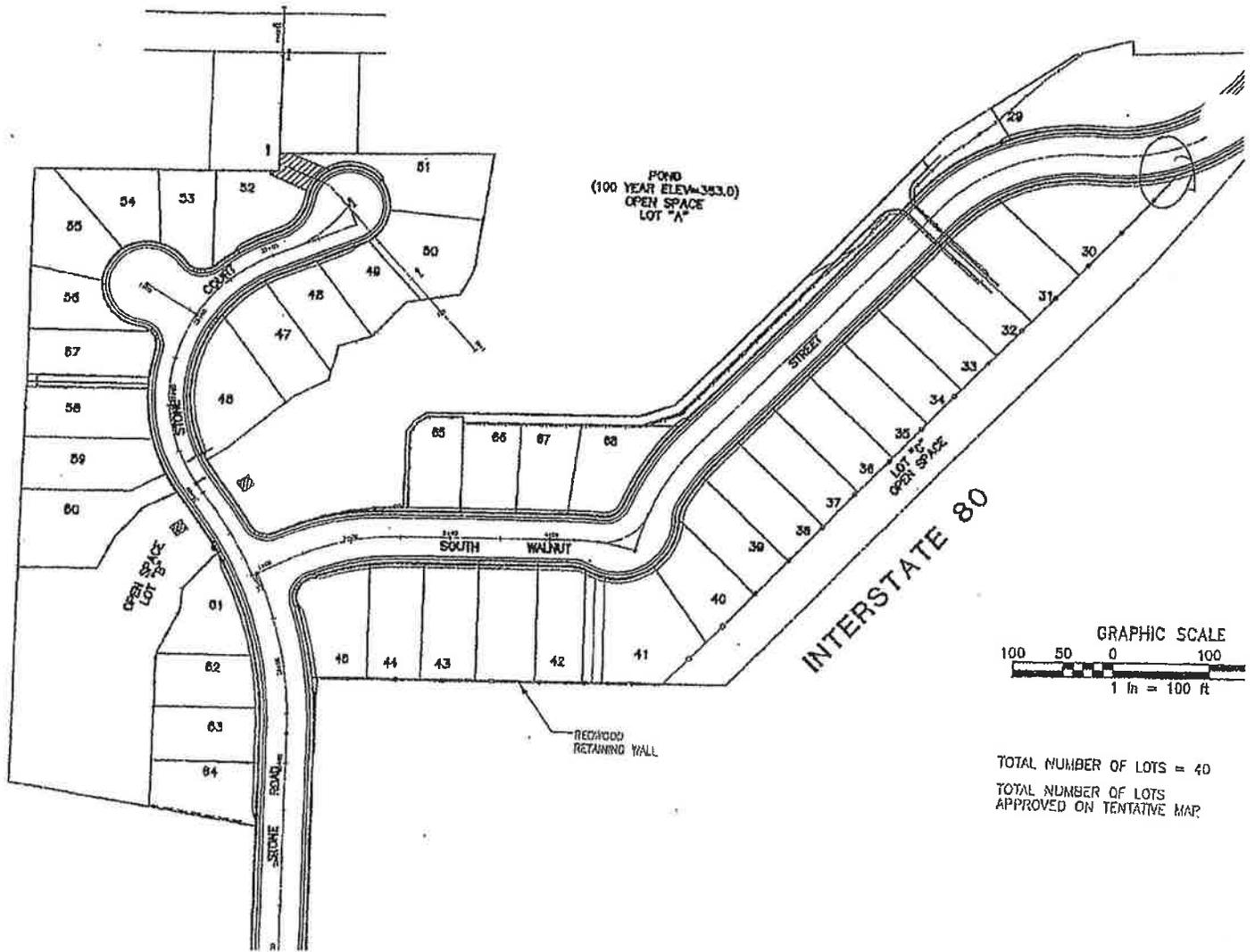
21. WILL THERE BE A COMMUNITY WIDE VOTE TO DECIDE WHAT TO DO WITH THE HERITAGE PARK SUBDIVISION?

ANSWER: No vote is planned however there could be if the Council determines that it would be helpful to the planning process. People can also decide to qualify a measure for the ballot (known as a referendum) or people can petition the Council to put a measure on a future ballot. It is too late to have a measure placed on the November 2010 ballot.

22. _____

ATTACHMENTS

- 1 page Map of Heritage Park Subdivision as approved in 2006
- 1 page Map of Heritage Park Subdivision that Sycamore Homes submitted to the Town in December 2008 addressing Town requested changes
- 9 pages US Army Corps letter dated 12/21/06 concerning waters and wetlands and detailing requirements in building the Heritage Park Subdivision



HERITAGE PARK SUBDIVISION AS APPROVED IN 2006



REPLY TO
ATTENTION OF

DEPARTMENT OF THE ARMY
U.S. ARMY ENGINEER DISTRICT, SACRAMENTO
CORPS OF ENGINEERS
1325 J STREET
SACRAMENTO, CALIFORNIA 95814-2922

December 21, 2006

RECEIVED

DEC 28 2006

FOOTHILL ASSOC.

Regulatory Branch (200600589)

Megan Nelson
Gridiron Development
4720 Mortensen Road, Suite 105
Aimes, Iowa 50014

Dear Mrs. Nelson:

This letter of permission authorizes your proposed discharge of dredged or fill material into approximately 0.30 acres of waters of the United States, including wetlands, to construct a residential development as shown on the attached drawings. The project is located in Section 9, Township 11 North, Range 7 East, MDB&M, near Loomis, in Placer County, California.

The term "you" and its derivatives, as used in this permit, means the permittee or any future transferee. The term "this office" refers to the appropriate district or division office of the Corps of Engineers having jurisdiction over the permitted activity or the appropriate official of that office acting under the authority of the commanding officer. **Work in waters of the United States must be in accordance with the following conditions of authorization:**

Special Conditions:

1. To insure permit compliance, the document entitled "Letter of Permission Application Packet w/ 404(b)(1) Alternatives Analysis Information", dated May 12, 2006, is incorporated by reference as a condition of this authorization except as modified by the following special conditions:

2. Best management practices must be followed during and after construction to minimize potential indirect adverse impacts to adjacent waters of the United States, including wetlands.

3. To mitigate for the loss of 0.30 acres of waters of the United States, you shall purchase 0.06 credits of riparian forested wetland, and 0.24 credits of seasonal wetland at a Corps approved wetland mitigation bank. The selected mitigation bank shall include the area of the permitted project within its service area. Evidence of this purchase shall be provided to this office prior to proceeding with any activity otherwise authorized by this permit. A list of approved mitigation banks has been included for your reference.

4. You shall establish and maintain a 5-acre preserve containing 2.59 acres of avoided, and preserved waters of the United States, as depicted on the exhibit entitled "Letter of Permission Application Packet w/ 404(b)(1) Alternatives Analysis Information", dated May 12, 2006, in perpetuity. The purpose of this preserve is to insure that functions and values of the aquatic environment are protected.

5. To minimize external disturbance to preserved waters of the United States, you shall establish a buffer, consisting of native upland vegetation of at least 50 feet in width from the outer limit of jurisdiction of the entire perimeter of all preserved, and avoided waters of the United States, including wetlands within the proposed preserve.

6. To insure that the preserve is properly managed, you shall develop a specific and detailed preserve management plan for the on-site preservation and avoidance areas. This plan shall be submitted to and specifically approved, in writing, by the Corps of Engineers prior to engaging in any work authorized by this permit. This plan shall describe in detail any activities that are proposed within the preserve area(s) and the long term funding and maintenance of each of the preserve areas.

7. To protect the integrity of the preserve and avoid unanticipated future impacts, no roads, utility lines, trails, benches, equipment or fuel storage, grading, firebreaks, mowing, grazing, planting, discing, pesticide use, burning, or other structures or activities shall be constructed or occur within the on-site and off-site mitigation, preservation, and avoidance areas without specific, advance written approval from the Corps of Engineers.

8. Prior to initiating any activity authorized by this permit, you shall, to insure long-term viability of mitigation, preservation, and avoidance areas:

a. Establish a fully-funded endowment to provide for maintenance and monitoring of on-site and off-site mitigation, preservation, and avoidance areas.

b. Designate an appropriate conservation-oriented third part entity to function as preserve manager and to hold the required conservation easements.

c. Record permanent conservation easements maintaining all mitigation, preservation, and avoidance areas as wetland preserve and wildlife habitat in perpetuity. Copies of the proposed deed restriction and conservation easement language shall be provided to the Corps of Engineers for approval prior to recordation.

d. Provide copies of the recorded documents to the Corps of Engineers no later than 30 days prior to the start of construction of any of the activities authorized by this permit.

9. To prevent unauthorized access and disturbance, you shall, prior to the start of

any work authorized by this permit, install fencing and appropriate signage around the entire perimeter of the preserve. All fencing surrounding mitigation, preservation, avoidance, and buffer areas shall allow unrestricted visibility of these areas to discourage vandalism or disposing of trash or other debris in these areas. Examples of this type of fencing include chain link and wrought iron.

10. You must furnish a certification report that the work, including any mitigation, has been completed in accordance with the conditions of this permit. This certification must be signed by the permittee or authorized representative and be provided to this office by no later than 60 days following the completion of the authorized work.

General Conditions:

1. The time limit for completing the work authorized ends on December 18, 2011. If you find that you need more time to complete the authorized activity, submit a request for a time extension to this office for consideration at least one month before the above date is reached.

2. You must maintain the activity authorized by this permit in good condition and in conformance with the terms and conditions of this permit. You are not relieved of these requirements if you abandon the permitted activity. This permit may be transferred upon request provided the work complies with the terms and conditions of this authorization. When the structures or work authorized by this permit are still in existence at the time the property is transferred, the terms and conditions of this permit will continue to be binding on the new owner(s) of the property. Should you wish to cease to maintain the authorized activity or abandon it without a good faith transfer, you must obtain a permit modification from this office.

3. If you discover any previously unknown historic or archeological remains while accomplishing the activity authorized by this permit, you must immediately notify this office of what you have found. We will initiate the Federal and state coordination required to determine if the remains warrant a recovery effort or if the site is eligible for listing in the National Register of Historic Places.

4. You must insure that the work complies with the conditions of Section 401 water quality certification for this project.

5. You must allow representatives from this office to inspect the authorized activity at any time deemed necessary to ensure that it is being or has been accomplished in accordance with the terms and conditions of your permit.

Further Information:

1. Congressional Authorities: You have been authorized to undertake the activity described above pursuant to:

- () Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. 403).
- (x) Section 404 of the Clean Water Act (33 U.S.C. 1344).
- () Section 103 of the Marine Protection, Research and Sanctuaries Act of 1972 (33 U.S.C. 1413).

2. Limits of this authorization.

- a. This permit does not obviate the need to obtain other Federal, state, or local authorizations required by law.
- b. This permit does not grant any property rights or exclusive privileges.
- c. This permit does not authorize any injury to the property or rights of others.
- d. This permit does not authorize interference with any existing or proposed Federal projects.

3. Limits of Federal Liability. In issuing this permit, the Federal Government does not assume any liability for the following:

- a. Damages to the permitted project or uses thereof as a result of other permitted or unpermitted activities or from natural causes.
- b. Damages to the permitted project or uses thereof as a result of current or future activities undertaken by or on behalf of the United States in the public interest.
- c. Damages to persons, property, or to other permitted or unpermitted activities or structures caused by the activity authorized by this permit.
- d. Design or construction deficiencies associated with the permitted work.
- e. Damage claims associated with any future modification, suspension, or revocation of this permit.

4. The determination of this office that issuance of this permit is not contrary to the public interest was made in reliance on the information you provided.

5. This office may reevaluate its decision on this permit at any time the circumstances warrant. Circumstances that could require a reevaluation include, but are not limited to, the following:

- a. You fail to comply with the terms and conditions of this permit.
- b. The information provided by you in support of your permit application proves to have been false, incomplete, or inaccurate (see 4 above).
- c. Significant new information surfaces which this office did not consider in reaching the original public interest decision.

Such a reevaluation may result in a determination that it is appropriate to use the suspension, modification, and revocation procedures contained in 33 CFR 325.7 or enforcement procedures such as those contained in 33 CFR 326.4 and 326.5.

6. Extensions. General Condition 1 establishes a time limit for the completion of the activity authorized by this permit. Unless there are circumstances requiring either a prompt completion of the authorized activity or a reevaluation of the public interest decision, the Corps will normally give favorable consideration to a request for an extension of this time limit.

This letter of permission becomes effective when the Federal official, designated to act for the Secretary of the Army, has signed below. A notice of appeal options is enclosed. Please refer to number 200600589 in any correspondence concerning this permit. If you have any questions, please write to Matt Rabbe, Room 1444 at the letterhead address, or telephone 916-557-5284.

For and on behalf of Ronald N. Light, Colonel, US Army, District Engineer.

ORIGINAL SIGNED

Thomas J. Cavanaugh
Chief, Sacramento Valley Office

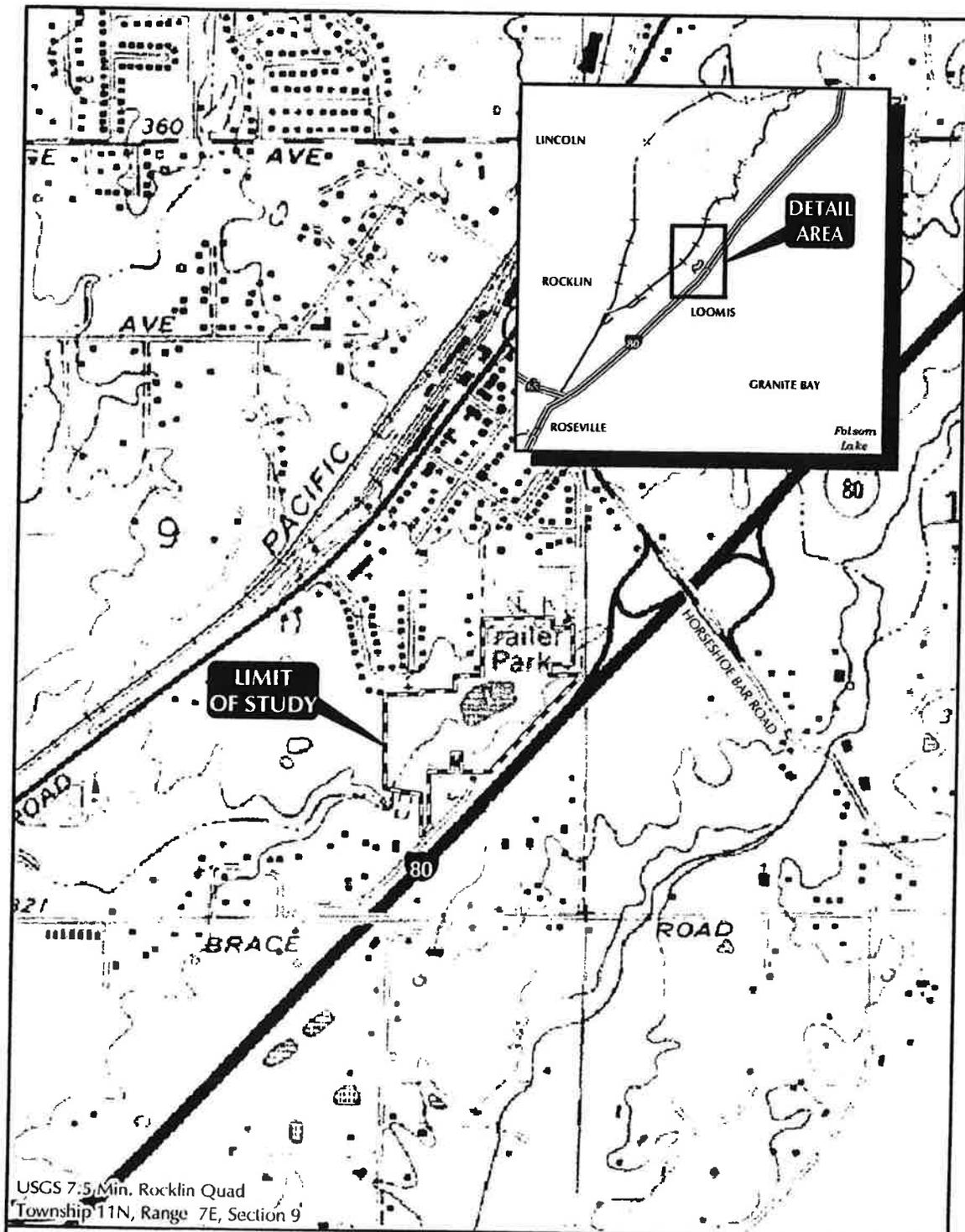
Attachments (4 drawings)

Copies Furnished: w/ attachments

Kyrsten Shields, Foothill Associates, 655 Menlo Drive, Suite 100, Rocklin, California 95765

Mr. Tim Vendlinski, U.S. Environmental Protection Agency, Region IX, Wetlands Regulatory Office (WTR-8), 75 Hawthorne Street, San Francisco, California, 94105-3901

Kent Smith, California Department of Fish and Game Region 2, 1701 Nimbus Drive, Rancho Cordova, California 95670-4599



SITE AND VICINITY

 <p>FOOTHILL ASSOCIATES <small>ENVIRONMENTAL CONSULTING • PLANNING LANDSCAPE ARCHITECTURE</small></p>	<p>N</p>  <p>0 500 1000</p>  <p>SCALE IN FEET</p>	<p>Drawn By: MAB Date: 08/16/05</p>	<p>FIGURE 1</p>
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HERITAGE PARK ESTATES

site_and_vicinity.mxd
 © 2005

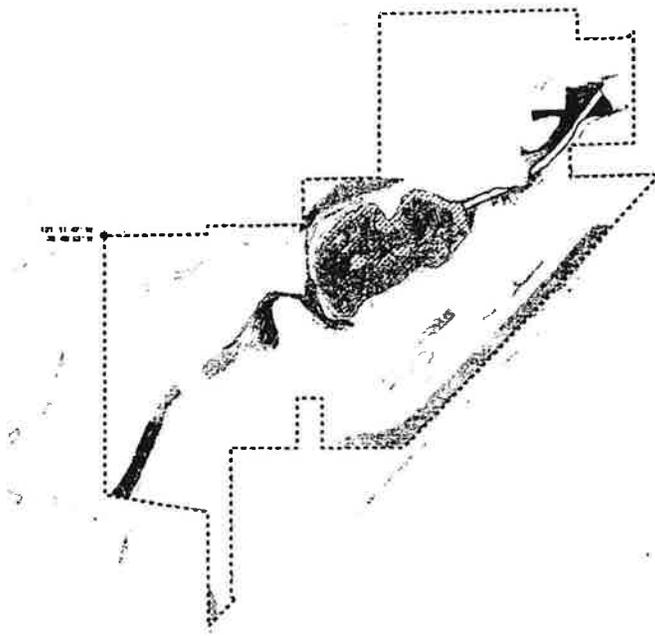


SOILS

<p>FOOTHILL ASSOCIATES <small>ENVIRONMENTAL CONSULTING • PLANNING LANDSCAPE ARCHITECTURE</small></p>	<p>N</p>	<p>0 150 300</p> <p>SCALE IN FEET</p>	<p>Drawn By: MAB Date: 08/17/05</p>	<p>FIGURE 2</p>
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HERITAGE PARK ESTATES

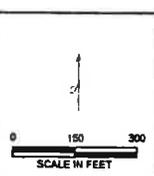
soil.mxd
 © 2005



WATERS OF THE U S		
CLASSIFICATION	PRESERVED	N26 AUTHORIZED NOT FILLED
Open Water Wetland	0.074	0.068
Riparian Woodland Wetland	0.132	0.034
Savanna Wetland	0.576	1.213
Open Water Pond	1.306	0.000
TOTAL:	2.088	0.322

OTHER FEATURES	
	Project Boundary
	Low Flow Channel

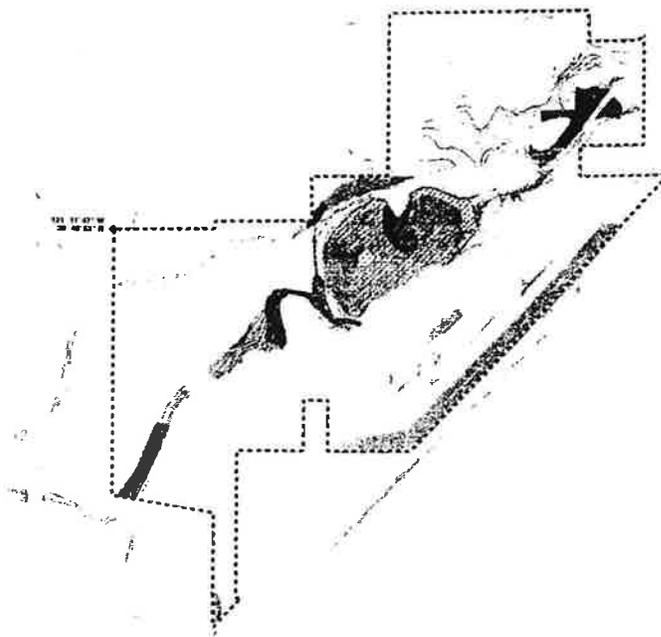
NOTES	
1	Wetland delineation subject to U.S. Army Corps of Engineers verification.
2	Digital topography provided by Martin & Pless Inc. Contour interval is 1 foot.
3	These are proposed Code for this project is 0000111.
4	Wetland and other areas of the U.S. were updated from the discharge notification drawing provided by J&J Ozaner Environmental Consulting (02/17/07).



HERITAGE PARK ESTATES
WETLAND DELINEATION AND
N26 AS-BUILTS
FOOTHILL ASSOCIATES
 ENVIRONMENTAL CONSULTING & PLANNING
 LANDSCAPE ARCHITECTURE
 2008
 DATE: 04/10/08 FILE NAME: Wetland Delineation.MXD
 REVISION: DRAWN BY: WAB
 DELINEATED BY: JGC

PROJECT: Heritage Park Estates, 14141 N. 14th Ave., Phoenix, Arizona 85020-14141, 04/10/08

04/10/08



CLASSIFICATION	WATERS OF THE U.S.		
	PRESERVED	AUTHORIZED FILL	TOTAL
Upland Soils Wetland	7.674	0.458	8.132
Palustrine Wetlands Wetland	1.133	0.004	1.137
Sekoa Wetland	1.576	1.527	3.103
Open Water Pond	1.306	0.330	1.636
TOTAL	2.689	2.317	5.006

OTHER FEATURES

--- Project Boundary

NOTES

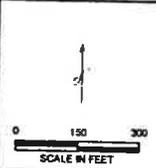
1. Data prepared in accordance with the National Wetland Inventory.

2. The National Wetland Inventory is based on the 1985 National Wetland Inventory.

3. Wetlands and other waters of the U.S. are shown on the attached map.

4. Discharge of fill material is prohibited in all Waters of the U.S. unless authorized by the U.S. Army Corps of Engineers.

5. This map was prepared by Foothill Associates, Inc. on 02/11/02.



HERITAGE PARK ESTATES

**WETLAND DELINEATION AND
N26 AUTHORIZED IMPACTS**

FOOTHILL ASSOCIATES

ENVIRONMENTAL CONSULTING & PLANNING
LANDSCAPE ARCHITECTURE

DATE: 02/11/02 FILE NAME: Wetland Delineation M20
 REVISION: DRAWN BY: MAB
 DESIGNED BY: JGC

PROJECT: Heritage Park Estates, Phase 1, Wetland Delineation and N26 Authorized Impacts, 02/11/02