



MEMORANDUM

City of Angels City Council

Date: February 3, 2026
To: City of Angels City Council
From: Amy Augustine, AICP – City Planner

Re: **RESOLUTIONS**

- 1) **26-22 (Agreement 26-09) Eureka Oaks Subdivision Map Improvement Agreement;**
- 2) **26-01 Eureka Oaks Final Subdivision Map**

RECOMMENDATION:

Approve Resolution 26-22 (Eureka Oaks Subdivision Map Improvement Agreement 26-09) then approve Resolution 26-01 (Final Eureka Oaks Subdivision Map).

BACKGROUND/DISCUSSION:

The Planning Commission conditionally approved the Eureka Oaks Tentative Subdivision Map on January 21, 2021, by Resolution 21-03. The Tentative Subdivision Map will create 66 lots including 65 single-family lots plus one condominium lot.

The City Council approved the Eureka Oaks Subdivision Development Agreement on February 16, 2021, by Ordinance 506, in accordance with the Planning Commission's recommendations. The Planning Commission approved map extensions on January 12, 2023, by Resolution 23-01 and February 8, 2024, by Resolution 24-01. Conditions of approval established for the project have been completed including, but not limited to:

- Streets, curbs, gutters, sidewalks
- Landscaping common areas
- Park site
- Fencing
- Street lights
- Sewer laterals, mainline, manholes, services, lift station
- Off-site waterline, online waterlines, services, meter installation
- Electrical
- Finish grading and rock placement
- Building pads
- Storm drain system/basin
- Offer of Dedication for Future Foundry Lane
- Dedication of roads for public use and, upon acceptance by the City, included in the City maintained road system (Maintenance of the parking areas and roadways on the proposed condominium lot shall

not be accepted for City maintenance)

- Covenants, conditions and restrictions with ongoing maintenance agreements and conditions for homeowners (e.g., outdoor storage prohibitions). Note: These will be recorded in conjunction with the final map.

Some items, including an off-site pedestrian walkway and fair-share payment for a pedestrian crossing over SR 49, are not required until prior to issuance of a certificate of occupancy for the first structure completed on site.

Outstanding items to be completed are included in the Eureka Oaks Subdivision Improvement Agreement (**Attachment B**). A bond is required in accordance with the Subdivision Improvement Agreement in the amount of \$282,865 to ensure completion of:

- Sewer lift station with emergency backup generator (\$257,000)
- Striping (\$25,865)

The Developer, Habitat for Humanity Calaveras, has requested the City of Angels record the final map.

The map has been reviewed by the City Surveyor, the City Planner, and the City Engineer. Offers of dedication for easements and road rights of way are as set forth on the map in accordance with state law and City Standards. Based on the preceding, City staff recommend approving the final map subject to approval of the bond required by the Eureka Oaks Subdivision Improvement Agreement by the City Attorney and the City Engineer.

Once recorded, Habitat for Humanity Calaveras will be able to begin vertical (home) construction on site for 107 units of work-force housing including 65 single-family homes and 42 condominiums.

Prior to issuance of an occupancy permit for the first unit, the following is required:

- Bike and Pedestrian Pathway along Copello
- Completion of items in the Subdivision Improvement Agreement

FISCAL IMPACT:

The City's Fee schedule establishes a fee, paid by the application, for reviewing and recording the final map. Therefore, no fiscal impact is anticipated.

ENVIRONMENTAL FINDING:

The final map is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15268(b)(3) of the state and City guidelines for implementing said act because the project is ministerial and ministerial projects are exempt from CEQA.

ATTACHMENTS:

- A. Resolution 26-22 - Eureka Oaks Subdivision Improvement Agreement 26-09 with Eureka Oaks Subdivision Improvement Agreement and Engineer's Estimates
- B. Resolution 26-01 – Eureka Oaks Final Subdivision Map
- C. Eureka Oaks Final Map