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CITY OF SACRAMENTO
CALIFORNIA

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

APPROVED
BY THE CITY COUNCIL

June 16, 1998

JUN 30 1998

OFFICE OF THE
CITY CLERK

AG 98-105

City Council
Sacramento, California

Honorable Members In Session:

SUBJECT: APPROVAL OF FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT
FOR JACINTO VILLAGE UNIT NO. 1 - (P93-157)

LOCATION/COUNCIL DISTRICT:

Jacinto Avenue
Council District 8

RECOMMENDATION:

This report recommends the City Council approve the attached resolution for the Final Map and Subdivision Improvement Agreement for Jacinto Village Unit No. 1.

CONTACT PERSON:

Jon Blank, Associate Engineer, 264-7493

FOR COUNCIL MEETING OF:

June 30, 1998

SUMMARY:

On November 21, 1996, the City Council 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, J & L Properties, a General Partnership. The subdivider wishes to

City Council
Final Map (P93-157)
June 11, 1998

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 Agreement requires approval by the City Council.

COMMITTEE/COMMISSION ACTION:

None.

BACKGROUND INFORMATION:

On November 21, 1996, 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 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, J & L Properties, a General Partnership.

ENVIRONMENTAL CONSIDERATIONS:

On November 21, 1996, the City Planning Commission adopted a Notice of Decision ratifying the Negative Declaration and approving the mitigation monitoring plan for this project.

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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.

MBE/WBE:

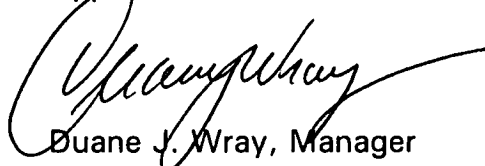
None, since no goods or services are being procured with this action.

Respectfully submitted,



Gary Alm, Manager
Development Services & Special Districts

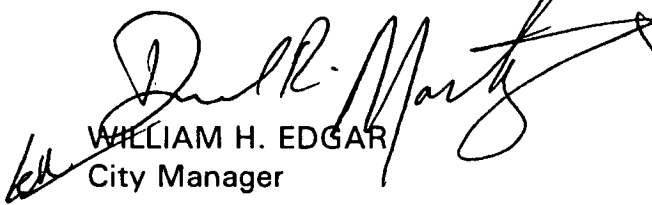
Approved:



Duane J. Wray, Manager
Technical Services Division

RECOMMENDATION APPROVED:

Approved:



WILLIAM H. EDGAR
City Manager



Michael Kashiwagi
Director of Public Works

GA:JB:dt
s:techassist/projdel/jblank/p93-157cclet
06.1198.1

Attachment

APPROVED
BY THE CITY COUNCIL

JUN 30 1998

OFFICE OF THE
CITY CLERK

RESOLUTION NO. 98-322

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

APPROVING FINAL MAP ENTITLED "JACINTO VILLAGE UNIT NO. 1" AND SUBDIVISION IMPROVEMENT AGREEMENT (P-93-157)

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

- A. The Final Map for Jacinto Village Unit No. 1, located at Jacinto Avenue, 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 J & L Properties, a General Partnership 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:techassist/projdel/jblank/p93-157cclet
06.1198.1

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

REVISED TENTATIVE MAP FOR JACINTO VILLAGE CITY OF SACRAMENTO, CALIFORNIA

JULY, 1994
APRIL, 1995
NOVEMBER, 1995
JULY, 1996



117-202-04
FULTON &
NORMA
KELTNER

117-202-05
MILTON &
CONCETTA
REKHEBERG

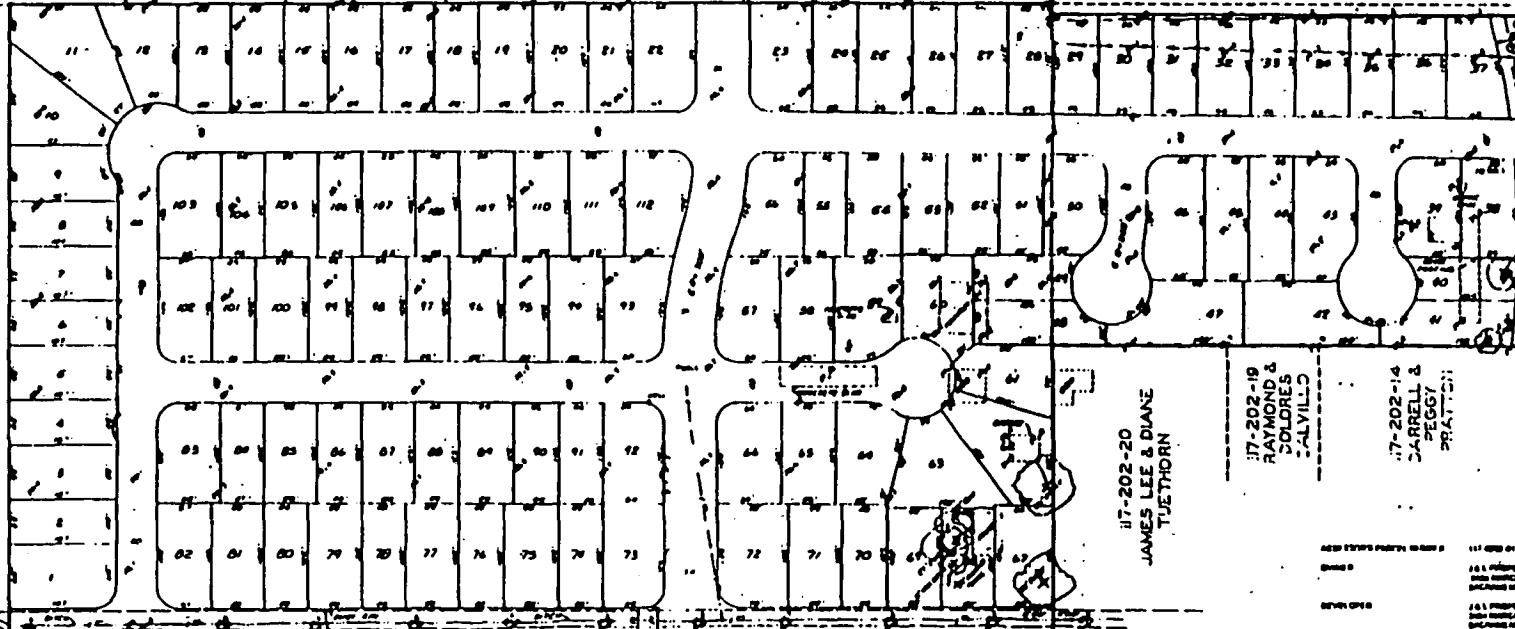
117-202-06
ALBERT &
SHARON
ZAYAS

117-202-07
ROBERTA
BETTY
VALNE

117-202-08
SHASTA JOINT VENTURE

117-202-31
WESTERNER MOBILE HOME PARK

117-202-22
MID STATE BAPTIST
LOAN ASSOCIATION



117-202-20
JAMES LEE & DIANE
TUETHORN

117-202-19
RAYMOND &
DOLores
CALVILLO

117-202-14
DARRELL &
PEGGY
PRAETZ

JACINTO WEST
SUBDIVISION

117-204-23
GENEVA &
EDGAR
SLAYTON

117-204-24
GENEVA &
EDGAR
SLAYTON

117-204-11
MICHAEL &
BARBARA
PALACA

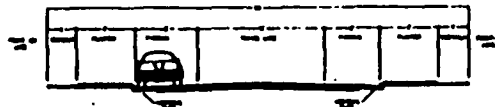
117-204-12
SHASTA
JOINT VENTURE

117-204-13
SHASTA
JOINT VENTURE

117-204-14
SHASTA
JOINT VENTURE

117-204-15
SHASTA
JOINT VENTURE

117-204-16
FIRST
SOUTHERN
BAPTIST
CHURCH



ENHANCED LOCAL STREET

- 117-202-01 to 117-202-31
- 117-204-01 to 117-204-16
- 117-202-19
- 117-202-14
- 117-202-20
- 117-202-22
- 117-204-23
- 117-204-24
- 117-204-11
- 117-204-12
- 117-204-13
- 117-204-14
- 117-204-15
- 117-204-16

AS PER

NOTE:
TRAFFIC AND PARKING MAY OCCUR
IN ACCORDANCE AVAILABLE WITH
LOCAL ORDINANCES



KASL
COUNTY OF SACRAMENTO
PLANNING DEPARTMENT
1115 J STREET, SACRAMENTO, CA 95833
TEL: (916) 441-2200
FAX: (916) 441-2201

Exhibit A
NOVEMBER 21, 1996

ITEM # 1
PAGE # 5C