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DEPARTMENT OF
PUBLIC WORKS

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET, 2nd Floor
SACRAMENTO, CA 95814-2700

DEVELOPMENT SERVICES DIVISION

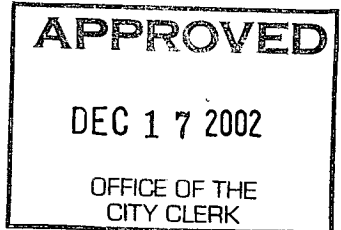
PH. (916) 264-7995
FAX (916) 264-5786

December 3, 2002

City Council
Sacramento, California

CG 2002-228

Honorable Members in Session:



**SUBJECT: APPROVAL OF FINAL MAP AND SUBDIVISION IMPROVEMENT
AGREEMENT FOR "2515 I STREET" (P00-161)**

LOCATION/COUNCIL DISTRICT:

Central City - north side of I Street between 25th & 26th Street
Council District 3

RECOMMENDATION:

This report recommends the City Council adopt the attached resolution approving the Final Map and Subdivision Improvement Agreement for 2515 I Street.

CONTACT PERSONS: Fritz Buchman, Senior Engineer, 264-7493
Bob Robinson, Supervising Surveyor, 264-8970

FOR COUNCIL MEETING OF: December 17, 2002

SUMMARY:

On July 18, 2001, the City Planning Commission approved a Tentative Subdivision Map by adopting a Notice of Decision. The subdivider, 2515 I Street Development Company, LLC., a California Limited Liability Company, 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 agrees to complete the improvements at a later date. All other conditions of the subdivision's Tentative Map have been met by the subdivider.

Department of
PUBLICWORKS
CITY OF
SACRAMENTO

City Council
Final Map for 2515 I Street
December 3, 2002

The Final Map and the Subdivision Improvement Agreement require approval by the City Council. See Exhibits "A-1 through A-2" for project location.

COMMITTEE/COMMISSION ACTION:

None.

BACKGROUND INFORMATION:

On July 18, 2001, the City Planning Commission approved a Tentative Subdivision Map by adopting a Notice of Decision.

Pursuant to Sacramento City Code Section 16.28.110, and Government Code Section 66458, the City Council may approve Final Maps by resolution. The map presented conforms to all the requirements of the Government Code and Title 16 of the City Code applicable at the time of conditional approval of the Tentative Map.

The Final Map is consistent with the Central City Community Plan. The deferred improvement work has been secured through a Subdivision Improvement Agreement, all other conditions of approval have been met, and the Final Map is presented for approval.

FINANCIAL CONSIDERATIONS:

All subdivision costs are being paid by the subdivider, 2515 I Street Development Company, LLC., a California Limited Liability Company.

ENVIRONMENTAL CONSIDERATIONS:

On July 18, 2001, 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 Section 16.28.110, and Government Code Section 66458, the City Council may approve Final Maps by resolution. The map presented conforms to all the requirements of the Government Code and Title 16 of the City Code applicable at the time of conditional approval of the Tentative Map.

City Council
Final Map for 2515 I Street
December 3, 2002

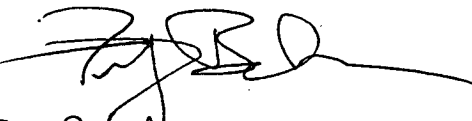
The Council action recommended in this report supports the following City Strategic Plan goals:

- Enhance and preserve the neighborhoods
- Promote and support economic vitality
- Improve and diversify the transportation system

ESBD CONSIDERATIONS:

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

Respectfully submitted,


for Gary Alm,
Manager, Development Services

RECOMMENDATION APPROVED:

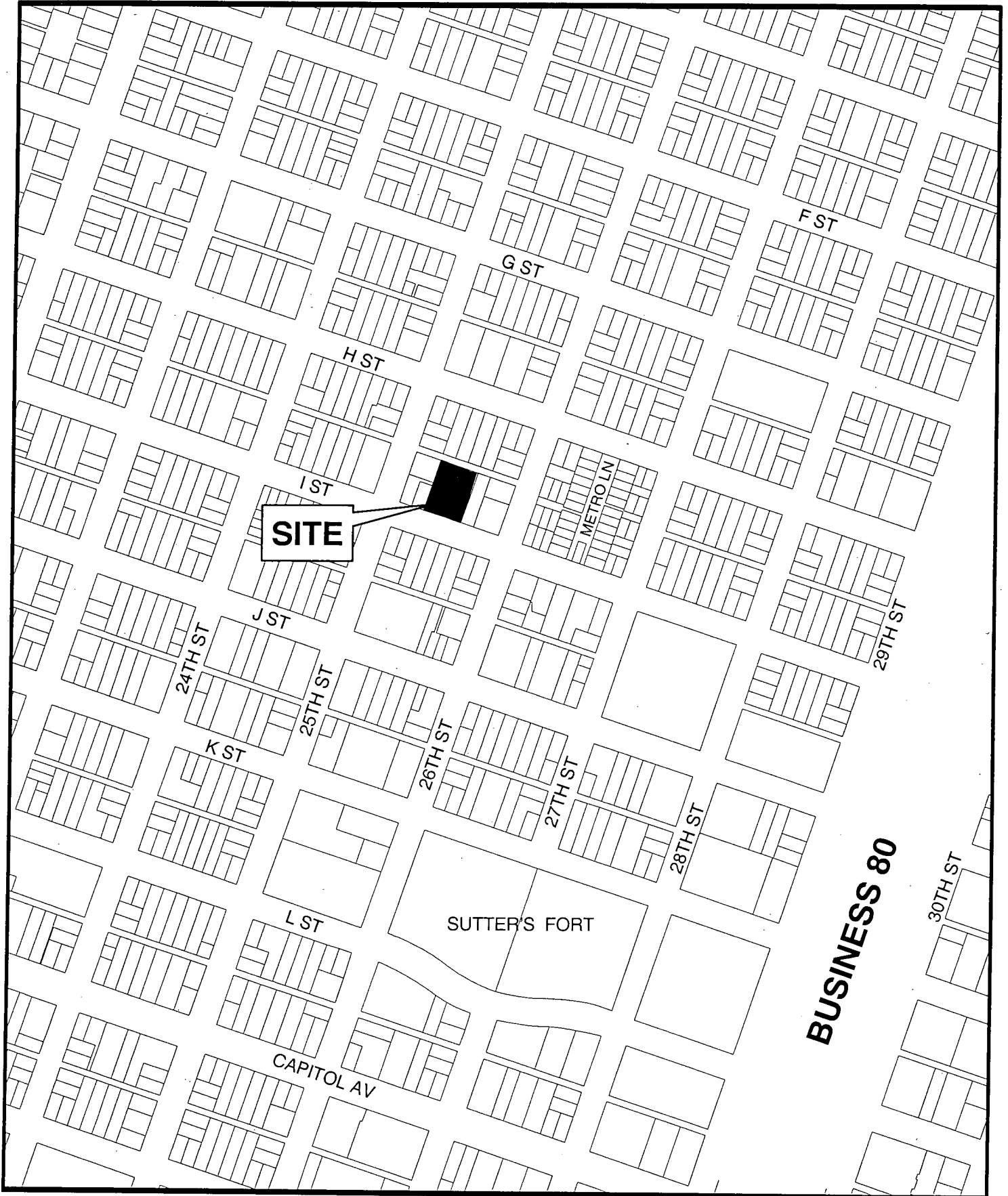

ROBERT P. THOMAS
City Manager

Approved:


Michael Kashwagi
Director of Public Works

FB/sr

EXHIBIT A-1



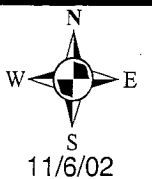
Department of
PUBLICWORKS
CITY OF INDIANAPOLIS
Development Services
& Special Districts
Jerry Lovato

0 100 200 400 600 800 Feet



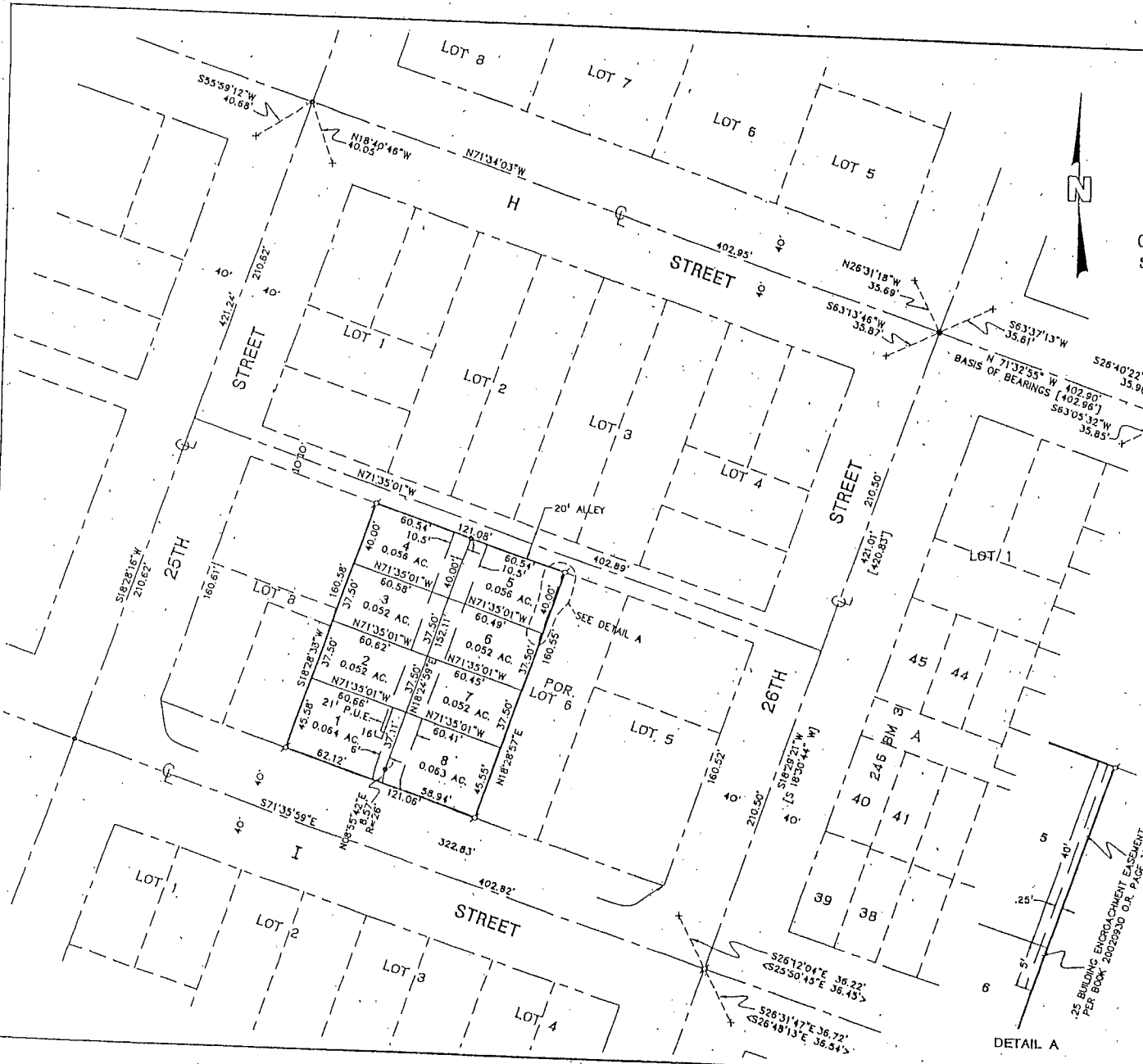
1 inch equals 400.00 feet

2515 I STREET



PLAT OF
2515 I STREET
 SUBDIVISION NO. P 00-161
 LOT 7 AND A PORTION OF LOT 8
 IN THE BLOCK BOUNDED BY
 H, I, 25TH, AND 26TH STREETS

CITY OF SACRAMENTO DATE: NOVEMBER, 2002
 STATE OF CALIFORNIA SCALE 1" = 30'
 ROSE'S ENGINEERING - GEOLOGY & SURVEYING INC.
 9070 ELK GROVE BLVD. - ELK GROVE, CALIFORNIA
 SHEET 2 OF 2 SHEETS



LEGEND

- DIMENSION POINT - NOTHING FOUND OR SET
- FOUND SACRAMENTO CITY MAG NAIL AND WASHER
- ⊙ SET PK NAIL 1/2" DIA. x 1 1/2" LONG
- ⊕ SET 3/4" IRON PIPE W/ PLUG STAMPED L.S. 5532
- + CHISELED CROSS PER CITY RECORD.
- P.U.E. PUBLIC UTILITY EASEMENT
- <> RECORD PER 48 RS 1
- [] RECORD PER 246 BM 3

NOTES

1. ALL DISTANCES ON CURVED LINES ARE CHORD MEASUREMENTS.
2. TOTAL AREA FOR THIS SUBDIVISION IS 0.446 ACRES, GROSS.
3. THE CENTERLINE OF H, I, 25TH, AND 26TH STREETS WERE ESTABLISHED FROM EXISTING IMPROVEMENTS
4. FEE TITLE OF LOTS 1 AND 8 EXTENDS TO THE CENTERLINE OF I STREET
5. THIS MAP IS SUBJECT TO AN AGREEMENT ENTITLED "AGREEMENT FOR CONVEYANCE OF EASEMENTS", RECORDED IN BOOK _____ O.R. PAGE _____

BASIS OF BEARINGS

THE BASIS OF BEARINGS OF THIS SURVEY IS IDENTICAL WITH THE CENTERLINE OF H STREET AS SHOWN ON THE MAP, FILED IN BOOK 246 BM 3, SACRAMENTO COUNTY RECORDS, THE BEARING OF WHICH IS SHOWN AS N 71°32'55" W.

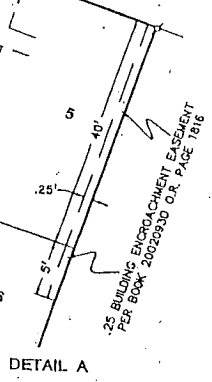
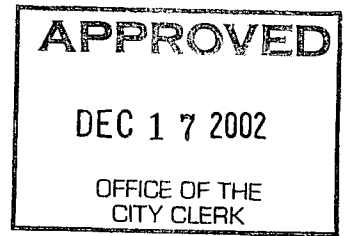


EXHIBIT A-2



RESOLUTION NO. 2002-834

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

APPROVING FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT ENTITLED "2515 I STREET" (P00-161)

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

- A. The Final Map for 2515 I Street, located in Central City - north side of I Street between 25th & 26th Street, with provisions for its design and improvement, is consistent with the City General Plan 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 subdivision is hereby approved subject to the execution by all parties of its Subdivision Improvement Agreement.
- 2. All dedications 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 2515 I Street Development Company, LLC., a California Limited Liability Company to provide for the subdivision improvements required by the Subdivision Map Act, Title 16 (Subdivision Regulations) of the Sacramento City Code, and the adopted conditions of the approved Tentative Map.

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.

ATTEST:

MAYOR

CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____