17

DEPARTMENT OF
PUBLIC WORKS

ENGINEERING DIVISION

THOMAS M. FINLEY
ENGINEERING DIVISION MANAGER

CITY OF SACRAMENTO
CALIFORNIA

927 TENTH STREET
ROOM 200
SACRAMENTO, CA
95814-2705

916-449-8220

CONSTRUCTION SECTION
640 BERCUT DRIVE
SUITE B
SACRAMENTO, CA
95814-0131

916-449-5282

APPROVED
BY THE CITY COUNCIL

JUN 27 1989

OFFICE OF THE
CITY CLERK

AG88271

June 27, 1989

City Council
Sacramento, California

Honorable Members In Session:

SUBJECT: Agreement of Irrevocable Offer of Dedication and Intent to Vacate

SUMMARY

This agreement is necessary for future access to a parcel of land (APN:117-0155-001-0000) located between the Laguna Creek Unit No. 1 and Laguna Creek Unit No. 2 subdivisions (see attached map).

BACKGROUND

The tentative map for Laguna Creek was approved by Council on March 4, 1986, Resolution No. 86-172 (see attached). It provides entitlements for Unit No. 1 and Unit No. 2, and delineates subject parcel as "not a part of this subdivision" (NAPOTS). Potential access is indicated to the NAPOTS parcel through Unit No. 1.

A final map was subsequently approved for Unit No. 1 and construction has been completed. The street pattern for Unit No. 1 was modified from that shown on the tentative map by replacing the stubbed streets at the south subdivision boundary with cul-de-sac bulbs. This was apparently due to the uncertainty, at the time, of future development in the area which was dependent upon the Laguna Creek Assessment District.

Subject agreement will have the effect of reserving right-of-way in order that a potential subdivider of APN:117-0155-001-0000 can reconstruct the cul-de-sac bulbs and extend the three (3) streets into the property.

FINANCIAL DATA

None.

POLICY CONSIDERATIONS

None.

MBE/WBE EFFORTS

None.

RECOMMENDATION

It is recommended tht the attached resolution be approved authorizing the City Manager and City Clerk to execute the Agreement of Irrevocable Offer of Dedication and Intent to Vacate.

Respectfully submitted,

Terence W. Moore

TERENCE W. MOORE
Supervising Engineer
Development Services

Recommendation Approved:

Walter J. Slipe

WALTER J. SLIPE
City Manager

Approved:

Melvin H. Johnson

MELVIN H. JOHNSON
Director of Public Works

LM:jd
DS5-26.F
06.1989.2

June 27, 1989
District No. 7

CONTACT PERSON

Robert Jones, Senior Engineer
449-8229

17

RESOLUTION NO. 89-494

APPROVED BY THE CITY COUNCIL

JUN 27 1989

OFFICE OF THE CITY CLERK

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

APPROVING AGREEMENT OF IRREVOCABLE OFFER OF DEDICATION AND INTENT TO VACATE AS RELATED TO THE SUBDIVISION ENTITLED "LAGUNA CREEK UNIT NO. 1"

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO AS FOLLOWS:

1. The City Manager and City Clerk are hereby authorized to execute the Agreement of Irrevocable Offer of Dedication and Intent to Vacate, as it relates to certain lots in the subdivision entitled "Laguna Creek Unit No. 1."

2. The City Clerk shall cause the original of this Agreement, with exhibits, attested by the City Clerk under seal, to be recorded.

_____
MAYOR

ATTEST:

_____
CITY CLERK

DS5-26.F
06.1989.1

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

RESOLUTION No. 86-172

Adopted by The Sacramento City Council on date of

MAR 04 1986

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A TENTATIVE MAP FOR PROPERTY LOCATED AT THE SOUTHERLY TERMINUS OF CARLIN ROAD

(P84-006) (APN: 117-152-09; 154-09; 155-02; 157-01,05)

WHEREAS, the City Council, on March 4, 1986, held a public hearing on the request for approval of a tentative map for ~~property~~ located at the southerly terminus of Carlin Road;

WHEREAS, all governmental and utility agencies affected by the development of the proposed subdivision have been notified and given the opportunity to respond;

WHEREAS, the City Environmental Coordinator has determined that the proposed project will not have a significant effect on the environment, and has provided notice to the public of the preparation of a Negative Declaration;

WHEREAS, the City Planning Commission has submitted to the City Council its report and recommendations on the proposed subdivision;

WHEREAS, the City Council has considered the design of the proposed subdivision in relation to feasible future passive or natural heating and cooling opportunities; and

WHEREAS, the City Council has considered the effects that approval of the proposed subdivision would have on the housing needs of the Sacramento Metropolitan area and balances these needs against the public service needs of City residents and available fiscal and environmental resources.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO THAT:

1. The Supplemental Environmental Impact Report has been prepared in compliance with CEQA, State and City Guidelines, and the General Plan has reviewed and considered the information contained therein.

2. None of the conditions described in Government Code Section 66474, subsections (a) through (g) inclusive, exist with respect to the proposed subdivision.

3. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan, and Chapter 40 of the City Code, which is a Specific Plan of the City. Both the City General Plan and the 1968 Valley Hi Community Plan designate the subject site for light density residential use(s).

4. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in violation of the applicable waste discharge requirements prescribed by the California Regional Quality Control Board, Central Valley Region in that existing treatment plants have a design capacity adequate to service the proposed subdivision.

5. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

6. The tentative map for the proposed subdivision is hereby approved, subject to the following conditions which must be satisfied prior to the filing of the final map unless a different time for compliance is specifically noted:

   a. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code;

   b. Prepare a sewer and drainage study for the review and approval of the City Engineer; may require off-site extensions and oversizing;

   c. Pursuant to City Code Section 40.1302 (Parkland Dedication), the applicant shall submit to the City an appraisal of the property to be subdivided and pay the required parkland dedication in-lieu fees. The appraisal shall be dated not more than 90 days prior to the filing of the final map;

   d. Pursuant to City Code Section 40.319-1, the applicant shall indicate easements on the final map to allow for the placement of centralized mail delivery units. The specific locations for such easements shall be subject to review and approval of the City Engineer after consultation with the U.S. Postal Service;

   e. The applicant/developer shall designate and place on the final map those structures and/or lots which will meet the required 80 percent south orientation (including solar access) to the satisfaction of the Planning Director, or comply with Title 24 requirements of the Uniform Building Code;

   f. Meet all County Sanitation District requirements;

   g. Dedicate and construct Hermitage Way extension between Lots 233 and Lot A to a 50-foot right-of-way;

h. Dedicate and construct Sunnyfield Way extension from Lot 200 to 214 to a 50-foot right-of-way;

i. Submit a soils test prepared by a registered engineer to be used in street design;

j. Submit a seepage study prepared by a registered engineer which identifies and recommends solutions for ground water related problems which may occur within both the subdivision lots and public right-of-way. Construct appropriate facilities to alleviate these problems;

k. Street sections shall be designed to provide for stabilized subgrades and pavement sections under high ground water conditions;

l. A portion of the property lies in a Federal flood hazard area. No development can be approved until appropriate measures are taken to remove the area from the flood zone. Developer to pay all fees and costs related hereto;

m. If the project is to be built in phases, the following items are required as conditions of the initial phase:

- off-site drainage, sewer and water facilities;
- relocation of SMUD facilities;
- removal of floodplain from FEMA maps.

n. The City will condemn, at the developer's expense, any off-site right-of-way as may be necessary;

o. Dedicate 54-foot right-of-way along Carlin Avenue as per study on file with the City;

p. Provide two 12-foot lanes and a ditch on Carlin Avenue north of the northern boundry to meet existing pavement as a minimum. Provide full improvements along east side of N.A.P.O.T.S. lot and 12 feet of paving on opposite centerline of Carlin Avenue;

q. Abandon existing water well to the satisfaction of the County Health Department;

r. Reduce cul-de-sac lengths as much as possible to restrict access to the school.

s. Appropriate assessment districts or other funding methods will have to be formed to cover the costs of improvements in drainage, sewage, bridges, channel improvements, streets, water, and other public facilities in the Laguna Creek Study Area.

t. Final maps cannot be filed unitl the necessary permanent off-site improvements are substantially complete to the satisfaction of the Public Works Director.

u. Applicant/owner shall join a maintenance district for the Laguna Creek Study Area prior to the filing of the final map. May require applicant/owner to form district.

v. All requirements of CEQA and all federal requirements shall be met. Upon approval of the study of the City if modifications to the Subdivision Review Committee conditions are required in the opinion of the Public Works Department, the appicant shall be resubmitted for reconditioning and approval to the Subdivision Review Committee at the earliest possible date.

w. Depending on the extent of improvements constructed under the assessment district, off-site street, water, sewer, and drainage improvements shall be constructed to the satisfaction of the Public Works Department.

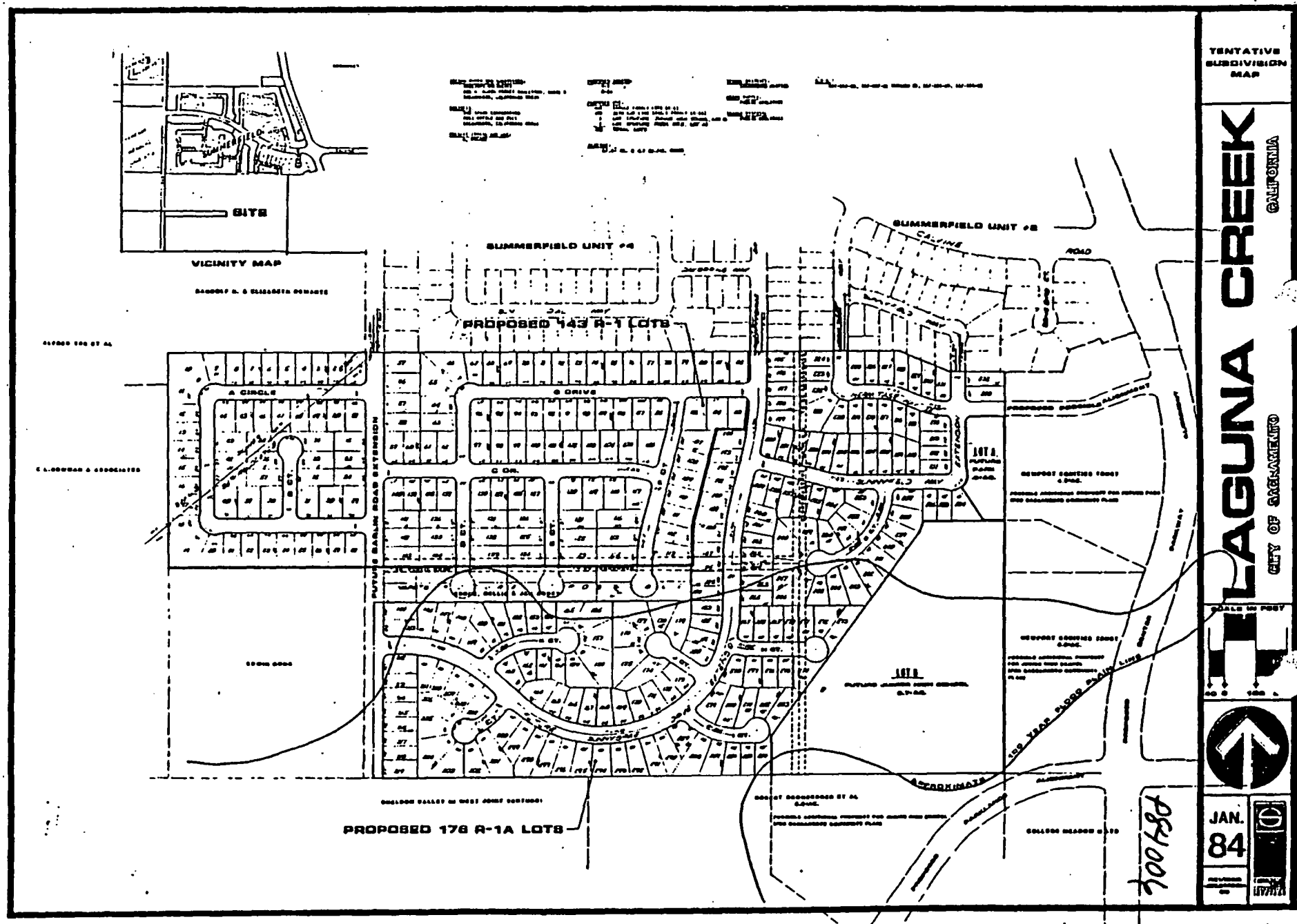
x. Relocated SMUD power line and eliminate easement as part of final map.

ANNE RUDIN
MAYOR

ATTEST:

LORRAINE MAGANA
CITY CLERK

P84-006


TENTATIVE SUBDIVISION MAP
LAGUNA CREEK
CITY OF SACRAMENTO
CALIFORNIA
JAN. 84
SITE
VICINITY MAP
SUMMERFIELD UNIT #4
SUMMERFIELD UNIT #5
PROPOSED 143 R-1 LOTS
PROPOSED 176 R-1A LOTS
A CIRCLE
B DRIVE
C DR.
LOT A
LOT B
APPROXIMATE 100 YEAR FLOOD PLAIN LINE
SCALE IN FEET

11

11.8.11

17

July 7, 1989

Treetops Unlimited
3900 Harney Street
San Diego CA 92110

On June 27, 1989, the Sacramento City Council adopted Resolution No. 89-494 authorizing the execution of Agreement No. 88271 regarding irrevocable offer of dedication and intent to vacate for subdivision entitled Laguna Creek Unit No. 1.

Enclosed, for your records, is one fully certified copy of said agreement and authorizing resolution.

Sincerely,

Janice Beaman
Acting Assistant City Clerk

mls/17

Enclosures

cc: Public Works
Risk Management