

APPROVED  
BY THE CITY COUNCIL

MAY 18 1999

OFFICE OF THE  
CITY CLERK



112

DEPARTMENT OF  
PUBLIC WORKS

CITY OF SACRAMENTO  
CALIFORNIA

DEVELOPMENT SERVICES  
1231 I STREET  
ROOM 200  
SACRAMENTO, CA  
95814  
PH 916-264-7995  
FAX 916-448-8450

TECHNICAL SERVICES DIVISION

April 20, 1999

AS 99-083  
CC 99-231

City Council  
Sacramento, California

Honorable Members In Session:

**SUBJECT: APPROVAL OF FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT FOR SIMOTAS ESTATES - (P98-030)**

**LOCATION/COUNCIL DISTRICT:**

East side of 76<sup>th</sup> Street between 17<sup>th</sup> and 18<sup>th</sup> Avenues.  
Council District 6.

**RECOMMENDATION:**

This report recommends the City Council approve the attached resolution for the Final Map and Subdivision Improvement Agreement for Simotas Estates.

**CONTACT PERSON:**

Faramarz Ansari, Associate Engineer, 264-7493

**FOR COUNCIL MEETING OF:**

May 18, 1999

**SUMMARY:**

On April 9, 1991, the City Council approved a Tentative Subdivision Map by adopting Resolution No. 91-264. All conditions of the subdivision's tentative map have been met by the subdivider, Nikolay Feitser and Eugenia Feitser, his wife, as joint tenants, and Nikolay Feitser. The subdivider 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 will complete the improvements at a later date. The Final Map

City Council  
Final Map for Simotas Estates (P98-030)  
April 20, 1999

and the Subdivision Improvement Agreement requires approval by the City Council.

**COMMITTEE/COMMISSION ACTION:**

None.

**BACKGROUND INFORMATION:**

On April 9, 1991, the City Council approved a Tentative Subdivision Map for this project by adopting Resolution No. 91-264.

Pursuant to Sacramento City Code, Chapter 40.07.711, and Government Code Section 66458, the City Council may, by resolution, approve final maps. The Final Map of Simotas Estates 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 East Broadway Community Plan which has been incorporated into the General 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, Nikolay Feitser and Eugenia Feitser, his wife, as joint tenants, and Nikolay Feitser.

**ENVIRONMENTAL CONSIDERATIONS:**

On May 13, 1993, 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, 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.

City Council  
Final Map for Simotas Estates (P98-030)  
April 20, 1999

**ESBD CONSIDERATIONS:**

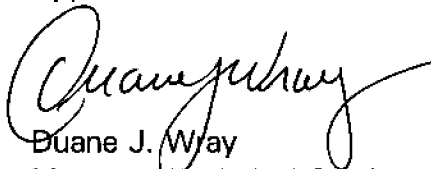
City Council adoption of the attached subdivision improvement agreement and resolution is not affected by City policy related to the ESBD Program.

Respectfully submitted,




Marty Hanneman, Manager  
Traffic Engineering and Development Services

Approved:



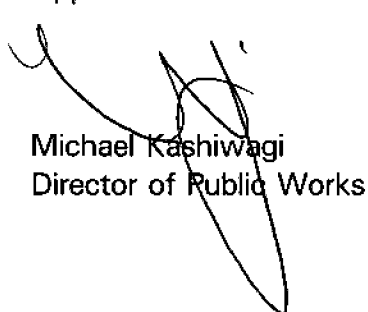
Duane J. Wray  
Manager, Technical Services Division

**RECOMMENDATION APPROVED:**



ROBERT P. THOMAS  
City Manager

Approved:



Michael Kashiwagi  
Director of Public Works

BR:dt  
s:projdel/councilP98-030ccllet  
04.2099.1  
Attachment

**APPROVED**  
BY THE CITY COUNCIL

**MAY 18 1999**

OFFICE OF THE  
CITY CLERK

**RESOLUTION NO. 99-231**

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF \_\_\_\_\_

**APPROVING FINAL MAP ENTITLED "SIMOTAS ESTATES" AND  
SUBDIVISION IMPROVEMENT AGREEMENT (P98-030)**

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

- A. The Final Map for Simotas Estates, located on the east side of 76<sup>th</sup> Street between 17<sup>th</sup> and 18<sup>th</sup> Avenues, with provisions for its design and improvement, is consistent with the East Broadway Community Plan which has been incorporated into the General 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 Nikolay Feitser and Eugenia Feitser, his wife, as joint tenants, and Nikolay Feitser 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:projdel/councilP98-030ccllet  
04.2099.1

\_\_\_\_\_  
**FOR CITY CLERK USE ONLY**

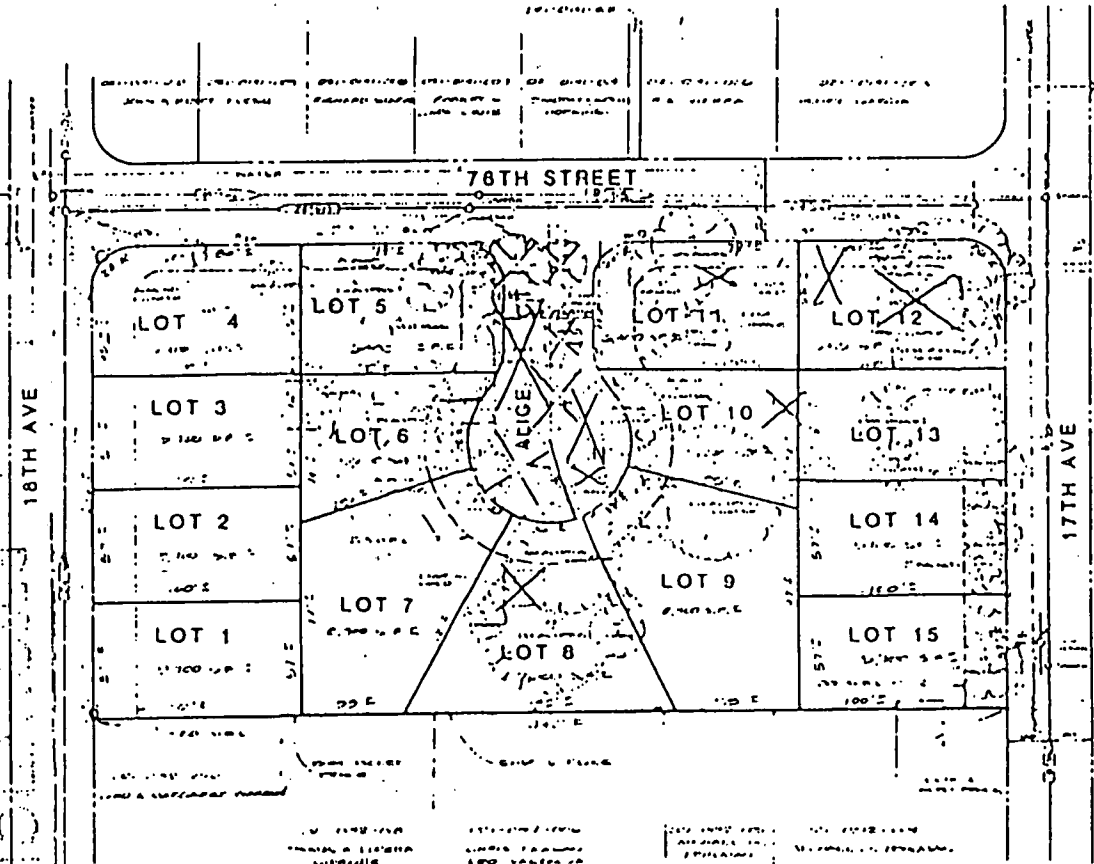
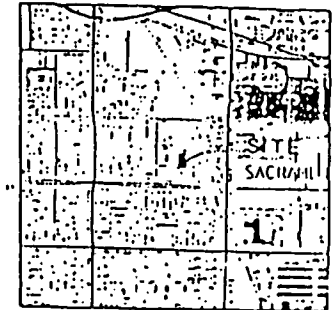
RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

# TENTATIVE MAP

FOR  
7600 17TH AVE & 4209 76TH ST  
CITY OF SACRAMENTO, CALIFORNIA

## LOCATION MAP



## ALICE TRACT

### LEGEND

EXISTING USE  
PROPOSED USE  
PROPOSED IMPROVEMENTS  
ALM AZ  
PARCEL NUMBER  
LEGAL DESCRIPTION  
SEWER DISTRICT  
WATER SUPPLY  
MUNICIPALITY  
FIRE DISTRICT  
SCHOOL DISTRICT



### PROJECT DATA

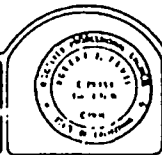
PROJECT NO. 91-254  
RECORD OWNER/SUBOWNER: FIVE ALMAZ  
ADDRESS: 7600 17TH AVE  
FILE PROFESSIONAL IN CHARGE: [Name]  
DATE OF ISSUE: [Date]

APR 09 1991

91-254

EXHIBIT A

BENCHMARK



G&P ENGINEERING  
1222 PROFESSIONAL DRIVE  
SACRAMENTO, CA 95825  
916-441-1177

ALICE TRACT  
TENTATIVE MAP

ALMAZ  
7600 17TH AVE &  
4209 76TH ST

90-67



CONTINUED  
FROM 5/16/99  
TO 5/18/99



1-12

DEPARTMENT OF  
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CITY OF SACRAMENTO  
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**CONTACT PERSON:**

Faramarz Ansari, Associate Engineer, 264-7493

**FOR COUNCIL MEETING OF:**

May 6, 1999

**SUMMARY:**

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