



APPROVED
BY THE CITY COUNCIL

JUN 8 1999

OFFICE OF THE
CITY CLERK

1.6

DEPARTMENT OF
PUBLIC WORKS

CITY OF SACRAMENTO
CALIFORNIA

TECHNICAL SERVICES DIVISION

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

AG 99-093

May 20, 1999

City Council
Sacramento, California

Honorable Members In Session:

SUBJECT: APPROVAL OF PARCEL MAP ENTITLED "A PORTION OF LOT 8, RIO LINDA SUBDIVISION NO. 8, BOOK 18 B.M. PAGE 2" AND DEFERRED IMPROVEMENT AGREEMENT - (P97-124)

LOCATION/COUNCIL DISTRICT:

315 Bell Avenue
Council District 2

RECOMMENDATION:

This report recommends that the City Council approve the attached resolution approving the Parcel Map entitled "A Portion of Lot 8, Rio Linda Subdivision No. 8, Book 18 B. M. Page 2, accepting all offers of dedication, and authorizing execution of the Deferred Improvement Agreement."

CONTACT PERSON: Faramarz Ansari, Associate Engineer, 264-7493

FOR COUNCIL MEETING OF: June 8, 1999

SUMMARY:

On February 26, 1998, the City Planning Commission approved a Tentative Parcel Map by adopting a Notice of Decision. All conditions of the tentative map have been met by the subdivider, Richard D. Williams. The subdivider wishes to file the Parcel Map prior to completing the required frontage improvements. The deferral of these improvements

City Council
Parcel Map (P97-124)
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requires the subdivider to enter into a deferred improvement agreement with the City wherein the subdivider will complete the improvements at a later date. The Parcel Map and the Deferred Improvement Agreement require approval by the City Council.

COMMITTEE/COMMISSION ACTION:

None.

BACKGROUND:

On February 26, 1998, the City Planning Commission approved a Tentative Parcel Map by adopting a Notice of Decision.

Pursuant to Sacramento City Code, Chapter 40.08.813, and Government Code Section 66458, the City Council may, by resolution, approve parcel maps. The map presented conforms to all the requirements of the Government Code and Chapter 40 of the City Code, applicable at the time of conditional approval of the Tentative Map.

The Parcel Map is consistent with the General Plan and the North Sacramento Community Plan. All conditions in the staff subdivision report have been met, the deferred improvement work has been secured through a deferred improvement agreement, and the Parcel Map is presented for approval.

FINANCIAL CONSIDERATIONS:

All subdivision costs are being paid by the subdivider, Richard D. Williams.

ENVIRONMENTAL CONSIDERATIONS:

On February 26, 1998, the City Planning Commission found and determined that the proposed project is exempt from environmental review pursuant to Section 15315 of the CEQA Guidelines.

POLICY CONSIDERATIONS:

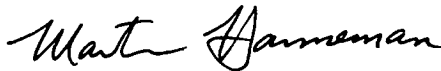
Pursuant to Sacramento City Code, Chapter 40.08.813, and Government Code Section 66458, the City Council may, by resolution, approve parcel maps. The map presented conforms to all the requirements of the Government Code and Chapter 40 of the City Code, applicable at the time of conditional approval of the Tentative Map.

City Council
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ESBD CONSIDERATIONS:

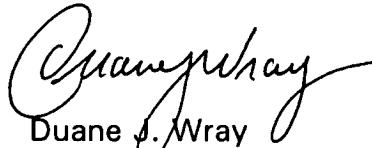
City Council adoption of the attached ordinance and the resolution is not affected by City policy related to the ESBD Program.

Respectfully submitted,



Marty Hanneman
Manager, Transportation

Approved:



Duane J. Wray
Manager, Technical Services Division

RECOMMENDATION APPROVED:



ROBERT P. THOMAS
City Manager

APPROVED:



Michael Kashivragi
Director of Public Works

JL:MH:dt
s:techprojcouncil/p97-124/council letter
05.0499.1

Attachment

APPROVED
BY THE CITY COUNCIL

RESOLUTION NO. 99-282

JUN 8 1999

ADOPTED BY THE SACRAMENTO CITY COUNCIL

OFFICE OF THE
CITY CLERK

ON DATE OF _____

**APPROVING PARCEL MAP ENTITLED "A PORTION OF LOT 8, RIO LINDA
SUBDIVISION NO. 8, BOOK 18 B.M. PAGE 2" AND AUTHORIZING
EXECUTION OF DEFERRED IMPROVEMENT AGREEMENT (P97-124)**

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

- A. The Parcel Map entitled "A Portion of Lot 8, Rio Linda Subdivision No. 8, Book 18 B.M. Page 2", located at 315 Bell Avenue, with provisions for its design and improvement, is consistent with the General Plan and the North Sacramento Community Plan.
- B. The Parcel Map is in substantial compliance with the previously approved tentative parcel map. See Exhibit A.

**NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO
AS FOLLOWS:**

- 1. The Parcel Map for this subdivision is hereby approved subject to the execution by all parties and recording of the Deferred Improvement Agreement between the City and Richard D. Williams.
- 2. All offers of dedication shown on said map are hereby accepted.
- 3. The Director of Public Works is authorized and directed to execute on behalf of the City of Sacramento that certain Deferred Improvement Agreement between the City and Richard D. Williams to provide for the subdivision improvements required by the Subdivision Map Act, Chapter 38.11 (Street Dedication and Improvement Requirements) and Title 40 (Subdivision Regulations) of the Sacramento City Code.

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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:techsvsprojdelcouncilp97-124/council letter

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

TENTATIVE PARCEL MAP

A.P.N.: 237-0390-001

Date: OCTOBER, 1997

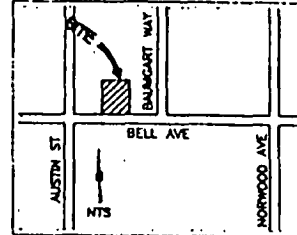
Scale: 1"=40'

Owner/Applicant: **LINA WILLIAMS**
ELK CROFT CL. 80788

Map Prepared By: **ROSE'S ENGINEERING
 GEOLOGY & SURVEY INC.
 9070 ELK GROVE BLVD.
 ELK GROVE CA. 95824
 916 688 5443**

Parcel Description: **A PORTION OF LOT 8,
 RTO LINDA SUBDIVISION NO. 8**

Source of Tape: **RTO LINDA QUAD SHEET**
 Contour Interval: **5 FT.**
 Existing Sizes: **1.21 AC.**
 Zoning: **R-1**
 Proposed Use: **SINGLE FAMILY RESIDENCE**
 Existing Improvements: **SINGLE FAMILY RESIDENCE**
 Water: **CITY OF SACRAMENTO**
 Sewage: **COUNTY OF SACRAMENTO**
 Roads: **CITY OF SACRAMENTO**
 Gas: **PG&E**
 Electric: **S.M.U.D.**
 Telephone: **PACIFIC BELL**
 F.E.M.A. **Zone I**
 Special Districts:
 Fire: **CITY OF SACRAMENTO**
 School: **SUELA SCHOOL DISTRICT**
 Drainage: **CITY OF SACRAMENTO**
 Recreation & Parks: **CITY OF SACRAMENTO**



LOCATION MAP

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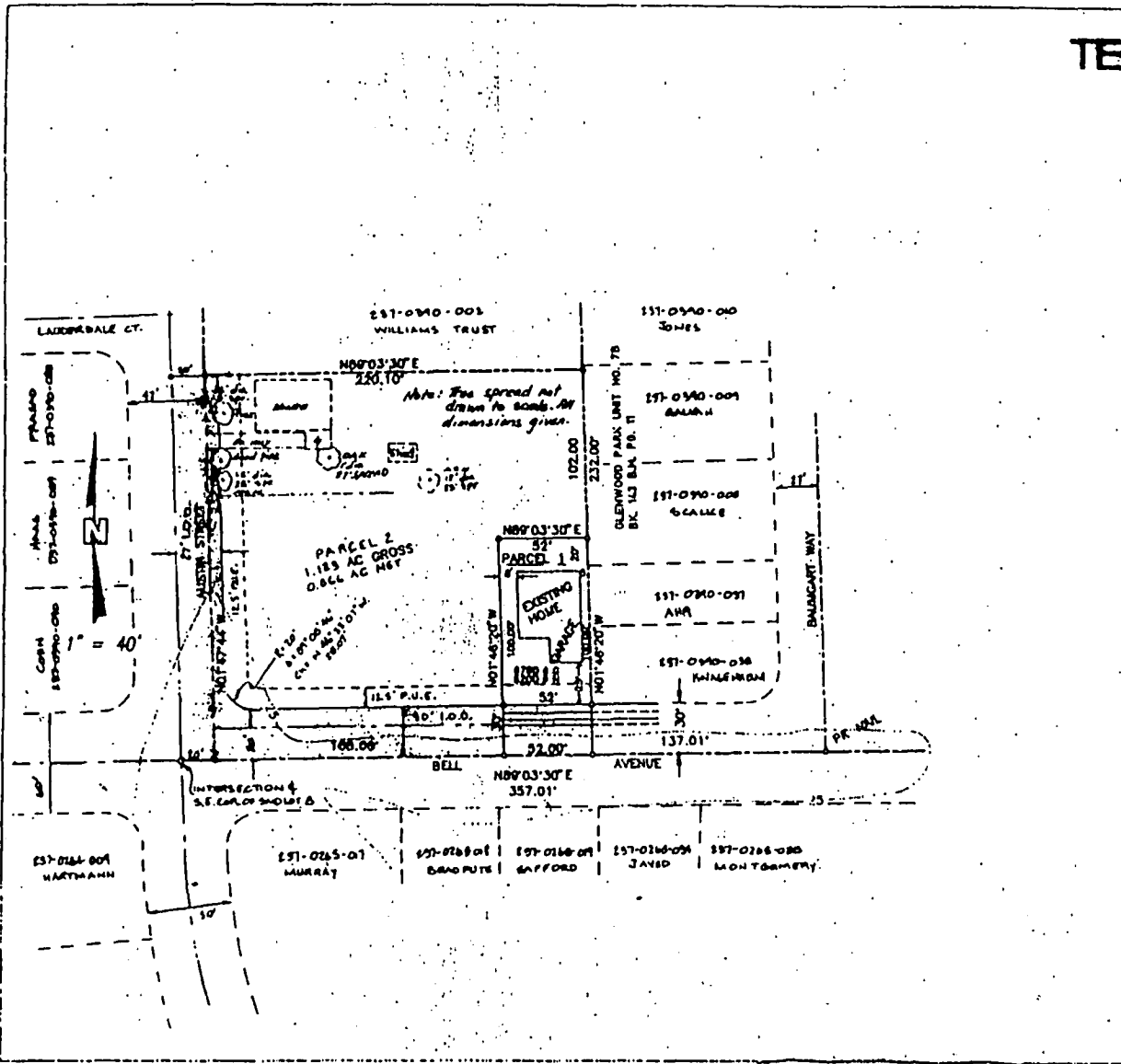


Exhibit A

P97 124