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DEPARTMENT OF
PUBLIC WORKS

CITY OF SACRAMENTO
CALIFORNIA

DEVELOPMENT SERVICES
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TECHNICAL SERVICES DIVISION

APPROVED
MAY 16 2000
OFFICE OF THE
CITY CLERK

April 17, 2000

AG 2000-061
CC 2000-237

City Council
Sacramento, California

Honorable Members In Session:

SUBJECT: APPROVAL OF FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT ENTITLED "CAPITOL PARK HOMES" (P98-114)

LOCATION/COUNCIL DISTRICT:

Downtown between 12th and 14th, P and Q Streets
Council District 1

RECOMMENDATION:

This report recommends the City Council approve the attached resolution for the Final Map and Subdivision Improvement Agreement for Capitol Park Homes.

CONTACT PERSON:

Fritz Buchman, Associate Engineer, 264-7493

FOR COUNCIL MEETING OF: May 16, 2000

SUMMARY:

On January 21, 1999, the City Planning Commission 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, Shasta/Downtown Single Family Development LLC., a Delaware Limited Liability Company. 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 agrees to complete the improvements at a later date. The Final Map and the Subdivision Improvement Agreement require approval by the City Council.



City Council
Final Map for Capitol Park Homes (P98-114)
April 17, 2000

COMMITTEE/COMMISSION ACTION:

None.

BACKGROUND INFORMATION:

On January 21, 1999, 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 Central City Community Plan. All conditions of approval 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, Shasta/Downtown Single Family Development LLC., a Delaware Limited Liability Company

ENVIRONMENTAL CONSIDERATIONS:

On January 21, 1999, the City Planning Commission adopted a Notice of Decision ratifying the Negative Declaration and approving the mitigation monitoring plan for this project.

POLICY CONSIDERATIONS:

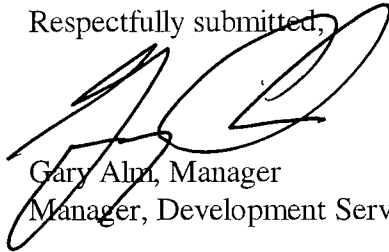
Pursuant to Sacramento City Code, Chapter 40.07.711, and Government Code Section 66458, the City Council may, by resolution, approve final maps. The map presented conforms to all the requirements of the Government Code and Title 40 of the City Code, applicable at the time of conditional approval of the Tentative Map.

City Council
Final Map for Capitol Park Homes (P98-114)
April 17, 2000

ESBD CONSIDERATIONS:

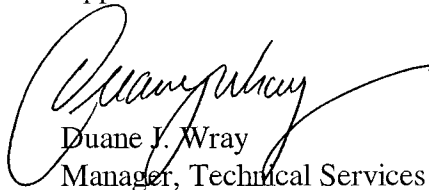
City Council adoption of the attached resolution is not affected by City policy related to the ESBD Program.

Respectfully submitted,



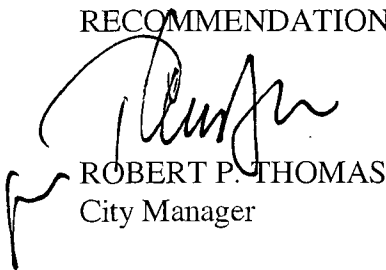
Gary Alm, Manager
Manager, Development Services

Approved:



Duane J. Wray
Manager, Technical Services Division

RECOMMENDATION APPROVED:



ROBERT P. THOMAS
City Manager

Approved:

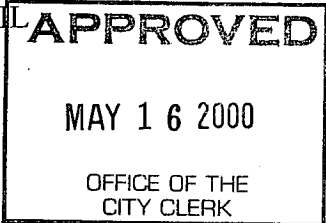


Michael Kashiwagi
Director of Public Works

FB:me
S:/ISWrkGrp/Docs/devsvc/council/P98-114CapitolParkHomes/ccltr
04.1700

RESOLUTION NO. 2000-237

ADOPTED BY THE SACRAMENTO CITY COUNCIL



ON DATE OF _____

APPROVING FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT ENTITLED "CAPITOL PARK HOMES" (P98-114)

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

- A The Final Map for Capitol Park Homes, located downtown, between 12th and 14th, P and Q Streets, with provisions for its design and improvement, is consistent with the Central City 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 Shasta/Downtown Single Family Development LLC., a Delaware Limited Liability Company 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

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04.1700

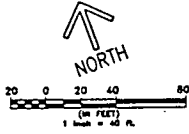
FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

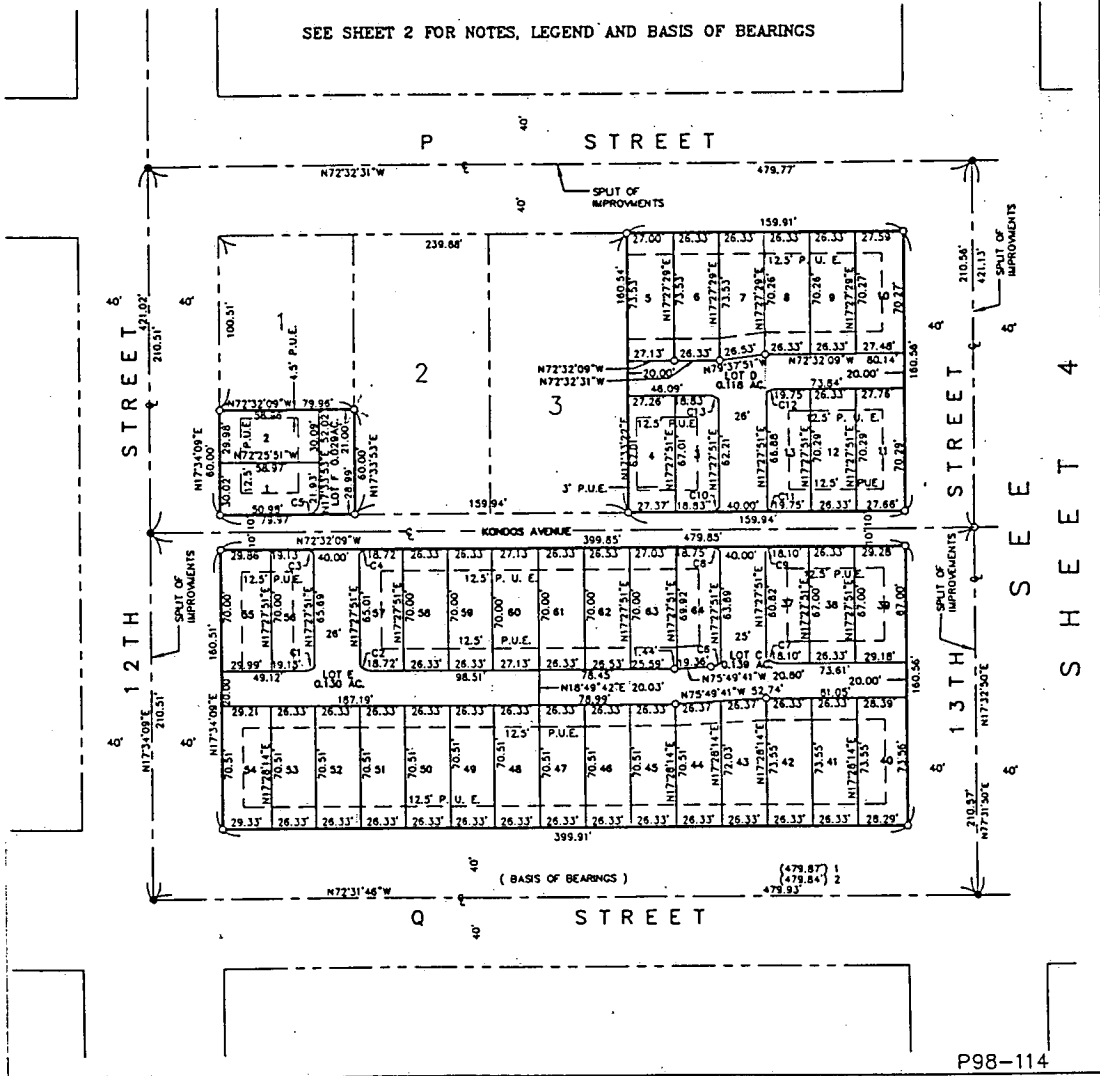
EXHIBIT "A-1"

FINAL MAP OF
 CAPITOL PARK HOMES
 A PORTION OF BLOCKS BOUNDED
 BY "P" AND "Q" STREETS AND 12TH AND 13TH STREETS, AND
 BY "P" AND "Q" STREETS AND 13TH AND 14TH STREETS
 CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, CALIFORNIA
 MAY, 2000
 The **Spink** Corporation
 SHEET 3 OF 4



CURVE	RADIUS	BEARING	CHORD
C1	10.00	N88°17'59"E	6.57
C2	10.00	N51°51'26"W	7.06
C3	10.00	N52°22'17"W	6.57
C4	10.00	N85°47'08"E	7.84
C5	8.00	N62°30'53"E	11.30
C6	10.00	N85°15'28"E	6.48
C7	10.00	N49°22'56"W	7.86
C8	10.00	N51°58'32"W	7.02
C9	10.00	N84°18'38"E	7.86
C10	10.00	N87°11'56"E	6.93
C11	10.00	N53°34'18"W	7.84
C12	10.00	N89°29'59"W	5.84
C13	10.00	N52°15'54"W	6.93

SEE SHEET 2 FOR NOTES, LEGEND AND BASIS OF BEARINGS



P98-114

FOR CITY CLERK USE ONLY

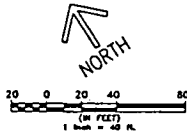
RESOLUTION NO: _____

DATE ADOPTED: _____

EXHIBIT "A-2"

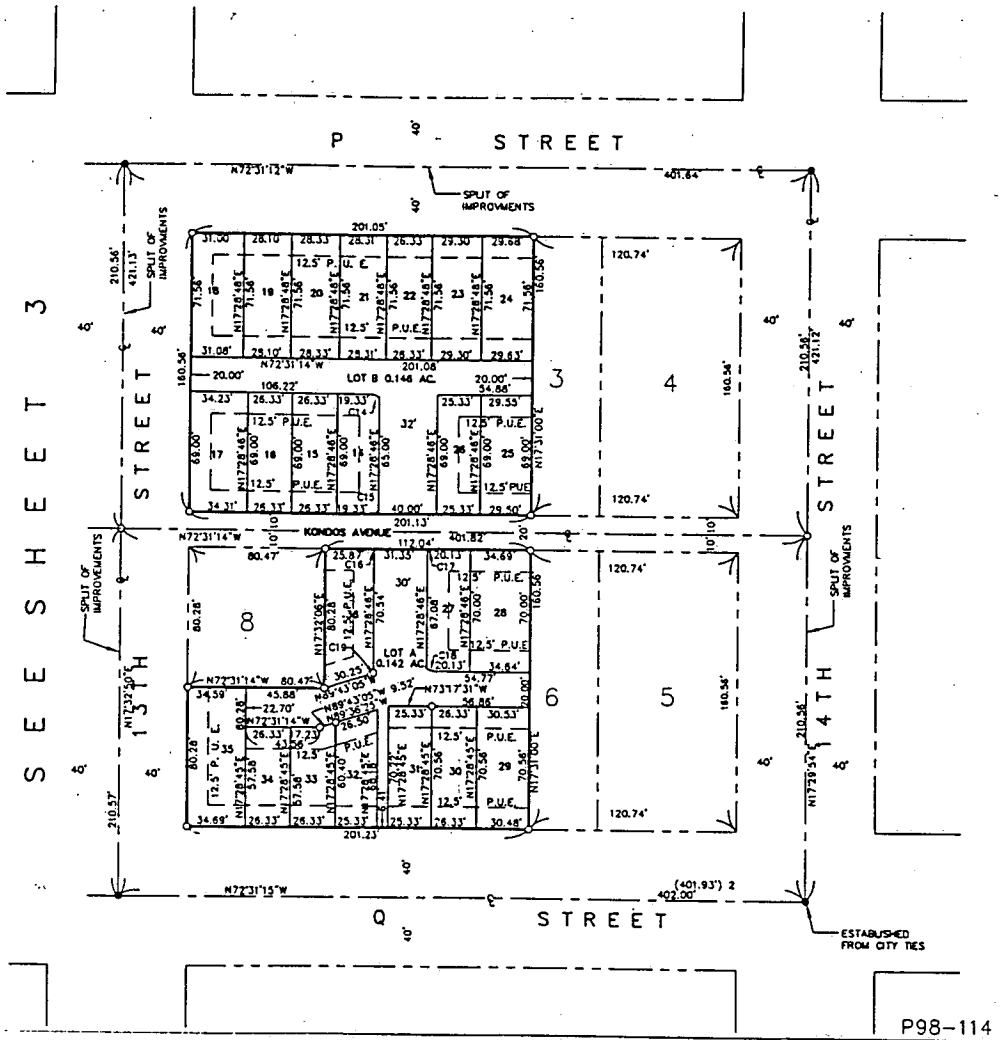
FINAL MAP OF
 CAPITOL PARK HOMES
 A PORTION OF BLOCKS BOUNDED
 BY "P" AND "Q", 12TH, & 13TH, AND
 BY "P" AND "Q", 13TH & 14TH STREETS
 CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, CALIFORNIA
 MAY, 2000

The Spink Corporation
 SHEET 4 OF 4



CURVE TABLE			
CURVE	RADIUS	BEARING	CHORD
C14	10.00	N54°05'08"V	6.32
C13	10.00	N89°02'41"E	6.32
C16	10.00	N62°23'16"V	3.52
C17	10.00	N88°11'15"V	3.40
C18	10.00	N56°51'12"V	3.40
C19	10.00	N88°44'53"E	0.54

SEE SHEET 2 FOR NOTES, LEGEND AND BASIS OF BEARINGS



FOR CITY CLERK USE ONLY

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