



8

APPROVED
BY THE CITY COUNCIL

JUN 28 1988

DEPARTMENT OF
PUBLIC WORKS

ENGINEERING DIVISION

THOMAS M. FINLEY
ENGINEERING DIVISION MANAGER

CITY OF SACRAMENTO
CALIFORNIA

CITY MANAGER'S OFFICE
RECEIVED
JUN 23 1988

OFFICE OF THE
CITY CLERK
5 TENTH STREET
ROOM 200
SACRAMENTO, CA
95814-2705

916-449-8220

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

916-449-5282

June 28, 1988

City Council
Sacramento, California

Honorable Members In Session:

SUBJECT: Pinedale Estates (P-85254) - Approval of Final Subdivision
Map and Agreement

SUMMARY

Adoption of a resolution approving a Final Subdivision Map and Agreement for the Pinedale Estates Subdivision, located at the northwest corner of Sully Street and Pinedale Avenue, is recommended.

BACKGROUND

On September 3, 1985, and November 10, 1987, the City Council approved a Tentative Subdivision Map by adopting Resolution No. 85-670 and Resolution No. 87-938, respectively.

All conditions in the staff subdivision report have been met and the Final Subdivision Map is presented for approval.

FINANCIAL

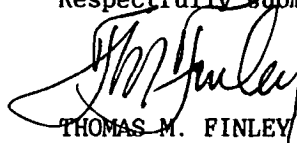
All subdivision costs are being paid by the subdivider, Nishimoto Development, a California corporation, and B.G.C. Development, a California corporation.

City Council
Pinedale Estates (P-85254)
June 28, 1988
Page 2

RECOMMENDATION

It is recommended that the attached resolution approving the Final Subdivision Map and Agreement be adopted.

Respectfully submitted,



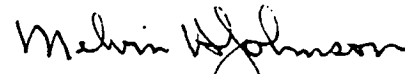
THOMAS M. FINLEY
Engineering Division Manager

Recommendation Approved:



WALTER J. SLIPE
City Manager

Approved:



MELVIN H. JOHNSON
Director of Public Works

NCT:vr
DE4-04.F
06.0988.1

June 28, 1988
District No. 2

Attachment

RESOLUTION NO. 88-529

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

APPROVED
BY THE CITY COUNCIL

JUN 28 1988

OFFICE OF THE
CITY CLERK

APPROVING FINAL SUBDIVISION MAP AND AGREEMENT FOR PINEDALE ESTATES (P-85254)

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

- A. The Final Subdivision Map for Pinedale Estates, located at the northwest corner of Sully Street and Pinedale Avenue, with provisions for its design and improvement, is consistent with the 1984 North Sacramento Community Plan.
- B. The Final Subdivision 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 Subdivision Map for Pinedale Estates, located at the northwest corner of Sully Street and Pinedale Avenue, be, and the same 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 improvements thereof required by the Subdivision Agreement.
- 3. The City Manager and City Clerk be authorized and directed to execute on behalf of the City of Sacramento that certain Subdivision Improvement Agreement, and Abstract thereof, between the City and Nishimoto Development, a California corporation, and B.G.C. Development, a California corporation, to provide for the subdivision improvements required by the Subdivision Map Act and Chapter 40 (Subdivision Regulations) of the Sacramento City Code.

4. The Real Estate Supervisor is authorized and directed to record the above-mentioned agreement in the official records of Sacramento County.

MAYOR

ATTEST:

CITY CLERK

8



WHITLEY
22807053

WHITLEY
22807054

COYLE
22606101

NOE
22611033

CAGLE
22611031

HEIMBUCH
22607009

HOYT
22607010

ESCALANA
22807011

CIRINCIONE
22607006

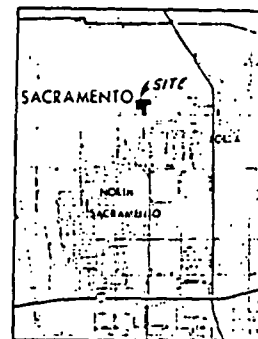
MAYBERRY
22607007

MAYBERRY
22607008

BRADEEN
22807044

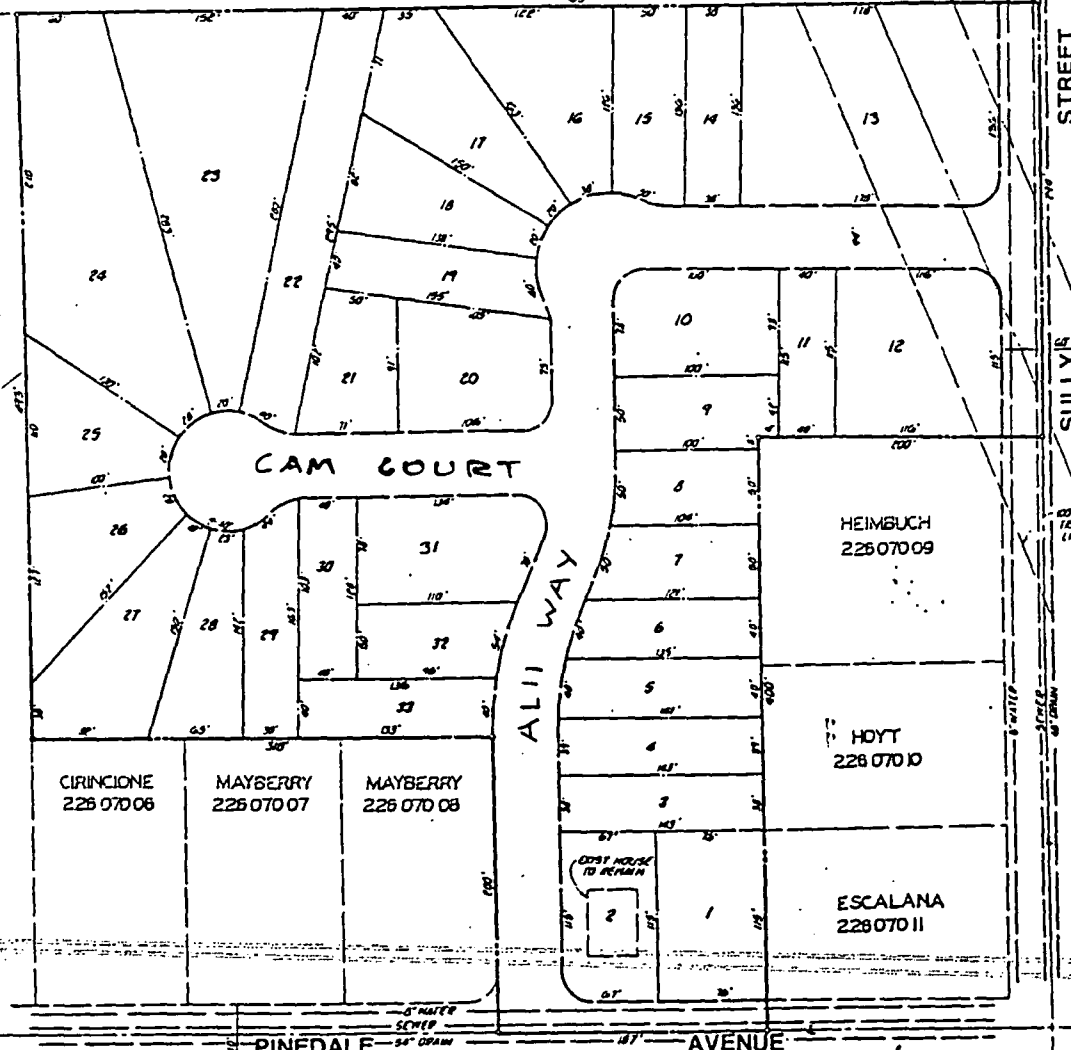
BRADEEN
22807036

YOUNG
22607037



VICINITY MAP
NO SCALE

- OWNER/DEVELOPER**
- MORTON & PITALO, INC.
- 3010 ALAMOND BLVD., SUITE 200
SACRAMENTO, CA 95821
- ARCHITECT/ENGINEER**
- ANDERSON & PITALO, INC.
- 1420 ALAMOND BLVD., SUITE 200
SACRAMENTO, CA 95821
- ENGINEER'S OFFICE**
- 228-4TH-0400
- REGISTERED ENGINEER**
- CE & EA
- REGISTERED ENGINEER**
- CE
- AREA**
- 6.28 ACRES (APPROX.)
- 6.68 ACRES (NET)
- UTILITY**
- WATER
- SEWER
- ELECTRICITY
- TELEPHONE
- POSTAL MAIL
- ADJACENT PROPERTY**
- SACRAMENTO MUNICIPAL UTILITY DISTRICT
- CITY OF SACRAMENTO
- CITY OF SACRAMENTO



REVISIONS		FIELD BOOK	SCALE	DRAWN BY R.W.T.	CHECKED BY C.L.L.	 MORTON & PITALO, INC. CIVIL ENGINEERING PLANNING SURVEYING	DATE	CITY	OF	SACRAMENTO	SHEET 1 OF 2
NO.	DESCRIPTION	DATE	C.A./N/A	ENGINEER J. PITALO	S.E.E. OR G.307						

REVISED 3-23-87

TENTATIVE SUBDIVISION MAP
PINEDALE ESTATES

10

July 5, 1988

Nishimoto Development,
a California Corporation
and
B.G.C. Dev., Inc.
a California Corporation
3434 Marconi Avenue, East Wing, Suite A
Sacramento, CA 95821

Dear Gentlemen:

On June 28, 1988, the Sacramento City Council adopted Resolution No. 88-529 authorizing the execution of City Agreement #87308, Subdivision Improvement Agreement regarding Pinedale Estates.

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

Sincerely,



LORRAINE MAGANA, CITY CLERK

LM/cc/8
Enclosure

cc: Public Works
Risk Management