

BEFORE THE CITY COUNCIL OF THE
CITY OF AMADOR CITY

IN THE MATTER OF:

RESOLUTION NO. 297

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AMADOR CITY
ESTABLISHING CONDITIONS FOR FINAL MAP FOR JOHN & SANDRA SLUSSER

WHEREAS, the City Council of the City of Amador City has, by resolution on August 13, 1992 approved John and Sandra Slusser's Lot Split: Location Amador Creek Rd., APN 08-32-004, and

WHEREAS, the conditions for final map are as follows:

1. The Applicants shall meet all requirements and restrictions of the Sutter Creek Fire District stated in their letter of June 29, 1992 and pertaining to, Section 10.301c 1988 UFC; Section 10.301e 1988 UFC; Appendix 111-A 1988 UFC; and Section 10.208(a) 1988 UFC.

2. The Applicants shall meet all requirements of the Amador County Water Agency stated in their letter of July 15, 1992 as follows:

A. If the existing hydrant is in need of upgrading, then the Water Agency will need a set of plans for the improvements. The Water Agency will also need to inspect the project during construction. All plans and construction shall meet the Water Agency's standards. If this is the case, the Water Agency will expect to be contacted regarding this issue.

B. If the existing hydrant meets the Sutter Creek Fire District's requirements, and no upgrading or work is needed on the water system, then the Water Agency does not have any additional requirements or conditions regarding this matter.

If upgrading of the existing fire hydrant is needed then the Amador Water Agency may have additional requirements or conditions.

3. In 1974 improvement bonds were used to pay for the sewer facilities in the City of Amador City and a bond was assigned to the subject property. The bond assigned to this parcel shall either be paid off by the applicants or split between the two new parcels in accordance with State law and City's Clean Water Project Assessment District requirements. The applicants shall consult with the Bond Counsel (established to administer the bonds) to determine proper procedures to be followed in this matter. The applicants shall secure a letter from the Bond Counsel stating that the above said requirements have been fulfilled and submit it to the City Engineer prior to approval of the parcel map.

4. The applicant shall submit a parking plan to the Council, for approval, which meets the requirements of Section 17.01 of the zoning ordinance, prior to approval of the parcel map. The plan shall show that adequate off-street parking can be provided on both parcels.

5. A sewer service wye shall be installed at the time of the issuance of a building permit for construction of a single family residence on Lot 1B.

6. The applicants shall meet all setback requirements of the zoning ordinance for placement of a single family residence on Lot 1B (including conversion of the barn to a single family residence unless a variance from the setback requirements is approved by the Council. No variance shall be approved for development on Lot 1B which does not provide at least a 10 foot front yard setback from the City's right-of-way on Amador Creek Road.

7. FURTHER any and all required improvements and conditions are to be paid for by the applicants.

This Resolution was approved at a regular meeting of the City Council of the City of Amador City held on the 13th day of August, 1992, by the following vote:

AYES: 3 SHAW, BRAGSTAD AND LUXEMBERG

NOES: 0

ABSTAIN: 0

ABSENT: 2 SANDPERL AND RINALDI

ATTEST: Mildred Burns
MILDRED BURNS
CITY CLERK

Susan Bragstad

SUSAN BRAGSTAD, VICE MAYOR