

#19



CITY OF SACRAMENTO

CITY PLANNING DEPARTMENT
927 TENTH STREET SACRAMENTO, CA 95814
SUITE 300 TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

March 15, 1985

APPROVED
BY THE CITY COUNCIL

City Council
Sacramento, California

MAR 19 1985

Honorable Members in Session:

OFFICE OF THE
CITY CLERK

- SUBJECT:
1. Environmental Determination
 2. Tentative Map (P84-352) (APN: 031-360-41)
 3. Subdivision Modification to create a lot in excess of 160 feet in depth

LOCATION: 6882 Arabella Way

SUMMARY

The application is for entitlements to subdivide 2.4+ acres into four single family lots and a fifth lot containing an existing marina. The Planning Commission and staff recommend approval of the project with conditions.

BACKGROUND INFORMATION

The subject site is designated for Low Density Residential and Major Park Node on the Pocket Community Plan. The Sacramento River Parkway Master Plan designates the Garcia Bend Marina as a high use area. The applicant's proposal is consistent with the Community Plan and Parkway Plan. The Community Services Department has reviewed the project and has requested dedication of easements across Parcel 5 pursuant to the Sacramento River Parkway Plan. Current parking on the marina site was also reviewed by the Department and deemed adequate.

VOTE OF THE PLANNING COMMISSION

On February 14, 1985, the Commission voted seven ayes and two absent, to recommend approval of the Tentative Map and Subdivision Modification.

/

RECOMMENDATION

The Planning Commission and staff recommend the City Council:

1. Ratify the Negative Declaration; and
2. Adopt the attached Resolution adopting Findings of Fact and approving the Subdivision Modification and Tentative Map with conditions.

Respectfully Submitted,


Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

AG:lao
Attachments
P84-352

March 19, 1985
District No. 8

MEETING DATE February 14, 1985
 ITEM NO. 6B FILE P 84-352
 M _____

- GENERAL PLAN AMENDMENT TENTATIVE MAP
- COMMUNITY PLAN AMENDMENT SUBDIVISION MODIFICATION
- REZONING LOT LINE ADJUSTMENT
- SPECIAL PERMIT ENVIRONMENTAL DET.
- VARIANCE OTHER _____

Location: 6882 Arabella Hwy

Recommendation:

- Favorable *with revised conds.*
- Unfavorable
- Petition
- Correspondence

<u>PROPOSERS</u>	
<u>NAME</u>	<u>ADDRESS</u>

<u>OPPOSERS</u>	
<u>NAME</u>	<u>ADDRESS</u>

- MOTION**
- TO APPROVE
 - TO DENY
 - TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
 - TO APPROVE/DENY BASED ON FINDINGS OF FACT IN STAFF REPORT
 - INTENT TO APPROVE/DENY SUBJECT TO COND. & BASED ON FIND. OF FACT DUE _____
 - TO RECOMMEND APPROVAL & FORWARD TO CITY COUNCIL
 - TO RECOMMEND APPROVAL SUBJECT TO ^{revised} COND. & FORWARD TO CITY COUNCIL
 - TO RATIFY NEGATIVE DECLARATION
 - TO CONTINUE TO _____ MEETING
 - OTHER _____

MOTION NO. _____

	YES	NO	MOTION	SECOND
Augusta	✓			
Ferris	✓			
Fong	<i>absent</i>			
Goodin	✓		✓	
Hunter	✓			
Ishmael	<i>absent</i>			
Ramirez	✓			
Simpson	✓			
Holloway	✓			✓

3

RESOLUTION No. 85-207

Adopted by The Sacramento City Council on date of

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING
A SUBDIVISION MODIFICATION AND TENTATIVE MAP FOR
PROPERTY LOCATED AT 6882 ARABELLA WAY

(P-84-352)(APN: 031-360-41)

WHEREAS, the City Council, on March 19, 1985, held a public hearing on the request for approval of a subdivision modification and tentative map for property located at 6882 Arabella Way

WHEREAS, all governmental and utility agencies affected by the development of the proposed subdivision have been notified and given the opportunity to respond;

WHEREAS, the City Environmental Coordinator has determined that the proposed project will not have a significant effect on the environment, and has provided notice to the public of the preparation of a Negative Declaration;

WHEREAS, the City Planning Commission has submitted to the City Council its report and recommendations on the proposed subdivision;

WHEREAS, the City Council has considered the design of the proposed subdivision in relation to feasible future passive or natural heating and cooling opportunities; and,

WHEREAS, the City Council has considered the effects that approval of the proposed subdivision would have on the housing needs of the Sacramento Metropolitan area and balanced these needs against the public service needs of City residents and available fiscal and environmental resources.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO THAT:

1. The Negative Declaration has been prepared in compliance with CEQA, State and City Guidelines, and the Council has reviewed and considered the information contained therein.
2. None of the conditions described in Government Code Section 66474, subsections (a) through (g) inclusive, exist with respect to the proposed subdivision.

APPROVED
BY THE CITY COUNCIL
MAR 19 1985
OFFICE OF THE
CITY CLERK

APPROVED APPROVED
BY THE CITY COUNCIL BY THE CITY COUNCIL
MAR 19 1985
OFFICE OF THE OFFICE OF THE
CITY CLERK CITY CLERK

3. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan, and Chapter 40 of the City Code, which is a Specific Plan of the City. Both the City General Plan and the 1976 South Pocket Community Plan designate the subject site for low density residential use(s).

4. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in violation of the applicable waste discharge requirements prescribed by the California Regional Water Quality Control Board, Central Valley Region in that existing treatment plants have a design capacity adequate to service the proposed subdivision.

5. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

6. In the matter of the hereby approved requested subdivision modification to create a lot in excess of 160 feet in depth :

a. The City Council has determined

that it is impossible, impracticable and undesirable in this particular case to conform to the strict application of City Code Chapter 40 in that the lot contains an existing marina.

b. the cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification in that the existing marina and need for access creates the need for a deep lot.

c. the modification will not be detrimental to the public health, safety, or welfare, or be injurious to other properties in the vicinity in that sufficient parking exists for the marina.

d. that granting the modification is in accord with the intent and purpose of these regulations and is consistent with the General Plan and with all other applicable Specific Plans of the City in that the site is designated for residential and Park Node use(s).

7. The tentative map for the proposed subdivision is hereby approved subject to the following conditions which must be satisfied prior to the filing of the final map unless a different time for compliance is specifically noted:

a. Prepare a grading and drainage plan for the review and approval of the City Engineer; complete grading prior to map recordation;

b. Place the following note on the final map: Water and sewer service connections do not exist between the main lines and Parcels 1 and 2; these services must be paid for and installed at the time of obtaining building permits;

- c. Pursuant to City Code Section 40.1302 (Parkland Dedication), the applicant shall submit to the City an appraisal of the property to be subdivided and pay the required parkland dedication in-lieu fees. The appraisal shall be dated not more than 90 days prior to the filing of the final map;
- d. If unusual amounts of bone, stone, or artifacts are uncovered, work within 50 meters of the area will cease immediately and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant effect before construction resumes. A note shall be placed on the final improvement plans referencing this condition.
- e. Pay off existing assessments;
- f. Locate existing sewer and water services, if any, for Parcels 3 and 4;
- g. Provide separate sewer and water services to Parcels 3 and 4;
- h. Pay Pocket Bridge fees;
- i. Dedicate an easement across Parcel 5 to the City for the Sacramento River Parkway;
- j. Maintain existing well to the satisfaction of the City/County Health Department and the City Building Inspections Division.
- k. Abandon existing septic system to the satisfaction of the City Building Inspection Department; and
- l. A cultural resource assessment, conducted by a qualified archaeologist, and a written statement from the Native American Heritage Commission concurring with the findings of that assessment, shall be submitted for review and approval to the City Planning Director prior to recordation of the final map.

MAYOR

ATTEST:

CITY CLERK

P84-352

LOT 114
RIVERBEND EST. NO. 2

Z

SACRAMENTO RIVER

GARCIA BEND MARINA

PARCEL 5
0.215 AC.

PARCEL 2
0.234 AC.

PARCEL 1
0.234 AC.

PARCEL A
0.234 AC.

PARCEL 3
0.234 AC.

EXISTING UTILITY ACCESS EASEMENT
PROPOSED UTILITY ACCESS EASEMENT

FACE OF CURB
DASH OF SIDEWALK
6" WATER MAIN
6" SEWER
STREET LIGHTING
12" STORM DRAIN

LOWERS RIVER EST.
DASH 100'

RECORD OWNER & SUBSIDER
MRS. MARCEL WITTE
6982 ARABELLA WAY
SACRAMENTO, CA 95811

SURVEYOR
THE SHINA CORPORATION
P.O. BOX 321
SACRAMENTO, CA 95811

PRESENT ZONING
AGRICULTURAL

PROPOSED ZONING
R-10 (LDS)

PROPOSED USE
A SINGLE FAMILY LOTS

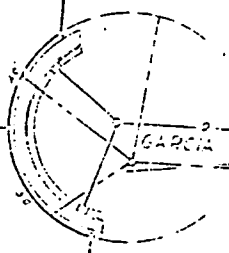
WATER SUPPLY
WELL # CITY OF SACRAMENTO

SEWAGE DISPOSAL
CITY OF SACRAMENTO

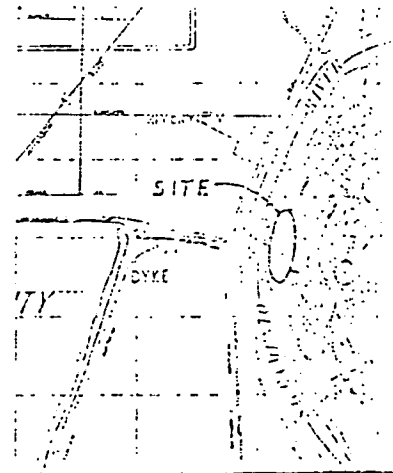
OVERFILL AREA
3.29 AC.

ASSESSOR'S PARCEL NO.
312.0121

12" STORM DRAIN
6" WATER MAIN
6" SEWER



SITE PLAN



GARCIA 7

84352
P84-352

FILE NO.	DATE	BY	SCALE	PROJECT	DATE	BY	SCALE	PROJECT
					12/13/84			
<p>12/13/84</p>								<p>Item No. 10</p>

SHINA ENGINEERING COMPANY

CITY PLANNING COMMISSION

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

19

APPLICANT	Spink Corp., P.O. Box 2511, Sacramento, CA 95814		
OWNER	Maybel Ulitpen, 6882 Arabella Ct., Sacramento, CA 95831		
PLANS BY	Spink Corp., P.O. Box 2511, Sacramento, CA 95814		
FILING DATE	9/20/84	50 DAY CPC ACTION DATE	REPORT BY: SD:ll
NEGATIVE DEC	12/03/84	EIR	ASSESSOR'S PCL NO. 031-360-41

APPLICATION: A. Negative Declaration
 B. Tentative Map (P84-352)
 C. Subdivision Modification to create a lot in excess of 160' in depth (Section 40.322(c) Subdivision Ordinance)

LOCATION: 6882 Arabella Way

PROPOSAL: The applicant is requesting the necessary entitlements to subdivide 2.4+ acres into four single family lots and a marina site.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential, Park and Open Space
1976 South Pocket Community Plan Designation:	Low Density Residential Major Park Node
Existing Zoning of Site:	R-1, Flood
Existing Land Use of Site:	Two single family dwellings and Garcia Bend Marina

Surrounding Land Use and Zoning:

North:	Single Family; R-1
South:	Single Family; R-1
East:	Single Family; R-1
West:	River

Property Dimensions:	Irregular	Property Area: 2.4+ acres
Density of Development:	4 du/ac net	
Significant Features of Site:	Marina	
Topography:	Flat	
Street Improvements:	Existing	
Utilities:	To be provided	

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On October 10, 1984, by a vote of 5 ayes, 3 absent, the Subdivision Review Committee voted to recommend approval of the Tentative Map and Subdivision Modification subject to the attached conditions.

Background Information: The subject site is Lot A of London River Estates approved by the City Council on November 30, 1976 (P-7521). The site contains two single family residences and Garcia Bend Marina.

Project Evaluation: Staff has the following comments:

A. **Land Use:** The subject site is designated for residential and open space uses in the 1974 General Plan. It is designated Low Density Residential and Major Park Node on the 1976 South Pocket Community Plan. The site is surrounded by single family residential uses. The applicant proposes four residential lots and a

APPLC. NO. P84-352

MEETING DATE December 13, 1984

CPC ITEM NO. 29

8

~~7-24-85~~
~~7-16-85~~
 2-14-85

separate lot for the marina. The request is compatible with applicable plan designations, zoning and surrounding land uses.

- B. The Sacramento Bikeways Master Plan designates a bikeway along the levee on Parcel 5. The South Pocket Plan states that land necessary for the bikeway should be acquired by the City in fee title whenever feasible. Garcia Bend Marina, a privately owned commercial operation, is located on Parcel 5. The applicant, therefore, wishes to retain Parcel 5 in private ownership. Access to the marina has been provided by forty feet of street frontage on Arabella Way. A recreational easement is to be dedicated across Parcel 5 for the bikeway. This is compatible with the South Pocket Plan which states that when acquisition by fee title is infeasible, a recreational easement should be dedicated.
- C. Design: The two proposed vacant parcels are located at the end of Garcia Court, a cul-de-sac. The proposed parcels with residences are located on Arabella Way. Street improvements were constructed with London River Estates.
- D. Parcel 3 is more than 160 feet which exceeds the maximum lot length allowed in the Subdivision Ordinance. A standard lotting pattern is infeasible in this particular instance because of existing street improvements and the location of the existing structures. Staff, therefore, supports the requested subdivision modification.
- E. The Planning and Community Services Divisions have determined that parkland dedication in-lieu fees are appropriate. Fees shall be based upon .058 acres of land multiplied by the per acre value established by the applicant's appraiser.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the proposed project will not have a significant adverse impact on the environment. A Negative Declaration with a mitigation measure regarding cultural resources has been filed.

RECOMMENDATION: Staff recommends the following:

- A. Ratification of the Negative Declaration;
- B. Approval of the Tentative Map subject to conditions; and
- C. Approval of the Subdivision Modification to create a lot in excess of 160 feet deep.

Conditions - Map

- 1. Prepare a grading and drainage plan for the review and approval of the City Engineer; complete grading prior to map recordation;
- 2. Place the following note on the final map: Water and sewer service connections do not exist between the main lines and Parcels 1 and 2; these services must be paid for and installed at the time of obtaining building permits;

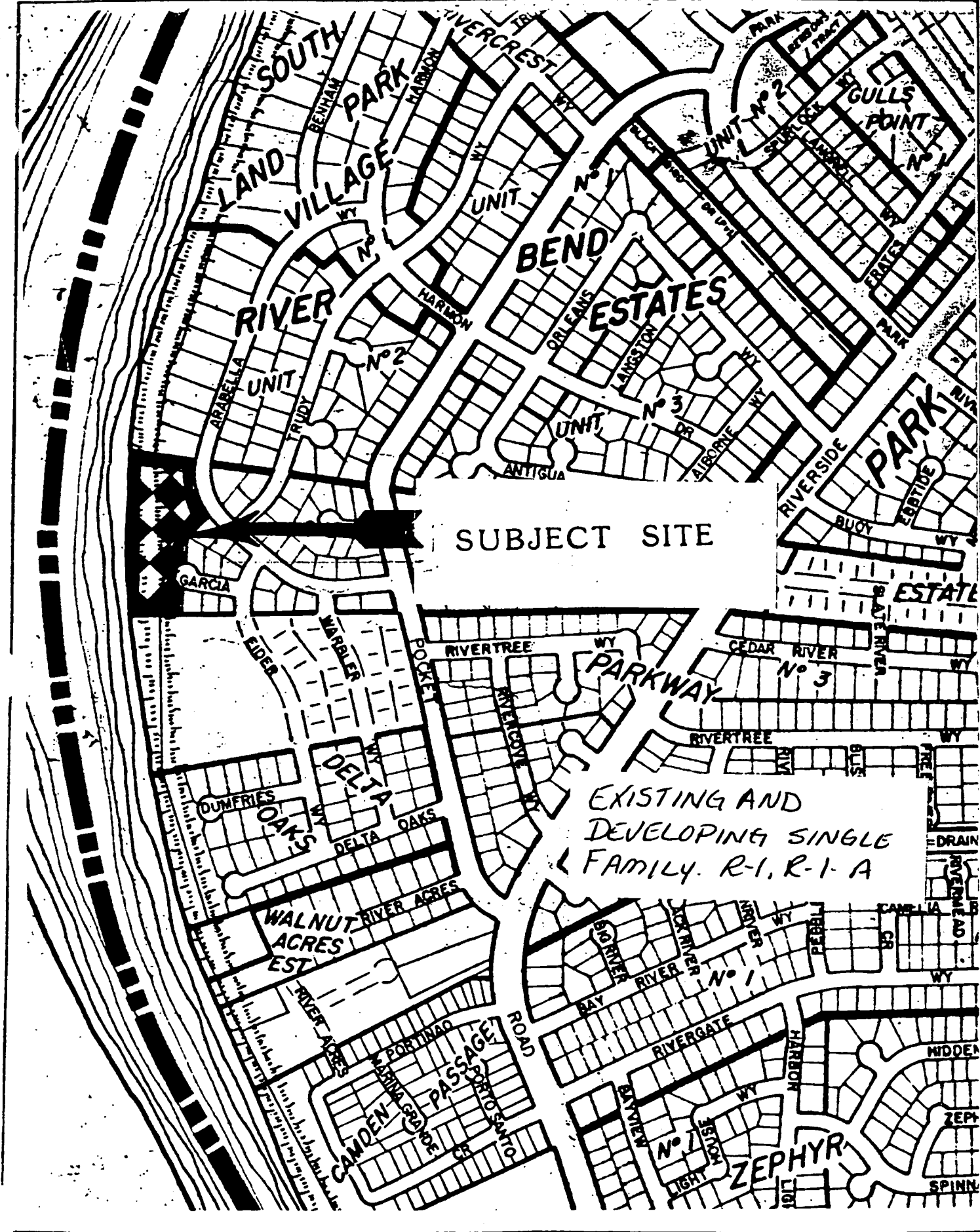
P84-352

December 13, 1984

Item No. 19-10-86

~~1-18-85~~
24
2-14-85

3. Pursuant to City Code Section 40.1302 (Parkland Dedication), the applicant shall submit to the City an appraisal of the property to be subdivided and pay the required parkland dedication in-lieu fees. The appraisal shall be dated not more than 90 days prior to the filing of the final map;
4. If unusual amounts of bone, stone, or artifacts are uncovered, work within 50 meters of the area will cease immediately and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant effect before construction resumes. A note shall be placed on the final improvement plans referencing this condition.
5. Pay off existing assessments;
6. Locate existing sewer and water services, if any, for Parcels 3 and 4;
7. Provide separate sewer and water services to Parcels 3 and 4;
8. Pay Pocket Bridge fees;
9. Dedicate an easement across Parcel 5 to the City for the Sacramento River Parkway;
- *10. *Abandon existing well to the satisfaction of the City/County Health Department;*
11. Abandon existing septic system to the satisfaction of the City Building Inspection Department; and
12. A cultural resource assessment, conducted by a qualified archaeologist, and a written statement from the Native American Heritage Commission concurring with the findings of that assessment, shall be submitted for review and approval to the City Planning Director prior to recordation of the final map.
- *10. *Maintain existing well to the satisfaction of the City/County Health Department and the City Building Inspections Division. (Revised by staff)*



VICINITY - LAND USE - ZONING

P84-352

12/13/84 ²⁴ 1-10-85
2-14-85

1 km No. 4

LOT 114
RIVERVIEW EST. NO 2

SACRAMENTO RIVER

GARCIA BEND MARINA

PARCEL 5
2.15 AC

PARCEL 2
0.27 AC

PARCEL 1
0.29 AC

PARCEL 3
0.33 AC

PARCEL 4
0.15 AC

RECORD OWNER / SUBDIVIDER
MRS. MARIE WITTE
682 ARABELLA WAY
SACRAMENTO, CA 95831

SURVEYOR
THE SPIVA CORPORATION
P.O. BOX 2511
SACRAMENTO, CA 95811

PRESENT ZONING:
AGRICULTURAL

PROPOSED ZONING:
A-1.1 LOTS

PROPOSED USE:
A SINGLE FAMILY LOTS

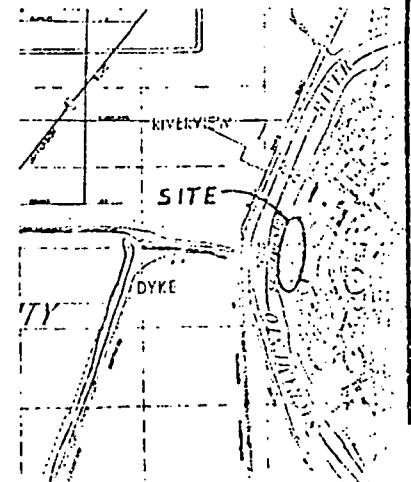
WATER SUPPLY:
WELL & CITY OF SACRAMENTO

SEWAGE DISPOSAL:
CITY OF SACRAMENTO

OVERALL AREA:
3.09 AC.

ASSESSOR'S PARCEL NO:
31-360-41

SITE PLAN



JOB NO. 233-022	TITLE: SACRAMENTO RIVER BEND MARINA
DATE: 9-28-84	CLIENT: MRS. WITTE
SCALE: 1" = 40'	DATE: 12/13/84
DRAWN BY: [Signature]	DATE: 12/13/84
CHECKED BY: [Signature]	DATE: 12/13/84

SPINK ENGINEERING COMPANY
 ENGINEERS PLANNERS SURVEYORS
 1212 J STREET
 SACRAMENTO, CALIF. 95811
 PHONE: 484-1111
 FAX: 484-1112

Item No. 1

84352
P84-352

12



CITY OF SACRAMENTO

RECEIVED
CITY CLERKS OFFICE
CITY OF SACRAMENTO

FEB 27 8 24 AM '85

CITY PLANNING DEPARTMENT
927 TENTH STREET
SUITE 300
SACRAMENTO, CA 95814
TELEPHONE (916) 449-5804

MARTY VAN DUYN
PLANNING DIRECTOR

February 25, 1985

PF: 3-12-85
HR: 3-19-85
FCA Date: 3-26-85

MEMORANDUM

TO: Lorraine Magana, City Clerk
FROM: Leslie Oldridge
SUBJECT: Request to Set Public Hearings

1. P84-208 Appeal of Planning Commission's Approval of a Special Permit for a major office building consisting of 107,000+ square feet and a parking structure consisting of 95,800+ square feet (271 spaces) located on 1.2+ acres in the General Commercial, C-2 zone for property located on the south side of K Street, between 17th and 18th Streets. (D1) (APN: 006-126-01,17,18,19)
2. P84-277 Appeal of Planning Commission's Approval to Rezone 5+ acres from Agricultural, A to Garden Apartment-Review, R-2B-R zone for property located on the west side of Greenhaven Drive, approximately 500' north of Pocket Road. (D8) (APN: 031-070-49)
3. P84-229 Various requests for property located at the terminus of River Ranch Road, adjacent to I-5. (D8) (APN: 031-200-29)
 - a. Rezone 47+ vacant acres from Agricultural, A to Single Family, R-1 zone.
 - b. Tentative Map to divide 47+ vacant acres into 166 single family lots to be known as River Oaks East.
 - c. Subdivision Modification to create three lots in excess of 160' in depth.

- 4. P84-352 Various requests for property located at 6882 Arabella Way. (D8) (APN: 031-360-41)
 - a. Tentative Map to divide 2.4+ acres into five parcels in the Single Family, R-1 and Flood, F zones.
 - b. Subdivision Modification to create lot in excess of 160'.

- 5. P85-033 Tentative Map to subdivide 14+ vacant acres into 32 single family and 20 halfplex residential units to be known as Audubon Park in the Single Family, R-1 and Halfplex, R-1A zones for property located on the west side of Pocket Road, 100+' south of Arabella Way. (D8) (APN: 031-040-12 & 31; 031-290-53,54,55)

PFD: 3-12-85
 Hrg: 3-19-85
 FCA Date: 3-26-85

SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE February 14, 1985
 ITEM NO. 6B FILE P 84-352
 M _____

GENERAL PLAN AMENDMENT TENTATIVE MAP
 COMMUNITY PLAN AMENDMENT SUBDIVISION MODIFICATION
 REZONING LOT LINE ADJUSTMENT
 SPECIAL PERMIT ENVIRONMENTAL DET.
 VARIANCE OTHER _____

Location: 6882 Arabella Hwy

Recommendation:

- Favorable *with revised conds.*
 Unfavorable Petition Correspondence

PROPOSERS

NAME

ADDRESS

OPPOSERS

NAME

ADDRESS

MOTION

- TO APPROVE
 TO DENY
 TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
 TO APPROVE/DENY BASED ON FINDINGS OF FACT IN STAFF REPORT
 INTENT TO APPROVE/DENY SUBJECT TO COND. & BASED ON FIND. OF FACT DUE _____
 TO RECOMMEND APPROVAL & FORWARD TO CITY COUNCIL
 TO RECOMMEND APPROVAL SUBJECT TO *revised* COND. & FORWARD TO CITY COUNCIL
 TO RATIFY NEGATIVE DECLARATION
 TO CONTINUE TO _____ MEETING
 OTHER _____

MOTION NO. _____

	YES	NO	MOTION	SECOND
Augusta	✓			
Ferris	✓			
Fong	<i>absent</i>			
Goodin	✓		✓	
Hunter	✓			
Ishmael	<i>absent</i>			
Ramirez	✓			
Simpson	✓			
Holloway	✓			✓

SACRAMENTO CITY PLANNING COMMISSION

- GENERAL PLAN AMENDMENT
- COMMUNITY PLAN AMENDMENT
- REZONING
- SPECIAL PERMIT
- VARIANCE
- TENTATIVE MAP
- SUBDIVISION MODIFICATION
- LOT LINE ADJUSTMENT
- ENVIRONMENTAL DET.
- OTHER _____

MEETING DATE February 14, 1985
 ITEM NO. GC FILE # 84-352
 M _____

Location: 6882 Arabella Way

Recommendation:

- Favorable
- Unfavorable
- Petition
- Correspondence

PROPOSERS

NAME

ADDRESS

OPPOSERS

NAME

ADDRESS

MOTION

- TO APPROVE
- TO DENY
- TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
- TO APPROVE/DENY BASED ON FINDINGS OF FACT IN STAFF REPORT
- INTENT TO APPROVE/DENY SUBJECT TO COND. & BASED ON FIND. OF FACT DUE _____
- TO RECOMMEND APPROVAL & FORWARD TO CITY COUNCIL
- TO RECOMMEND APPROVAL SUBJECT TO COND. & FORWARD TO CITY COUNCIL
- TO RATIFY NEGATIVE DECLARATION
- TO CONTINUE TO _____ MEETING
- OTHER _____

MOTION NO. _____

	YES	NO	MOTION	SECOND
Augusta	✓			
Ferris	✓			
Fong	absent			
Goodin	✓		✓	
Hunter	✓			
Ishmael	absent			
Ramirez	✓			
Simpson	✓			
Holloway	✓			✓

SACRAMENTO CITY PLANNING DEPARTMENT

Application Information

Application taken by/date: FG 9/20/84

Project Location 6882 Arabella Way **P 84-352**
 Assessor Parcel No. 031-360-41
 Owners Mrs. Maybel Witpen/Etal Phone No. _____
 Address 6882 Arabella Way, Sacramento, CA 95831
 Applicant The Spink Corporation Phone No. 444-8170
 Address P.O. Box 2511, Sacramento, CA 95811
 Signature _____ C.P.C. Mtg. Date 12-13-84

REQUESTED ENTITLEMENTS

ACTION ON ENTITLEMENTS

	Commission date	Council date	Filing Fees
<input checked="" type="checkbox"/> Environ. Determination <u>Neg Dec</u>	<u>2/14/85</u>	_____	\$ _____
<input type="checkbox"/> General Plan Amend _____	_____	_____	\$ _____
_____	_____	Res. _____	_____
<input type="checkbox"/> Community Plan Amend _____	_____	_____	\$ _____
() _____	_____	Res. _____	_____
<input type="checkbox"/> Rezone _____	_____	_____	\$ _____
_____	_____	Ord. _____	_____
<input checked="" type="checkbox"/> Tentative Map <u>to divide 2.4± ac. into 5 parcels</u> <u>in R-1 and F Zones</u>	<u>BMC</u>	_____	\$ _____
_____	_____	Res. _____	_____
<input type="checkbox"/> Special Permit _____	_____	_____	\$ _____
_____	_____	_____	_____
<input type="checkbox"/> Variances _____	_____	_____	\$ _____
_____	_____	_____	_____
<input type="checkbox"/> Plan Review _____	_____	_____	\$ _____
_____	_____	_____	_____
<input type="checkbox"/> PUD _____	_____	_____	\$ _____
_____	_____	_____	_____
<input checked="" type="checkbox"/> Other Subdivision Modification <u>to create lot in</u> <u>excess of 160 feet</u>	<u>RA</u>	_____	\$ _____

Add'l. Fees #4633 SD 12/12/84

FEE TOTAL \$ _____

Sent to Applicant: _____ Date _____ By: _____ Sec. to Planning Commission

RECEIPT NO. 4450
By/date FG 9/20/84

Key to Entitlement Actions

- | | | |
|------------------------------------|---|--|
| R - Ratified | D - Denied | IAF - Intent to Approve based on Findings of Fact |
| Cd - Continued | RD - Recommend Denial | AFF - Approved based on Findings of Fact |
| A - Approved | RA - Recommend Approval | RPC - Return to Planning Commission |
| AC - Approved W/conditions | RAC - Recommend Approval W/conditions | CSR - Condition Indicated on attached Staff Report |
| AA - Approved W/amended conditions | RMC - Recommend Approval W/amended conditions | |

NOTE: There is a thirty (30) consecutive day appeal period from date of approval. Action authorized by this document shall not be conducted in such a manner as to constitute a public nuisance. Violation of any of the foregoing conditions will constitute grounds for revocation of this permit. Building permits are required in the event any building construction is planned. The County Assessor is notified of actions taken on rezonings, special permits and variances.