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CITY OF SACRAMENTO

CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814

TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

April 2, 1981

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Request for Time Extension for Smithfield Estates (P-8676)

LOCATION: West side of 66th Street at 37th Avenue

SUMMARY

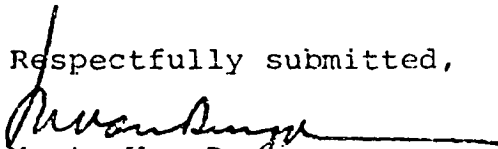
The subject tentative map was approved by the City Council on September 4, 1979 and will lapse on April 4, 1981. The applicant is seeking a 12-month extension in order to allow time to complete the map.

The subdivision contains 17 single family lots on 4+ acres in the R-1 zone. The applicant is currently arranging financing to proceed with final map recordation.

RECOMMENDATION

The staff recommends that the Council grant a one-time, one-year time extension on the tentative map. Said extension will expire on April 4, 1982.

Respectfully submitted,


Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION

WALTER J. SLIPE
CITY MANAGER

MVD:SD:bw
Attachments
P-8676

April 7, 1981
District No. 6

APPROVED
BY THE CITY COUNCIL

APR 7 1981

OFFICE OF THE
CITY CLERK

Cont
4-14-81

RESOLUTION NO. 100 0000

Adopted by The Sacramento City Council on date of
SEP-4 1979

ADOPTING FINDINGS OF FACT, APPROVING A REQUEST
FOR TENTATIVE MAP FOR SMITHFIELD ESTATES SUB-
DIVISION (APN: 27-040-10) (P-8676)

WHEREAS, the Planning Commission has submitted to the City Council its report and recommendations concerning the request for a tentative map for Smithfield Estates Subdivision,

(hereinafter referred to as the proposed subdivision).

WHEREAS, the Council of the City of Sacramento, based on testimony submitted at a public hearing conducted on September 4, 1979 hereby finds and determines as follows:

- A. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan and the Colonial Community Plan in that both plans designated the subject site for residential uses. Also, any required improvements are to be designed and constructed within the provisions of the Subdivision Regulations which, by Section 40.102 of said regulations, is designated as a Specific Plan of the City of Sacramento.
- B. The site is physically suitable for the type and proposed density of development in that the subject site is flat with no significant erosional, soil expansion or other similar problems.
- C. The design of the subdivision or proposed improvements are not likely to cause substantial environmental damage, and will not substantially and avoidably injure fish or wildlife or their habitat. The proposed project has been reviewed and assessed by the Environmental Coordinator, who has filed a Negative Declaration with the City Clerk. By virtue of the Negative Declaration, the proposed project will not cause individual or cumulative adverse effects on the natural and social-physical environment nor substantially and avoidably injure fish, wildlife or their habitat.
- D. The design of the subdivision or the type of improvements are not likely to cause serious public health problems in that community water and sewer systems exist at the site. The site is not within an established floodplain or over a known seismic fault.
- E. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public for access through, or use of, the property within the proposed subdivision, in that there are no access easements for use by the public at large on the subject site.
- F. The discharge of waste from the proposed subdivision into the community sewer system servicing the proposed subdivision will not result in or add to a violation of the waste discharge requirements applicable to said sewer system which were prescribed by the California Regional Water Quality Control Board, Central Valley Region, in that the existing County of Sacramento treatment plants have a design capacity sufficiently large to handle effluent emanating from the proposed subdivision.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Sacramento as follows:

- A. The Negative Declaration be ratified;
- B. The Tentative Map be approved as shown on Exhibit "A" and subject to the following conditions:
 - 1. The applicant shall dedicate and improve full frontage improvements.
 - 2. Applicant shall dedicate additional right-of-way on 66th Street subject to the review of the City Engineer.
 - 3. Applicant shall prepare a sewer and drainage study for review and approval by the City Engineer (may require offsite extensions for lots 1-5).
 - 4. A six-foot high masonry wall shall be provided between 65th Expressway and the proposed frontage road. The design shall be reviewed and approved by the staff.

PHILLIP L. ISENBERG

MAYOR

ATTEST:

LORRAINE MAGANA

CITY CLERK

bw

P-8676

CERTIFIED AS TRUE COPY
of Resolution No. 79-628

SEP 5 1979

Nancy O'Leary
Deputy City Clerk

C-2

R-3

C-2

FD

R-3

SUBJECT LOCATION

R-1

PETER BURNETT SCHOOL

ST. PETERS SCHOOL

WILL C. WOOD JR. HIGH SCHOOL

R-3

R-3

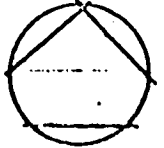
R-3

R-3-R

LOCATION PLAN

NOT TO SCALE

F-8676





Engineering · Surveying · Planning

FROST AND BAKER, INC.
7932 Sunset Avenue; Suite B
Fair Oaks, California 95628

(916) 966-8511

FEBRUARY 4, 1981

79050

CITY OF SACRAMENTO
PLANNING DEPARTMENT
725 - J STREET
SACRAMENTO, CA. 95814

ATTN: HOWARD YEE

SUBJECT: SMITHFIELD ESTATES
P-8676

DEAR HOWARD:

AS AGENT AND ENGINEER FOR THE ABOVE SUBJECT DEVELOPMENT, WE ARE REQUESTING AN EXTENSION TO THE TENTATIVE MAP. DUE TO ECONOMIC TIMES, THE DEVELOPER WISHES TO DELAY CONSTRUCTION.

ENCLOSED IS A CHECK FOR \$206.00 (TWO-HUNDRED AND SIX DOLLARS), A 300 FOOT RADIUS MAP, PROPERTY OWNER'S LIST, PRINTS OF THE APPROVED TENTATIVE MAP, AND AN 8½" X 11" REDUCTION.

VERY TRULY YOURS,
FROST & BAKER, INC.

RAY LOUIE

RL/M