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CITY OF SACRAMENTO

DEPARTMENT OF PLANNING AND DEVELOPMENT
1231 "I" Street Sacramento, Ca. 95814

CITY MANAGER'S OFFICE
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Administration
Room 300 449-5571
Building Inspections
Room 200 449-5716
Planning
Room 200 449-5604

June 24, 1986

City Council
Sacramento, California

Honorable Members in Session:

- SUBJECT:**
1. Environmental Determination
 2. Tentative Map (P86-222) (FT) (APN: 226-321-01-71, 322-01-12, 323-01-23, 324-01-17, 325-01-22, 330-01-07; 09-91)

LOCATION: Northwest Corner of Main Avenue and Sully Street

SUMMARY

This is a request to revert 39+ vacant acres, consisting of 224 residential lots into one lot. The staff and the Subdivision Review Committee recommend approval of the Tentative Map subject to conditions.

Surrounding Land Uses and Zoning are as follows:

- North: Single Family: R-1, A
- South: Single Family: R-1, A
- East: Single Family: R-1
- West: Vacant: R-1, A

APPROVED
BY THE CITY COUNCIL

JUL 1 1986

OFFICE OF THE
CITY CLERK

On December 16, 1980, the City Council approved the necessary entitlements to develop 70 single family lots, 69 patio home lots and 85 halfplex lots on 39+ acres located in the Townhouse (R-1A) zone. The map was recorded on June 3, 1983 and improvements were bonded for. The applicant does not wish to construct improvements and on December 23, 1985, requested an extension on the bond. The Council approved the extension provided the applicant construct improvements on Main Avenue and revert the subdivision to acreage. (Agreement 85-105, Resolution 85-982.)

One lot, APN: 226-330-53, is owned by the City. A sewer pump station is located on that site. This shall not be included in the reversion.

ENVIRONMENTAL DETERMINATION

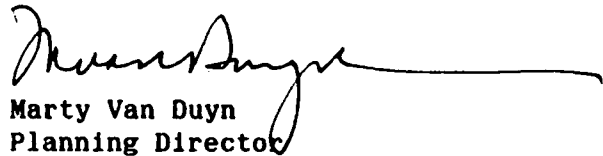
The project is exempt from environmental review pursuant to State EIR guidelines (CEQA 15305 C).

RECOMMENDATION

The Parcel Map Advisory Agency (Planning and Public Works Directors) based upon comment by the Subdivision Review Committee, recommend:

The City Council adopt the attached Resolution adopting Findings of Fact and approving the Tentative Map subject to conditions.

Respectfully submitted,


Marty Van Duyn
Planning Director

RECOMMENDATION APPROVED:


Walter J. Slipes, City Manager

MVD:SD:jg
Attachments
P86-222

July 1, 1986
District No. 2

RESOLUTION No. 86-506

Adopted by The Sacramento City Council on date of

**A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING
A TENTATIVE MAP FOR PROPERTY LOCATED AT THE NORTHWEST
CORNER OF MAIN AVENUE AND SULLY STREET. (P86-222)
(APN: 226-321-01-71; 322-01-12; 323-01-23; 324-01-17;
325-01-22; 330-01-07; 09-52,53-91)**

APPROVED
BY THE CITY COUNCIL
JUL 1 1986
OFFICE OF THE
CITY CLERK

WHEREAS, the City Council, on July 1, 1986, held a public hearing on the request for approval of a tentative map for property located at northwest corner of Main Avenue and Sully Street;

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 is exempt from environmental determination pursuant to CEQA, Section 15305c;

WHEREAS, the Parcel Map Advisory Agency 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 balances 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. None of the conditions described in Government Code Section 66474, subsections (a) through (g) inclusive, exist with respect to the proposed subdivision.**
- 2. The proposed subdivision, together with the provisions for its design and improvement, is consistent with Chapter 40 of the City Code, which is a Specific Plan of the City. The proposed project is consistent with the City's Interim Discretionary Land Use Policy in that the site is designated for residential uses in the 1984 North Sacramento Community Plan and the proposed map conforms with the plan designation.**

- 3. 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 Quality Control Board, Central Valley Region in that existing treatment plants have a design capacity adequate to service the proposed subdivision.
- 4. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.
- 5. 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:

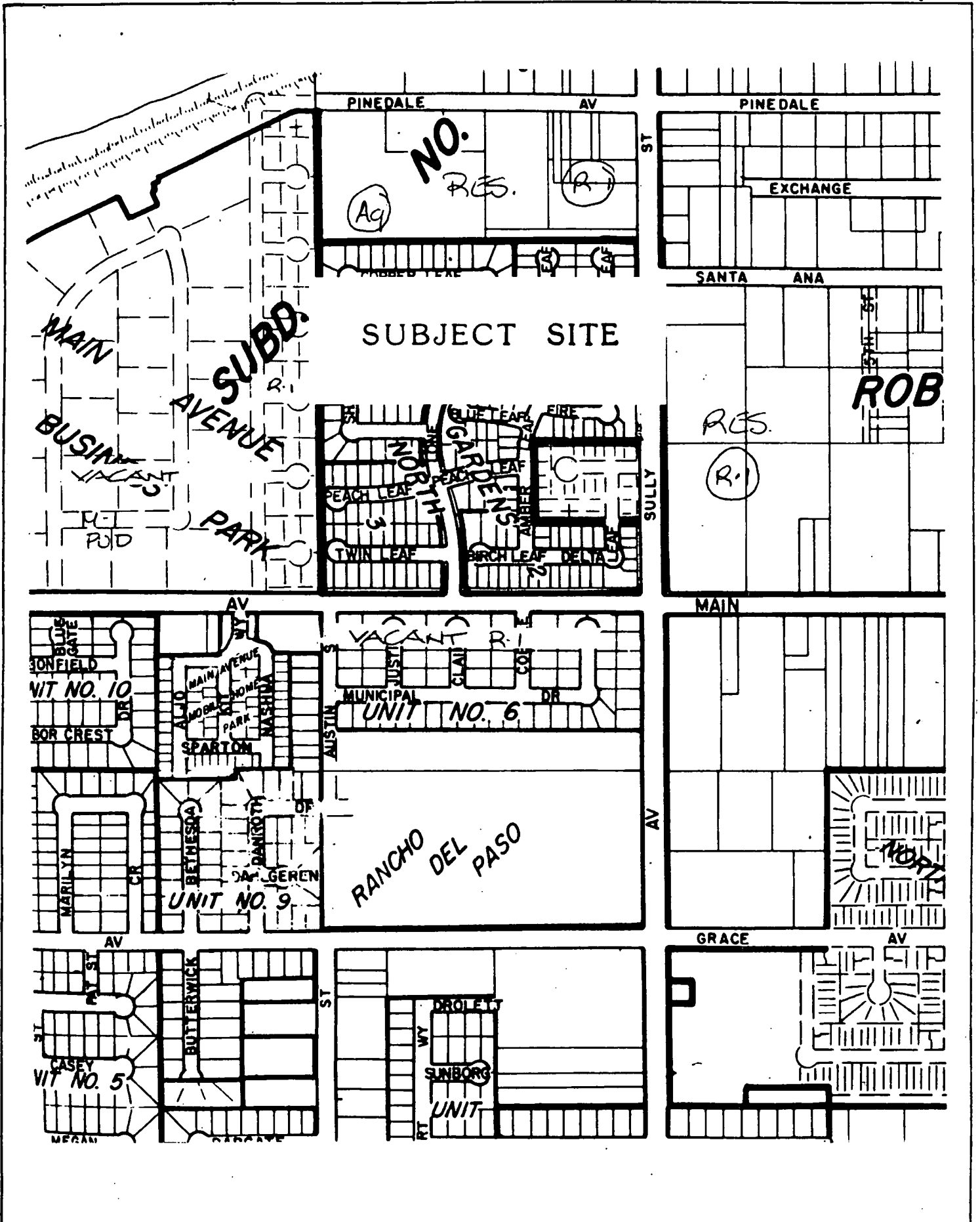
The applicant shall comply with Agreement 85-105, Resolution 85-982, made on December 23, 1985, between the City and the applicant.

MAYOR

ATTEST:

CITY CLERK

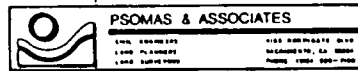
P86-222



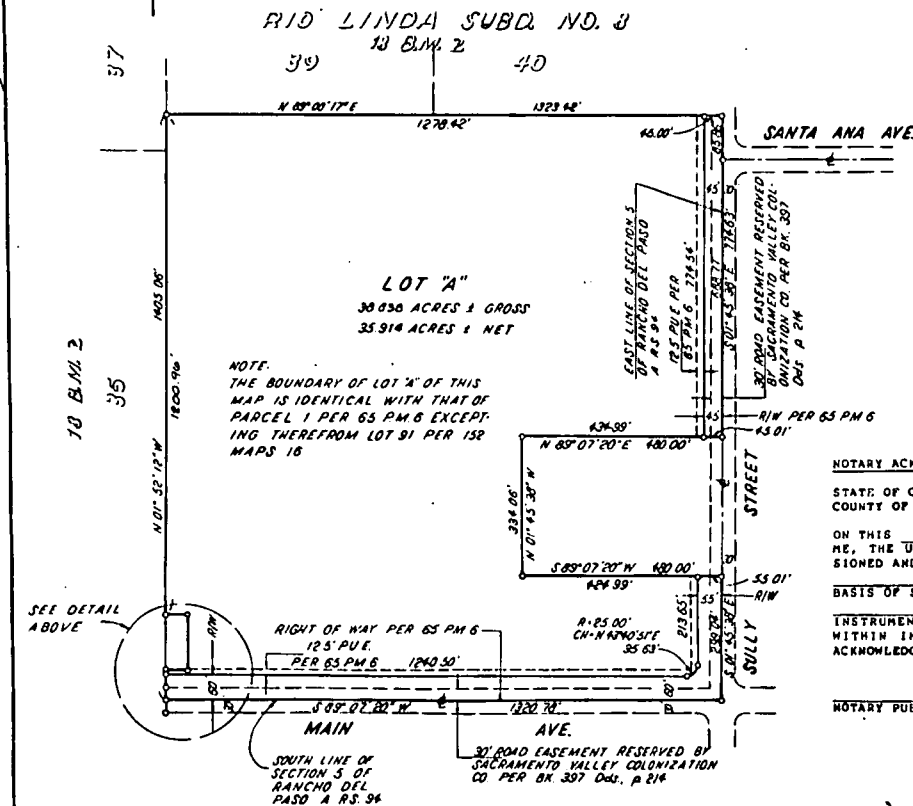
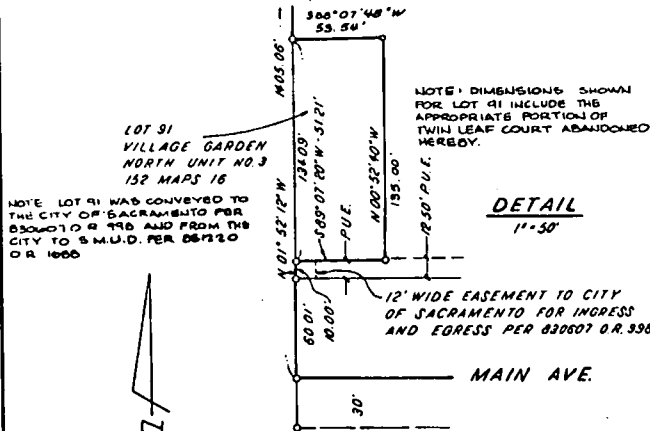
VICINITY - LAND USE - ZONING

REVERSION TO ACREAGE PLAT OF VILLAGE GARDEN NORTH UNIT NOS. 1 THROUGH 5 EXCEPT LOT 91 OF SAID UNIT NO. 3

CITY OF SACRAMENTO CALIFORNIA
MARCH 1986 SCALE 1"=200'



SHEET 1 OF 1



OWNER'S CERTIFICATE

THE UNDERSIGNED HEREBY CONSENT TO THE PREPARATION AND RECORDING OF THIS REVERSION TO ACREAGE PLAT OF VILLAGE GARDEN NORTH UNIT NOS. 1 THROUGH 5 FOR THE PURPOSE OF REVERTING THE LOTS TO ACREAGE AND TO ABANDON THE PUBLIC RIGHTS-OF-WAY, LANDS, AND EASEMENTS WITHIN THE BOUNDARIES SHOWN HEREON AND DEDICATED ON THE OFFICIAL PLATS OF VILLAGE GARDEN NORTH UNIT NOS. 1 THROUGH 5 FILED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY IN BOOK 152 OF MAPS, MAP NOS. 14, 15, 16, 17, & 18 WITH THE EXCEPTION OF THE RIGHTS-OF-WAY AND EASEMENTS SHOWN HEREON, AND EXCEPTING LOT 91 OF SAID UNIT NO. 3.

OHBAYASHI CORPORATION, A JAPANESE CORPORATION,
 FORMERLY OHBAYASHI-GUMI, LTD., A JAPANESE CORPORATION

NOTARY ACKNOWLEDGMENT:

STATE OF CALIFORNIA SS
 COUNTY OF _____

ON THIS _____ DAY OF _____, IN THE YEAR 1986, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, STATE OF CALIFORNIA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED _____ AND _____ PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE _____ OF THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT, AND ALSO KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF THE CORPORATION THEREIN NAMED, AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME.

NOTARY PUBLIC _____

SURVEYOR'S CERTIFICATE:

THIS PLAT REPRESENTS THE BOUNDARIES OF VILLAGE GARDEN NORTH UNIT NOS. 1 THROUGH 5 FILED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY IN BOOK 152 OF MAPS, MAP NOS. 14, 15, 16, 17, & 18, EXCEPTING LOT 91 OF SAID UNIT NO. 3, HAS BEEN PREPARED AT THE REQUEST OF OHBAYASHI CORPORATION, IN CONFORMANCE WITH CHAPTER 6, ARTICLE I OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA.

DATED _____ M. DIEDERICH L.S. 4412

CITY ENGINEER'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED FOR CONFORMANCE WITH THE REQUIREMENTS OF CHAPTER 6, ARTICLE 1 OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA.

DATED _____ ENGINEER OF THE CITY OF SACRAMENTO

CITY CLERK'S CERTIFICATE

I HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF SACRAMENTO HAS REVERTED TO ACREAGE AND ABANDONED ALL OF THE PUBLIC RIGHTS OF WAY, LANDS, AND EASEMENTS WITHIN THE BOUNDARIES SHOWN HEREON AND DEDICATED ON THE OFFICIAL PLATS OF VILLAGE GARDEN NORTH UNIT NOS. 1 THROUGH 5 FILED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY IN BOOK 152 OF MAPS, MAP NOS. 14, 15, 16, 17, & 18 WITH THE EXCEPTION OF THE RIGHTS-OF-WAY AND EASEMENTS SHOWN HEREON, AND EXCEPTING LOT 91 OF SAID UNIT NO. 3.

DATED _____ CLERK OF THE CITY OF SACRAMENTO

RECORDER'S CERTIFICATE

ACCEPTED FOR RECORD AND RECORDED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY IN BOOK _____ OF MAPS, MAP NO. _____ THIS _____ DAY OF 19 _____ AT _____ HOURS _____ MINUTES _____ M. TITLE TO THE LAND INCLUDED IN AND BEING SHOWN ON THIS PLAT IS VESTED AS PER CERTIFICATE NO. _____ ON FILE IN THIS OFFICE.

RECORDER OF SACRAMENTO COUNTY _____

BY _____ DEPUTY

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July 3, 1986

Ohbayashi-Gami, Ltd.
c/o Kelvin Neshekawa
13441 Dalewood Street
Baldwin Park, CA 91706

Dear Sir:

On July 1, 1986, the Sacramento City Council took the following action(s) for property located on the northwest corner of Main Avenue and Sully Street: (P-86222)

Adopted Resolution No. 86-506 adopting Findings of Fact and approving a Tentative Map Reversion to Acreage to resubdivide 39± vacant acres currently consisting of 209 lots located in the Single Family, R-1 and Townhouse, R-1A zones.

Enclosed, for your records, is a fully certified copy of above-referenced resolution.

Sincerely,



Lorraine Magana
City Clerk

LM/lw/17

Enclosure

cc: Planning Department
Psomas and Assoc., 4153 Northgate Blvd., Sacramento 95834