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CITY OF SACRAMENTO

CITY MANAGER'S OFFICE  
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CITY PLANNING DEPARTMENT

915 "I" STREET  
CITY HALL - ROOM 308

SACRAMENTO, CALIF. 95814  
TELEPHONE (916) 449-5604

ETHAN BROWNING, JR.  
PLANNING DIRECTOR

January 29, 1980

City Council  
Sacramento, California

Honorable Members in Session

SUBJECT: Request for Time Extension for South Park Estates -  
Tentative Map (P-8282)

BACKGROUND INFORMATION

The subject tentative map was approved by the City Council on August 15, 1978, and is scheduled to expire on February 15, 1980. The applicant is requesting a 12-month extension in order to allow additional time to complete the final map. The final stages of engineering are currently being completed.

The subdivision contains 8.3 acres and consists of 30 single-family residential lots.

The original staff report is attached for Council's information.

RECOMMENDATION

The staff recommends that the Council grant a one-time, one-year time extension for the tentative map. Said extension will lapse on February 15, 1981.

Respectfully submitted,

*Marty Van Duyn*  
Marty Van Duyn  
Planning Director

RECOMMENDATION APPROVED:

*Walter J. Slupe*  
Walter J. Slupe, City Manager

**APPROVED**  
BY THE CITY COUNCIL

February 19, 1980  
District 8

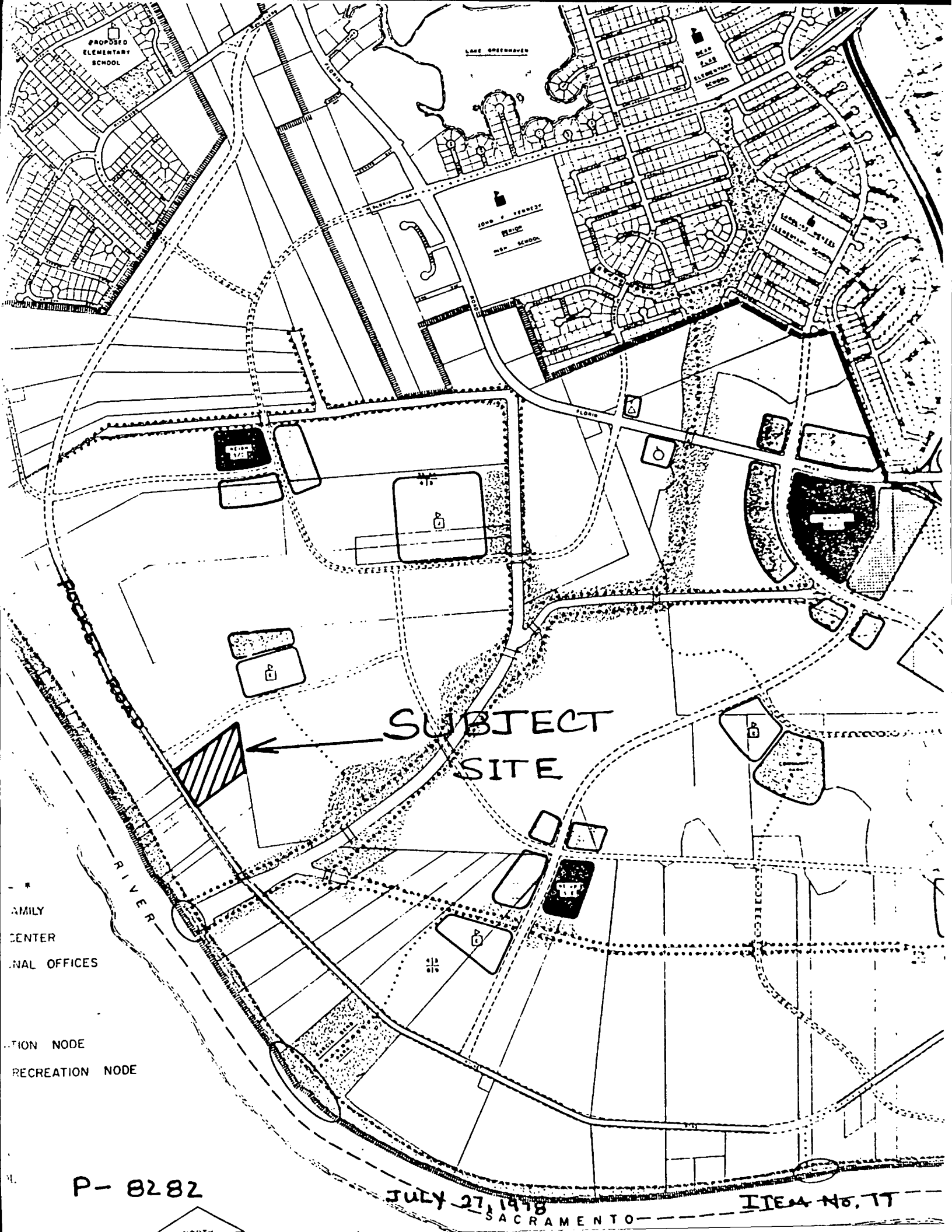
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FEB 19 1980

Attachments  
P-8282

OFFICE OF THE  
CITY CLERK





PROPOSED  
ELEMENTARY  
SCHOOL

LACE GREENHAYEN

MAY  
ELEM.  
SCHOOL

JOHN F. BERRY  
MAY  
SCHOOL

MAY ELEM.  
SCHOOL

SUBJECT  
SITE

- ★ FAMILY CENTER
- MUNICIPAL OFFICES
- STATION NODE
- ◐ RECREATION NODE

P- 8282

JULY 27, 1978  
SACRAMENTO

ITEM No. 11

**CITY PLANNING COMMISSION**  
915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	The Spink Corporation, 720 F Street, Sacramento, CA		
OWNER	Wallace F. Chin, 2704 Ripon Court, Sacramento, CA		
PLANS BY	The Spink Corporation, 720 F Street, Sacramento, CA		
FILING DATE	6-16-78	50 DAY CPC ACTION DATE	REPORT BY: PH: JK
NEGATIVE DEC.	7-17-78	EIR	ASSESSOR'S PCL. NO. 031-030-02

- APPLICATION:
1. Environmental Impact Determination
  2. Rezoning of the 8.3± acre site from the "A" Agricultural zone to the "R-1" Single Family Residential zone
  3. Tentative Map (P-8282)

LOCATION: East side of Pocket Road, Approximately 1 mile South of Harmon Drive

PROPOSAL: This is a request to divide 8.3± acres into 30 single family residential lots.

PROJECT INFORMATION:

General Plan Designation (1974): Residential  
South Pocket Community Plan  
(1976) Designation: Low Density Residential  
Existing Zoning of Site: "A"  
Existing Land Use of Site: Undeveloped

Surrounding Land Use and Zoning:  
North: Vacant (tentative map); and "A"  
South: Vacant, and "A"  
East: Vacant (tentative map); and "A"  
West: Vacant and single family; and "A"

Property Dimensions: Irregular-shaped Area: 8.3± acres  
Density of Development: 3.6 units per acre  
North/South Lots: 30%  
Average Lot Size: 70' x 110' for interior lots  
90' x 110' for corner lots

Topography: Flat  
Street Improvements: To be provided  
Existing Utilities: To be provided  
School District: Sacramento City Unified School District

STAFF EVALUATION

An evaluation of the requests has identified the following issues:

1. The project is compatible with surrounding land uses and consistent with the General Plan and South Pocket Community Plan. There are approved tentative subdivision maps to the east, north and west.

2. The Sacramento Unified School District reviewed the proposal and indicated it would generate a maximum yield of 15 elementary, 5 junior high, and 5 senior high school students. The District indicated that additional portable classrooms would be provided if enrollment increases beyond the current physical capacity. They also indicated that the District can no longer guarantee that students will be housed in facilities in the immediate neighborhood.

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION

On June 30, 1978, the Committee recommended approval of the tentative map with a vote of 7 ayes, 1 absent, 1 abstain, subject to the following conditions:

1. The minimum lot pad elevation = +3.5 feet and minimum gutter grade = +2.0 feet.
2. Applicant shall redesign the tentative map by widening the mouth of Park South Way at Riverside to 50 feet of right-of-way for one block (to Chinwa Way).
3. Applicant shall prepare a sewer and drainage study for review and approval by the City Engineer.
4. Applicant shall name all streets, subject to the approval of the Planning Director.
5. Applicant shall provide the standard subdivision improvements as per City of Sacramento Subdivision Ordinance (Section 40.811).
6. Applicant shall provide standard water mains and fire hydrants as per the City of Sacramento Subdivision Ordinance (Section 40.811).
7. Off site extensions and over sizing of water mains will be required of the applicant.

STAFF RECOMMENDATION: Staff recommends:

1. The Negative Declaration be ratified.
2. The subject site be rezoned from "A" Agricultural to the "R-1" Single Family Residential zone.
3. The tentative map be approved subject to compliance with the Subdivision Review Committee's recommended conditions.

Findings of Fact:

1. The proposed map is consistent with the applicable general and specific plans.

Fact: The 1974 General Plan and the South Pocket Community Plan indicate the site for residential uses.

2. The design or improvement of the proposed subdivision is consistent with applicable general and specific plans.

Fact: Section 40.102 of the Subdivision Regulations designated said regulations as a specific plan for the City of Sacramento.

Fact: Any required site improvements will be accomplished under the provisions of the Subdivision Regulations.

3. The site is physically suitable for the type of proposed density of development.

Fact: The site is physically suitable for the type of proposed density of development in that it is flat with no significant erosional soil expansion or other similar problems.

4. The design of the subdivision and proposed improvements are not likely to cause significant environmental damage or substantially and unavoidably injure fish or wildlife or their habitat.

Fact: The Environmental Coordinator has assessed the project and has filed a Negative Declaration with the City Clerk.

5. The design of the subdivision and type of improvements are not likely to cause serious public health problems.

Fact: The County Environmental Health Agency has reviewed the proposal and has recommended no conditions of approval for the tentative map.

6. The design of the subdivision and type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

Fact: Other than public utility easements, no easements for access through or use of property within the proposed subdivision have been acquired by the public at large.

7. The discharge of waste from the proposed subdivision into an existing community sewer system will not result in violation of existing requirements prescribed by the California Water Quality Control Board.

Fact: The City of Sacramento Water and Sewer Department on behalf of the California Regional Water Quality Control Board, Central Valley Region, has reviewed the proposal and has no conditions related to water quality requirements for this tentative map.



## RESOLUTION NO. 78-511

Adopted by The Sacramento City Council on date of

August 15, 1978

ADOPTING FINDINGS OF FACT AND APPROVING A  
TENTATIVE MAP FOR SOUTH PARK ESTATES (P-8282)

WHEREAS, the Planning Commission has submitted to the City Council its report and recommendations concerning the tentative map for South Park Estates (hereinafter referred to as the proposed subdivision).

WHEREAS, the City Council of the City of Sacramento, based on a testimony submitted at a public hearing conducted on August 15, 1978, 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 South Pocket Specific Plan in that both plans designate 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 at 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 water 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 City of Sacramento treatment plants have a design capacity of 75 mgd and that actual treated discharge averages 56 mgd. The discharge from the proposed project will not create a condition exceeding the design capacity.



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

1. The Negative Declaration be ratified.
2. The tentative map be approved subject to the following conditions:
  - a. The minimum lot pad elevation shall be +3.5 feet and a minimum grade shall be +2.0 feet.
  - b. Applicant shall redesign the tentative map by widening the mouth of Park South Way at Riverside to 50 feet of right-of-way for one block (to Chinwa Way).
  - c. Applicant shall prepare a sewer and drainage study for review and approval by the City Engineer.
  - d. Applicant shall name all streets, subject to the approval of the Planning Director.
  - e. Applicant shall provide the standard subdivision improvements as per City of Sacramento Subdivision Ordinance (Section 40.811).
  - f. Applicant shall provide standard water mains and fire hydrants as per the City of Sacramento Subdivision Ordinance (Section 40.811).
  - g. Offsite extensions and oversizing of water mains will be required of applicant.

PHILLIP L. ISENBERG  
MAYOR

ATTEST:

LOERNAE MAGANA  
CITY CLERK

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P-8282

CERTIFIED AS TRUE COPY  
of Resolution No. 78-560

AUG 16 1978

DATE CERTIFIED

[Signature]  
Deputy City Clerk, City of Sacramento