

29



CITY OF SACRAMENTO

CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814

TELEPHONE (916) 449-5604

MARTY VAN DUYN

PLANNING DIRECTOR

CITY MANAGER'S OFFICE
RECEIVED
July 1, 1980
JUL 2 1980

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: 1. Environmental Impact Determination
2. Tentative Map (P-9036)

LOCATION: 7485 Elder Creek Road

SUMMARY

This is a request to divide 5+ acres into two lots. The purpose of the division is to locate the two existing churches on separate parcels. The staff and Subdivision Review Committee recommended approval of the map as submitted.

BACKGROUND INFORMATION

Land divisions involving four lots or less, that do not have concurrent variance, rezoning or plan amendment requests, can be reviewed by staff and transmitted directly to the City Council, thus eliminating the requirement for consideration by the Planning Commission.

The surrounding land uses and zoning are as follows:

North: Single Family Subdivision; R-1
South: Single Family; vacant; R-1
East: Single Family; vacant; R-1
West: Cemetery, single family; R-1

The project is exempt from environmental review pursuant to CEQA (Section 15115).

APPROVED
BY THE CITY COUNCIL

JUL - 8 1980

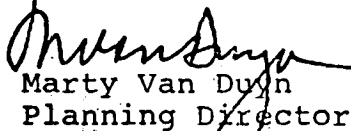
OFFICE OF THE
CITY CLERK

July 1, 1980

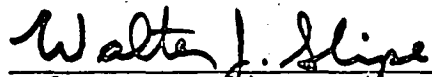
RECOMMENDATION

The Parcel Map Advisory Agency (Planning Director and City Engineer) and the staff, based upon review by the Subdivision Review Committee, recommend that the City Council approve the tentative map as submitted and adopt the attached resolution.

Respectfully submitted,


Marty Van Duzen
Planning Director

RECOMMENDATION APPROVED:


Walter J. Slupe, City Manager

MVD:HY:bw
Attachments
P-9036

July 8, 1980
District No. 6

RESOLUTION NO. 80-442

Adopted by The Sacramento City Council on date of
JULY 8, 1980

ADOPTING FINDINGS OF FACT, APPROVING A REQUEST
FOR TENTATIVE PARCEL MAP, PARCEL "B" AS SHOWN
ON 30 B.M.11, CITY OF SACRAMENTO (APN: 38-251-20)
(P-9036)

WHEREAS, the Parcel Map Advisory Agency has submitted to the City Council its report and recommendations concerning the tentative parcel map for 5+ acres that are located at 7485 Elder Creek Road

(hereinafter referred to as the proposed subdivision).

WHEREAS, the Council of the City of Sacramento, based on testimony submitted at public hearings conducted on July 8, 1980, 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 the plans designate the subject site for residential uses.
- 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 nor 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, 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 nor 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 nor 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 for which the discharge from the proposed project will not create a condition exceeding the design capacity.

APPROVED
BY THE CITY COUNCIL

JUL - 8 1980

OFFICE OF THE
CITY CLERK

- G. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the proposed subdivision, taking into consideration the local climate, the contour and configuration of the parcel to be divided, and such other design and improvement requirements applicable to the proposed subdivision.

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

The Tentative Map be approved.

MAYOR

ATTEST:

CITY CLERK

P-9036

TENTATIVE MAP

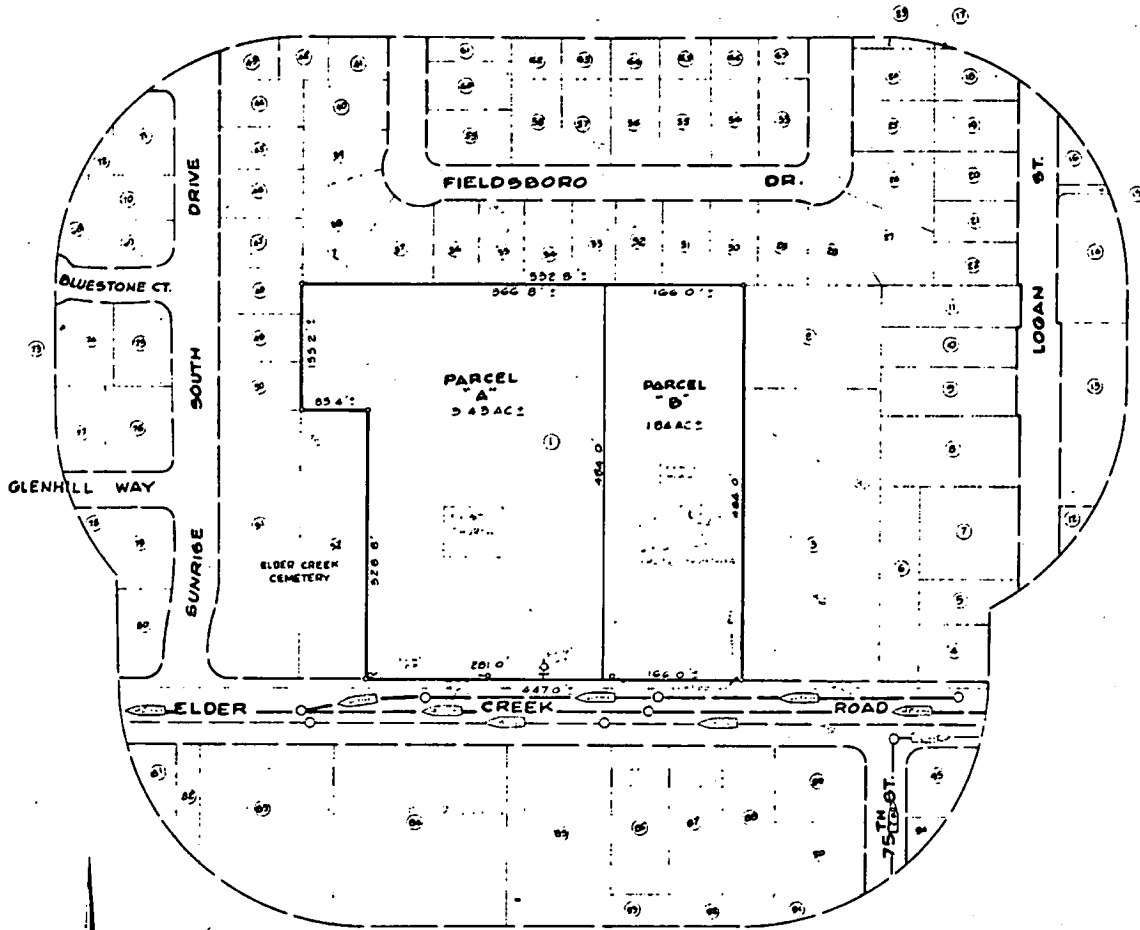
FOR

PARCEL "B" AS SHOWN ON 30 B.M. 11
CITY OF SACRAMENTO, CALIFORNIA
APRIL 1980, SCALE: 1" = 100'

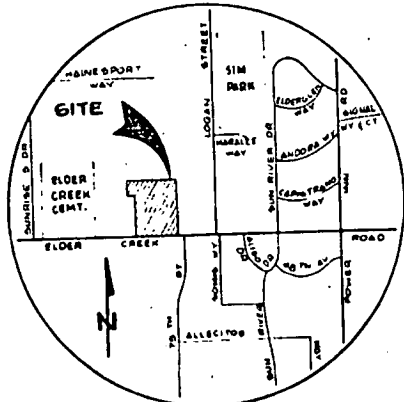
PREPARED BY:



License No. 208 State of Cal. L 9 2901
P.O. Box 90 Central City



LOCATION MAP
NO SCALE



RECORD OWNER & SUBDIVIDER FAITH LANDMARK MISSIONARY BAPTIST CHURCH
ADDRESS 3409 ELDER CREEK RD
SACRAMENTO, CA 95824
TEL (916) 383 6194

PROPOSED USE CHURCH
EXISTING USE CHURCH
SEWAGE DISPOSAL SACRAMENTO COUNTY
WATER SUPPLY SACRAMENTO CITY
PROPOSED IMPROVEMENTS AS REQUIRED
ACRES 5.272 ACRES NET

PARCEL BOOK NO 30 - 251 - 20
DESCRIPTION PARCEL "B" AS SHOWN ON 30 B.M. 11
EXISTING ZONING R.1
PROPOSED ZONING R.1

T.P.M. 418

P-9036

1" = 100' 4-10-80



CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK

915 I STREET
CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814
TELEPHONE (916) 449-5428

LORRAINE MAGANA
CITY CLERK

June 19, 1980

Owner of Property:

Faith Landmark Missionary
Baptist Church
7485 Elder Creek
Sacramento, CA 95824

On June 18, 1980, the following matter was filed with my office to set a hearing date before the City Council.

Tentative Map to divide 5+ acres in the Single Family R-1 Zone, developed with existing churches, into two lots. Loc: 7485 Elder Creek Road (P-9036) (D6) (FT)

The hearing has been set for July 8, 1980, 7:30 P.M., Council Chamber, 2nd floor, 915 - I Street, Sacramento, California. Interested parties may appear and speak at the hearing.

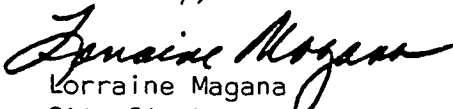
Pursuant to Council Rules of Procedure 4.5, continuance of the above matter may be obtained only if a written request is delivered to this office no later than 12:00 Noon the Monday before the meeting when the hearing is scheduled. If written request is not delivered to this office as specified herein, you may obtain continuance only by appearing before the City Council at the time the hearing is scheduled and request the continuance.

ANY QUESTIONS REGARDING THIS HEARING SHOULD BE REFERRED TO:

SACRAMENTO CITY PLANNING DEPARTMENT
725 - J STREET
SACRAMENTO CA 95814

TELEPHONE: 449-5604

Sincerely,


Lorraine Magana
City Clerk

LM:am

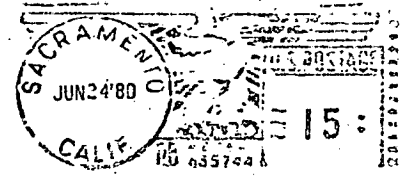
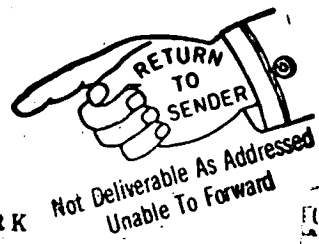
cc: Gardner Land Planners
P-9036 Mailing List 33



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JUN 26 1 16 PM '80

THE CITY CLERK
SACRAMENTO, CALIFORNIA 95814
TELEPHONE (916) 449-0428



40-010-12
(83) (84) & (85)
Jack Rice TR
7532 Lakeshore Dr.
Sacramento, CA 95828
40-010-13. 30 & 31

NOTICE OF CITY COUNCIL HEARING