



CITY OF SACRAMENTO

CITY PLANNING DEPARTMENT

725 "J" STREET

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

MARTY VAN DUYN
PLANNING DIRECTOR

April 1, 1981

APPROVED
BY THE CITY COUNCIL

APR 7 1981

OFFICE OF THE
CITY CLERK

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Request for Time Extension for Valley Hi East (P-8653)
(James Property No. 2)

LOCATION: 5500 Ehrhardt Avenue

SUMMARY

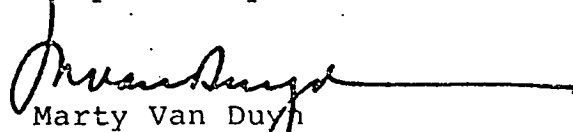
The subject Tentative Map was approved by the City Council on September 18, 1979, and lapsed on March 18, 1981. The applicant is seeking a twelve-month time extension in order to complete the final map.

The subject site is a long, narrow strip of property consisting of 4.8+ acres. A total of 21 single family lots were approved. The proposed street patterning is based on extension of stub streets from previously approved tentative maps on adjacent parcels. These maps have not been recorded so the applicant has been unable to proceed with the subject project.

RECOMMENDATION ;

Staff recommends that the Council grant a one-time, one-year time extension for the Tentative Map. Said extension will lapse on March 18, 1982.

Respectfully submitted,


Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MVD:SD:jm
Attachments
P-8653

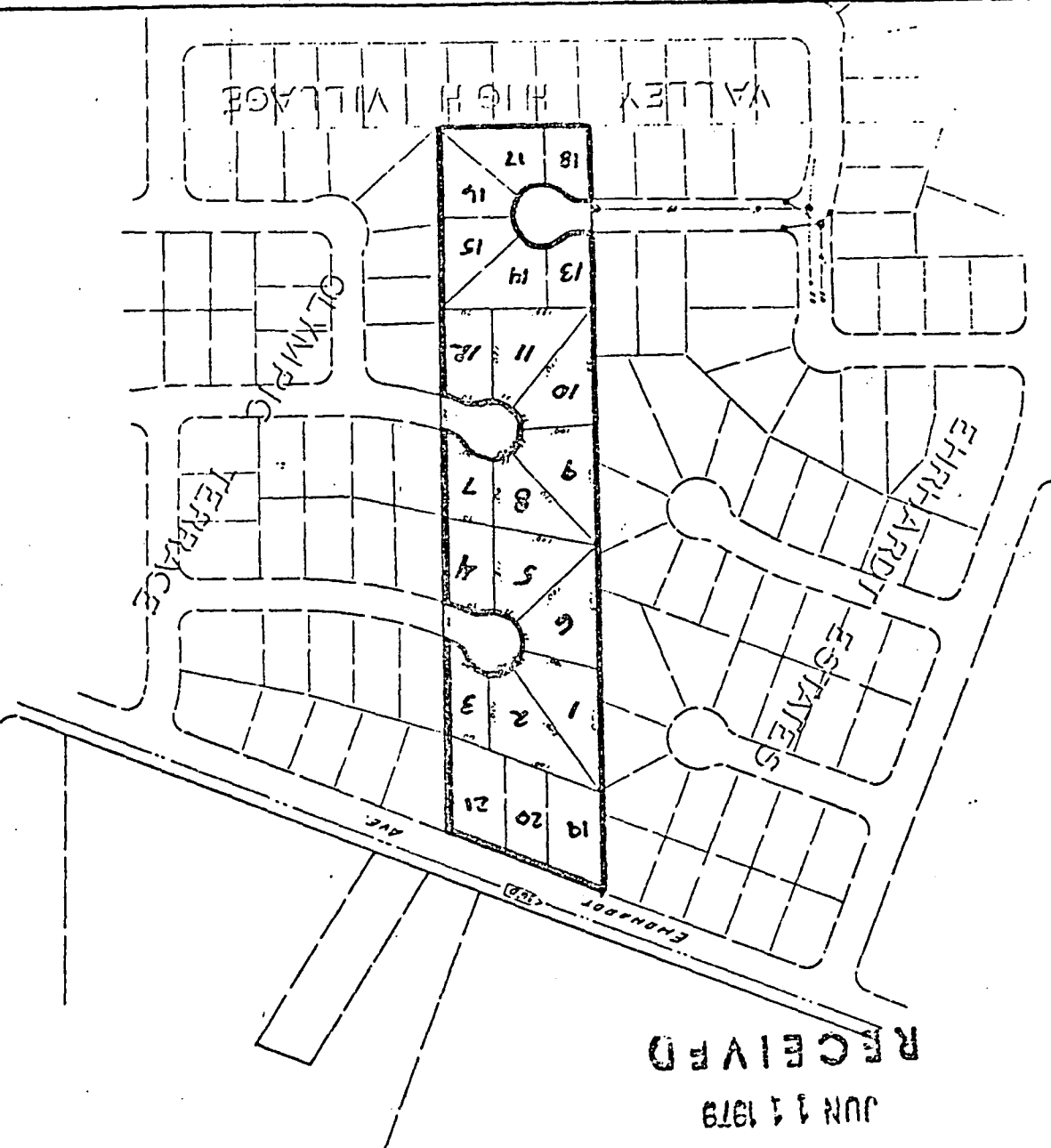
April 7, 1981
District No. 8

CITY PLANNING COMMISSION
 JUN 11 1979
 RECEIVED

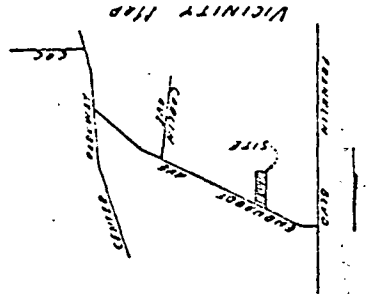
P-8653

5151 JULY 26 1979

4 WEST



SCALE 1"=100'



SITE DATA

ASSESSOR'S PARCEL NO. 117-12-11
 RECORD OWNER JOHN A. PULLZ
 SUBDIVIDER TAREL JAMES
 2701 CRENSHAW LN
 SACRAMENTO CA 95821
 (916) 405-4006
 ENGINEERS BRONZE LAND PARTNERS INC.
 1211 GARDEN AVE
 CARLETON CA 95008
 (916) 482-5177
 PRESENT LAND USE VACANT
 PROPOSED LAND USE SINGLE FAMILY RESIDENTIAL
 PRESENT ZONING R-1
 ACRES 1.2073
 NUMBER OF LOTS 12

TENTATIVE MAP

"JAMES PROPERTY No. 2"
 THE EAST ONE-HALF OF LOT 5 AS SHOWN ON
 OFFICIAL MAP OF ENHARBOR TRACT
 BOOK 12 OF MAPS, PAGE NO. 26
 CITY OF SACRAMENTO, CALIFORNIA

EXHIBIT A

RESOLUTION NO. 79-651

Adopted by The Sacramento City Council on date of
SEP 18 1979

CITY CLERK
SEP 18 1979

ADOPTING FINDINGS OF FACT, APPROVING A REQUEST
FOR TENTATIVE MAP FOR JAMES PROPERTY NO. 2 SUB-
DIVISION (APN: 117-132-12) (P-8653)

WHEREAS, the Planning Commission has submitted to the City Council its report and recommendations concerning the request for a tentative map for James Property, No. 2 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 18, 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 Valley Hi 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" subject to the following conditions:
 - 1. Applicant shall provide the standard subdivision improvements as required by the Subdivision Ordinance as per Section 40.811.
 - 2. Applicant shall prepare a sewer and drainage study for review and approval by the City Engineer.
 - 3. Applicant shall pay in full any existing City bonds, prior to filing of the final map.
 - 4. Applicant shall provide street lights as per the Subdivision Ordinance Section 40.811.
 - 5. The final map cannot be recorded until the Elk Grove School District has provided assurance that services will be provided.

MAYOR

ATTEST:

CITY CLERK

RECORDED
SEP 18 1979
OFFICE OF THE
CITY CLERK

EXHIBIT A

BLVD

FRANKLIN

FRANKLIN

AV

CANAL

R-1

R-1

R-1

SUBJECT SITE

R-1

R-1.

A

R-1

R-2-BR

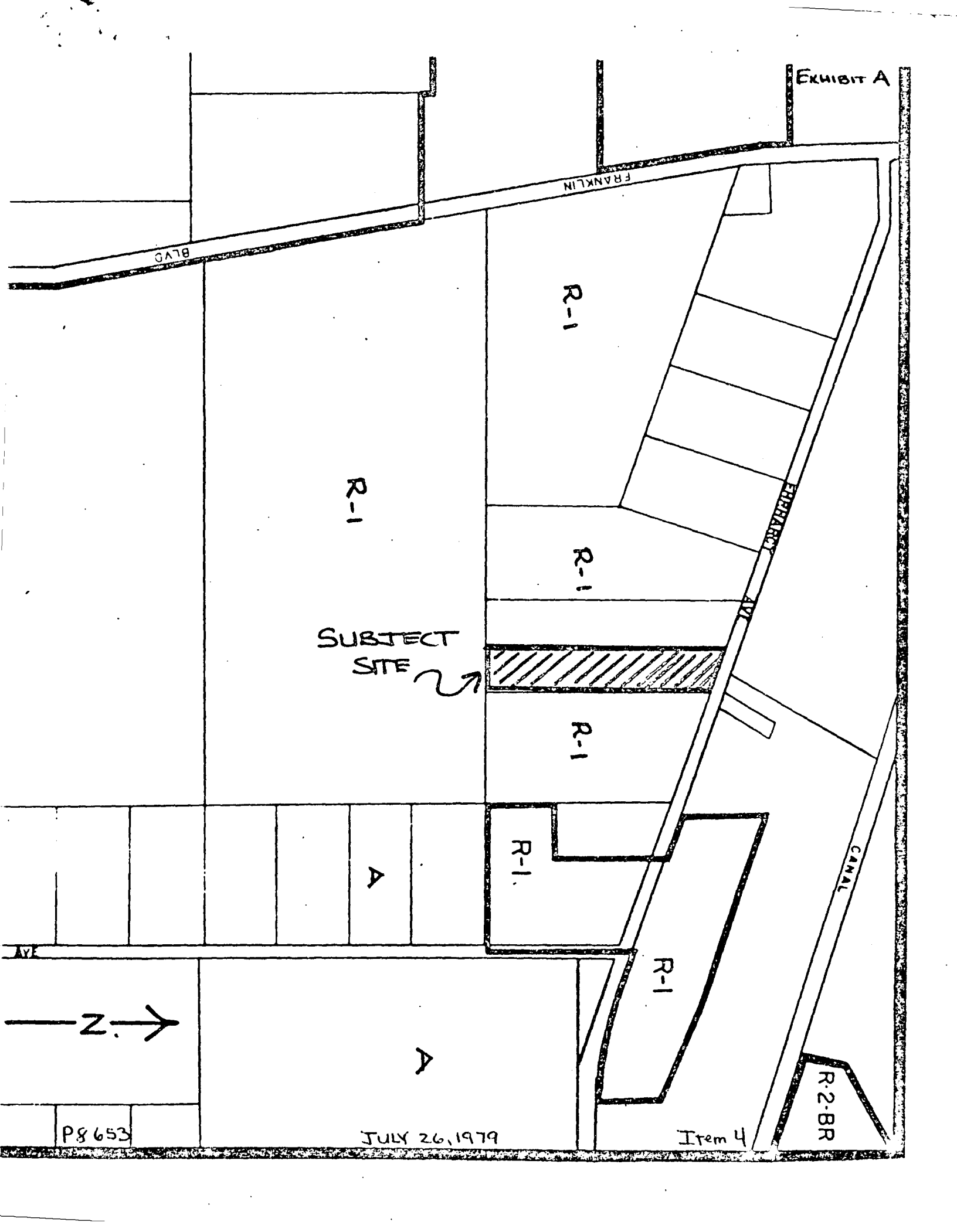
A

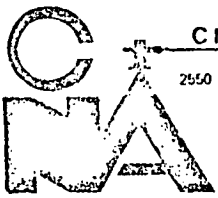
Item 4

→ N. ←

P8653

JULY 26, 1979





CNA ENGINEERING INC.

2550 VALLEY ROAD, SUITE #5 • SACRAMENTO, CA 95821 • (916) 435-3746

JEFFERY E. CROWDER REC 26930
STEPHEN J. NORMAN
J. CRAIG ALDRED

February 12, 1981

City of Sacramento
City Planning Dept.
725 J Street
Sacramento, Ca. 95814

Re: P 8653-21 Lot Subdivision-"Valley High East". (James Property No. 2)

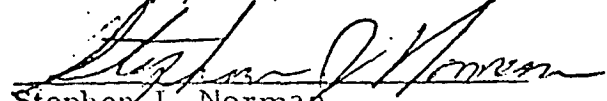
Dear Planner:

This letter is to respectfully request an extension on P 8653-"Valley High East." The reason for the request of extension is because of the approved Tentative Subdivision Map directly East of this tentative subdivision, "Olympic Terrace" is necessary for street access to the two cul-de-sacs as shown on our map. Due to the delay in the construction of "Olympic Terrace", it has made it impossible to finish and record our subdivision.

Please take into consideration the unfeasability for us to complete this subdivision without the needed access.

If you have any questions regarding this matter, please call Steve Norman at 485-3746. Thank you.

Sincerely yours,


Stephen J. Norman



CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK

915 I STREET
CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814
TELEPHONE (916) 449-5426

LORRAINE MAGANA
CITY CLERK

April 8, 1981

Mr. Tarrel L. James
2781 Creekside Lane
Sacramento, CA 95821

Dear Mr. James:

On April 7, 1981, the Sacramento City Council granted a time extension on the tentative map for Valley High East (James Prop. No. 2), located at 5500 Ehrhardt Avenue (P-8653).

The extension is granted one-time only and will lapse in six months on September 18, 1981.

Sincerely,

Anne Mason

Anne J. Mason
Deputy City Clerk

AJM:sj
cc: Planning Department