



# CITY OF SACRAMENTO

28

## CITY PLANNING DEPARTMENT

725 "J" STREET

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

MARTY VAN DUYN  
PLANNING DIRECTOR

June 18, 1980

City Council  
Sacramento, California

Honorable Members in Session:

SUBJECT: Tentative Map (P-9019)

LOCATION: South side of Gloria and Havenside Drives,  
west side of drainage ditch

### SUMMARY

This is a request for entitlements to divide a 50+ acre site into 194 single family lots in the R-1 zone. The staff and Planning Commission recommended approval of the request subject to conditions.

### BACKGROUND INFORMATION

The subject site is a portion of the Zephyr Ranch Estates Subdivision which was approved by the City Council in 1977. Subsequent to its approval, Unit No. 1 was recorded and the remaining portion (Units 2 and 3) of the subdivision expired. The applicant is therefore requesting approval of a new Tentative Map for Units 2 and 3 in order to allow future development.

The site is surrounded by single family subdivisions that are currently under construction. The applicant's proposal is compatible with surrounding land uses and consistent with the South Pocket Specific Plan. Staff has no objection to the request.

### VOTE OF COMMISSION

On May 22, 1980, the Planning Commission by a vote of six ayes, one abstention, two absent, recommended approval of the request subject to conditions.

**APPROVED**  
BY THE CITY COUNCIL

JUN 24 1980


OFFICE OF THE  
CITY CLERK

June 18, 1980

RECOMMENDATION

The staff and Planning Commission recommend that the City Council approve the Tentative Map and adopt the attached resolution.

Respectfully submitted,

  
Marty Van Duyn  
Planning Director

FOR CITY COUNCIL INFORMATION  
WALTER J. SLIPE  
CITY MANAGER

MVD:HY:jm  
Attachments  
P-9019

June 24, 1980  
District No. 8

# RESOLUTION NO. 80-390

Adopted by The Sacramento City Council on date of  
JUNE 24, 1980

ADOPTING FINDINGS OF FACT, APPROVING A REQUEST  
FOR TENTATIVE MAP FOR ZEPHYR RANCH ESTATES  
UNIT NOS. 2 AND 3 (APN: 031-020-39, 54 and 55)  
(P-9019)

WHEREAS, the Planning Commission has submitted to the City Council its report and recommendations concerning the request for a tentative map for Zephyr Ranch Estates Unit Nos. 2 and 3, located on the south side of Gloria and Havenside Drives, west side of drainage ditch (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 June 24, 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 South Pocket 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 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.

**APPROVED**  
BY THE CITY COUNCIL

JUN 24 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:

- A. The Negative Declaration be ratified;
- B. The Tentative Map be approved subject to the following conditions:
1. The applicant shall provide standard subdivision improvements pursuant to Section 40.811 of the Subdivision Ordinance prior to filing the final map.
  2. The applicant shall prepare a sewer and drainage study for the review and approval of the City Engineer prior to recording the final map.
  3. The applicant shall dedicate Lot A to the City of Sacramento prior to recording the final map.
  4. The applicant shall comply with the standard City Traffic Engineer's requirements.
  5. The applicant shall dedicate off-site right-of-way to provide for the extension of Gloria Drive and 18 feet of pavement on the north side of the centerline for Unit 3 prior to recording of the final map.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

P-9019

SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE May 22, 1980  
 ITEM NO. 23 FILE NO. P- 9619  
M-

- GENERAL PLAN AMENDMENT  TENTATIVE MAP   
 COMMUNITY PLAN AMENDMENT  SUBDIVISION MODIFICATION   
 REZONING  EIR DETERMINATION   
 SPECIAL PERMIT  OTHER \_\_\_\_\_  
 VARIANCE  \_\_\_\_\_

Recommendation:

- Favorable  
 Unfavorable  Petition  Correspondence

LOCATION: Aside of Gloria Drive & Harwood Drive,  
on the side of drainage ditch

<u>PROPOSERS</u>		
<u>NAME</u>	<u>ADDRESS</u>	

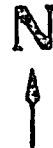
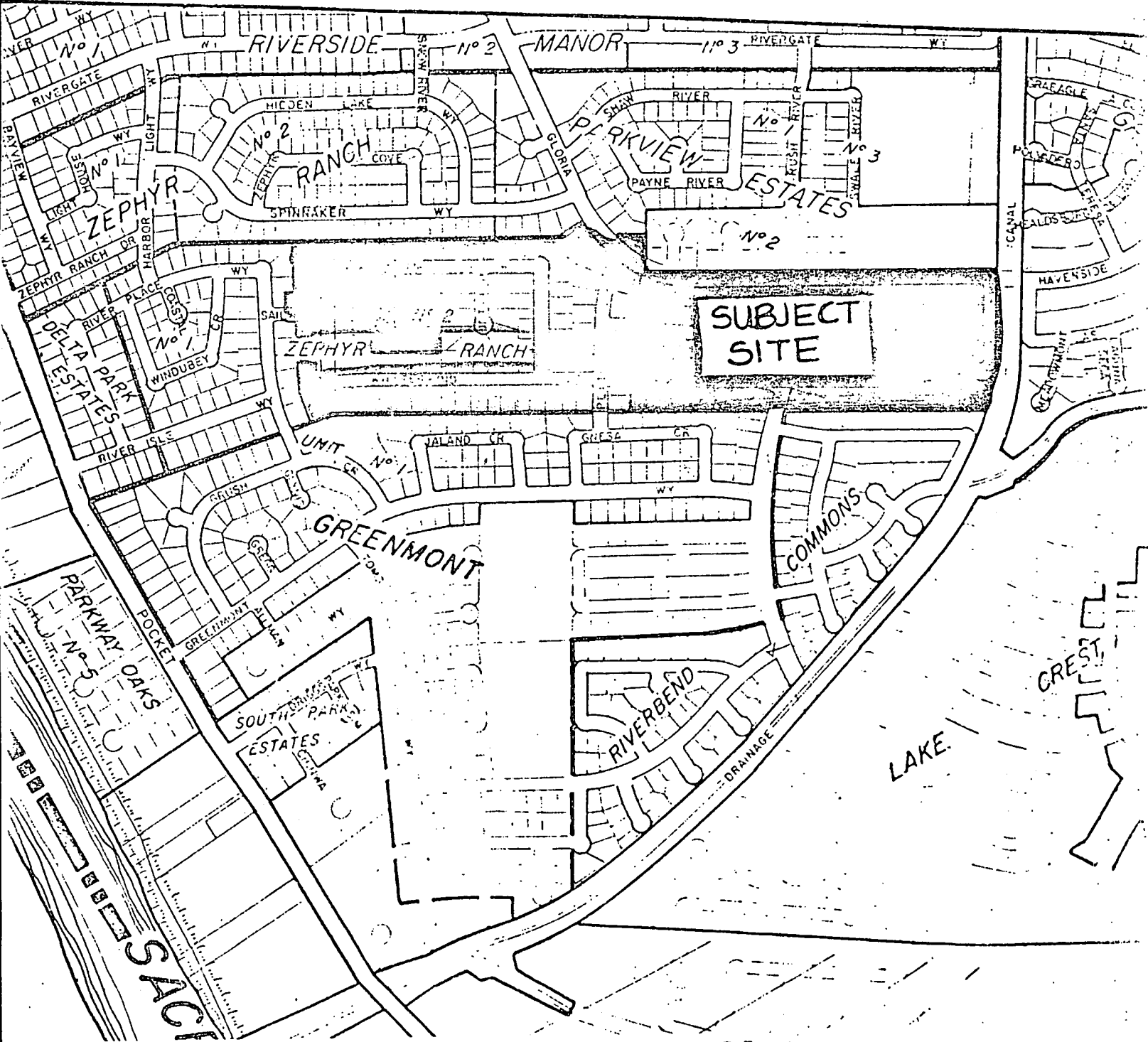
<u>OPPOSERS</u>		
<u>NAME</u>	<u>ADDRESS</u>	

MOTION NO. \_\_\_\_\_

	YES	NO	MOTION	2ND
Augusta	✓		✓	
Flores	<i>absent</i>			
Goodin	<i>absent</i>			
Hunter	✓			
Larson	✓			
Muraki	✓			
Simpson	✓			✓
Silva	<i>absent</i>			
Fong	✓			

- MOTION:
- TO APPROVE
  - TO DENY
  - TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
  - INTENT TO APPROVE SUBJ. TO COND. & BASED ON FINDINGS OF FACT DUE \_\_\_\_\_
  - TO RECOMMEND APPROVAL *subject to conditions* & FORWARD TO CITY COUNCIL
  - TO RATIFY NEGATIVE DECLARATION
  - TO CONTINUE TO \_\_\_\_\_ MEETING
  - OTHER \_\_\_\_\_

- EXHIBITS: A. Site Plan   
 B. Floor Plan   
 C. Elevation   
 D. Landscaping



# CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	The Spink Corporation - P.O. Box 2511, Sacramento, CA 95811		
OWNER	Feature Homes, Inc. - 2500 Vallejo Street, Suite 200, Santa Rosa, CA 95405		
PLANS BY	The Spink Corporation - P.O. Box 2511, Sacramento, CA 95811		
FILING DATE	4-17-80	50 DAY CPC ACTION DATE	REPORT BY: TM:sg
NEGATIVE DEC.	5-12-80	EIR	ASSESSOR'S PCL. NO. 031-020-39, 54 and 55

APPLICATION: 1. Negative Declaration  
2. Tentative Map

LOCATION: South side of Gloria Drive and Havenside Drive on west side of drainage ditch.

PROPOSAL: This is a request to divide 50+ acres into 194 single family lots in the R-1 zone.

PROJECT INFORMATION:

General Plan Designation: Residential  
1976 South Pocket Community  
Plan Designation: Light Density Residential  
Existing Zoning of Site: R-1  
Existing Land Use of Site: Vacant  
Surrounding Land Use and Zoning:  
North: Under Construction; R-1  
South: Under Construction; R-1  
East: Vacant - Drainage Canal; R-1  
West: Under Construction; R-1  
Property Dimensions: 50.3 Acres  
Topography: Flat  
Street Improvements: To be Provided  
Utilities: Available to Site  
School District: Sacramento Unified

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On May 7, 1980, by a vote of seven ayes, one abstention, and one absent the Subdivision Review Committee recommended approval of the tentative map subject to the following conditions:

- a. Applicant shall provide standard subdivision improvements pursuant to Section 40.811 of the Subdivision Ordinance prior to filing the final map.
- b. Applicant shall prepare a sewer and drainage study for the review and approval of the City Engineer prior to filing the final map.
- c. Applicant shall dedicate Lot A to the City of Sacramento.
- d. Minimum lot pad grade = F3.5, minimum gutter F.L. = +2.0.
- e. Applicant shall comply with the standard City Traffic Engineer's requirements.
- f. Applicant shall dedicate off-site right-of-way to provide for the extension of Gloria Drive and 18 feet of pavement on the north side of the center line for Unit 3.

STAFF EVALUATION: This application is a resubmission of an expired tentative map. The previous Zephyr Ranch Estates was originally approved by the City Council on December 27, 1977 with a one year extension granted on July 31, 1979. This application is in conformance with the design and conditions placed upon the previous map.

Staff notes that the division of this site is affected by the surrounding properties which are currently being developed with single family subdivisions. There are stub streets from the north, south, and west which limits the design of the subdivision. Staff therefore has no objection to the proposal.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the negative declaration.
2. Approval of the tentative map subject to the following conditions:
  - a. Applicant shall provide standard subdivision improvements pursuant to Section 40.811 of the Subdivision Ordinance prior to filing the final map.
  - b. Applicant shall prepare a sewer and drainage study for the review and approval of the City Engineer prior to recording the final map.
  - c. Applicant shall dedicate Lot A to the City of Sacramento prior to recording the final map.
  - d. Applicant shall comply with the standard City Traffic Engineer's requirements.
  - e. Applicant shall dedicate off-site right-of-way to provide for the extension of Gloria Drive and 18 feet of pavement on the north side of the centerline for Unit 3 prior to recordation of the final map.



RECORDED PLAT OF ZEPHYR RANCH ESTATES UNIT NO. 2

RECORDED PLAT OF PARKVIEW ESTATES UNIT NO. 1

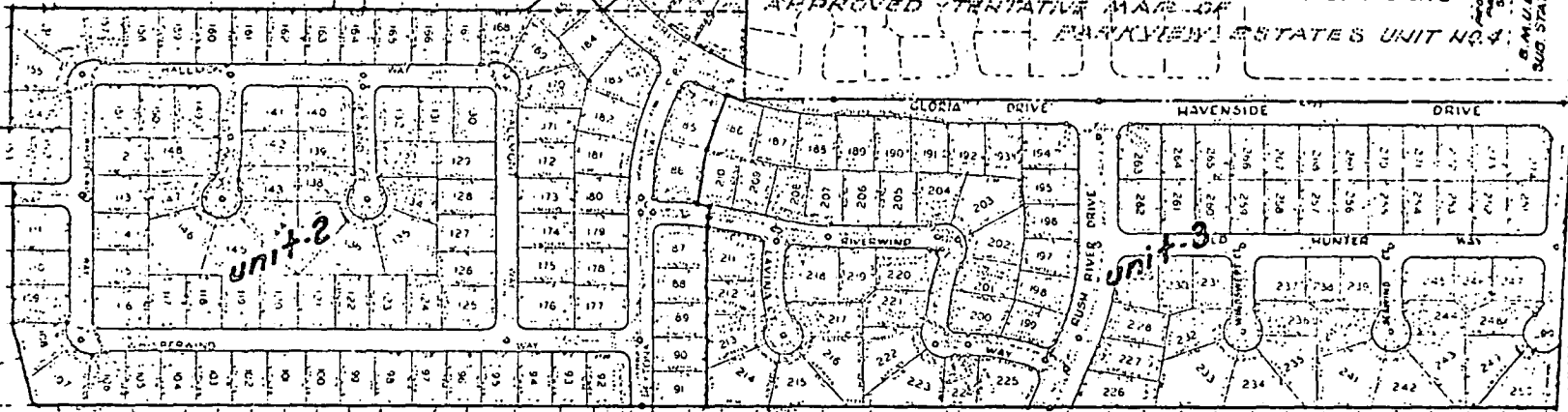
RECORDED PLAT OF PARKVIEW ESTATES UNIT NO. 3

APPROVED TENTATIVE MAP OF PARKVIEW ESTATES UNIT NO. 4

PROPOSED JR. HIGH SCHOOL SITE

RECORDED PLAT OF ZEPHYR RANCH ESTATES UNIT NO. 1

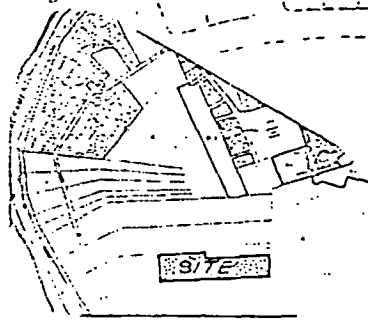
RECORDED PLAT OF GREENHAVEN UNIT NO. 17



RECORDED PLAT OF GREENMONT

RECORDED PLAT OF RIVERBEND COMMONS

EXISTING DRAINAGE DITCH



- RECORD CHECK & APPROVALS
- DATE: APRIL 1960
- BY: [Signature]
- PLANNING DEPT.
- RECORDING DEPT.
- ENGINEERING DEPT.
- UTILITY DEPT.
- WATER DEPT.
- STREETS DEPT.
- PLANNING DEPT.
- RECORDING DEPT.
- ENGINEERING DEPT.
- UTILITY DEPT.
- WATER DEPT.
- STREETS DEPT.

RESUBMISSION FOR TENTATIVE MAP  
**Zephyr Ranch Estates Unit No. 2+3 Et. Seq.**  
 CITY OF SACRAMENTO CALIFORNIA APRIL-1960-1"=100'

**THE SPINK CORPORATION**  
 ENVIRONMENTAL PLANNING, ENGINEERING  
 ARCHITECTURE, SURVEYING, MAPPING, SYSTEMS

