

SACRAMENTO CITY PLANNING COMMISSION

SUBDIVISION REPORT OF CITY PLANNING DIRECTOR, JOSEPH AVENA.

TYPE OF MAP: City Tentative. DATE: June 27, 1967

SUBDIVISION NAME: Lake Greenhaven Shores Unit No. 4.

LOCATION: Florin Road and Leeward Way.

SUBDIVIDER: L & P Land & Development Company, Inc.

APPLICANT: R. W. Siegfried & Associates.

NO. LOTS: 26 RESIDENTIAL: 26 Multiple Family Lots.

The General Plan of this development was submitted to the Planning Commission on August 9, 1966. The overall concept was generally approved subject to further investigation and detailing of its various elements. The Planning Commission approved the tentative map of Lake Greenhaven Shores Unit #3 on January 24, 1967.

The submitted map is a refinement of the approved General Plan of this development. It is recommended that this map be approved subject to the following conditions:

1. The City Engineer requests that the following conditions be required.
 - a. Minimum house pad elevation shall be 5.50 feet (City Datum).
 - b. Before filing a final map, the developer must submit to the City Engineer tests from a soils engineer indicating that the fill in the lake area is compacted to 95% in the street areas and 90% in the lot areas, plus a soils engineer's report on foundation sizes.
 - c. The applicant is advised to check with the City Engineer regarding storm drainage in this tentative map area.
2. The right-of-way of the long cul-de-sac street should not be reduced at the bridge spanning the waterway. The City Engineer and the City Traffic Engineer recommend that the 54' street right-of-way be uniformly maintained.
3. The recorded tract restrictions for this subdivision shall incorporate provisions for maintenance of the beach strip indicated along Lake Greenhaven, as has been done with previous units of this development.

4. The applicant is advised to contact the City Fire and Water Departments regarding the fire protection facilities required to serve this area.
5. It is recommended that the private pedestrian bridge indicated in the easterly portion of this map not be approved at this time, as insufficient information has been submitted. This pedestrian bridge could be approved after the appropriate City Departments have approved the plans for its construction and provisions for its maintenance.
6. Approval of this tentative map is for street design and lot layout only, and does not constitute approval of future zoning requests for the land uses indicated on the submitted map.

THE SUBDIVIDER IS ADVISED THAT PRIOR TO PROCEEDING TO FINAL MAP STAGE, HE IS HEREBY REFERRED TO THE REAL ESTATE OFFICE AND STREET ASSESSMENT DIVISION OF THE CITY ENGINEER'S OFFICE FOR INFORMATION RELATIVE TO THE METHOD TO BE USED FOR FINANCING OF PUBLIC IMPROVEMENTS IN SAID TRACT.