



CITY OF SACRAMENTO

CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814

TELEPHONE (916) 449-5604

MARTY VAN DUYN

PLANNING DIRECTOR

April 8, 1981

City Council  
Sacramento, California

Honorable Members in Session:

SUBJECT: Request for Time Extension, Tentative Map (P-8562)

LOCATION: North Side of Pinedale Avenue, Approximately 350 Feet  
East of Marysville Boulevard.

SUMMARY

The subject tentative map was approved by the City Council on July 17, 1979 and lapsed January 17, 1981. The applicant has indicated that financial consideration has prevented finalization of the map. A twelve month time extension is, therefore, requested in order to allow additional time to complete the map.

The subdivision involves the division of 3.6 ± acres into 3 single family parcels and a remnant containing 2.64 ± acres. The applicant has no immediate plans for Parcel A.

Because of recent ordinance and policy changes relative to parkland dedication and energy programs, the Council expressed a concern with approving map extensions for twelve months. The Council indicated a general policy to allow a maximum of six month extensions.

RECOMMENDATION

The staff recommends that the Council grant the extension for the six months. Said extension will lapse on July 17, 1981.

Respectfully submitted,

*Marty Van Duyn*  
Marty Van Duyn  
Planning Director

FOR CITY COUNCIL INFORMATION

WALTER J. SLIPE

CITY MANAGER

**APPROVED** Extension  
BY THE CITY COUNCIL  
*Denied*

MVD:SD:mmm  
Attachments  
P-8562

APR 14 1981

April 14, 1981  
District No. 2

OFFICE OF THE  
CITY CLERK

December 10, 1980

CITY PLANNING COMMISSION  
DEC 10 1980  
RECEIVED

Sacramento City Council  
915 I Street  
Sacramento, California 95814

Dear Sirs:

Please grant me a 12 month extension of my request for Subdivision Modification and Tentative Map for Parcel "D" as shown on 43 PM 47 (APN: 226-132-30) as I have been financially unable to have the lots graded to specification.

Thank you for your consideration in this matter.

Sincerely,

*Phillip I. Fraser*

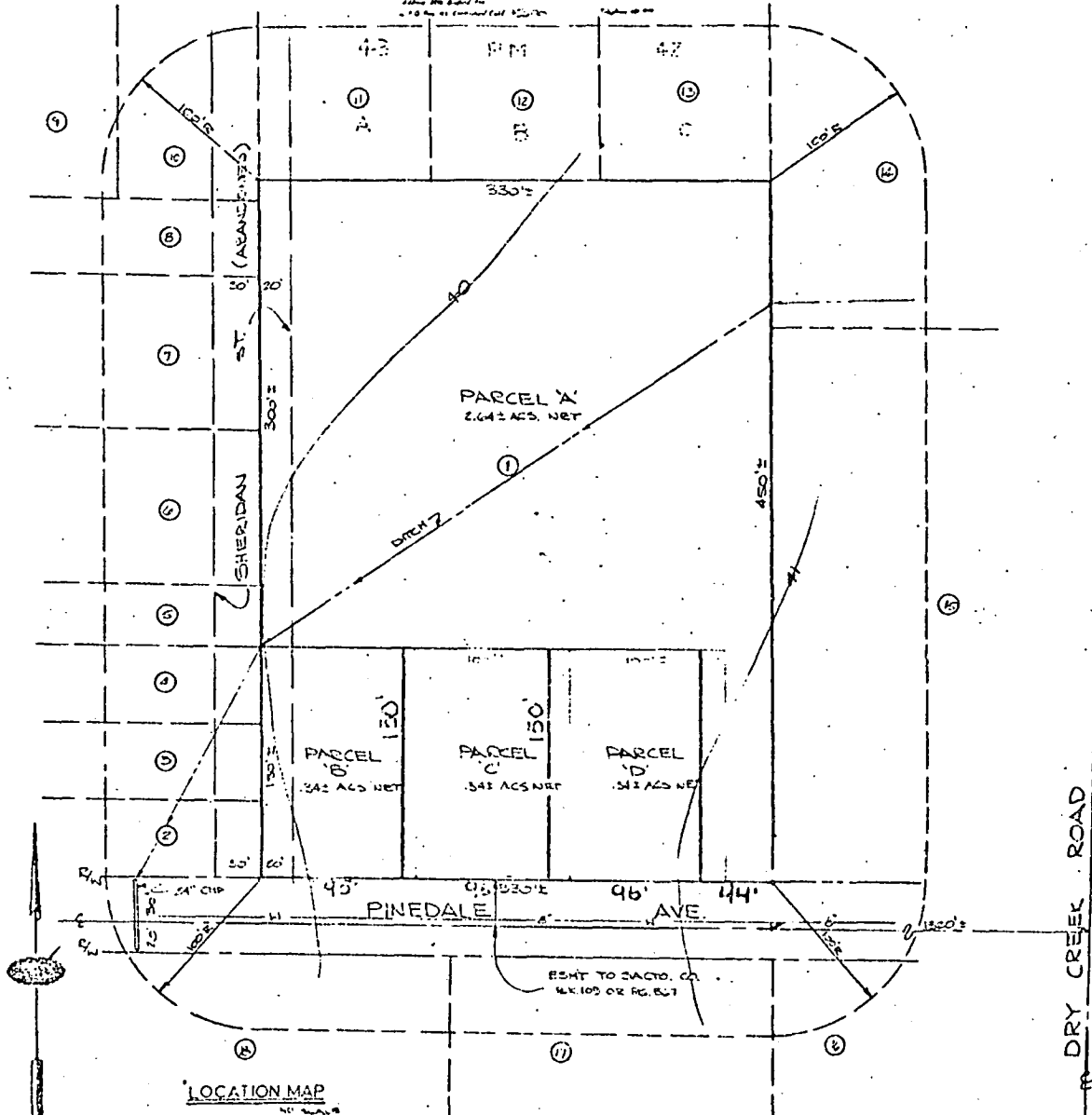
Phillip I. Fraser  
P. O. Box 505  
Rio Linda, CA 95673

P-8562

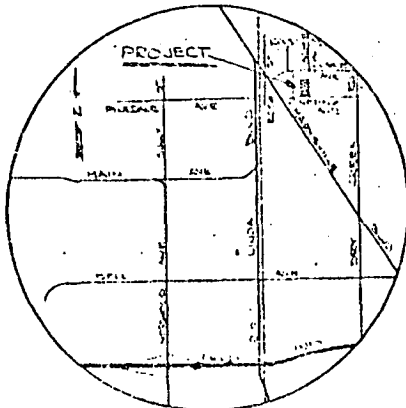
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# TENTATIVE MAP

FOR  
PARCEL D'S AS  
SHOWN ON 48 PM.47  
SACRAMENTO, CALIFORNIA  
MARCH 1979, SCALE: 1"=50'



LOCATION MAP



NOTE NO EXIST. TREES  
BUILDING COLORS VARY  
BUILDING PATTERNS VARY

RECORD OWNER & SUBDIVIDER PHILLIP J FRAPER  
ADDRESS: PO BOX 503  
HEALINGWELL, CA. 95722  
916-278-1752

PROPOSED USE RESIDENTIAL  
EXISTING USE VACANT  
SEWAGE DISPOSAL STORM TANK & LEECH FIELDS  
WATER SUPPLY CITY OF SACTO.  
PROPOSED IMPROVEMENTS AS REQUIRED

ACRES: 3.661 ACS.  
PARCEL DATA NO 226-102-00  
DESCRIPTION PARCEL D'S AS SHOWN ON 48 PM.47  
PLAT, ZONING 124  
PROPOSED 100' WIDE

1 PM 851

## RESOLUTION NO.

Adopted by The Sacramento City Council on date of

ADOPTING FINDINGS OF FACT, APPROVING A REQUEST  
FOR SUBDIVISION MODIFICATION AND TENTATIVE MAP  
FOR PARCEL "D" AS SHOWN ON 43 PM 47  
(APN: 226-132-30) (P-8562)

WHEREAS, the Planning Commission has submitted to the City Council its report and recommendations concerning the request for a tentative map for property located on the north side of Pinedale Avenue, approximately 350 feet east of Marysville Boulevard (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 July 17, 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 Robla Community 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 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.

G. In the matter of the requested subdivision modification, the Council determines as follows:

- a. That the property to be divided is of such size or shape, or is affected by such topographic conditions, or that there are such special circumstances or conditions affecting the property that it is impossible, impracticable or undesirable in that the particular case to conform to the strict application of these regulations.

Fact: There is no drainage in this area to facilitate frontage improvements at this time.

Fact: The tentative map is designed to allow the future subdivision of the remnant parcel.

- b. That cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification.

Fact: There are no frontage improvements in the area and no drainage system to facilitate the construction of frontage improvements.

- c. That the modification will not be detrimental to the public health, safety or welfare or be injurious to other properties in the vicinity.

Fact: The project will not significantly change the characteristics of the area.

Fact: The project is compatible with surrounding land uses.

- d. That granting the modification is in accord with the intent and purpose of these regulations and is consistent with the General Plan and with all other applicable Specific Plans of the City.

Fact: Both the Robla Community Plan and 1974 General Plan designate the site for residential.

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 and Subdivision Modification be approved as shown on Exhibit "B" subject to the following conditions:
  - a. Applicant shall prepare a drainage study subject to the review and approval by the City Engineer (the existing ditch across Parcel A may need to be re-routed), prior to filing of the final map;
  - b. Applicant shall grade lots B,C, and D to drain to street, prior to filing of the final map, subject to the review of the City Engineer;
  - c. Applicant shall pay in full all existing assessments, prior to filing of the final map;
  - d. Applicant shall place a note on the map that there is no sewer or drainage in the area, and Parcel A cannot be developed until they become available;
  - e. A note shall be placed on the final map and the owner shall sign a letter that shall be recorded, stating that the owners of the property will participate in any future assessment districts in this area;
  - f. A note shall be placed on the final map that when sewer facilities are available, all septic tanks on Parcels B,C, & D shall be eliminated and the homes shall be connected to the new sewer line;
  - g. Applicant shall provide an Irrevocable Offer of Dedication for the proposed street as indicated on the attached study plan (Exhibit C);
  - h. The final map cannot be recorded until the property line dispute between the property to the west and the subject site has been resolved to the satisfaction of the City Engineer.

\_\_\_\_\_  
MAYOR

ATTEST:

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

P-8562

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