



CITY OF SACRAMENTO

CITY MANAGER'S OFFICE
RECEIVED

CITY PLANNING DEPARTMENT
915 "I" STREET
CITY HALL - ROOM 308
SACRAMENTO, CALIF. 95814
TELEPHONE (916) 449-5604

MAR 21 1980

Marty Van Duyn
[Redacted]
PLANNING DIRECTOR

March 20, 1980

City Council
Sacramento, California

Honorable Members in Session:

- SUBJECT:
1. Environmental Impact Determination
 2. Tentative Map (P-8807)
 3. Subdivision Modification to waive service connections

APPROVED
BY THE CITY COUNCIL

MAR 25 1980

OFFICE OF THE
CITY CLERK

LOCATION: The southern terminus of 24th Street, west of the former Highway Patrol Academy

SUMMARY

This is a request to divide a 10.6 acre site into three separate lots which are intended for future residential development. The purpose of the division is to allow the development of the site in three phases. The staff and Subdivision Review Committee recommended approval of the requests subject to conditions.

BACKGROUND INFORMATION

In 1979 the City Council reviewed and approved the rezoning of this site to R-1 and R-1A. Parcels A and B were rezoned to R-1A in order to allow the development of townhouse-condominiums and parcel C was rezoned to R-1 to allow single family and halfplex units. The proposed division will allow the development of the different housing types in separate phases.

The subject application does not require review by the Planning Commission because it involves less than four lots and does not require any additional entitlements which require review by the Planning Commission.

Surrounding Land Use and Zoning are as follows:

- North: Single family; and R-1
- South: Vacant; and R-1
- East: Highway Patrol Academy; and R-1
- West: Vacant; and A

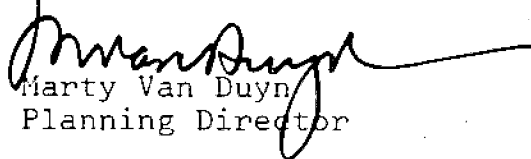
A Negative Declaration for the project was filed on March 14, 1980.

RECOMMENDATION

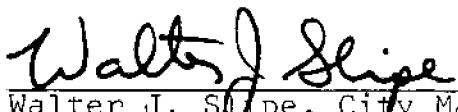
The Parcel Map Advisory Agency (Planning Director and City Engineer), based upon review by the Subdivision Review Committee, recommends that the City Council approve the tentative map subject to the following conditions and adopt the attached resolution:

1. The applicant shall give an irrevocable offer of dedication for a 90-foot wide right-of-way to the City of Sacramento extending across the entire length of Parcel B.
2. Place a note on the final map indicating that water and sewer service connections do not exist between the main line and the site, and they will be required at the time of obtaining building permits.

Respectfully submitted,


Marty Van Duyn
Planning Director

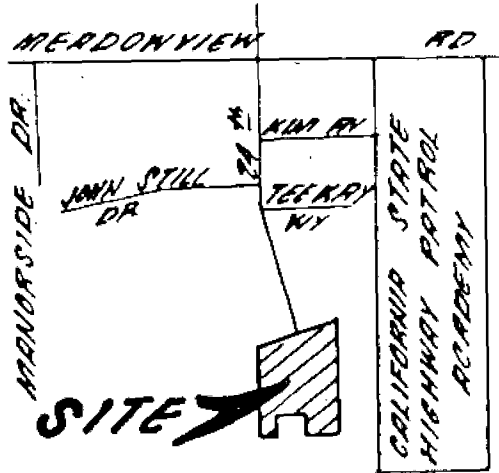
RECOMMENDATION APPROVED:


Walter J. Slupe, City Manager

MVD:HY:bw

March 25, 1980
District No. 8

Attachment
P-8807



LOCATION MAP

5

P-8807



RESOLUTION NO. 80-172

Adopted by The Sacramento City Council on date of

MARCH 25, 1980

APPROVED
BY THE CITY COUNCIL

MAR 25 1980

OFFICE OF THE
CITY CLERK

ADOPTING FINDINGS OF FACT, APPROVING A REQUEST FOR SUBDIVISION MODIFICATION AND TENTATIVE MAP FOR ALL THAT PORTION OF THE WEST THREE QUARTERS OF W. ONE-HALF OF SEC. 7, T. 7N., R. 5E. M.D.B. & M (APN: 53-010-24) (P-8807)

WHEREAS, the Parcel Map Advisory Agency has submitted to the City Council its report and recommendations concerning the tentative parcel map for 106+ acres that are located at the southerly terminus of 24th Street, west of the former Highway Patrol Academy (hereinafter referred to as the proposed subdivision).

WHEREAS, the Council of the City of Sacramento, based on testimony submitted at public hearings conducted on March 25, 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 Meadowview 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 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. 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.

H. 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 the particular case to conform to the strict application of these regulations.

Fact: Given the size of the parcels, it is impracticable to determine the size and locations of the connections at this time.

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

Fact: The division of the property does not involve financial benefit through the waiver of service connections in that the connections will be provided when the parcels are developed.

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: Since the services will be obtained at the time of securing building permits, the modification does not constitute a hazard to the public health, safety or welfare.

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: The site is intended for residential use and the proposed parcel split is consistent with this designation.

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

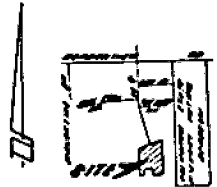
- A. The Negative Declaration be ratified;
- B. The Tentative Map and Subdivision Modification be approved subject to the following conditions:
 - 1. The applicant shall give an irrevocable offer of dedication for a 90-foot wide right-of-way to the City of Sacramento extending across the entire length of Parcel B.
 - 2. Place a note on the final map indicating that water and sewer service connections do not exist between the main line and the site, and they will be required at the time of obtaining building permits.

MAYOR

ATTEST:

CITY CLERK

P-8807



LOCATION MAP

SACTO CITY UNIFIED SCHOOL DIST
52-010-07

53-010-52 CONTINENTAL MORTGAGE INVESTORS

119-010-01

PARCEL A

Meadow View
V. DIST. No. B

119-010-02

PARCEL B

PARCEL C

119-010-03

BILLYMENFELD
JOSEPH

STATE OF CALIFORNIA

119-010-04

53-010-51 CHAPUIS MILES

represents location of proposed 90' I.O.D. road right of way.

119-09-01 MOSS LAND CO

53-010-49 LESLIE BOSWELL

53-010-48 BOSWELL SHAW CONST CO

SCALE: 1" = 100'



RECEIVED
 11/14/11

PREPARED BY
MORTON & PITALO, INC.
1100 J. F. SMITH BLVD
SACRAMENTO, CA 95811

DATE
NOVEMBER 14, 2011

PROJECT
SACTO CITY UNIFIED SCHOOL DIST
3000 J. F. SMITH BLVD
SACRAMENTO, CA 95811
PARCEL 119-010-01

CLIENT
SACTO CITY UNIFIED SCHOOL DIST
CITY OF SACRAMENTO

TITLE
TENTATIVE PARCEL MAP

DATE
NOVEMBER 14, 2011

SCALE
1" = 100'

BY
MORTON & PITALO, INC.

FOR
SACTO CITY UNIFIED SCHOOL DIST
CITY OF SACRAMENTO

FILE NO.
119-010-01

NO.	DESCRIPTION	APPROVED BY	FILE NO.	SCALE	CREATED BY	CHECKED BY	MORTON & PITALO, INC. CIVIL ENGINEERING PLANNING SURVEYING	APPROVED	DATE	TENTATIVE PARCEL MAP ALL THAT PORTION OF THE WEST THREE QUARTERS OF THE EAST-HALF OF SECT. 3, T. 1 N., R. 4 E., S.B. 140 CITY OF SACRAMENTO, CALIFORNIA	DATE
			NO.	SCALE	CREATED BY	CHECKED BY					DATE



RECEIVED
CITY CLERKS OFFICE
CITY OF SACRAMENTO
MAR 24 11 31 AM '80

March 24, 1980

Mayor and Members of the City Council
915 I Street
Sacramento, California

RE: P8807
Agenda Item #17, March 25, 1980

Mr. Mayor and Members of the Council:

The subdivision of Parcel 53-010-54, as proposed by Santa Fe Development, would isolate Parcels 53-010-47, 53-010-48 and 53-010-49 by preventing future access from 24th Street. The owners of these properties request a continuance to April 15 in the hearing of this matter to allow for further engineering study of the implications of the proposed development.

Sincerely,

COLDWELL BANKER PROPERTY MANAGEMENT COMPANY

A handwritten signature in cursive script that reads 'Sheila Skeen'.

Sheila Skeen
Property Manager
Agent for Leslie F. Boswell and
Boswell Shaw Construction Company

SS:cfc

3/24 - MS. SKEEN SPOKE WITH HOWARD YEE OF PLANNING
& WILL CONTACT APPLIC. PERSONALLY TO DISCUSS
PROBLEM. ACCESS HAS BEEN PROVIDED.

A handwritten signature in cursive script that reads 'J. Papas'.



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

March 26, 1980

Santa Fe Development Co.
P. O. Box 22549
Sacramento, CA 95822

Gentlemen:

On March 25, 1980, the City Council adopted the attached certified resolution adopting Findings of Fact, approving a request for subdivision modification and tentative map for all that portion of the West three quarters of west one-half of Sec. 7, T. 7N., R. 5E. M.D.B. & M. (APN: 53-010-24) (P-8807)

Sincerely,


Jaci Pappas
Acting City Clerk

JP:HO'

Encl.

cc: Morton & Pitalo, Inc.
Planning Department

Item No. 17