

# CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT Spink Corp. - P.O. Box 2511, Sacramento, CA 95811  
OWNER Transamerica Title Insurance Co. - 530 Bercut Dr., Ste. 207, Sacramento 95814  
PLANS BY Spink Corp. - P.O. Box 2511, Sacramento, CA 95811  
FILING DATE 5-6-83 50 DAY CPC ACTION DATE \_\_\_\_\_ REPORT BY: SD:sg  
NEGATIVE DEC. 5-27-83 EIR \_\_\_\_\_ ASSESSOR'S PCL. NO. 119-28-12

- APPLICATION:
1. Environmental Determination
  2. Amend 1968 Valley Hi Community Plan to remove .38± acre from school site designation to Light Density Residential
  3. Tentative Map (P83-148)
  4. Subdivision Modification to waive sewer and water hookups

LOCATION: West of Deer Creek Road between Red Deer Way and Deer Hill Road

PROPOSAL: The applicant is requesting the necessary entitlements to subdivide 10± vacant acres into three single family residential lots and a 9.7± acre school site.

PROJECT INFORMATION:

1974 General Plan Designation: Residential/School  
1968 Valley Hi Community  
Plan Designation: School site  
Existing Zoning of Site: R-1  
Existing Land Use of Site: Vacant  
Surrounding Land Use and Zoning:  
North: Single Family; R-1  
South: Single Family; R-1  
East: Single Family; R-1  
West: Single Family; R-1  
Property Area: 10± acres  
Significant Features of Site: School site designation  
Topography: Flat  
Street Improvements: Provided  
Utilities: To be provided

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On June 9, 1983, by a vote of five ayes and four absent, the Subdivision Review Committee voted to recommend approval of the tentative map and subdivision modification. The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:

1. Place the following note on the final map: Water and sewer service connections do not exist between the main lines and lots A, B, C and D. These services must be paid for and installed at the time of obtaining building permits.
2. Pursuant to City Code Section 40.1302 (Parkland Dedication), the applicant shall submit to the City an appraisal of the property to be subdivided and pay the required parkland dedication in-lieu fees. The appraisal shall be dated not more than 90 days prior to the filing of the final map.

APPLC. NO. P83-148

MEETING DATE June 9, 1983

CPC ITEM NO. 12

②

001732

BACKGROUND INFORMATION: On November 15, 1977 the City Council approved a request to subdivide 181 acres into 678 single family residential lots, two apartment sites, one commercial site, a 10 acre elementary school site and a recreational site (P-7905).

STAFF EVALUATION: Staff has the following observations and comments with regard to this project:

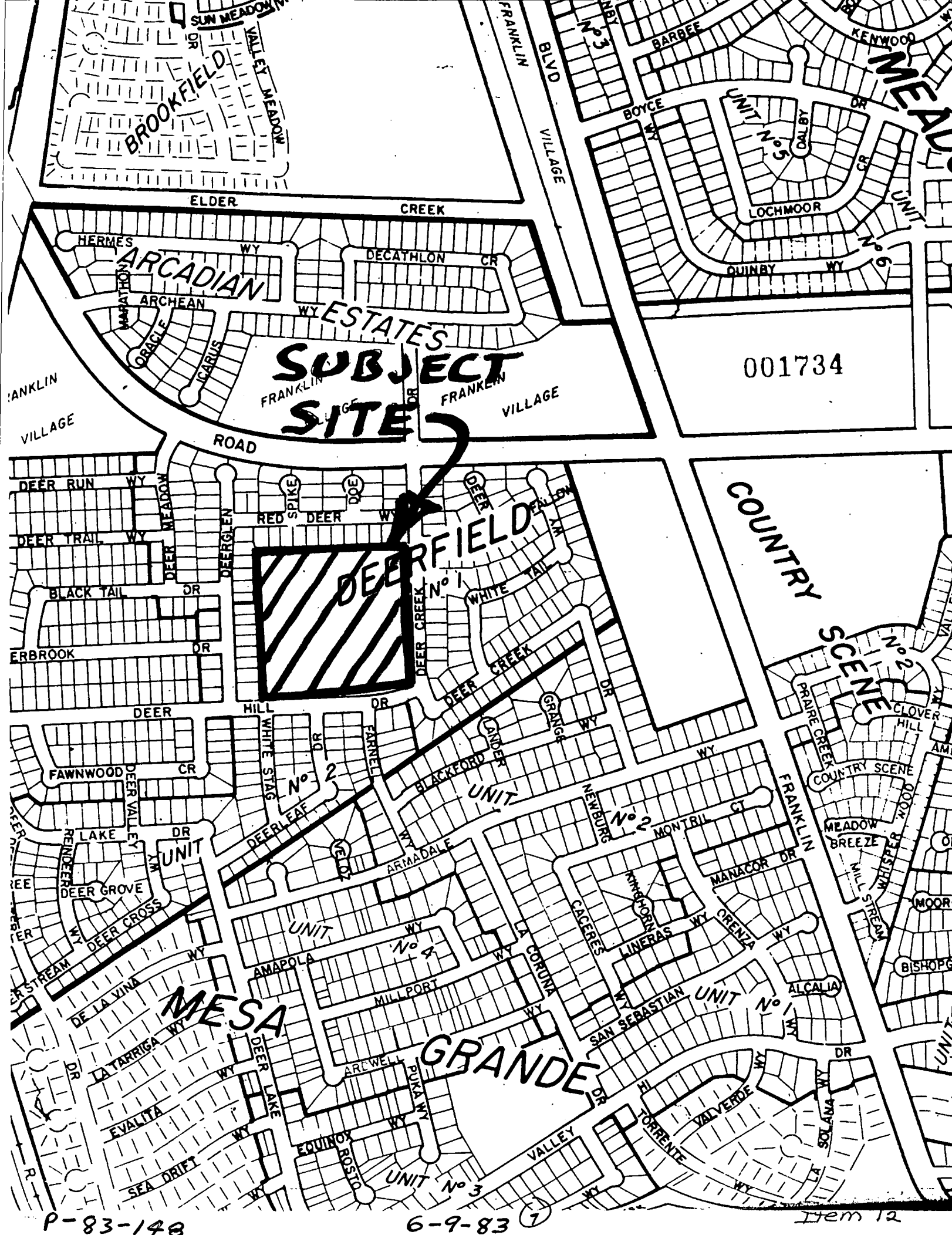
1. The subject site is the 10 acre school site designated in the Valley Hi Community Plan and reserved with the approved Arcadian Estates (P-7905). The applicant is now requesting a community plan amendment to delete .38± acre from school site designation in order to create three standard single lots and a 9.7± acre school site. The Elk Grove School District indicates this acreage is adequate for their needs (see Exhibit B). The district plans to acquire the site during the 83-84 or 84-85 fiscal year. Staff supports the requested community plan amendment. The proposed tentative map is determined, therefore, to be consistent with the community plan. Staff also supports the requested subdivision.
2. The Planning and Community Services Departments have determined that .0447 acre of land are required for parkland dedication purposes and that fees are to be charged in-lieu of the required dedication. The subdivider shall submit to the City an appraisal of the land to be subdivided. The appraisal shall be dated and submitted not more than 90 days prior to filing the final map.
3. In order to avoid inactive sewer and water hookups, the City Engineer suggests a subdivision modification to waive these services. These will be installed at the time of obtaining building permits. Staff has no problem with this.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the Negative Declaration.
2. Approval of the Community Plan Amendment to delete .38± acre of a 10 acre school site designated in the 1968 Valley Hi Community Plan.
3. Approval of the Tentative Map based on the conditions listed below.
4. Approval of the Subdivision Modification to waive sewer and water hookups.

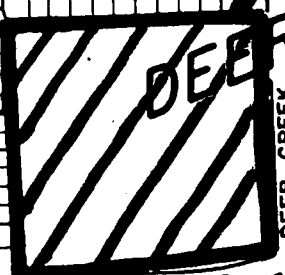
Conditions

- a. Place the following note on the final map: Water and sewer service connections do not exist between the main lines and lots A, B, C and D. These services must be paid for and installed at the time of obtaining building permits.
- b. Pursuant to City Code Section 40.1302 (Parkland Dedication), the applicant shall submit to the City an appraisal of the property to be subdivided and pay the required parkland dedication in-lieu fees. The appraisal shall be dated not more than 90 days prior to the filing of the final map.



**SUBJECT SITE**

001734



**DEERFIELD**

**COUNTRY SCENE**

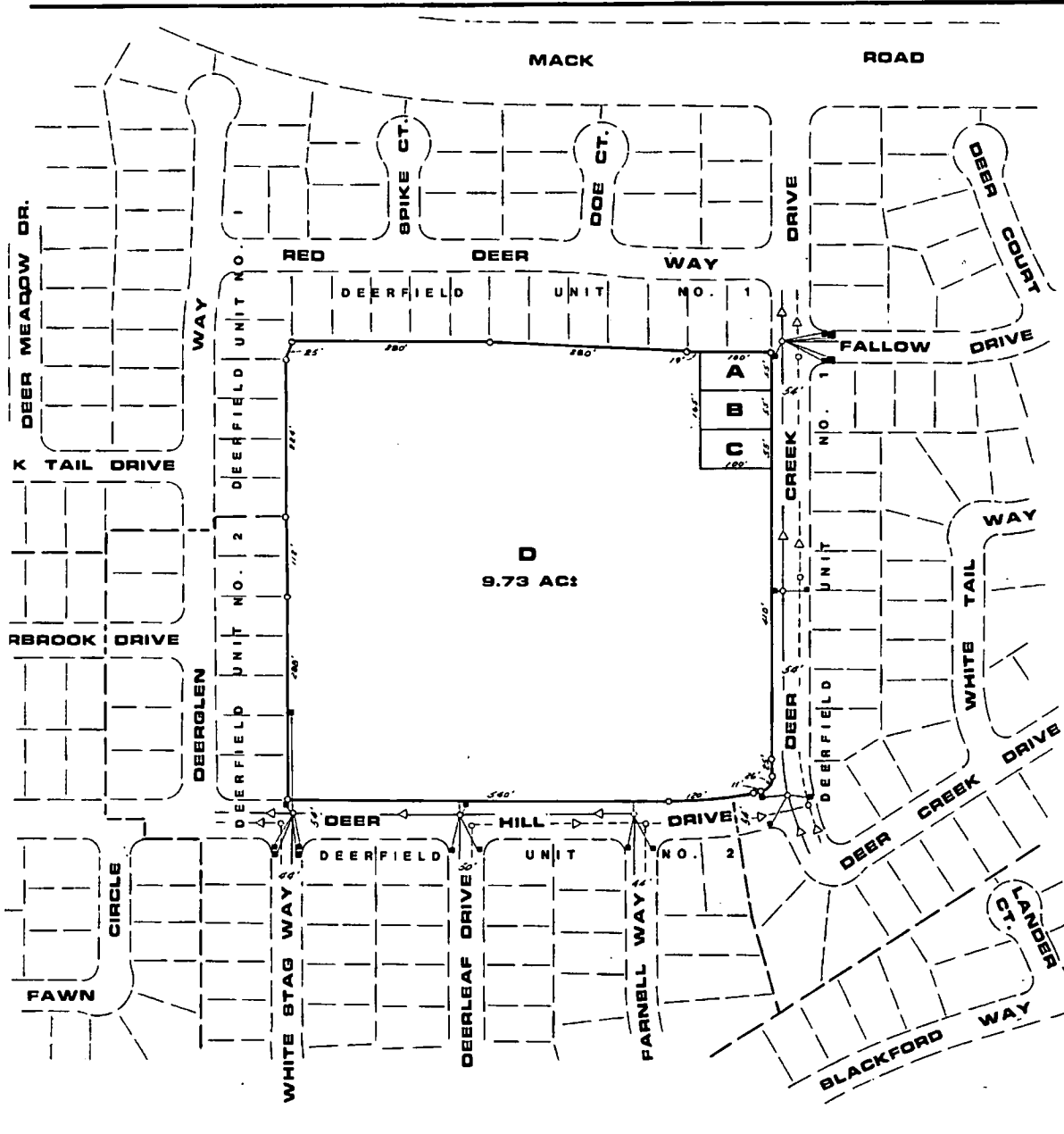
**MESA GRANDE**

**MEADOWS**

P83148

6/9/83

Item 12



**TENTATIVE PARCEL MAP**  
**LOT A, DEERFIELD UNIT NO. 2**  
**CITY OF SACRAMENTO APRIL, 1983**

**RECORD OWNER:**  
 TRANSAMERICA TITLE INS. CO.  
 530 BERGUT DRIVE SUITE 207  
 SACRAMENTO, CA 95814

**ENGINEER:**  
 THE SPINK CORPORATION  
 PO BOX 2511  
 SACRAMENTO, CA 95814

**PRESENT ZONING:**  
 R-1

**PROPOSED ZONING:**  
 R-1

**SCHOOL DISTRICT:**  
 ELK GROVE UNIFIED

**SEWAGE DISPOSAL:**  
 SACRAMENTO REGIONAL DIST.

**ASSESSOR PCL. NO.:**  
 119-280-12

**SUBDIVIDER:**  
 CITATION BUILDERS  
 530 BERGUT DRIVE SUITE 207  
 SACRAMENTO, CA 95814

**PRESENT USE:**  
 VACANT

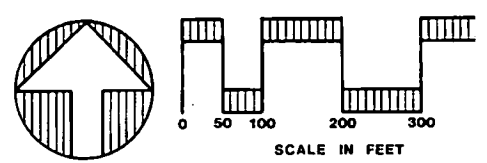
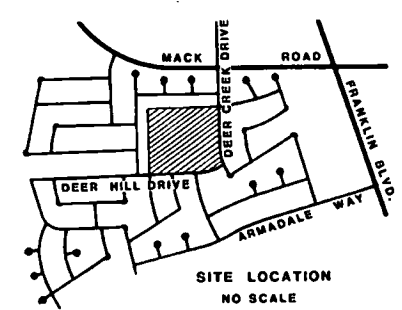
**PROPOSED USE:**  
 1 SCHOOL SITE  
 3 1-FAMILY LOTS

**TOTAL AREA:**  
 GROSS- 10.9 AC ±  
 NET- 10.1 AC ±

**WATER SUPPLY:**  
 CITY OF SACRAMENTO

**STORM DRAINAGE:**  
 CITY OF SACRAMENTO

**NO. OF LOTS:**  
 4



001726

P 83148

EXHIBIT 'A'