



CITY OF SACRAMENTO

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CITY PLANNING DEPARTMENT
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CITY MANAGER'S OFFICE
RECEIVED
JUL 7 1983

MARTY VAN DUYN
PLANNING DIRECTOR

July 6, 1983

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Request for time extension for a tentative map to subdivide various corner lots in Greenhaven Units 8, 11 and 12 (P-9409)(APN: 030-580-01, 10,11,21,67; 030-590-13; 031-220-01,35,42,43; 031-240-01,11,12,13,27; 031-250-09,10,18,19)

LOCATION: Various corner lots on Sherice Court, Park Ranch Way, Park Shore Circle, Greenstar Way and Park Vista Circle

BACKGROUND INFORMATION

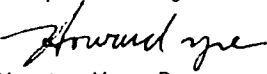
The subject tentative map was approved by the City Council on July 7, 1981 and is scheduled to lapse July 7, 1983. The applicant is requesting a 12-month extension in order to allow additional time to complete the final map.

The subject sites consist of 18 corner lots that contain existing duplexes within a single family subdivision. The applicant proposes to convert the existing duplexes into 38 halfplex units. Staff has no objection to the map extension.

RECOMMENDATION

The staff recommends that the City Council grant a one-time extension for the tentative map. Said extension will lapse on July 7, 1984.

Respectfully submitted,

for 
Marty Van Duyn
Planning Director

APPROVED
BY THE CITY COUNCIL

JUL 12 1983

OFFICE OF THE
CITY CLERK

RECOMMENDATION APPROVED:


Walter J. Slipes, City Manager

MVD:WW:cp
Attachments
P-9409

July 12, 1983
District No. 8

RESOLUTION No.

Adopted by The Sacramento City Council on date of

JULY 7, 1981

A RESOLUTION ADOPTING FINDINGS OF FACT, APPROVING
A REQUEST FOR TENTATIVE MAP FOR GREENHAVEN UNITS
8, 11, and 12 (APN: 030-580-01, 10, 11, 21, 67; 031-590-13;
031-220-01, 35, 42, 43; 031-240-01, 11, 12, 13, 27; 031-250-09,
10, 18, 19) (P-9409)

WHEREAS, the Planning Commission has submitted to the City Council its report and recommendations concerning the request for a Tentative Map for various corner lots located in Greenhaven Units 8, 11, and 12 Subdivisions (hereinafter referred to as the proposed subdivision).

WHEREAS, the Council of the City of Sacramento, based on testimony submitted at public hearing(s) conducted on July 7, 1981, 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 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. 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 pay off existing assessments or file the necessary segregation requests and fees to segregate existing assessments prior to filing the final map.
 - 2. The applicant shall locate the existing sewer and water services. Separate services and connections shall be installed prior to filing the final map.
 - 3. The applicant shall pay the Pocket Bridge Fee District fees prior to filing the final map (Res. No. 77-549).

4. The applicant shall comply with all Building Code standards prior to filing the final map.
5. The applicant shall pay in-lieu fees pursuant to the Parkland Dedication Ordinance prior to the filing of the final map. An appraisal of the property shall be submitted to the City within 90 days of filing of the final map.

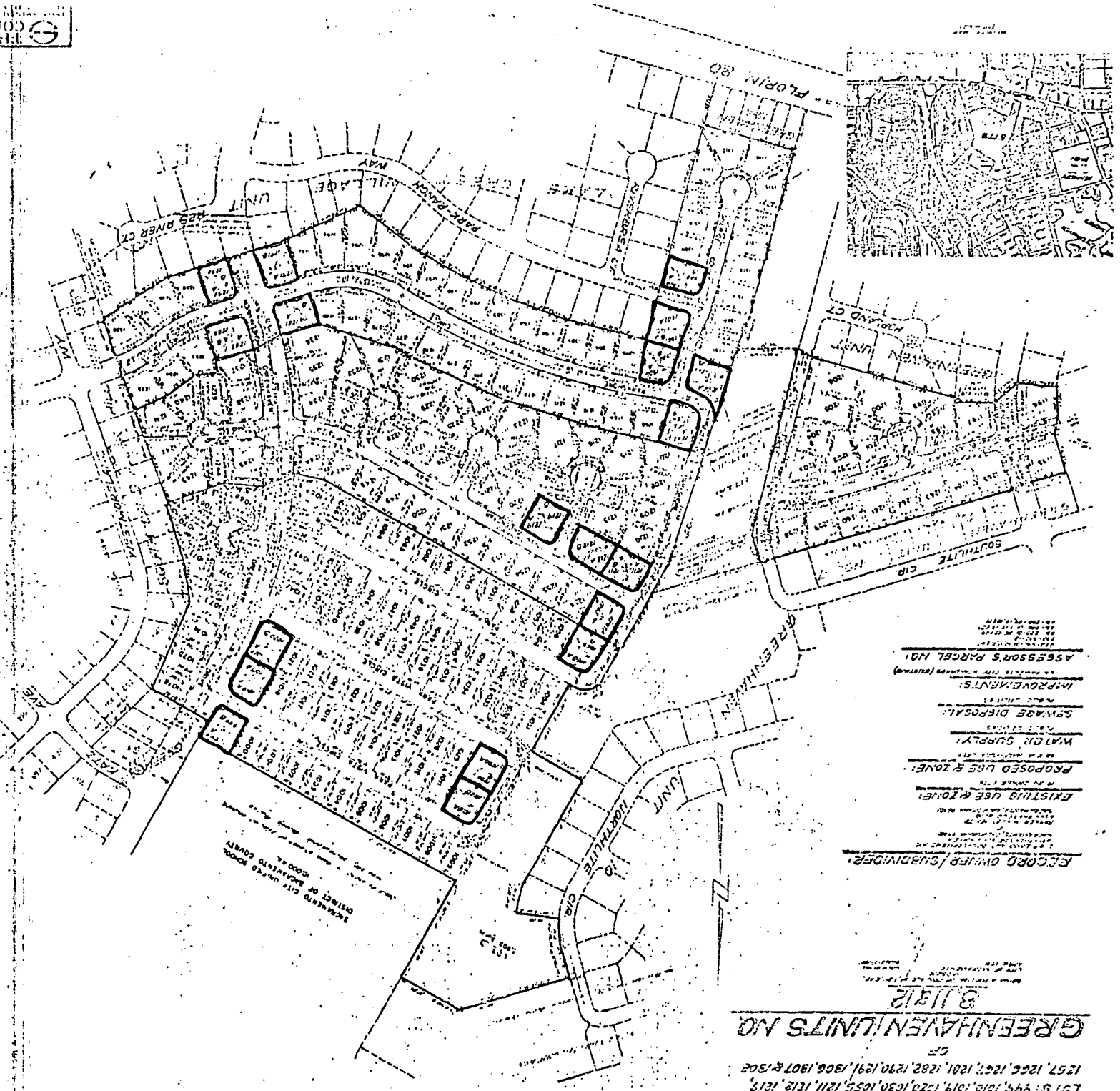
MAYOR

ATTEST:

CITY CLERK

P-9409

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