



# CITY OF SACRAMENTO

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CITY PLANNING DEPARTMENT  
927 TENTH STREET  
SUITE 300  
SACRAMENTO, CA 95814  
TELEPHONE (916) 449-5604

CITY MANAGER'S OFFICE  
**RECEIVED**  
DEC 14 1983

MARTY VAN DUYN  
PLANNING DIRECTOR

December 12, 1983

City Council  
Sacramento, California

Honorable Members in Session:

- SUBJECT:
1. Environmental Determination (Exempt 15115)
  2. Subdivision Modification to defer installation of sewer and water services to parcels A, B, and C (Subdivision Ordinance, Section 40.811)
  3. Subdivision Modification to defer Parkland Dedication requirements for Parcel C (Subdivision Ordinance, Section 40.1302)
  4. Subdivision Modification to create Parcel B as a landlocked parcel (Subdivision Ordinance, Section 40.301)
  5. Tentative Map (P83-358) (APN: 031-020-41) (FT)

LOCATION: North of Pocket Road, west of Windbridge Drive extension

### SUMMARY

The applicant is requesting the necessary entitlements to subdivide 19+ vacant acres into four parcels. The purpose of the request is to create a canal parkway, park mode, and two parcels for future residential development. The division coincides with the recently approved rezoning of the site. The staff and the Subdivision Review Committee recommend approval of the Tentative Map and Subdivision Modifications to defer sewer and water services; to defer Parkland Dedication obligations for Parcel C; and to create Parcel B as a landlocked parcel.

### BACKGROUND INFORMATION

Land divisions that do not have a concurrent request for Rezoning, Plan Amendment, Special Permit or Variance can be reviewed by staff and transmitted directly to the City Council.

Surrounding Land Uses and Zoning are as follows:

- North: Single Family; R-1
- South: Vacant; A
- East: Vacant; R-2B
- West: Single Family; R-1

**APPROVED**  
BY THE CITY COUNCIL

DEC 20 1983

OFFICE OF THE  
CITY CLERK

The subject site is a portion of an original subdivision approved by the City Council on April 17, 1979 (P-8499). The subject site was set aside for an alternative housing type due to the Council's concern regarding the repetitive nature of the single family development occurring in the Pocket area. On October 4, 1983, the Council approved a plan amendment and rezoning necessary to develop the site with 112 multiple family units and 69 zero lot line, single family units (P83-166). The proposed division will separate the multiple family site from the zero lot line site. Also, it will create a park mode and parkway to reflect the requirements of the South Pocket Community Plan.

In order to avoid inactive sewer and water hookups, and to assure placement of these services in appropriate locations, the Subdivision Review Committee has recommended a waiver of these services at this time. The sewer and water services will be required when building permits are obtained.

The Subdivision Review Committee has recommended that the applicant fulfill parkland dedication requirements for Parcel D by dedicating Parcel A and B to the City. Any excess acreage dedicated at this time will be credited to the future development of Parcel C. Staff is recommending that parkland requirements for Parcel C be waived at this time because this site will require further subdivision before development occurs.

Proposed Parcel B will be a landlocked parcel which is contrary to the Subdivision Ordinance. Staff however has no objection in this case because access to the park site will be provided as development occurs adjacent to this subject site.

The project is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15115).

RECOMMENDATION

The Parcel Map Advisory Agency (Planning and Public Works Directors), based upon review by the Subdivision Review Committee, recommends the following:

Adoption of the attached Resolution adopting Findings of Fact and approving the Tentative Map and Subdivision Modifications to:

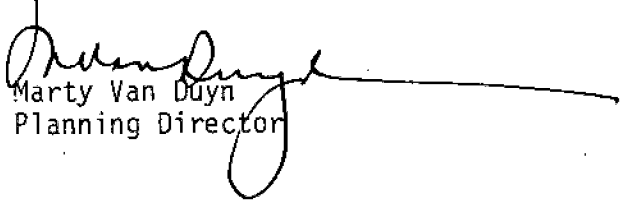
City Council

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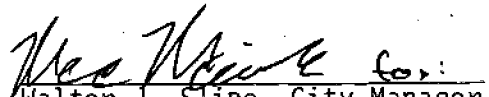
December 12, 1983

- 1) Defer sewer and water services to Parcels A, B, and C;
- 2) Defer Parkland Dedication for Parcel C; and
- 3) Create a landlocked parcel subject to conditions.

Respectfully submitted,

  
 Marty Van Duyn  
 Planning Director

RECOMMENDATION APPROVED:

  
 Walter J. Slipes, City Manager

SD:lao  
 attachments  
 P83-358

December 20, 1983  
 District No. 8

RESOLUTION NO. 83-1004

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A SUBDIVISION MODIFICATION AND TENTATIVE MAP FOR PROPERTY LOCATED NORTH OF POCKET ROAD, WEST OF WINDBRIDGE DRIVE EXTENSION (P-83-358)(APN: 031-020-41)

WHEREAS, the City Council, on December 20, 1983, held a public hearing on the request for approval of a tentative map for property located north of Pocket Road, west of Windbridge Drive Extension;

WHEREAS, all governmental and utility agencies affected by the development of the proposed subdivision have been notified and given the opportunity to respond;

WHEREAS, the City Environmental Coordinator has determined that the proposed project is exempt from environmental determination pursuant to CEQA, Section 15115;

WHEREAS, the Parcel Map Advisory Committee has submitted to the City Council its report and recommendations on the proposed subdivision;

WHEREAS, the City Council has considered the design of the proposed subdivision in relation to feasible future passive or natural heating and cooling opportunities; and

WHEREAS, the City Council has considered the effects that approval of the proposed subdivision would have on the housing needs of the Sacramento Metropolitan area and balances these needs against the public service needs of City residents and available fiscal and environmental resources.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO THAT:

- 1. None of the conditions described in Government Code Section 66474, subsections (a) through (g) inclusive, exist with respect to the proposed subdivision.
2. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan, and Chapter 40 of the City Code, which is a Specific Plan of the City. Both the City General Plan and the South Pocket Community Plan designate the subject site for residential use(s).

APPROVED BY THE CITY COUNCIL

DEC 20 1983

OFFICE OF THE CITY CLERK

3. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in violation of the applicable waste discharge requirements prescribed by the California Regional Water Quality Control Board, Central Valley Region in that existing treatment plants have a design capacity adequate to service the proposed subdivision.
4. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.
5. In the matter of the hereby approved requested subdivision modification to defer installation of water and sewer service connections, defer parkland requirements for Parcel C, and to create a landlocked parcel,
  - a. There are circumstances in this case to justify the requests  
that it is impossible, impracticable and undesirable in this particular case to conform to the strict application of City Code Chapter 40 in that the landlocked parcel will be eliminated when development occurs and service connections will be provided.
  - b. the cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification in that the service connections will be provided when development occurs and parkland requirements will be satisfied for Parcel C when development has occurred.
  - c. the modification will not be detrimental to the public health, safety, or welfare, or be injurious to other properties in the vicinity in that granting the modification will not significantly alter the characteristics of the area
  - 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 in that the site is designated for residential use
6. The tentative map for the proposed subdivision is hereby approved subject to the following conditions which must be satisfied prior to the filing of the final map unless a different time for compliance is specifically noted:

- a. Provide standard subdivision improvements and right-of-way dedication for Rush River Drive;
- b. Prepare a sewer and drainage study for the review and approval of the City Engineer;
- c. Pay off existing assessments;
- d. Pursuant to City Code, Section 40.1302 (Parkland Dedication), the applicant shall dedicate Parcel A, the .45 acre canal parkway strip and Parcel B, the 1.5 acre park node to the City. (Should this dedication result in an overage, the applicant will be credited for future parkland obligation in conjunction with Parcel 'C'.
- e. Pay Pocket Bridge fees;
- f. Minimum lot pad grade shall be +3.5 ft.;
- g. Place the following note on the final map: 'Upon further subdivision or issuance of building permits for Parcel 'C', the applicant shall be responsible for future parkland dedication requirements;
- h. Dedicate and improve proposed 50 ft. stub to Parcel 'C'.

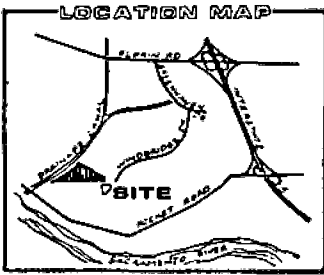
\_\_\_\_\_  
MAYOR

ATTEST:

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

P83-358

P 83358



RECORD OWNER & SUBDIVIDER  
 PLACER SAVINGS & LOAN  
 305 BAYADA STREET  
 ALBANY, CA 95401

EXISTING ZONING  
 R-1AR & R-2BR

EXISTING USE  
 VACANT

PROPOSED USE  
 TO CREATE 4 PARCELS FOR FUTURE DEVELOPMENT

1. PARCEL A - FUTURE CANAL PARKWAY
2. PARCEL B - FUTURE PARK NODE
3. PARCEL C - RESIDENTIAL (R-1AR)
4. PARCEL D - RESIDENTIAL (R-2BR)

ACREAGE

1. PARCEL A - .48 +/- AC.
2. PARCEL B - 1.5 +/- AC.
3. PARCEL C - 11.7 +/- AC.
4. PARCEL D - 3.3 +/- AC.

TOTAL : 16.95 +/- AC.

WATER SUPPLY  
 PUBLIC UTILITIES

SEWER DISPOSAL  
 PUBLIC SEWERS

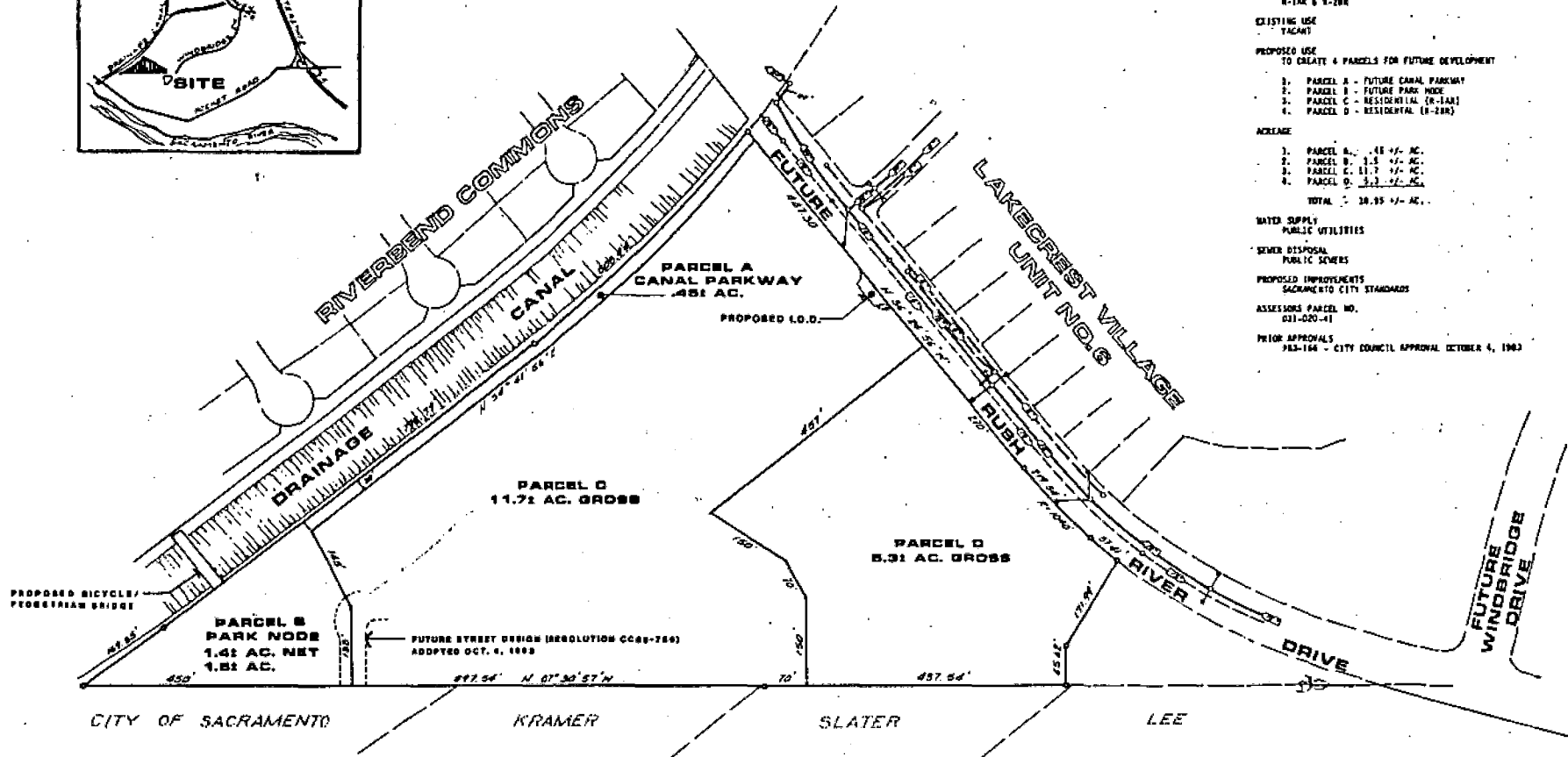
PROPOSED IMPROVEMENTS  
 SACRAMENTO CITY STANDARDS

ASSESSORS PARCEL NO.  
 031-020-41

PRIOR APPROVALS  
 783-166 - CITY COUNCIL APPROVAL OCTOBER 4, 1983

TENTATIVE  
 PARCEL MAP

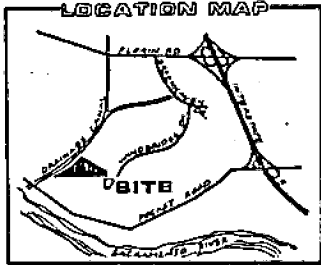
LOT 'A'  
 OF LAKECREST VILLAGE UNIT #7



Oct. 11, 1983

202

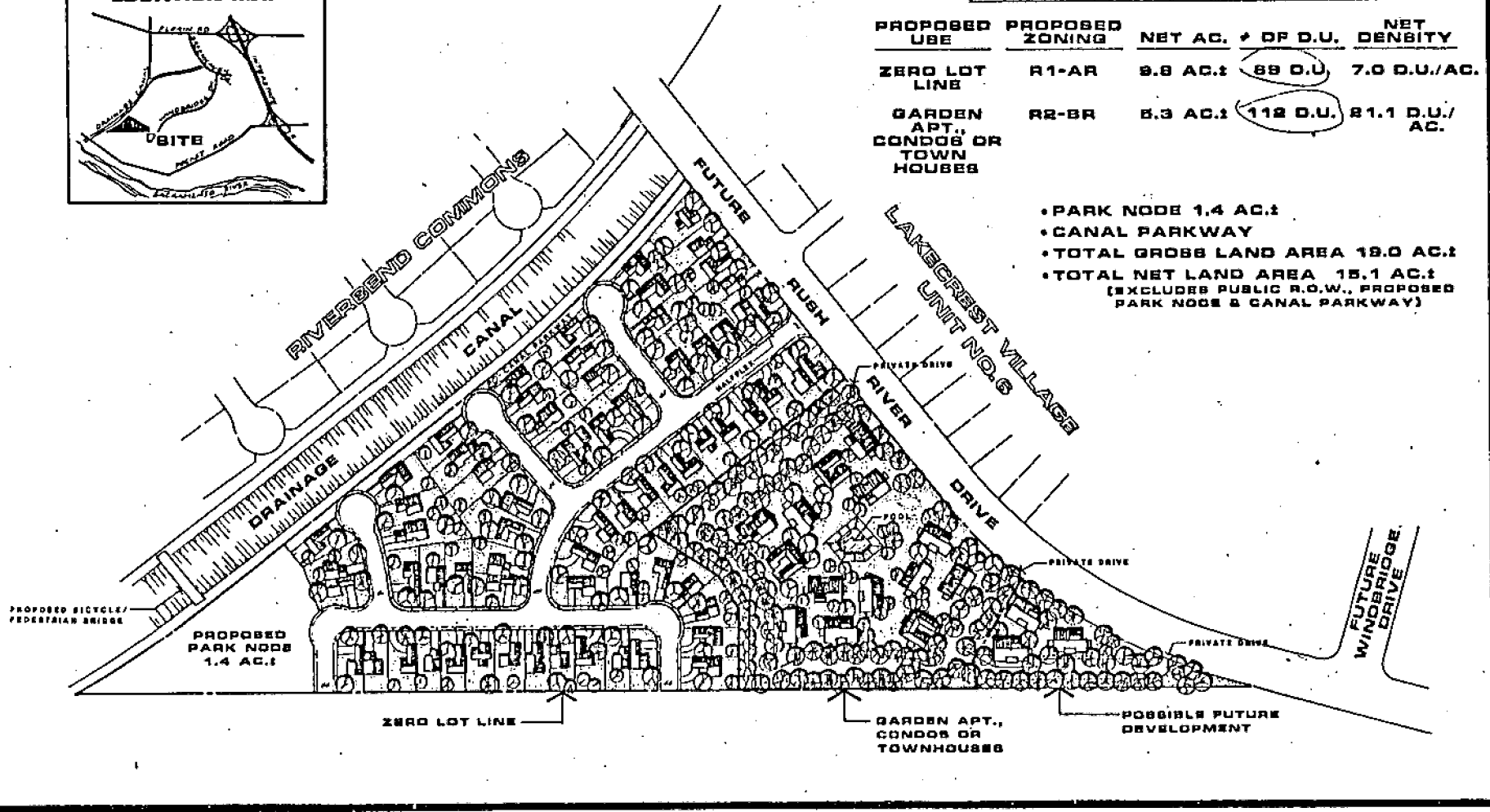
PB3368



**SCHEMATIC PLAN SUMMARY**

PROPOSED USE	PROPOSED ZONING	NET AC. ±	DP D.U.	NET DENSITY
ZERO LOT LINE	R1-AR	9.8 AC.±	88 D.U.	7.0 D.U./AC.
GARDEN APT., CONDOS OR TOWNHOUSES	R2-BR	5.3 AC.±	112 D.U.	21.1 D.U./AC.

- PARK NODE 1.4 AC.±
- CANAL PARKWAY
- TOTAL GROSS LAND AREA 19.0 AC.±
- TOTAL NET LAND AREA 15.1 AC.± (EXCLUDES PUBLIC R.O.W., PROPOSED PARK NODE & CANAL PARKWAY)



SCHEMATIC SITE PLAN

LOT 'A'  
OF LAKECREST VILLAGE UNIT #7  
10



PREVIOUSLY APPROVED  
PLANS LAKECREST VILLAGE #7  
(PB3166, Oct. 4, 1983)

202



30  
City Clerk Record

December 20, 1983

Jack Polans  
19 Milwaukee Court  
Sacramento, CA 95823

City Council  
City Hall  
915 I Street  
Sacramento, California 95814

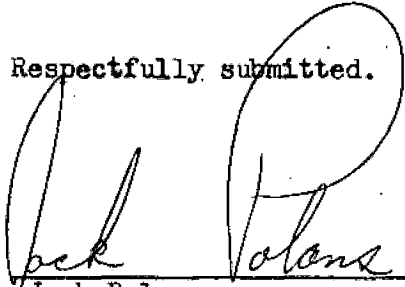
Honorable Members in Session:

SUBJECT: Reference is made to Item 20 of Agenda Hearing dated December 13, 1983 and also City Planning Department letter dated December 12, 1983 to Sacramento City Councilmembers.

In the Public's Best Interest, it is requested that before all five (5) Items are voted upon that the following be considered with reference to Item 3 or any Resolution(s) thereto:

- 1). That the developer guaranty, in writing, that the excess acreage will be credited to the future development of Parcel C stipulating the exact acreage involved.
- 2). That Title for Parcels A & B be transferred to the City of Sacramento.
- 3). To prevent any deviations from the foregoing, a Bond should be posted by the developer in an amount to cover full market value of said Parcel C.
- 4). Clarification is requested as to which Source ( SHRA, Grant, CDBG, Quimby & General Fund ) will be used for Pa-rcels A, B, & C.
- 5). Furthermore, said Resolution should be Amended also to declare that the City of Sacramento aquire a three (3) acre park ("Neighborhood Park"), under the California State Quimby Act.

Respectfully submitted.

  
Jack Polans  
Writer, Public's Interest

J.P./jp:

cc M - Mayor Rudin ✓  
D1 - Shore ✓  
D2 - Johnson ✓  
D3 - Pope ✓  
D4 - Chinn ✓  
D5 - Serna ✓  
D6 - Smallman ✓  
D7 - Kastanis ✓  
D8 - Robie ✓

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