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# CITY OF SACRAMENTO

## CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814  
TELEPHONE (916) 449-5604

MARTY VAN DUYN  
PLANNING DIRECTOR

April 1, 1981

**APPROVED**  
BY THE CITY COUNCIL

City Council  
Sacramento, California

APR 7 1981

OFFICE OF THE  
CITY CLERK

*As amended*

Honorable Members in Session:

SUBJECT: Request for Time Extension for Florin Vista (P-8694)

LOCATION: South side of Elder Creek Road, approximately 2,200 feet east of 65th Street Expressway

### SUMMARY

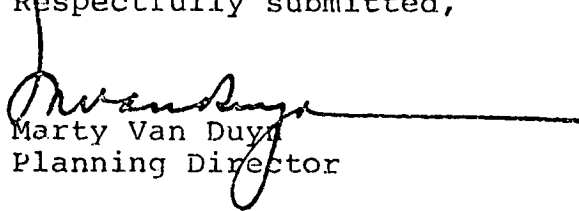
The subject Tentative Map was approved by the City Council on September 26, 1979, and lapsed March 26, 1981. The applicant is seeking a twelve-month time extension in order to allow additional time to complete the final map.

The subdivision contains 111 single family lots and 58 halfplex lots. The applicant has indicated that improvement plans are being prepared and then the final map will be processed for recordation.

### RECOMMENDATION

Staff recommends that the Council grant a one-time, one-year time extension for the Tentative Map. Said extension will lapse on March 26, 1982.

Respectfully submitted,

  
Marty Van Duyn  
Planning Director

FOR CITY COUNCIL INFORMATION  
WALTER J. SLIPE  
CITY MANAGER

MVD:SD:jm  
Attachments  
P-8694

April 7, 1981  
District No. 6



# RESOLUTION NO.

Adopted by The Sacramento City Council on date of

SLP 26 1479

ADOPTING FINDINGS OF FACT, APPROVING A REQUEST  
FOR TENTATIVE MAP FOR FLORIN VISTA SUBDIVISION  
(APN: 040-010-13,30,31) (P-8694)

WHEREAS, the Planning Commission has submitted to the City Council its report and recommendations concerning the request for a tentative map for Florin Vista Subdivision.

(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 September 26, 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 Lindale-Florin Community Plan in that both plans designated 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 County of Sacramento treatment plants have a design capacity for which the discharge from the proposed project will not create a condition exceeding the design capacity.

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. Final map cannot be filed until Camellia Gardens Subdivision is recorded or the applicant shall provide off-site and over-sized sewer and drain extensions.
  2. Applicant shall provide off-site right-of-way and round corner required along the school site (APN: 040-010-11 & 12).
  3. Applicant shall prepare a sewer and drainage study for review and approval by the City Engineer.
  4. Applicant shall provide the standard improvements and street lights as required by the Subdivision Ordinance (Sec. 40.811).
  5. Applicant shall provide a 24-foot building setback along 47th Avenue.

PHILLIP L. ISENBERG  
MAYOR

ATTEST:

LORRAINE MAGANA

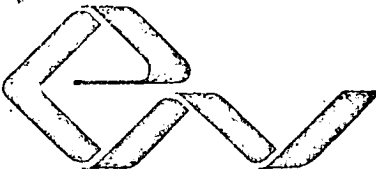
CITY CLERK

CERTIFIED AS TRUE COPY  
of Resolution No. 79-675

SEP 27 1979

*James Magan*  
Deputy City Clerk

bw  
P-8694



February 18, 1981

City of Sacramento  
Planning Department  
J Street  
Sacramento, CA.

SUBJECT: FLORIN VISTA

Gentlemen:

We respectfully request extension of the approved Tentative Map entitled: "Florin Vista (P-8694)." This Map is due to expire March 26, 1981.

Due to current market conditions, the developer has not been able to record the Final Maps. However, the Final Maps have been processed and are ready to be recorded. The Improvement Plans for Unit No. 1 are signed and Unit No. 2 is ready to be signed.

If you have any questions regarding this request, please do not hesitate to contact myself.

Very truly yours,

*Kenneth D. Stieger*  
Kenneth D. Stieger

KDS:a

CITY OF SACRAMENTO  
PAID-PL  
FEB 27 1981  
PLANNING  
CITY OF SACRAMENTO  
FEB 27 1981  
PLANNING



# CITY OF SACRAMENTO

## OFFICE OF THE CITY CLERK

915 I STREET

CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814

TELEPHONE (916) 449-5426

LORRAINE MAGANA  
CITY CLERK

March 24, 1981

Owner of Property:

Jack Rice  
7532 Lake Shore Drive  
Sacramento, CA

On March 23, 1981, the following matter was filed with my office to set a hearing date before the City Council.

Tentative Map Time Extension for Florin Vista.

Location: South side of Elder Creek Road, 2,200+ feet east of  
65th Street Expressway (P-8694) (D6)

The hearing has been set for April 7, 1981, 7:30 P.M., Council Chamber, 2nd floor, 915 - I Street, Sacramento, California. Interested parties may appear and speak at the hearing.

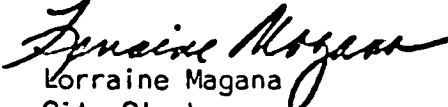
Pursuant to Council Rules of Procedure 4.5, continuance of the above matter may be obtained only if a written request is delivered to this office no later than 12:00 Noon the Monday before the meeting when the hearing is scheduled. If written request is not delivered to this office as specified herein, you may obtain continuance only by appearing before the City Council at the time the hearing is scheduled and request the continuance.

ANY QUESTIONS REGARDING THIS HEARING SHOULD BE REFERRED TO:

SACRAMENTO CITY PLANNING DEPARTMENT  
725 - J STREET  
SACRAMENTO CA 95814

TELEPHONE: 449-5604

Sincerely,

  
Lorraine Magana  
City Clerk

LM:am

cc: GW Consulting  
P-8694 Mailing List 102



OFFICE OF THE CITY CLERK  
918 I STREET SACRAMENTO, CALIFORNIA 95814  
CITY HALL ROOM 203 TELEPHONE (916) 449-6428

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CITY OF SACRAMENTO  
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LUIS N & CHARLET G GARCIA  
7444 Elder Creek Road  
Sacramento, CA. 95824  
040 051 02  
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NOTICE OF CITY COUNCIL HEARING



# CITY OF SACRAMENTO

## OFFICE OF THE CITY CLERK

915 I STREET  
CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814  
TELEPHONE (916) 449-5420

LORRAINE MAGANA  
CITY CLERK

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April 8, 1981

Mr. Jack Rice  
7532 Lake Shore Drive  
Sacramento, CA

Dear Mr. Rice:

On April 7, 1981, the Sacramento City Council granted a time extension on the tentative map for Florin Vista, South side of Elder Creek Road, east of 65th St. Expressway (P-8694).

The extension is granted one-time only and will lapse in six months on September 26, 1981.

Sincerely,

*Anne J. Mason*  
Anne J. Mason  
Deputy City Clerk

AJM:sj  
cc: GW Consulting  
Planning Department