



4.1

DEPARTMENT OF  
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO  
CALIFORNIA

1231 I STREET  
ROOM 200  
SACRAMENTO, CA  
95814-2998

January 9, 1990

**APPROVED**  
BY THE CITY COUNCIL

BUILDING INSPECTIONS  
916-449-5716

JAN 9 1990

PLANNING  
916-449-5604

OFFICE OF THE  
CITY CLERK

City Council  
Sacramento, California

Honorable Members In Session:

**SUBJECT: TWO YEAR TIME EXTENSION FOR TENTATIVE MAP (P86-395)**

**LOCATION:** North of Pocket Road, south of Lake Front Drive, between East and West Shores Drives

**SUMMARY**

The request is for a two year time extension for a tentative map located in the LPPT PUD. Planning staff recommends approval of the request.

**BACKGROUND**

The approved tentative map involves the subdivision of a 30 acre site into 117 single family lots and 44 halfplex lots. Only a portion of the subdivision lots have not been finalized and the applicant requests a two year extension.

**FINANCIAL DATA**

Not applicable.

**POLICY CONSIDERATIONS**

Not applicable.

RECEIVED  
CITY CLERK'S OFFICE  
CITY OF SACRAMENTO  
JAN 4 11 15 AM '90

City Council  
Two Year Time Extension for Tentative Map (P86-395)  
January 9, 1990  
Page 2

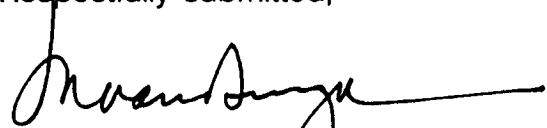
**MBE/WBE EFFORTS**

Not applicable.

**RECOMMENDATION**

Planning staff recommends approval of the time extension to December 23, 1991.

Respectfully submitted,



MICHAEL M. DAVIS  
Director of Planning and Development

FOR CITY COUNCIL INFORMATION  
WALTER J. SLIPE  
CITY MANAGER

January 9, 1990  
District No. 8

Contact Person:  
Art Gee, Principal Planner  
449-5604

MMD:AG:vr  
P86-395.CC

Attachment

286



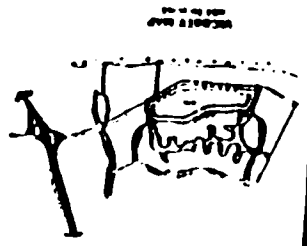
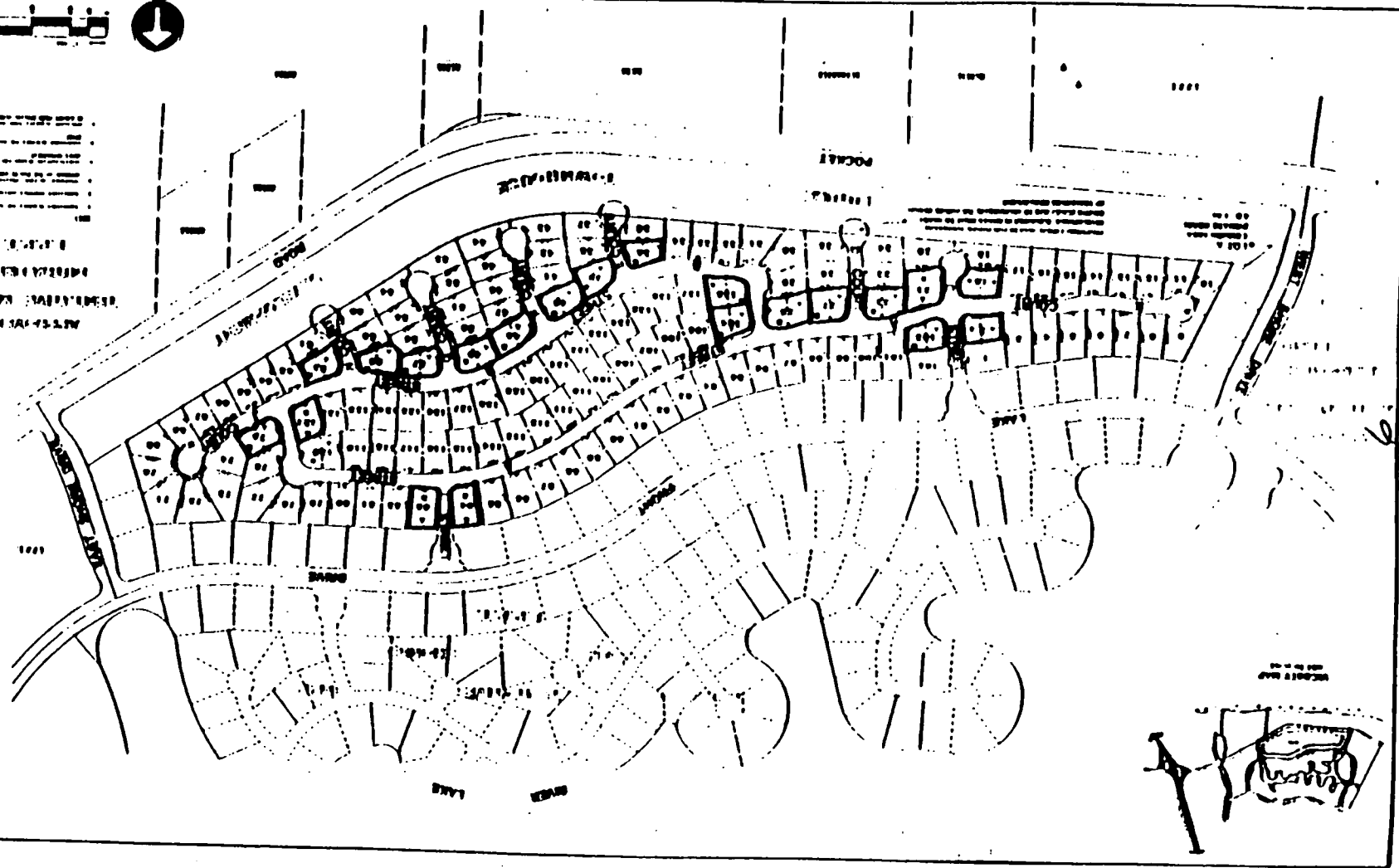
REVISIONS  
NO. DATE DESCRIPTION  
1 11/15/88

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
2. ALL CORNERS ARE TO BE ROUNDED UNLESS OTHERWISE NOTED.  
3. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE ROAD OR DRIVE UNLESS OTHERWISE NOTED.  
4. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE ROAD OR DRIVE UNLESS OTHERWISE NOTED.  
5. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE ROAD OR DRIVE UNLESS OTHERWISE NOTED.

SECTION 1  
SUBDIVISION  
RESIDENTIAL

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
2. ALL CORNERS ARE TO BE ROUNDED UNLESS OTHERWISE NOTED.  
3. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE ROAD OR DRIVE UNLESS OTHERWISE NOTED.  
4. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE ROAD OR DRIVE UNLESS OTHERWISE NOTED.  
5. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE ROAD OR DRIVE UNLESS OTHERWISE NOTED.

REVISIONS  
NO. DATE DESCRIPTION  
1 11/15/88



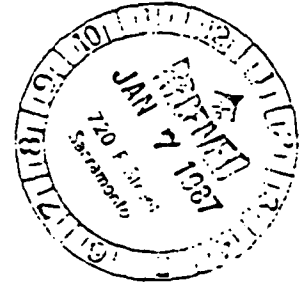
201-205

AMENDED

# RESOLUTION No. 86-970

Adopted by The Sacramento City Council on date of

DEC 23 1986



CERTIFIED AS TRUE COPY of Resolution No. 86-970 A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A SUBDIVISION MODIFICATION AND TENTATIVE MAP FOR PROPERTY LOCATED NORTH OF POCKET ROAD, SOUTH OF LAKE FRONT DRIVE, BETWEEN EAST AND WEST SHORE DRIVES. (P86-395) (APN: portion of 031-0103-007, 008, 011, 012)

JAN 05 1987

DATE CERTIFIED  
*James Beaman*  
CITY CLERK

WHEREAS, the City Council on December 23, 1986, held a public hearing on the request for approval of a subdivision modification and tentative map for property located north of Pocket Road, south of Lake Front Drive, between East and West Shore Drives:

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 will not have a significant effect on the environment, and has provided notice to the public of the preparation of a Negative Declaration:

WHEREAS, the City Planning Commission 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. The Negative Declaration has been prepared in compliance with CEQA, State and City Guidelines, and the Council has reviewed and considered the information contained herein.
2. None of the conditions described in Government Code Section 66474.

subsections (a) through (g) inclusive, exist with respect to the proposed subdivision.

-2-

3. 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 1976 South Pocket Community Plan designate the subject site for residential use(s).
4. 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 Quality Control Board, Central Valley Region in that existing treatment plants have a design capacity adequate to service the proposed subdivision.
5. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.
6. In the matter of the hereby approved requested subdivision modification to vary from standard sidewalk and street light improvements:
  - a. The City Council determines 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 variation from standard improvements is to reflect the unique environment of the PUD which the site is a part of.
  - 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 street improvements will be provided.
  - 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 the variation of street improvements will be reviewed by the City Public Works Department for safety.
  - 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(s).

7. The tentative map for the proposed subdivision is hereby approved, subject to the following conditions which must be satisfied prior to filing of the final map unless a different time for compliance is specifically noted:
- a. Prepare a sewer and drainage study for the review and approval of the City Engineer.
  - b. Name the streets to the satisfaction of the Planning Director.
  - c. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments.
  - d. Pursuant to City Code, Section 40.319-1, the applicant shall indicate easements on the final map to allow for the placement of centralized mail delivery units. The specific locations for such easements shall be subject to review approval of the City Engineer after consultation with the U.S. Postal Service.
  - e. The applicant/developer shall designate and place on the final map, those structures and/or lots which will meet the required 80 percent south orientation (including solar access) to the satisfaction of the Planning Director, or comply with Title 24 requirements of the Uniform Building Code.
  - f. If unusual amounts of bone, stone, or artifacts are uncovered, work within 50 meters of the area will cease immediately and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant effect before construction resumes. A note shall be placed on the final improvement plans referencing this condition.
  - g. Submit a soils test prepared by a registered engineer to be used in street design.
  - h. Submit a soils test prepared by a registered engineers which identifies and recommends solutions for ground water related problems which may occur in both the subdivision lot and the public right-of-way; appropriate facilities shall be constructed to alleviate those problems.
  - i. Street sections shall be designed to provide for stabilized subgrades and pavement under high ground water conditions.

- j. Private roadway shall be designated as a public utility easement.
- k. Minimum lot pad grade = 4.0 feet and minimum gutter grade = +2.3 feet.
- l. A homeowner's association shall be formed and covenants, conditions, and restrictions shall be approved by the City assuring installation and maintenance of private landscaping.
- m. Trash collection arrangements shall be addressed in the CC&R's to the satisfaction of the City Attorney.
- n. Gated entries shall be secured in a manner approved by the Fire and Police Departments.
- o. Show reciprocal access easements for future townhouse development.
- p. Pay Pocket Bridge fees.
- q. Dedicate standard 12.5 foot P.U.E. along lot frontage for underground electrical facilities and appurtenances.
- r. Provide standard subdivision improvements pursuant to City Code Section 40.811, private roadways shall be designed and inspected to the satisfaction of Public Works.
- s. A homeowner's association shall be formed and CC&R's shall be approved by the City assuring maintenance of the private roadways. The City shall maintain underground utilities including restoration of streets to City standards. A homeowner's association shall maintain all surface improvements, street lights and drop inlets. The above is pursuant to an agreement between the developer and the City.

**ANNE RUDIN**

**MAYOR**

ATTEST:

**LORRAINE MAGANA**

**CITY CLERK**

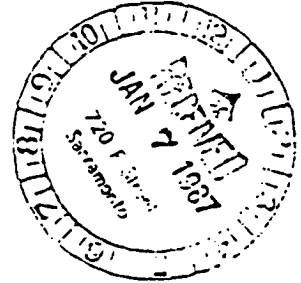
**P86-395**

AMENDED

# RESOLUTION No. 86-970

Adopted by The Sacramento City Council on date of

DEC 23 1986



CERTIFIED AS TRUE COPY of Resolution No. 86-970 A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A SUBDIVISION MODIFICATION AND TENTATIVE MAP FOR PROPERTY LOCATED NORTH OF POCKET ROAD, SOUTH OF LAKE FRONT DRIVE, BETWEEN EAST AND WEST SHORE DRIVES.

JAN 05 1987

(P86-395) (APN: portion of 031-0103-007, 008, 011, 012)

DATE VERIFIED  
*Janice Blanton*  
CITY CLERK

WHEREAS, the City Council on December 23, 1986, held a public hearing on the request for approval of a subdivision modification and tentative map for property located north of Pocket Road, south of Lake Front Drive, between East and West Shore Drives;

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 will not have a significant effect on the environment, and has provided notice to the public of the preparation of a Negative Declaration;

WHEREAS, the City Planning Commission 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. The Negative Declaration has been prepared in compliance with CEQA, State and City Guidelines, and the Council has reviewed and considered the information contained herein.
2. None of the conditions described in Government Code Section 66474.

2

395  
P 86 ~~970~~



subsections (a) through (g) inclusive, exist with respect to the proposed subdivision.

-2-

3. 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 1976 South Pocket Community Plan designate the subject site for residential use(s).
4. 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 Quality Control Board, Central Valley Region in that existing treatment plants have a design capacity adequate to service the proposed subdivision.
5. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.
6. In the matter of the hereby approved requested subdivision modification to vary from standard sidewalk and street light improvements:
  - a. The City Council determines 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 variation from standard improvements is to reflect the unique environment of the PUD which the site is a part of.
  - 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 street improvements will be provided.
  - 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 the variation of street improvements will be reviewed by the City Public Works Department for safety.
  - 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(s).

7. The tentative map for the proposed subdivision is hereby approved, subject to the following conditions which must be satisfied prior to filing of the final map unless a different time for compliance is specifically noted:

- a. Prepare a sewer and drainage study for the review and approval of the City Engineer.
- b. Name the streets to the satisfaction of the Planning Director.
- c. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments.
- d. Pursuant to City Code, Section 40.319-1, the applicant shall indicate easements on the final map to allow for the placement of centralized mail delivery units. The specific locations for such easements shall be subject to review approval of the City Engineer after consultation with the U.S. Postal Service.
- e. The applicant/developer shall designate and place on the final map, those structures and/or lots which will meet the required 80 percent south orientation (including solar access) to the satisfaction of the Planning Director, or comply with Title 24 requirements of the Uniform Building Code.
- f. If unusual amounts of bone, stone, or artifacts are uncovered, work within 50 meters of the area will cease immediately and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant effect before construction resumes. A note shall be placed on the final improvement plans referencing this condition.
- g. Submit a soils test prepared by a registered engineer to be used in street design.
- h. Submit a soils test prepared by a registered engineers which identifies and recommends solutions for ground water related problems which may occur in both the subdivision lot and the public right-of-way; appropriate facilities shall be constructed to alleviate those problems.
- i. Street sections shall be designed to provide for stabilized subgrades and pavement under high ground water conditions.

- j. Private roadway shall be designated as a public utility easement.
- k. Minimum lot pad grade = 4.0 feet and minimum gutter grade = -2.5 feet.
- l. A homeowner's association shall be formed and covenants, conditions, and restrictions shall be approved by the City assuring installation and maintenance of private landscaping.
- m. Trash collection arrangements shall be addressed in the CC&R's to the satisfaction of the City Attorney.
- n. Gated entries shall be secured in a manner approved by the Fire and Police Departments.
- o. Show reciprocal access easements for future townhouse development.
- p. Pay Pocket Bridge fees.
- q. Dedicate standard 12.5 foot P.U.E. along lot frontage for underground electrical facilities and appurtenances.
- r. Provide standard subdivision improvements pursuant to City Code Section 40.811. private roadways shall be designed and inspected to the satisfaction of Public Works.
- s. A homeowner's association shall be formed and CC&R's shall be approved by the City assuring maintenance of the private roadways. The City shall maintain underground utilities including restoration of streets to City standards. A homeowner's association shall maintain all surface improvements, street lights and drop inlets. The above is pursuant to an agreement between the developer and the City.

ANNE RUDIN

---

MAYOR

ATTEST:

LORRAINE MAGANA

---

CITY CLERK

P86-395

5-