



CITY OF SACRAMENTO
APPROVED
BY THE CITY COUNCIL

FEB 4 1986

DEPARTMENT OF PLANNING AND DEVELOPMENT

1231 "I" Street

Sacramento, Ca. 95814

**OFFICE OF THE
CITY CLERK**

Administration
Room 300 449-5571
Building Inspections
Room 200 449-5716
Planning
Room 200 449-5604

January 30, 1986

CITY MANAGER'S OFFICE
RECEIVED
JAN 30 1986

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: 1. Environmental Determination
2. Post-Subdivision Modification to add one lot to a previously approved Tentative Map (APN: 031-070-02, 03, 51, 59, 67) (P84-425) (PT)

LOCATION: Southwest corner of Greenhaven Drive and South Land Park Drive

SUMMARY

This is a request to add a lot to a residential Tentative Map known as Locke Ranch PUD. Staff and the Subdivision Review Committee recommend approval of the request subject to additional conditions.

BACKGROUND INFORMATION

On February 19, 1985, the City Council approved the necessary entitlements to develop 246 apartment units and 137 single family lots on the subject site. Subsequent to approval, the City Arborist determined that one large oak tree is decayed and hazardous, and it should be removed. Removal of the tree will allow an additional lot to be created. Staff and the Subdivision Review Committee recommend approval subject to the applicant replacing the tree with a 24 inch box specimen Valley Oak.

ENVIRONMENTAL DETERMINATION

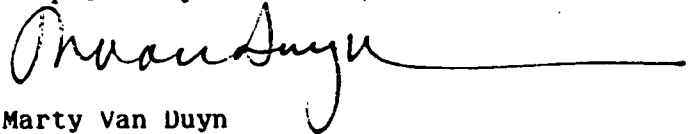
The Environmental Coordinator has reviewed the project and determined that it will have a less than significant impact on the environment. A Negative Declaration has been filed.

RECOMMENDATION

The Advisory Agency (Planning and Public Works Directors) based upon comment by the Subdivision Review Committee recommend:

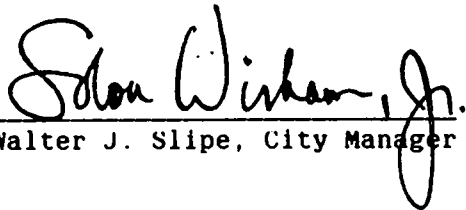
1. Ratification of the Negative Declaration;
2. Approval of the attached resolution adopting Findings of Fact and approving the attached Resolution modifying Resolution No. 85-122 subject to conditions as previously approved and two additional conditions.

Respectfully submitted,



Marty Van Duyn
Planning Director

RECOMMENDATION APPROVED:

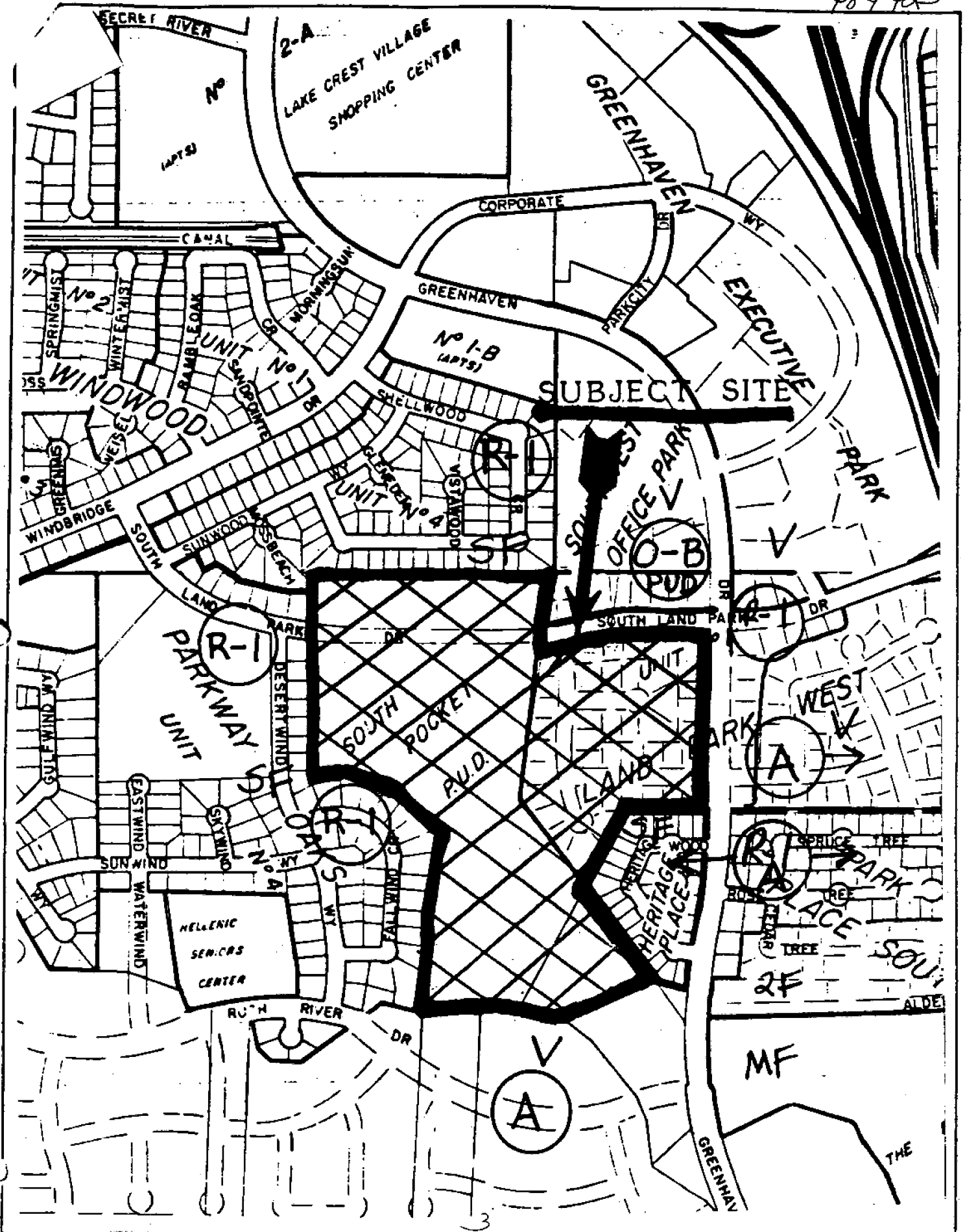


For: Walter J. Slipes, City Manager

SD: pkb
attachments
P84-425

February 4, 1986
District No. 8

184423



VICINITY - LAND USE - ZONING

23

RESOLUTION No. 86-092

Adopted by The Sacramento City Council on date of

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING
A POST SUBDIVISION MODIFICATION FOR A TENTATIVE MAP
FOR PROPERTY LOCATED AT THE SOUTHWEST CORNER OF
SOUTH LAND PARK DRIVE AND GREENHAVEN DRIVE.

APPROVED
BY THE CITY COUNCIL

FEB 4 1986

OFFICE OF THE
CITY CLERK

(P84-425) (APN: 031-070-02,03,51,59,67)

WHEREAS, the City Council, on February 4, 1986, held a public hearing on the request for approval of a tentative map for property located at the southwest corner of South Land Park Drive and Greenhaven Drive;

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 Parcel Map Advisory Agency 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 therein.
2. None of the conditions described in Government Code Section 66474, subsections (a) through (g) inclusive, exist with respect to the proposed subdivision.

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. 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 pursuant to Section 40.811 of the City Code, including a 12-foot lane on the north side of South Land Park Drive to Greenhaven Drive and two 12-foot lanes east from the site to I-5 (City will condemn off-site right-of-way at developer's expense, if necessary);
 - b. Prepare a sewer and drainage study for the review and approval of the City Engineer;
 - c. Pay off assessments, or file the necessary segregation requests and fees to segregate existing assessments;
 - d. 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;
 - e. 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 and approval of the City Engineer after consultation with the U.S. Postal Service;

- f. 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;
- g. Provide easements and funding for a bus shelter and turnout at the southwest corner of Greenhaven Drive and South Land Park Drive to the satisfaction of Regional Transit;
- h. Pay Pocket Bridge fees;
- i. Minimum lot pad = -3.5 feet; minimum gutter = -2.0 feet;
- j. Provide the following to the satisfaction of the City Traffic Engineer:
 - expanded intersection at South Land Park Drive and Greenhaven Drive;
 - 64-foot right-of-way on South Land Park Drive;
 - 45-foot right-of-way one-half section on Greenhaven Drive, north of South Land Park Drive;
 - 40-foot right-of-way one-half section on Greenhaven Drive, south of South Land Park Drive;
 - 50-foot right-of-way for main north/south streets;
 - stub to Rush River Drive from southernmost east/west street.
- k. Contact the City Arborist prior to grading or other changes under the dripline of existing Oaks. Place a note referencing this condition on final improvement plans;
- l. A seepage study shall be required by a registered engineer; study shall identify and recommend solutions for groundwater related problems which may occur within both the subdivision lots and public right-of-way. Appropriate facilities shall be constructed to alleviate these problems;
- m. Street sections shall be designed to provide for stabilized subgrades and pavement sections under high ground water conditions;
- n. 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.

- o. The applicant shall replace the tree to be removed with a 24-inch box specimen Valley Oak; and
- p. Lot Numbers shall be coordinated with Locke Ranch Subdivision as previously submitted.

MAYOR

ATTEST:

CITY CLERK

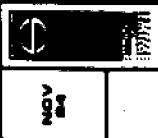
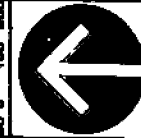
P84-425

PORT
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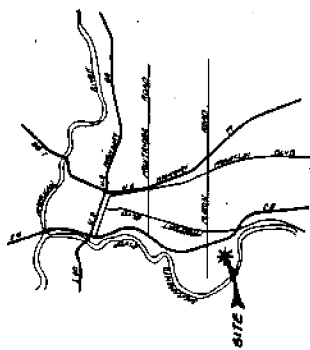
CALIFORNIA
a single family
development

LOCKIE RANCH

CITY OF SACRAMENTO



23



SIZE LOCATION MAP

PROPOSED MULTIFAMILY

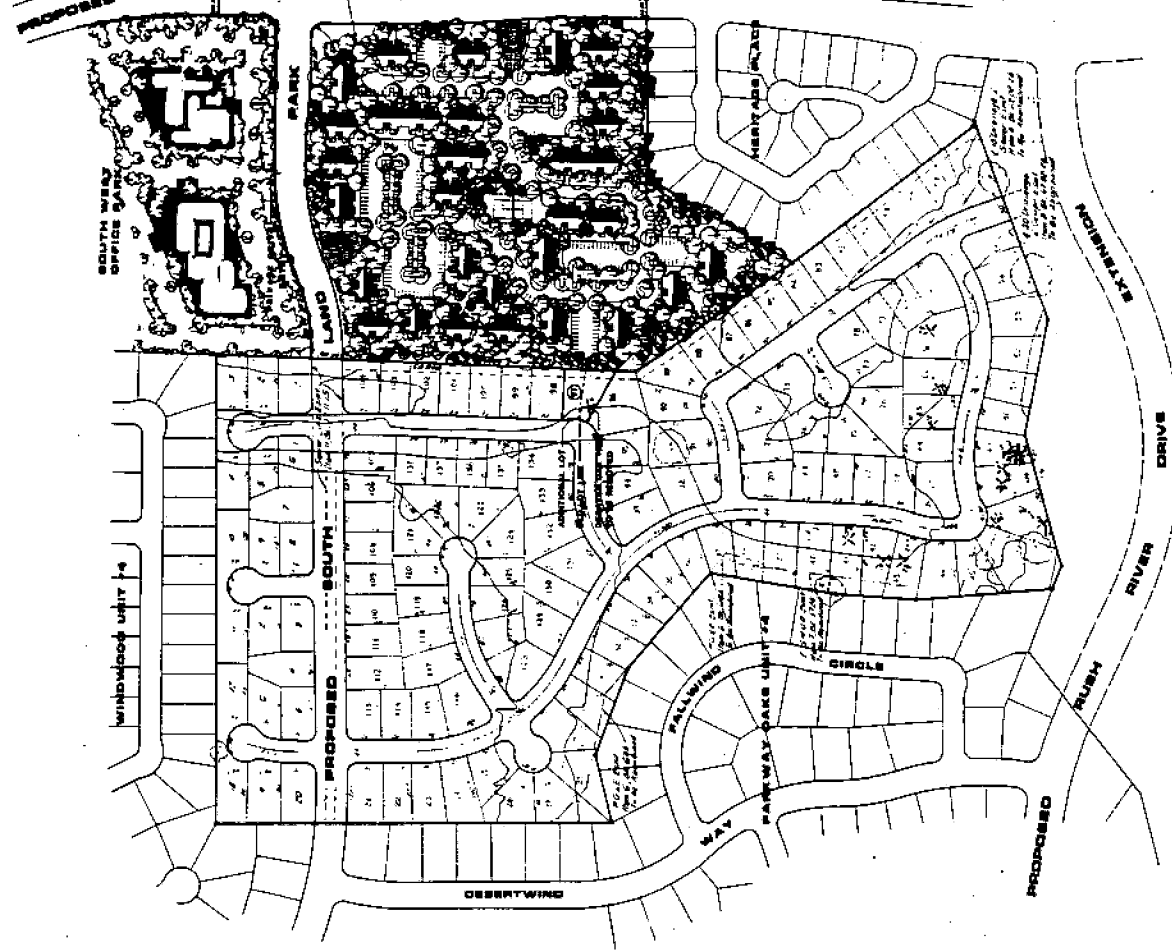
- SECRET JAMES
1500 HARRIS AVENUE
SACRAMENTO, CALIFORNIA 95811
- SUBMITTER
JAMES D. LOCKIE
1500 HARRIS DRIVE, SUITE 200
SACRAMENTO, CALIFORNIA 95811
- EXISTING ZONING
R-1
- PROPOSED ZONING
R-1
- EXISTING USE
RESIDENTIAL
- PROPOSED USE
150 SINGLE FAMILIES
- ACREAGE
0.61
- SINGLE FAMILY - 32.0' WALKS
- SINGLE FAMILY - 4.1 D.U. PER ACRE USE

ITEM	DESCRIPTION	DATE	BY	REVISION
1	FINAL PLANS	01/23/04	JDL	
2	REVISION: AS SHOWN	01/23/04	JDL	
3	REVISION: AS SHOWN	01/23/04	JDL	
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100	REVISION: AS SHOWN	01/23/04	JDL	

- LEGEND:**
- TREES TO REMAIN
 - TREES TO BE REMOVED
 - TREES TO BE SAVED IF POSSIBLE

884425

REVISED ACCORDING TO



February 10, 1986

Louie Pappas
6545 Riverside Boulevard
Sacramento, CA 95811

Dear Gentlemen:

On February 4, 1986, the Sacramento City Council took the following action(s) for property located at the southwest corner of Greenhaven Drive and South Land Park Drive:

Adopted Resolution #86-092 adopting Finding of Fact approving Post Subdivision Modification to add a lot to a single family subdivision previously approved for 137 lots.
(P-84425)

Enclosed, for your records, are fully certified copies of the above referenced documents.

Sincerely,

Lorraine Magana
City Clerk

LM/lh/#23

Enclosure

cc: Planning Department
The Spink Corporation, P.O. Box 2511, Sacramento, CA 95811