



CITY OF SACRAMENTO

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

MARTY VAN DUYN
PLANNING DIRECTOR

October 6, 1983

FILED
By the City Council
Office of the City Clerk

APPROVED
BY THE CITY COUNCIL

Withdrawn

DEC 6 1983

City Council
Sacramento, California

Cont 40
12-6-83
NOV 9 1983

OFFICE OF THE
CITY CLERK

Honorable Members in Session:

- SUBJECT:
1. Environmental Determination;
 2. Amendment of the 1974 General Plan from elementary school site to residential;
 3. Amendment of the 1968 Valley Hi Community Plan from elementary school site to Light Density Residential;
 4. Tentative Map (P83-094)(APN: 117-500-01)

LOCATION: South of Ehrhardt Avenue and east of Franklin Blvd.

SUMMARY

The applicant is requesting the entitlements necessary to subdivide a designated elementary school site consisting of 7.9+ acres into 39 single family lots. The staff and Planning Commission recommend approval of the entitlements subject to condition.

BACKGROUND INFORMATION

The subject site has been designated an elementary school site since 1968 in the Valley Hi Community Plan. The 1974 General Plan also designates the site for elementary school purposes. The subject site was designated a school site and left unsubdivided with the approval of Valley Hi Village Subdivision which was recorded January 25, 1979. The Subdivision Map Act specifies that the school district shall enter into an agreement to acquire the reserved land within two years after the completion and acceptance of all improvements. The Elk Grove School District was not able to enter into such an agreement and the time for reservation has expired. The owner now wishes to develop the site. According to the City Attorney there is, then, no alternative but to recommend approval of the map since the time for reservation has expired.

The Elk Grove Unified School District has expressed grave concerns regarding the release of this site for residential development. There are three elementary schools in the Valley Hi area, with an enrollment of 2,010 compared with a capacity of 1,918. The excess 92 students are bussed to other schools. Facilities include permanent structures, portable buildings and trailers. Due to the current overcrowded conditions, the school district is planning to purchase the site during the 1983-84 fiscal year. They have been negotiating with the developer to acquire the site.

October 6, 1983

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Several residents of the area, as well as a representative of the Elk Grove School District, expressed the desire to retain the site for school purposes at the Planning Commission hearing. The Commission, too, felt that the need for the school site has not changed and that the site should be retained for this purpose. However, the Commission recognized that since the school district did not acquire the site within the time frame specified within the Map Act, the Commission had no option but to recommend approval of the project.

The Environmental Coordinator has determined that the proposed project will not have a significant adverse effect on the environment and has filed a Negative Declaration.

VOTE OF PLANNING COMMISSION

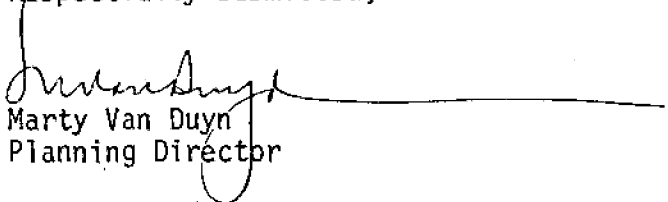
On September 8, 1983, by a vote of 9 ayes, the Planning Commission recommended approval of the project subject to conditions.

RECOMMENDATION

The staff and Planning Commission recommend that the City Council approve the project by:

1. Ratifying the Negative Declaration;
2. Adopting the attached General Plan and Community Plan amendment resolution; and
3. Adopting the attached resolution adopting findings of fact, approving the tentative map with conditions.

Respectfully submitted,


Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MVD:TM:cp
Attachment
P83-094

October 11, 1983
District No. 7

SACRAMENTO CITY PLANNING COMMISSION

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MEETING DATE September 8, 1983
 ITEM NO. 4A FILE NO. P-83-094
 M- _____

- GENERAL PLAN AMENDMENT TENTATIVE MAP
- COMMUNITY PLAN AMENDMENT SUBDIVISION MODIFICATION
- REZONING ENVIRONMENTAL DET.
- SPECIAL PERMIT OTHER _____
- VARIANCE _____

Recommendation LOCATION: S of Ehrhardt Ave + E of Franklin Blvd.

- Favorable
- Unfavorable
- Petition
- Correspondence

NAME	PROponents	ADDRESS
<u>John Taylor</u>	<u>-555 Capitol Mall, Ste. 952,</u>	<u>Sacramento, CA 95814</u>

NAME	OPponents	ADDRESS
<u>Constantine Baramoff</u>	<u>(Elk Grove School District)-</u>	<u>8820 Elk Grove Boulevard, Elk Grove, CA 95624</u>
<u>Gary Barker</u>	<u>-5095 Village Elm Drive,</u>	<u>Sacramento, CA 95823</u>

MOTION NO. _____

	YES	NO	MOTION	2ND
Augusta	✓			
Fong	✓			
Holloway	✓		✓	
Hunter	✓			
Ishmael	✓			✓
Larson	✓			
Silva	✓			
Simpson	✓			
Goodin	✓			

MOTION:

- TO APPROVE
- TO DENY
- TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
- TO DENY BASED ON FINDINGS OF FACT IN STAFF REPORT
- INTENT TO APPROVE/DENY SUBJECT TO COND. & BASED ON FINDINGS OF FACT DUE _____
- TO RECOMMEND APPROVAL & FORWARD TO CITY COUNCIL
- TO RECOMMEND APPROVAL SUBJECT TO COND. & FORWARD TO CITY COUNCIL
- TO RATIFY NEGATIVE DECLARATION
- TO CONTINUE TO _____ MEETING

OTHER CPC expressed concern that the need for the school site has not changed & the use is still valid as a park & school site.

EXHIBIT-B

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ELK GROVE UNIFIED SCHOOL DISTRICT

8820 ELK GROVE BOULEVARD
ELK GROVE, CALIFORNIA 95624

Telephone: Elk Grove 685-3728
685-3729

CONSTANTINE I. BARANOFF
Coordinator, Facilities

April 29, 1983

City Planning Department
927-10th Street
Sacramento, California 95814

Attn: Sue Desmarais

Subject: Sunrise Valley

Gentlemen:

We have a concern with the request of Dunmore Development Company to amend the 1968 Valley Hi Plan from elementary school site to light density residential. This particular site needs to be reserved for school purposes. It is one of the sites designated in our five-year master plan for acquisition.

The only available funds for acquiring this site is through collection of impaction fees and, should it be necessary to retain the site in 1983-84, a significant increase to the impaction fees will be required in 1983-84.

This is the only site presently reserved south of the proposed Freeway Route 148 within the city limits. If you release this site for residential purposes, do you have an alternative site set aside as an elementary school site?

Sincerely,

Constantine I. Baranoff
Coordinator, Facilities

CIB/jk

CITY PLANNING DEPARTMENT

MAY 03 1983

RECEIVED

P.83074

~~8-22-83~~
~~7-14-83~~
- MAY 12, 1983 - 4
- June 23, 1983 -
9-8-83

7
6 No. 5-8
No. 4

EXHIBIT 'C'

~~21~~ ~~22~~
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ELK GROVE UNIFIED SCHOOL DISTRICT

8820 ELK GROVE BOULEVARD
ELK GROVE, CALIFORNIA 95624

Telephone: Elk Grove 685-3728
685-3729

CONSTANTINE I. BARANOFF
Coordinator, Facilities

May 4, 1983

City Planning Department
927-10th Street
Sacramento, California 95814

Attn: Sue Desmarais

Subject: Sunrise Valley

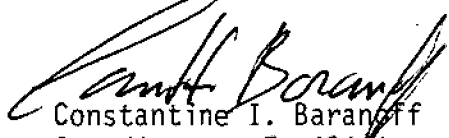
Gentlemen:

As requested, here is additional supportive data to retain the Sunrise Valley school site:

1. The current districtwide elementary capacity is 7131, however, as of 3/18/83, 7166 elementary students attended our schools.
2. There are three elementary schools in the Valley Hi area with a combined capacity for 1918 students compared to a current enrollment of 2010.
3. The projected housing construction in the Valley Hi area over the next two years is estimated to produce an additional 220 elementary youngsters.
4. By 1986, we project 2620 students living in the Valley Hi community.
5. The Sunrise Valley site is currently the only reserved site within city limits south of the proposed Freeway Route 148.
6. Sunrise Valley site is more than two miles by air from any other elementary site.

It is imperative that the Sunrise Valley site be retained for school use.

Sincerely,


Constantine I. Baranoff
Coordinator, Facilities

CIB/jk

CITY PLANNING DEPARTMENT

MAY 04 1983

RECEIVED

P83094

~~8-11-83~~
~~7-14-83~~
June 23, 1983
MAY 12, 1983 5
9-8-83

No. 7
11-4 4-8

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RESOLUTION No.

Adopted by The Sacramento City Council on date of

RESOLUTION AMENDING THE VALLEY HI COMMUNITY PLAN FROM ELEMENTARY SCHOOL SITE TO LIGHT DENSITY RESIDENTIAL; AND THE 1974 GENERAL PLAN FROM ELEMENTARY SCHOOL SITE TO RESIDENTIAL FOR THE AREA DESCRIBED ON THE ATTACHED EXHIBIT B (APN: 117-500-01)(P83-094)

WHEREAS, the City Council conducted a public hearing on October 11, 1983, concerning the above plan amendment and based on documentary and oral evidence submitted at the public hearing, the Council hereby finds:

- 1. The proposed plan amendment is compatible with the surrounding uses;
- 2. The subject site is suitable for residential development; and
- 3. The proposal is consistent with the policies of the 1974 General Plan.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Sacramento that the area as described on the attached Exhibit B in the City of Sacramento is hereby designated on the Valley Hi Community Plan as Light Density Residential and the 1974 General Plan as residential.

MAYOR

ATTEST:

CITY CLERK

P83-094

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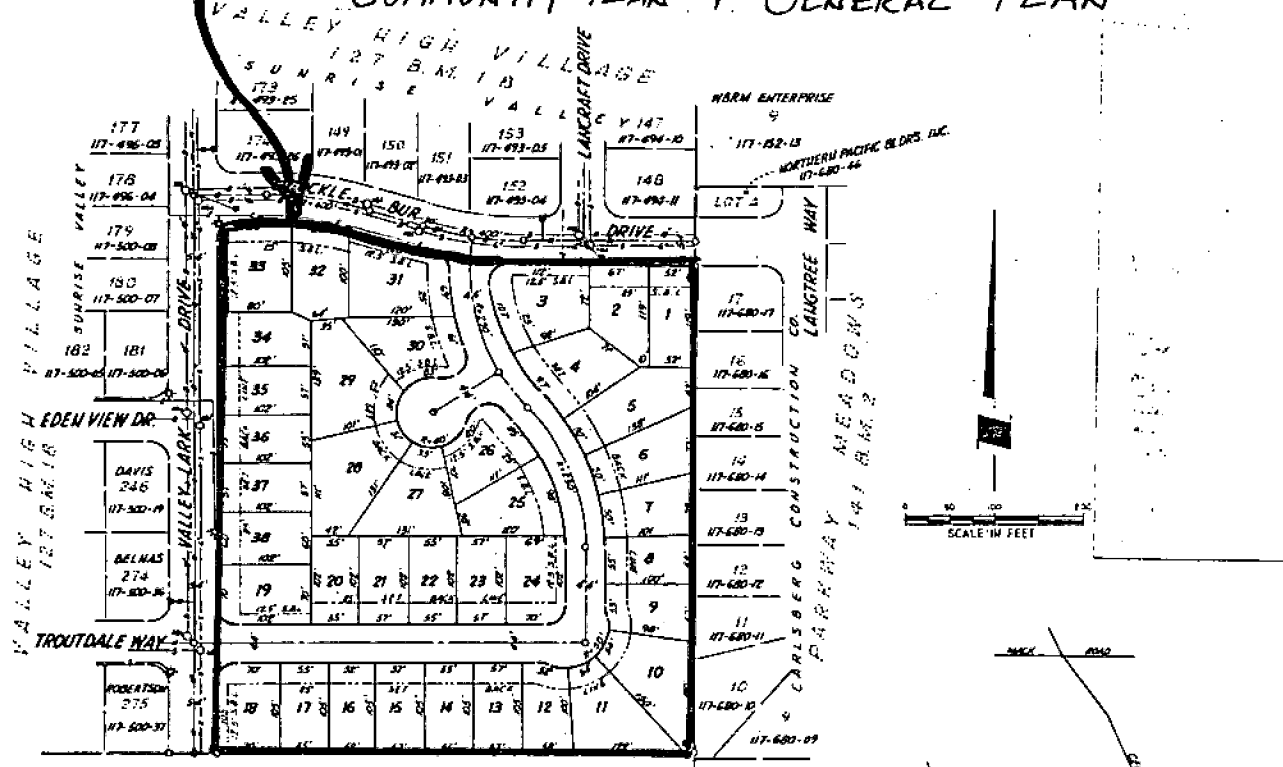
MAY 12, 1983

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AREA TO BE DESIGNATED FOR RESIDENTIAL USE ON THE VALLEY HI COMMUNITY PLAN & GENERAL PLAN

TENTATIVE MAP SUNRISE VALLEY

LOT B OF VALLEY HIGH VILLAGE (127 B.M. 18)
CITY OF SACRAMENTO, CALIFORNIA
MARCH 1983 SCALE: 1" = 100'
MURRAY SMITH AND ASSOCIATES



- OWNER: SUNRISE VALLEY
12344 FAIR OAKS BLVD.
FAIR OAKS, CA 95628
PHONE: 969-0333
- SUBDIVIDER: DUNMORE DEVELOPMENT CO.
12344 FAIR OAKS BLVD.
FAIR OAKS, CA 95628
PHONE: 969-0333
- ENGINEER: MURRAY SMITH & ASSOCIATES
3020 EXPLORER DRIVE
SACRAMENTO, CA 95827
PHONE: 361-0444
- IMPROVEMENTS: AS REQUIRED BY CITY
OF SACRAMENTO DEPARTMENT
OF PUBLIC WORKS
- EXISTING USE: VACANT
- PROPOSED USE: SINGLE FAMILY DETACHED HOUSING
- PROPOSED ZONING: R-1
- EXISTING ZONING: R-1
- ASSESSOR'S NO.: 117-500-01
- SEWAGE DISPOSAL: CITY OF SACRAMENTO
- WATER SUPPLY: CITY OF SACRAMENTO
- DRAINAGE: CITY OF SACRAMENTO
- FIRE PROTECTION: SACRAMENTO FIRE DEPARTMENT
- SCHOOL DISTRICT: SACRAMENTO UNIFIED
- PARK DISTRICT: CITY OF SACRAMENTO
- ACREAGE: 7.20 ACRES² NET / 7.94 ACRES² GROSS
- NO. OF LOTS: 38 SINGLE FAMILY LOTS
- LOT SIZE: AS SHOWN
- NOTE: PROPERTY HAS BEEN GRADED AND IMPROVEMENTS CONSTRUCTED PER APPROVED PLANS FOR VALLEY HIGH VILLAGE.

EXHIBIT B

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RESOLUTION No.

Adopted by The Sacramento City Council on date of

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING
A TENTATIVE MAP FOR PROPERTY LOCATED SOUTH OF EHRHARDT
AVENUE AND EAST OF FRANKLIN BLVD.

(P-83-094)(APN:117-500-01)

WHEREAS, the City Council, on October 11, 1983, held a public hearing on the request for approval of a tentative map for property located south of Ehrhardt Avenue and east of Franklin Blvd.;

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 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 Valley Hi Community Plan designate the subject site for residential use(s).

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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.
 - b. Prepare a sewer and drainage study for the review and approval of the City Engineer.
 - c. Name the streets to the satisfaction of the Planning Director.
 - 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.

MAYOR

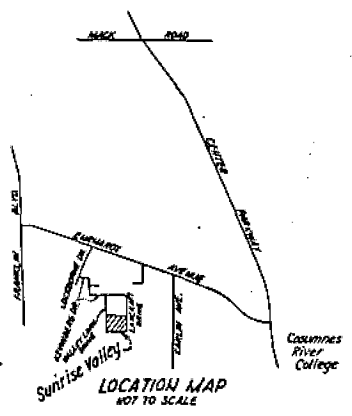
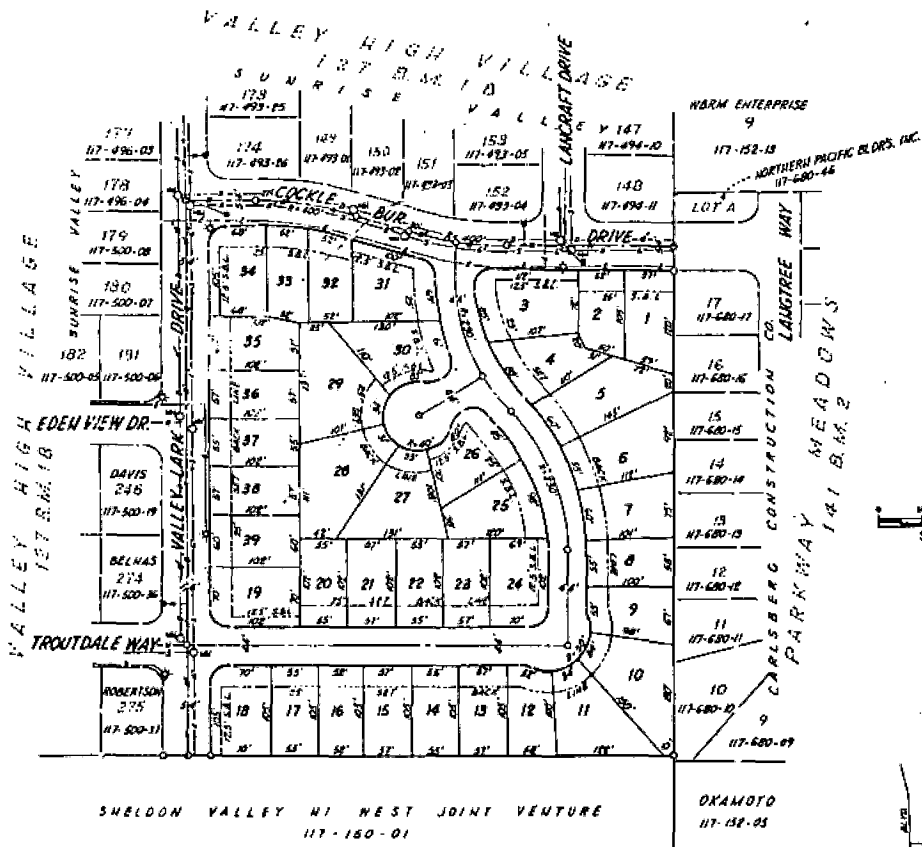
ATTEST:

CITY CLERK

P83-094

P83094
 10
 June 23-1983
 MAY 18-1983
 8-25-83
 7-19-83
 No. 4
 10-7-8

TENTATIVE MAP
SUNRISE VALLEY
 LOT B OF VALLEY HIGH VILLAGE (127 B.M. 18)
 CITY OF SACRAMENTO, CALIFORNIA
 MARCH 1983 SCALE: 1" = 100'
 MURRAY SMITH AND ASSOCIATES



- OWNER:** SUNRISE VALLEY
 12344 FAIR OAKS BLVD.
 FAIR OAKS, CA 95628
 PHONE: 969-0333
- SUBDIVIDER:** DUNMORE DEVELOPMENT CO.
 12344 FAIR OAKS BLVD.
 FAIR OAKS, CA 95628
 PHONE: 969-0333
- ENGINEER:** MURRAY SMITH & ASSOCIATES
 3020 EXPLORER DRIVE
 SACRAMENTO, CA 95827
 PHONE: 361-0444
- IMPROVEMENTS:** AS REQUIRED BY CITY OF SACRAMENTO DEPARTMENT OF PUBLIC WORKS
- EXISTING USE:** VACANT
PROPOSED USE: SINGLE FAMILY DETACHED HOUSING
PROPOSED ZONING: R-1
EXISTING ZONING: R-1
ASSESSOR'S NO.: 117-500-01
SEWAGE DISPOSAL: CITY OF SACRAMENTO
WATER SUPPLY: CITY OF SACRAMENTO
DRAINAGE: CITY OF SACRAMENTO
FIRE PROTECTION: SACRAMENTO FIRE DEPARTMENT
SCHOOL DISTRICT: SACRAMENTO UNIFIED
PARK DISTRICT: CITY OF SACRAMENTO
ACREAGE: 7.20 ACRES[±] NET / 7.94 ACRES[±] GROSS
NO. OF LOTS: 39 SINGLE FAMILY LOTS
LOT SIZE: AS SHOWN
- NOTE:** PROPERTY HAS BEEN GRADED AND IMPROVEMENTS CONSTRUCTED PER APPROVED PLANS FOR VALLEY HIGH VILLAGE.

EXHIBIT 'A'

CITY PLANNING COMMISSION

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

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APPLICANT	Murray Smith & Associates - 3020 Explorer Drive, Sacramento, CA	95827
OWNER	Sunrise Valley - 12344 Fair Oaks Boulevard, Fair Oaks, CA	95628
PLANS BY	Murray Smith & Associates - 3020 Explorer Drive, Sacramento, CA	95827
FILING DATE	3-25-83	50 DAY CPC ACTION DATE
NEGATIVE DEC	4-29-83	EIR
	ASSESSOR'S PCL. NO.	117-500-01
	REPORT BY:	SD:SQ

- APPLICATION:
1. Environmental Determination
 2. Amend 1974 General Plan from elementary school site to residential
 3. Amend 1968 Valley Hi Community Plan from elementary school site to Light Density Residential
 4. Tentative Map

LOCATION: South of Ehrhardt Avenue and east of Franklin Boulevard - Lot B of Valley Hi Village.

PROPOSAL: The applicant is requesting the necessary entitlements to subdivide 7.9± vacant acres into 39 single family residential lots.

PROJECT INFORMATION:

1974 General Plan Designation: Elementary school site
 1968 Valley Hi Community Plan Designation: Elementary school site
 Proposed Plan Designation: Residential
 Existing Zoning of Site: R-1
 Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Single Family and Vacant; R-1, R-1A
 South: Single Family and Vacant; R-1, R-1A
 East: Single Family and Vacant; R-1, R-1A
 West: Single Family and Vacant; R-1, R-1A

Property Dimensions: 580' x 540'
 Property Area: 7.9± acres
 Density of Development: 4.9 du/ac. gr.; 5.4 du/ac. net
 Significant Features of Site: School site designation
 Topography: Flat
 Street Improvements: To be provided
 Utilities: To be provided
 North/South Lot Orientation: 46 percent
 North/South Potential Unit Orientation: 41 percent

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: At the April 13, 1983 meeting, by a vote of seven ayes, two absent, the Subdivision Review Committee voted to recommend approval of the tentative map. The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:

APPLC. NO. P83-094

MEETING DATE ~~7-14-83~~
June 23, 1983

CPC ITEM NO. ~~8-548~~
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1. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code;
2. Prepare a sewer and drainage study for the review and approval of the City Engineer;
3. Name the streets to the satisfaction of the Planning Director;
4. 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;
5. 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;
6. 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.

Informational Item: The applicant shall check with the County Sanitation District and meet all requirements.

BACKGROUND INFORMATION: On January 10, 1978 the City Council approved a request to subdivided 76 acres into 322 single family lots, one homestead and one school site (P-7962). The subject site is the seven acre school site.

STAFF EVALUATION: Staff has the following concerns with regard to this project:

1. The subject site has been designated an elementary school site since 1968 in the Valley Hi Community Plan. The 1974 General Plan also designates the site for elementary school purposes. The subject site was designated a school site and left unsubdivided with the approval of Valley Hi Village (P-7962). That subdivision was recorded January 25, 1979. The Subdivision Map Act specifies that the school district shall enter into an agreement to acquire the reserved land within two years after the completion and acceptance of all improvements. The Elk Grove School District was not able to enter into such an agreement and the time for reservation has expired. The owner now wishes to develop the site. According to the City Attorney there is, then, no alternative but to recommend approval of the map since the time for reservation has expired.
2. The Elk Grove Unified School District has expressed grave concerns regarding the release of this site for residential development. There are three elementary schools in the Valley Hi area, with an enrollment of 2,010 compared with a capacity of 1,918. The excess 92 students are bussed to other schools. Facilities include permanent structures, portable buildings and trailers. Due to the current overcrowded conditions, the school district is planning to purchase the site during the 1983-84 fiscal year (see Exhibits B and C).

~~June 23, 1983~~
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- 3. Staff has prepared Exhibit D showing land use in the immediate area. This exhibit indicates approximately 45 new homes currently under construction. It also indicates a substantial inventory of lots prepared for construction.
- 4. The Planning and Community Services Departments have determined that .581 acres of land are required for parkland dedication purposes and that fees are to be charged in lieu of the required dedication.

The applicant shall submit an appraisal of the land to be subdivided. The appraisal shall be dated and submitted not more than 90 days prior to filing the final map.

- 5. The site design indicates 46 percent north/south lot orientation and a 41 percent potential unit orientation. The applicant is cautioned to prepare individual site plans with care to take advantage of adequate south wall solar access.

STAFF RECOMMENDATION: Staff recommends the following actions:

- 1. Ratification of the Negative Declaration;
- 2. Approval of the Amendment to the 1974 General Plan designation from Elementary School Site to Residential;
- 3. Approval of the Amendment to the 1968 Valley Hi Community Plan from Elementary School Site to Light Density Residential;
- 4. Approval of the Tentative Map subject to the following conditions:

Conditions

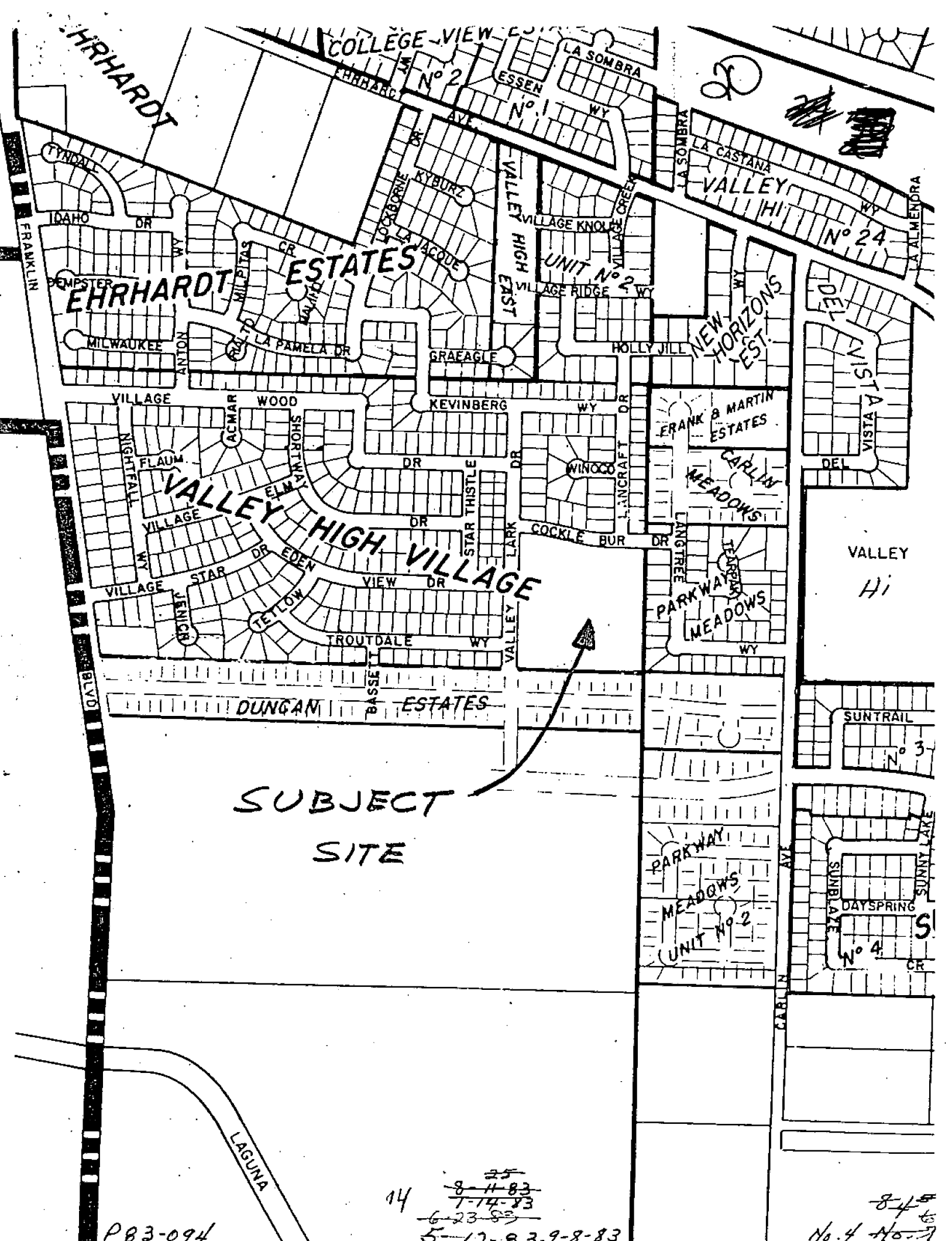
- a. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code;
- b. Prepare a sewer and drainage study for the review and approval of the City Engineer;
- c. Name the streets to the satisfaction of the Planning Director;
- d. Pursuant to City Code Section 40.1302 (Parkland 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.

~~June 23, 1983~~

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Item 6-54



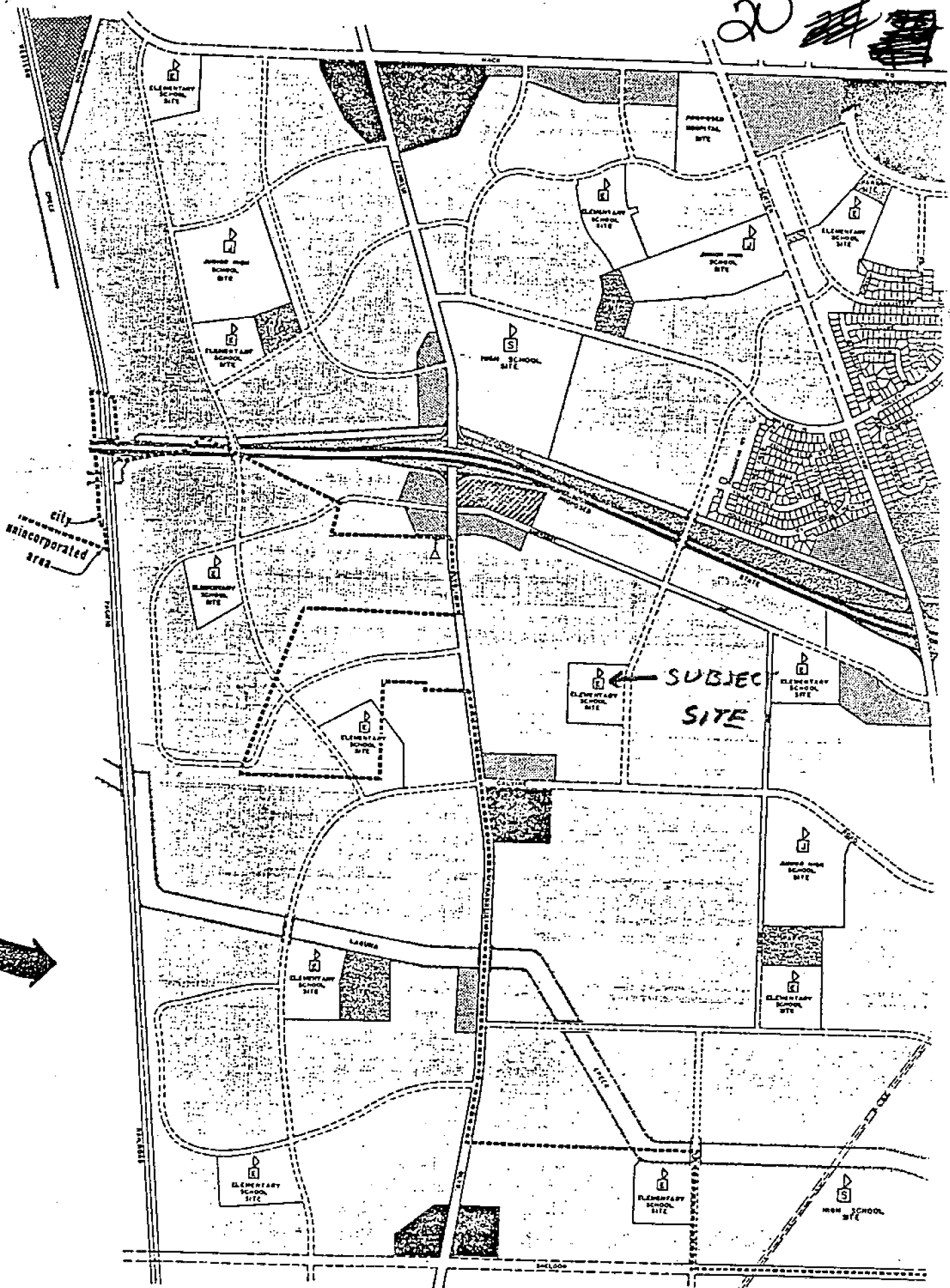
SUBJECT
SITE

PB3-094

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~~8-4-83~~
~~7-14-83~~
~~6-23-83~~
 5-12-83-9-8-83

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 No. 4 No. 7

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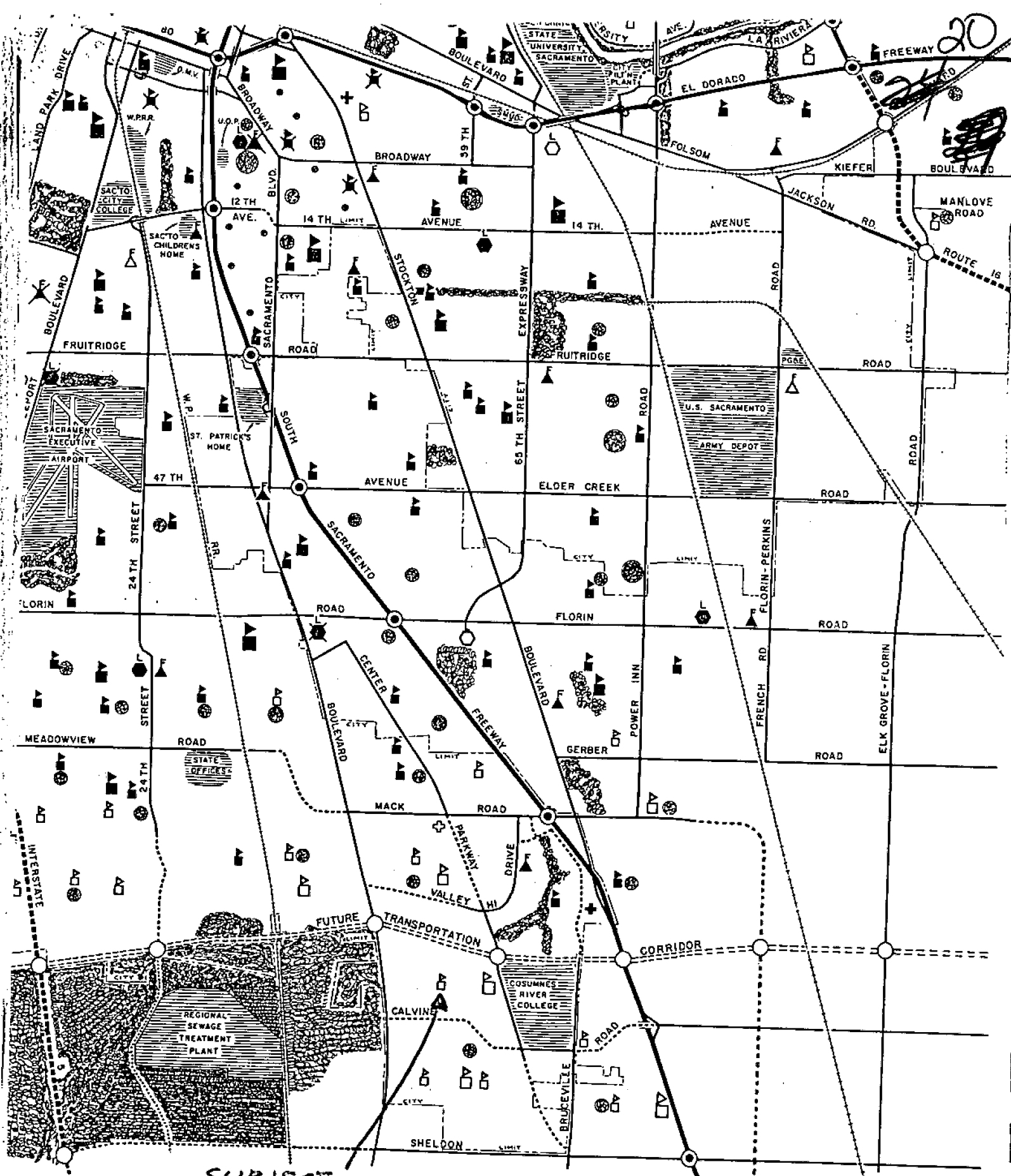


9-8-83

1968 VALLEY HI
 15 COMMUNITY PLAN
 5-12-83 6-22-83 7-14-83 8-11-83

No. 4
 No. 8
 No. 7

P83-094



SUBJECT SITE

1974 GENERAL PLAN

~~2-11-83~~

~~7-14-83~~

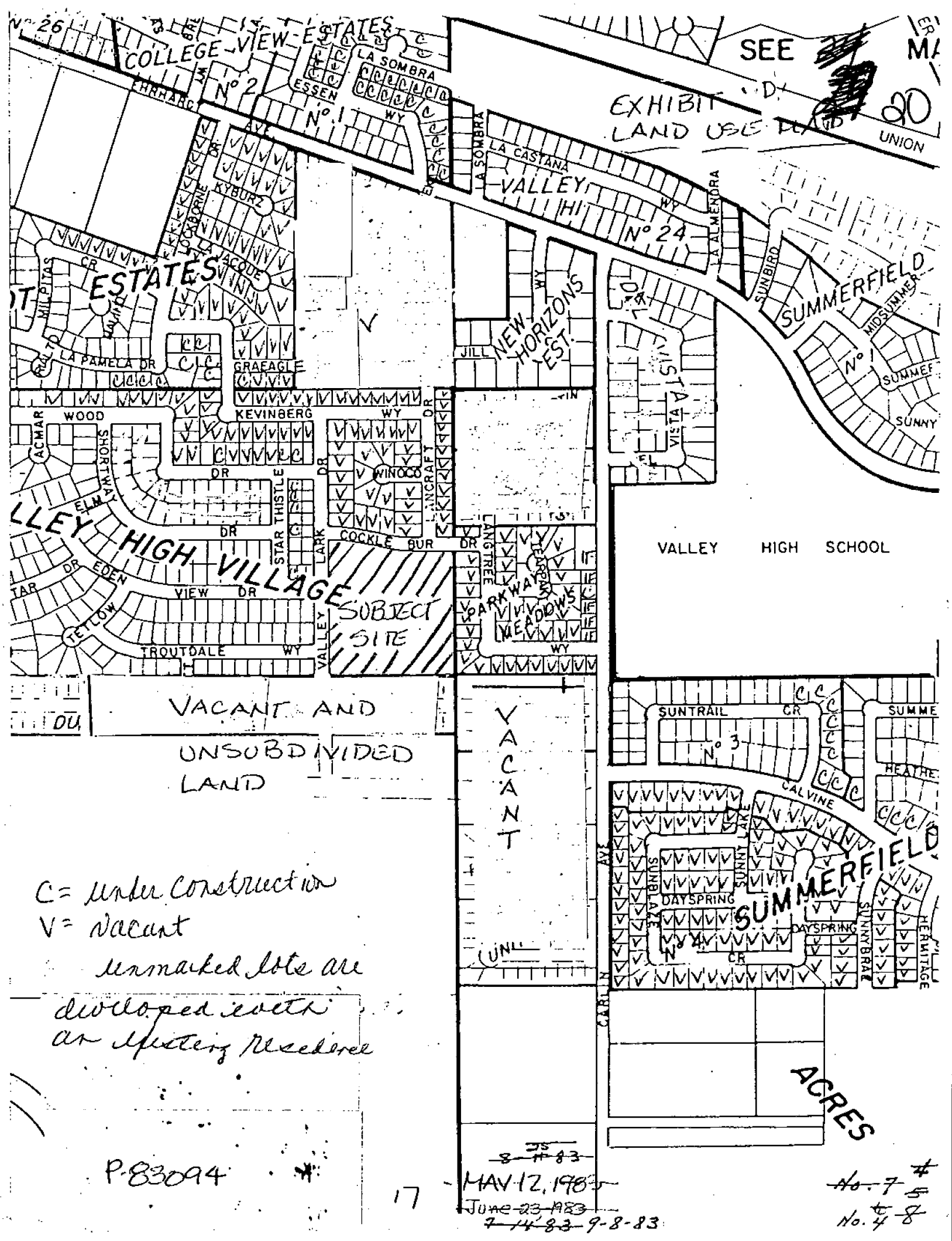
JUNE 23, 1983 -

5-12-83 - 9-8-83

P83-094

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No. 4 No. 7



SEE ~~MA~~
EXHIBIT D
LAND USE PLAT
UNION 20

COLLEGE-VIEW-ESTATES
No. 26
No. 2
No. 1
WY

LA SOMBRA
LA CASTANA
VALLEY HIGH
No. 24
LA ALMENDRA

ESTATES
LA PAMELA DR
GRAEAGLE
WOOD
ACMAR

NEW HORIZONS-EST.
JILL
WY

SUMMERFIELD
No. 1
MIDSUMMER
SUMMER
SUNNY

WOOD
ACMAR
SHORT
ELM
EDEN
FELLOW
VIEW DR
TROUTDALE WY

KEVINBERG WY
WINOCO
COCKLE BUR
LARK
VALLEY

VISTA
WY

VALLEY HIGH VILLAGE
SUBJECT SITE

MEADOWS WY
VALLEY

VALLEY HIGH SCHOOL

VACANT AND UNSUBDIVIDED LAND

VACANT

SUNTRAIL CR
No. 3
SUMMERFIELD
HEATRE

SUMMERFIELD
DAYSRING
SUNTRAIL
HERITAGE

C = Under Construction
V = Vacant
unmarked lots are developed with an existing residence

ACRES

P-83094

17

MAY 12, 1983
June 23 1983
7-14-83 9-8-83

No. 7
No. 4

Valley Hi Community Association, Inc.

24
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C/O Herman Leimbach Elementary School
8101 Grandstaff Drive
Sacramento, California

November 1, 1983

MAYOR BURNETT-MILLER
CITY COUNCIL MEMBERS:

RE: ITEM 24

It is our understanding that this item addresses a proposed elementary school/park site dedicated by the developers under the Quinby Act in the Dunmoor/Sunrise Valley area. Apparently the two-year period for building of the school and park has passed without building due to lack of funding, and the developer is requesting reversion of the property to ownership and control again by the developer.

We wish to support the efforts of Council member representing our area, Mr. Terry Kastanis, is again postponing this item.

Coordination of land dedication and funds approval must be achieved if community resources are to become a reality. Both schools and parks are desperately needed in the south area and are high priorities of the residents of the community. We ask this postponement for investigating means of obtaining funds, possibly negotiating with the developer, and developing strategies to avoid this situation in the future.

We ask your sincere consideration of this request.

Laurie Val Jones
LAURIE VAL JONES, PRESIDENT

Harry Ames
HARRY AMES, VICE PRESIDENT

FILED
By the City Clerk
Office of the City Clerk
Cont. 40
11-9-83
NOV 1 1983

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McDONOUGH, HOLLAND & ALLEN

A PROFESSIONAL CORPORATION
ATTORNEYS

555 CAPITOL MALL, SUITE 950
SACRAMENTO, CALIFORNIA 95814

(916) 444-3900

October 31, 1983

RECEIVED
CITY CLERKS OFFICE
CITY OF SACRAMENTO
SOUTHERN CALIFORNIA OFFICE
3200 PARK CENTER DRIVE, SUITE 710
COSTA MESA, CALIFORNIA 92626
(714) 835-5000

Nov 1 10 17 AM '83

WASHINGTON, D.C. OFFICE
1875 EYE STREET, NW
SUITE 1275
WASHINGTON, D.C. 20006
(202) 835-0610

JAMES F. McCONNELL, JR.*

*ADMITTED IN DISTRICT OF COLUMBIA ONLY

MARTIN McDONOUGH
ALFRED E. HOLLAND
BRUCE F. ALLEN
V. BARLOW GOFF
JOSEPH E. COOMES, JR.
WILLIAM G. HOLLIMAN, JR.
DAVID J. SPOTTISWOOD
ELMER R. MALAKOFF
VERLYN H. JENSEN
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JOHN J. FLYNN III
RONALD A. WORLEY
IRIS P. YANG
JANET L. CALLISTER

FILED
By the City Council
Office of the City Clerk

Cont to
11-9-83
NOV 1 1983

Ms. Lorraine Magana
City Clerk
City of Sacramento
City Hall, 915 I Street
Sacramento, CA 95814

Dear Ms. Magana:

We would like to request that Item No. 24 on the November 1, 1983 City Council agenda be continued to November 8. Our reason for this request stems from a desire to allow negotiations to continue between Dunmore Development, Inc. and the Elk Grove School District. Hopefully, these negotiations will result in resolution of this matter without City Council involvement.

Very truly yours,


John M. Taylor

JMT:bap

cc: Sid Dunmore
Ed Gillum

P-83094 ~~27~~

MURRAY SMITH & ASSOCIATES, ENGINEERING

AMHERST GROVE
3020 EXPLORER DRIVE
SACRAMENTO, CA 95827
916-361-0444

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CITY CLERK'S OFFICE
CITY OF SACRAMENTO

OCT 25 4 49 PM '83



October 25, 1983

Sacramento City Council
City Hall
Sacramento, California 95814

Subject : Sunrise Valley Development
Your File: P-83094
Our File : ~~82530~~ 83094

Honorable Council Members:

We respectfully request a continuance of the subject hearing from your regularly scheduled meeting of October 25, 1983 to your meeting of November 1, 1983.

Our client, Dunmore Development, is currently negotiating with Elk Grove School District for the purchase of this site and hopefully these negotiations will be concluded prior to November 1st. We appreciate your patience in this matter.

Very truly yours,

MURRAY SMITH & ASSOCIATES
ENGINEERING, INC.

Edward R. Gillum
Project Engineer

FILED
By the City Council
Office of the City Clerk
ERG:m7
cont 40
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