



4.4

DEPARTMENT OF  
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO  
CALIFORNIA

1231 I STREET  
ROOM 200  
SACRAMENTO, CA  
95814-2998

June 26, 1990

**APPROVED**  
BY THE CITY COUNCIL

BUILDING INSPECTIONS  
916-449-5716

City Council  
Sacramento, California

JUN 26 1990

PLANNING  
916-449-5604

OFFICE OF THE  
CITY CLERK

Honorable Members In Session:

SUBJECT: ONE YEAR TIME EXTENSION FOR A TENTATIVE MAP (P88-085)

LOCATION: 350± feet east of the intersection of Laramore Way and 25th Street

### SUMMARY

On June 8, 1988, the City Council approved a Tentative Map to subdivide 10± acres into 60 single family residential lots. Prior to expiration of the Tentative Map approval, the applicant made a request for a one year time extension to allow completion of a final map. Planning staff recommends approval of the extension to June 8, 1991.

### BACKGROUND

The subject property consists of 10± vacant acres and is zoned Standard Single Family (R-1). The applicant proposes to subdivide the property into 60 single family lots. No change in land use or increase in density is proposed.

### FINANCIAL DATA

Not applicable.

### POLICY CONSIDERATIONS

The proposal is consistent with the General Plan and Community Plan. The State Subdivision Map Act allows a six year term for maps.

### MBE/WBE EFFORTS

Not applicable.

1

City Council  
One Year Time Extension (P88-085)  
June 26, 1990  
Page 2

**RECOMMENDATION**

Planning staff recommends the City Council approve the request for a one year time extension subject to the original conditions of approval.

Respectfully submitted,



MICHAEL M. DAVIS  
Director of Planning and Development

FOR CITY COUNCIL INFORMATION:  
WALTER J. SLIPE  
CITY MANAGER

June 26, 1990  
District No. 7

**Contact Person:**

Will Weitman, Principal Planner  
(916) 449-5604

MMD:WW:vr  
P88-085.TE

Attachment

2

CERTIFIED AS TRUE COPY  
of Resolution No. 88-338

MAY 3 1988

LATE CERTIFIED  
CITY CLERK, CITY OF SACRAMENTO

## RESOLUTION No. 88-338

Adopted by The Sacramento City Council on date of

APR 26 1988

A RESOLUTION ADOPTING FINDINGS OF FACT AND  
APPROVING A TENTATIVE MAP FOR PROPERTY LOCATED AT  
THE INTERSECTION OF 25th STREET AND LARAMORE WAY

(P88-085) (APN: 053-0010-053)

WHEREAS, the City Council on April 26, 1988, held a public hearing on the request for approval of a tentative map for property located at the intersection of 25th Street and Laramore Way;

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.
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 Airport-Meadowview Community Plan designate the subject site for residential use(s).

303

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 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; off-site drainage extension will be required (drainage for the existing system in Laramore Way is unacceptable).
  - c. Pay off existing assessments or file the necessary segregation requests and fees to segregate existing assessments.
  - d. Pursuant to City Code Section 40.1802 (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; (.894 ac.)
  - 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 eighty percent (80%) south orientation (including solar access) to the satisfaction of the Planning Director, or comply with Title 24 requirements of the Uniform Building Code.
  - g. Remove concrete, debris, and tires to a legal dump site to the satisfaction of the City/County Health Department and the City Planning Director.

- h. Provide a structural analysis study prepared by a registered engineer of pavements on existing access streets. Study shall indicate possible destruction during construction of this subdivision. Developer shall provide treatments as per study to prolong pavement life.

**DAVID M. SHORE**

VICE MAYOR

ATTEST:

**ANNE J. MASON**

Assistant CITY CLERK

**P88-085**

5