



CITY OF SACRAMENTO

31

CITY PLANNING DEPARTMENT
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SACRAMENTO, CA 95814
TELEPHONE (916) 449-5604

CITY MANAGER'S OFFICE
RECEIVED
OCT 25 1984

MARTY VAN DUYN
PLANNING DIRECTOR

October 25, 1984

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Request for Time Extension for Rancho Coronado Tentative Map (P82-192)

LOCATION: North side of San Juan Road, approximately 1,000' west of Northgate Boulevard.

SUMMARY

This is a request to extend a Tentative Map that will expire on November 3, 1984. The staff recommends approval of the request.

BACKGROUND INFORMATION

The subject tentative map was approved by the City Council on November 3, 1982 and is scheduled to lapse on November 3, 1984. The applicant is requesting a twelve-month time extension in order to allow additional time to complete the final map.

The subdivision contains 75+ acres and consists of 271 zero lot line units, 125 detached single family dwellings, and 40 halfplex units. The site is zoned R-1 and R-1A PUD and is designated as the Rancho Coronado Planned Unit Development. Approximately 85 lots (Phase I) of this Tentative Map have been recorded.

In addition on September 23, 1982, the Planning Commission approved a Special Permit (P82-192) to develop the three housing types in the PUD area.

The original resolution is attached for your information.

APPROVED
BY THE CITY COUNCIL

01730104

OFFICE OF THE
CITY CLERK

City Council

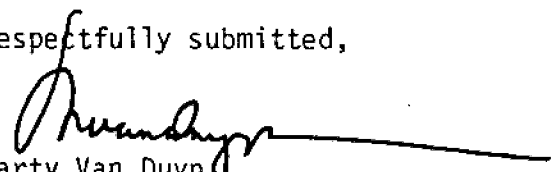
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October 25, 1984

RECOMMENDATION

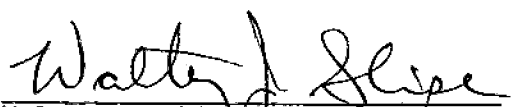
The staff recommends that the Council grant a one time, one-year time extension for the Tentative Map. Said extension will lapse on November 24, 1985.

Respectfully submitted,



Marty Van Duyn
Planning Director

RECOMMENDATION APPROVED:


Walter J. Slipes, City Manager

WW:lao
attachments
P82-192

October 30, 1984
District No. 1

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 AT THE NORTH SIDE
OF SAN JUAN ROAD, APPROXIMATELY 1,000 FEET WEST OF
NORTHGATE BOULEVARD
(P-82-192)(APN: 250-400-01)

WHEREAS, the City Council, on _____, held a public hearing on the request for approval of a tentative map for Rancho Coronado located at the north side of San Juan Road, approx. 1000' west of Northgate 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 South Natomas 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;
 - b. Name the streets to the satisfaction of the Planning Director;
 - c. 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;
 - 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 and approval of the City Engineer after consultation with the U.S. Postal Service;
 - e. Prepare a right-of-way study for the tie-in portion of old San Juan Road;
 - f. Developer to provide off-site access along realignment of San Juan Road, either to Northgate Boulevard or existing San Juan Road. Improvements shall consist of two 15-foot lanes. City will condemn right-of-way at developer's expense, if necessary;
 - g. Sewer and drain study required. Will require construction of drainage pump station and trunk lines and possible off-site extensions and oversizing. (It is anticipated that these facilities will be constructed as part of Sunset Meadows A/D which has a tentative bid date of Fall 1982 or Spring 1983). Except for Phase 1, final maps cannot be filed until the drainage pump plant facilities are constructed and in operation. Must coordinate the sewer study and improvements with County Sanitation District;

- h. Prior to filing the final map for Phase 1, the developer must contact Reclamation District 1000 and pay fees as required and must also enter into an agreement with the City and deposit the area's estimated share of the cost of drainage facilities to be constructed as part of the proposed Sunset Meadows A/D.

MAYOR

ATTEST:

CITY CLERK

P82-192

November 9, 1984

Kaufman & Broad
6379 Clark Avenue
Dublin, CA 94566

Dear Gentlemen:

On October 30, 1984, the Sacramento City Council took the following action(s) for property located on the north side of San Juan Road, approximately 1,000' west of Northgate Boulevard. (D1) (P-82192):

Approved the extension of a Tentative Map for Rancho Coronado to divide 75 acres into 436 lots to November 25, 1985.

Sincerely,

Lorraine Magana
City Clerk

LM/dbp/31

cc: Planning Department

Spink Corporation
P.O. Box 2511
Sacramento, CA 95811