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APPROVED
BY THE CITY COUNCIL

JAN 3 1989

DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

OFFICE OF THE
CITY CLERK

1231 I STREET
ROOM 200
SACRAMENTO, CA
95814-2998

December 20, 1988

BUILDING INSPECTIONS
916-449-5716

City Council
Sacramento, California

PLANNING
916-449-5604

Honorable Members in Session:

SUBJECT: ONE YEAR TIME EXTENSION FOR TENTATIVE MAP (P86-396)

LOCATION: South side of Rush River, east of Lake Front Drive

SUMMARY

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

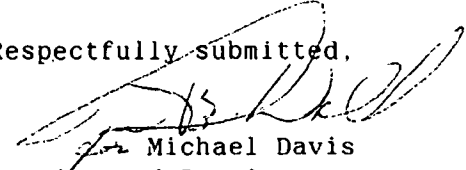
BACKGROUND

The approved tentative map involves the subdivision of a 36 acre site into 101 single family lots and 56 halfplex lots. Only a portion of the halfplex lots have not been finalized and the applicant requests a one year extension.

RECOMMENDATION

Planning staff recommends approval of the time extension to December 23, 1989.

Respectfully submitted,



Michael Davis
Director of Planning and Development

RECEIVED
CITY CLERK'S OFFICE
CITY OF SACRAMENTO

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MD:AG:ob
attachments
P86-396

AMENDED
RESOLUTION No. 86-973

Adopted by The Sacramento City Council on date of

DEC 23 1986

CERTIFIED AS TRUE COPY A RESOLUTION ADOPTING FINDINGS OF FACT
of Resolution No. 86-973 AND APPROVING A SUBDIVISION MODIFICATION
AND TENTATIVE MAP FOR PROPERTY LOCATED AT
THE SOUTH SIDE OF RUSH RIVER DRIVE, EAST
OF LAKE FRONT DRIVE.

JAN 27 1987

[Handwritten Signature]
JACE CERTIFIED

(P86-396) (APN: portion of 031-1030-
001, 005, 006, 009, 010)

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 at the south side of Rush River Drive, east of Lake Front 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 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 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. Pay Pocket Bridge fees.
- i. Minimum lot pad grade = 4.0 feet and minimum gutter grade = +2.5 feet.
- j. 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.
- k. Lots A, B and the decorative designed enclosures shall be installed and maintained by the Homeowner's Association. Landscape and irrigation plans for the decorative design enclosure shall be reviewed and approved by staff.

- l. Private roadway shall be designated as public utility easement.
- m. Trash collection shall be addressed in the CC&R's and approved by the City Attorney.
- n. Dedicate standard 12.5 foot P.U.E. along lot frontage for underground electrical facilities and appurtenances.
- o. Abandon and fill in drainage ditch.
- p. Concurrent with submission for final map approval to the City Public Works Department, the applicant shall apply to the City Planning Division for a rezoning from R-1A to R-1 and a schematic plan amendment from Townhouse to Single Family designation for site 8 of the schematic plan. Recordation of the final map may occur prior to final action of the City Planning Commission and City Council on the rezoning and plan amendment.
- q. Install a bus shelter at the southeast corner of "The Way" and Rush River Drive to the satisfaction of Regional Transit.
- r. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code; private roadways shall be designed and inspected to the satisfaction of the Public Works Director.
- 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 a letter agreement between the developer and the City.

ANNE RUDIN

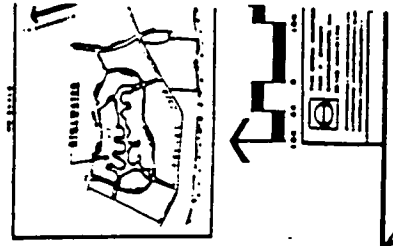
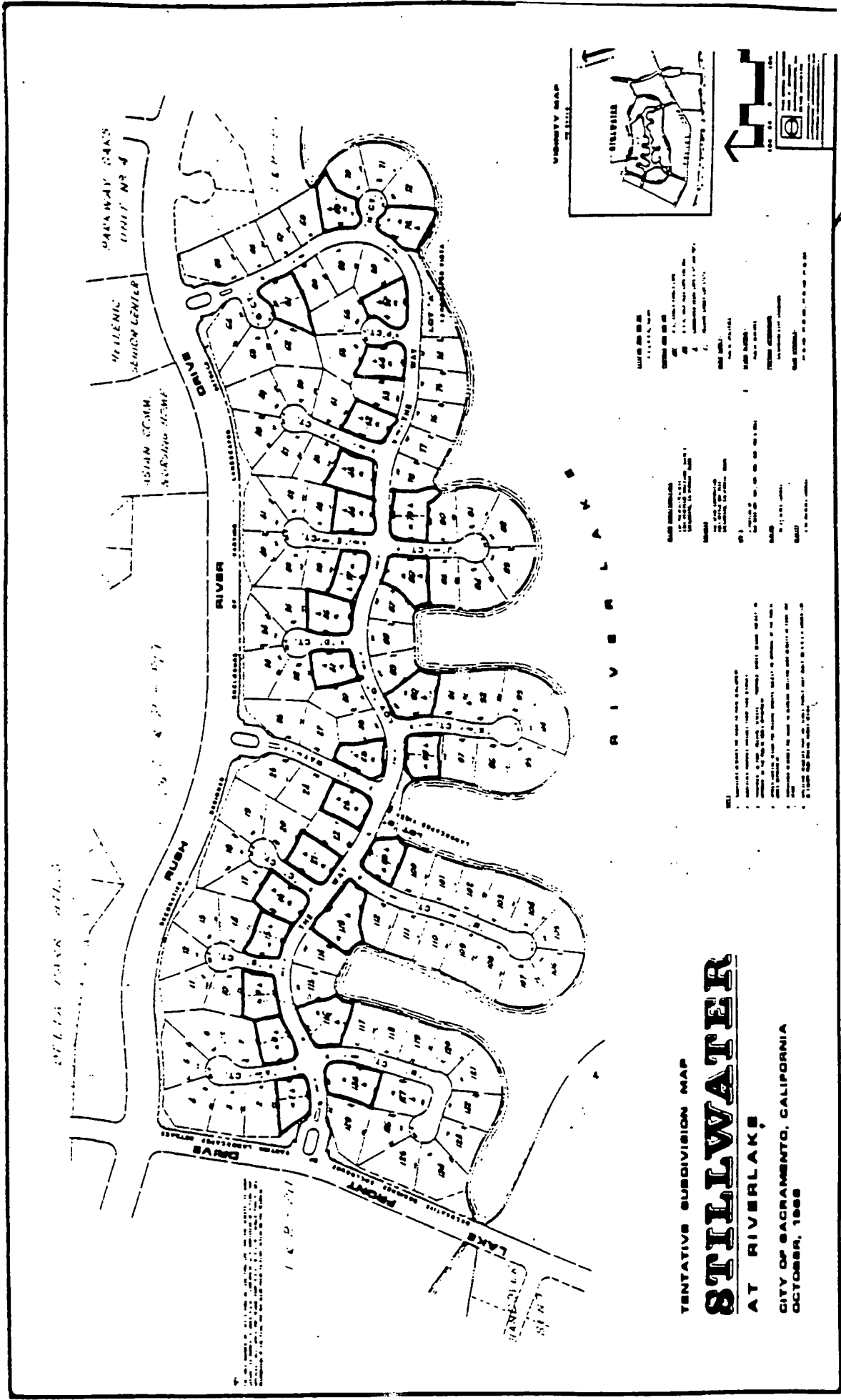
MAYOR

ATTEST:

LORRAINE MAGANA

CITY CLERK

P86-396



STILLWATER
AT RIVERLAKE
 CITY OF SACRAMENTO, CALIFORNIA
 OCTOBER, 1988

TENTATIVE SUBDIVISION MAP

ALL RIGHTS RESERVED BY THE CITY OF SACRAMENTO
 NO PART OF THIS MAP MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM THE CITY OF SACRAMENTO.

DATE OF PREPARATION: OCTOBER 1988
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]



LAND & DEVELOPMENT INC.

CITY OF SACRAMENTO
CITY PLANNING DIVISION

NOV 18 1988

RECEIVED

November 16, 1988

City of Sacramento
Planning Department
1231 I Street
Sacramento, CA 95814

ATTN: Art Gee

RE: P86-³⁹⁶~~873~~
Stillwater at Riverlake

Dear Mr. Gee:

We hereby request a one year extension of the tentative map for Stillwater at Riverlake issued on December 23, 1986. I have enclosed a 300' radius map, mailing labels for current property owners within 300 feet of the subdivision, a copy of the resolution, and a check for filing fees in the amount of \$175.

Please give this matter your immediate attention to avoid expiration of the tentative map on December 23, 1988. If you have any questions, please contact our office.

Sincerely,

Florence Tanner

Florence Tanner
Developer's Assistant

FMT

Enclosures

³⁹⁶
P 869~~73~~

427-2924