



RECEIVED
CITY CLERKS OFFICE
CITY OF SACRAMENTO

MAR 30 4 14 PM '88

21

DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 200
SACRAMENTO, CA
95814-2998

March 29, 1988

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: One Year Time Extension for Tentative Map (P84-006)

LOCATION: Southern Terminus of Carlin Road

APPROVED
BY THE CITY COUNCIL

APR 04 1988

OFFICE OF THE
CITY CLERK

BUILDING INSPECTIONS
916-449-5716

PLANNING
916-449-5604

SUMMARY

On March 4, 1986, the City Council approved a Tentative Map to subdivide a 67+ acre site into lots for 143 standard single homes and 176 zero lot line single family homes. Prior to expiration of the Tentative Map, the applicant submitted a request for a one year time extension. Planning staff recommend approval of the request.

BACKGROUND INFORMATION

The proposed subdivision is consistent with the South Sacramento Community Plan and recently adopted General Plan. Staff also found that the conditions of the original approval (attached) are still applicable. Staff, therefore, recommend approval of the time extension to allow the applicant time to obtain final map approval.

RECOMMENDATION

Planning staff recommend approval of a one year time extension to March 4, 1989.

Respectfully submitted,

ART GEE FOR
Michael M. Davis
Director of Planning and Development

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MMD:MVD:AG:rt
attachments

April 5, 1988
District No. 7

P84-006

RESOLUTION No. 86-172

Adopted by The Sacramento City Council on date of

MAR 04 1986

**A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING
A TENTATIVE MAP FOR PROPERTY LOCATED AT THE SOUTHERLY
TERMINUS OF CARLIN ROAD**

(P84-006) (APN: 117-152-09; 154-09; 155-02; 157-01,05)

WHEREAS, the City Council, on March 4, 1986, held a public hearing on the request for approval of a tentative map for property located at the southerly terminus of Carlin Road;

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 Supplemental Environmental Impact Report has been prepared in compliance with CEQA, State and City Guidelines, and the General Plan 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.**

2

21

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 1968 Valley Hi Community Plan designate the subject site for light density 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. Prepare a sewer and drainage study for the review and approval of the City Engineer; may require off-site extensions and oversizing;
 - 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. 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. Meet all County Sanitation District requirements;
 - g. Dedicate and construct Hermitage Way extension between Lots 233 and Lot A to a 50-foot right-of-way;

3

- h. Dedicate and construct Sunnyfield Way extension from Lot 200 to 214 to a 50-foot right-of-way;
- i. Submit a soils test prepared by a registered engineer to be used in street design;
- j. Submit a seepage study prepared by a registered engineer which identifies and recommends solutions for ground water related problems which may occur within both the subdivision lots and public right-of-way. Construct appropriate facilities to alleviate these problems;
- k. Street sections shall be designed to provide for stabilized subgrades and pavement sections under high ground water conditions;
- l. A portion of the property lies in a Federal flood hazard area. No development can be approved until appropriate measures are taken to remove the area from the flood zone. Developer to pay all fees and costs related hereto;
- m. If the project is to be built in phases, the following items are required as conditions of the initial phase:
 - off-site drainage, sewer and water facilities;
 - relocation of SMUD facilities;
 - removal of floodplain from FEMA maps.
- n. The City will condemn, at the developer's expense, any off-site right-of-way as may be necessary;
- o. Dedicate 54-foot right-of-way along Carlin Avenue as per study on file with the City;
- p. Provide two 12-foot lanes and a ditch on Carlin Avenue north of the northern boundary to meet existing pavement as a minimum. Provide full improvements along east side of N.A.P.O.T.S. lot and 12 feet of paving on opposite centerline of Carlin Avenue;
- q. Abandon existing water well to the satisfaction of the County Health Department;
- r. Reduce cul-de-sac lengths as much as possible to restrict access to the school.

4
\$

- s. Appropriate assessment districts or other funding methods will have to be formed to cover the costs of improvements in drainage, sewage, bridges, channel improvements, streets, water, and other public facilities in the Laguna Creek Study Area.
- t. Final maps cannot be filed until the necessary permanent off-site improvements are substantially complete to the satisfaction of the Public Works Director.
- u. Applicant/owner shall join a maintenance district for the Laguna Creek Study Area prior to the filing of the final map. May require applicant/owner to form district.
- v. All requirements of CEQA and all federal requirements shall be met. Upon approval of the study of the City if modifications to the Subdivision Review Committee conditions are required in the opinion of the Public Works Department, the applicant shall be resubmitted for reconditioning and approval to the Subdivision Review Committee at the earliest possible date.
- w. Depending on the extent of improvements constructed under the assessment district, off-site street, water, sewer, and drainage improvements shall be constructed to the satisfaction of the Public Works Department.
- x. Relocated SMUD power line and eliminate easement as part of final map.

Leone Ruedin
MAYOR

ATTEST:

Quaine Meyer
CITY CLERK
P84-006

5
10

TENTATIVE
SUBDIVISION
MAP

CALIFORNIA

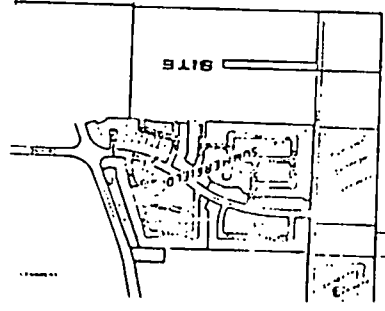
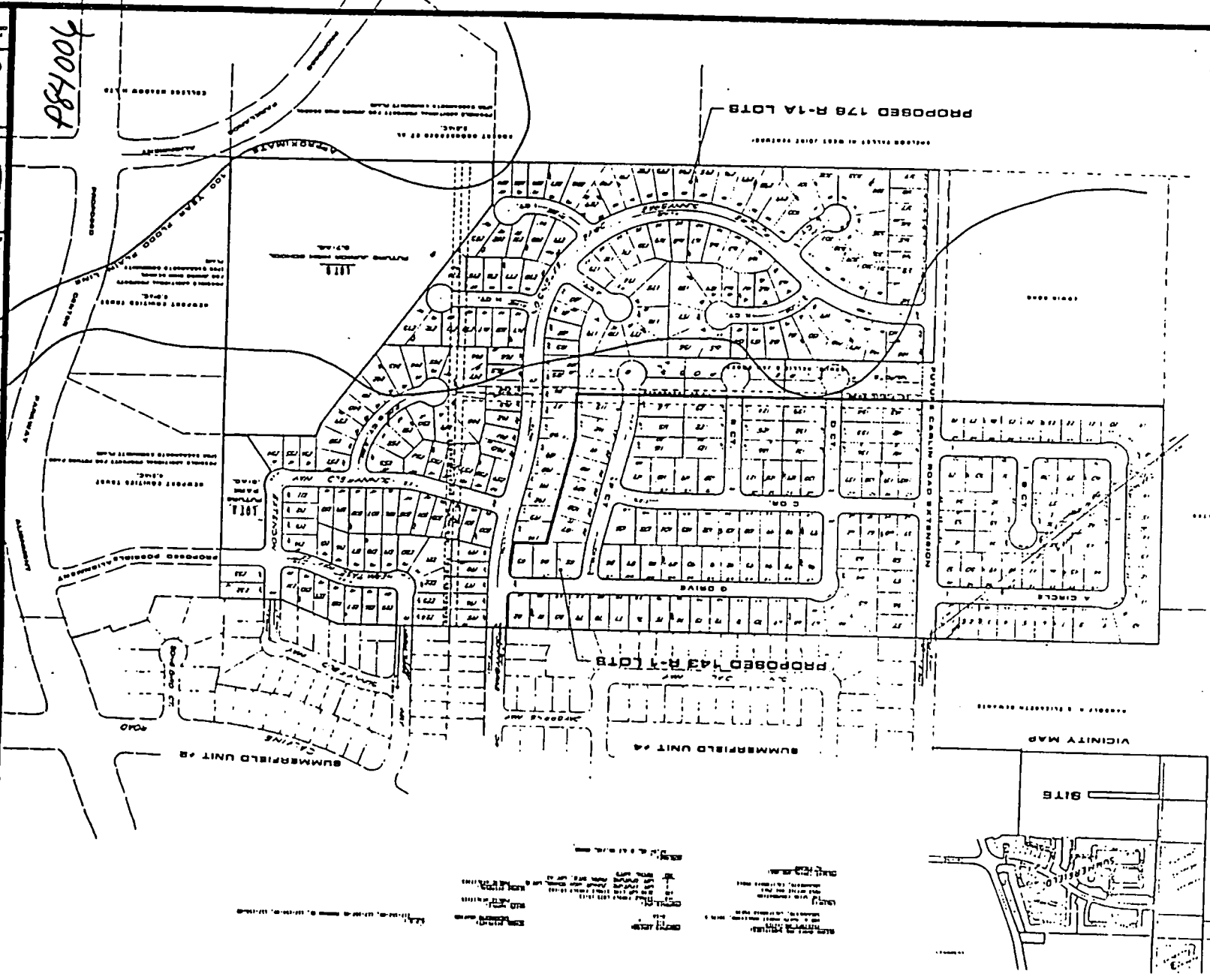
LAGUNA CREEK
CITY OF SACRAMENTO



JAN. 84



700484



ALL INFORMATION CONTAINED HEREON IS UNCLASSIFIED
 DATE 02/21/2013 BY 60322 UCBAW/STP
 EXEMPT FROM DISCLOSURE UNDER SECTION 54.100, P.C.
 EXEMPTION CODE: 95100

**Sacramento City Planning Commission
VOTING RECORD**

21

MEETING DATE <u>1-23-86</u>
ITEM NUMBER <u>#11</u>
PERMIT NUMBER <u>P 84-006</u>

ENTITLEMENTS

- | | |
|---|---|
| <input type="checkbox"/> GENERAL PLAN AMENDMENT | <input checked="" type="checkbox"/> TENTATIVE MAP |
| <input type="checkbox"/> COMMUNITY PLAN AMENDMENT | <input type="checkbox"/> SUBDIVISION MODIFICATION |
| <input type="checkbox"/> REZONING | <input type="checkbox"/> LOT LINE ADJUSTMENT |
| <input type="checkbox"/> SPECIAL PERMIT | <input type="checkbox"/> ENVIRONMENTAL DET. |
| <input type="checkbox"/> VARIANCE | <input type="checkbox"/> OTHER _____ |

STAFF RECOMENDATION <input checked="" type="checkbox"/> Favorable <input type="checkbox"/> Unfavorable <input type="checkbox"/> Correspondence <input type="checkbox"/> Petition

LOCATION <u>Southern Terminus of Carlin Road</u>

**P
R
O
P
O
S
I
T
I
O
N
S**

NAME	ADDRESS

**O
P
P
O
S
I
T
I
O
N
S**

NAME	ADDRESS

MOTION # _____
Yes No Motion Second

Augustus Simpson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HOLLOWAY	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ISHMAEL HUNTER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
FERRIS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FONG	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
RAMIREZ	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GOODEN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

MOTION

- | | |
|--|---|
| <input type="checkbox"/> TO APPROVE | <input checked="" type="checkbox"/> TO RECOMMEND APPROVAL & FORWARD TO CITY COUNCIL |
| <input type="checkbox"/> TO DENY | <input type="checkbox"/> TO RECOMMEND APPROVAL SUBJECT TO COND. & FORWARD TO CITY COUNCIL |
| <input type="checkbox"/> TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT | <input type="checkbox"/> TO RATIFY NEGATIVE DECLARATION |
| <input type="checkbox"/> TO APPROVE/DENY BASED ON FINDINGS OF FACT IN STAFF REPORT | <input type="checkbox"/> TO CONTINUE TO _____ MEETING |
| <input type="checkbox"/> INTENT TO APPROVE/DENY SUBJECT TO COND. & BASED ON FIND. OF FACT DUE | <input type="checkbox"/> OTHER _____ |

C. Y PLANNING COMMISSION

21

1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	Spink Corporation, P.O. Box 2511, Sacramento, CA 95811		
OWNER	Treetops, Unlimited, 600 W. North Market, Sacramento, CA 95834		
PLANS BY	Spink Corporation, P.O. Box 2511, Sacramento, CA 95811		
FILING DATE	1/6/84	ENVIR. DET. EIR Certified	12/5/85
ASSESSOR'S-PCL. NO.	117-152-09; 154-09; 155-02; 157-01,05		
REPORT BY	SD:bw		

- APPLICATION:**
- A. Certification of Supplemental E.I.R for Laguna Creek (October 1984, SCA 84022009)
 - B. Rezone 67+ acres from Agricultural (A) to Single Family (R-1) and Townhouse (R-1A)
 - C. Tentative Map (P84-006)

LOCATION: Southern terminus of Carlin Road

PROPOSAL: The applicant is requesting the necessary entitlements to subdivide 67+ acres into 143 single family lots and 176 zero lot line single family units.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential, School and Park
1968 Valley Hi Community Plan Designation:	Light Density Residential, school and park
Existing Zoning of Site:	Agricultural
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

- North: Residential and under construction; R-1A
- South: Vacant; A
- East: Vacant; A
- West: Vacant; A

Property Dimensions:	Irregular
Property Area	67+ acres
Density of Development:	7.1+ du/ac net
Topography:	Flat
Street Improvements/Utilities:	To be provided

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On January 8, 1986, by a vote of six ayes, three absent, the Subdivision Review Committee voted to recommend approval of the Tentative Map, subject to the attached conditions.

PROJECT EVALUATION: The staff has made the following findings:

- A. **Land Use:** The subject site is designated for residential uses in the 1974 General Plan. It is designated Light Density Residential in the 1968 Valley Hi Community Plan. The site is also designated for a school site and a park site in both the community and general plans. The site is surrounded by developing single family to the north and vacant land currently zoned Agricultural to the east, south and west.

Property to the south and west was approved by the Commission as parklands 1, 2, and 3, light density residential projects on December 19, 1985. These projects have not yet been approved by the City Council. The applicant proposes a residential project at a density of 7.1 units per net acre, with a 9.7 acre middle school site and a .8 acre park site.

- B. Design: The subject site is located adjacent to an existing single family subdivision. Sewer and water lines are stubbed to the site. However, unlike the adjacent property, the subject site is not included within an existing assessment district. There are no trunk facilities or pumping stations to accommodate the runoff that results from the proposed subdivision.

The project has, therefore, been reviewed under the Laguna Creek Floodplain Alternatives and Master EIR. The floodplain treatment and alignment have now been established and this project can proceed. The applicant will be required to participate in the assessment district which must be substantially completed prior to recordation of this map.

The subject site is currently zoned Agricultural (A). In order to proceed with development, a rezoning to Single Family (R-1) has been requested. Staff has no objection since this is compatible with surrounding land uses and designations.

The subject site is also located in the proposed South Sacramento Community Plan area. A land use plan has been drafted and is scheduled for general public consideration in the Spring of 1986. The applicant has worked closely with staff to develop a design that conforms to the land use designations and street alignments in the proposed community plan update.

- C. Site Proposal: The applicant proposes a subdivision consisting of 143 standard single family units and 173 zero-lot line single family units. The applicant is not requesting a special permit for the zero-lot line units at this time. No floor plans and elevations have been submitted. Staff is concerned that the narrow zero-lot line lots will require backout driveways onto Carlin Road. The applicant has indicated that he has plans which eliminate the need for backout lots. Staff recommends that this fact be demonstrated to staff's satisfaction prior to issuance of building permits or that a lot be deleted between lots 312 and 319. Staff suggests, therefore, that the applicant secure the special permit prior to final map recordation.

- D. Parkland Dedication: The Planning and Community Services Divisions have determined that the applicant's parkland dedication responsibility is 4.1019 acres. Community Services has requested dedication of Lot A to City for the construction of a park site in combination with the designated school site. There will be additional parkland dedication in-lieu fees required.

Within 90 days prior to final map recordation, the applicant shall submit an appraisal of the land to be subdivided. Fee payment and dedication shall be accomplished prior to final map recordation.

- E. Facilities: The Elk Grove School District is an impacted district and is currently collecting impaction fees as building permits are issued.

F. EIR FINDINGS: In July of 1984 the Laguna Creek Floodplain Alternatives Study and Master EIR was prepared to address the cumulative impacts of different types of floodplain development in the area. Under the modified floodplain alternative, the Master EIR identified potentially significant adverse environmental impacts in the following areas: unacceptable levels of traffic at three intersections; less housing development than would be available under the 1968 Valley Hi Community Plan; severe air quality problems, noise impacts along Highway 99 and major arterials; inadequate provision of educational facilities in Elk Grove School District; and growth inducing impacts. With the exception of the intensity of housing development, air quality and growth inducing impacts, all other potentially significant concerns were mitigated to a less than significant level through measures and conditions discussed in the Master EIR.

On March 19, 1985, the City Council determined that the effects of those cumulative impacts that could not be feasibly mitigated were outweighed by specific economic and social considerations. The Council certified the Master EIR, adopted a statement of overriding concerns, and approved the modified floodplain development alternative.

Supplemental EIR'S were also prepared in July of 1984 to address three specific development proposals in the Laguna Area, including Laguna Creek. The supplemental EIR'S identified that the subject project would result in an incremental contribution to adverse environmental impacts, but that this contribution is insignificant due to the scale of the Laguna Creek proposal and to mitigation measures required of the applicant. No new issues or impacts not already addressed in the Master EIR were identified.

RECOMMENDATION: Staff recommends:

- A. Determination that the Supplemental EIR is adequate;
- B. Certification that the Supplemental EIR has been prepared in compliance with the State CEQA Guidelines and that the City Planning Commission has considered the information contained in the Supplemental EIR;
- C. Determination that the project will not have a significant effect on the environment and that this determination is based on the implementation of conditions placed on the Tentative Map;
- D. Recommend approval of the Rezoning from Agricultural (A) to Single Family (R-1) and Townhouse (R-1A);
- E. Recommend approval of the Tentative Map, subject to the following conditions.

Conditions - Tentative Map:

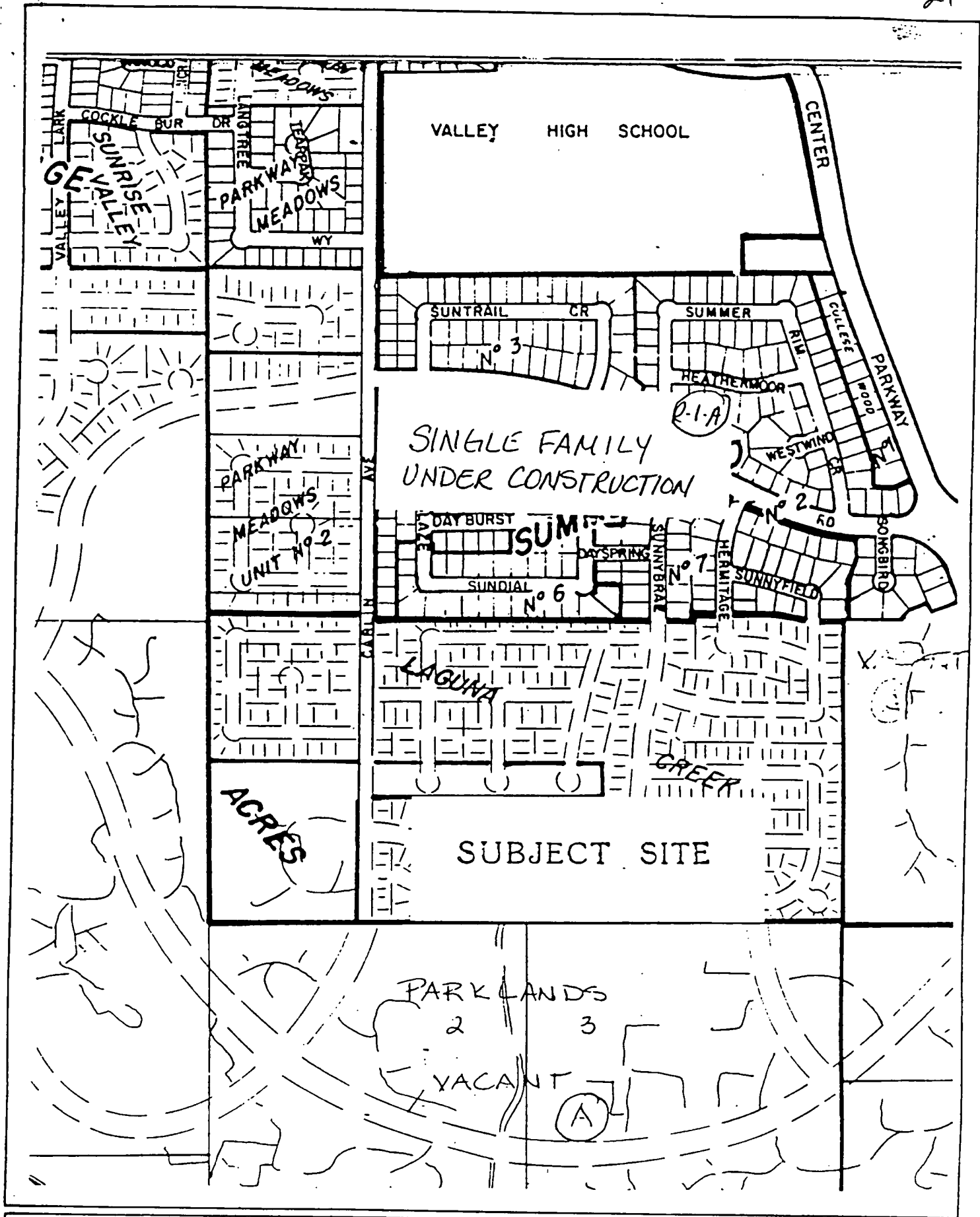
The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:

- 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; may require off-site extensions and oversizing;
3. 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;
4. 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;
5. 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;
6. Meet all County Sanitation District requirements;
7. Dedicate and construct Hermitage Way extension between Lots 233 and Lot A to a 50-foot right-of-way;
8. Dedicate and construct Sunnyfield Way extension from Lot 200 to 214 to a 50-foot right-of-way;
9. Submit a soils test prepared by a registered engineer to be used in street design;
10. Submit a seepage study prepared by a registered engineer which identifies and recommends solutions for ground water related problems which may occur within both the subdivision lots and public right-of-way. Construct appropriate facilities to alleviate these problems;
11. Street sections shall be designed to provide for stabilized subgrades and pavement sections under high ground water conditions;
12. A portion of the property lies in a Federal flood hazard area. No development can be approved until appropriate measures are taken to remove the area from the flood zone. Developer to pay all fees and costs related hereto;
13. If the project is to be built in phases, the following items are required as conditions of the initial phase:
 - a. off-site drainage, sewer and water facilities;
 - b. relocation of SMUD facilities;
 - c. removal of floodplain from FEMA maps.
14. The City will condemn, at the developer's expense, any off-site right-of-way as may be necessary;

21

15. Dedicate 54-foot right-of-way along Carlin Avenue as per study on file with the City;
16. Provide two 12-foot lanes and a ditch on Carlin Avenue north of the northern boundry to meet existing pavement as a minimum. Provide full improvements along east side of N.A.P.O.T.S. lot and 12 feet of paving on opposite centerline of Carlin Avenue;
17. Abandon existing water well to the satisfaction of the County Health Department;
18. Reduce cul-de-sac lengths as much as possible to restrict access to the school.



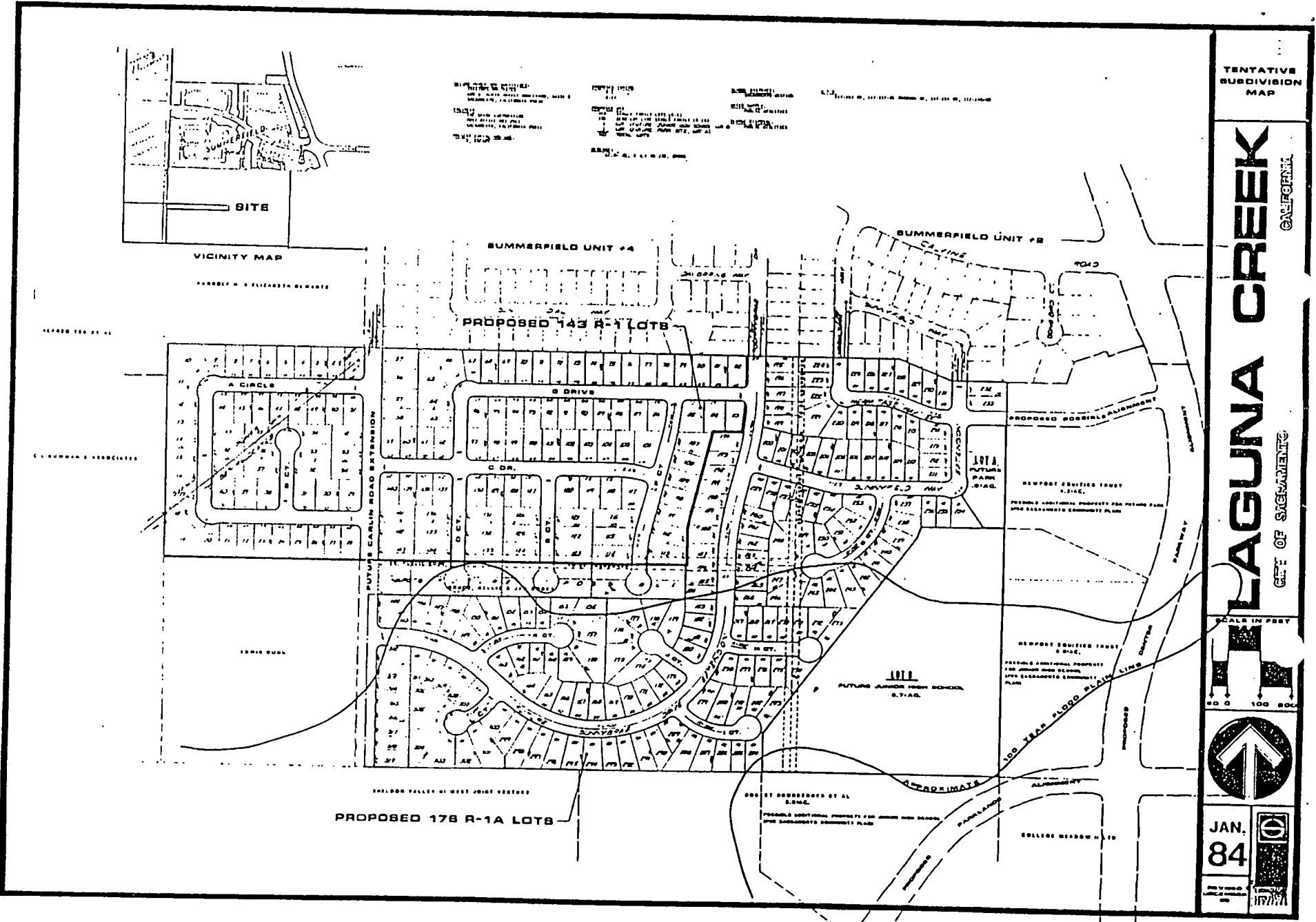
VICINITY - LAND USE - ZONING

900 760

33-2007

H

11/11



TENTATIVE SUBDIVISION MAP

LAGUNA CREEK CALIFORNIA

CITY OF SACRAMENTO

SCALE IN FEET
0 50 100 200



JAN. 84



Handwritten mark or signature.

Sacramento City Planning Commission
VOTING RECORD

P-84006

MEETING DATE
1-23-86

ITEM NUMBER
#11

PERMIT NUMBER
P 84-006

ENTITLEMENTS

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

STAFF RECOMENDATION

Favorable Unfavorable

Correspondence

Petition

LOCATION
Southern Terminus
of Carlin Road

PROPOSERS

NAME	ADDRESS

OPPONENTS

NAME	ADDRESS

MOTION #

	Yes	No	Motion Second
Augustus Simpson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HOLLOWAY	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ISHMAEL HUNTER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
FERRIS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FONG	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
RAMIREZ	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GOODEN	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

PLANNING AND DEVELOPMENT

- MOTION
- TO APPROVE
 - TO DENY
 - TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
 - TO APPROVE/DENY BASED ON FINDINGS OF FACT IN STAFF REPORT
 - INTENT TO APPROVE/DENY SUBJECT TO COND. & BASED ON FIND. 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 _____

P-84006

Project Location Southern terminus of Carlin Road
 Assessor Parcel No 117-152-09; 154-09; 155-02; 157-01, 05
 Owners Trestops, Unlimited
 Address 800 E. North Market, Sacramento, CA 95834
 Applicant Spink Corporation
 Address P.O. Box 2511, Sacramento, CA 95811
 Signature _____

ACTION ON ENTITLEMENTS
 Commission date 1/23/85 Council date 2/1/85 Filing Fee \$

REQUESTED ENTITLEMENTS

- Environ. Determination
- General Plan Amend
- Community Plan Amend
- Rezone 67± ac. from Agricultural (A) to Single Family (R-1) & Townhouse (R-1A)
- Tentative Map to subdivide 67± ac. into 143 single family lots & 176 zero lot line single family lots, one school site & one park site
- Special Permit
- Variances
- Plan Review
- PUD
- Other Certification of Supplemental CAR for Laguna Creek

Req	Fee
RA	\$
RAC	\$
Ord 86-036	\$
Req 86-122	\$
DETERMINED ADEQUATE	\$

Fee TOTAL \$
 RECEIPT NO. _____
 Sent to Applicant: April 25, 1985 By [Signature] Sec to Planning Commission Date 5/16/84

Key to Entitlement Actions Add'l. Fees 12/23/85
 R - Retitled
 Cd - Continued
 A - Approved
 AC - Approved w/conditions
 AA - Approved w/amended conditions
 D - Denied
 RD - Recommend Denial
 RA - Recommend Approval
 RAC - Recommend Approval w/conditions
 RMC - Recommend Approval w/amended conditions

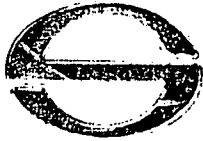
JAF - Intent to Approve based on findings of Fact
 AFF - Approved based on findings of Fact
 REC - Return to Planning Commission
 CSR - Condition indicated on attached Staff Report

POSTED P 84006

NOTE: There is a thirty (30) consecutive day appeal period from date of approval. Action authorized by this document shall not be conducted in such a manner as to constitute a public nuisance. Violation of any of the foregoing conditions will constitute grounds for revocation of this permit. Building permits are required in the event any building construction is planned. The County Assessor is notified of actions taken on rezonings, special permits and variances.

Gold - applicant receipt White - applicant permit Green - expiration book Yellow - department file Pink - permit book

P-84006



THE SPINK CORPORATION

2590 VENTURE OAKS WAY • SACRAMENTO, CA 95833 • TELEPHONE (916) 925-5550


OVER SIXTY YEARS OF SERVICE

January 29, 1988

Ms. Sue Desmerais
Sacramento City Planning
1231 I Street, 2nd Floor
Sacramento, California 95814

Dear Sue:

LAGUNA CREEK (P84-006)

Please accept this letter as our request for a one-year extension on the Tentative Map of Laguna Creek (P84-006). The map will expire on March 4th, 1988. Please find attached a copy of the updated ownership map and list and a check for \$195.00. *\$25⁰⁰ refunded by cashier* 
Should you have any questions or comments, please feel free to call.

Sincerely,



Greg Parish

GP:ke

CITY PLANNING DIVISION

FEB 02 1988

RECEIVED

P84006

ENGINEERING • ARCHITECTURE • PLANNING • SURVEYING • MAPPING • PHOTOGRAMMETRY • LANDSCAPE ARCHITECTURE

Gerald S. Smith, P.E.
Theodore J. D'Amico, P.E.
Robert C. Hall, C.E.
Ronald W. Smith, C.E.
Harold A. Wecker, L.S.

Bruce A. Henz, C.E.
Louis E. Viani, Jr., A.I.A.
Robert D. Ness, L.S.
H. E. McChristy
Eugene A. Pearson, P.E.

Eric J. Chestnolwick, A.S.L.A.
Stephen R. AuClair, P.E.
James J. Barns, P.E.
Bruce A. Baker, M.E.
William J. MacIver, P.E.

Michael O'Hagan, P.E.
Brian R. Cournoyer, A.I.A., C.S.I.
Craig H. Wecker, L.S.
David W. Knoll, E.E.
Walter E. Sadler, P.E.

William Palazzini, P.E.
William T. Burns, R.L.A., A.P.A.
Timothy R. Crush, P.E.
Brian L. Moore, C.E.
David H. Werner

Joseph E. Spink, C.E. (1889-1959)

SACRAMENTO • LAFAYETTE

An Equal Employment Opportunity, Affirmative Action Employer



OFFICE OF THE
CITY CLERK

CITY OF SACRAMENTO
CALIFORNIA

CITY HALL
ROOM 203
915 I STREET
SACRAMENTO, CA
95814-2671

April 11, 1988

916-449-5426

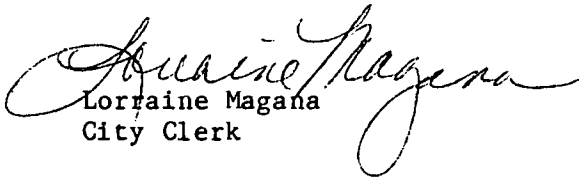
Treetops, Unlimited
600 W. North Market
Sacramento, CA 95834

Dear Gentleperson:

On April 5, 1988, the Sacramento City Council granted a time extension request. The Tentative Map is for property located at the southern terminus of Carlin Road. (P-84006)

The extension is granted one-time only, and will lapse on March 4, 1989.

Sincerely,


Lorraine Magana
City Clerk

LM/rr/#21

cc: Planning Department
Spink Corporation