

CITY OF SACRAMENTO

APPROVED
BY THE CITY COUNCIL

JUN - 2 1987

OFFICE OF THE
CITY CLERK

17

DEPARTMENT OF PLANNING AND DEVELOPMENT

1231 "I" Street

Sacramento, Ca. 95814

May 26, 1987

Administration
Room 300 449-5571
Building Inspections
Room 200 449-5716
Planning
Room 200 449-5604

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Time Extension for Tentative Map (P84-433)

Location: Windbridge Drive between Rush River and Pocket Road

SUMMARY

On April 30, 1985, the City Council approved a Tentative Map to subdivide the subject site for single and multi-family development. Prior to the expiration of the Tentative Map the applicant filed a request for a one year time extension. Planning staff recommended approval of the time extension to April 30, 1988.


BACKGROUND INFORMATION

The Tentative Map approved in 1985 subdivided the site into 179 single family lots, 37 corner lots for halfplex units and two lots for multi-family development. In addition, a 10+ acre school site was reserved for the school district. Since 1985 a final map has been recorded on the entire site except for the 10 acre school site portion. The applicant has requested a one year time extension on this portion. Should the school district elect not to secure the site the applicant will proceed to file a final subdivision map on the 10 acres.

RECOMMENDATION

The Planning staff recommends the City Council approve the Time Extension request subject to the conditions of the original approval.

Respectfully submitted,


Marty Van Duhn
Planning Director

FOR CITY COUNCIL INFORMATION

WALTER J. SLIPE
CITY MANAGER

MVD:AG:tc
attachments
P84-433

June 2, 1987
District No. 8



CITY OF SACRAMENTO

CITY PLANNING DEPARTMENT

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

MARTY VAN DUYN
PLANNING DIRECTOR

April 11, 1985

City Council
Sacramento, California

Honorable Members in Session:

- SUBJECT:
1. Environmental Determination
 2. Amendment of the Pocket Community Plan from Low Density Residential to Low Density Multiple Family Residential
 3. Rezone from Agriculture, A to Garden Apartment, R-2B and Single Family, R-1 zones
 4. Tentative Map (P84-433)

LOCATION: Both sides of Windbridge Drive between Rush River Drive and Pocket Road

SUMMARY

The applicant is requesting entitlements to develop 179 single family lots, 37 corner lots for halfplex units and two sites for multiple family use totaling 286 apartment units. The Planning Commission and staff recommend approval of the project with conditions. One condition of Rezoning is that Parcel A shall have a maximum density of 20 units per acre and Parcel B has a maximum of 17.7 units per acre.

BACKGROUND INFORMATION

The proposed multiple family use of Lot A and the single family portion of the project are consistent with the Pocket Community Plan. The applicant is requesting a Plan Amendment from low density residential to low density multiple family for Lot B. Lot A contains 208 apartment units at 20.6 units per acre. Lot B contains 78 units at 17.4 units per acre. Staff reviewed the multiple family portion of the project and recommended approval at a maximum of 15 units per acre. The recommendation was based on the fact that there are four approved (one built) multiple family projects containing 872 units in the immediate area with densities between 17.5 to 20.6 units per acre. Staff felt the lower density would provide for a multiple family project different in density, site amenities, and housing type from those previously approved.

The Planning Commission considered the project and recommended approval with a condition that Lot A have a maximum 20 units per acre rather than 20.6. The Commission took into consideration the fact that a 10+ acre school site is to be reserved on the subject site (south side of the canal and west of Windbridge Drive) and the overall density is approximately 8 units per acre. The applicant agrees with the conditions of approval recommended by the Commission.

VOTE OF THE PLANNING COMMISSION

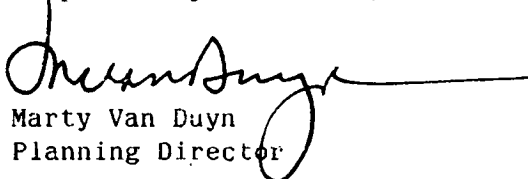
On March 14, 1985, the Planning Commission voted five ayes, two noes, one abstention and one absent, to recommend approval of the project with conditions.

RECOMMENDATION

The Planning Commission and staff recommend the City Council:

1. Ratify the Negative Declaration;
2. Adopt the attached Resolution amending the Pocket Community Plan;
3. Adopt the attached Ordinance rezoning the site to Garden Apartment, R-2B and Single Family, R-1 zones; and
4. Adopt the attached Resolution adopting Findings of Fact and approving the Tentative Map with conditions.

Respectfully submitted,


 Marty Van Duyn
 Planning Director

FOR CITY COUNCIL INFORMATION
 WALTER J. SLIPE
 CITY MANAGER

AG:lao
 attachments
 P84-433

April 30, 1985
 District No. 8

77

3

SACRAMENTO CITY PLANNING COMMISSION

17

MEETING DATE March 14, 1985
 ITEM NO. 5E FILE P 84-433
 M _____

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

Location: South of intersection of Windbridge Drive & Rush Run Drive

Recommendation:

- Favorable
- Unfavorable
- Petition
- Correspondence

PROPOSERS

NAME

ADDRESS

Mike Hacker - 1435 Kinner Park Drive, Sacramento

OPPOSERS

NAME

ADDRESS

MOTION NO. _____

	YES	NO	MOTION	SECOND
Ferris		✓		
Fong	✓			
Goodin	<u>abstain</u>			
Holloway	✓			✓
Hunter	<u>absent</u>			
Ishmael	✓		✓	
Ramirez	✓			
Simpson	✓			
Augusta		✓		

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 _____

3

4

RESOLUTION NO. 85-324

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

APR 30 1985

RESOLUTION AMENDING THE POCKET COMMUNITY PLAN FROM LOW DENSITY RESIDENTIAL TO LOW DENSITY MULTIPLE FAMILY RESIDENTIAL FOR THE AREA DESCRIBED AS LOT B ON THE ATTACHED EXHIBIT A-1 (P84-433) (APN: 031-060-10,11; 031-030-44,45)

WHEREAS, the City Council conducted a public hearing on April 30, 1985, 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 commercial 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 A-1 in the City of Sacramento is hereby designated on the Pocket Community Plan as Low Density Multiple Family Residential.

ANNE RUDIN

MAYOR

ATTEST:

LORRAINE MAGANA
CITY CLERK

P84-433

CERTIFIED AS TRUE COPY
of Resolution No. 85-324

MAY 8 1985

DATE CERTIFIED
Annie Berman
Deputy CITY CLERK, CITY OF SACRAMENTO



VICINITY MAP



GENERAL NOTES AND SPECIFICATIONS
 PLANNED BY: SACRAMENTO COUNTY
 PREPARED BY: SACRAMENTO COUNTY
 APPROVED BY: SACRAMENTO COUNTY

EXISTING ZONING
 AGRICULTURAL

PROPOSED ZONING
 R-100 (PARCELS A1)
 R-100 (PARCELS B1)
 R-100 (LOT 10)

EXISTING USE
 AGRICULTURE

PROPOSED USE
 FUTURE MULTI-FAMILY DEVELOPMENT (PARCELS A AND B)
 10-10 LOTS
 10-10 LOTS TO BE SPLIT AT A FUTURE DATE
 10-10 LOTS TO BE SPLIT AT A FUTURE DATE

AREAS
 10-10 AC. - 10-10 AC.
 (PARCELS A - 10-10 AC. NET)
 (PARCELS B - 10-10 AC. NET)

REMARKS
 PARCEL A - 20-0 D.S. PER NET ACQ.
 PARCEL B - 17-0 D.S. PER NET ACQ.
 SINGLE FAMILY - 40-0 D.S. DROSS
 DROSS - 40-0 D.S. DROSS

WATER SUPPLY
 PUBLIC UTILITIES

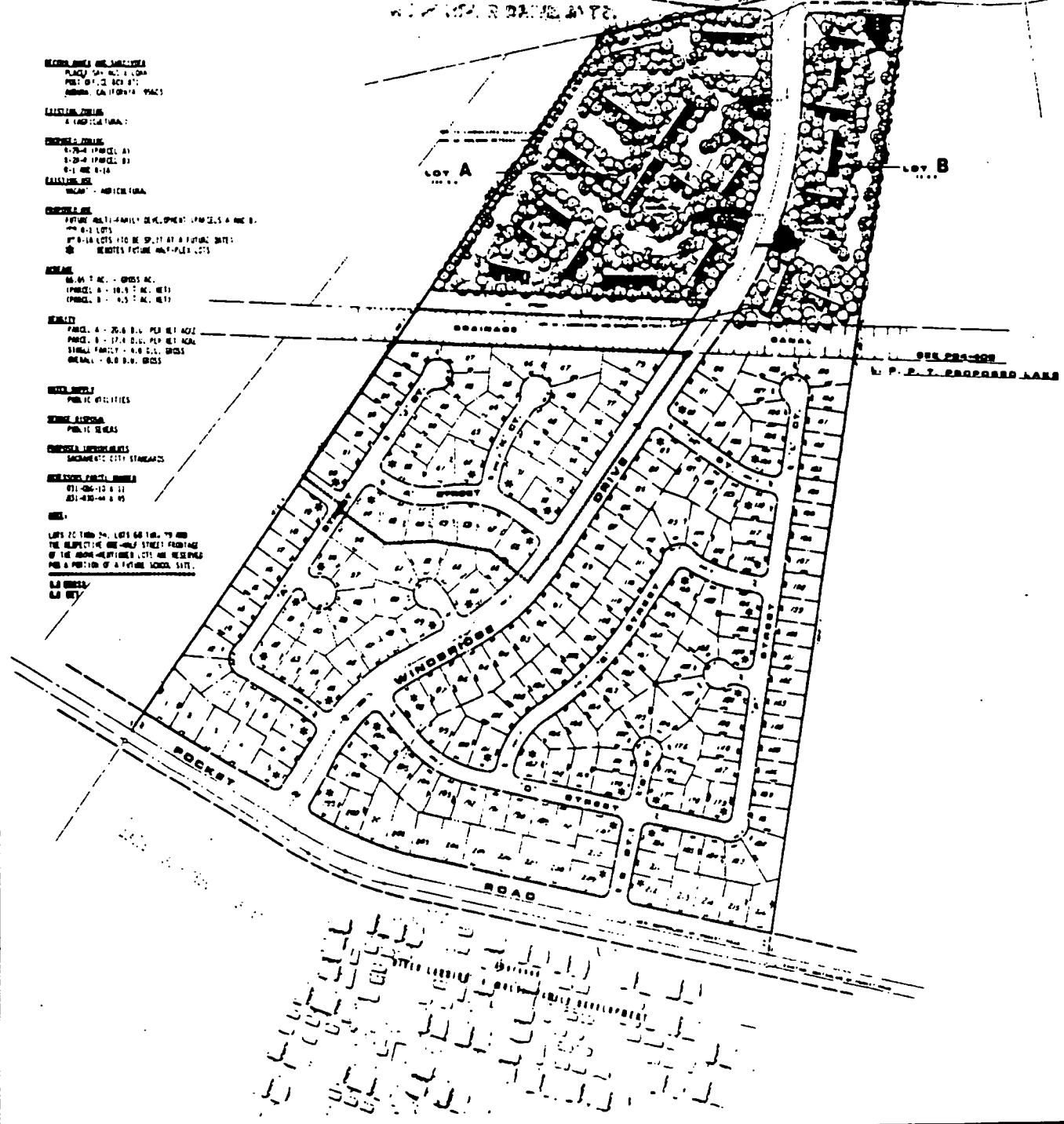
SEWER DISPOSAL
 PUBLIC SEWERS

EXISTING IMPROVEMENTS
 SACRAMENTO CITY STANARDS

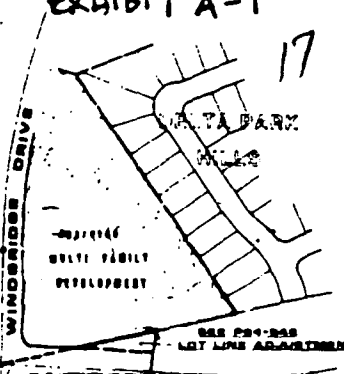
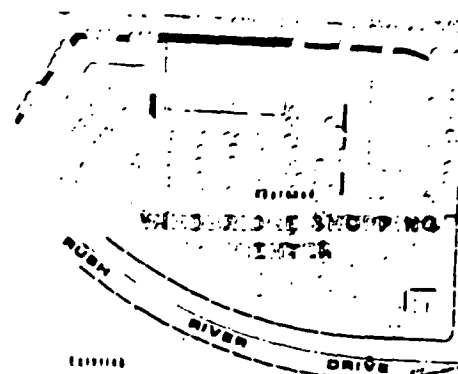
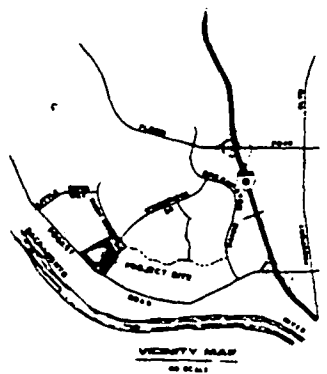
PROPOSED IMPROVEMENTS
 871-000-10 & 11
 871-400-10 & 11

NOTES
 LOTS TO BE SPLIT INTO 10-10 LOTS TO BE SPLIT AT A FUTURE DATE
 THE RESPECTIVE ONE-HALF STREET FRONTAGE
 OF THE ABOVE-MENTIONED LOTS ARE RESERVED
 FOR A PORTION OF A FUTURE SCHOOL SITE.

LA 00000
 LA 00000



<p>TENTATIVE MAP</p>	<p>LAKE CREST VILLAGE 8 & 9 CITY OF SACRAMENTO 5 CALIFORNIA</p>	<p>SCALE IN FEET 0 50 100 200</p>		<p>NOV. 1984</p>
--------------------------	--	---------------------------------------	--	------------------



GENERAL NOTES AND SPECIFICATIONS
 PLANNED DEVELOPMENT
 PART OF THE 2001 ST. JAMES, CALIFORNIA TRACT

EXISTING ZONING
 R-1 TRACT ZONING

PROPOSED ZONING
 R-1 TRACT ZONING (S)
 R-1 TRACT ZONING (S)
 R-1 TRACT ZONING (S)

EXISTING USE
 UNDEVELOPED - AGRICULTURAL

PROPOSED USE
 FUTURE MULTI-FAMILY DEVELOPMENT (PARCELS A AND B)
 2001 ST. JAMES TRACT
 2001 ST. JAMES TRACT
 2001 ST. JAMES TRACT

ACREAGE
 2001 ST. JAMES TRACT - 10.0 AC. (S)
 2001 ST. JAMES TRACT - 4.5 AC. (S)

DEVELOPMENT
 PARCELS A - 2001 ST. JAMES TRACT PER NET ACRE
 PARCELS B - 2001 ST. JAMES TRACT PER NET ACRE
 SINGLE FAMILY - 1000 S.F. MIN. GROSS
 DENSITY - 8.0 D.U. PER ACRE

UTILITIES
 PUBLIC UTILITIES

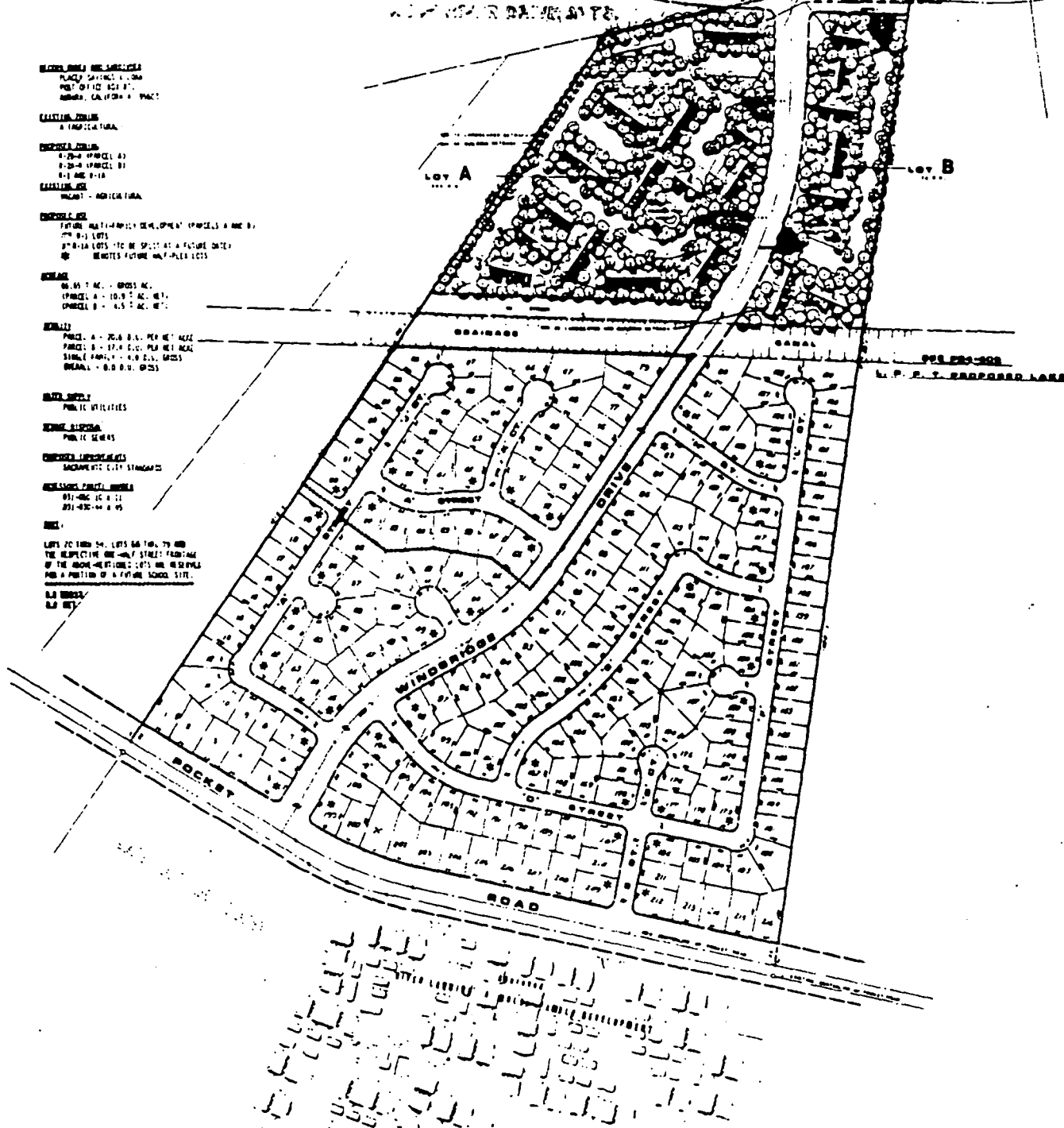
SEWER SYSTEM
 PUBLIC SEWERS

CONCRETE FOUNDATIONS
 SACRAMENTO CITY STANDARDS

ADDITIONAL SPECIAL NOTES
 2001 ST. JAMES TRACT
 2001 ST. JAMES TRACT

NOTES
 LOTS 201 AND 202, LOTS 203 AND 204, TO AND
 THE RESPECTIVE ONE-HALF STREET FRONTAGE
 OF THE ABOVE-MENTIONED LOTS ARE RESERVED
 FOR A PORTION OF A FUTURE SCHOOL SITE.

ALL DIMENSIONS
 IN FEET



<p>TENTATIVE MAP</p>	<p>LAKE CREST VILLAGE 8 & 9 CITY OF SACRAMENTO CALIFORNIA</p>	<p>SCALE IN FEET 0 100 200</p>		<p>NOV. 1984</p>	
--------------------------	--	------------------------------------	--	------------------	--

ORDINANCE NO. 85-034

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

MAY 8 1985

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED SOUTH OF INTERSECTION OF WINDBRIDGE DRIVE AND RUSH RIVER DRIVE FROM THE AGRICULTURE, A

AND PLACING SAME IN THE GARDEN APARTMENT, R-2B ZONE AND SINGLE FAMILY, R-1 ZONE(S)
(FILE NO. P- 84-433)(APN: 031-030-44,45,46; 031-060-10,11,12)

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

SECTION 1.

The territory described in the attached exhibit(s) which is in the Agriculture, A zone(s), established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone and placed in the Garden Apartment, R-2B zone and Single Family, R-1 zone(s).

This action rezoning the property described in the attached exhibit(s) is adopted subject to the following conditions and stipulations:

- a. A material consideration in the decision of the Planning Commission to recommend and the City Council to approve rezoning of the applicant's property is the development plans and representations submitted by the applicant in support of this request. It is believed said plans and representations are an integral part of such proposal and should continue to be the development program for the property.
- b. If an application for a building permit or other construction permit is filed for said parcel which is not in conformity with the proposed development plans and representations submitted by the applicant and as approved by the Planning Commission March 14, 1985, on file in the office of the Planning Department, or any provision or modification thereof as subsequently reviewed and approved by the Planning Commission, no such permit shall be issued, and the Planning Director shall report the matter to the Planning Commission as provided for in Ordinance No. 3201, Fourth Series.
- c. Lot A as described on the attached Exhibit A-1 shall have a maximum density of 20 units per net acre and Lot B shall have a maximum density of 17.4 units per net acre.

CERTIFIED AS TRUE COPY OF Ordinance No. 85-034 4th Series

DATE CERTIFIED MAY 8 1985
[Signature]
Deputy City Clerk, City of Sacramento

6

SECTION 2.

The City Clerk of the City of Sacramento is hereby directed to amend the maps which are a part of said Ordinance No. 2550, Fourth Series, to conform to the provisions of this ordinance.

SECTION 3.

Rezoning of the property described in the attached exhibit(s) by the adoption of this ordinance shall be deemed to be in compliance with the procedures for the rezoning of property prescribed in Ordinance No. 2550, Fourth Series, as said procedures have been affected by recent court decisions.

PASSED FOR PUBLICATION: APR 23 1985

PASSED: APR 30 1985

EFFECTIVE: MAY 30 1985

ANNE RUDIN

MAYOR

ATTEST:

LORRAINE MAGANA

CITY CLERK

P84-433

RECEIVED
CITY CLERK'S OFFICE
MAY 1 1985

LEGAL DESCRIPTION

P 84433

17

ASSESS- MENT NO.	PARCEL NO.	DESCRIPTION
37	031-060-11	<p>That portion of Swamp Land Survey No. 186, Sacramento County Surveys, lying within Sections 3, 9 and 10, in Township 7 North, Range 4 East, M. D. B. & M., described as follows:</p> <p>Beginning at the point on the left or Northerly bank of the Sacramento River at the division corner common to Swamp Land Survey Nos. 186 and 261 of Sacramento County Surveys, and running thence from said place of beginning along the division fence common to the lands of Mrs. A. Pimental and the lands formerly owned by Thomas Lennox, North 42° 49' East 3338.35 feet; thence North 14° 04' East 251.79 feet to the South boundary of Swamp Land Survey 287; thence along the division line common to Swamp Land Survey Nos. 186 and 287 South 86° 39' East 303.60 feet to a stake located at a point distant North 86° 39' East 311.59 feet from the Northwest corner of Swamp Land Survey No. 192; thence along the division line common to the East 1/2 and the West 1/2 of Swamp Land Survey 186, South 23° 36' West 3772.89 feet to the Northerly bank of the Sacramento River; thence along the said bank of said river with its meanderings upstream to the place of beginning, containing 75.343 acres and being the Westerly 1/2 of that certain tract of land formerly owned by Thomas Lennox and being the same tract of land indicated as "J. Fernandez 75.343 acres on Survey filed in the office of the County Recorder of Sacramento County, on April 11, 1902, in Book 4 of Maps, Map No. 29.</p>

H
8

ASSESS- MENT NO.	PARCEL NO.	DESCRIPTION
---------------------	---------------	-------------

37
(Cont.)

EXCEPTING THEREFROM that portion lying Southwesterly of the Northerly right of way line of Pocket Road.

Also excepting therefrom all that portion lying and being Northeasterly of the following described line:

Beginning at a point on the Easterly line of the above described 75.343 acre parcel distant along the same Easterly line South 23° 36' West 1011.25 feet from the Northeast corner of said 75.343 acre parcel, thence North 73° 33' 02" West 150.55 feet; thence South 15° 49' 03" West 8.60 feet, thence North 73° 33' 02" West 70 feet; thence North 15° 49' 03" West 8.60 feet, thence North 73° 33' 02" West 410.54 feet to the point of intersection with the Westerly line of said 75.343 acre parcel and the terminous of said line.

9

ASSESS- MENT NO.	PARCEL NO.	DESCRIPTION
38	031-060-10	<p>That portion of Swamp Land Survey No. 186, Sacramento County Surveys, lying within Sections 3, 9 and 10, in Township 7 North, Range 4 East, M. D. B. & M., described as follows:</p>

Beginning at the point on the left or Northerly bank of the Sacramento River at the division corner common to Swamp Land Survey Nos. 186 and 261 of Sacramento County Surveys, and running thence from said place of beginning along the division fence common to the lands of Mrs. A. Pimental and the lands formerly owned by Thomas Lennox, North 42° 49' East 3338.35 feet; thence North 14° 04' East 251.79 feet to the South boundary of Swamp Land Survey 287; thence along the division line common to Swamp Land Survey Nos. 186 and 287 South 86° 39' East 303.60 feet to a stake located at a point distant North 86° 39' West 311.59 feet from the Northwest corner of Swamp Land Survey No. 192; thence along the division line common to the East 1/2 and the West 1/2 of Swamp Land Survey 186, South 23° 36' West 3772.89 feet to the Northerly bank of the Sacramento River; thence along the said bank of said river with its meanderings upstream to the place of beginning, containing 75.343 acres and being the Westerly 1/2 of that certain tract of land formerly owned by Thomas Lennox, and being the same tract of land indicated as "J. Fernandez 75.343 acres on Survey filed in the office of the County Recorder of Sacramento County, on April 11, 1902, in Book 4 of Maps, Map No. 29.

16
10

P8443

ASSESS- PARCEL
MENT NO. NO.

DESCRIPTION

38
(Cont.)

Excepting therefrom all that portion lying and being South-westerly of the following described line:

Beginning at a point on the Easterly line of the above described 75.343 acre parcel distant along the said easterly line South 23° 26' West 927.86 feet from the Northeast corner of said 75.343 acre parcel, thence from said point of beginning North 73° 33' 02" West 161.36 feet; thence North 15° 49' 03" East 8.60 feet; thence North 73° 33' 02" West 70.00 feet; thence South 15° 49' 03" West 8.60 feet; thence North 73° 33' 02" West 369.07 feet to the point of intersection with the Westerly line of said 75.343 acre parcel and the terminous of said line.

X
//

ASSESS- MENT NO.	PARCEL NO.	DESCRIPTION
---------------------	---------------	-------------

39	031-030-44	PARCEL NO. 1:
----	------------	---------------

Beginning at the division corner common to Swamp Land Survey Nos. 261 and 186, of Sacramento County Surveys, and which point is on the left or Easterly bank of the Sacramento River, and running thence from the said point of beginning, along the division line common to said surveys Nos. 261 and 186, North 42° 30' East 3537.67 feet to the Northeast corner of said Survey No. 261; thence along the North boundary line of said Survey No. 261; North 87° 27' West 227.90 feet to a stake; thence South 46° 14' West 3393.39 feet to the aforesaid left or Easterly bank of the Sacramento River; thence along the said river bank Southeasterly 395.74 feet to the place of beginning and containing 22.50 acres, being a fractional part of Swamp Land Survey No. 261, Sacramento County Surveys, Sacramento County, California.

PARCEL NO. 2:

Beginning at a stake in the North boundary line of Swamp Land Survey No. 261 of Sacramento County Surveys, and distant North 87° 27' West 227.90 feet from the Northeast corner of said survey; and running thence along the said North boundary line, North 87° 27' West 283.80 feet to a stake; thence South 49° 38' West 3190.18 feet to the left or Easterly bank of the Sacramento River; thence along the said river bank down stream in a Southeasterly direction 395.74 feet to a point on the said river

8
12

P8443

ASSESS MENT NO.	PARCEL NO.	DESCRIPTION
--------------------	---------------	-------------

39
(Cont.)

bank which is located 395.74 feet
Northwesterly from the Southeast
corner of said S. L. S. 261;
thence North 46° 41' East
3393.39 feet to the place of
beginning, and containing 22.50
acres and being a fractional part
of S. L. S. No. 261, of Sacramento
County Surveys, Sacramento County,
California.

Excepting therefrom all that
portion lying and being Southwesterly
of the following described line:

Beginning at a point on the
westerly line of the above described
Parcel 2 distant along the said
westerly line South 49° 38' West
864.75 feet from the Northwest
corner of said Parcel 2; thence
from said point of beginning South
73° 33' 02" East 557.02 feet to the
point of intersection with the
Easterly line of the above described
Parcel 1 and the terminous of said
line.

2
13

P84 43

ASSESS- MENT NO.	PARCEL NO.	DESCRIPTION
---------------------	---------------	-------------

40	031-030-45	PARCEL NO. 1:
----	------------	---------------

Beginning at the division corner common to Swamp Land Survey Nos. 261 and 186, of Sacramento County Surveys and which point is on the left or easterly bank of the Sacramento River, and running thence from the said point of beginning, along the division line common to said surveys Nos. 261 and 196, North 42° 30' East 3537.67 feet to the Northeast corner of said survey No. 261; thence along the North boundary line of said Survey No. 261 North 87° 27' West 227.90 feet to a stake; thence South 46° 14' West 3393.39 feet to the aforesaid left or Easterly bank of the Sacramento River; thence along the said river bank Southeasterly 395.74 feet to the place of beginning and containing 22.50 acres, being a fractional part of Swamp Land Survey No. 261, Sacramento County Surveys, Sacramento County, California.

PARCEL NO. 2:

Beginning at a stake in the North boundary line of Swamp Land Survey No. 261 of Sacramento County Surveys, and distant North 87° 27' West 227.90 feet from the Northeast corner of said survey; and running thence along the said North boundary line, North 87° 27' West 283.80 feet to a stake; thence South 49° 28' West 3190.18 feet to the left or Easterly Bank of the Sacramento River; thence along the said river

14

P8443

ASSESS- MENT NO.	PARCEL NO.	DESCRIPTION
---------------------	---------------	-------------

40
(Cont.)

bank down stream in a Southeasterly direction 395.74 feet to a point on the said river bank which is located 395.74 feet Northwesterly from the Southeast corner of said S. L. S. 261; thence North 46° 41' East 3393.39 feet to the place of beginning, and containing 22.50 acres and being a fractional part of S. L. S. No. 261, of Sacramento County Surveys, Sacramento, California.

Excepting therefrom all that portion lying and being North-easterly of the following described line:

Beginning at a point on the Westerly line of the above described Parcel 2 distant along the said westerly line South 49° 38' West 963.69 feet from the Northwest corner of said Parcel 2; thence from said point of beginning South 73° 33' 02" East 570.62 feet to the point of intersection with the Easterly line of the above Parcel and the terminous of said line.

Also except therefrom all that portion lying and being Southwesterly of the Northerly right of way of Pocket Road.

X
15

RESOLUTION No. 85-325

Adopted by The Sacramento City Council on date of

APR 30 1985

CERTIFIED AS TRUE COPY
of Resolution No. 85-325

MAY 20 1985

DATE CERTIFIED
Janice Buman
DEPUTY CITY CLERK, CITY OF SACRAMENTO

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING
A TENTATIVE MAP FOR PROPERTY LOCATED ON BOTH SIDES
OF WINDBRIDGE DRIVE BETWEEN RUSH RIVER DRIVE AND
POCKET ROAD
(P-84-433)(APN: 031-060-10,11; 031-030-44,45)

WHEREAS, the City Council, on April 30, 1985, held a public hearing
on the request for approval of a tentative map for property located on both sides
of Windbridge Drive between Rush River Drive and Pocket 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 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 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. 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. 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 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;
 - f. Provide a bus turnout, if requested to the satisfaction of Regional Transit at the southeast intersection of Windbridge Drive and Rush River Drive;
 - g. Pay Pocket Bridge fees;
 - h. Minimum gutter grade = +2.0'; minimum lot grade = +3.5';
 - i. Final map cannot be filed until Pocket Assessment District improvements are functioning;
 - j. Provide an expanded intersection at Rush River Drive and Windbridge Drive to the satisfaction of the City Traffic Engineer;
 - k. Provide a 50' right-of-way for H Street and parts of A, B and D Streets to the satisfaction of the City Traffic Engineer;
 - l. Submit a seepage study prepared by a registered engineer which identifies and recommends solutions for groundwater related problems which may occur within both the subdivision lots and public rights-of-way. Appropriate facilities shall be constructed to alleviate these problems;
 - m. Street sections shall be designed to provide for stabilized subgrades and pavement sections under high groundwater conditions;
 - n. Provide access to the proposed school site from the adjacent eastern parcel to the satisfaction of the Planning and Public Works Director;

- o. Dedicate full street width and improve half the street west from Windbridge Drive along the north side of the canal to the satisfaction of the City Traffic Engineer (I.O.D. is unacceptable);
- p. Redesign the map to provide lots fronting on Pocket Road with a minimum of 70' of street frontage;
- q. 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;
- r. Lots fronting on Pocket Road shall have driveways which allow for auto turn-around and eliminating backouts onto Pocket Road. A note shall be placed on the final map referencing this condition.
- *s. Lots 20-34, Lots 56-79 and the respective 1/2 street frontage of those lots shall be dedicated to Sacramento City Unified School District pursuant to Government Code Section 66478, except that the district shall have 30 days after the requirement of dedication to offer to enter into a binding commitment with the subdivider. The subdivider shall notify the school district of this condition. _
- *t. The developer shall assist to mitigate traffic impacts along Windbridge Drive with the payment of \$15,000 to be used for traffic control measures by the City.

ANNE RUDIN

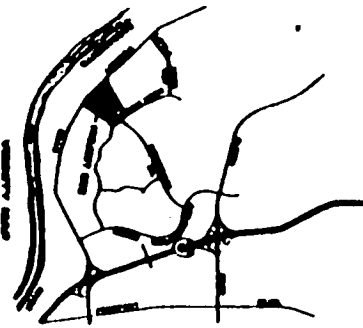
MAYOR

ATTEST:

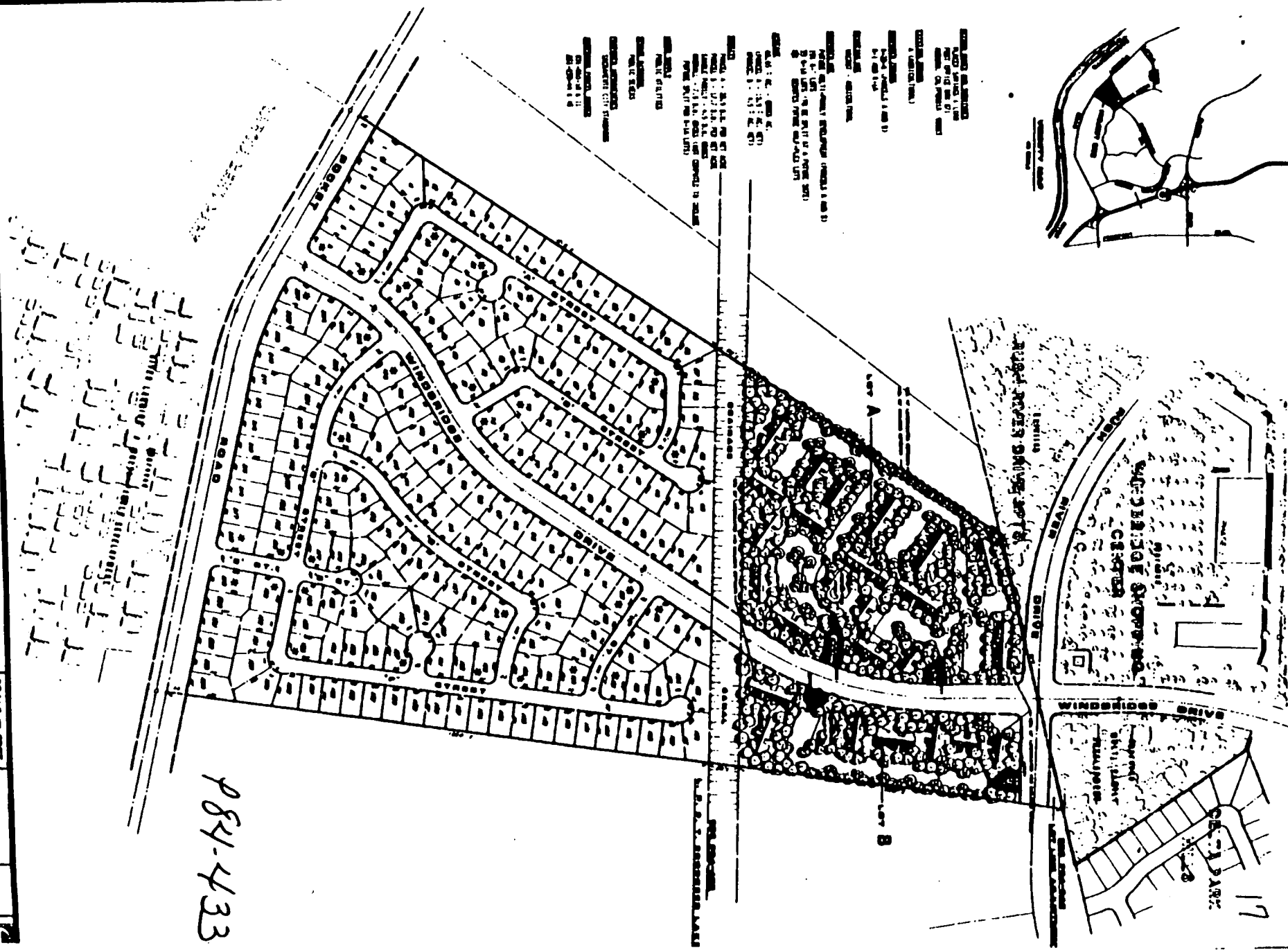
LORRAINE MAGANA

CITY CLERK

P84-433



ALL LOTS ARE TO BE DEVELOPED FOR SINGLE-FAMILY RESIDENTIAL USE.
 THE LOTS ARE TO BE DEVELOPED WITH A MINIMUM OF 1,000 SQUARE FEET OF LOT AREA.
 THE LOTS ARE TO BE DEVELOPED WITH A MINIMUM OF 20 FEET OF FRONT SETBACK.
 THE LOTS ARE TO BE DEVELOPED WITH A MINIMUM OF 10 FEET OF SIDE SETBACK.
 THE LOTS ARE TO BE DEVELOPED WITH A MINIMUM OF 10 FEET OF REAR SETBACK.
 THE LOTS ARE TO BE DEVELOPED WITH A MINIMUM OF 10 FEET OF CORNER SETBACK.
 THE LOTS ARE TO BE DEVELOPED WITH A MINIMUM OF 10 FEET OF FRONT YARD SETBACK.
 THE LOTS ARE TO BE DEVELOPED WITH A MINIMUM OF 10 FEET OF REAR YARD SETBACK.
 THE LOTS ARE TO BE DEVELOPED WITH A MINIMUM OF 10 FEET OF SIDE YARD SETBACK.
 THE LOTS ARE TO BE DEVELOPED WITH A MINIMUM OF 10 FEET OF CORNER YARD SETBACK.
 THE LOTS ARE TO BE DEVELOPED WITH A MINIMUM OF 10 FEET OF FRONT YARD SETBACK.
 THE LOTS ARE TO BE DEVELOPED WITH A MINIMUM OF 10 FEET OF REAR YARD SETBACK.
 THE LOTS ARE TO BE DEVELOPED WITH A MINIMUM OF 10 FEET OF SIDE YARD SETBACK.
 THE LOTS ARE TO BE DEVELOPED WITH A MINIMUM OF 10 FEET OF CORNER YARD SETBACK.



984-433

TENTATIVE MAP

LAKE CREST VILLAGE 8 & 9
CITY OF SACRAMENTO

20 CALIFORNIA

SCALE IN FEET

 1981
 1984

0.01/1793

June 8, 1987

Placer Savings and Loan
P.O. Box 871
Auburn CA 95603

Dear Sirs:

On June 2, 1987, the Sacramento City Council granted a time extension request. The Tentative Map is for Lake Crest Villages 8 and 9 for property located south of the intersection of ~~of~~ Windbridge Drive and Rush River Drive. (P-84433)

The extension is granted one-time only, and will lapse on 04-30-88.

Sincerely,

Anne Mason
Assistant City Clerk

AM/lmh/#17

cc: Planning Department
The Spink Corporation, 720 F Street, Sacramento, CA, 95814