



CITY OF SACRAMENTO

CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814
TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

July 10, 1980

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Tentative Map (P-8991)

LOCATION: North of San Juan Road, west of Laurelglenn Drive
and Ashburry Way

SUMMARY

This is a request for entitlements necessary to divide 19.5+ acres into 106 single family lots. The staff and Planning Commission recommended approval of the request subject to conditions.

BACKGROUND INFORMATION

The subject site contains 19.5+ acres and is surrounded by vacant property to the north, east and west. The properties to the south and east consist of recorded subdivision maps. An existing 80-foot drainage easement and 200-foot transmission tower right-of-way are located to the west.

This application is a resubmission of a previously expired tentative map. The previous map (Sunset Meadows) was originally approved by the City Council on July 8, 1978. Two subdivision units, consisting of 139 lots have been recorded as shown on the attached tentative map exhibit. Staff has no objection to the request.

VOTE OF COMMISSION

On June 12, 1980 the Planning Commission, by a vote of six ayes, three absent, recommended approval of the project subject to conditions.

APPROVED
BY THE CITY COUNCIL

JUL 15 1980

OFFICE OF THE
CITY CLERK

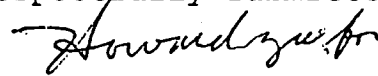
July 10, 1980

RECOMMENDATION

The staff and Planning Commission recommend approval of the tentative map subject to conditions listed on the tentative map resolution and that the Council adopt the attached Tentative Map Resolution.

If the City Council concurs with the recommendation, the proper action would be to adopt the attached resolution.

Respectfully submitted,



Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MVD:WW:bw

July 15, 1980
District No.1

Attachments

P-8991

RESOLUTION NO. 80-456

Adopted by The Sacramento City Council on date of

ADOPTING FINDINGS OF FACT, APPROVING A REQUEST
FOR TENTATIVE MAP FOR SUNSET MEADOWS UNIT 2B
(P-8991) (APN: 250-010-61)

WHEREAS, the Planning Commission has submitted to the City Council its report and recommendations concerning the request for a tentative map to divide 19.5+ acres into 106 lots (Sunset Meadows Unit 2B)

(hereinafter referred to as the proposed subdivision).

WHEREAS, the Council of the City of Sacramento, based on testimony submitted at a public hearing conducted on July 15, 1980 hereby finds and determines as follows:

- A. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan and the South Natomas Community Plan in that both plans designated the subject site for residential uses. Also, any required improvements are to be designed and constructed within the provisions of the Subdivision Regulations which, by Section 40.102 of said regulations, is designated as a Specific Plan of the City of Sacramento.
- B. The site is physically suitable for the type and proposed density of development in that the subject site is flat with no significant erosional, soil expansion or other similar problems.
- C. The design of the subdivision or proposed improvements are not likely to cause substantial environmental damage, and will not substantially and avoidably injure fish or wildlife or their habitat. The proposed project has been reviewed and assessed by the Environmental Coordinator, who has filed a Negative Declaration with the City Clerk. By virtue of the Negative Declaration, the proposed project will not cause individual or cumulative adverse effects on the natural and social-physical environment nor substantially and avoidably injure fish, wildlife or their habitat.
- D. The design of the subdivision or the type of improvements are not likely to cause serious public health problems in that community water and sewer systems exist at the site. The site is not within an established floodplain or over a known seismic fault.
- E. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public for access through, or use of, the property within the proposed subdivision, in that there are no access easements for use by the public at large on the subject site.
- F. The discharge of waste from the proposed subdivision into the community sewer system servicing the proposed subdivision will not result in or add to a violation of the waste discharge requirements applicable to said sewer system which were prescribed by the California Regional Water Quality Control Board, Central Valley Region, in that the existing City of Sacramento treatment plants have a design capacity of 75 mgd and that actual treated discharge averages 56 mgd. The discharge from the proposed project will not create a condition exceeding the design capacity.

APPROVED
BY THE CITY COUNCIL

JUL 15 1980

OFFICE OF THE
CITY CLERK

- G. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the proposed subdivision, taking into consideration the local climate, the contour and configuration of the parcel to be divided, and such other design and improvement requirements applicable to the proposed subdivision.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Sacramento as follows:

- A. The Negative Declaration be ratified;
- B. The Tentative Map be approved subject to the following conditions:
1. Applicant shall prepare a sewer and drainage study for review and approval by the City Engineer.
 2. Applicant shall construct the standard subdivision improvements as per the City of Sacramento Subdivision Ordinance (Sec. 40.811).
 3. Applicant shall provide street lights as per the City of Sacramento Subdivision Ordinance (Section 40.811).
 4. Unit 2B cannot be filed until Sunset Meadows Assessment District is constructed and pumping stations are in operation.
 5. A second access point to Unit 2B must be provided prior to recordation of the final map.
 6. Dedicate right-of-way and easement for Sunset Meadows assessment district pump station and levee widening (may require redesign of lots 91 and 93).

MAYOR

ATTEST:

CITY CLERK

bw

P-8991

STAFF EVALUATION: This application is a resubmission of a previously expired tentative map. The previous map (Sunset Meadows) was originally approved by the City Council on July 8, 1978. Two units, consisting of 139 units have been recorded as shown on the attached tentative map exhibit. The remaining portion of the subdivision expired before the applicant could record the final map.

The proposed subdivision, as well as the first two units of Sunset Meadows, has a single access point from Northgate Boulevard. The Subdivision Review Committee requested that a secondary access be provided prior to recordation of the final map. This is necessary because of the increased traffic generated by the subdivision and also for emergency access purposes.

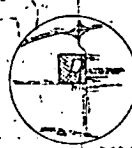
Staff notes that the subject site is surrounded by parcels to both the south and east on which subdivision maps have been recorded. To the west of the site is an existing 80 foot drainage easement. Hence, the street pattern for this tentative map is already determined by the development of the adjacent parcels and the drainage easement to the west.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the Negative Declaration.
2. Approval of the Tentative Map subject to the following conditions:
 - a. Applicant shall prepare a sewer and drainage study for review and approval by the City Engineer.
 - b. Applicant shall construct the standard subdivision improvements as per the City of Sacramento Subdivision Ordinance (Section 40.811).
 - c. Applicant shall provide street lights as per the City of Sacramento Subdivision Ordinance (Section 40.811).
 - d. Unit 2B cannot be filed until Sunset Meadows Assessment District is constructed and pumping stations are in operation.
 - e. A second access point to Unit 2B must be provided prior to recordation of the final map.

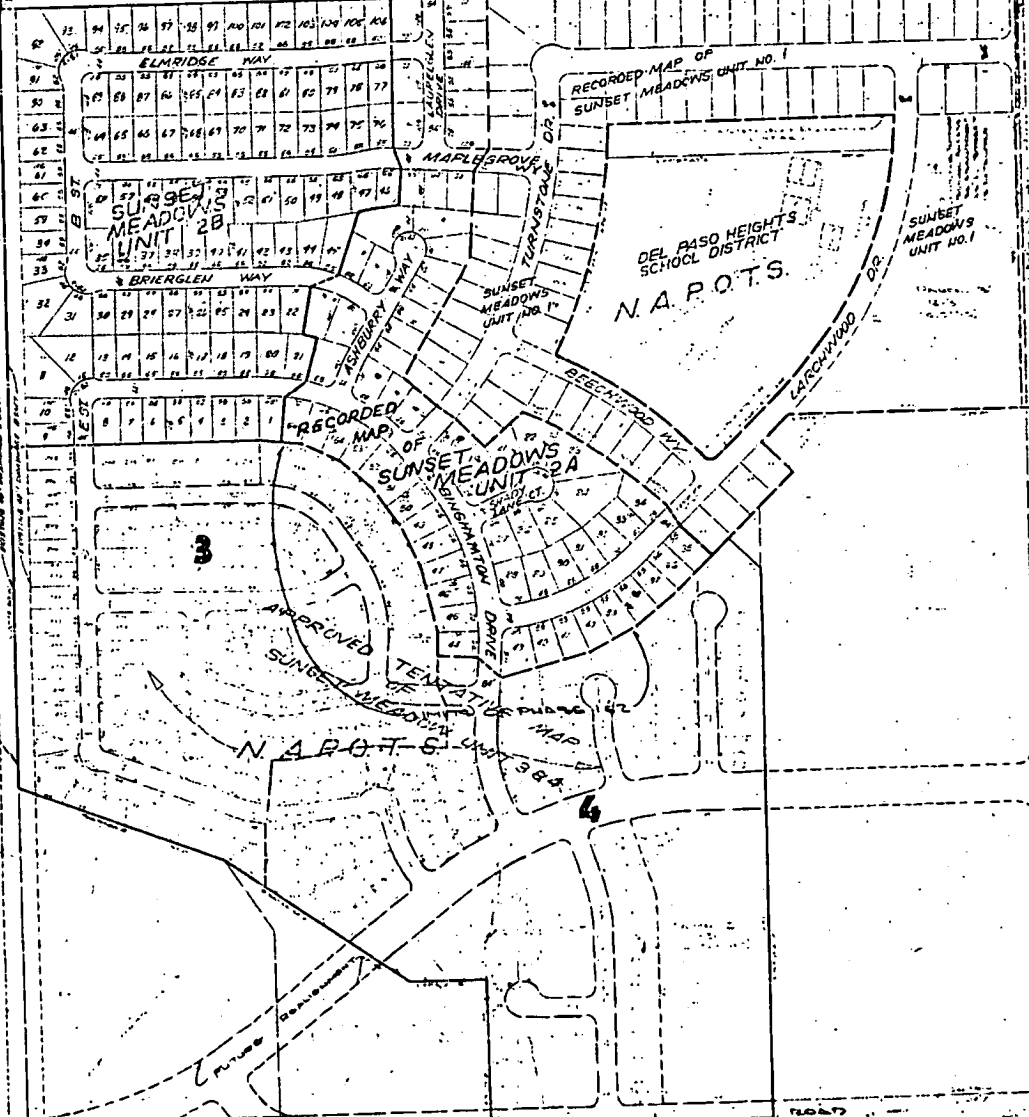
CPC added:

- f. *Dedicate right-of-way and easement for Sunset Meadows assessment district pump station and levee widening (may require redesign of lots 91 & 93).*



VICINITY MAP

MEADOW WOOD UNIT NO. 1
200' TRANSMISSION TOWER R/W



- RECORD OWNER SUBDIVIDER
- EXISTING ZONE
- PROPOSED ZONE
- EXISTING USE
- PROPOSED USE
- PROPOSED IMPROVEMENTS
- ACREAGE
- ORIG. NO.
- FINANCIAL CONSIDERATION

RESUBMISSION OF
SUNSET MEADOWS
UNIT NO. 2B

SETBACK NOTE

P-8991

JUNE 12, 1980

THE SPINK
NOTATION

Hemb

SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE June 12, 1980
 ITEM NO. 60 FILE NO. P-8991
M-

- GENERAL PLAN AMENDMENT
- COMMUNITY PLAN AMENDMENT
- REZONING
- SPECIAL PERMIT
- VARIANCE
- TENTATIVE MAP
- SUBDIVISION MODIFICATION
- EIR DETERMINATION
- OTHER _____

Recommendation:

- Favorable
- Unfavorable
- Petition
- Correspondence

LOCATION: 1,200' N of San Juan Road, 1,300' W of Fortgate Boulevard

<u>PROPOSERS</u>	
<u>NAME</u>	<u>ADDRESS</u>

<u>OPPOSERS</u>	
<u>NAME</u>	<u>ADDRESS</u>

MOTION NO. _____

MOTION:

	YES	NO	MOTION	2ND
Augusta	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
Flores	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
Goodin	<input checked="" type="checkbox"/>			
Hunter	<input checked="" type="checkbox"/>			
Larson	<input checked="" type="checkbox"/>			
Muraki	<input checked="" type="checkbox"/>			
Simpson	<input checked="" type="checkbox"/>			
Silva	<input checked="" type="checkbox"/>			
Fong	<input checked="" type="checkbox"/>			

- TO APPROVE
- TO DENY
- TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
- INTENT TO APPROVE SUBJ. TO COND. & BASED ON FINDINGS OF FACT DUE _____
- TO RECOMMEND APPROVAL subject to amended conds & FORWARD TO CITY COUNCIL
- TO RATIFY NEGATIVE DECLARATION
- TO CONTINUE TO _____ MEETING
- OTHER _____

- EXHIBITS: A. Site Plan
 B. Floor Plan
 C. Elevation

STAFF REPORT AMENDED 6-12-80
STAFF REPORT CORRECTED 6-11-80
CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Spink Corporation - P.O. Box 2511, Sacramento, CA 95811		
OWNER	Kaufman & Broad - 6379 Clark Avenue, Dublin, CA		
PLANS BY	Spink Corporation - P.O. Box 2511, Sacramento, CA 95811		
FILING DATE	3-21-80	50 DAY CPC ACTION DATE	REPORT BY: TM:sg
NEGATIVE DEC.	4-28-80	EIR	ASSESSOR'S PCL. NO. 250-010-61

APPLICATION: 1. Environmental Determination
2. Tentative Map

LOCATION: North of San Juan Road, west of Laurelglen Drive and Ashburry Way.

PROPOSAL: The applicant is requesting the necessary entitlements to divide 19.5 acres into 106 lots.

PROJECT INFORMATION:

General Plan Designation: Residential
South Natomas Community
Plan Designation: Residential (4-21 Units/Acre - 7 Units Average)
Existing Zoning of Site: R-1
Existing Land Use of Site: Vacant
Surrounding Land Use and Zoning:
North: Vacant; A
South: Vacant; R-1A(PUD)
East: Residential & Vacant; R-1
West: Vacant; R-1
Property Area: 15.2 Acres (Net)
Density of Development: 7 Units/Acre
Topography: Flat
Street Improvements: To be Provided
Utilities: Available to Site
School District: Natomas Union School District

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On May 28th, by a vote of six ayes, three absent, the Subdivision Review Committee recommended approval of the tentative map subject to the following conditions:

- a. Applicant shall prepare a sewer and drainage study for review and approval by the City Engineer.
- b. Applicant shall construct the standard subdivision improvements as per the City of Sacramento Sub division Ordinance (Sec. 40.811)
- c. Applicant shall provide street lights as per the City of Sacramento Subdivision Ordinance (Sec. 40.811).
- d. Unit 2B cannot be filed until Sunset Meadows Assessment District is constructed and pumping stations are in operation.
- e. A second access point to Unit 2B must be provided prior to recordation of the final map.
- f. Dedicate right-of-way and easement for Sunset Meadows assessment district pump station and levee widening (may require redesign of lots 91-93).



CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK

915 I STREET

CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814

TELEPHONE (916) 449-5426

LORRAINE MAGANA
CITY CLERK

June 23, 1980

Owner of Property:

Kaufman & Broad
P. O. Box 2755
Dublin, CA 94566

On June 23, 1980, the following matter was filed with my office to set a hearing date before the City Council.

Tentative Map to divide 33+ acres into 173 lots located 1,200+ feet north of San Juan Road, 1,300+ feet west of Northgate Boulevard. (P-8991) (D#1)

The hearing has been set for July 15, 1980, 7:30 P.M., Council Chamber, 2nd floor, 915 - I Street, Sacramento, California. Interested parties may appear and speak at the hearing.

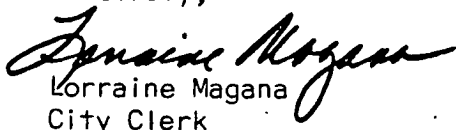
Pursuant to Council Rules of Procedure 4.5, continuance of the above matter may be obtained only if a written request is delivered to this office no later than 12:00 Noon the Monday before the meeting when the hearing is scheduled. If written request is not delivered to this office as specified herein, you may obtain continuance only by appearing before the City Council at the time the hearing is scheduled and request the continuance.

ANY QUESTIONS REGARDING THIS HEARING SHOULD BE REFERRED TO:

SACRAMENTO CITY PLANNING DEPARTMENT
725 - J STREET
SACRAMENTO CA 95814

TELEPHONE: 449-5604

Sincerely,


Lorraine Magana
City Clerk

LM:am

cc: Spink Corp. Mailing List 50

P- 8991



OFFICE OF THE CITY CLERK
916 I STREET, SACRAMENTO, CALIFORNIA 95814
CITY HALL ROOM 203 TELEPHONE (916) 449-6426

RECEIVED
CLERK'S OFFICE
OF SACRAMENTO

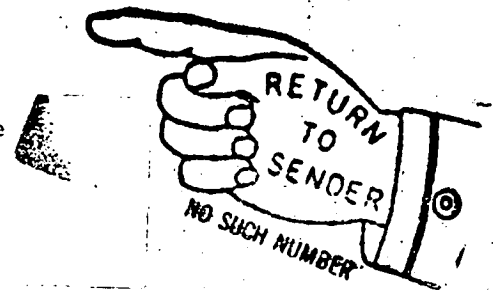
JUN 11 11 52 AM '80

NOTICE OF CITY COUNCIL HEARING

*No level
15 90
Dwyer*

~~Westersund, Frank/Grace
3509 Northgate Blvd.
Sacto, CA 95834~~

~~APN: 250-010-56~~



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CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK
915 I STREET SACRAMENTO, CALIFORNIA 95814
CITY HALL ROOM 203 TELEPHONE (916) 449-5426

JACI PAPPAS
CITY CLERK
HUBERT F. ROGERS
CHIEF DEPUTY CITY CLERK

July 16, 1980

Kaufman & Broad
6379 Clark Avenue
Dublin, CA

Gentlemen:

On July 15, 1980, the City Council adopted the enclosed certified resolution adopting Findings of Fact, approving request for Tentative Map for Sunset Meadows Unit 2B (P-8991).

Sincerely,


Lorraine Magana
City Clerk

LM:sj

Encl.

cc: Spink Corporation

Item No. 34