



# CITY OF SACRAMENTO

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## CITY PLANNING DEPARTMENT

725 "J" STREET

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

MARTY VAN DUYN  
PLANNING DIRECTOR

March 26, 1981

City Council  
Sacramento, California

Honorable Members in Session:

SUBJECT: Request for Time Extension for Village Meadows (P-7946)

LOCATION: Southern terminus of 19th Street, east of Amherst Street extension

### BACKGROUND INFORMATION

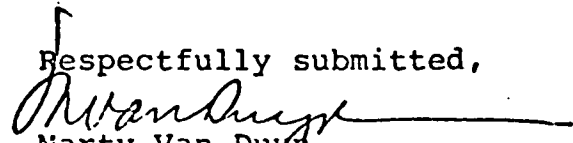
The subject tentative map was approved by the City Council on June 19, 1979. Project approval was based on the subdivision of 109+ acres into 579 single family and halfplex lots. Forty-six corner lots were designated for duplex units to provide a variety of housing types, 96 lots were designated for zero lot line development resulting in 192 halfplex units. The rezoning for the halfplex units was approved by the City Council on April 8, 1980 (P-8813).

Tentative approval of the map lapsed on December 19, 1980 and the applicant is seeking a 12-month time extension. Financial considerations have delayed preparation of the final map. These matters have been resolved and the applicant is prepared to proceed with finalization of the map.

### RECOMMENDATION

The staff recommends that the City Council recommend a one-time, one-year time extension for the tentative map. Said extension will lapse on December 19, 1981.

Respectfully submitted,

  
Marty Van Duyn  
Planning Director

FOR CITY COUNCIL INFORMATION

WALTER J. SLIPE  
CITY MANAGER

MVD:SD:bw  
Attachments  
P-7946

March 31, 1981  
District 8

APPROVED  
BY THE CITY COUNCIL

MAR 31 1981

OFFICE OF THE  
CITY CLERK

Cont  
to  
4-14-81



## RESOLUTION NO.

Adopted by The Sacramento City Council on date of

ADOPTING FINDINGS OF FACT, APPROVING A REQUEST FOR SUBDIVISION MODIFICATION AND TENTATIVE MAP TO DIVIDE 109+ ACRES INTO 579 RESIDENTIAL LOTS, LOCATED IN THE SOUTHEAST QUADRANT OF MEADOWVIEW ROAD AND FREEPORT BOULEVARD (P-7946)  
(APN 052-010-39,53,54)

WHEREAS, the Planning Commission has submitted to the City Council its report and recommendations concerning the request for a tentative map for Village Meadows (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 June 19, 1979 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 Meadowview Community Plan in that both plans designate 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. Various changes or alterations have been required or incorporated into the project which mitigate or avoid the individual significant environmental effects as identified in the final EIR.
  1. While individual impacts for this project are less than significant, cumulative impacts of this project are considered significant. The project will have a significant impact on the environment due to cumulative loss of agricultural land, loss of wildlife habitat, increase in energy consumption, and reduced air quality.
  2. The alternative of "no project" is the only measure which could reduce the impacts of loss of agricultural land, loss of wildlife habitat, increases in energy consumption and reduced air quality. The "no project" alternative is infeasible as the project would be contiguous to existing development, all infrastructure exists at property boundary, the necessary zoning exists.
  3. The project, as revised, is consistent with the overall policies, goals and objectives of the 1974 General Plan, the 1965 Meadowview Community Plan; the Sacramento Regional Area Planning Commissions Regional Transportation Plan, Air Quality Maintenance Plan, Regional Energy Plan, the Regional Land Use Plan, and the Policies of the Sacramento Regional Transit District.

4. The contiguous growth, existing infrastructure, existing zoning, and the need for diversified housing stock override the previously mentioned cumulative impacts which will have significant impacts.
- 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.
  - G. In the matter of the requested subdivision modification to create lots with a depth greater than 160 feet, the Council determines as follows:
    1. That the property to be divided is of such size or shape, or is affected by such topographic conditions, or that there are such special circumstances or conditions affecting the property that it is impossible, impracticable or undesirable in that the particular case to conform to the strict application of these regulations.

Fact: The site is bounded on two sides by an existing canal.

Fact: The shape of the site is an irregular piece of property with existing stub streets that determine the location of the streets.
    2. That cost to the subdivider of strict or literal compliance with the regulations is not the sole reason for granting the modification.

Fact: With existing stub streets located around various areas of the site, the location of the streets in the subdivision are fixed, which then determines the lot depth.
    3. That the modification will not be detrimental to the public health, safety or welfare or be injurious to other properties in the vicinity.

Fact: No more than one single family unit shall be allowed on all lots over 160 feet.

4. 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.

Fact: The site is designated for residential uses and is zoned R-1 for single family homes.

Fact: The site is consistent with the General Plan and the Meadowview Community Plan.

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

- A. The Final Environmental Impact Report be certified.
- B. The Amendment to the Meadowview Community Plan to delete the school site be approved.
- C. The Tentative Map to divide 109+ acres be approved, subject to the following conditions:
  1. Applicant shall dedicate a 60-foot right-of-way for 19th Street (off-site dedication) from the northern property line to the southern edge of the existing street.
  2. Applicant shall provide improvements for this 60-foot right-of-way with 24-foot pavement, plus any utility lines that will be required, as per the City of Sacramento Subdivision Ordinance (Section 40.811).
  3. Applicant shall shift the phase line to include Manorside Drive and 19th Street into phase one; phase lines are subject to the review of the Planning Department.
  4. Applicant shall prepare a sewer and drainage study, subject to the review and approval by the City Engineer. (May be required to provide oversized lines.)
  5. Applicant shall construct a summer flow lining and fence along the existing canal, subject to the review and approval of the Engineering office.
  6. Applicant shall construct access ramps to the canal around "F" and "B" Streets, subject to the review of the Engineering Department.
  7. Financing for bridge shall be to the satisfaction of the City Engineer, prior to filing of the final map.
  8. Applicant shall provide the standard improvements as per the Subdivision Ordinance (Section 40.811).
  9. Applicant shall file necessary segregation request and pay fee for segregation of all existing assessments, prior to filing of the final map.
  10. Applicant shall provide street lights as required by the Subdivision Ordinance (Section 40.811).
  11. Applicant shall name all streets to the satisfaction of the Planning Director.

12. The applicant shall provide the following types of housing:
    - a. single family homes
    - b. duplexes on corner lots
    - c. half-plexes or zero lot-line units within other areas of the development. This will require rezoning these areas to the R-1A zone and dividing the property through a tentative map.
  13. The applicant shall site the proposed residential units so as to provide the maximum energy efficient uses. A site plan of the project with all the proposed units shall be submitted to the City Planning Department for their review and approval, prior to issuance of any building permits.
  14. Bus stops and shelters shall be required for this development in all phases of the project, subject to the review and approval of Regional Transit and the Planning Department.
  15. Prior to filing of the final map, the applicant shall prepare a soils study by a soils engineer in order to mitigate any problems with soil expansion.
  16. If cultural or historical material is discovered during the construction process, work in the immediate vicinity of the site should be halted until: a) representatives of the local Indians are consulted; b) a qualified archaeologist has made recommendations for insuring the integrity of the sites; and c) a method of preserving or excavating the site has been agreed upon by the developers and the public agencies responsible for preservation of cultural resources.
  17. The final map cannot be recorded until the proposed zero lot line lots have been rezoned to R-1A and a special permit is approved by the City.
- D. The Subdivision Modification/Variance to create lots 165, 166, 355, 356 and 427 as deep lots be approved, subject to the following condition: (March, 1979 revised map)

The final map shall indicate a note that lots 165, 166, 355, 356 and 427 be allowed one single-family home only.

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MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

bw

P-7946



MORTON & PITALO, INC.  
Civil Engineering Planning Surveying  
1767 J Tribute Rd. Sacramento, Ca 95811  
916/923-2411

September 19, 1980  
770007

City of Sacramento  
City Council - City Hall  
915 "I" Street  
Sacramento, CA 95814

SUBJECT: TENTATIVE MAP EXTENSION - VILLAGE MEADOWS

Members in Session:

Please accept this letter as our request for a one-year extension of approval of the tentative map for Village Meadows, P #7946, that was submitted in March 1979, approved by the Planning Commission on May 26, 1979, and approved by the City Council on June 14, 1979. The current approval expires in December 1980.

The extension is requested, in part, due to the following:

1. During the past year, the mortgage interest rate has been very high for the proposed buyers.
2. In unproven areas, financing for the developer is only available at extremely high interest rates and at times unavailable.

Respectfully submitted,

MORTON & PITALO, INC.

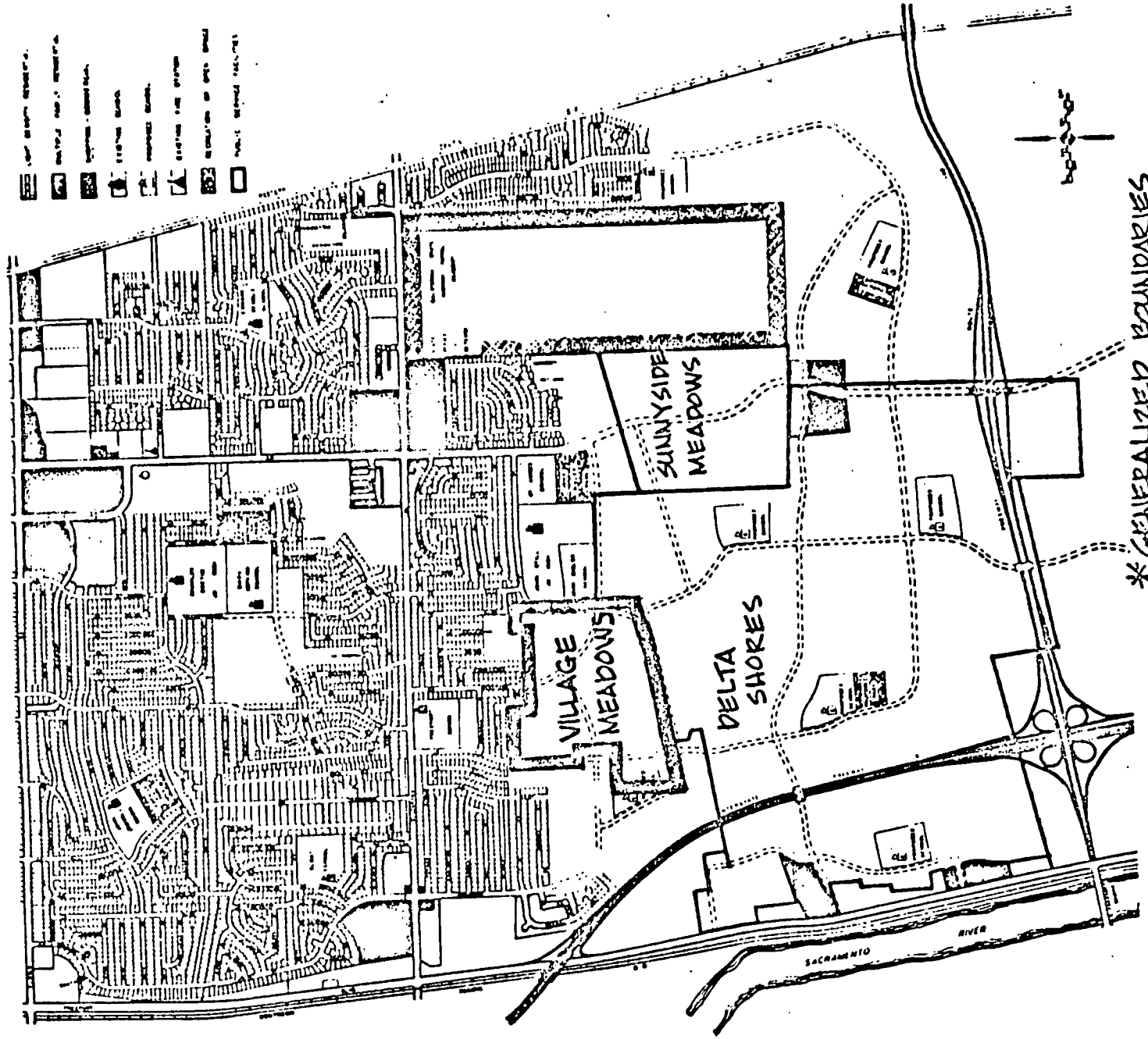
William Louie

WL/rc

CITY PLANNING COMMISSION  
OCT - 7 1980  
RECEIVED

MEADOWVIEW COMMUNITY PLAN

- LOT STREET FRONTAGE
- MULTIPLE LOT FRONTAGE
- DRIVEWAY - SHARED USE
- PARKING SPACE
- PROPOSED STREET
- EXISTING LOT STREET
- LOCATION OF CITY STREET
- UTILITY PROPOSED LOCATION



\* GENERALIZED BOUNDARIES