



# CITY OF SACRAMENTO

## CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814

TELEPHONE (916) 449-5604

MARTY VAN DUYN

PLANNING DIRECTOR

April 1, 1981

City Council  
Sacramento, California

Honorable Members in Session:

SUBJECT: Request for Time Extension for Mesa Grande Unit 3  
(P-8686)

LOCATION: West side of Franklin Boulevard, approximately 3,000  
feet south of Mack Road

### SUMMARY

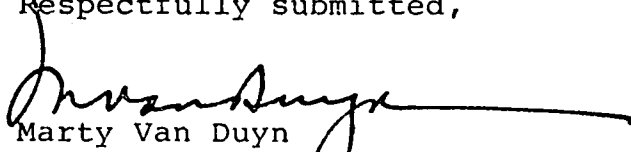
The subject Tentative Map was approved by the City Council on October 16, 1979 and will lapse April 16, 1981. The applicant is seeking a twelve-month extension in order to allow additional time to complete the final map.

The subdivision involves the division of 125+ acres into 472 single family lots, 154 halfplex lots, a 6.3 acre park site, and a remnant parcel reserved for future development. The density of development is 5.3 units per acre, gross.

### RECOMMENDATION

The staff recommends that the Council grant a one-time, one-year time extension for the Tentative Map. Said extension will lapse on April 16, 1982.

Respectfully submitted,

  
Marty Van Duyn  
Planning Director

FOR CITY COUNCIL INFORMATION

WALTER J. SLIPE  
CITY MANAGER

MVD:SD:jm  
Attachments  
P-8686

**APPROVED**  
BY THE CITY COUNCIL

APR 7 1981

OFFICE OF THE  
CITY CLERK

*Cont.*  
*4-14-81*

April 7, 1981  
District No. 8



## RESOLUTION NO. 79-1721

Adopted by The Sacramento City Council on date of  
OCT. 16 1979

ADOPTING FINDINGS OF FACT, APPROVING A REQUEST  
FOR SUBDIVISION MODIFICATION AND TENTATIVE MAP  
MESA GRANDE UNIT NO. 3 (APN: 119-070-30; 119-  
080-04) (P-8686)

WHEREAS, the Planning Commission has submitted to the City Council its report and recommendations concerning the request for a tentative map for Mesa Grande Unit No. 3, located on west side of Franklin Blvd., south of Mack Road (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 October 16, 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 Valley Hi 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. 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 County of Sacramento treatment plants have a design capacity for which the discharge from the proposed project will not create a condition exceeding the design capacity.

G. In the matter of the requested subdivision modification, the Council determines as follows:

- a. 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 deep lots created are caused by existing utility easements and improvements affecting the site.

Fact: The configuration of the parcel creates a difficult problem in designing all lots within the 160 foot requirement.

- b. That cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification.

Fact: Only three of the 472 lots are affected by the deep lot modification. This is considered a minor impact on total development activity.

- c. That the modification will not be detrimental to the public health, safety or welfare or be injurious to other properties in the vicinity.

Fact: The development of the subdivision and minor impact of three deep lots will not be inconsistent with existing area improvements.

Fact: Similar subdivisions exist of typical density on the north and east.

- 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.

Fact: The site is being developed for light density residential as indicated in the General and Community Plans.

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 and Subdivision Modification be approved subject to the following conditions:
  1. The applicant shall prepare a sewer and drainage study for review and approval by the City Engineer.
  2. The applicant shall improve Unionhouse Creek with the first phase of this development with the following improvements: 1) widen access road to 12 feet with turnaround along north levee; 2) construct summerflow lining; 3) construct fence; 4) construct ramp off of Franklin Boulevard.
  3. The applicant shall prepare a right-of-way study for Unionhouse Creek; may require additional right-of-way from what is shown on map.
  4. Applicant shall dedicate a 55 foot half-section from new centerline along Franklin Boulevard for the entire length of the property (the new centerline on Franklin Boulevard to be 23 feet east of the existing centerline).
  5. The applicant shall provide the standard improvements for Lot A as per the Subdivision Ordinance (Section 40.811) with the final phase of the project.
  6. The applicant shall provide the standard improvements as required by the Subdivision Ordinance (Section 40.811).
  7. The applicant shall participate in bridge financing. The financing shall be worked out with the City Engineer, prior to recording of the first phase of this project.
  8. The applicant shall prepare a sound study for review and approval by the County Health Department and City Planning Department.
  9. The applicant shall construct a minimum six foot high masonry type wall along the western property line. If the sound study requires additional height in the wall, then the wall shall be constructed to that height, but in no case below six feet. A wall detail shall be reviewed and approved by the City Planning Department prior to the map being recorded.

PHILLIP L. ISENBERG

MAYOR

ATTEST:

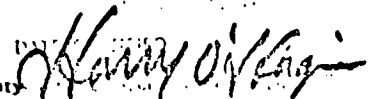
LORRAINE MAGANA

CITY CLERK

P-8686

CERTIFIED AS TRUE COPY  
of Resolution No. 79-721

Deputy





# THE SPINK CORPORATION

720 F STREET • P.O. BOX 2511 • SACRAMENTO, CA 95811 • TELEPHONE (916) 444-8170

OUR FIFTY YEARS OF SERVICE

March 4, 1981

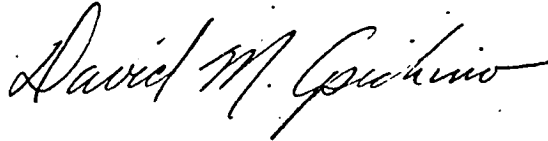
Sacramento City Council  
City Hall, Room 308  
Sacramento, CA 95814

## TENTATIVE MAP EXTENSION

Members in Session:

Please accept this letter as our request for a one-year extension of approval of the tentative map for Mesa Grande Unit 3, Et., Sec. P# 8686, that was submitted on June 22, 1979 and that was approved by the Planning Commission on Sept. 13, 1979 and approved by the City Council on Oct. 16, 1979. The current approval expires on April 16, 1981.

Respectfully submitted,



The Spink Corporation

CITY OF SACRAMENTO  
PAID-PL

MAR 4 1981 -

PLANNING

Re. #  
5807

ENGINEERING • ARCHITECTURE • PLANNING • SURVEYING • AERIAL PHOTOGRAPHY • PHOTOGRAMMETRY

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