



CITY OF SACRAMENTO

28

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

MARTY VAN DUYN  
PLANNING DIRECTOR

January 16, 1985

City Council  
Sacramento, California

Honorable Members in Session:

SUBJECT: Request for Time Extension for North Shores (P82-187, formerly Village Meadows P.U.D.)

LOCATION: West terminus of John Still Drive and east terminus of Amherst Street, south of Meadowview Road

BACKGROUND INFORMATION

The subject map was approved by the City Council on January 18, 1983. The applicant is requesting a twelve month time extension in order to coordinate improvement of the subject project with Delta Shores, a Planned Unit Development (P.U.D.) which is located adjacent to the south.

The Tentative Map consists of 356 single family attached and detached lots, and 5 large lots for future townhouse and condominium development. Subdivision Modifications were also approved waiving sewer and water services and parkland dedication requirements for the large lots. The map is conditioned to reference future responsibility for these obligations.

The applicant has requested to change the name of the subdivision to North Shores. Staff has no objection to this request.

RECOMMENDATION

Staff recommends that the Council grant a one time, one year extension for the Tentative Map of North Shores. Said extension will lapse on January 18, 1986.

Respectfully submitted,

*Marty Van Duyn*  
Marty Van Duyn  
Planning Director

RECOMMENDATION APPROVED:

*Walter J. Slipe Jr.*

Walter J. Slipe, City Manager

APPROVED  
BY THE CITY COUNCIL

JAN 22 1985

OFFICE OF THE  
CITY CLERK

MVD:SD:pkb  
Attachments  
P82-187

January 22, 1985  
District No. 8

RESOLUTION No. 83-043

Adopted by The Sacramento City Council on date of

JAN 18 1963

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A SUBDIVISION MODIFICATION AND TENTATIVE MAP FOR VILLAGE MEADOWS

(P-82-187)(APN: 052-010-39,53,54)

WHEREAS, the City Council, on \_\_\_\_\_, held a public hearing on the request for approval of a subdivision modification and tentative map for Village Meadows located at the west terminus of John Still Drive and east terminus of Amherst Street, south of Meadowview 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 balanced 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.

CERTIFIED AS TRUE COPY of Resolution No. 83-043

JAN 22 1963

*[Handwritten signature]*

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 Meadowview 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 Water 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. In the matter of the hereby approved requested subdivision modification to waive sewer and water services and parkland dedication:
  - a. there are such special circumstances or conditions affecting the property to be subdivided that it is impossible, impracticable and undesirable in this particular case to conform to the strict application of City Code Chapter 40 in that water and sewer connections and parkland dedication for Lots A,B,C,D & E are being deferred until future development of individual sites.
  - b. the cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification in that the improvements & parkland dedication will be required upon development of the site.
  - c. the modification will not be detrimental to the public health, safety, or welfare, or be injurious to other properties in the vicinity in that the granting of the modifications will not change the characteristics of the area.
  - 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 in that the site is designated for residential uses.
7. 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, water and drainage study for the review and approval of the City Engineer;
  - c. Name the streets to the satisfaction of the Planning Director;

- d. Place the following note on the final map: Water and sewer service connections do not exist between the main lines and Lots A, B, C, D and E. These services must be paid for and installed at the time of obtaining building permits;
- e. File the necessary segregation requests and fees to segregate existing assessments;
- f. Pursuant to City Code Section 40.1302 (Parkland Dedication), the applicant shall submit to the City an appraisal of the property to be subdivided, except for Lots A, B, C, D and E, 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;
- g. 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.
- h. Sewer, water, and drain study may require additional lines, oversizing, off-site extensions, new pump stations and outfalls, etc. Construction of these improvements shall be assured to the satisfaction of the City Engineer prior to filing the first phase or entire map. (Coordination with Delta Shores and Sunnyside Meadows improvements required.) Phases or incremental construction may be allowed by the City Engineer pending the results of the sewer, water and drainage study.
- i. Construct concrete summer flow lining and fence along canal and provide access ramps to canal from both ends of 'A' Street. Dedicate right-of-way as required for ramps (to be constructed with improvements of first phase to be filed.);
- j. Pay 25% of estimated cost of bridge over canal at "A" Street prior to filing the first map phase;
- k. Prepare a right-of-way study for 'A' Street crossing at canal; may require slope easement dedication;
- l. Provide off-site dedication and improvement of 19th Street north to Danvers Way. Improvements shall include 24 feet of pavement and utility lines and shall be constructed at the time phase 1 is constructed;
- m. Width of existing sewer and drainage easements shall be increased to a 15 foot minimum;
- n. Place the following note on the final map: Parkland Dedication requirements are being deferred for Lots A, B, C, D and E until such time that a Subdivision Map or building permits are requested for these parcels;
- o. Applicant shall record phases as indicated on the schematic plan;

- p. Public streets shall be dedicated and improved to the satisfaction of the City Traffic Engineer. Right-of-way shall be as follows:
  - a. A, B, I, K and L Streets 54 foot right-of-way;
  - b. C, E, J, H and N Streets 50 foot right-of-way;
  - c. G, D, F and M Streets 44 foot right-of-way.
- q. Rights of access for those side-on lots (Lots 88, 89, 118 and 16) abutting "A" Street shall be dedicated to the City;
- r. Applicant shall dedicate a five foot easement on the west and south property line of the project as required by SMUD for pole line purposes.
- s. Lot 'F' shall be improved to the satisfaction of the City Engineer and Director of the Department of Community Services along with first phase map recordation; or security therefore satisfactory to the City Attorney shall be posted to assure performance of this condition. Irrigation plans shall be made part of the improvement plans.
- t. Language satisfactory to the City Attorney shall be included in the Covenants, Conditions and Restrictions for all parcels; (1) requiring periodic contributions to a homeowner's association which shall be exclusively responsible for the maintenance of the aforementioned landscaped areas and bikeway paths, and (2) conferring to the City the power to enforce said maintenance obligation and recover City overhead and legal costs incurred for any enforcement action(s).
- u. Applicant shall enter into an agreement with the City, satisfactory to the City Attorney, imposing an obligation on the applicant, his successor and assigns to share in maintenance costs for Lot F landscaping in proportion to the ratio of (1) land included within the tentative map and retained by the applicant, compared to (2) the entire tentative map acreage.\_\_\_\_\_

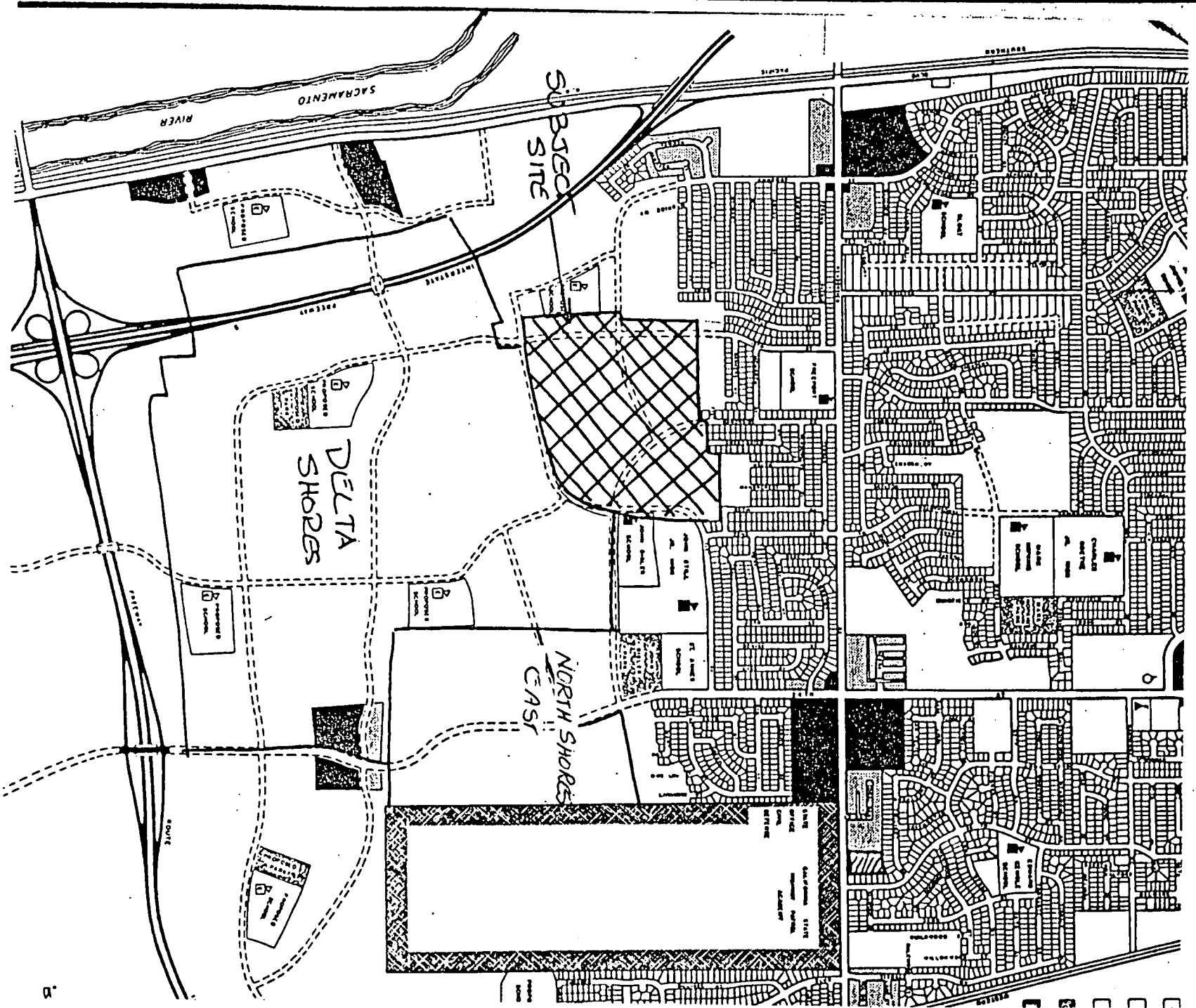
R. BURNETT MILLER  
 \_\_\_\_\_  
 MAYOR

ATTEST:

LORRAINE MAGANA  
 \_\_\_\_\_  
 CITY CLERK

P82-187

# VICINITY MAP







CITY OF SACRAMENTO

RECEIVED

CITY CLERK'S OFFICE  
CITY OF SACRAMENTO

P-82187  
28

DEC 20 2 48 PM '84

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

MARTY VAN DUYN  
PLANNING DIRECTOR

December 19, 1984

HRG: 1-15-85  
FCA Date: 1-22-85

MEMORANDUM

TO: Lorraine Magana, City Clerk  
FROM: Leslie Oldridge  
SUBJECT: Request to Set Public Hearings

Cont 1-22-85  
Improve publication  
Improper

1. P82-186 Extension of Tentative Subdivision Map to subdivide 106+ vacant acres and develop a Planned Unit Development known as Sunnyside Meadows consisting of 642 condominium - townhouse units, 147 single family detached units and 146 halfplex (zero lot line) attached units in the Townhouse - Planned Unit Development (R-1A-PUD) zone for property located on the East and West sides of southern terminus of 24th Street. (D-7 & 8) (APN: 053-010-59,60,61)

2. P82-187 Extension of Tentative Subdivision Map to subdivide 109+ vacant acres to develop a Planned Unit Development known as Village Meadows consisting of 578 townhouse-condominium units, 150 single family and 206 halfplex (zero lot line) units in the Townhouse - Planned Unit Development (R-1A-PUD) zone for property located on the western terminus of John Still Drive and eastern terminus of Amherst Street. (D8) (APN: 052-010-39,53,54)

~~Stripped~~

Daily Recorder lost - published 1-9-85  
6 days notice



# SACRAMENTO CITY PLANNING DEPARTMENT

28

Application Information

Application taken by/date: \_\_\_\_\_

Project Location W. terminus of John Still Dr & E. terminus of Amherst St. **P** 82187

Assessor Parcel No. 052-010-39,53,54

Owners Santa Fe Development Phone No. \_\_\_\_\_

Address P.O. Box 22549, Sacramento, CA 95822

Applicant Raymond Vail & Assoc. Phone No. \_\_\_\_\_

Address 1410 Ethan Way, Sacramento, CA 95825

Signature \_\_\_\_\_ C.P.C. Mtg. Date \_\_\_\_\_

**REQUESTED ENTITLEMENTS**

**ACTION ON ENTITLEMENTS**

**Filing Fees**

	Commission date	Council date	Filing Fees
<input type="checkbox"/> Environ. Determination _____	_____	_____	\$ _____
<input type="checkbox"/> General Plan Amend _____	_____	_____	\$ _____
_____	_____	Res. _____	_____
<input type="checkbox"/> Community Plan Amend _____	_____	_____	\$ _____
( ) _____	_____	Res. _____	_____
<input type="checkbox"/> Rezone _____	_____	_____	\$ _____
_____	_____	Ord. _____	_____
<input checked="" type="checkbox"/> <del>Tentative Map</del> EXTENSION OF SUBDIVISION-MAP to sub-divide 109+ vac. ac. to develop a PUD known as Village Meadows consisting of 578 townhouse-condominium units, 150 single family & 206 half-plex (zero lot line) units in the Townhouse-Planned Unit Development, (R-1A-PUD) zone	_____	Res. _____	\$ _____
<input type="checkbox"/> Variances _____	_____	_____	\$ _____
<input type="checkbox"/> Plan Review _____	_____	_____	\$ _____
<input type="checkbox"/> PUD _____	_____	_____	\$ _____
<input type="checkbox"/> Other _____	_____	_____	\$ _____

FEE TOTAL \$ \_\_\_\_\_

Sent to Applicant: \_\_\_\_\_ Date \_\_\_\_\_

By: \_\_\_\_\_ Sec. to Planning Commission

RECEIPT NO: \_\_\_\_\_  
By/date \_\_\_\_\_

**Key to Entitlement Actions**

- |                                    |   |  |
|------------------------------------|---|--|
| R - Ratified                       | D - Denied                                    | IAF - Intent to Approve based on Findings of Fact  |
| Cd - Continued                     | RD - Recommend Denial                         | AFF - Approved based on Findings of Fact           |
| A - Approved                       | RA - Recommend Approval                       | RPC - Return to Planning Commission                |
| AC - Approved W/conditions         | RAC - Recommend Approval W/conditions         | CSR - Condition Indicated on attached Staff Report |
| AA - Approved W/amended conditions | RMC - Recommend Approval W/amended conditions |  |

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.

**P** 82187

#28  
1-22-85

January 24, 1985

Santa Fe Development Corporation  
P.O. Box 22549  
Sacramento, CA 95822

Dear Gentlemen:

On January 22, 1985, the Sacramento City Council granted a time extension request. The Tentative Map is to subdivide 109± vacant acres and to develop a Planned Unit Development known as Village Meadows consisting of 578 condominium - townhouse units for property located at on the western terminus of John Still Drive and the eastern terminus of Amherst Street. (P-82187)

The extension is granted one-time only, and will lapse on January 18, 1986.

Sincerely,

Lorraine Magana  
City Clerk

LM/dbp/28

cc: Planning Department

Raymond Vail and Associates  
1410 Ethan Way  
Sacramento, CA 95825