

CITY OF SACRAMENTO PLANNING COMMISSION  
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	<u>Kent Baker and Associates, 7932 Sunset Avenue, Suite B, Fair Oaks, California 95628</u>		
OWNER	<u>First California Homes, 21 Blue Sky Court, Suite B, Sacramento, California 95828</u>		
PLANS BY	<u>Kent Baker and Associates, 7932 Sunset Avenue, Suite B, Fair Oaks, California 95628</u>		
FILING DATE	<u>July 18, 1991</u>	ENVIR. DET. <u>Negative Declaration</u>	REPORT BY <u>Cindy Gnos</u>
ASSESSOR'S PCL. NO.	<u>041-0065-001, 002, 003 and 041-0066-002, 003</u>		

- APPLICATION:**
- A. Negative Declaration.
  - B. Mitigation Monitoring Plan.
  - C. Rezone 4.96± vacant acres from Standard Single Family (R-1) to the Single Family Alternative (R-1A) zone.
  - D. Tentative Map to subdivide 4.96± gross vacant acres into 29 parcels for single family development in the proposed Single Family Alternative (R-1A) zone.
  - E. Special Permit to develop 29 single family residences containing 1,169 square feet, 1,378 square feet, 1,422 square feet and 1,618 square feet on 4.96± vacant acres in the proposed Single Family Alternative (R-1A) zone.
  - F. Section 65402(a) Review of the abandonment of portions of Yreka Avenue, Indian Lane, the alley between Lock Avenue and Yreka Avenue, and the alley between Yreka Avenue and 57th Avenue.

**LOCATION:** Northwest Corner of Lock Avenue and Indian Lane

**PROPOSAL:** The applicant is requesting the necessary entitlements to subdivide the property and build 29 single family residences.

**PROJECT INFORMATION:**

General Plan Designation:	Low Density Residential (4-15 du/na)
Airport Meadowview Community Plan Designation:	Residential (4-8 du/na)
Existing Zoning of Site:	Standard Single Family (R-1)
Existing Land Use of Site:	Vacant

**Surrounding Land Use and Zoning:**

North:	Vacant; R-1A(EA-4)
South:	Single and Two Family; R-1
East:	Industrial; M-1
West:	Vacant, Single and Two Family; R-1 and R-1(EA-4)

Property Dimensions:	Irregular
Property Area:	4.96± gross acres
	4.68± net acres

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~~45~~ 45' x 100'

Density of Development:	6.2 du/na
Parking Required:	One-Car Garage per Unit
Parking Provided:	Two-Car Garage per Unit
Square Footage of Plan 1:	1,169 square feet
Square Footage of Plan 2:	1,378 square feet
Square Footage of Plan 3:	1,422 square feet
Square Footage of Plan 4:	1,618 square feet
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Materials:	Horizontal, Vertical Wood Siding and Stucco
Roof Materials:	Composition Shingle and Wood Shake

**SUBDIVISION REVIEW COMMITTEE RECOMMENDATION:** On November 21, 1991, the Subdivision Review Committee, by a vote of seven ayes, two absent, recommended approval of the tentative map subject to the conditions listed below.

**PROJECT EVALUATION:** Staff has the following comments:

**A. Land Use and Zoning**

The subject site consists of 4.96± gross acres in the Standard Single Family (R-1) zone. The General Plan designates the site Low Density Residential (4-15 du/na). The Airport Meadowview Community Plan designates the site Residential (4-8 du/na). The density of the proposed project is 6.2± du/na. The surrounding land use and zoning is vacant, zoned R-1A(EA-4), to the north; single family, zoned R-1, to the south; industrial and vacant, zoned M-1S, to the east; and residential and vacant, zoned R-1 and R-1(EA-4), to the west.

**B. Applicant's Proposal**

The applicant is requesting various entitlements in order to subdivide the property and construct 29 single family residences. The entitlements include street and alley abandonments, a rezone from R-1 to R-1A, a tentative map, and a special permit to develop the residences.

**C. Policy Considerations**

The subject site is located within the Woodbine Infill Area, and the applicant is entitled to a water development fee waiver. The infill designation also allows a potential density bonus with Special Permit approval.

The General Plan designates the site for Low Density Residential (4-15 du/na). The Airport Meadowview Community Plan designates the site for Residential (4-8 du/na). The proposed project contains a density of 6.2 du/na which is consistent with the General Plan and Airport Meadowview Community Plan. The project is also consistent with the goals and policies of the General and Community Plans, especially in regard to development of vacant residential sites and construction of new housing.

**D. Tentative Map**

The tentative map (Exhibit A) subdivides the site into 29 parcels for single family development. The minimum lot size is 45' x 100'. The tentative map is an extension of Carnation Village Gardens, Unit No. 1 (P89-101) to the north. The map is also adjacent to an approved four-lot subdivision (P91-141) to the west. In order for the map to be recorded the requested street and alley abandonment proceedings need to be completed.

E. Special Permit

The rezoning from Standard Single Family (R-1) to Single Family Alternative (R-1A) requires special permit approval of the building and site design. The applicant has proposed four floor plans for the 29 unit subdivision, with two elevations for each floor plan. This is a total of eight different elevations for the subdivision. Staff recommends the applicant submit a master site plan for the subdivision which indicates the which unit will be on each lot, as well as the footprints to indicate the setbacks. Staff wants to ensure an adequate mix of building type, both in terms of elevations and single and two story. Staff also suggests the front setbacks vary from 20 to 30 feet for additional variation. Staff is also concerned with the appearance of the corner units.

The proposed units contain 1,169 square feet (Plan 1 - Exhibit E), 1,378 square feet (Plan 2 - Exhibit H), 1,422 square feet (Plan 3 - Exhibit K), and 1,618 square feet (Plan 4 - Exhibit N). Plan 1 and Plan 2 are single story, with Plan 3 and Plan 4 being two story. The elevations for Plan 1 (Exhibits C and D), Plan 2 (Exhibits F and G), Plan 3 (Exhibits I and J), and Plan 4 (Exhibits L and M) all indicate horizontal hardboard siding with a composition shingle roof. Staff has a concern regarding Plan 1 in that the front door is at an angle and does not face the street. Staff suggests this unit be modified to allow a front-facing door or a more prominent entryway.

The elevations indicate horizontal lap siding. The lap siding should wrap around the sides of the buildings to at least two feet on one side and on the side with the chimney, the lap siding should include the chimney. To avoid all the structures with the same horizontal siding, the siding should be a combination of six inch and 10 inch. The front elevations should also include some variation of the siding at the gable end above the garage. It could be enhanced by using fish scale shingles or other decorative shingle. Some of the vents should be boxed, and some circular. The windows should be gridded as indicated on the plans. The roof material shall be a minimum 25 year laminated dimensional shingle. The garage doors shall be a metal sectional overhead door with a raised panel design. The front doors should be wood or metal, with a six panel minimum design. An additional gridded window should be provided on the side of the garage adjacent to the entry. Revised elevations should be submitted to the Planning Director for review and approval prior to the issuance of Building Permits.

F. 65402a Review for General/Community Plan Consistency

California Government Code, Section 65402(a), requires the City Planning Commission to make a finding of general and community plan consistency with regard to the proposed street and alley abandonments. Staff has reviewed the proposed abandonment for consistency with the City's General Plan. The subject abandonment is consistent with the plan in that the proposed streets and alley to be abandoned are not designated as a major arterials.

G. Review Guidelines for Street Closures

Staff has reviewed the proposed abandonment for consistency with the City's Review Guidelines For Street Closures and has found that the subject request is consistent with the guidelines. The proposed abandonment will not eliminate public street access for adjacent lots nor will it result in the disruption of land uses neighboring the subject site.

H. Agency Comments

The proposed project was reviewed by various City departments and public agencies. The comments regarding the tentative map are included in the Tentative Map Conditions. The comments regarding the abandonments are as follows:

Traffic Engineering

The Transportation Division has no objections to the abandonment of the two alley. The 46 feet of right-of-way for Yreka Avenue can be abandoned as long as a City standard 44 foot right-of-way is dedicated for Yreka Avenue in its place.

Water Division

1. The Water Division has no objection to the abandonment provided the are indicated to be abandoned within Indian Lane be retained as an easement.
2. Structures or facilities shall not be constructed over or within the easement.

Design Engineering (Electrical Section)

No objection to the proposed abandonment.

Police Department

No objection to the proposed abandonment.

Fire Department

No objection to the proposed abandonment.

Pacific Bell

Communication facilities are located within that portion of the above mentioned vacation which must be retained for service to the area and beyond. This company, therefore, requests the following language be incorporated in any resolution or ordinance of vacation of alley between Carnation Avenue and Indian Lane.

"EXCEPTING AND RESERVING THEREFROM PURSUANT TO THE PROVISIONS OF Section 8340 of the Street and Highways Code and for the benefit of Pacific Bell, the permanent easement and the right at any time or from time to time to construct, maintain, operate, replace, remove, renew and enlarge lines of pipe, conduit, cable wire, poles and other convenient structures, equipment and fixtures for the operation of telegraphic and telephone lines and other communication facilities, including inflammable materials and wood growth, and otherwise protect the same from all hazards, in, upon, over and across that portion of alley between Carnation Avenue and Indian Lane abandoned."

Upon receipt of a certified copy of the vacating ordinance or resolution to the address above, which should include the foregoing language, this company shall have no objection to the proposed vacation.

Pacific Gas and Electric Company

You have before you a petition to abandon portions of Anna Afton Court, Yreka Avenue and alleys between Lock Avenue and Yreka Avenue and Anna Afton Court as shown on the attached map. PG&E has no facilities within these areas and has no objection to the proposed abandonment without reservation.

The petition also includes a portion of Indian Lane as shown on the attached map. PG&E has gas facilities in the subject area and has no objection to the proposed abandonment provided a Reservation Clause is inserted to protect the existing facilities in the area.

"Reserving, however, to Pacific Gas and Electric Company the right from time to time to install,

maintain, repair, operate, replace, remove and renew such underground pipes, fixtures and appurtenances for the operation of gas facilities within the easterly 31 feet of Indian Lane."

**Sacramento Cable Television**

No objection to the proposed abandonment provided easements are retained where existing poles are present.

**SMUD**

This District is presently occupying only that portion of the 16 foot alley lying adjacent to Lots 109 and 112 with overhead electric power facilities. However, provided the usual "continuing-use" clause as cited in the State of California Streets and Highways Code is incorporated in the abandonment ordinance, reserving all rights for the District to construct, reconstruct, operate and maintain overhead electrical facilities within said portion of said alley, we will not object to the abandonment.

**ENVIRONMENTAL DETERMINATION:** The Environmental Services Manager has determined that the project, as proposed, will not have a significant impact to the environment; therefore, a Negative Declaration has been prepared. In compliance with Section 15070(B)1 of the California Environmental Quality Act Guidelines, the applicant has incorporated mandatory mitigation measures into the project plans to avoid identified effects or to mitigate such effects to a point where clearly no significant effects will occur. A mitigation monitoring plan has been developed and is attached Exhibit O.

**RECOMMENDATION:** Staff recommends the Planning Commission take the following actions:

- A. Ratify the Negative Declaration.
- B. Recommend adoption of the attached Resolution approving the Mitigation Monitoring Plan and forward to City Council.
- C. Recommend approval of the Rezone from Standard Single Family (R-1) to the Single Family Alternative (R-1A) zone and forward to the City Council.
- D. Recommend approval of the Tentative Map to subdivide 4.96± gross vacant acres into 29 parcels subject to conditions and forward to the City Council.
- E. Approve the Special Permit to develop 29 single family residences subject to conditions and based upon findings of fact which follow.
- F. Find the abandonments consistent with the General Plan and the Airport-Meadowview Community Plan and forward agency comments to Public Works for City Council approval.

**Conditions - Special Permit**

- 1. The applicant shall, prior to issuance of building permits, submit a master site plan for the subdivision which indicates the which unit will be on each lot, as well as the footprints to indicate the setbacks. There shall be an adequate mix of building type, both in terms of elevations and single and two story.
- 2. The front setbacks shall vary from 20 to 30 feet.
- 3. Plan 1 shall be modified to allow a front-facing door or a more prominent entryway.
- 4. The applicant shall submit revised elevations to the Planning Director for review and approval prior to the issuance of Building Permits. The revised elevations shall include:

- a. The lap siding shall wrap around the sides of the buildings to at least two feet on one side and on the side with the chimney, the lap siding shall be carried through on the chimney.
- b. The horizontal siding shall be a combination of six inch and 10 inch siding.
- c. The front elevations shall also include some variation of the siding at the gable end above the garage. It could be enhanced by using fish scale shingles or other decorative shingle.
- d. Some of the vents shall be boxed, and some circular.
- e. The windows shall be gridded as indicated on the plans.
- f. The roof material shall be a minimum 25 year laminated dimensional shingle.
- g. The garage doors shall be a metal sectional overhead door with a raised panel design.
- h. The front doors shall be wood or metal, with a six panel minimum design.
- i. An additional gridded window shall be provided on the side of the garage adjacent to the entry.

**Conditions - Tentative Map**

The applicant shall satisfy each of the following conditions prior to filing the Final Map unless a different time for compliance is specifically noted:

1. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code;
2. Prepare a sewer and drainage study for the review and approval of the Department of Public Works;
3. Submit a soils test prepared by a registered engineer to be used in street design;
4. 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;
5. Meet all County Sanitation District requirements;
6. Applicant shall comply with the mandatory mitigation measures required by the Environmental Services Manager on file in the Planning Division Office (P91-198);
7. Dedicate a standard 12.5-foot public utility easement for underground public utility facilities and appurtenances adjacent to all public ways;
8. Show all existing easements;
9. 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;
10. Notice: Property to be subdivided in accordance with this map may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are contained in the U.S.

Army Corps of Engineers Flood Insurance Study Working Map for the Sacramento Community, dated January 1989, available at the City of Sacramento's Department of Public Works, Development Services Division, 927 10th Street, Room 100;

11. Note: Water meters shall be required for this project if building permits are not obtained prior to January 1, 1992;
12. Final Map cannot be recorded until abandonment proceedings are complete for: the two alleys between Lock Avenue, 57th Avenue, Indian Lane and Carnation Avenue; Indian Lane north of Yreka; and for excess cul-de-sac right-of-way at the south end of Canyon Tree Court;
13. Canyon Tree Court within Carnation Garden Village (P89-101) shall be renamed prior to recording Final Map;
14. Dedicate and construct the west half of Indian Lane to a 27-foot half-street. Dedicate east half of Indian Lane to 31-foot half-street and construct a 12-foot paved lane northbound, east of centerline;
15. Dedicate and construct Lock Avenue to a 22-foot half-street with a 12-foot paved lane eastbound, south of centerline;
16. Coordinate improvements with 7027 Carnation Avenue (P91-141) located west of the site on the north side of Yreka Avenue;
17. Coordinate improvements with Carnation Garden Village (P89-101). A temporary traffic turn around constructed to the satisfaction of the Traffic Engineer shall be required at the north end of Canyon Tree Drive if street improvements for Canyon Tree Drive within Carnation Garden Village are not in place prior to issuance of a Notice of Completion for this project. If the temporary turn around is required, construct a minimum 24-foot wide roadway in Yreka Avenue to Carnation Avenue;
18. Construct a minimum 6-foot high (relative to pad elevation) noise barrier, as described in the Negative Declaration, to the satisfaction of the Planning Director and the Department of Public Works. The wall is required along the easterly property lines of lots 1 through 6. Design and location of the wall shall incorporate all applicable setback requirements and shall be constructed as part of the public improvements. In-lieu of noise barrier construction on lots 11 and 14, applicant shall reorient the common property lines between Lots 14 and 15 and between Lots 10 and 11 from a north-south alignment to an east-west alignment;
19. Improvement plans for the project shall incorporate all applicable tree protection measures as specified by the Negative Declaration and the associated Mitigation Monitoring Plan. Prior to any grading (or any other construction on the site), a 6-foot high chain-link construction barrier shall be placed around the drip lines of all trees to be saved. No parking of vehicles, storage of materials, trenching or grade changes shall be allowed within the protected area;
20. Properly abandon existing septic system and well under permits; and
21. Prior to recordation of the Final Map, applicant shall negotiate with the Sacramento City Unified School District a voluntary written agreement in satisfaction of the proposed subdivision's school facilities impacts on the District, as mutually agreed to by the applicant and the District, subject to ratification by the District's Board of Trustees.

Findings of Fact - Special Permit

1. The project, as conditioned is based upon sound principles of land use in that the proposed residential development is compatible with the surrounding residential area.

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2. The project, as conditioned, would not be detrimental to the public welfare and nor result in the creation of a public nuisance in that the design of the homes will be compatible with the surrounding area.
  
4. The project is consistent with the General Plan and Airport Meadowview Community Plan which designate the site Low Density Residential (4-15 du/na) and Residential (4-8 du/na), respectively. The 6.2 du/na density of the proposed project conforms to these designations.

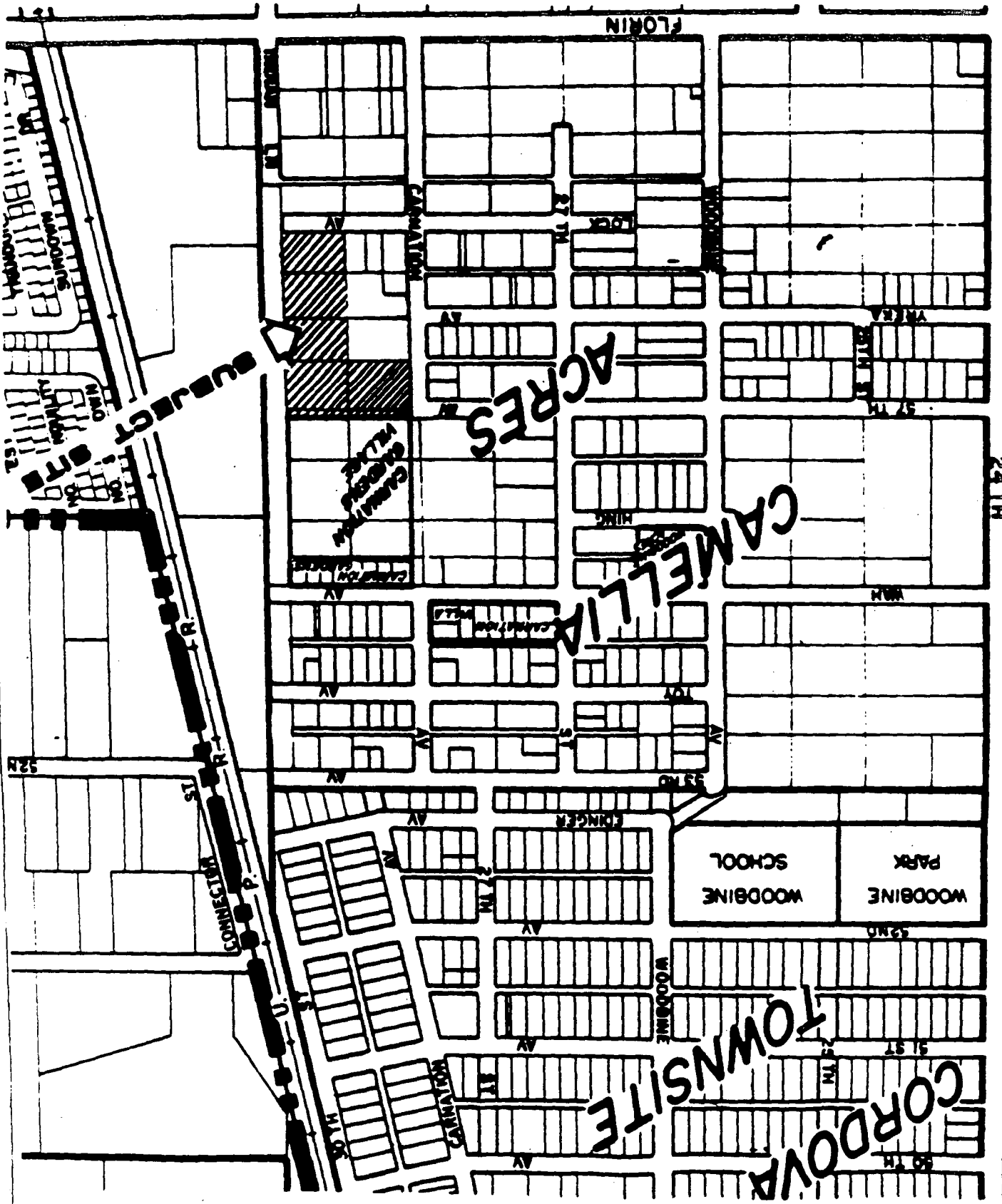
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VICINITY MAP

001340

December 12, 1991

Item No 14



CAMELLIA ACRES

CAMELLIA

CORDOVA TOWNSITE

WOODBINE PARK  
WOODBINE SCHOOL

FLORIN

24 TH

32ND

30 TH

32ND

31ST

30TH

WOODBINE

FRINGEN

CAMAYTON

CAMAYTON

CAMAYTON

WOODBINE  
SCHOOL

WOODBINE  
SCHOOL

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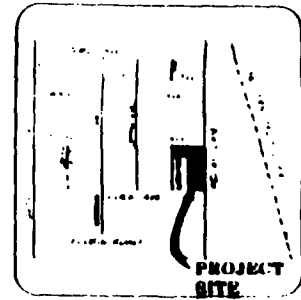
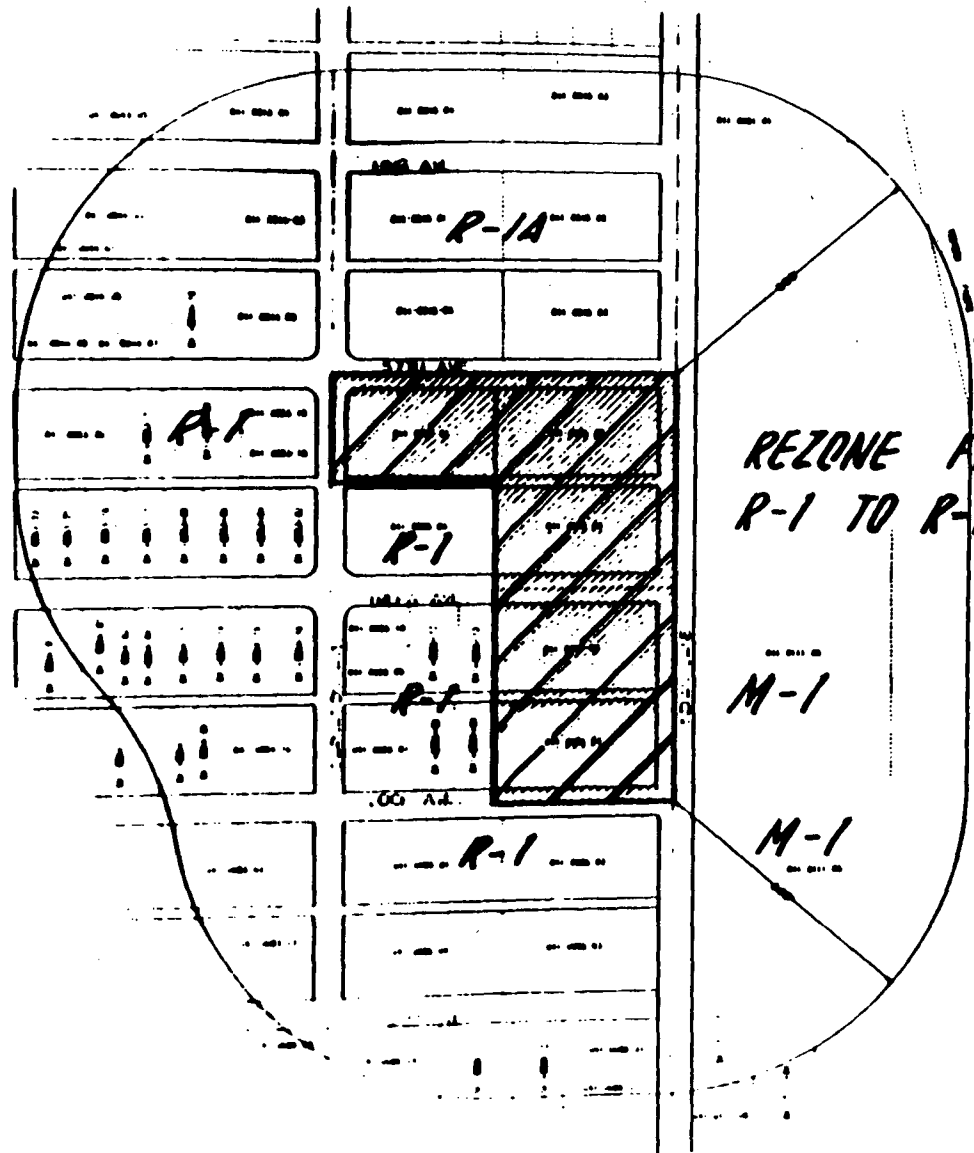
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December 12, 1991

14



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LOCATION MAP

# REZONE EXHIB

CARNATION VILLAGE GARDEN  
UNIT NO. 2

CITY OF SACRAMENTO, CALIFOR  
SCALE: 1" = 100' DEC

REZONE EXHIBIT

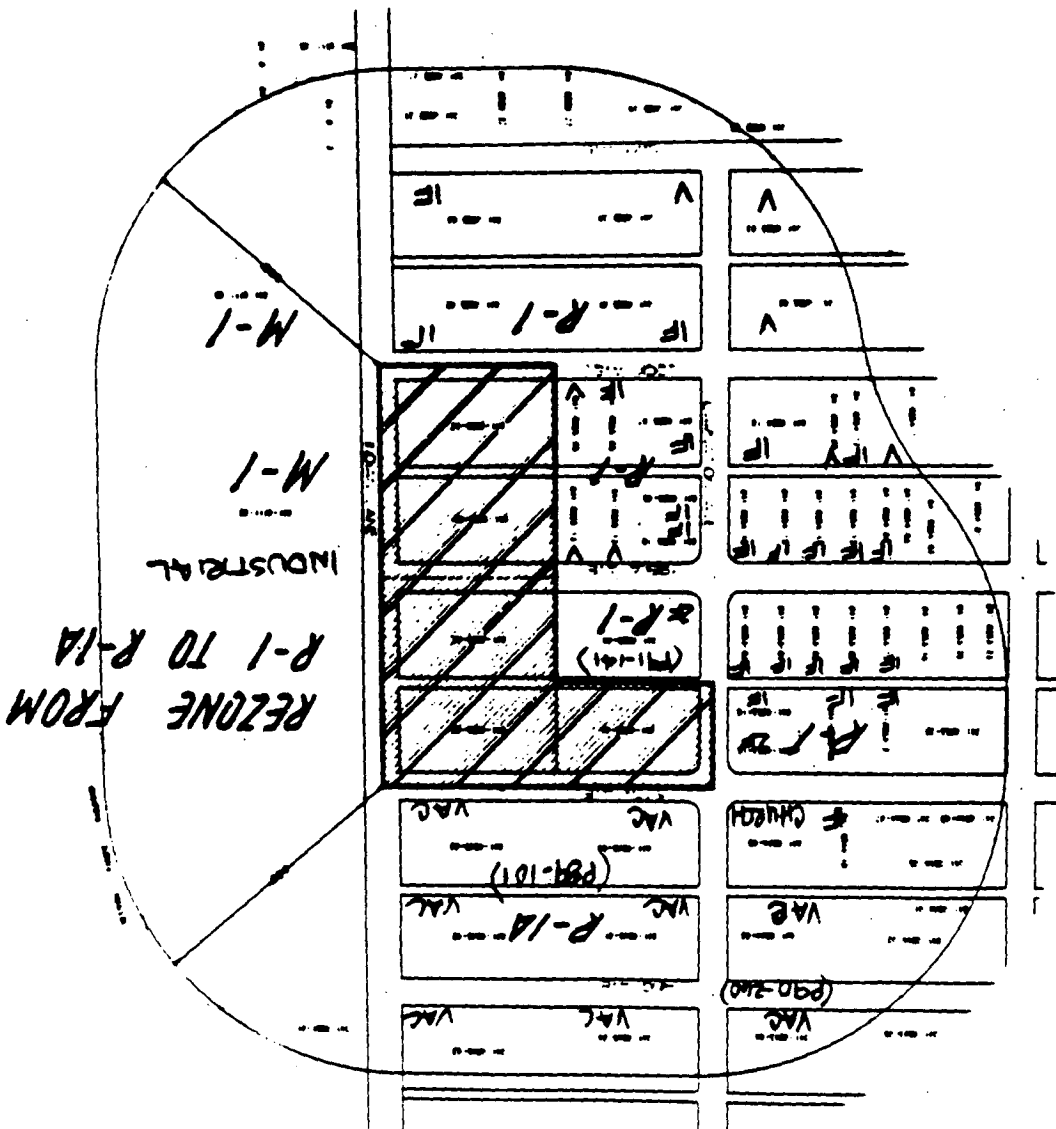
**KB** ENGINEERING  
SURVEYING  
PLANNING  
KENT BAKER & ASSOCIATES

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P 001 - 148

# LAND USE & ZONING MAP

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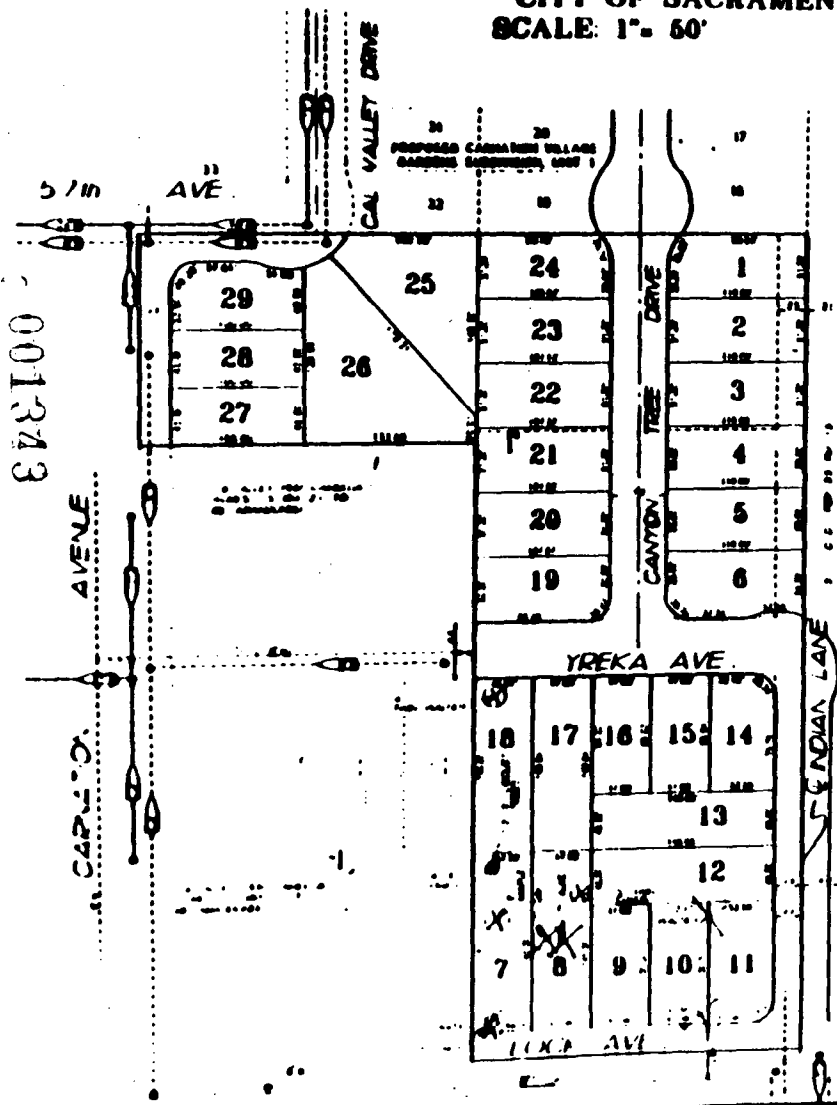
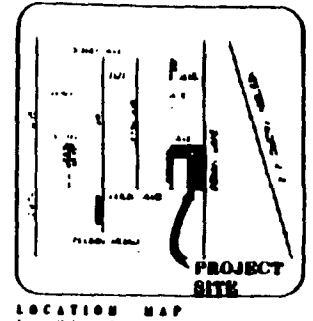
pg-198

December 17 1991

UNIT 1

# CARNATION VILLAGE GARDENS UNIT NO. 2

## TENTATIVE SUBDIVISION MAP CITY OF SACRAMENTO, CALIFORNIA SCALE: 1" = 50' JUNE 1991



**OWNER**  
 J. L. AND S. L. BAKER  
 1001 CALIFORNIA BLVD  
 SACRAMENTO, CA 95811

**DEVELOPER, OWNER**  
 J. L. AND S. L. BAKER  
 1001 CALIFORNIA BLVD  
 SACRAMENTO, CA 95811

**ENGINEER**  
 KENT BAKER & ASSOCIATES  
 1001 CALIFORNIA BLVD  
 SACRAMENTO, CA 95811

**IMPROVEMENTS**  
 AS SHOWN ON THE PLANS AND SPECIFICATIONS  
 OF THIS MAP

**EXISTING USE**  
 UNDEVELOPED

**PROPOSED USE**  
 SINGLE-FAMILY RESIDENTIAL

**EXISTING ZONING**  
 R-1

**PROPOSED ZONING**  
 R-1

**SETBACK**  
 FRONT 10 FEET  
 SIDE 5 FEET  
 REAR 10 FEET

**STAIRS**  
 AS SHOWN ON THE PLANS

**DRIVEWAYS**  
 AS SHOWN ON THE PLANS

**WATER PROTECTION**  
 AS SHOWN ON THE PLANS

**SEWER SYSTEM**  
 AS SHOWN ON THE PLANS

**FIRE PROTECTION**  
 AS SHOWN ON THE PLANS

**UTILITIES**  
 AS SHOWN ON THE PLANS

**ADDITIONAL NOTES**  
 SEE PLANS FOR DETAILS

**EXHIBIT - A  
TENTATIVE MAP**

**NOTES**  
 NO WARRANTY IS MADE BY THE ENGINEER AS TO THE ACCURACY OF THE INFORMATION SHOWN ON THIS MAP.

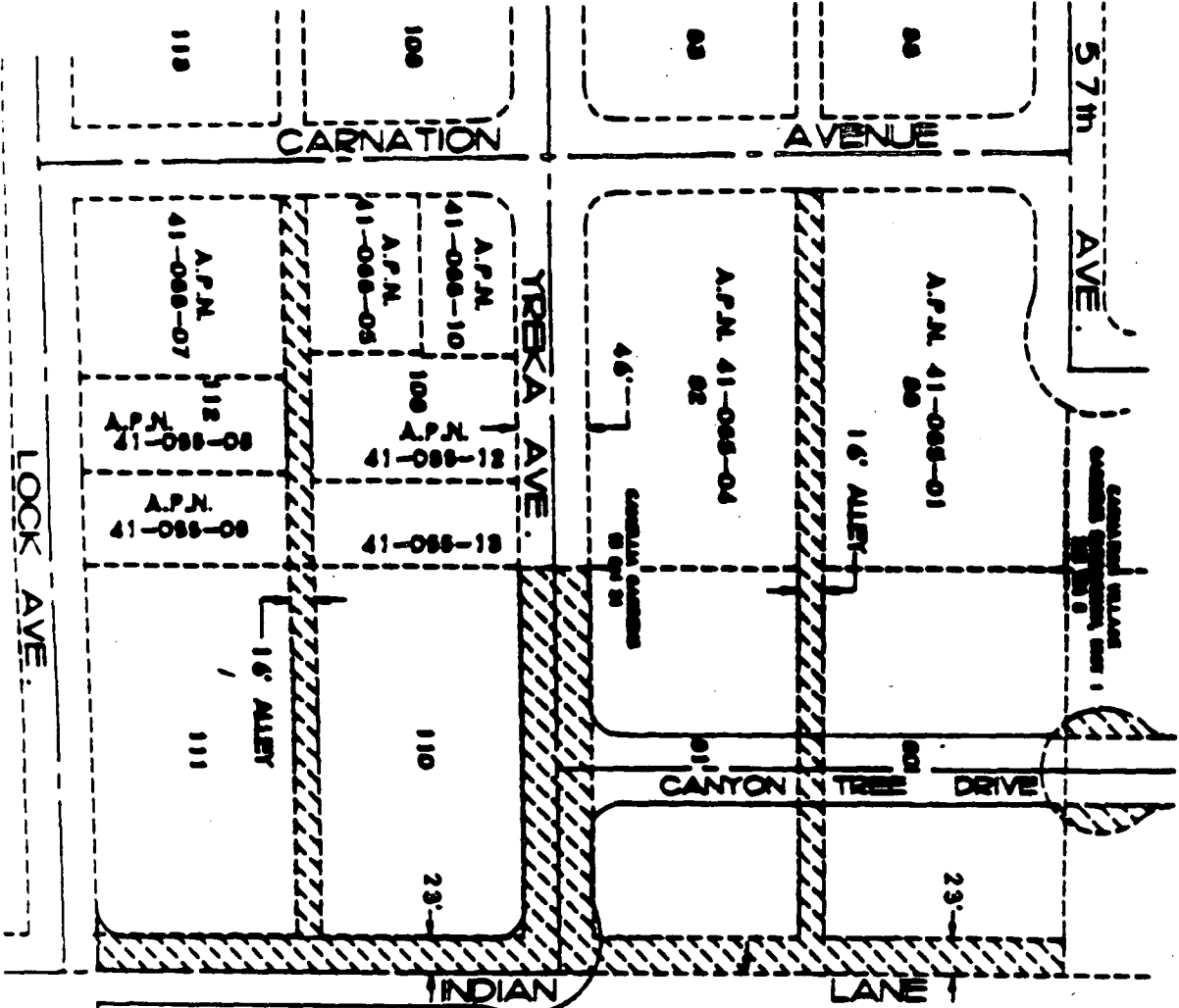
**LEGEND**  
 X = UNDEVELOPED



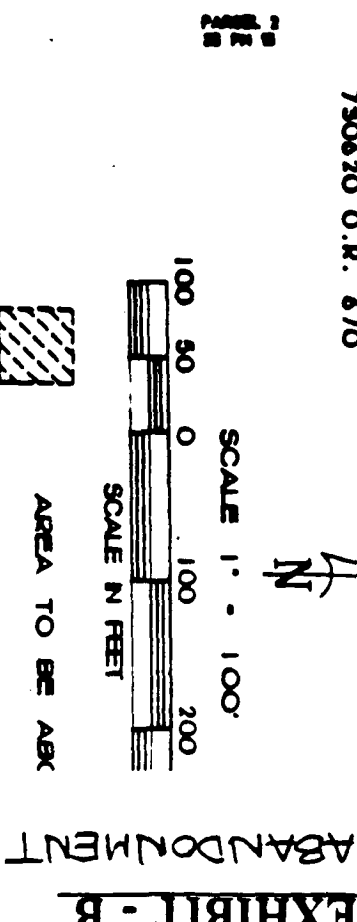
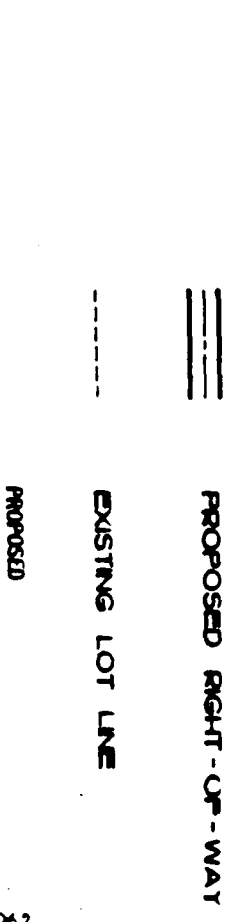
**KB** ENGINEERING  
 SURVEYING  
 PLANNING

**KENT BAKER & ASSOCIATES**  
 1001 CALIFORNIA BLVD  
 SACRAMENTO, CA 95811  
 (916) 987-7171

0220290



CARNATION VILLAGE GARDENS  
UNIT NO. 2



**EXHIBIT B**  
**RIGHT-OF-WAY AND ALLEY ABANDONMENT**  
 LOTS 89, 90, 91, 92, 109, 110, 111 AND 112 OF CAMELLIA ACRES AS FILED IN BK. 15 OF MAPS, MAP NO. 21 CITY OF SACRAMENTO, STATE OF CALIFORNIA  
 KENT BAKER & ASSOC.

**EXHIBIT - B**  
 ABANDONMENT

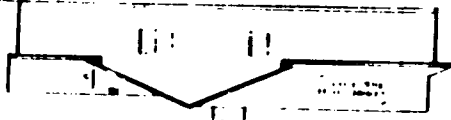
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EXHIBIT - C  
ELEVATIONS

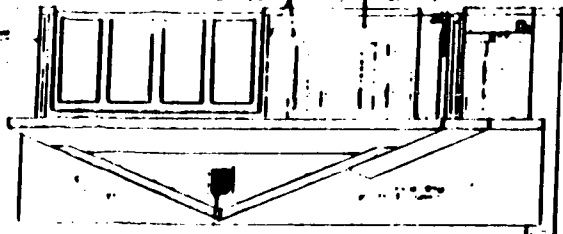
PLAN  
1169



FRONT ELEVATION



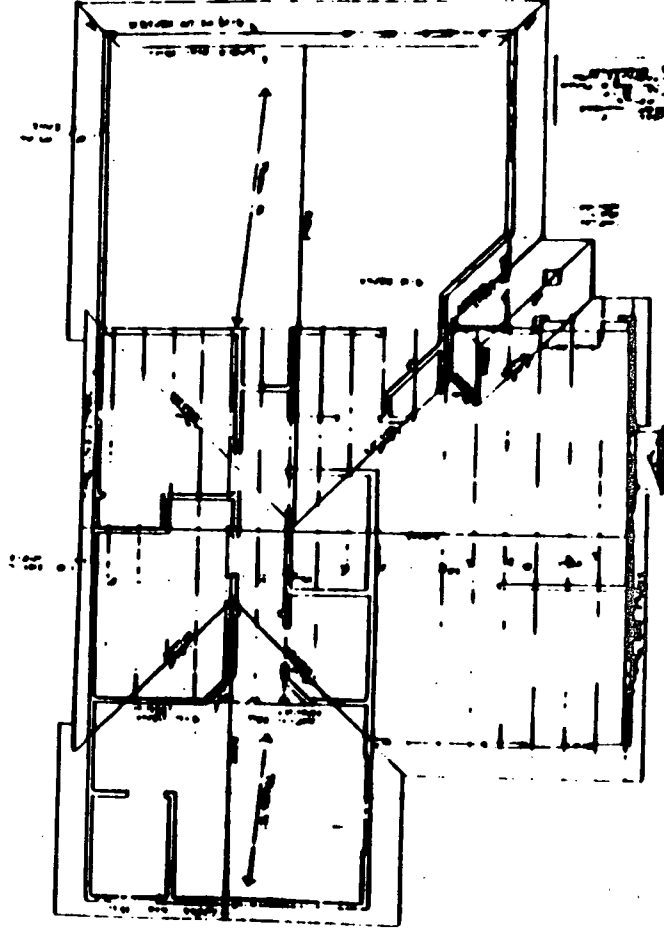
RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



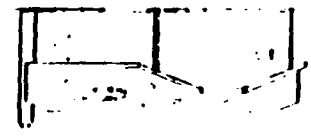
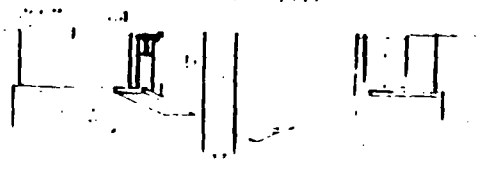
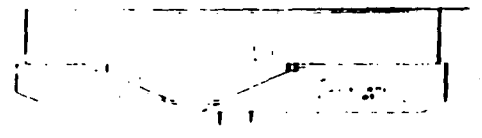
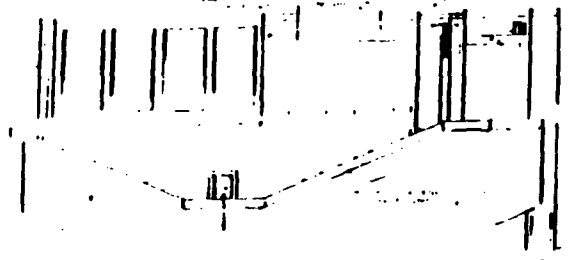
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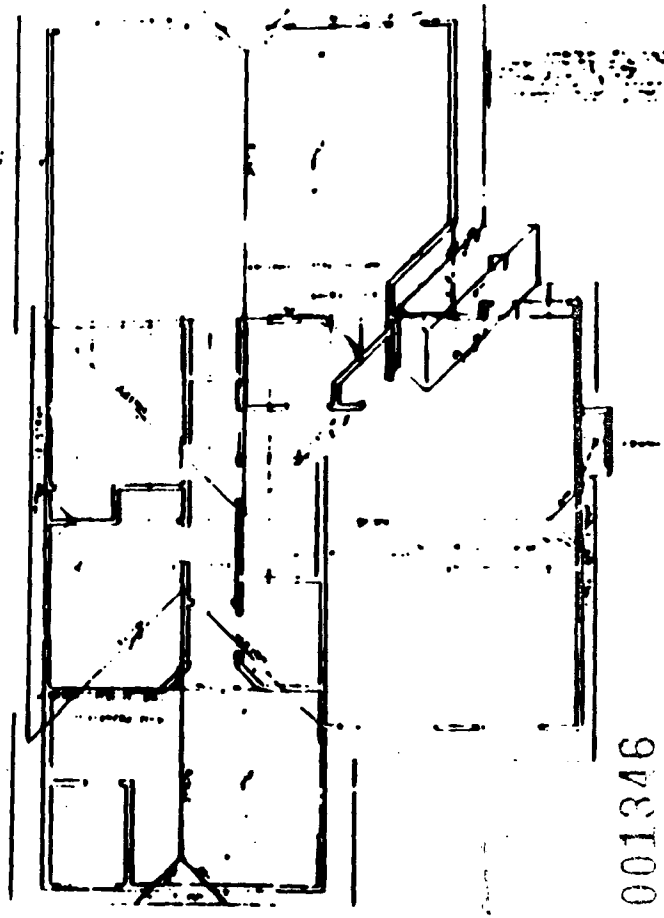
REPRODUCED BY THE CALIFORNIA  
STATE ARCHIVES  
SAN FRANCISCO, CALIFORNIA

# EXHIBIT - D ELEVATIONS

PLAN  
1169



10 11 12 13 14



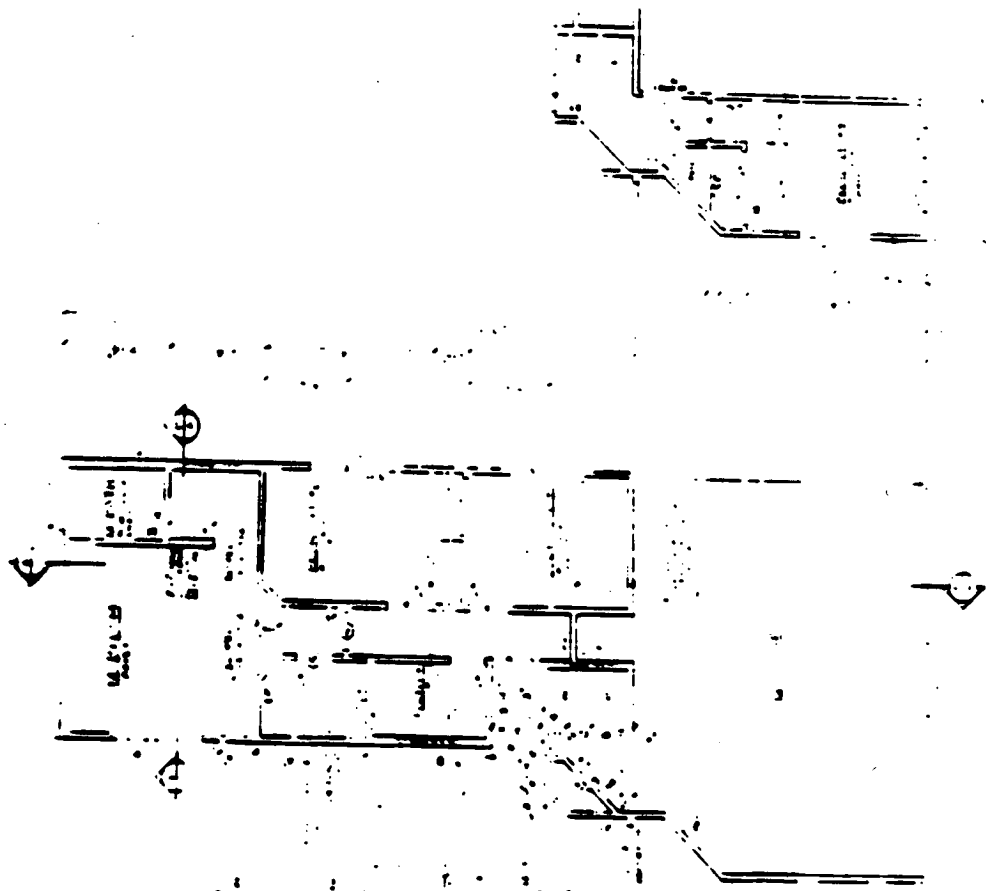
001346

001100

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EXHIBIT - E  
 FLOOR PLANS

PLAN 1  
 1169 Z

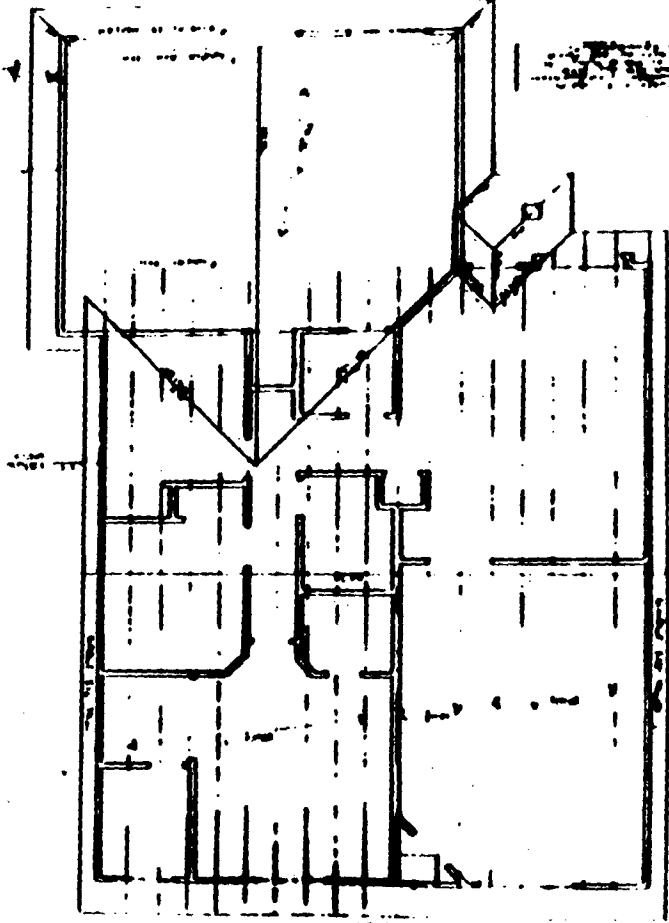
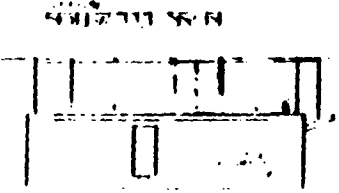
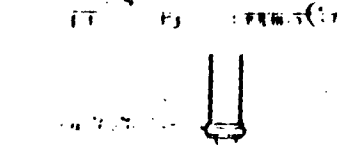
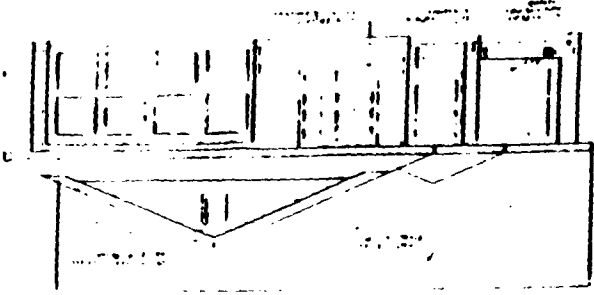
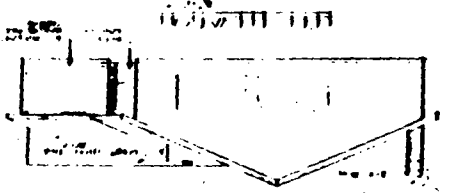
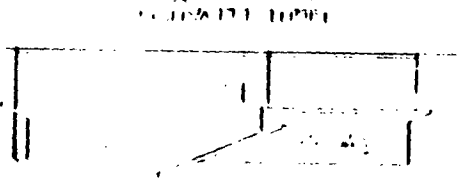


001347

# EXHIBIT - F ELEVATIONS

PLAN  
1378

FIRST CALIFORNIA HOMES  
21 BLUE BAY COURT, SUITE 5  
SAN ANTONIO, CALIFORNIA



001348

001-196

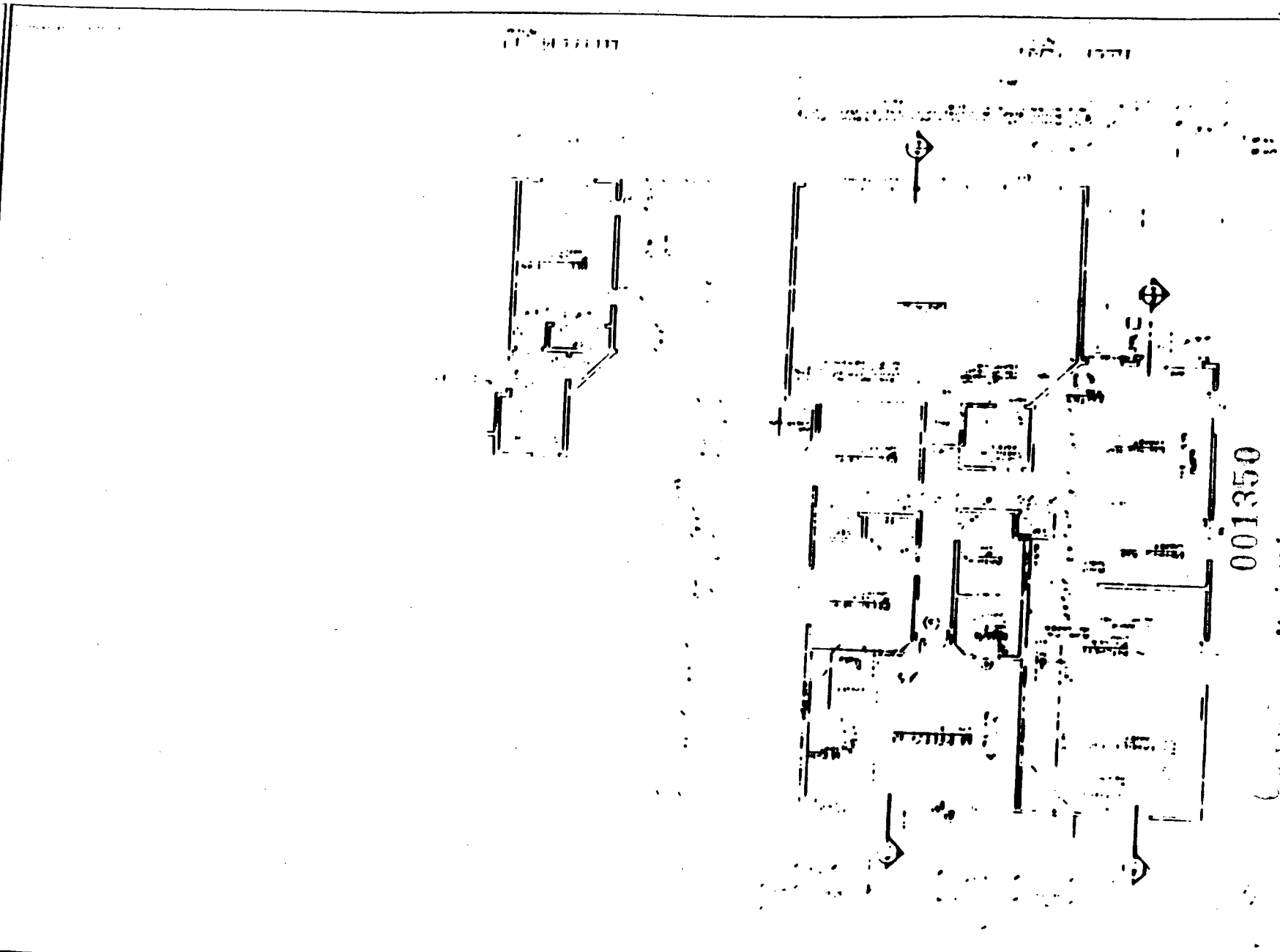
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**EXHIBIT - H**  
**FLOOR PLANS**

FIRST CALIFORNIA HOMES  
2145 5TH ST. SUITE 5  
CANTON, CALIFORNIA

PLAN 2  
1378 Z



001350

001 128

001351

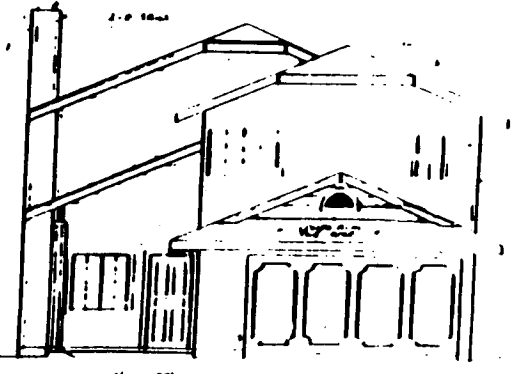
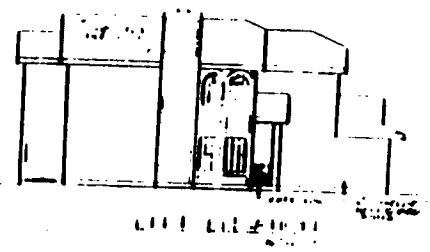
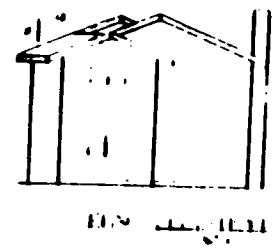
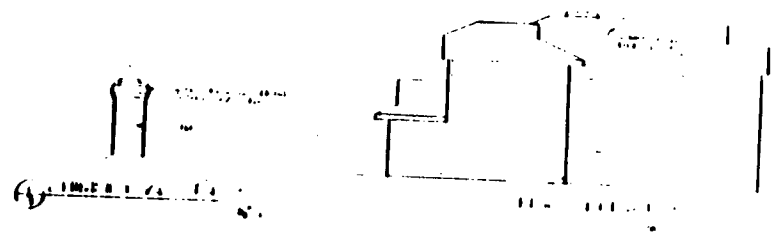
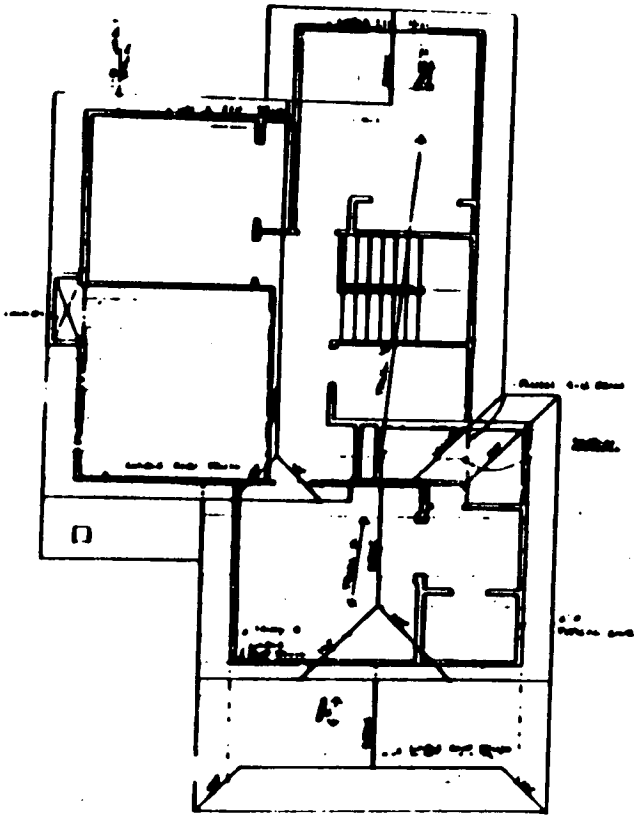
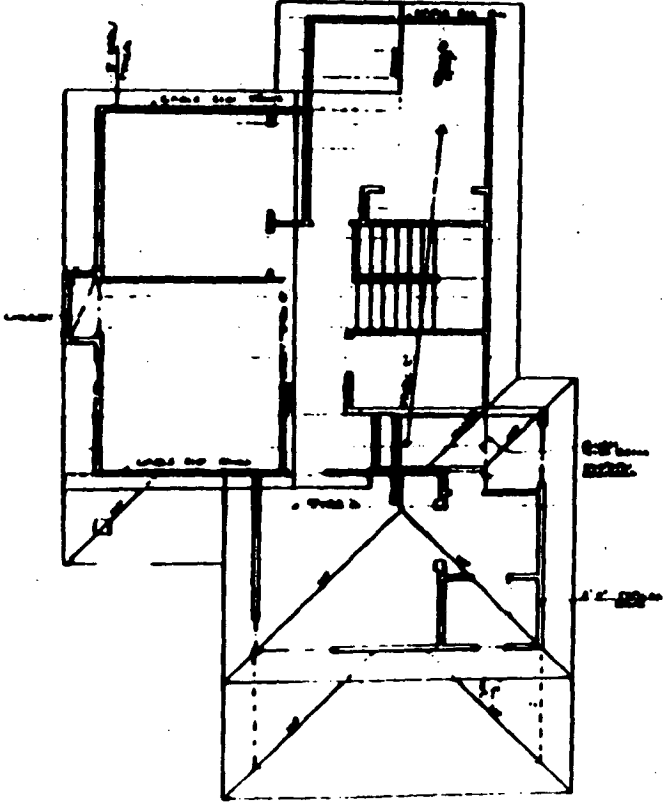


EXHIBIT - I  
 ELEVATIONS  
 PLAN 3  
 1422 2  
 2341  
 1935

FIRST CALIFORNIA HOMES  
 2 BLUE SKY COURT, SUITE 1  
 MONTEVILLO, CALIFORNIA

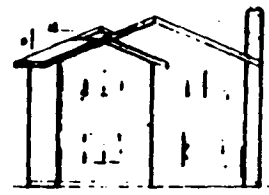
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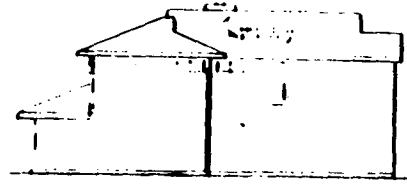


FLOOR PLAN

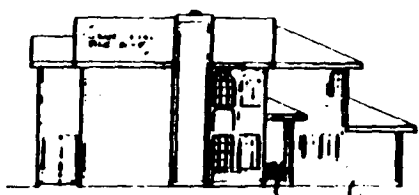
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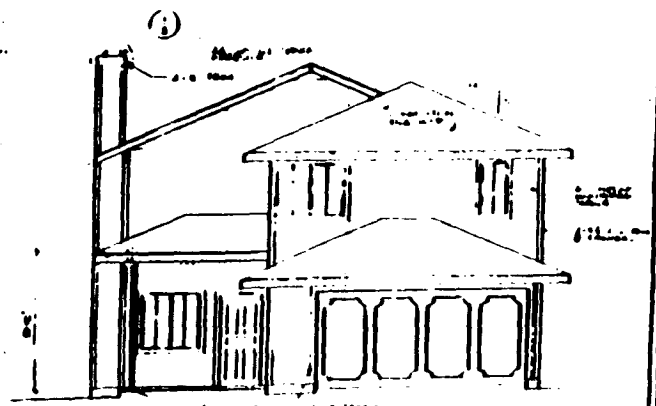
REAR ELEVATION



RIGHT ELEVATION



FRONT ELEVATION



LEFT ELEVATION

FIRST CALIFORNIA HOUSES  
 PLAN 3  
 1422

**ELEVATIONS**

ELEVATION B  
 FLOOR PLAN  
 PLAN 3  
 1422

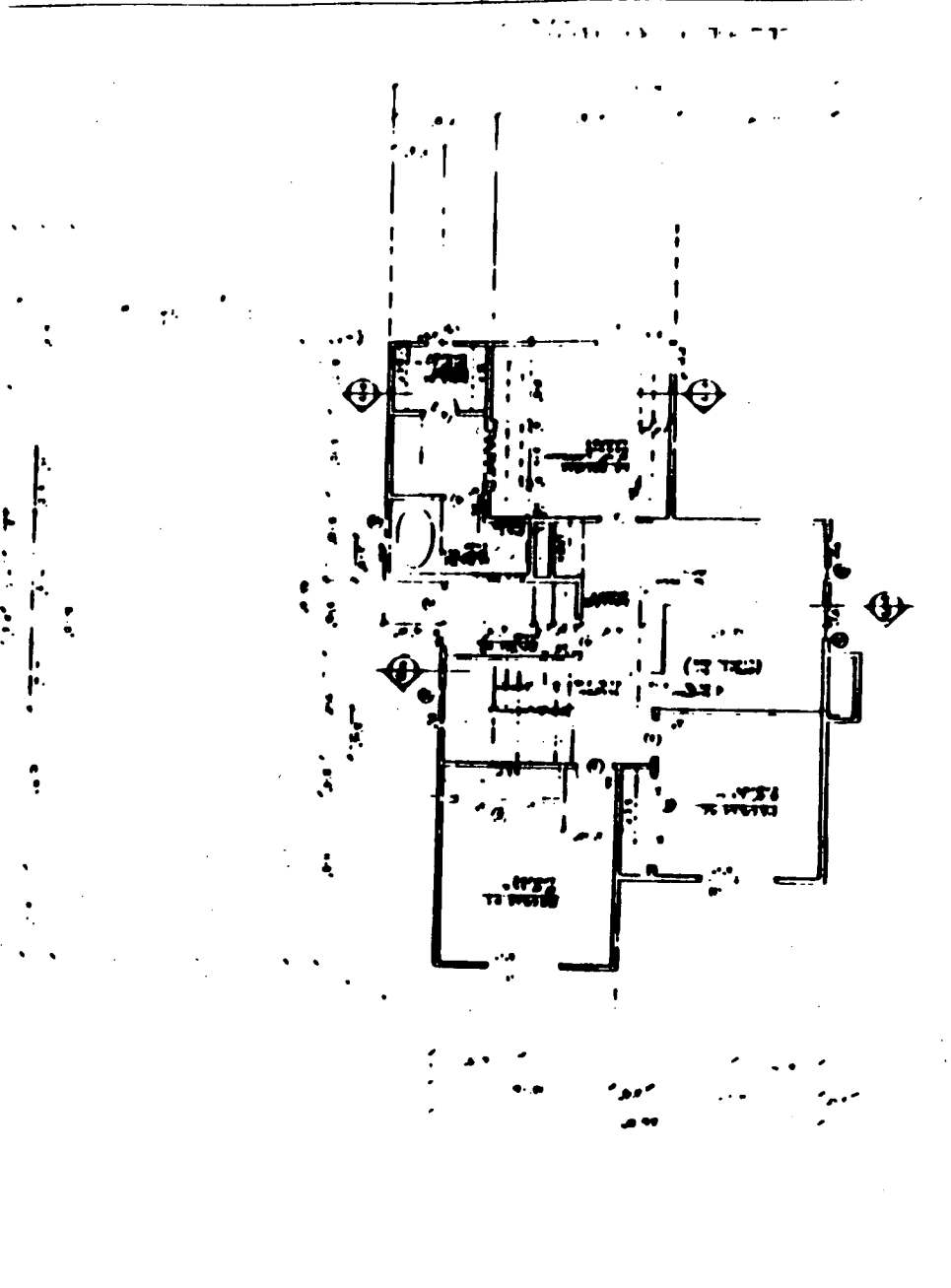
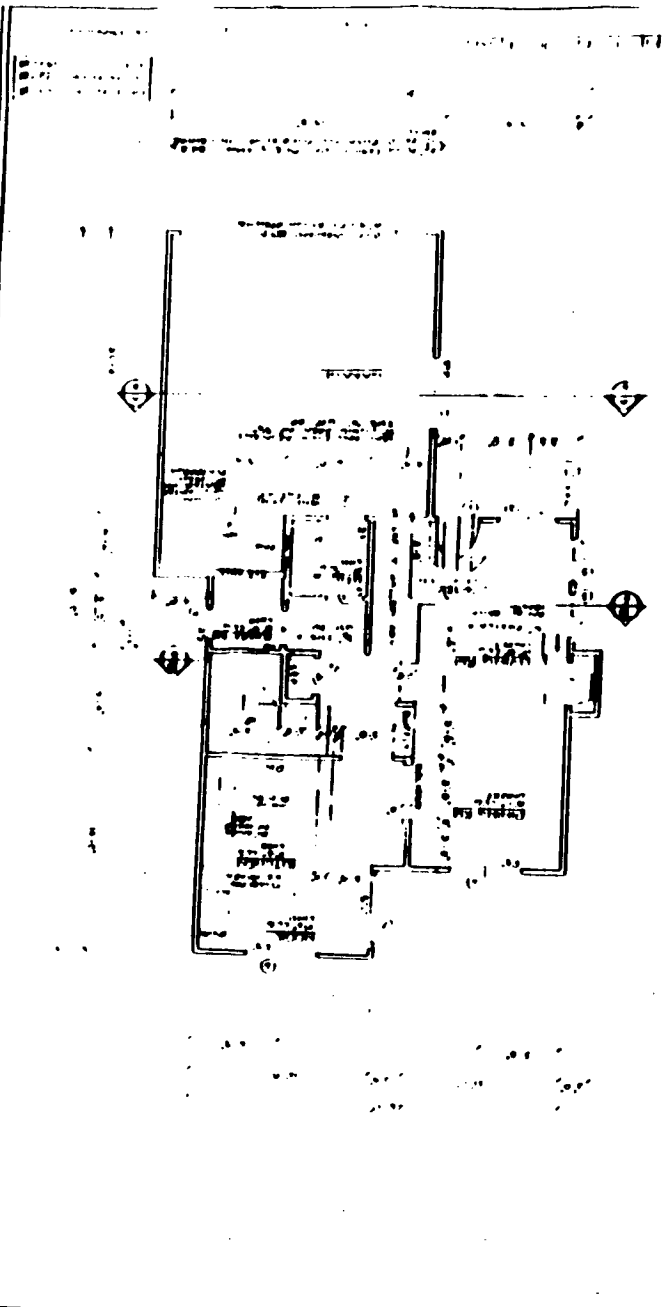
**EXHIBIT - J**

**EXHIBIT - K**  
**FLOOR PLANS**

PROPERTY OF  
SCHOOL DISTRICT OF  
SCHOOL DISTRICT OF

PLAN 3  
1422

FLOOR PLAN

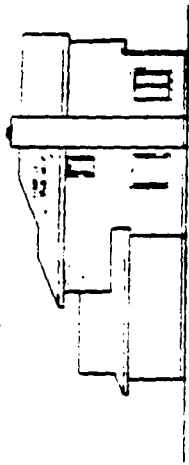


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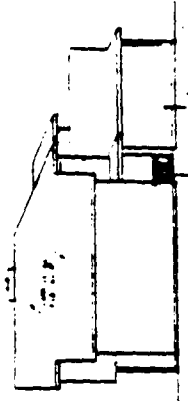
CALIFORNIA HOME  
BUILT BY BUILT SAFE &  
GENERAL CONTRACTORS

# EXHIBIT - L ELEVATIONS

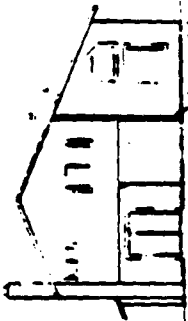
PLAN  
1618



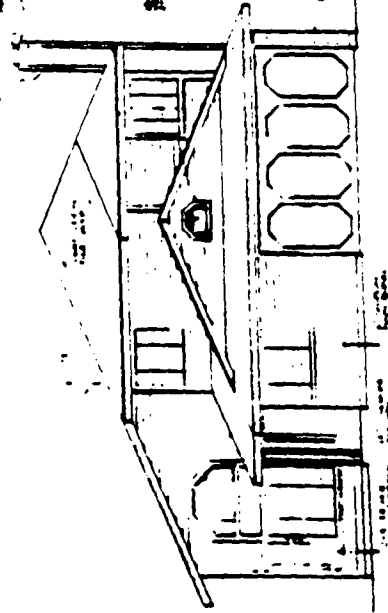
FRONT ELEVATION



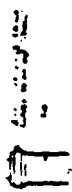
SIDE ELEVATION



REAR ELEVATION

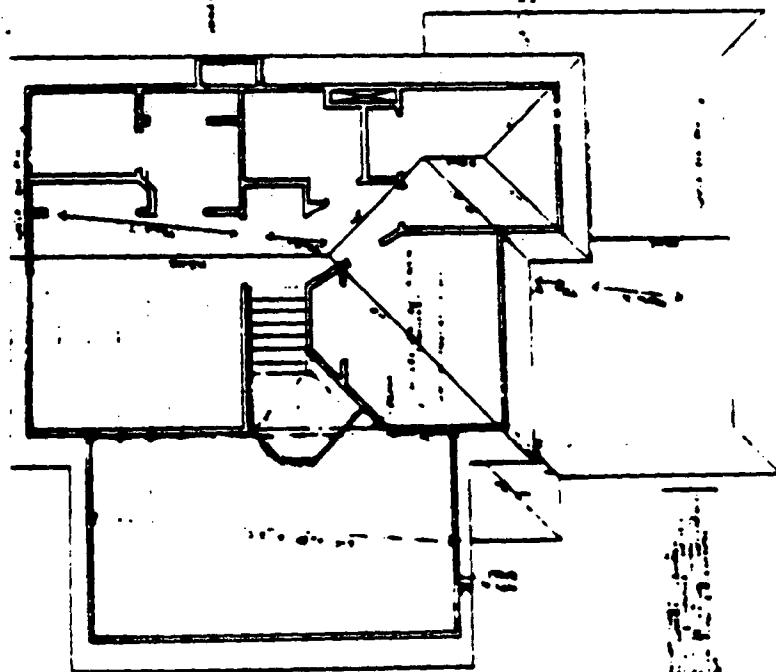


FRONT ELEVATION



DOOR AND WINDOW

SCALE: 1/4" = 1'-0"  
DATE: 12/12/91  
BY: [Signature]



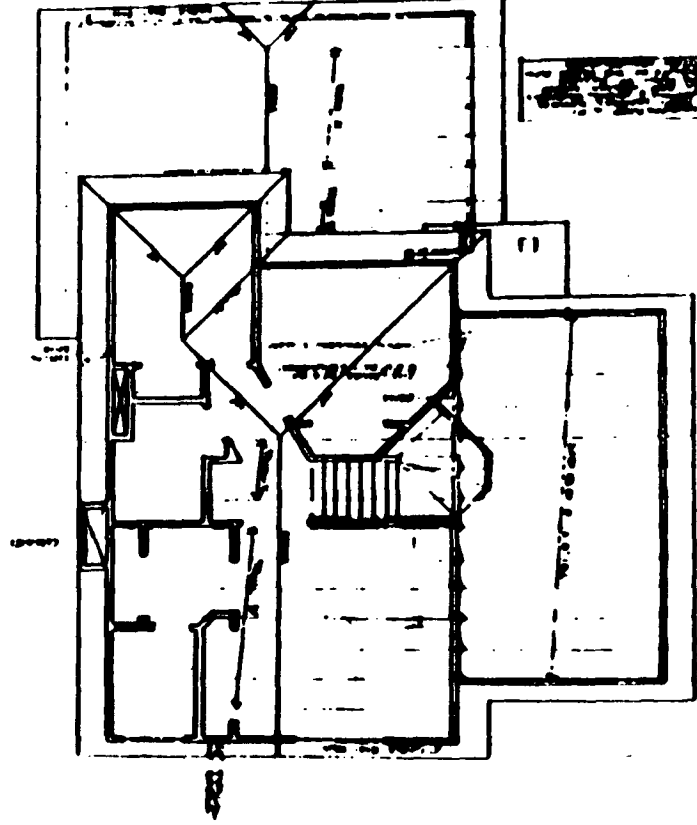
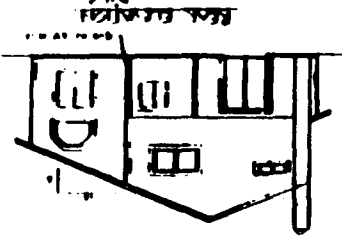
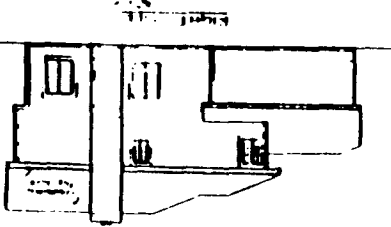
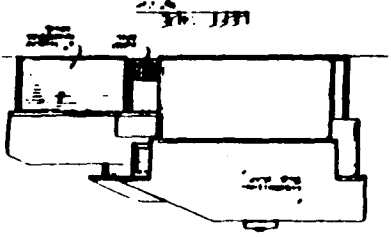
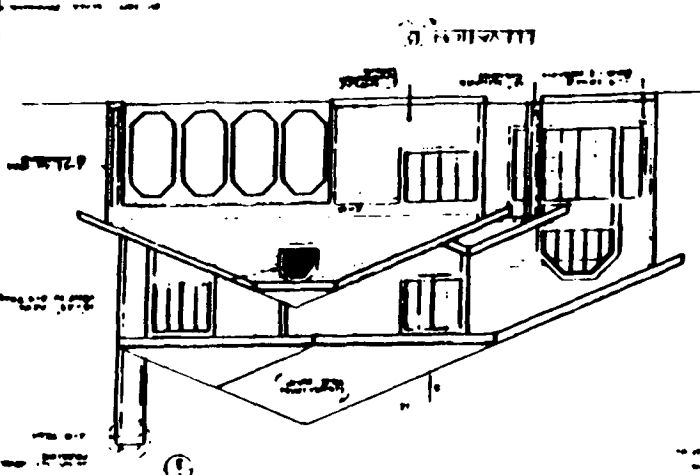
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P91-198

December 12, 1991

Mem #14

**EXHIBIT - M**  
**ARCHITECTURAL ELEVATIONS**



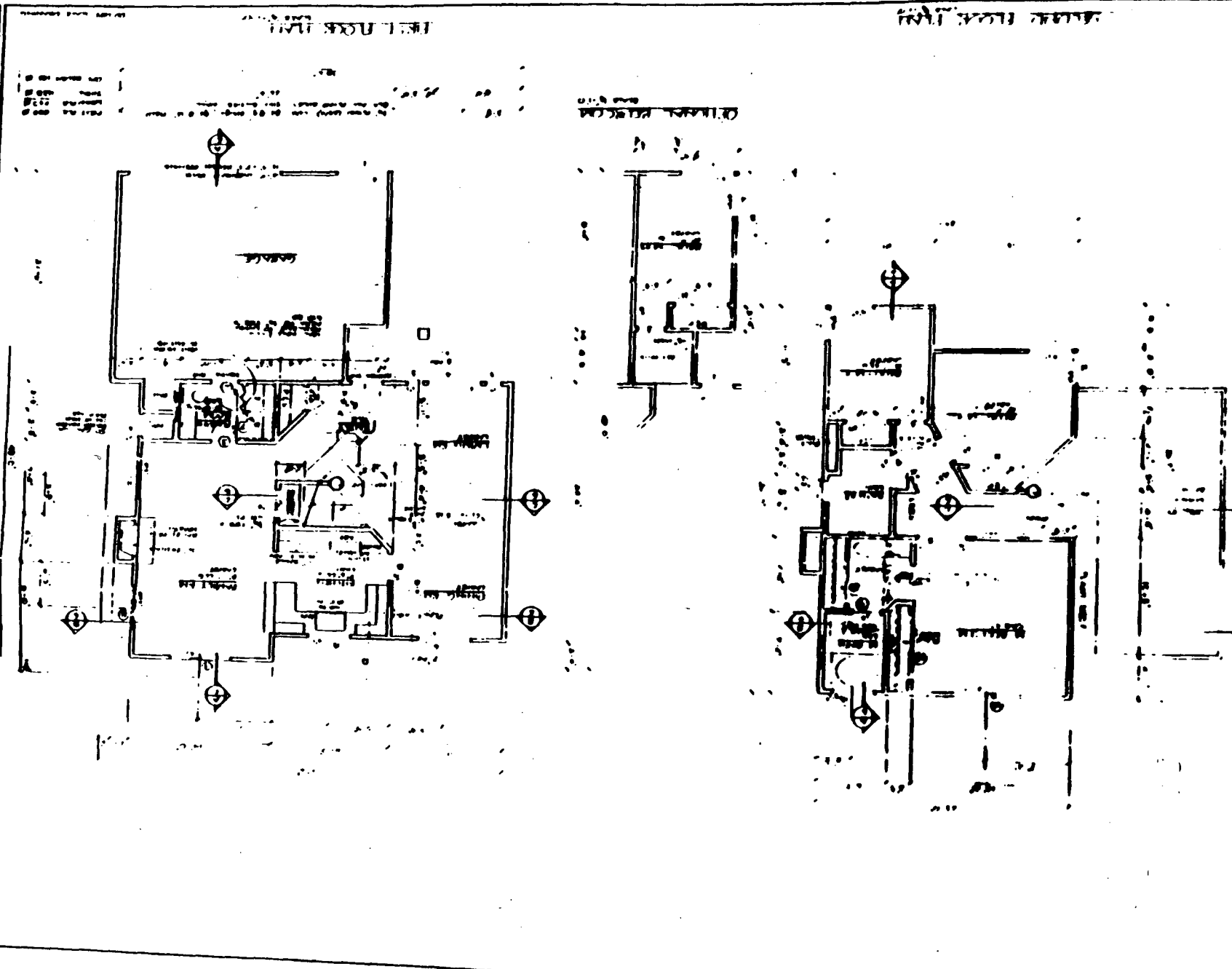
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1991-1998

December 12, 1991

Item # 14

**EXHIBIT - N**  
**FLOOR PLANS**



001356

P91-198

December 12 1991

Item # 14

**EXHIBIT - O**

Recording  
Not  
Required

-  
-  
-  
-  
-

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**MITIGATION MONITORING PLAN**

**FOR**

**CARNATION VILLAGE GARDENS #2 / P91-198**

*Initial Study*

**Prepared By:**

**City of Sacramento Environmental Services Division  
September 16, 1991**

**Adopted By:**

**City of Sacramento City Council**

**Date:** \_\_\_\_\_

\_\_\_\_\_  
**MAYOR**

\_\_\_\_\_  
**City Clerk**

001357

# CITY OF SACRAMENTO

## MITIGATION MONITORING PLAN

This Mitigation Monitoring Plan has been required and prepared by the Department of Planning and Development, Environmental Services Division, 1231 I Street, Suite 301, Sacramento, CA 95814, (916)449-2037, pursuant to California Environmental Quality Act Guidelines Section 21081.

### SECTION 1: PROJECT IDENTIFICATION

Project Name / File Number: Carnation Village Gardens #2 P91-198  
Applicant - Name: Kent Baker & Associates ATTN: Kent Baker  
Address: 7932 Sunset Avenue STE B  
Fair Oaks, CA 95628

Project Location / Legal Description of Property (if recorded):

All that real property situate in the County of Sacramento, being a portion of Section 31, T. 8 N., R. 5 E., M.D.M., more particularly described as follows:  
Lots 90, 91, 110, and 111 of the plat of Camellia Acres as shown on that map recorded Book 15 of maps, at page 21.

### SECTION 2: GENERAL INFORMATION

The project as approved includes mitigation measures placed on Plant/Animal Life, and Noise. The intent of the Plan is to prescribe and enforce a means for properly and successfully implementing the mitigation measures as identified within the Negative Declaration for this project. Unless otherwise noted, the cost of implementing the mitigation measures as prescribed by this Plan shall be funded by the applicant identified above.

The applicant is requesting a Tentative Map to subdivide 4.96± vacant acres into 29 parcels for Single Family development in the proposed Single Family Alternative (R-1A) zone; a Rezone of 4.96± vacant acres from the Standard Single Family (R-1) zone to the Single Family Alternative (R-1A) zone; and a Special Permit to develop 29 single Family residences containing 1,169 sq. ft., 1,378 sq. ft., 1,422 sq. ft., and 1,618 sq. ft. on 4.96± gross vacant acres in the proposed Single Family Alternative (R-1A) zone.

### SECTION 3: PLAN CONTENTS

#### A: Tree Preservation Plan (see Attachment C)

- A) The 5" multi-trunked citrus tree on lot #8 may be removed at the discretion of the applicant/developer.
- B) Save or transplant to another location on the site all oak trees located on lot #7.

**CARNATION VILLAGE GARDENS #2  
(P91-198)**

- C) Save or replace the 8" maple tree located on lot #7. If replaced, the developer shall provide two replacement trees, 15-gallon minimum size, of a species selected from the Tree Planting List (see Attachment D). If another species is selected, this selection shall be subject to the approval of the City Arborist.**
- D) Save or transplant on site the 7" oak tree located on lot #8.**
- E) Save or replace the 20" almond tree located on lot #8. If replaced, the developer shall provide one replacement tree, 24-inch box tree minimum size, of a species selected from the Tree Planting List (see Attachment D). If another species is selected, this selection shall be subject to the approval of the City Arborist.**
- F) Save the 17" oak tree located at the southeastern corner of lot #10.**
- G) Save or replace the 21" walnut tree located on the lot line between lots #10 and #11. If replaced, the developer shall provide one replacement tree, 24-inch box tree minimum size, of a species selected from the Tree Planting List (see Attachment D). If another species is selected, this selection shall be subject to the approval of the City Arborist.**
- H) Save or replace the 4" Silver Maple tree located on lot #18. If replaced, the developer shall provide two replacement trees, 15-gallon minimum size, of a species selected from the Tree Planting List (see Attachment D). If another species is selected, this selection shall be subject to the approval of the City Arborist.**
- I) Prior to any grading or construction, place a 6-foot chain link construction barrier around the dripline of all trees to be saved. No parking of vehicles or storage of materials, trenching, or grade changes shall occur within this area. The trees to be saved and the protection methods noted above shall be identified on all grading and building site plans for the project.**
- J) Trees to be transplanted shall be transplanted on site and shall be shown on the improvement plans for the subdivision. These trees shall be transplanted during the months of November through February. The existing and new locations of each tree to be transplanted shall be shown on the subdivision improvement plans for the proposed project.**

**ENTITY RESPONSIBLE FOR ENSURING COMPLIANCE**

**Department of Planning and Development, City of Sacramento  
Department of Public Works, City of Sacramento  
Department of Parks, City of Sacramento**

### **MONITORING PROGRAM**

Prior to the issuance of a Notice to Proceed or any Building Permit, the Department of Public Works and the Building Division shall require that all site plans incorporate all tree protection measures as specified by this mitigation measure. If the protective barrier is penetrated or removed as a result of construction activities, the Department of Public Works or the Building Division shall require a letter from a certified arborist (selected from a list on file at the Environmental Services Division) stating whether the trees were damaged as a result of construction activities and what further mitigation is required.

Should the trees be damaged by construction activity, the Department of Public Works or the Building Division shall require that additional mitigation measures, recommended by the arborist, be implemented subject to approval by the Environmental Services Division and the City Arborist, prior to issuance of a Notice of Completion, any Certificate of Occupancy, or any Final Building Permit.

### **B: Noise Barrier**

#### **I.**

- A)** A minimum 6 foot high (relative to pad elevation) barrier shall be provided along the east property line of lots 1-6. The barrier shall be designed so as to be the same height as the wall on the lot just north of lot 1 (lot 18 of Carnation Gardens Village - P39-101). The wall shall also be designed and constructed so as to maintain the sound resisting properties between the wall for this project and the wall to the north.
- A minimum 6 foot high (relative to pad grade) sound barrier shall also be constructed parallel to Indian Lane on lots 11 and 14. This wall shall be constructed from the front of the residence to the rear lot line. The wall shall be placed a minimum of 5 feet from the right-of-way line of Indian Lane and shall meet all other applicable setback requirements. The wall shall also meet visibility requirements to the satisfaction of the department of public works.
- B)** Barrier materials must be airtight and massive, with no significant gaps in construction. Suitable materials for barriers include masonry block, precast concrete panels and 1-1/2" wood with caulked overlapping joints. Other architectural materials may be suitable, if reviewed by a qualified acoustical consultant.
- C)** Plans for the wall shall be included in the subdivision improvement plans and the wall shall be constructed with standard subdivision improvements. This provision shall be a condition of the tentative map.

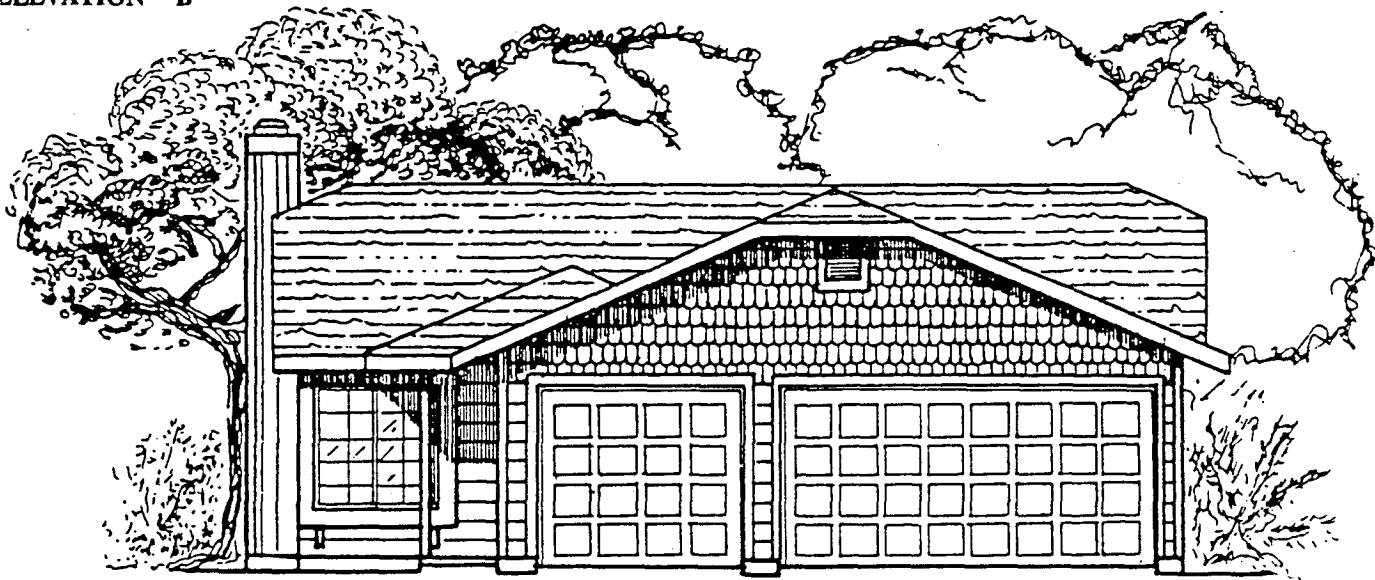
# FIRST CALIFORNIA H O M E S

PLAN 1

ELEVATION "A"



ELEVATION "B"



001361

NOTE: These elevations are not exact replicas of the finished product. They are Artist's Conceptions only.

# FIRST CALIFORNIA

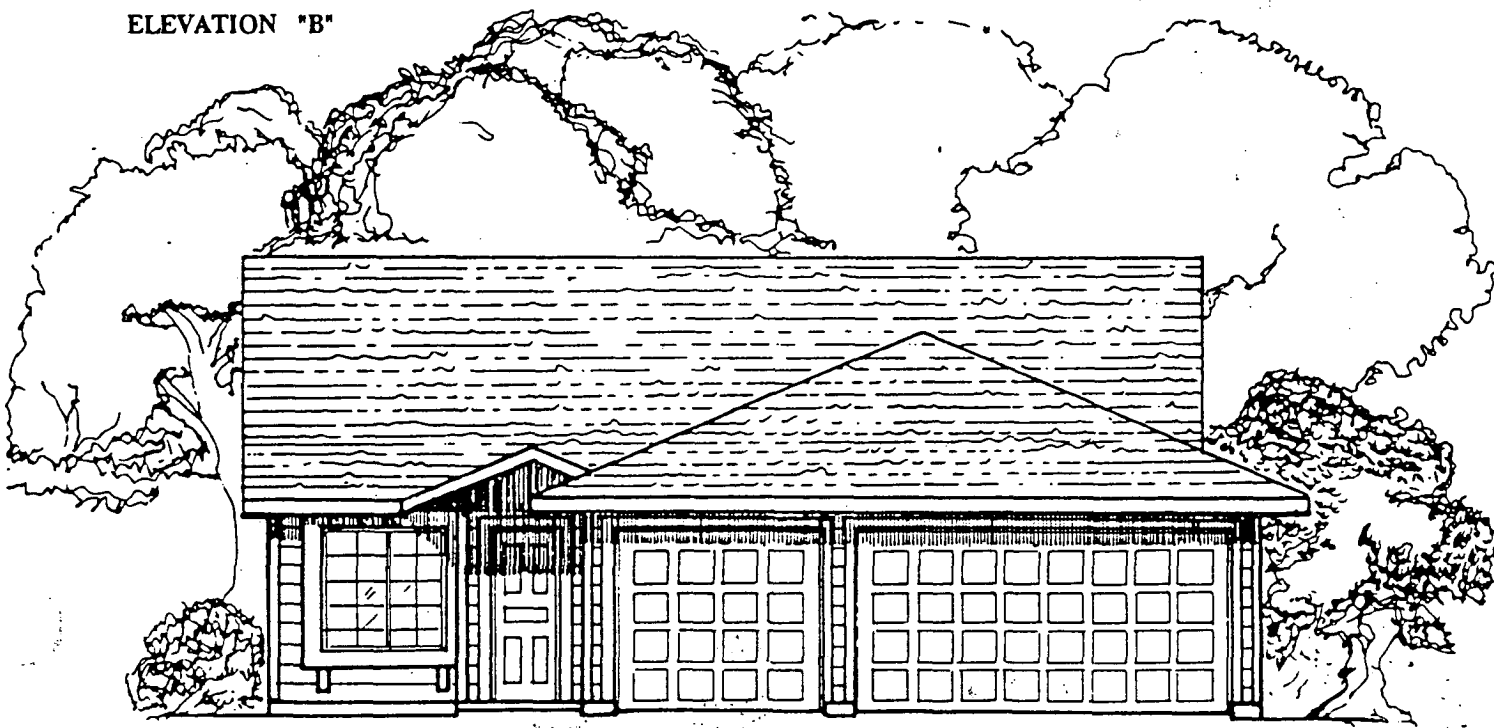
H O M E S

PLAN 2



ELEVATION "A"

ELEVATION "B"



001363

NOTE: These elevations are not exact replicas of the finished product. They are Artist's Conceptions only.

# FIRST CALIFORNIA

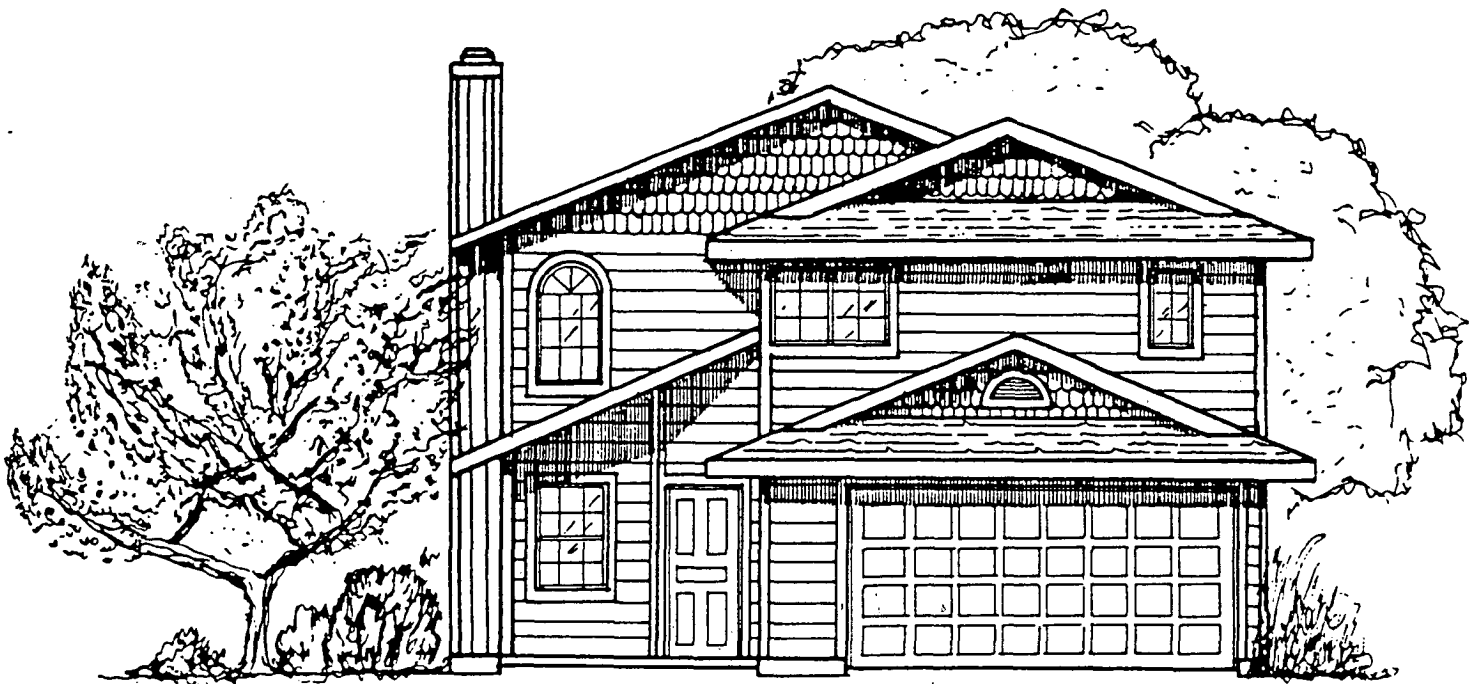
H O M E S

PLAN 3



ELEVATION "A"

ELEVATION "B"



001365

NOTE: These elevations are not exact replicas of the finished product. They are Artist's Conceptions only.

# FIRST CALIFORNIA

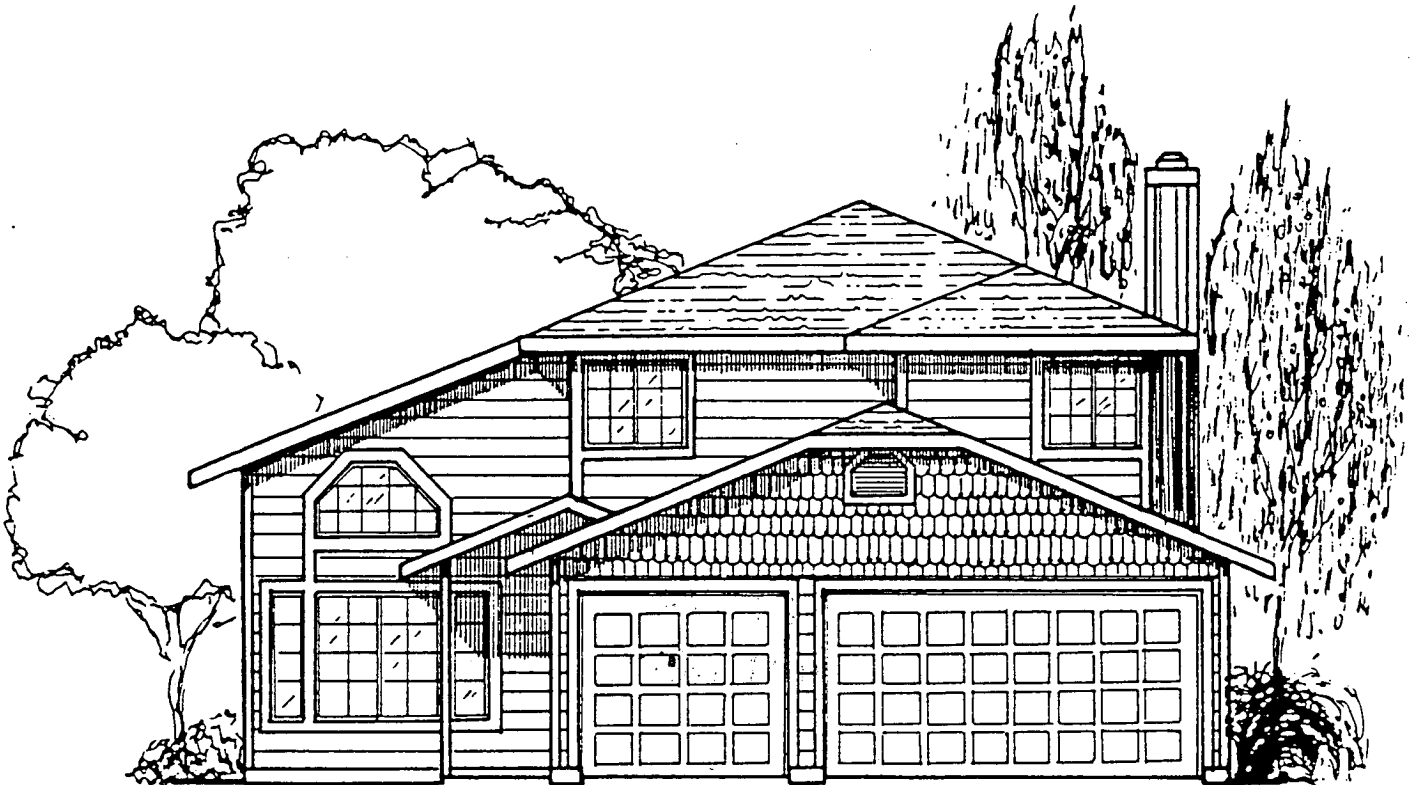
H O M E S

PLAN 4

ELEVATION 'A'



ELEVATION 'B'



NOTE: These elevations are not exact replicas of the finished product. They are Artist's Conceptions only.

001367