28

DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 200
SACRAMENTO, CA
95814-2998

BUILDING INSPECTIONS
916-449-5716

PLANNING
916-449-5604

APPROVED
BY THE CITY COUNCIL

MAY 30 1989

OFFICE OF THE
CITY CLERK

May 23, 1989

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: 1. Environmental Determination

2. Tentative Map (P89-093)

LOCATION: West Side of Franklin Boulevard, South of Valley Hi Drive and North of Union House Creek

SUMMARY

The application is for a Tentative Map to subdivide a 16.1 acre site into 81 single family lots. The Planning Commission and staff recommend the City Council approve the Tentative Map with conditions.

BACKGROUND INFORMATION

The subject site is located in the South Sacramento Community Plan area and is designated for low density residential use. The proposed subdivision is consistent with the Community Plan and R-1 zoning of the site. A brick sound wall will be constructed along Franklin Boulevard similar to the subdivision to the north.

VOTE OF THE PLANNING COMMISSION

On April 27, 1989 the Planning Commission voted six ayes, one absent (two vacant seats) to recommend approval of the Tentative Map.

FINANCIAL DATA

Not applicable.

/

POLICY MATTER

Project consistent with the General Plan and Community Plan policies.

MBE/WBE

Not applicable.

RECOMMENDATION

The Planning Commission and staff recommend the following action by the City Council:

1. Ratify the Negative Declaration;

2. Adopt the attached Resolution which adopts findings and approves the Tentative Map.

Respectfully submitted,

Art Gee for

Michael M. Davis
Director of Planning and Development

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MMD:AG:rt
attachments

May 30, 1989
District No. 7

Contact Person:
Art Gee, Principal Planner
449-5604

P89-093

RESOLUTION No. 89-419

Adopted by The Sacramento City Council on date of

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A TENTATIVE MAP FOR PROPERTY LOCATED AT THE WEST SIDE OF FRANKLIN BOULEVARD, SOUTH OF VALLEY HI DRIVE AND NORTH OF UNION HOUSE CREEK

APPROVED BY THE CITY COUNCIL

MAY 30 1989

OFFICE OF THE CITY CLERK

(P89-093) (APN: 119-070-061)

WHEREAS, the City Council on May 30, 1989, held a public hearing on the request for approval of a tentative map for property located at the above described location;

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 and/or Planning staff 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 balances 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 herein.

2. None of the conditions described in Government Code Section 66474. subsections (a) through (g) inclusive, exist with respect to the proposed subdivision.

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 South Sacramento Community Plan designate the subject site for low density 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 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. The tentative map for the proposed subdivision is hereby approved, subject to the following conditions which must be satisfied prior to 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 (includes Franklin Boulevard frontage);

   b. Prepare a sewer and drainage study for the review and approval of the City Engineer;

   c. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments;

   d. 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 (1.2069 fee acres);

   e. 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;

f. The applicant/developer shall designate and place on the final map those structures and/or lots which will meet the required 80 percent south orientation (including solar access) to the satisfaction of the Planning Director, or comply with Title 24 requirements of the Uniform Building Code;

g. If unusual amounts of bone, stone, or artifacts are uncovered, work within 50 meters of the area will cease immediately and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant effect before construction resumes. A note shall be placed on the final improvement plans referencing this condition;

h. Meet all County Sanitation District requirements;

i. Submit a soils test prepared by a registered engineer to be used in street design;

j. Dedicate a standard 12.5 foot Public Utility Easement for underground electrical and public utility facilities and appurtenances adjacent to all public ways;

k. Dedicate a 12.5 foot Public Utility Easement for underground and overhead public utility and electrical facilities and appurtenances adjacent to Franklin Boulevard;

l. Construct improvements on Franklin Boulevard as per plans on file with the City Public Works Department;

m. Torrente Way to be dedicated to a 50 foot right-of-way between Franklin Boulevard and Solana Way (Note: Franklin Boulevard will have a center median without a break at Torrente Way);

n. Applicant shall comply with all mitigation measures listed in the Negative Declaration on file at the City Planning Department for P89-093. Items include sound wall and tree preservation program;

o. Right-of-way study required for Franklin Boulevard (120 ft R/W);

p. Applicant shall coordinate Franklin Boulevard improvement with Public Works Department - Engineering Division; Median improvements are currently under design;

q. Annex to Regional Sanitation District and pay necessary fees;

r. Right-of-way study required for Union House Creek. Additional easement dedication may be required to the satisfaction of the Public Works Department Flood Control Division;

s. Place flood hazard warning note on final map. Note will be prepared by Department of Public Works;

t. Notice is given that the property on which construction is authorized by this permit may be subject to flooding. It is the applicant and property owners responsibility to ascertain whether and to what extend such flooding may occur, and to review the applicable base flood elevations for the proposed project which are contained in the effective Flood Insurance Rate Map; the Department of the Sacramento District Corps of Engineers, Sacramento, California, Flood Insurance Study for the Sacramento City and County of California. FBFM and FIRM work map, dated January, 1989; and all preliminary flood maps available at the City of Sacramento's Planning Department.

The Federal Emergency Management Agency and the U.S. Army Corps of Engineers ("Corps") are studying portions of the City of Sacramento to determine what improvements and measures may be needed in order to deem the areas under study adequately protected from a 100 year flood. Until the needed improvements and measures are in place, the areas under study may be subject to flooding by a 100 year or lesser flood. (A "100 year flood" refers to the area subject to inundation by flooding once during any given 100 year cycle; however, there is a statistical one percent chance that such flooding could occur in any given year.)

The applicant and property owners should check with the local Corps to ascertain the status of its ongoing study and the projected completion date of any flood control project which might affect your proposed development. If the investigation of the nature of the flood hazard indicates that the property is at risk, it is the applicant and property owners responsibility to ensure that all persons holding a record title interest in the property, and all subsequent owners, tenants, occupants and other interested parties, receive notice, as required under applicable law, of the flooding risk to which your property may be subject.

This notice is intended to ensure that those persons choosing to develop property in an area subject to flooding have knowledge and the means of acquiring knowledge of the particular risks involved in such development. This notice shall not create liability on the part of the City of Sacramento, or any of its officers, agents or employees for any damages to persons or property caused by flooding.

MAYOR

ATTEST:

CITY CLERK

P89-093

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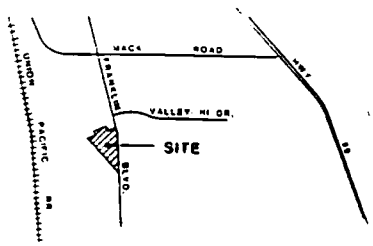
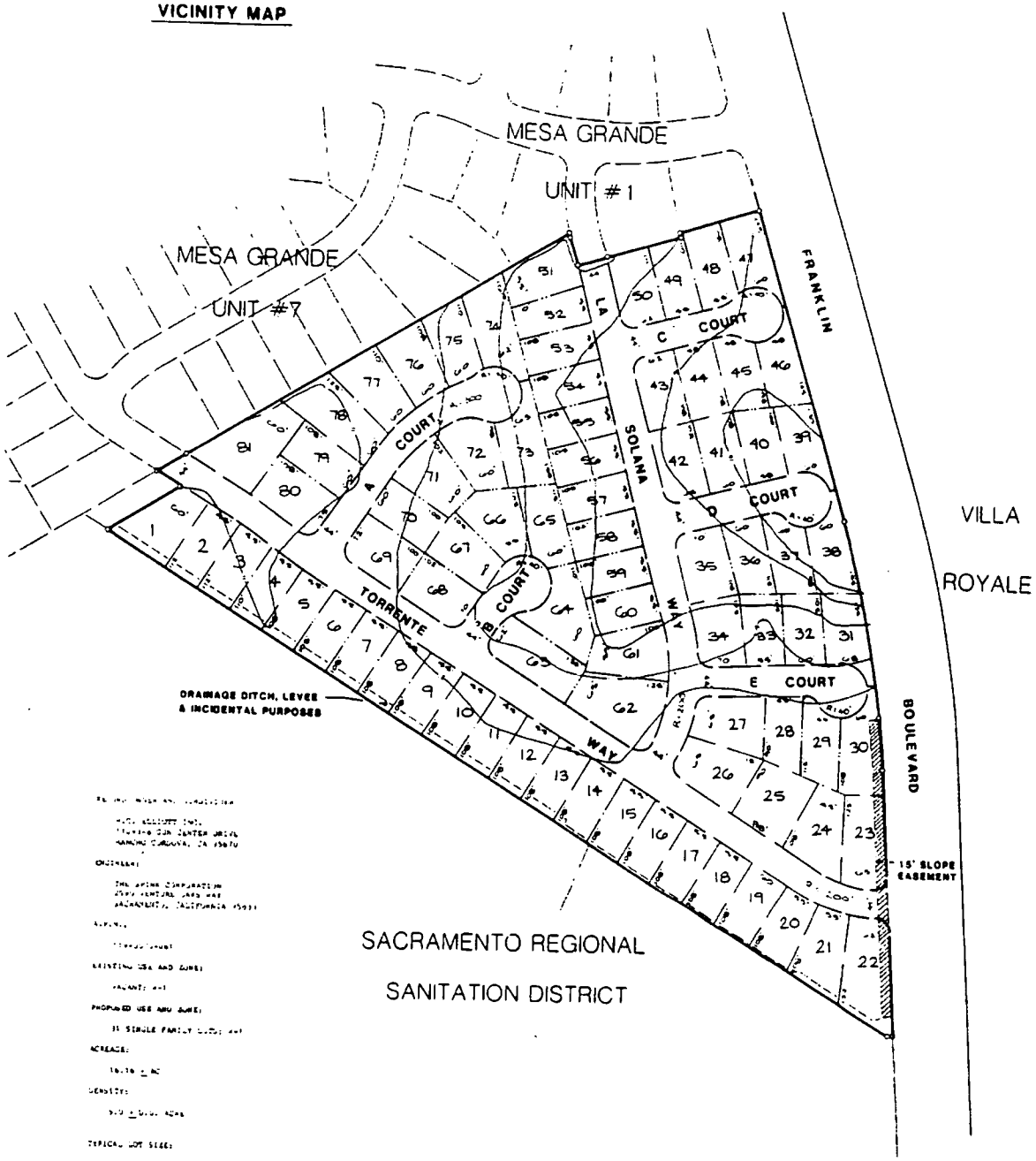
TENTATIVE SUBDIVISION MAP

MESA GRANDE UNIT NO. 8

City of Sacramento, California



VICINITY MAP



FEBRUARY, 1989

Spink

THE SPINK CORPORATION

0 50 100 200 300

8

P-89-093

4-27-89

item 19

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Sacramento City Planning Commission
VOTING RECORD

MEETING DATE: April 27, 1989

ITEM NUMBER: 19A + 19B

PERMIT NUMBER: P 89-093

ENTITLEMENTS

- [ ] GENERAL PLAN AMENDMENT
- [ ] COMMUNITY PLAN AMENDMENT
- [ ] REZONING
- [ ] SPECIAL PERMIT
- [ ] VARIANCE
- [x] TENTATIVE MAP
- [ ] SUBDIVISION MODIFICATION
- [ ] LOT LINE ADJUSTMENT
- [x] ENVIRONMENTAL DET.
- [ ] OTHER _____

STAFF RECOMENDATION
- [x] Favorable Rec. Unfavorable
- [ ] Correspondence
- [ ] Petition

LOCATION: W side of Franklin Blvd., S of Valley Hi Dr. + N of Union House Creek

PROPONENTS

NAME	ADDRESS

OPPONENTS

NAME	ADDRESS

MOTION

MOTION #

	Yes	No	Motion	Second
CHINN	✓			
GASTON	✓			
HOLLICK	✓			
HOLLOWAY	absent			
ISHMAEL	✓		✓	
NOTESTINE	✓			✓
OTTO	✓			

- [ ] TO APPROVE
- [ ] TO DENY
- [ ] TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
- [ ] TO APPROVE/DENY BASED ON FINDINGS OF FACT IN STAFF REPORT
- [ ] INTENT TO APPROVE/DENY SUBJECT TO COND. & BASED ON FIND. OF FACT DUE
- [ ] TO RECOMMEND APPROVAL & FORWARD TO CITY COUNCIL
- [x] TO RECOMMEND APPROVAL SUBJECT TO COND. & FORWARD TO CITY COUNCIL
- [x] TO RATIFY NEGATIVE DECLARATION
- [ ] TO CONTINUE TO _____ MEETING
- [ ] OTHER _____

PLANNING AND DEVELOPMENT

CITY PLANNING COMMISSION

1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

28

APPLICANT Spink Corporation, 2590 Venture Oaks Way, Sacramento, CA 95833
OWNER H.C. Elliott, Inc., 11093-B Sun Center Drive, Rancho Cordova, CA 95670
PLANS BY Spink Corporation, 2590 Venture Oaks Way, Sacramento, CA 95833
FILING DATE 2/10/89 ENVIR. DET. Negative Declaration REPORT BY DH:kir
ASSESSOR'S PCL. NO. 119-070-061

APPLICATION: A. Negative Declaration

B. Tentative Map to divide 16.1± acres into 81 standard single family lots to be called Mesa Grande Unit 8 in the Standard Single Family (R-1) zone

LOCATION: West Side Franklin Boulevard, South of Valley Hi Drive and North of Union House Creek

PROPOSAL: The applicant is requesting the necessary entitlements to construct a 81 unit single family subdivision

PROJECT INFORMATION:

1988 General Plan Designation:	Low Density Residential (4-15 du/net acre)
1986 South Sacramento Community Plan Designation:	Residential (4-8 du/net acre)
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Vacant with trees

Surrounding Land Use and Zoning:

North:	Single Family; R-1
South:	Vacant & Union House Creek; A
East:	Single Family; R-1
West:	Single Family; R-1

Property Dimensions:	Irregular Triangle
Property Area:	16.1± acres
Density of Development:	5.0 d.u. per acre
Topography:	Flat
Street Improvements:	To be provided
Utilities:	To be provided

APPLC. NO. P89-093 MEETING DATE April 27, 1989 ITEM NO. 19

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On April 12, 1989, by a vote of 6 ayes, 3 absent, the Subdivision Review Committee voted to recommend approval of the Tentative Map subject to condition which follow.

BACKGROUND INFORMATION: On June 7, 1977, the City Council approved various requests to develop 203± acres into 768 single family residential lots, one 6.6 acre apartment site, a school and a park site to be called Mesa Grande. The 6.6 acre apartment site was subsequently rezoned to R-1 and is a portion of the 16.16± acre parcel of this request (P-7747) (P-7907).

PROJECT EVALUATION: Staff has made the following findings:

A. Land Use and Zoning

The subject site consists of 16.16± vacant acres containing a large number of eucalyptus and other trees. The 1988 General Plan and 1986 South Sacramento Community Plan designated the site for Residential 4 to 15 and 4 to 8 dwelling units per net acre respectively. The site is zoned Standard Single Family (R-1) Zone. Franklin Boulevard is designated a Major Street in the 1986 South Sacramento Community Plan. Walls are not encouraged in the plan. The applicant is required to construct a sound wall as a noise attenuation measure along Franklin Boulevard. Design of the wall will be similar to the brick, 6 feet high undulating wall found along Franklin Boulevard due north of the project site.

Access to the site will be provided via Valley Hi Drive to the north or through one street off Franklin Boulevard (proposed Torrente Way). City Traffic Engineering has expressed concerns over the future median improvements along Franklin Boulevard north of the Union House Creek bridge and Valley Hi Drive and the location of the entrance off Franklin Boulevard.

Lots adjacent to Franklin Boulevard are designed to be side-on lots with cul-de-sacs servicing the lots. Similar lot layout was constructed in Mesa Grande Unit 1 to the north. Side-on lots are preferred over back-on lots on major streets as stated in the 1986 South Sacramento Community Plan.

B. Subdivision Design

The applicant proposes an 81 unit standard single family subdivision in the R-1 Zone. All proposed lots meet the minimum dimensions and lot area requirements in the R-1 Zone. No floor plans or elevations for the dwellings were submitted with the tentative map request. A 15 foot wide slope easement is proposed along lots 22, 23, and 30 for the ramp up to the bridge over Union House Creek. Access to Franklin

Boulevard from Torrente Way may require relocation to the satisfaction of the City Traffic Engineer due to its proximity to Union House Creek or plans for the median along Franklin Boulevard.

Staff and the Subdivision Review Committee have reviewed the proposed design and support the proposed lot layout. The further study of right-of-way for Union House Creek is required by the Public Works Department. The results of the study may require redesign of lots adjacent to Union House Creek.

The site is subject to the payment of parkland dedication fees. Flood hazard warning notes are required to be placed on the map and in the deeds to future lots. The applicant has agreed to all conditions on the tentative map.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator 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 the following mandatory mitigation measures into the project plans to avoid identified effects or to mitigate such effects to a point where clearly no significant effects would occur:

1. All habitable structures shall be constructed such that the floor area is a minimum of one foot above the 100-year flood elevation of the FEMA Designated Flood Plain. Should the lots be raised above the Special Flood Hazard level and certified by FEMA, standard foundations will be permitted.

2. Only those trees identified as "to be removed," as shown on Attachment B, may be removed. All other trees shall be retained and protected from damage during the construction of the subdivision. The developer agrees to retain those trees identified on Attachment B "to be retained." However, in the event that certain other trees need to be removed in order to comply with other required mitigation measures or conditions of the tentative map, the developer reserves the right to remove those trees.

3. Construct a six (6) foot high undulating brick masonry sound wall along the entire perimeter of the project adjacent to Franklin Boulevard, except for street openings. Street tree boxes shall be constructed within the sidewalk on the street side of the wall. The developer shall install trees and an irrigation system within these boxes. The wall and landscaping shall be compatible with the design for the wall and landscaping for Mesa Grande Unit 1.

   Non-compliance with, or deletion of, any of the above mitigation measures by any party will require the project to be reprocessed for additional environmental review.

If this review determines that there is the possibility for significant adverse environmental impact due to the development of the project, additional mitigation measures may be required, or the applicant may be requested to prepare an Environmental Impact Report if identified impacts cannot be reduced to less than a significant level through mitigation.

RECOMMENDATION: Staff recommends the Commission take the following actions:

A. Ratify the Negative Declaration

B. Recommend approval of the Tentative Map subject to conditions which follows:

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 (includes Franklin Boulevard frontage);

2. Prepare a sewer and drainage study for the review and approval of the City Engineer;

3. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments;

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 (1.2069 fee acres);

5. 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;

6. The applicant/developer shall designate and place on the final map those structures and/or lots which will meet the required 80 percent south orientation (including solar access) to the satisfaction of the Planning Director, or comply with Title 24 requirements of the Uniform Building Code;

7. If unusual amounts of bone, stone, or artifacts are uncovered, work within 50 meters of the area will cease immediately and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant effect before construction resumes. A note shall be placed on the final improvement plans referencing this condition;

8. Meet all County Sanitation District requirements;

9. Submit a soils test prepared by a registered engineer to be used in street design;

10. Dedicate a standard 12.5-foot Public Utility Easement for underground electrical and public utility facilities and appurtenances adjacent to all public ways;

11. Dedicate a 12.5-foot Public Utility Easement for underground and overhead public utility and electrical facilities and appurtenances adjacent to Franklin Boulevard;

12. Construct improvements on Franklin Boulevard as per plans on file with the City Public Works Department;

13. Torrente Way to be dedicated to a 50 foot right-of-way between Franklin Boulevard and Solana Way. (Note: Franklin Boulevard will have a center median without a break at Torrente Way.);

14. Applicant shall comply with all mitigation measures listed in the Negative Declaration on file at the City Planning Department for P89-093. Items include sound wall and tree preservation program;

15. Right-of-Way Study required for Franklin Boulevard (120 ft R/W);

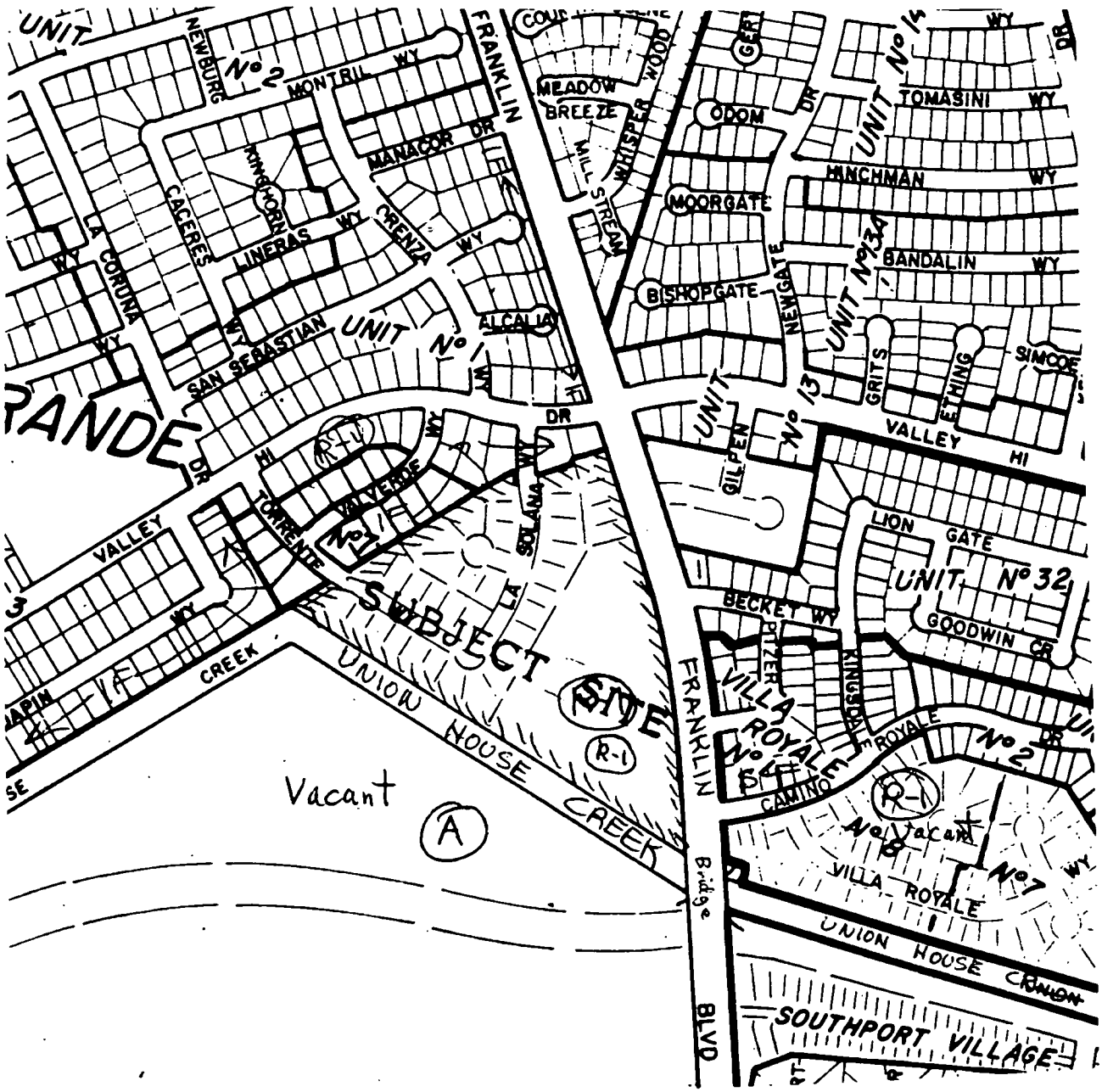
16. Applicant shall coordinate Franklin Boulevard improvement with Public Works Department - Engineering Division; Median improvements are currently under design;

17. Annex to Regional Sanitation District and pay necessary fees;

18. Right-of-Way study required for Union House Creek. Additional easement dedication may be required to the satisfaction of the Public Works Department Flood Control Division;

19. Place flood hazard warning note on final map. Note will be prepared by Department of Public Works;

20. Approval subject to the following notice: The property on which construction is authorized by this permit may be subject to flooding. It is the applicant's and property owner's responsibility to ascertain whether and to what extent such flooding may occur, and to review the applicable base flood elevations for the proposed project which are contained in the effective Flood Insurance Rate Map; the Department of the Sacramento District Corps of Engineers, Sacramento, California, Flood Insurance Study for the Sacramento City and County of California, FBFM and FIRM work map, dated January 1989; and, all preliminary flood maps available at the City of Sacramento's Planning Division. The Federal Emergency Management Agency and the U.S. Army Corps of Engineers ("Corps") are studying portions of the City of Sacramento to determine what improvements and measures may be needed in order to deem the areas under study adequately protected from a 100 year flood. Until the needed improvements and measures are in place, the areas under study may be subject to flooding by a 100 year or lesser flood. (A "100 year flood" refers to the area subject to inundation by flooding once during any given 100 year cycle; however, such flooding could occur in any given year.) The applicant and property owners should check with the local Corps to ascertain the status of its ongoing study and the projected completion date of any flood control project which might affect the proposed development. Flood insurance may be mandatory in all areas not protected from a 100 year flood, and the City of Sacramento recommends obtaining such insurance whether it is mandated or not. If the investigation of the nature of the flood hazard indicates that the property is at risk, it is the applicant and property owner's responsibility to ensure that all persons holding a record title interest in the property, and all subsequent owners, tenants, occupants, and other interested parties receive notice, as required under applicable law, of the flooding risk to which the property may be subject. This notice is intended to ensure that those persons choosing to develop property in an area subject to flooding have knowledge and the means of acquiring knowledge of the particular risks involved in such development. This notice shall not create liability on the part of the City of Sacramento, or any of its officers, agents, or employees for any damages to persons or property caused by flooding.



Land Use: Standard Single Family unless otherwise Noted

N

Scale: 1" = 500'

VICINITY - LAND USE - ZONING

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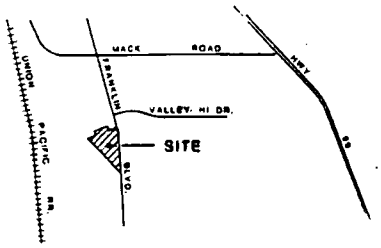
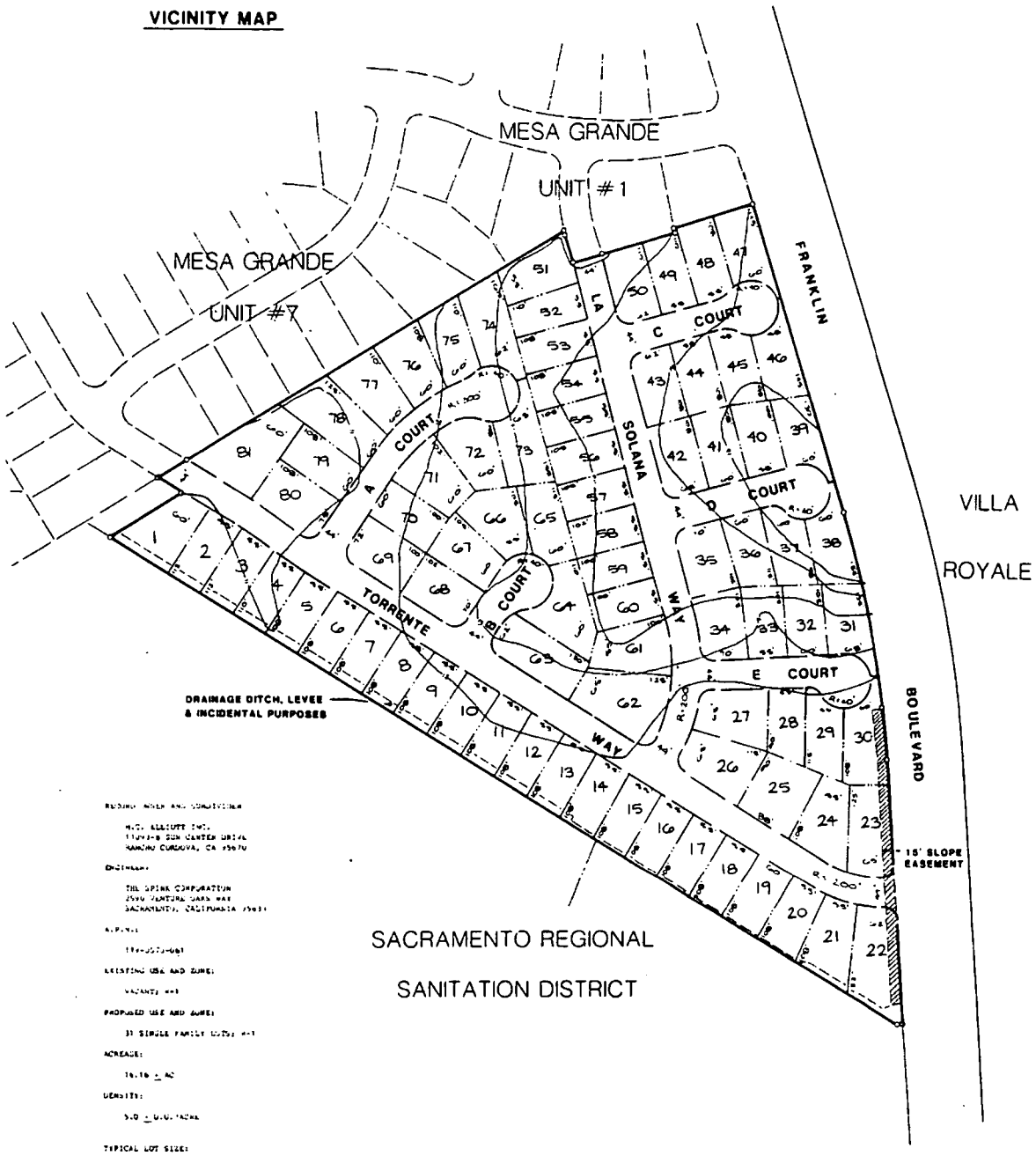
TENTATIVE SUBDIVISION MAP

MESA GRANDE UNIT NO. 8

City of Sacramento, California



VICINITY MAP



OWNER:

THE SPINK CORPORATION
2590 VENTURA OAKS WAY
SACRAMENTO, CALIFORNIA 95821

A.P.N.:

[illegible]

EXISTING USE AND ZONE:

VACANT; [illegible]

PROPOSED USE AND ZONE:

31 SINGLE FAMILY LOTS; [illegible]

ACREAGE:

16.16 ± AC

DENSITY:

5.0 ± D.U./ACRE

TYPICAL LOT SIZE:

55' x 100' (interior)
62.5' x 100' (corner)

PROPOSED IMPROVEMENTS: CITY OF SACRAMENTO STANDARDS
SEWER: CITY OF SACRAMENTO
WATER: CITY OF SACRAMENTO
DRAINAGE: CITY OF SACRAMENTO
FIRE: CITY OF SACRAMENTO
GAS: PG&E
ELECTRICITY: SMUD
SCHOOL: ELK GROVE UNIFIED SCHOOL DISTRICT
PARK: CITY OF SACRAMENTO

FEBRUARY, 1989

0 50 100 200 300

Spink
THE SPINK CORPORATION

P-89-093 4-27-89 17 item 19

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LEGAL DESCRIPTION P89 093

LOT A AS SAID LOT AS SHOWN ON THE OFFICIAL PLAT OF MESA GRANDE UNIT 7, RECORDED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY IN BOOK 173 OF MAPS, MAP NO. 13.

P-89-093 18 4-27-89 item 19

ATTACHMENT A
Discussion of Initial Study for Mesa Grande Unit No. 8
Tentative Map (P89-093)

Earth (1b)
Development of the subdivision will cause overcovering of the soil to accommodate building pads, driveways, streets and sidewalks. The project site is designated for urban development and was studied for urban development in the 1986-2006 City General Plan EIR. Therefore, this impact is not considered to be significatnt.

Water (3c,i)
The proposed project is identified as being within the 100-year floodplain for Unionhouse Creek as defined on the City adopted Flood Insurance Rate Map, dated February 1988. The base flood elevations have been determined for this area. The following mitigation measure is recommended to give future residents 100-year flood protection from flooding of Unionhouse Creek:

1. All habitable structures shall be constructed such that the floor area is a minimum of one foot above the 100-year flood elevation of the FEMA Designated Flood Plain. Should the lots be raised above the Special Flood Hazard level and certified by FEMA, standard foundations will be permitted.

Plant Life (4)
Numerous mature and immature trees are located on the site including Locust, Eucalyptus, Juniper, Ash, and Almond. These trees are located on the northeast quadrant of the site. Many of the trees are located along property lines and can easily be retained while still allowing for development of the lots and circulation system. Mature trees provide habitat for many species of wildlife even in an urban setting and they enhance the aesthetic value of the site. The following mitigation measure is recommended to retain as many of the existing trees on site as is possible.

1. Only those trees identified as "to be removed", as shown on Attachment B, may be removed. All other trees shall be retained and protected from damage during the construction of the subdivision. The developer agrees to retain those trees identified on Attachment B "to be retained". However, in the event that certain other trees need to be removed in order to comply with other required mitigation measures or conditions of the tentative map, the developer reserves the right to remove those trees.

Noise (6b)
The portion of Franklin Boulevard from the City limits north to Mack Road is proposed to be widened to a four lane collector street and is projected to carry approximately 20,000 vehicles per day by the year 2016. Although this segment of Franklin is expected to operate at an acceptable level of service, noise levels from the volume of traffic will be quite high. The City-wide noise study conducted for the General Plan EIR has indicated that Franklin Boulevard presently experiences noise levels of 65 dB Ldn at 75 foot from the centerline. Noise levels are expectecd to increase by 3 to 4 dB at full buildout of the area. The noise element of the General Plan has

identified the maximum exterior community noise exposure level for residential yard areas as 60 dB. In order to reduce the exterior noise volume to an acceptable level for those residences adjacent to Franklin boulevard, a noise barrier wall is recommended. An undulating brick masonry wall has been constructed adjacent to Franklin boulevard on the more northerly phases of this subdivision and adjacent subdivisions. Street tree boxes are located in the wider portion of the sidewalk undulations which softens the visual effect of the wall. The following mitigation measure is recommended to mitigate noise impacts to future residents of the subdivision:

1. Construct a six (6) foot high undulating brick masonry sound wall along the entire perimeter of the project adjacent to Franklin Boulevard, except for street openings. Street tree boxes shall be constructed within the sidewalk on the street side of the wall. The developer shall install trees and an irrigation system within these boxes. The wall and landscaping shall be compatible with the design for the wall and landscaping for Mesa Grande Unit 1.

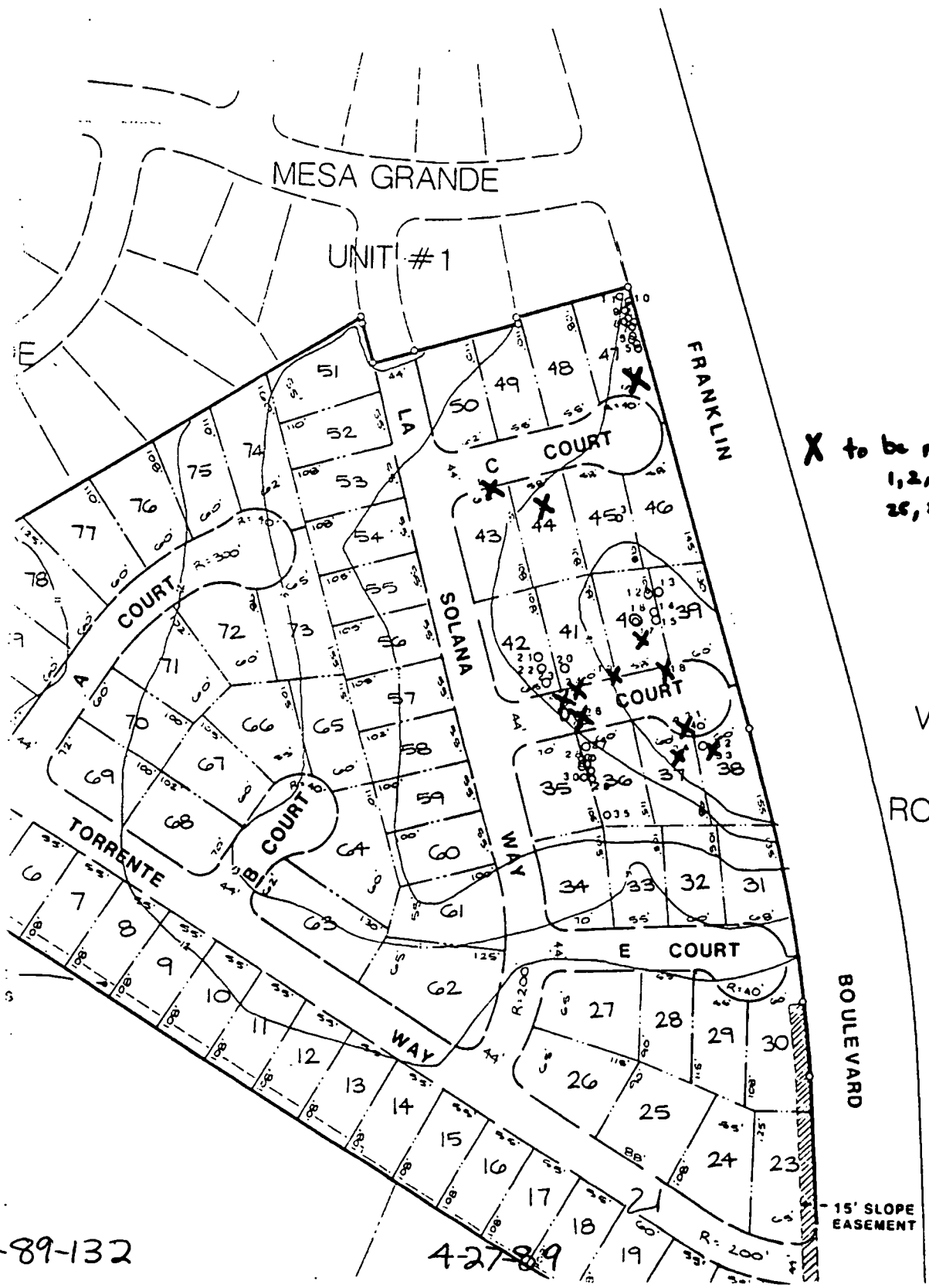
TENTATIVE SUBDIVISION MAP

MESA GRANDE UNIT NO. 8

28

City of Sacramento, California

Attachment B



X to be reserved
1, 2, 4, 17, 18, 19, 24, 25, 26, 31, 33, 34

P-89-132

4-27-89

item 19

TREE LEGEND

	TYPE	SIZE	SPREAD
1.	LOCUST	6"	10'
2.	EUCALYPTUS	70"	58'
3.	EUCALYPTUS	60"	48'
4.	JUNIPER	14"	10'
5.	ASH	4", 8", 6", 10"	10'
6.	ASH	4", 6"	10'
7.	ASH	4", 16"	10'
8.	ASH	4", 6", 8"	15'
9.	ASH	4", 6"	10'
10.	ASH	4" CLUSTER	10'
11.	ASH	5", 10"	30'
12.	LOCUST	10"	30'
13.	LOCUST	30"	26'
14.	LOCUST	8"	16'
15.	LOCUST	10", 14"	15'
16.	LOCUST	20"	28'
17.	LOCUST	12"	22'
18.	LOCUST	24"	32'
19.	EUCALYPTUS	50"	48'
20.	LOCUST	24"	32'
21.	LOCUST	6", 8"	18'
22.	LOCUST	3"	10'
23.	LOCUST	4", 8"	10'
24.	LOCUST	16"	20'
25.	LOCUST	10", 12"	20'

TREE LEGEND - CONTINUED

	TYPE		
26.	LOCUST	2-4", 6"	15'
27.	LOCUST	18"	34'
28.	LOCUST	3-3", 2-6", 10"	15'
29.	LOCUST	6", 10", 2-12", 16"	30'
30.	LOCUST	4-2"	10'
31.	JUNIPER	18"	DEAD
32.	LOCUST	10"	14'
33.	LOCUST	6", 14"	40'
34.	ALMOND	18"	30'
35.	LOCUST	24"	40'

OFFICE OF THE
CITY CLERK

OPERATION SERVICES

CITY OF SACRAMENTO
CALIFORNIA

CITY HALL
ROOM 304
915 I STREET
SACRAMENTO, CA
95814-2671

916-449-5426

H. C. Elliott Inc.
11093-B Sun Center Dr
Rancho Cordova CA 95670

May 15, 1989

On May 9, 1989, the following matter was filed with my office to set a hearing date before the City Council:

> Tentative Map to divide 16.1± acres into 81 single family lots in the R-1 zone to be called Mesa Grande Unit 8 for property located at the west side of Franklin Boulevard, south of Valley Hi Drive and north of Union House Creek. (D7) (P-89093) (APN: 119-0070-061)

This hearing has been set for May 30, 1989, 7:30 p.m., Council Chamber, Second Floor, City Hall, 915 "I" Street, Sacramento, California. Interested parties are invited to appear and speak at the hearing.

If you challenge the nature of the proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the City Clerk at or prior to the public hearing.

Pursuant to Council Rules of Procedure 4.5, continuance of the above matter may be obtained only by the property owner of the above property, applicant, or appellant, or their designee, by submitting a written request delivered to this office no later than 12:00 Noon the day prior to the scheduled hearing date. If written request is not delivered to this office as specified herein, a continuance may only be obtained by appearing before the City Council at the time of the hearing and submitting a verbal request to the Council.

Any questions regarding this hearing should be directed to the **City Planning Department, 1231 I Street, Sacramento, California, phone 449-5604.**

Sincerely,

Janice Beaman
Acting Assistant City Clerk

cc: Spink Corporation, 2590 Venture Oaks Way, Sac 95833
P-89093 Mailing List (59)

June 5, 1989

H.C. Elliott, Inc.
11093-B Sun Center Drive
Rancho Cordova Ca 95670

On May 30, 1989, the City Council took the following action(s) for property located at the west side of Franklin Boulevard, south of Valley Hi Drive and north of Union House Creek: (P-89093)

> Adopted Resolution No. 89-419 adopting Findings of Fact and approving a Tentative Map to divide 16.1± acres into 81 single family lots in the R-1 zone to be called Mesa Grande Unit 8; and a report has been requested regarding landscape maintenance for the project to come before Council on 06-13-89.

Enclosed, for your records, is a fully certified copy of the above referenced resolution.

Sincerely,

Anne Mason

Anne Mason
Acting City Clerk

lmh/am/#28

Enclosure

cc: Planning Division
Spink Corporation, 2590 Venture Oaks Way, Sacramento, Ca, 95833