



21

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

May 31, 1988

City Council  
Sacramento, California

Honorable Members in Session:

- SUBJECT: 1. Environmental Determination  
2. Tentative Map (P88-132)

**APPROVED**  
BY THE CITY COUNCIL

JUN - 8 1988

OFFICE OF THE  
CITY CLERK

LOCATION: Northwest Corner of Dry Creek Road and Jessie Avenue

SUMMARY

The application is for subdivision of a 4.5 acre site into 20 standard single family lots and six halfplex lots. The Planning Commission and staff recommend approval of the request with conditions.

BACKGROUND INFORMATION

The subject site is designated in the North Sacramento Community Plan for residential use 7-15 units per acre. The site is also zoned R-1, Standard Single Family. The proposed subdivision is consistent with both the Community Plan and zoning.

VOTE OF THE PLANNING COMMISSION

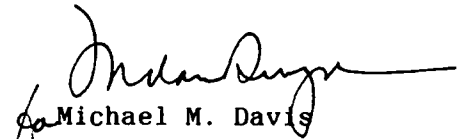
On April 28, 1988, the Commission voted six ayes, three absent to recommend approval of the request.

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 with conditions.

Respectfully submitted,

  
 Michael M. Davis  
 Director of Planning and Development

FOR CITY COUNCIL INFORMATION  
 WALTER J. SLIPE ?  
 CITY MANAGER

MMD:AG:rt  
 attachments

District No. 2  
 June 8, 1988

P88-132

# RESOLUTION No. 88-467

**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 NORTHWEST CORNER OF DRY CREEK ROAD AND JESSIE AVENUE

**APPROVED**  
BY THE CITY COUNCIL

(P88-132) (APN: 237-0140-056)

JUN - 8 1988

OFFICE OF THE  
CITY CLERK

WHEREAS, the City Council on June 8, 1988, held a public hearing on the request for approval of a tentative map for property located at the northwest corner of Dry Creek Road and Jessie Avenue;

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 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 North Sacramento 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 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 including off-site sewer lateral pursuant to Section 40.811 of the City Code;
  - b. Prepare a sewer and drainage study for the review and approval of the City Engineer, sewers shall be extended to Bell Avenue;
  - 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 (.3784 ac.);
  - e. Meet all County Sanitation District requirements;
  - f. Submit a soils test prepared by a registered engineer to be used in street design;
  - g. Provide 12 feet of paving on south side of Jessie Avenue and 15 feet of pavement on east side of Dry Creek Road;
  - h. Dedicate Springtime and Morning Dew to a 50 foot right-of-way for 150 feet from Jessie Avenue;
  - i. Dedicate a standard 12.5 foot Public Utility Easement for underground electrical facilities and appurtenances adjacent to Springtime Drive, Morning Dew Drive and Jessie Avenue;
  - j. Dedicate a 12.5 foot Public Utility Easement for underground and overhead electrical facilities and appurtenances adjacent to Dry Creek Road;

- k. Submit an acoustical report prepared by a registered acoustical engineer verifying consistence with the Sacramento City General Plan and California Administrative Code, Title 25, to the satisfaction of City/County Health Department and City Planning Director;
- l. Dedicate right-of-way along Jessie Avenue to a 27 foot half-section;
- m. Dry Creek Road shall be dedicated to 30 foot half-section and constructed to a standard 27 foot half street section;
- n. Extend off-site sewer line if Bell Avenue sewer has not been constructed to the Dry Creek Interceptor in Rio Linda Boulevard. Developer shall construct said sewer per plans on file with the Public Works Department. If sewer is under construction and Bell Avenue A/D has not been formed, developer shall join sewer A/D and/or provide fair share of costs. If sewer has been previously constructed, developer shall pay fair share of district costs to be used for necessary pavement overlay on work on Dry Creek Road and Bell Avenue to the satisfaction of the Public Works Department.
- o. Abandon existing septic tank, if necessary, to the satisfaction of Building Inspections.

- NOTE:
- 1. The school district is imposing development fees at building permits.
  - 2. A portion or all of the property may lie in Zone X of FEMA (FIRM) Flood Maps.

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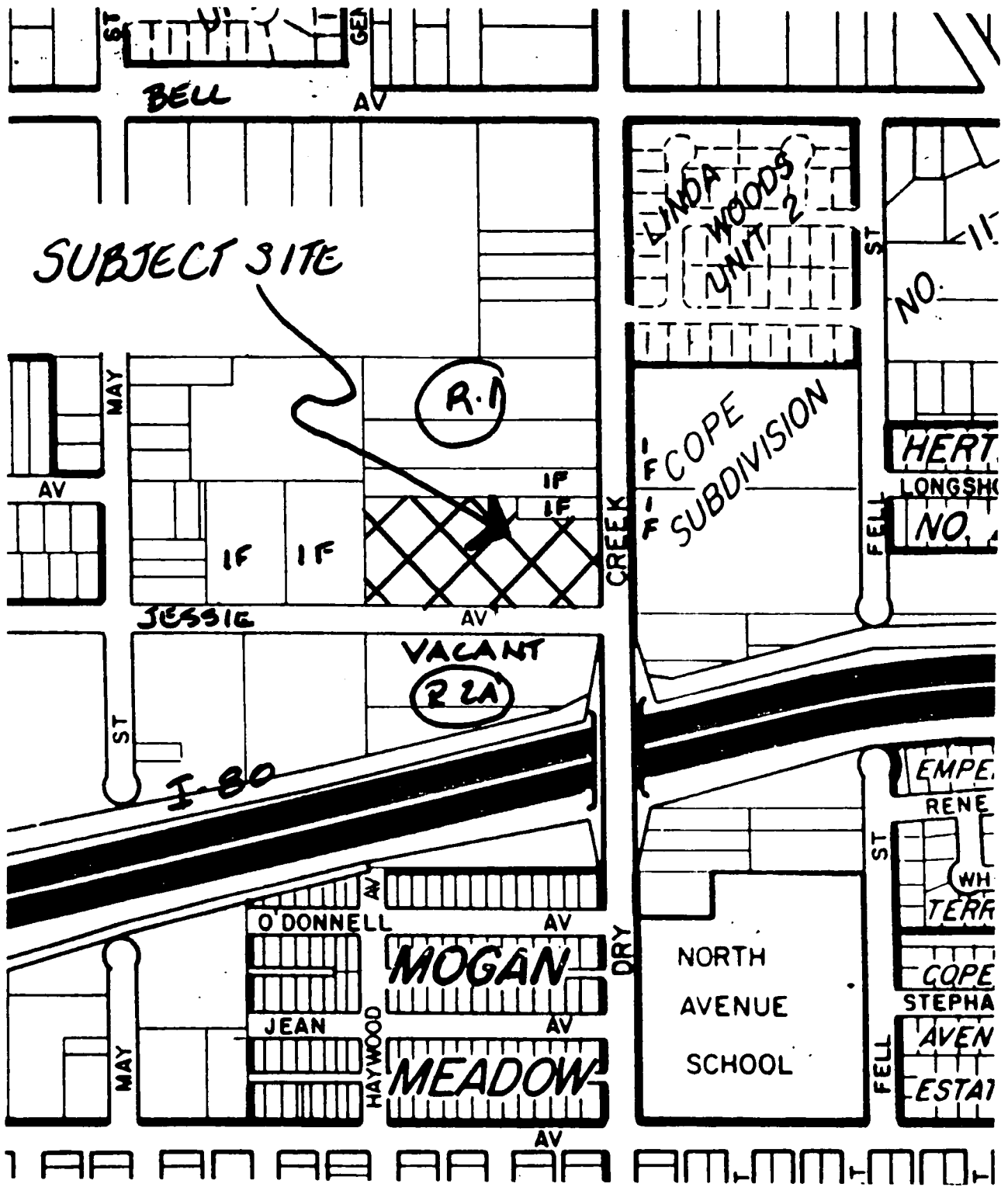
MAYOR

ATTEST:

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CITY CLERK

P88-132



# VICINITY - LAND USE - ZONING

# Sacramento City Planning Commission VOTING RECORD

21

MEETING DATE <u>April 28, 1988</u>
ITEM NUMBER <u>18 A + 18 B</u>
PERMIT NUMBER <u>P 88-132</u>

## ENTITLEMENTS

- |   |  |
|---|--|
| <input type="checkbox"/> GENERAL PLAN AMENDMENT   | <input checked="" type="checkbox"/> TENTATIVE MAP      |
| <input type="checkbox"/> COMMUNITY PLAN AMENDMENT | <input type="checkbox"/> SUBDIVISION MODIFICATION      |
| <input type="checkbox"/> REZONING                 | <input type="checkbox"/> LOT LINE ADJUSTMENT           |
| <input type="checkbox"/> SPECIAL PERMIT           | <input checked="" type="checkbox"/> ENVIRONMENTAL DET. |
| <input type="checkbox"/> VARIANCE                 | <input type="checkbox"/> OTHER _____                   |

STAFF RECOMENDATION	
<input checked="" type="checkbox"/> Favorable	<input type="checkbox"/> Unfavorable
<i>W/conditions</i>	
<input type="checkbox"/> Correspondence	
<input type="checkbox"/> Petition	

LOCATION <u>Southwest corner of Dry Creek Road + Jessie Avenue</u>
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NAME	ADDRESS

MOTION # Yes No Motion Second

GASTON	✓			
HOLLICK	<i>absent</i>			
HOLLOWAY	<i>absent</i>			
ISHMAFI	✓			
NOTESTINE	✓			✓
OTTO	✓			
RAMIREZ	✓			✓
WALTON	<i>absent</i>			
CHINN	✓			

- 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

## MOTION

- TO RECOMMEND APPROVAL & FORWARD TO CITY COUNCIL
- TO RECOMMEND APPROVAL SUBJECT TO COND. & FORWARD TO CITY COUNCIL
- TO RATIFY NEGATIVE DECLARATION
- TO CONTINUE TO \_\_\_\_\_ MEETING
- OTHER \_\_\_\_\_

# CITY PLANNING COMMISSION

21

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

APPLICANT	Glenn F. Williams & Associates, 6020 Rutland Dr. 319, Carmichael, CA 95608		
OWNER	Kris & Dorothy La Point, 1061 Ski Plark Ct., Rio Linda, CA 95673		
PLANS BY	Glenn F. Williams & Associates, 6020 Rutland Drive, #319, Carmichael, CA 95608		
FILING DATE	3/16/88	ENVIR. DET.	4/16/88
ASSESSOR'S-PCL. NO.	237-0140-056	REPORT BY	SD/vf

- APPLICATION:
- A. Negative Declaration
  - B. Tentative Map (P88-132)

LOCATION: Northwest corner of Dry Creek Road and Jessie Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to subdivide 4.5± acres into 20 standard single family lots and 6 halfplex lots known as Dry Creek Acres.

PROJECT INFORMATION:

General Plan Designation:	Residential 4-15 du/na
1984 North Sacramento Community Plan Designation:	Residential 7-15 du/na
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Two single family residences

Surrounding Land Use and Zoning:

North: Single Family; R-1  
South: Vacant; R-2A  
East : Single Family; R-1  
West : Single Family; R-1

Property Dimensions:	Irregular
Property Area:	4.5± acres
Density of Development:	7.4 d. u. per acre
Topography:	Flat
Street Improvements:	To be provided
Utilities:	To be provided

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On April 13, 1988, by a vote of 5 ayes, 4 absent, the Subdivision Review Committee voted to recommend approval of the tentative map subject to conditions which are attached.

PROJECT EVALUATION: Staff has made the following findings.

APPLC. NO. P88-132 MEETING DATE April 28, 1988 ITEM NO 18

8



A. Land Use

The subject site is designated for 4 to 15 residential units per net acre in the General Plan. The 1984 North Sacramento Community Plan designates the site for 7 to 15 units per acre. The site is surrounded by residential uses on large lots to the north, east and west. Vacant land zoned R-2A is located to the south. The site is developed with two residences in marginal condition; these will be removed. The applicant proposes 26 residential lots for a density of 7.4 units per net acre.

B. Design

The subject site is a slightly irregularly shaped, flag shaped lot. The applicant is proposing standard single family lots that meet or exceed minimum dimension requirements of the Subdivision Ordinance. Due to the shape of the parcel, lot 8 has excessive street frontage. It might be desirable to arrange a lot line adjustment with the Kreighbaum parcel to create an additional lot and make lot 8 more regular in shape.

The applicant has presented a possible future lotting pattern for adjacent parcels which is acceptable to staff.

Staff advises the applicant that it is desirable to finalize halfplex plans prior to map recordation. This will assure that the common wall and interior lot line coincide.

C. Parkland Dedication

The Planning and Community Services Divisions have determined that Parkland Dedication in-lieu fees are appropriate. Fees will be based upon .3784 acres of land multiplied by the per acre value established by the applicant's appraiser.

D. Environmental Determination

The Environmental Coordinator has determined that the project will not have a significant impact on the environment. A negative declaration with the following mitigation measures has been filed.

1. The applicant shall provide an acoustical study to the satisfaction of the Sacramento County Health Department prior to final recordation of the tentative map.

- 2. The applicant shall provide a tree preservation plan indicating the exact tree location, size, species, vitality and means of protection during construction for the review and approval by the City Arborist prior to the issuance of any building permits.

RECOMMENDATION: Staff recommends the following action.

- A. Ratify the Negative Declaration.
- B. Recommend approval of the tentative map subject to conditions which follow.

Conditions

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 including off-site sewer lateral pursuant to Section 40.811 of the City Code.
- 2. Prepare a sewer and drainage study for the review and approval of the City Engineer, sewers shall be extended to Bell Avenue.
- 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 (.3784 ac).
- 5. Meet all County Sanitation District requirements.
- 6. Submit a soils test prepared by a registered engineer to be used in street design.
- 7. Provide 12 ft. of paving on south side of Jessie Avenue and 15 ft. of pavement on east side of Dry Creek Road.
- 8. Dedicate Springtime and Morning Dew to a 50 ft. right of way

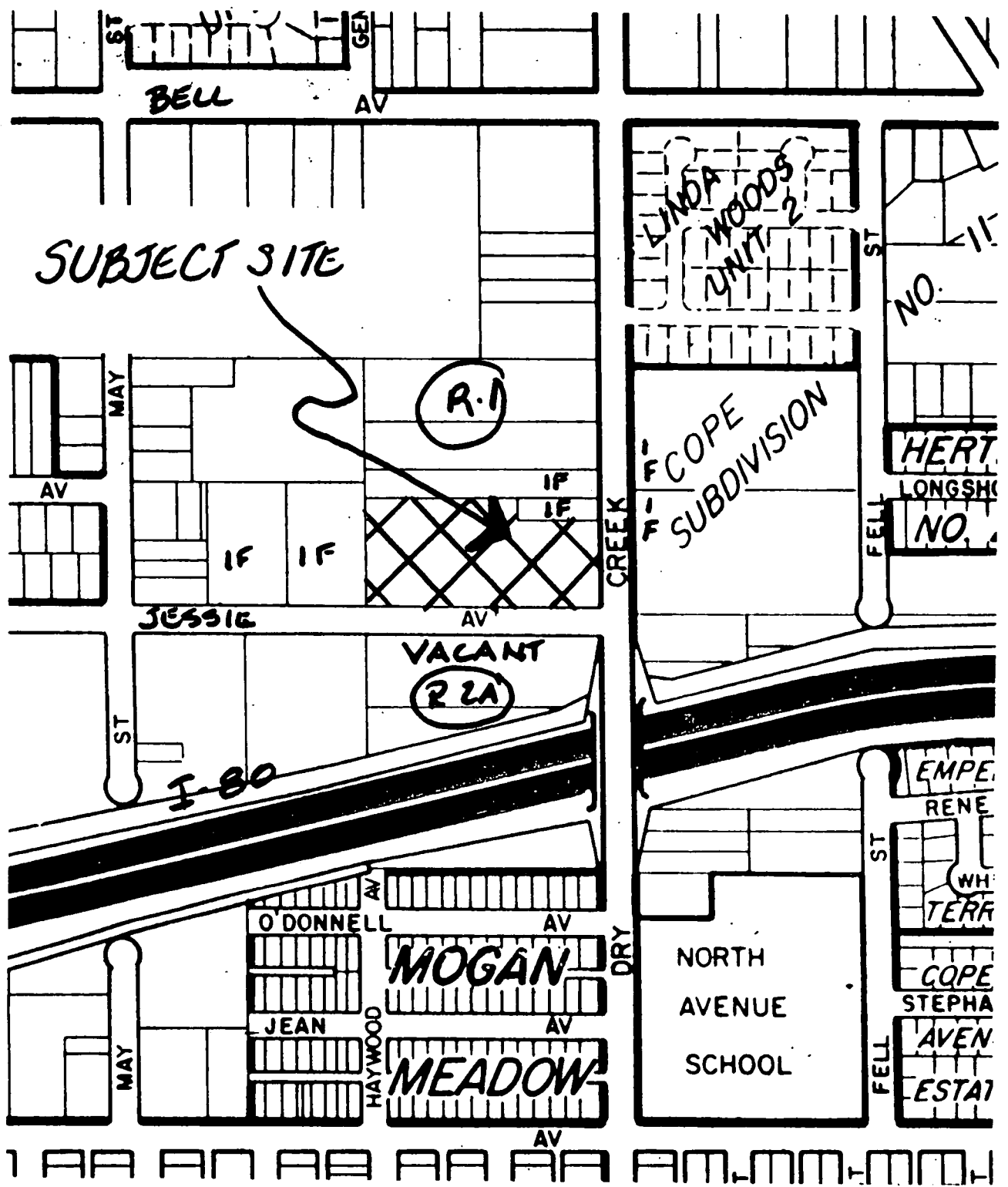
for 150 ft. from Jessie Avenue.

- 9. Dedicate a standard 12.5 foot Public Utility Easement for underground electrical facilities and appurtenances adjacent to Springtime Drive, Morning Dew Drive and Jessie Avenue.
- 10. Dedicate a 12.5 foot Public Utility Easement for underground and over-head electrical facilities and appurtenances adjacent to Dry Creek Road.
- 11. Submit an acoustical report prepared by a registered acoustical engineer verifying consistence with the Sacramento City General Plan and California Administrative Code, title 25 to the satisfaction of City/County Health Department and City Planning Director.
- 12. Dedicate right of way along Jessie Avenue to a 27 ft. halfsection.
- 13. Dry Creek Road shall be dedicated to 30 ft. halfsection and constructed to a standard 27 ft. half street section.
- 14. Extend off-site sewer line if Bell Avenue sewer has not been constructed to the Dry Creek Interceptor in Rio Linda Boulevard. Developer shall construct said sewer per plans on file with the Public Works Department. If sewer is under construction and Bell Avenue A/D has not been formed, developer shall join sewer A/D and/or provide fair share of costs. If sewer has been previously constructed, developer shall pay fair share of district costs to be used for necessary pavement overlay work on Dry Creek Road and Bell Avenue to the satisfaction of the Public Works Department.
- 15. Abandon existing septic tank, if necessary, to the satisfaction of Building Inspection.
- 16. Abandon existing wells, if any, to the satisfaction of the City/County Health Department.

NOTES:

- 1. The school district is imposing development fees at building permits.
- 2. A portion or all of the property may lie in Zone X of FEMA (FIRM) Flood Maps.

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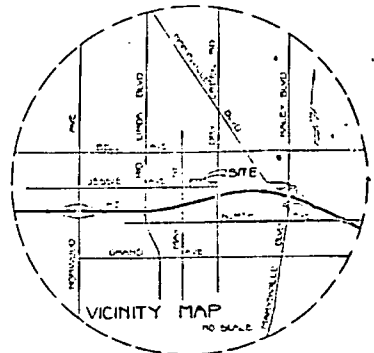
# VICINITY - LAND USE - ZONING

P88-132

A-28-88

#18

TENTATIVE SUBDIVISION MAP  
**DRY CREEK ACRES**  
 A PORTION OF SECTION 11 OF RANCHO DEL PASO  
 FILED IN BOOK 'A' OF MAPS PAGE 94  
 SACRAMENTO CALIFORNIA  
 FEBRUARY, 1988 SCALE: 1"=40'



**OWNER / DEVELOPER**

KRIS & DOROTHY LAPOINT  
 P.O. BOX 2486  
 FAIR OAKS, CA 95628 - PH. (916) 920-3775

GLENN F. WILLIAMS - CIVIL ENGINEERING & SURVEYING  
 6020 RUTLAND DRIVE, SUITE 19  
 CARMICHAEL, CA 95608 - PH. (916) 331-4336

**GENERAL NOTES:**

- ASSESSOR'S PARCEL NO.: 237-140-56
- ACREAGE: 9.4 ACRES±
- DENSITY: 6 UNITS PER ACRE
- TOTAL NO. OF LOTS: 22
- EXISTING ZONING: R-1
- PROPOSED ZONING: R-1
- EXISTING USE: 2 SINGLE FAMILY RESIDENCES
- PROPOSED USE: 20 SINGLE FAMILY & 6 HALF-PLEX RESIDENCES
- MINIMUM LOT SIZE: 5200 SQ. FT.
- SEWER SERVICE: CITY OF SACRAMENTO
- WATER SUPPLY: CITY OF SACRAMENTO
- FIRE PROTECTION: CITY OF SACRAMENTO
- ELECTRIC SERVICE: S.F.U.D.
- GAS SUPPLY: P.G. & E.
- TELEPHONE SERVICE: PACIFIC BELL
- SCHOOL DISTRICT: ROBLA
- PARK DISTRICT: CITY OF SACRAMENTO

APPROVED TENTATIVE MAP  
 FOR CINDY WOODS

- HOLY CHURCH OF GOD 237-140-49
- MCNEELY 237-140-48
- HAYNES 237-140-34
- MCNEELY 237-140-35
- MCNEELY 237-140-36

LASYONE 237-140-33

LASYONE 237-140-26

GUTIERREZ 237-140-14

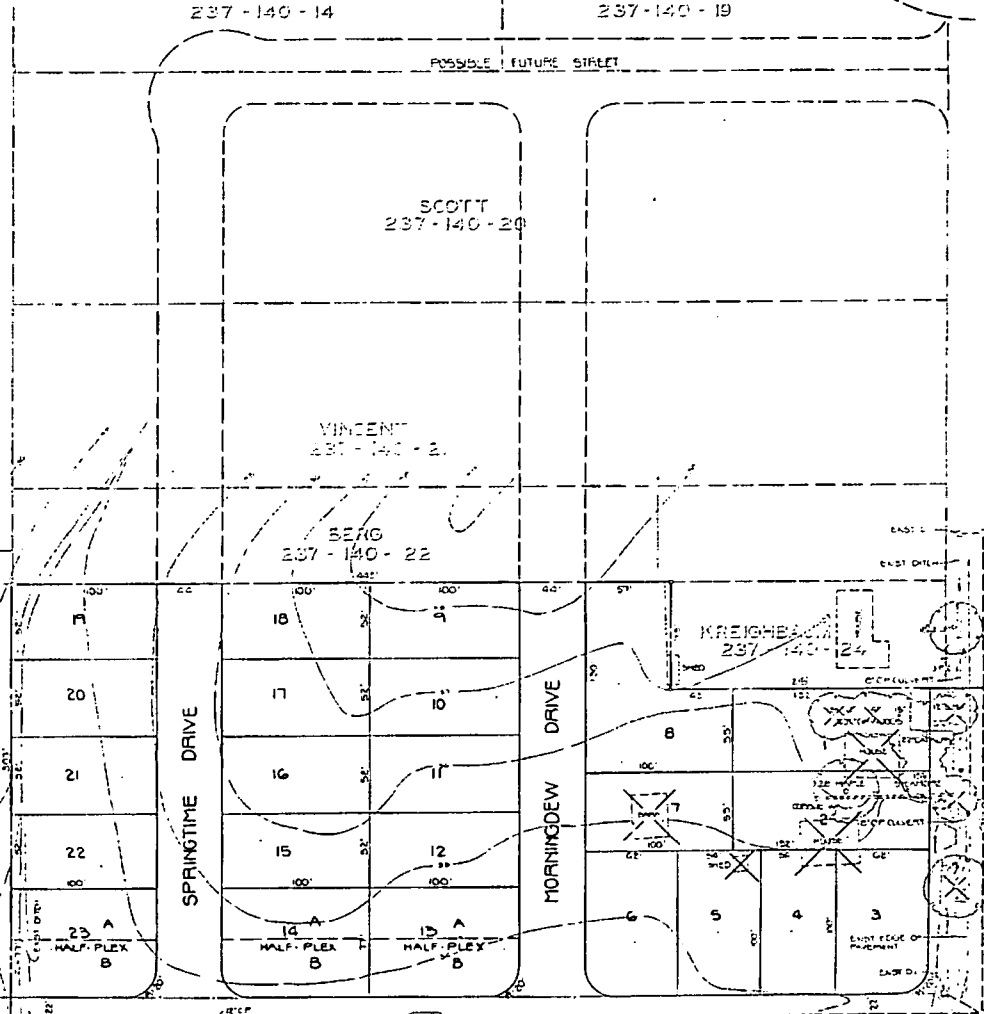
NEWELL 237-140-19

SCOTT 237-140-20

VINCENT 237-140-21

SEMG 237-140-22

KREIGHBAUM 237-140-24



NO.	DATE	DESCRIPTION	BY	SCALE
1	01-19-87	RAILROAD DRIVE ON SOUTH SIDE PLUMBER FEEL ON SOUTH SIDE OF JESSIE AVE NEAR EAST END PLATY LINE RESIDENCE (SEE 1888 & AVE 650 - EAST OF RAY STREET)	GLW	1"=40'

SCALE	1"=40'	DESIGNED BY	GLW
CHECKED BY	GLW	DATE	01-19-87
DATE	01-19-87	FILE NO.	61-09-73

**GLENN F. WILLIAMS CIVIL ENGINEERING & SURVEYING**  
 SITE ENGINEERING, LAND PLANNING, SURVEYING  
 SPECIAL PROJECTS  
 6020 RUTLAND DRIVE, SUITE 19 - CARMICHAEL, CA 95608 - PHONE (916) 331-4336  
 GLENN F. WILLIAMS (916) 331-1921

TENTATIVE SUBDIVISION MAP  
**DRY CREEK ACRES**  
 CITY OF SACRAMENTO CALIFORNIA

SHEET	1
SHEETS	1

June 14, 1988

Kris and Dorothy LaPoint  
1061 Ski Park Court  
Rio Linda, CA 95673

Dear Mr. and Mrs. LaPoint:

On June 8, 1988, the Sacramento City Council took the following action(s) for property located at the northwest corner of Dry Creek Road and Jessie Avenue. (P-88132):

Adopted Resolution Number 88-467 adopting Findings of Fact and approving a Tentative Map to subdivide 4.5± acres into 20 single family and six halfplex lots in the Standard Single Family (R-1) zone.

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

Sincerely,

Lorraine Magana  
City Clerk

LM/rr/#21

Enclosure

cc: Planning Department

Glenn F. Williams & Associates, 6020 Rutland Dr. #19, Carmichael, CA 95608



OFFICE OF THE  
CITY CLERK

OPERATION SERVICES

CITY OF SACRAMENTO  
CALIFORNIA

CITY HALL  
ROOM 300  
915 I STREET  
SACRAMENTO, CA  
95814-2671

916-449-5426

June 14, 1988

Kris and Dorothy LaPoint  
1061 Ski Park Court  
Rio Linda, CA 95673

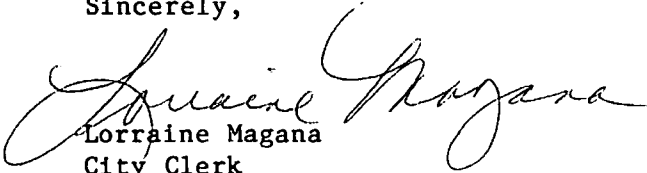
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City Clerk

LM/rr/#21

Enclosure

cc: Planning Department

Glenn F. Williams & Associates, 6020 Rutland Dr. #19, Carmichael, CA 95608

TELEPHONE Number chg'd to 927-3200 which is Glenn Williams work number. Unable to FORWARD.

DECLARIED AS TRUE COPY  
of Resolution No. 88-467

JUN 15 1988

DATE CERTIFIED  
BY CITY CLERK

# RESOLUTION No. 88-467

Adopted by The Sacramento City Council on date of  
JUN 8 1988

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A TENTATIVE MAP FOR PROPERTY LOCATED AT THE NORTHWEST CORNER OF DRY CREEK ROAD AND JESSIE AVENUE

(P88-132) (APN: 237-0140-056)

WHEREAS, the City Council on June 8, 1988, held a public hearing on the request for approval of a tentative map for property located at the northwest corner of Dry Creek Road and Jessie Avenue;

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 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 North Sacramento 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 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.
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- o. Abandon existing septic tank, if necessary, to the satisfaction of Building Inspections.

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- 1. The school district is imposing development fees at building permits.
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DAVID SHORE

VICE MAYOR

ATTEST:

LORRAINE MAGANA

CITY CLERK

P88-132

