



CITY OF SACRAMENTO

28

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

MARTY VAN DUYN
PLANNING DIRECTOR

APPROVED
BY THE CITY COUNCIL

March 1, 1984

MAR 6 1984

City Council
Sacramento, California

OFFICE OF THE
CITY CLERK

Honorable Members in Session:

- SUBJECT:
1. Environmental Determination
 2. Parcel Map to divide 53+ acres into nine parcels
 3. Tentative Subdivision Map to divide 53+ acres into fifty single family lots and seven parcels (P83-287) (APN: 024-010-21,22; 024-020-53,54)

LOCATION: Southwest corner of South Land Park Drive and Seamas Avenue

SUMMARY

This is a request to divide 53+ acres into nine separate parcels and to divide a portion of the same site (Parcels 1 and 2) into fifty single family lots located in the R-1 zone. The purpose of the division is to facilitate the exchange of various parcels between the Regional Sanitation District and the City and to allow sale of Parcels 1 and 2. The staff and Planning Commission recommend approval of the project subject to conditions.

BACKGROUND INFORMATION

The subject site is presently developed with the City's Wastewater Treatment Facility and a park area that is presently used as a soccer field. The applicant is requesting approval of a Tentative Parcel Map and a Tentative Subdivision Map.

The proposed parcel map will create nine separate parcels. The City intends to purchase Parcels 3 and 7. Parcels 1 and 2 will be sold for development as single family lots. The remaining parcels will be retained by the Regional Sanitation District.

The proposed subdivision will provide for fifty single family lots on Parcels 1 and 2. Lot sizes will range between 6,200 and 10,400 square feet. The subdivision is compatible with surrounding land uses and consistent with the community plan.

Proposed Parcel 1 is presently used as a soccer field. There was concern by some neighbors and the Planning Commission regarding the elimination of the soccer field. They indicated that the soccer field should not be sold until it is replaced on the south side of the street. The Commission further recommended that priority should be given to finding a replacement soccer field before Parcel 1 is sold for development.

VOTE OF THE PLANNING COMMISSION

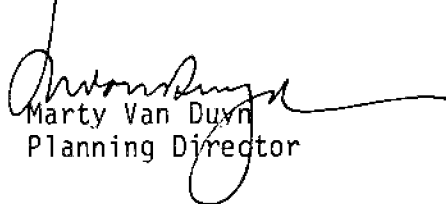
On January 26, 1984, the Planning Commission by a vote of seven ayes, two noes, recommended approval of the project.

RECOMMENDATION

The staff and Planning Commission recommend approval of the project by:

1. Ratifying the Negative Declaration; and
2. Adopting the attached Resolutions adopting Findings of Fact and approving both Tentative Maps with Conditions.

Respectfully submitted,



Marty Van Duxn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

HY:lao
attachments
P83-287

March 6, 1984
District No. 4

SACRAMENTO CITY PLANNING COMMISSION

28

MEETING DATE January 26, 1984
 ITEM NO. 501 FILE NO. P-83-287
 M-

- GENERAL PLAN AMENDMENT TENTATIVE MAP
- COMMUNITY PLAN AMENDMENT SUBDIVISION MODIFICATION
- REZONING ENVIRONMENTAL DET.
- SPECIAL PERMIT OTHER
- VARIANCE

Recommendation LOCATION: Southwest corner of South Good Park Drive & Simmac Avenue

- Favorable w/cond.
- Unfavorable Petition Correspondence

NAME	PROPOSERS	ADDRESS
Bob Thomas	(City Rec. & Parks)	
Francis Hodgkins	(Delta Co. Water Quality Dir.)	9660 Ecology Lane, Sacramento, CA 95827
Walter Rohrer		1515 River Park Drive, Sacramento, CA
Don Johnson		1320 Nevins Court, Sacramento, CA
Bob Del Ponte		5740 Holstein, Sacramento, CA
NAME	OPPOSERS	ADDRESS
Lilly Smith		5507 Parkfield Court, Sacramento, CA
Ralph Wilson		1140 34 th Avenue, Sacramento, CA

MOTION NO. _____

MOTION:

	YES	NO	MOTION	2ND
Augusta	✓			
Fong	✓			✓
Holloway	✓			
Hunter		✓		
Ishmael		✓		
Larson	✓			
Silva	✓		✓	
Simpson	✓			
Goodin	✓			

- TO APPROVE
- TO DENY
- TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
- TO DENY BASED ON FINDINGS OF FACT IN STAFF REPORT
- INTENT TO APPROVE/DENY SUBJECT TO COND. & BASED ON FINDINGS OF FACT DUE
- 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 That City Council make it as high a priority as possible to replace the soccer site

RESOLUTION No. 84-182

Adopted by The Sacramento City Council on date of

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING
A TENTATIVE MAP FOR PROPERTY LOCATED AT SOUTHWEST
CORNER OF SOUTH LAND PARK DRIVE AND SEAMAS AVENUE

APPROVED
BY THE CITY COUNCIL

(P-83-287)(APN: 024-020-53,54)

MAR 6 1984

WHEREAS, the City Council, on March 6, 1984, held a public hearing on the request for approval of a tentative map for property located at the southwest corner of South Land Park Drive and Seamas 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 therein.
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 Sutterville Heights Community Plan designate the subject site for residential and public service facility 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 the filing of the final map unless a different time for compliance is specifically noted:
 - a. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code;
 - b. Prepare a sewer and drainage study for the review and approval of the City Engineer. (Abandon or relocate sewer lines as required);
 - c. Name the streets to the satisfaction of the Planning Director;
 - d. Pursuant to City Code Section 40.1302 (Parkland Dedication), the applicant shall dedicate the required Parkland Dedication to the City;
 - 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. Extend the proposed 20-foot PUE to the north line of parcel 4;
 - g. Install a six-foot masonry wall along the northernmost property lines of lots 4,5,6,7,8;
 - h. Place the following note on the final map: Lots 4,5,6,7 and 8 shall be restricted to dwelling units of one-story height only;
 - i. Redesign the radius of the proposed residential street on the south side of Seamas Avenue to a 200-foot standard;
 - j. Clearly delineate the proposed parcels on the final map;
 - k. Provide access easement to parcel 51 as required by the Public Works Director;
 - l. Merge proposed parcels 53 and 54;
 - m. 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;
 - n. The applicant shall submit a sound study which evaluates the noise impacts of the existing sump station on lots 49 and 50. The applicant shall provide the necessary sound attenuation measures prior to issuance of building permits. A note shall be placed on the final map in reference to this.

MAYOR

ATTEST:

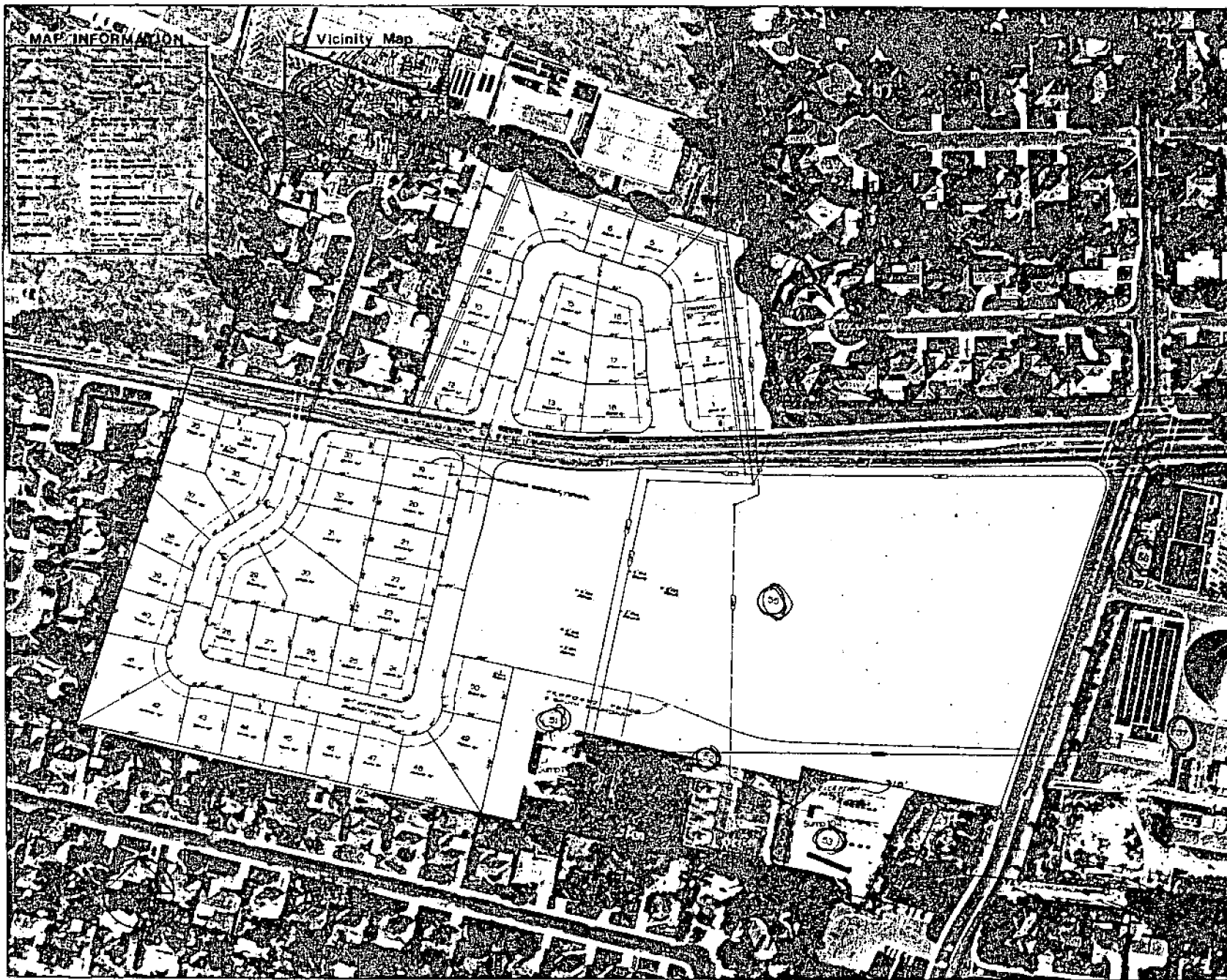
CITY CLERK

P83-287

P 83-287

10-27-83

No. 14 73



Tentative Subdivision Map for Sacramento Regional County Sanitation District
SURPLUS LAND - CITY MAIN TREATMENT PLANT



P 83287

28

City Planning Commission
Sacramento, California

Members in Session:

- APPLICATION:
1. Conditional Negative Declaration
 2. Variance/Subdivision Modification to create lots less than 100 feet in depth
 3. Parcel Map to divide 53± acres into nine parcels
 4. Tentative Map to divide 53± acres into 50 single family lots and seven parcels

LOCATION: Southwest corner South Land Park Drive and Seamas Avenue

BACKGROUND INFORMATION: The project was originally considered by the Commission on October 27, 1983 (see attached staff report). The Commission continued the project in order to obtain additional information regarding the status of the intended park site as well as to ascertain whether or not the current project is consistent with the master plan for this site as adopted in 1978. Subsequent to this continuance, the applicant also requested consideration of a parcel map in conjunction with this application.

STAFF COMMENTS

1. Attached is a copy of the master plan development plan as adopted by the Citizens Advisory Committee on February 6, 1978. Both the intended land uses and parcelization are consistent with this plan.
2. The Director of Community Services has indicated that he or his representative will attend the Commission hearing to respond to any questions regarding the park site.
3. The requested parcel map is necessary to facilitate the exchange of various parcels between the Regional Sanitation District and the City. The Subdivision Review Committee reviewed the parcel map on January 11, 1984 and recommended approval, subject to conditions which follow.

STAFF RECOMMENDATION: The staff recommends the following actions:

1. Ratification of the Negative Declaration, subject to conditions as indicated in the attached staff report.
2. Approval of the Variance/Subdivision Modification, based upon Findings of Fact in the attached staff report.
3. Approval of the Subdivision Map, subject to conditions which follow.
4. Approval of the Parcel Map, subject to conditions which follow.

Parcel Map 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:

- a. Prepare a sewer and drainage study for the review and approval of the City Engineer. (Abandon or relocate sewer lines as required);
- b. Indicate existing water wells and abandon as required by the City Engineer;
- c. Pursuant to City Code Section 40.1302 (Parkland Dedication), the applicant shall dedicate the required Parkland Dedication to the City;
- d. Place the following note on the final map: Future residential development adjacent to the northernmost property line of parcel 1 shall be restricted to one story structures. Also, a six-foot masonry wall shall be required on the property line upon further subdivision of this parcel;
- e. Provide access easement to parcel 4 as required by the Public Works Director.

Subdivision Map 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:

- a. Provide standard subdivision improvements 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. (Abandon or relocate sewer lines as required);
- c. Name the streets to the satisfaction of the Planning Director;
- d. Pursuant to City Code Section 40.1302 (Parkland Dedication), the applicant shall dedicate the required Parkland Dedication to the City;
- 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. Extend the proposed 20-foot PUE to the north line of parcel 4;
- g. Install a six-foot masonry wall along the northernmost property lines of lots 4,5,6,7,8;
- h. Place the following note on the final map: Lots 4,5,6,7 and 8 shall be restricted to dwelling units of one-story height only;
- i. Redesign the radius of the proposed residential street on the south side of Seamas Avenue to a 200-foot standard;
- j. Clearly delineate the proposed parcels on the final map;
- k. Provide access easement to parcel 51 as required by the Public Works Director;
- l. Merge proposed parcels 53 and 54;
- m. 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;

- n. The applicant shall submit a sound study which evaluates the noise impacts of the existing sump station on lots 49 and 50. The applicant shall provide the necessary sound attenuation measures prior to issuance of building permits. A note shall be placed on the final map in reference to this.

Respectfully submitted,



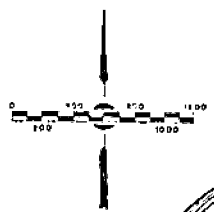
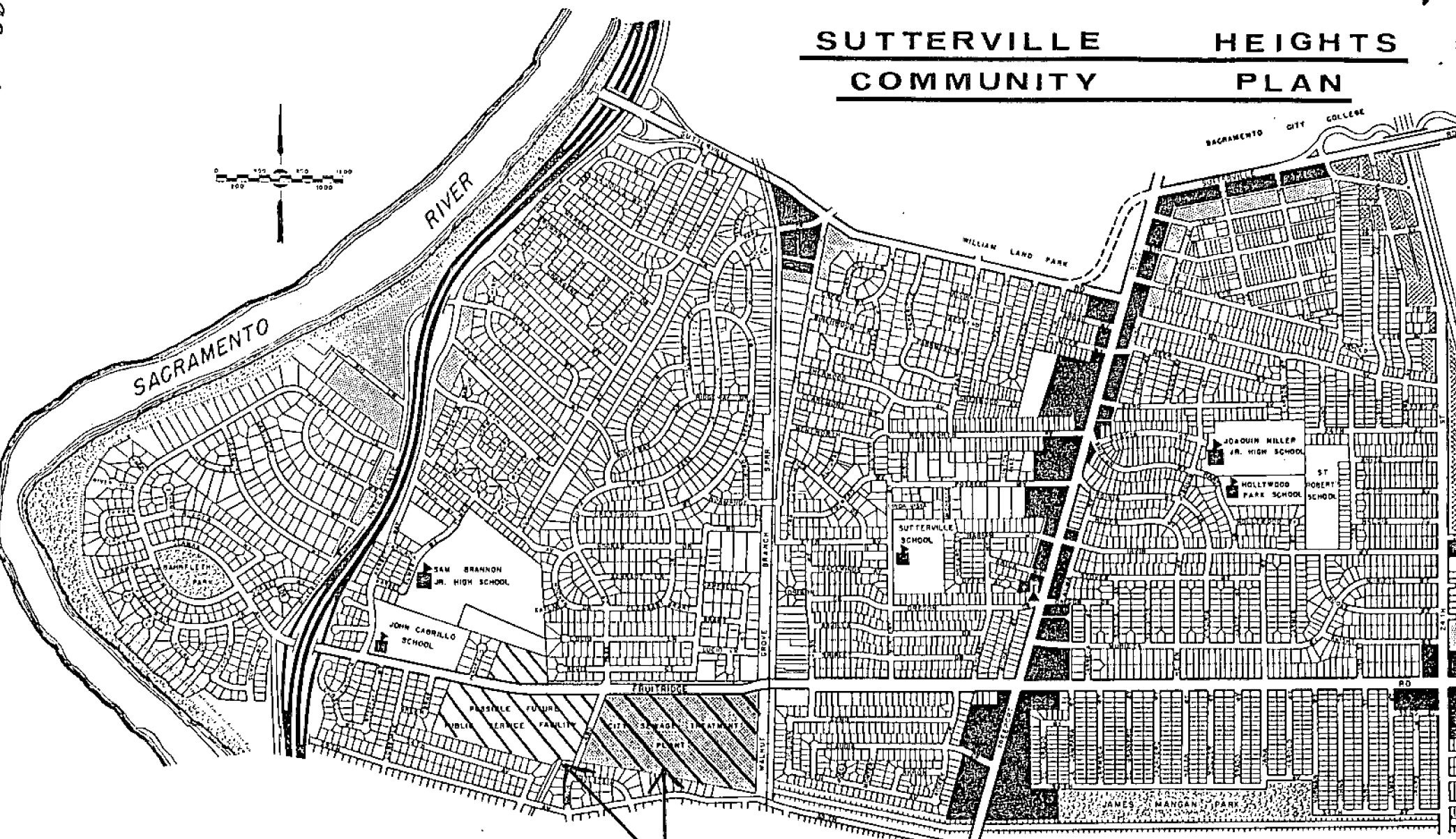
Wilfred Weitman
Senior Planner

TM:bw

83-287

10-27-83

SUTTERVILLE HEIGHTS COMMUNITY PLAN



Subject Site

- | | | | | | |
|--|-----------------------------|--|--------------------------------|--|------------------------|
| | LIGHT DENSITY RESIDENTIAL | | PUBLIC SERVICE FACILITY | | RECREATION OR OPEN SPA |
| | MULTIPLE-FAMILY RESIDENTIAL | | HEAVY COMMERCIAL OR INDUSTRIAL | | SCHOOL |
| | SHOPPING - COMMERCIAL | | FIRE STATION | | |

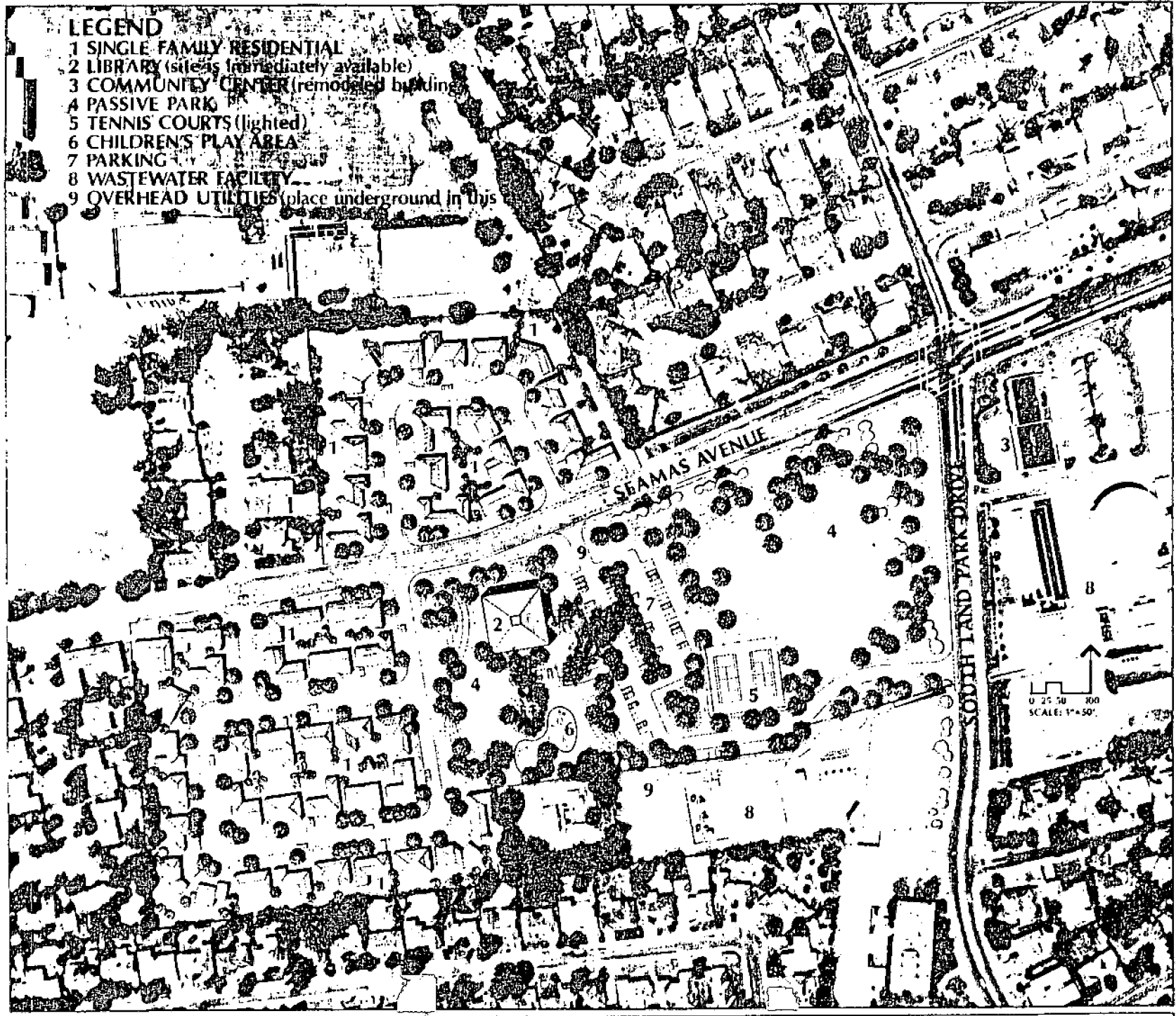
No. 10/15

pl

P83-287

1-26-84

No. 5



LEGEND

- 1 SINGLE FAMILY RESIDENTIAL
- 2 LIBRARY (site is immediately available)
- 3 COMMUNITY CENTER (remodeled building)
- 4 PASSIVE PARK
- 5 TENNIS COURTS (lighted)
- 6 CHILDREN'S PLAY AREA
- 7 PARKING
- 8 WASTEWATER FACILITY
- 9 OVERHEAD UTILITIES (place underground in this area)

0 25 50 100
SCALE: 1" = 50'

Citizens' Advisory Committee

SURPLUS LAND-SITE USE AND DEVELOPMENT

City of Sacramento

MAIN WASTEWATER TREATMENT PLANT/LAND USE MASTER PLAN

CARRISIAL-BOHNER ASSOCIATES, Architects and Planners, Inc.

February, 1978

28

Pat Gaffney
D. W. McKENZIE, Director
W. C. WANDERER, JR., Deputy Director



COUNTY OF SACRAMENTO

DEPARTMENT OF PUBLIC WORKS
COUNTY ADMINISTRATION BUILDING • ROOM 304 • 827 SEVENTH STREET
SACRAMENTO, CALIFORNIA 95814

APPROVED
BOARD OF DIRECTORS

Honorable Board of Directors
Sacramento Regional County Sanitation District
Sacramento, California

NOV 13 1978
Betty [Signature]
CLERK OF THE BOARD

Members in Session:

SUBJECT: CITIZENS ADVISORY COMMITTEE MASTER PLAN PROGRAM
FOR SURPLUS LAND AT THE CITY MAIN PLANT

Recommendations

It is recommended that your Board act as follows:

1. Approve the Citizen's Advisory Committee Master Plan Program, Final Draft, dated February 6, 1978 as the planning document to be used by the District in disposing of the excess land at the City of Sacramento Main Wastewater Treatment Plant.
2. Transmit a copy of the Final Draft to the Director of Sacramento Public Libraries, and request that he confirm exact site needs and inform the District Engineer as to the feasibility and proposed timing of property acquisition.
3. Transmit a copy of the Final Draft to the Director of the City of Sacramento Recreation and Parks Department, and request that he also confirm exact site needs and inform the District Engineer as the feasibility and proposed timing of site acquisition.
4. Inform both of the above agencies that as a condition of site acquisition any necessary environmental documentation will be prepared by the acquiring agency.

Discussion

As a part of the Regional Wastewater Management Program, the City Main Wastewater Treatment Plant will be converted to a Combined Wastewater Treatment Plant for treatment of stormwater flows. Completion of the conversion, which is now scheduled for November 1981, will make approximately 23.9 acres of the existing site available as surplus land. Your Board agreed that a citizens committee should be formed to provide guidance to the District in determining the final disposition of the surplus land.

On February 24, 1977 a community meeting was held to initiate the citizens planning committee and to discuss the future role of the City Main facility. Applications for membership on the committee were accepted and the committee was charged "to write a program to guide planners in the design of a master plan for the surplus land made available by demolition of the secondary facilities."

Committee members were selected on the basis of geographical balance and interest. Persons selected for the committee were: Reverend Robert Anderson, Gordon Cumming, Rita Gallagher, Taylor Gardner, Mabell Gee, Patricia Hansen, Barbara Kelley, Larry Kelley, Meyer Kramsky, Frank Wallace, Hank Warren, and L. E. Warren.

The committee members assembled for their first meeting on April 21, 1977. At that time they selected Barbara Kelley and Mabell Gee, chairperson and vice-chairperson, respectively by unanimous vote.

In developing the plan now before the Board the committee held 18 separate meetings which were attended at various times by representatives of the City Planning Department, City Recreation and Parks Department, and Sacramento Public Libraries. Professional assistance for the committee was provided by the District's architect, Carissimi-Rohrer Associates.

The final draft was presented to the City Planning Commission on March 16, 1978, and was unanimously approved in concept by the Sacramento City Council on April 18, 1978. Copies of letters and reports detailing City action are included in the attached Exhibit A.

The plan is presented for your Board's approval so that I may begin initial negotiations with other public agencies which have, through the committee, expressed a desire to obtain portions of the site. The following are involved:

City of Sacramento
Department of Recreation and Parks

The committee's plan recommends that the existing administration building be converted into a community center and that a passive park be developed. While City Parks supported these uses, no details as to exact site size, timing of acquisition and payments to the District have been agreed upon. Additionally, the building and the land proposed for the park will not be available until completion of plant conversion, currently scheduled for November 1981.

Sacramento Public Libraries

The plan proposed construction of a library on a portion of the site. This land could be made available within one year, but again, details of site size, timing and payment must be agreed upon.

The committee's plan proposes that the remainder of the site be developed as single family homes and duplexes. Sale of the land, the value of which is estimated to be between \$15,000 and \$25,000 per acre should be deferred until the exact needs of other public agencies are defined. While the District has

no need of the 4.2 acre parcel north of Fruitridge Road, I believe better value would be received if the entire area available for residential development was offered after the adjacent park and library uses are firmly established.

Respectfully Submitted,

D.W. McKenzie

D. W. McKenzie
District Engineer

DWM/FlH:tld



CITY OF SACRAMENTO

28

CITY PLANNING DEPARTMENT

815 T STREET
CITY HALL - ROOM 308

SACRAMENTO, CALIF. 95814
TELEPHONE (916) 442-2604

ETHAN BROWNING, JR.
PLANNING DIRECTOR

April 26, 1978

Ms. Barbara Kelley, Chairperson
Citizens Advisory Committee
1220 Lucio Lane
Sacramento, CA 95822

Dear Ms. Kelley:

At its April 18, 1978 meeting the Sacramento City Council unanimously approved the attached staff report on the Citizens Advisory Committee's report regarding the Master Plan program for the Main Waste-Water Treatment Plant. As the staff report indicates, additional work is needed regarding the feasibility and development costs of the public uses recommended by the Committee. The Council's action therefore related to endorsement of the land uses recommended by the Committee.

The City Council also commended the members of the Advisory Committee for their personal efforts and diligence during the past year. On behalf of the Planning Department I'd like to express our thanks for the joint participation and cooperation of the Sacramento County Public Works Department staff, the project architect, and the members of the Advisory Committee.

Sincerely,

Tokuo Masuda
Principal Planner

TM:pb

cc: Rick Kerr
Francis Hodgkins

P83-287

1-26-84

No. 5



CITY OF SACRAMENTO

28

CITY PLANNING DEPARTMENT

915 "I" STREET
CITY HALL - ROOM 308

SACRAMENTO, CALIF. 95814
TELEPHONE (916) 449-5004

CITY MANAGER'S OFFICE

RECEIVED

APR 07 1978

ETHAN BROWNING, JR.
PLANNING DIRECTOR

April 6, 1978

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Citizens Advisory Committee Master Plan Program -
Main Wastewater Treatment Plant (M-269)

SUMMARY

This Advisory Committee has been reviewing the future uses for the portion of the Main Treatment Plant which would not be needed when its current functions are changed. As the future functions require less land area, this committee has been reviewing possible uses for this surplus area and is submitting this report. The plan recommends that those portions of the site which would not be needed for treatment purposes be devoted to single family residential, public open space, and public assembly purposes. The Planning Commission has endorsed the attached staff report concurring with the proposed master plan.

BACKGROUND INFORMATION

The attached staff report to the Planning Commission endorses the proposed uses, several of which involve future City responsibilities:

1. Maintenance of a portion of the site as public open space, including tennis courts;
2. Construction of a branch library facility;
3. Use of the existing administration building for public purposes.

It should be noted that this treatment facility is a part of the over-all Regional Sanitation system, and these facilities would not become surplus until the main treatment plant is completed along with the interceptor system. As the complete system is scheduled to be completed by the end of 1981, this allows time for the various agencies to consider the future development costs of the proposed master plan program.

The proposed plan would reduce the amount of open space available for organized recreation activities, such as football and soccer. The City Recreation and Parks Department had worked with the Advisory Committee on a number of alternatives, including the retention of the southwest quadrant for recreation and park purposes. The Citizens Committee recommended that the open space be reduced and the westerly portion developed as single family residential.

FINANCIAL DATA

Financial data regarding the implementation of the proposed public facilities have not been developed as this is primarily a citizens advisory committee report recommending desired land uses and facilities. Council action at this time on any of the proposed facilities would not be construed as a commitment to specifically fund the development of the proposed facilities, but a concurrence in the desirability of such facilities. For example, a branch library may be needed on this site, but its funding priority would be based on the availability of funds and the need for similar facilities in other areas of the City.

VOTE OF COMMISSION

At the March 16, 1978 meeting, the City Planning Commission voted unanimously, 8 ayes, 1 vacancy, to approve the attached staff report.

RECOMMENDATION

It is recommended that the City Council approve the attached staff report and transmit it to the Citizens Advisory Committee. This should also note that this action does not specifically commit the City regarding any of the implementation programs as the specific recommendations must be evaluated in greater detail.

Respectfully submitted,

Tokuo Masuda

Tokuo Masuda
Principal Planner

FOR TRANSMITTAL TO CITY COUNCIL:

Walter J. Slipe
for

Walter J. Slipe, City Manager

TM:jm
Attachment
M-269

April 13, 1978
District 7

28
Planning Commission
Sacramento, California

Members in Session:

SUBJECT: Citizens' Advisory Committee Master Plan Program -
Main Wastewater Treatment Plant (M-269)

SUMMARY

The Citizens' Advisory Committee which had been appointed to prepare a master plan for the use of the Main Wastewater Treatment Plant following the completion of the regional sanitation system has submitted its final report, which was previously distributed to the Commission. The proposed Master Plan program has been discussed on several occasions by the Planning Commission, and it is believed that the final report is consistent with adopted plans and policies. It is recommended that the Planning Commission endorse the Committee's report and transmit this report to the City Council for its information.

BACKGROUND INFORMATION

This master plan is for the future reuse of the main treatment plant site after the regional sanitation system is completed, and the site converted to seasonal use for stormwater treatment purposes. This is a part of the overall regional system and the Commission has previously discussed other aspects of the system, such as the stormwater storage sites and location of its interceptors. Its future use for stormwater treatment purposes would require less facilities, thus providing surplus land for other land uses.

The Citizens' Advisory Committee chaired by Ms. Barbara Kelley has been working on this mater plan for nearly a year, in coordination with the project architect (Carissimi, Rohrer Associates) and the staffs of the Regional Sanitation District and County and City Departments. The Committee evaluated all potential uses for the surplus lands, and recommends the following uses:

1. Conversion of the existing administration building into a community center;
2. Construction of a new branch library to replace the Belle College Branch Library;
3. Park development of a portion of the site;
4. Lighted public tennis courts;
5. Development of the balance as single-family residential development.

The Committee evaluated all alternative land uses including the following:

1. Sale of land to the adjacent private tennis club to provide additional off-street parking;
2. Development of a senior citizen's center;
3. Botanical garden;
4. Multi-family residential development.

These alternatives were not recommended for various reasons.

RECOMMENDATION

It is recommended that the Planning Commission endorse the report of the Citizens' Advisory Committee and commend the Committee for their diligence and effort in developing this master plan. It is recommended that this report be transmitted to the City Council for its endorsement prior to the Committee's transmittal of this report to the Sacramento County Board of Supervisors.

Respectfully submitted,

Tokuo Masuda

Tokuo Masuda
Principal Planner

TM:bw

RESOLUTION No. 84-183

Adopted by The Sacramento City Council on date of

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A PARCEL MAP FOR PROPERTY LOCATED AT SOUTHWEST CORNER OF SOUTH LAND PARK DRIVE AND SEAMAS AVENUE APPROVED BY THE CITY COUNCIL

(P-83-287)(APN: 024-020-53,54)

MAR 6 1984

WHEREAS, the City Council, on March 6, 1984, held a public hearing on the request for approval of a parcel map for property located at the southwest corner of South Land Park Drive and Seamas 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 therein.
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 Sutterville Heights Community Plan designate the subject site for residential and public service facility 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 parcel map for the proposed subdivision is hereby approved, subject to the following conditions which must be satisfied prior to the filing of the final map unless a different time for compliance is specifically noted:
 - a. Prepare a sewer and drainage study for the review and approval of the City Engineer. (Abandon or relocate sewer lines as required);
 - b. Indicate existing water wells and abandon as required by the City Engineer;
 - c. Pursuant to City Code Section 40.1302 (Parkland Dedication), the applicant shall dedicate the required Parkland Dedication to the City;
 - d. Place the following note on the final map: Future residential development adjacent to the northernmost property line of parcel 1 shall be restricted to one story structures. Also, a six-foot masonry wall shall be required on the property line upon further subdivision of this parcel;
 - e. Provide access easement to parcel 4 as required by the Public Works Director.

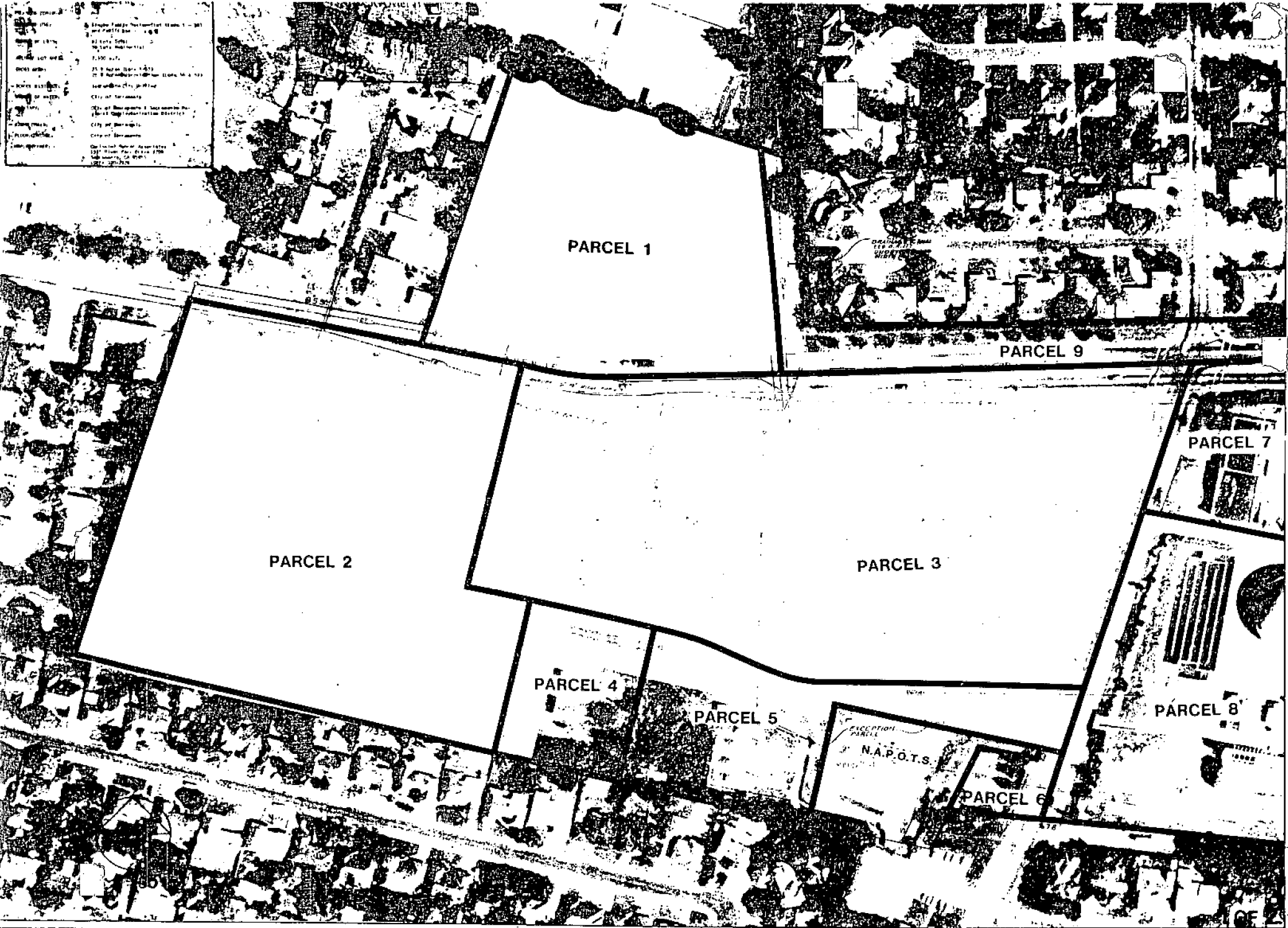
MAYOR

ATTEST:

CITY CLERK

P83-287

City of Sacramento
 Department of Public Works
 Planning Division
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Ho. 5

Tentative Parcel Map for Sacramento Regional County Sanitation District

SURPLUS LAND-CITY MAIN TREATMENT PLANT



CITY PLANNING COMMISSION

927 - 10th Street, Suite 300 - SACRAMENTO, CALIFORNIA 95814

28

APPLICANT/Owner: County Sanitation District #1 & Sacto. Regional County Sanitation		
OWNER District, 9660 Ecology Lane, Sacramento, CA 95827		
PLANS BY Carissimi, Rohrer & Associates, 1515 River Park Drive, Sacramento, CA		
FILING DATE 8-29-83	50 DAY CPC ACTION DATE	REPORT BY: TM:bw
NEGATIVE DEC 9-22-83	EIR	ASSESSOR'S PCL. NO. 024-010-21,22; 024-020-53, 54

- APPLICATION:
1. Conditional Negative Declaration
 2. Tentative Map
 3. Variance to reduce required front yard setback (Withdrawn)
 4. Variance/Subdivision Modification to create lots less than 100 feet deep (P83-287)

LOCATION: Southwest corner South Land Park Drive and Seamas Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to divide 53± acres developed with an existing waste water treatment plant into 50 single family lots and seven parcels to be retained by the Sacramento Regional County Sanitation District and the City of Sacramento.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1965 Sutterville Heights Community Plan Designation	Light Density Residential, possible future public service facility
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Waste Water Treatment Plant; Vacant land
<u>Surrounding Land Use and Zoning:</u>	
North:	Residential, Tennis Club; R-1
South:	Residential; R-1
East:	Residential; R-1
West:	Residential; R-1
Property Dimensions:	Irregular
Property Area:	52.5± acres
Density of Development:	3.5 units per net acre
Square Footage of Lot(s):	6,200 to 10,400
Topography:	Flat to sloping
Street Improvements:	To be provided
Utilities:	Available to site
North/South Lot Orientation:	38%

PROJECT BACKGROUND:

City of Sacramento Main Wastewater Treatment Plant

The major part of the City of Sacramento Main Plant is presently located on the east side of South Land Park Drive. It was originally constructed in 1954 as the primary wastewater treatment facility for the Sacramento region. Since that date, the plant has changed in character significantly, being modified and expanded to provide intermediate treatment using biofiltration. With each new phase of development, the plant structures increased in number and size.

The City and County for many years have continued to make modifications to the existing wastewater facilities. Even with these efforts, the Sacramento treatment facilities were by-passed, causing untreated combined sanitary and storm waters to be pumped into the Sacramento River during peak storm periods. With passage of the Federal Water Quality Act of 1972, the Environmental Protection Agency (EPA) and local regulatory agencies determined that Sacramento must substantially decrease the discharge of combined sewage into the Sacramento River.

EPA Intent and Philosophy

The EPA has determined that combined sewer system overflows cause water quality problems. Thus, metropolitan communities like Sacramento are being required to develop pollution control programs which will substantially decrease any overflow of untreated water into State Waters. The goals as stated in the Water Quality Act of 1972 are that all natural bodies of water should be ". . . fishable and swimmable by 1983"

Actions Taken by Local Government

The regulatory agencies provided impetus for the formation of the Sacramento Regional County Sanitation District which could better deal with the more complex regional sewage treatment problems. The district decided to construct a new regional treatment facility and selected an area located east of Freeport as its locale. Because treatment of most of the sanitary sewage flow will be handled at the new Regional Plant, the existing City Main Plant could be converted to a smaller more simple facility used only during periods of wet weather for the treatment of combined wastewater. The District could thus abandon many structures and 23.9 acres of land. That surplus land is the subject of this request.

Citizens' Advisory Committee Master Plan Program

On February 6, 1978 an advisory committee, appointed by the Board of Supervisors, recommended that the surplus land be utilized for a variety of projects. These projects included a community center, a library site, a passive park site, single family development, and retention and screening of two existing sump sites.

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On October 12, 1983, by a vote of eight ayes and one absent, the Subdivision Review Committee recommended approval of the 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 City Engineer. (Abandon or relocate sewer lines as required);
3. Name the streets to the satisfaction of the Planning Director;
4. Pursuant to City Code Section 40.1302 (Parkland Dedication), the applicant shall dedicate the required Parkland Dedication to the City;
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. Extend the proposed 20-foot PUE to the north line of Parcel 4;

7. Install a six-foot masonry wall along the northernmost property lines of Lots 4,5,6,7,8;
8. Place the following note on the final map: Lots 4,5,6,7 and 8 shall be restricted to dwelling units of one-story height only;
9. Redesign the radius of the proposed residential street on the south side of Seamas Avenue to a 200-foot standard;
10. Clearly delineate the proposed parcels on the final map;
11. Provide access easement to parcel 51 as required by the Public Works Director;
12. Merge proposed parcels 53 and 54;
13. The applicant/developer shall designate and place on the final map those structures and/or lots which will meet the required 80% south orientation (including solar access) to the satisfaction of the Planning Director.

STAFF EVALUATION: The staff has the following comments concerning this application:

1. The subject site consists of an existing wastewater treatment plant and adjacent vacant properties. The County and Regional Sanitation District intend to retain a portion of the site for winter wastewater treatment facilities and accessory pump stations. The remaining 20± acres are to be developed with a City park and single family residences. Exhibit 'A' indicates the existing or intended uses of the site.
2. The proposed density of the residential portion of the site, at 3.5 units per net acre, is consistent with both the Community and General Plan designation for this portion of the site.
3. The Planning and Community Services Departments have determined that .75 acres of land are required for parkland dedication purposes. The Department of Community Services is currently negotiating an agreement with the Sanitation District for the 5± acre future park site (see Exhibit 'A'). It is anticipated that this agreement will include the dedication of the .75 acres.
4. The residential portion of the subdivision achieves only a 38% north/south lot orientation, whereas the General Plan requires an 80% north/south lot orientation. Staff finds that, given the existing parcel sizes and surrounding land uses, the 38% represents the maximum north/south percentage achievable and therefore recommends that the additional 42% orientation be achieved through structure orientation. A note shall be placed on the map indicating this.
5. Lots 4 through 8 of the tentative map abut a private tennis club facility. Because of the close proximity of the court areas to these lots, staff recommends that a six-foot masonry wall be installed along the northern boundary of these lots and that the dwelling units be restricted to a maximum height of one story. The tentative map conditions require this.
6. Lots 49 and 50 of the tentative map abut an existing sump station. Due to possible noise impacts associated with this facility, staff recommends that a sound study be submitted to determine what, and if any, sound attenuation measures are necessary to achieve compliance with the City's Noise Ordinance.

7. Among the requested entitlements is a variance/subdivision modification to create two lots of less than 100 foot depth (Lots 18 and 50). Staff does not object to this request because these lots are only slightly below standard depth requirements and because the area of both these lots exceed the minimum standard of 5,200 square feet.
8. The Environmental Coordinator has reviewed the project and posted a Negative Declaration, subject to the following conditions:
 - a. The applicant shall provide a sound attenuation wall six feet in height along the project property line adjacent to the existing recreational facility, to the satisfaction of the Planning Director, prior to issuance of building permits; and
 - b. The applicant shall submit a sound study which evaluates the noise impacts of the existing sump station on Lots 49 and 50. The applicant shall provide the required sound attenuation measures prior to issuance of building permits.

The tentative map has been reflected to satisfy these concerns as indicated in the Staff Evaluation, Items 5 and 6.

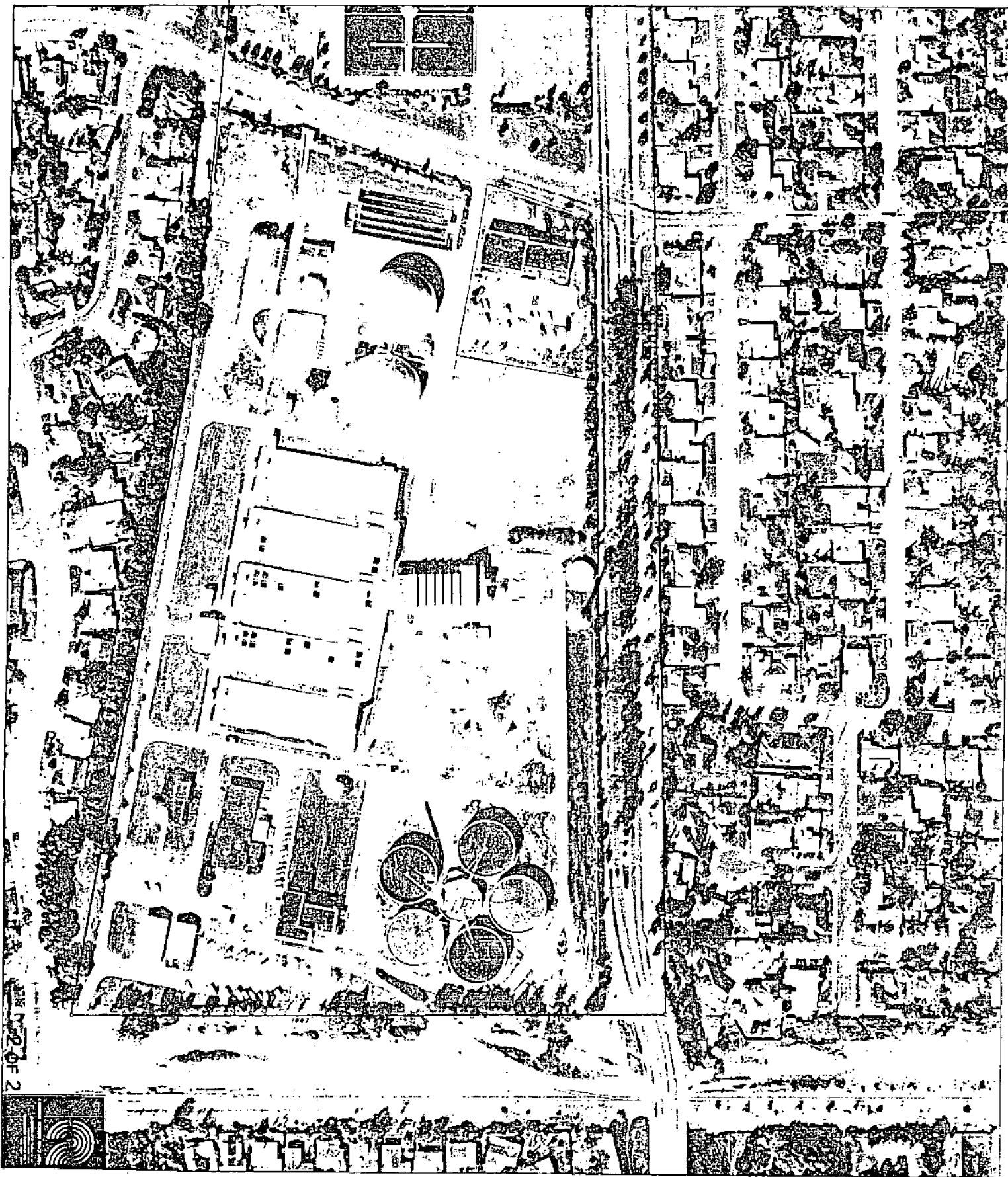
STAFF RECOMMENDATION: The staff recommends the following actions:

1. Ratification of the Negative Declaration with conditions;
2. Approval of the Variance/Subdivision Modification to create lots less than 100 feet deep, based upon Findings of Fact which follow.
3. Approval of the Tentative Map, subject to the conditions which follow. The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:
 - a. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code;
 - b. Prepare a sewer and drainage study for the review and approval of the City Engineer. (Abandon or relocate sewer lines as required);
 - c. Name the streets to the satisfaction of the Planning Director;
 - d. Pursuant to City Code Section 40.1302 (Parkland Dedication), the applicant shall dedicate the required Parkland Dedication to the City;
 - 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. Extend the proposed 20-foot PUE to the north line of Parcel 4;
 - g. Install a six-foot masonry wall along the northernmost property lines of Lots 4,5,6,7,8;
 - h. Place the following note on the final map: Lots 4,5,6,7 and 8 shall be restricted to dwelling units of one-story height only;
 - i. Redesign the radius of the proposed residential street on the south side of Seamas Avenue to a 200-foot standard;

- j. Clearly delineate the proposed parcels on the final map;
- k. Provide access easement to Parcel 51 as required by the Public Works Director;
- l. Merge proposed Parcels 53 and 54;
- m. The applicant/developer shall designate and place on the final map those structures and/or lots which will meet the required 80% south orientation (including solar access) to the satisfaction of the Planning Director;
- n. The applicant shall submit a sound study which evaluates the noise impacts of the existing sump station on Lots 49 and 50. The applicant shall provide the necessary sound attenuation measures prior to issuance of building permits. A note shall be placed on the final map in reference to this.

Findings of Fact - Variance

- a. The Variance does not constitute a special privilege extended to one property owner in that the granting of the variance is warranted given the existing parcel size and designated land use;
- b. The Variance does not constitute a use variance in that single family uses are proposed and are permitted;
- c. The Variance does not constitute a disservice to the public in that the applicant will maintain the required setbacks and lot coverage requirements;
- d. The Variance is consistent with the residential policy of the General Plan to:
"Continue to seek solutions to development of large lots and scattered housing areas in the more intensely urbanized sections of the City."





March 7, 1984

So. Sanitation District No. 1 and
Sacramento Regional Co. Sanitation Dist.
9660 Ecology Lane
Sacramento, CA

Dear Sirs:

On March 6, 1984, the Sacramento City Council took the following action(s) for property located at southwest corner of South Land Park Drive and Semas Avenue:

Resolution 84-182 adopting findings of fact and approving a tentative map.

Enclosed, for your records, are fully certified copies of the above referenced documents.

Sincerely,

Lorraine Magana
City Clerk

LM/km/28
(P83-287)

Enclosure

cc: Planning Department

Carissimi Rohrer Assoc.

