



4.5

RECEIVED  
CITY CLERK'S OFFICE  
CITY OF SACRAMENTO

AUG 16 11 57 AM '90

DEPARTMENT OF  
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO  
CALIFORNIA

August 21, 1990

1231 I STREET  
ROOM 200  
SACRAMENTO, CA  
95814-2998

City Council  
Sacramento, California

BUILDING INSPECTIONS  
916-449-5716

**APPROVED**  
BY THE PLANNING COUNCIL

916-449-5604  
AUG 21 1990

Honorable Members in Session:

- SUBJECT:
1. ENVIRONMENTAL DETERMINATION
  2. AMENDMENT TO GENERAL PLAN
  3. AMENDMENT TO THE 1988 POCKET COMMUNITY PLAN
  4. REZONE FROM AGRICULTURE (A) TO STANDARD SINGLE FAMILY RESIDENTIAL (R-1)
  5. TENTATIVE MAP (P90-158)
  6. SUBDIVISION MODIFICATION

OFFICE OF THE  
CITY CLERK

LOCATION: 6446 Riverside Boulevard

SUMMARY

The application is for various entitlements to divide 16.1± partially developed acres into 19 standard single family lots, two remainder lots and one lot for the existing Elks Lodge. Planning staff and the Planning Commission recommend approval of the project.

BACKGROUND

The subject property is the current location of Elks Lodge #6. The northerly portion of the property proposed for the single family development, is primarily used for parking for the lodge. Surrounding land uses include City property to the north, which is intended to be used for a City park. Property to the west is single family residential off Grangers Dairy Drive and North Point Way and to the east is a vacant remnant parcel. Further east is single family residences and to the south across Riverside Boulevard is a shopping center.

①

The applicant is proposing to subdivide the northerly 6± acres for a 19 lot single family development. As proposed, each lot will be in excess of 8,000 square feet. The overall density of the project is three (3) dwelling units per acre. Access to the proposed subdivision would be provided from the extension of North Point Way.

Lot B is an undeveloped site proposed for a City park. The Tentative Map is conditioned to require the applicant to improve Lot B for park use and provide off-site improvements along North Point Way.

In order to develop the proposed subdivision, the applicant is requesting to amend the General Plan and Pocket Community Plan designation from Public/Quasi Public use to Low Density Residential use. Also requested is a zone change from Agriculture (A) to Single Family Residential (R-1). Planning staff and the Planning Commission determined a single family subdivision to be compatible with the surrounding land uses and, therefore, supports these requests.

A Subdivision Modification is necessary in that the proposed subdivision design creates a cul-de-sac that would exceed the 500 foot maximum for a total distance of 1,385 feet. Based on the limited access from North Point Way and a required I.O.D. from the stub street to Riverside Boulevard, the Planning Commission supported the subdivision modification. In addition, the City Fire Department required an emergency access from the stub street to Riverside Boulevard.

Councilmember Lynn Robie has had several community meetings to discuss the proposed development. Residents along Grangers Dairy Drive were concerned that additional traffic will be a significant impact on the neighborhood. Some neighbors have requested that an access route to the south off Riverside Boulevard be required. However, residents of the Crestwater Garden Homes were in opposition to any access to the south via Riverside Boulevard. In addition, residents who appeared at the Planning Commission hearing also had concerns over the potential traffic impact and additional access.

The City Transportation Division of the Public Works Department indicated that the additional trips created by the subdivision (19 lots) will not significantly increase the amount of traffic on Grangers Dairy Drive. The existing street can accommodate the demands of the existing and proposed subdivision.

The Planning Commission supported the residential project and required the applicant to make an irrevocable offer of dedication (I.O.D.) of the real property necessary for the continuation of North Point Way at a future time.

#### VOTE OF THE PLANNING COMMISSION

On July 12, 1990, the Planning Commission voted five ayes, three absent, to recommend approval of the request.

FINANCIAL DATA

Not applicable.

POLICY MATTERS

The proposal is consistent with the adopted General Plan and 1988 Pocket Community Plan.

MBE/WBE EFFORTS

Not applicable.

RECOMMENDATION

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

1. Ratify the Negative Declaration;
2. Adopt the attached resolution to approve the amend the General Plan and the 1988 Pocket Community Plan;
3. Adopt the attached ordinance to rezone the site from Agriculture (A) to Standard Single Family Residential (R-1) zone;
4. Adopt the attached resolution which approves the Tentative Map and Subdivision Modification.

Respectfully submitted,



MICHAEL M. DAVIS,  
Director of Planning and Development

FOR CITY COUNCIL INFORMATION  
WALTER J. SLIPE  
CITY MANAGER

Contact Person:

Will Weitman, Principal Planner  
(916) 449-5604

August 21, 1990  
District No. 8

MMD:WW:pc  
P90-234.CC  
Attachments

**RESOLUTION NO. 90-678**

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF \_\_\_\_\_

**APPROVED**  
BY THE CITY COUNCIL

AUG 21 1990

OFFICE OF THE  
CITY CLERK

RESOLUTION AMENDING THE 1988 POCKET COMMUNITY PLAN FROM PUBLIC/QUASI PUBLIC TO LOW DENSITY RESIDENTIAL AND THE CITY'S GENERAL PLAN FROM PUBLIC/QUASI PUBLIC TO LOW DENSITY RESIDENTIAL FOR THE AREA DESCRIBED ON THE ATTACHED EXHIBIT

(FILE NO. P90-158) (APN: 030-0041-006, 007 046)

**WHEREAS**, the City Council conducted a public hearing on \_\_\_\_\_ concerning the above plan amendment and based on documentary and oral evidence submitted at the public hearing, the Council hereby finds:

- 1. The proposed plan amendment is compatible with the surrounding uses;
- 2. The subject site is suitable for low density residential development; and
- 3. The proposal is consistent with the policies of the City's General Plan.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Sacramento that the area as described on the attached Exhibit A in the City of Sacramento is hereby designated on the 1988 Pocket Community Plan as Low Density Residential and the General Plan as Low Density Residential.

ATTEST:

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK

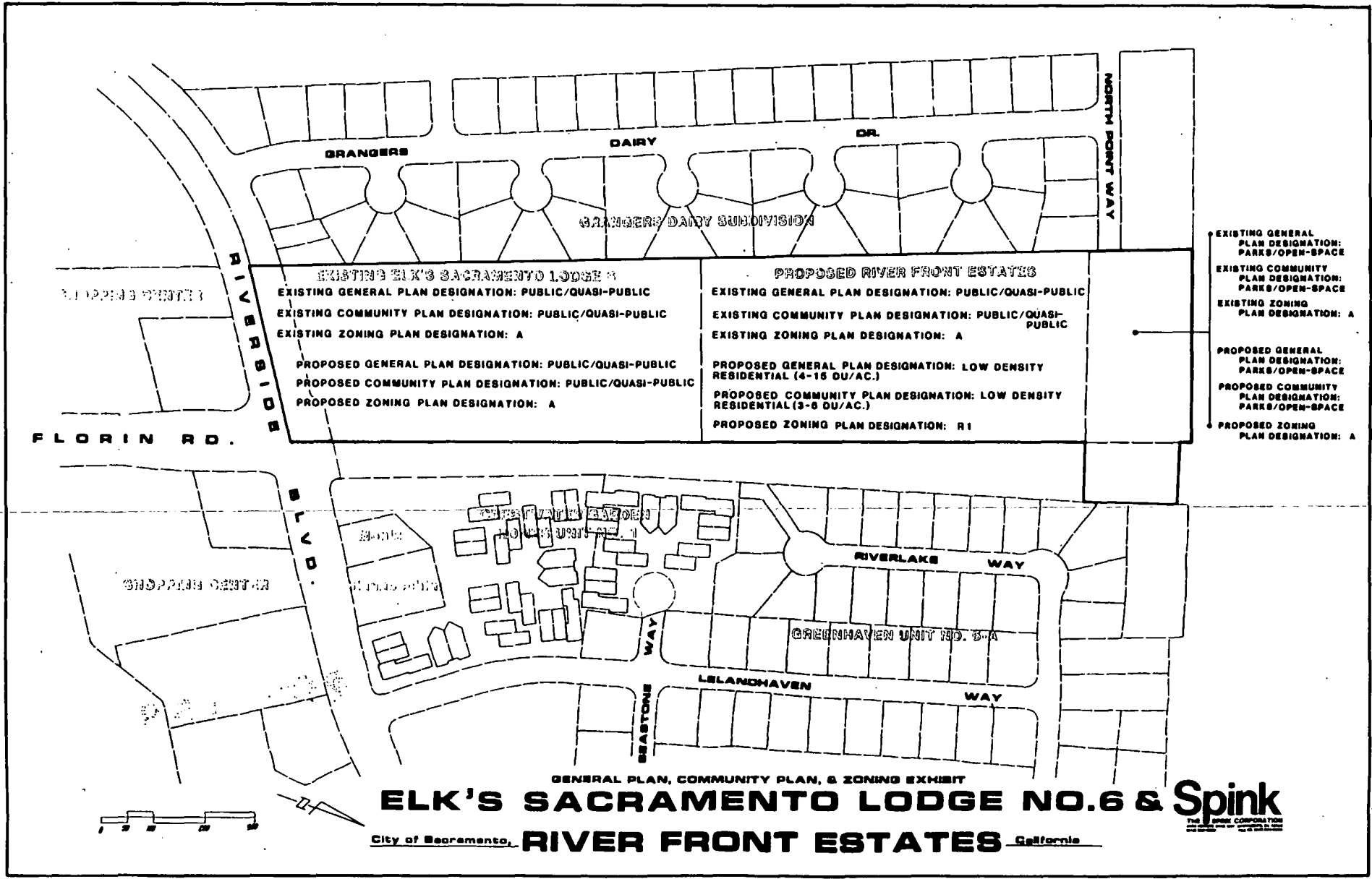
P90-158.CC

**FOR CITY CLERK USE ONLY**

RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

4



GENERAL PLAN, COMMUNITY PLAN, & ZONING EXHIBIT  
**ELK'S SACRAMENTO LODGE NO. 6 & Spink**  
 City of Sacramento, **RIVER FRONT ESTATES** California

- EXISTING GENERAL PLAN DESIGNATION: PARKS/OPEN-SPACE
- EXISTING COMMUNITY PLAN DESIGNATION: PARKS/OPEN-SPACE
- EXISTING ZONING PLAN DESIGNATION: A
- PROPOSED GENERAL PLAN DESIGNATION: PARKS/OPEN-SPACE
- PROPOSED COMMUNITY PLAN DESIGNATION: PARKS/OPEN-SPACE
- PROPOSED ZONING PLAN DESIGNATION: A

**EXISTING ELK'S SACRAMENTO LODGE NO. 6**  
 EXISTING GENERAL PLAN DESIGNATION: PUBLIC/QUASI-PUBLIC  
 EXISTING COMMUNITY PLAN DESIGNATION: PUBLIC/QUASI-PUBLIC  
 EXISTING ZONING PLAN DESIGNATION: A  
 PROPOSED GENERAL PLAN DESIGNATION: PUBLIC/QUASI-PUBLIC  
 PROPOSED COMMUNITY PLAN DESIGNATION: PUBLIC/QUASI-PUBLIC  
 PROPOSED ZONING PLAN DESIGNATION: A

**PROPOSED RIVER FRONT ESTATES**  
 EXISTING GENERAL PLAN DESIGNATION: PUBLIC/QUASI-PUBLIC  
 EXISTING COMMUNITY PLAN DESIGNATION: PUBLIC/QUASI-PUBLIC  
 EXISTING ZONING PLAN DESIGNATION: A  
 PROPOSED GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (4-16 DU/AC.)  
 PROPOSED COMMUNITY PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (3-8 DU/AC.)  
 PROPOSED ZONING PLAN DESIGNATION: R1

EXHIBIT A

5

000

**ORDINANCE NO. 90-039**

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF \_\_\_\_\_

**APPROVED**  
BY THE CITY COUNCIL

**AUG 21 1990**

OFFICE OF THE  
CITY CLERK

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED AT 6446 RIVERSIDE BOULEVARD FROM THE AGRICULTURE (A) ZONE(S), AND PLACING THE SAME IN THE STANDARD SINGLE FAMILY RESIDENTIAL (R-1) ZONE(S) OR A MORE RESTRICTIVE ZONE(S)

(FILE NO. P90-158) (APN: 030-0041-006, 007, 046)

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

SECTION 1

The territory described in the attached exhibit(s) which is in the Agriculture (A) zone(s) established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone and placed in the Standard Single Family Residential (R-1) zone(s).

This action rezoning the property described in the attached exhibit(s) is adopted subject to the following conditions and stipulations:

- a. A material consideration in the decision of the Planning Commission to recommend and the City Council to approve rezoning of the applicant's property is the development plans and representations submitted by the applicant in support of this request. It is believed said plans and representations are an integral part of such proposal and should continue to be the development program for the property.

**FOR CITY CLERK USE ONLY**

ORDINANCE NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

6

- b. If an application for a building permit or other construction permit is filed for said parcel which is not in conformity with the proposed development plans and representations submitted by the applicant and as approved by the Planning Commission on July 12, 1990, on file in the office of the Planning Division, or any provision or modification thereof as subsequently reviewed and approved by the Planning Commission, no such permit shall be issued, and the Planning Division shall report the matter to the Planning Commission as provided for in Ordinance No. 3201, Fourth Series.

**SECTION 2**

The City Clerk of the City of Sacramento is hereby directed to amend the maps which are a part of said Ordinance No. 2550, Fourth Series, to conform to the provisions of this Ordinance.

**SECTION 3**

Rezoning of the property described in the attached exhibit(s) by the adoption of this Ordinance shall be deemed to be in compliance with the procedures for the rezoning of property prescribed in Ordinance No. 2550, Fourth Series, as said procedures have been affected by recent court decisions.

PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

ATTEST:

\_\_\_\_\_  
CITY CLERK

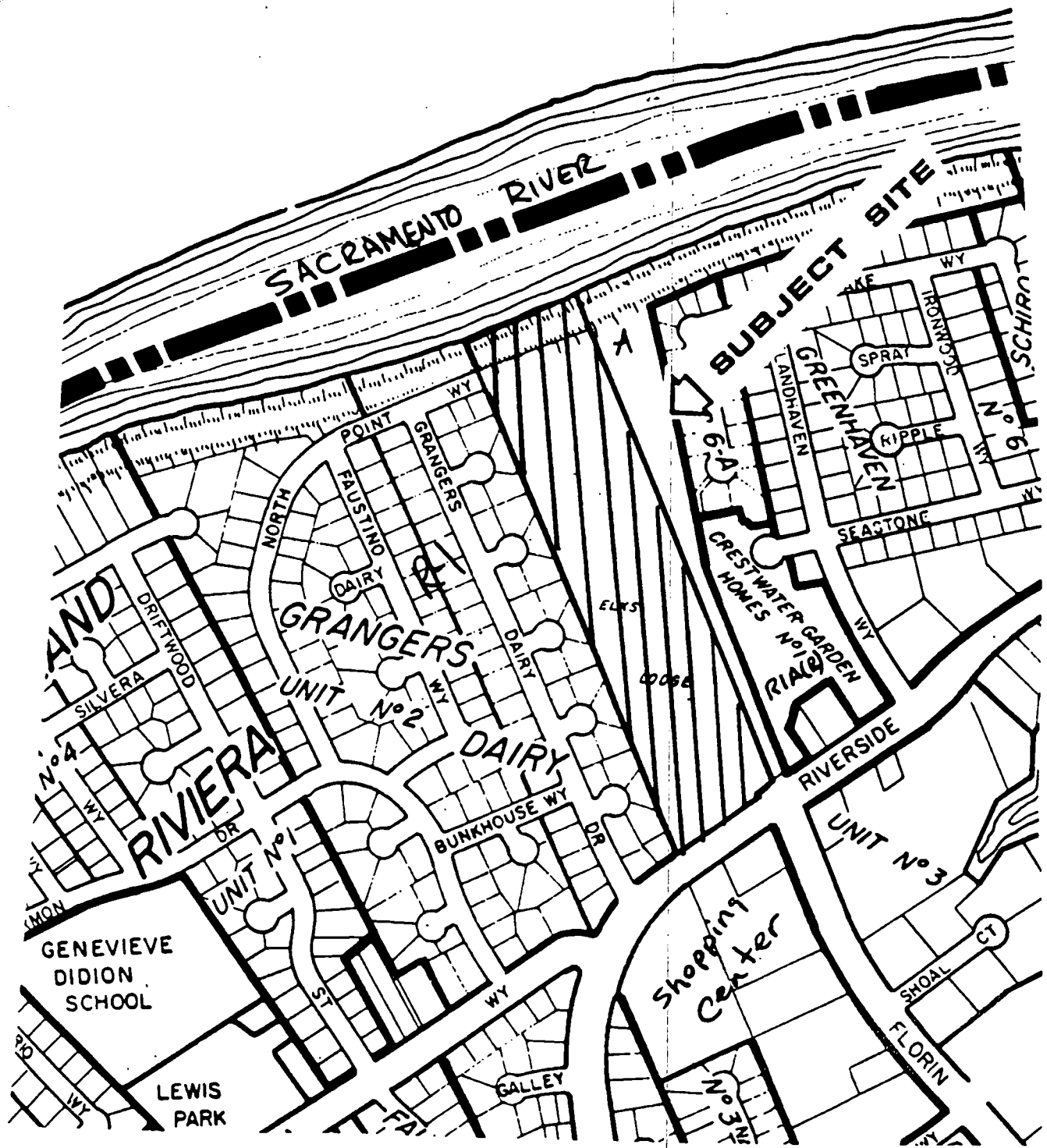
P90-158.PFP

\_\_\_\_\_  
MAYOR

**FOR CITY CLERK USE ONLY**

ORDINANCE NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_



**VICINITY - LAND USE - ZONING**

P90-158

1. 17. 1990

# 1/1



**AMENDED**

**RESOLUTION NO.**

90-679

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF

8-21-90

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A SUBDIVISION MODIFICATION AND TENTATIVE MAP FOR PROPERTY LOCATED AT 6446 RIVERSIDE BOULEVARD

(P90-158) (APN:030-0041-006, 007, 046)

WHEREAS, the City Council on \_\_\_\_\_, 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 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.

---

**FOR CITY CLERK USE ONLY**

RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

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 1988 Pocket 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. In the matter of the hereby approved requested subdivision modification to establish a cul-de-sac in excess of 500 feet:
  - a. The City Council determines that it is impossible, impracticable and undesirable in this particular case to conform to the strict application of the subdivision ordinance in that the subject property has limited access because of surrounding development.
  - b. The cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification in that a irrevocable offer of dedication (I.O.D.) is required for future street extension.
  - c. The modification will not be detrimental to the public health, safety, or welfare, or be injurious to other properties in the vicinity in that the proposed lot configuration provides for logical development of the property.

---

**FOR CITY CLERK USE ONLY**

RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

- d. That granting the modification is in accord with the intent and purpose of these regulations and is consistent with the General Plan and with all other applicable Specific Plans of the City in that the property is designated for residential use.
7. The tentative map for the proposed subdivision is hereby approved, subject to the following conditions which must be satisfied prior to the filing of the final map unless a different time for compliance is specifically noted:
- A. To provide standard subdivision improvements pursuant to Section 40.811 of the City Code; Improvements adjacent to Lot B shall consist of vertical curb, gutter and no sidewalks.
  - B. Prepare a sewer and drainage study for the review and approval of the City Engineer.
  - C. 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.
  - D. Pursuant to City Code Section 40.319-1, the applicant shall indicated 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.
  - E. 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, or comply with Title 24 requirements of the Uniform Building Code.
  - F. 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.
  - G. Submit a soils test prepared by a registered engineer to be used in street design.

---

**FOR CITY CLERK USE ONLY**

RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

- H. A seepage study will be required and shall be prepared by a registered engineer. The study shall identify and recommend solutions on ground-water related problems which may occur within both the subdivision lots and public right-of-way. Appropriate facilities shall be constructed to alleviate those problems.
- I. Pay Pocket Bridge fees.
- J. Dedicate a standard 12.5-foot public utility easement for underground and public utility facilities and appurtenances adjacent to all public ways.
- K. A portion of APN 030-0041-006 needs to be acquired by the developers to be incorporated with Lot 1.
- L. Water system shall provide a tie between Riverlake Way and North Point Way extension.
- M. **Note:** Property to be subdivided in accordance with this map may be subject to flooding. Interested parties should ascertain whether and to what extent flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are contained in the U.S. Army Corps of Engineers Flood Insurance Study Working Map for the Sacramento Community, dated January 1989, available for review at the City of Sacramento's Public Works Department, Development Services Division, Room 100, 927 10th Street.
- N. Emergency access through Lot C to Riverside Boulevard shall be provided to the satisfaction of the City Fire Department.
- O. North/South street adjacent to Lot A shall be constructed to a City Standard 50-foot right-of-way street.
- P. North/South street adjacent to Lot A shall be extended to the north property line of Lot C for future extension of a 54-foot City standard right-of-way street to the intersection of Florin Road/Riverside Boulevard intersection.

---

**FOR CITY CLERK USE ONLY**

RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

- \* Q. Applicant shall deposit with the City the cost for construction of three sets of undulations on Grangers Dairy Drive. After houses are constructed on the new subdivision, and the area neighbors and the City Transportation Division determines that the three sets of undulations are not necessary on Grangers Dairy Drive, then the money for these undulations shall go towards additional landscaping along the levee on North Point Way.
  
- R. Applicant to enter into an agreement for the use or conveyance of City property to the satisfaction of the City Parks and Community Services Department prior to the final map and shall include the following:
  - 1) Applicant shall enter into an agreement with the City of Sacramento Parks and Community Services Department to convert the proposed street right-of-way into a dedicated street and purchase the remnant .02± acre parcel prior to approval of the final map.
  - 2) Applicant shall improve the remaining portion of the City property (Lot B) to the satisfaction of the Parks and Community Services Department. Improvements shall include landscaping the levee with a groundcover acceptable to the Corps of Engineers, landscaping the flat areas with lawn and native trees, automatic irrigation, and post and cable fencing along the new street alignment.
  - 3) Applicant shall provide a bond or cash payment equal to the cost of constructing the bicycle trail on top of the levee from one end of the park property (Lot B) to the other. The applicant shall apply for all permits that may be required for the development of the bikeway.
  - 4) Applicant shall contribute a cash payment of \$4,000 to provide for off-site improvements along North Point Way, from Parcel B to Grangers Dairy Drive, which shall include post and cable fencing, automatic irrigation and groundcover planting of the slope areas.
  
- S. Parking facility shall meet the provisions of the City tree shading requirements prior to recordation of the final map.
  
- T. A six foot masonry wall shall be provided along the west and north property lines adjacent to the parking lot.

\* Revised by City Council 8/21/90

**FOR CITY CLERK USE ONLY**

RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

- \* U. All heavy construction equipment and construction traffic shall go through Elk's Lodge parking lot during construction unless it is too heavy for the parking lot, or if the maneuvering area does not permit it.
- V. A note shall be placed on the map that the Applicant shall make an Irrevocable Offer of Dedication (I.O.D.) of the real property necessary for the continuation of North Point Drive from the proposed single-family subdivision to the intersection of Florin Road and Riverside Boulevard. The location and curvilinear design of the I.O.D. shall be as specified on the approved Tentative Map.

The I.O.D. shall be effective, and will be required by the City, when the property on which the Elks Lodge building is located is proposed and approved for a use substantially different from the currently approved use, including but not limited to a subdivision of the property for residential or commercial use. Nothing in this condition is intended to prevent the City from imposing new, different or additional conditions if new entitlements, or amendments to the current special permit or other entitlements, for the property on which the Elks Lodge is located are sought.

- \* W. The City Council instructed staff to do the following:

A study shall be initiated by the Public Works Department to consider resolving the traffic problems in the immediate area (including Bunkhouse Way, Grangers Dairy Drive, Park Riviera Drive and Riverside Boulevard) as related to the proposed subdivision.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

P90-158.CC.rev

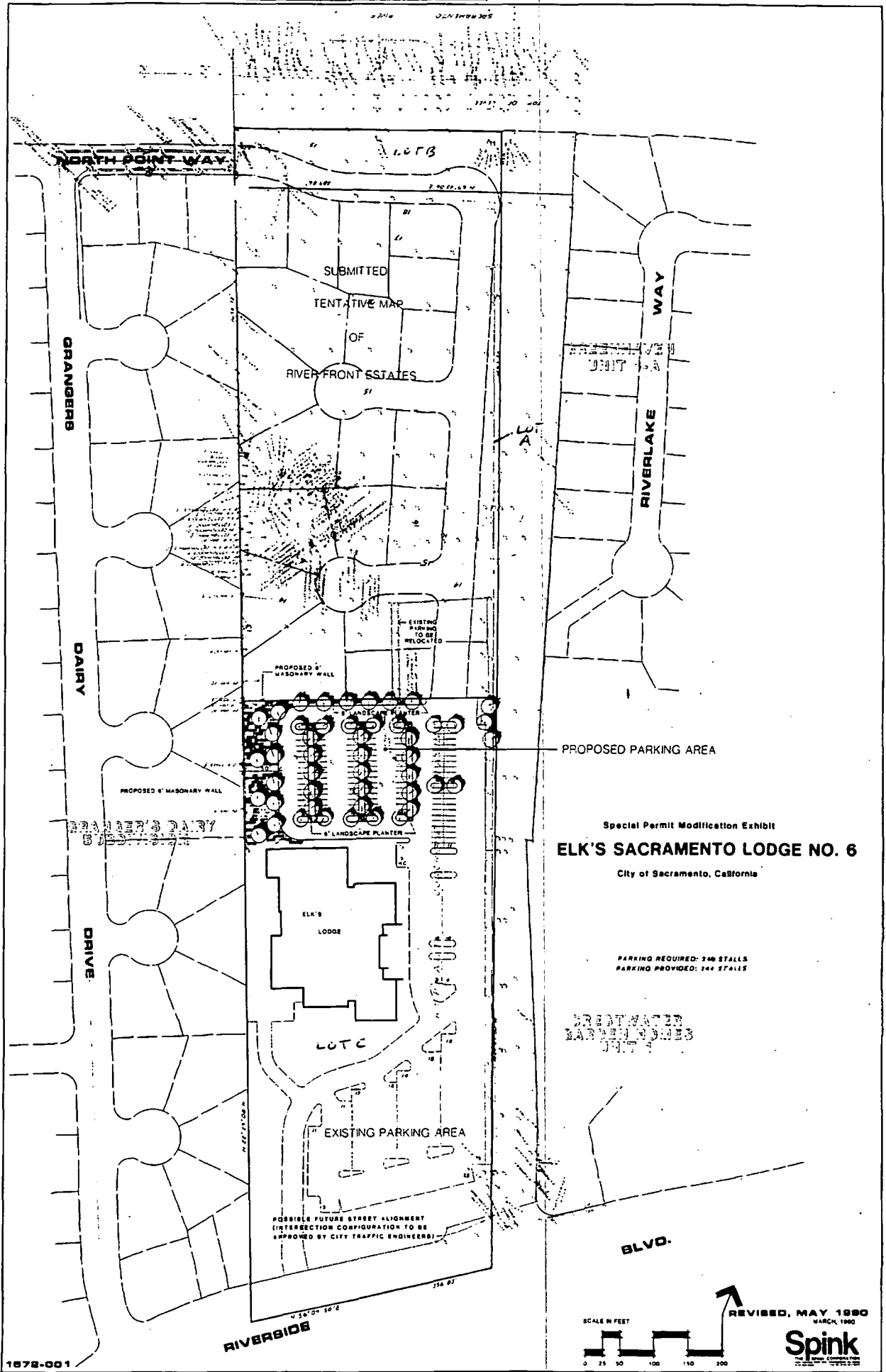
\* Revised by City Council 8/21/90

**FOR CITY CLERK USE ONLY**

RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_





Special Permit Modification Exhibit  
**ELK'S SACRAMENTO LODGE NO. 6**  
 City of Sacramento, California

PARKING REQUIRED: 246 STALLS  
 PARKING PROVIDED: 244 STALLS

GREAT WATER  
 BARREN LOTS  
 UNIT 4

BLVD.

SCALE IN FEET

REVISED, MAY 1990  
 MARCH 1990

**Spink**

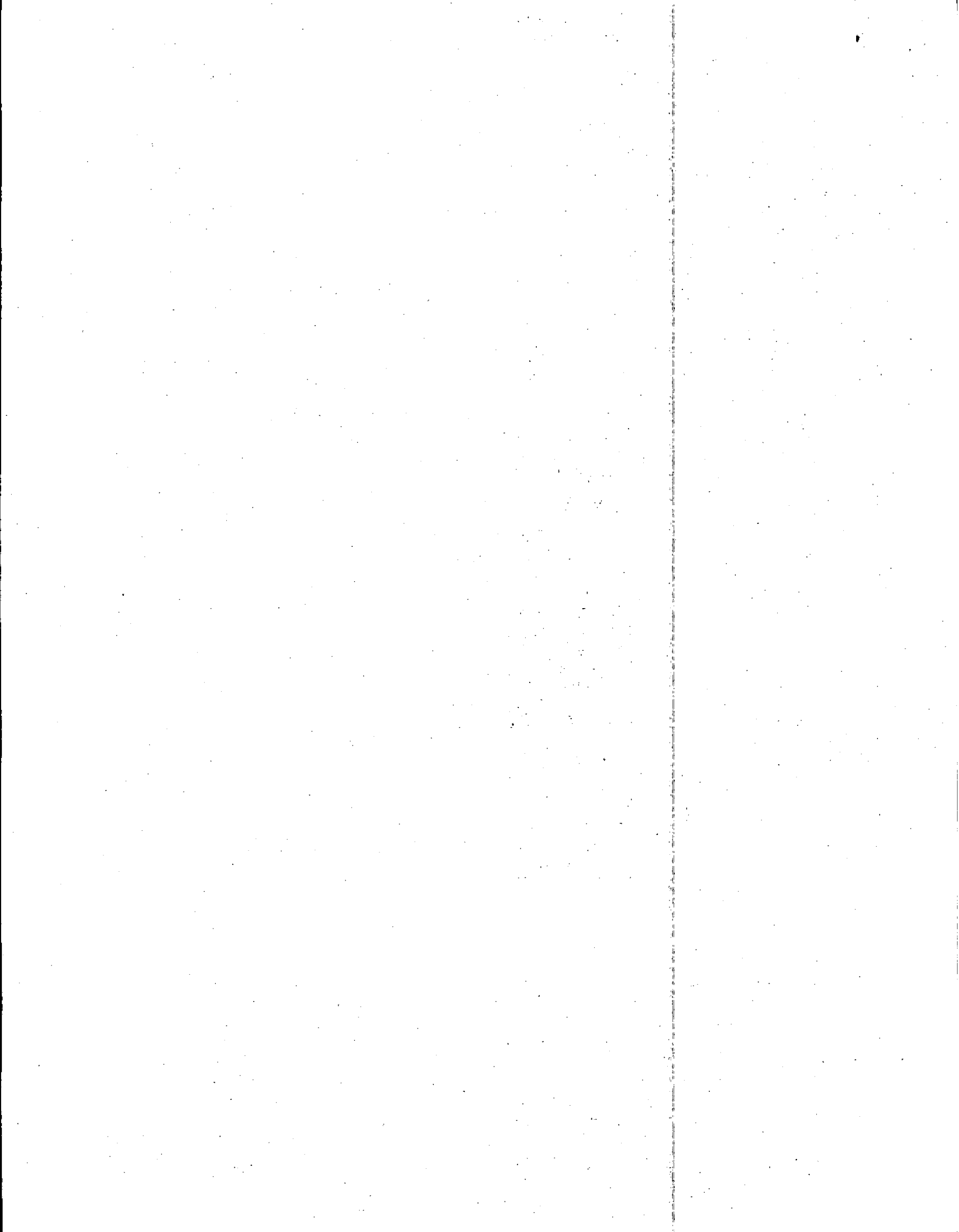
1878-001

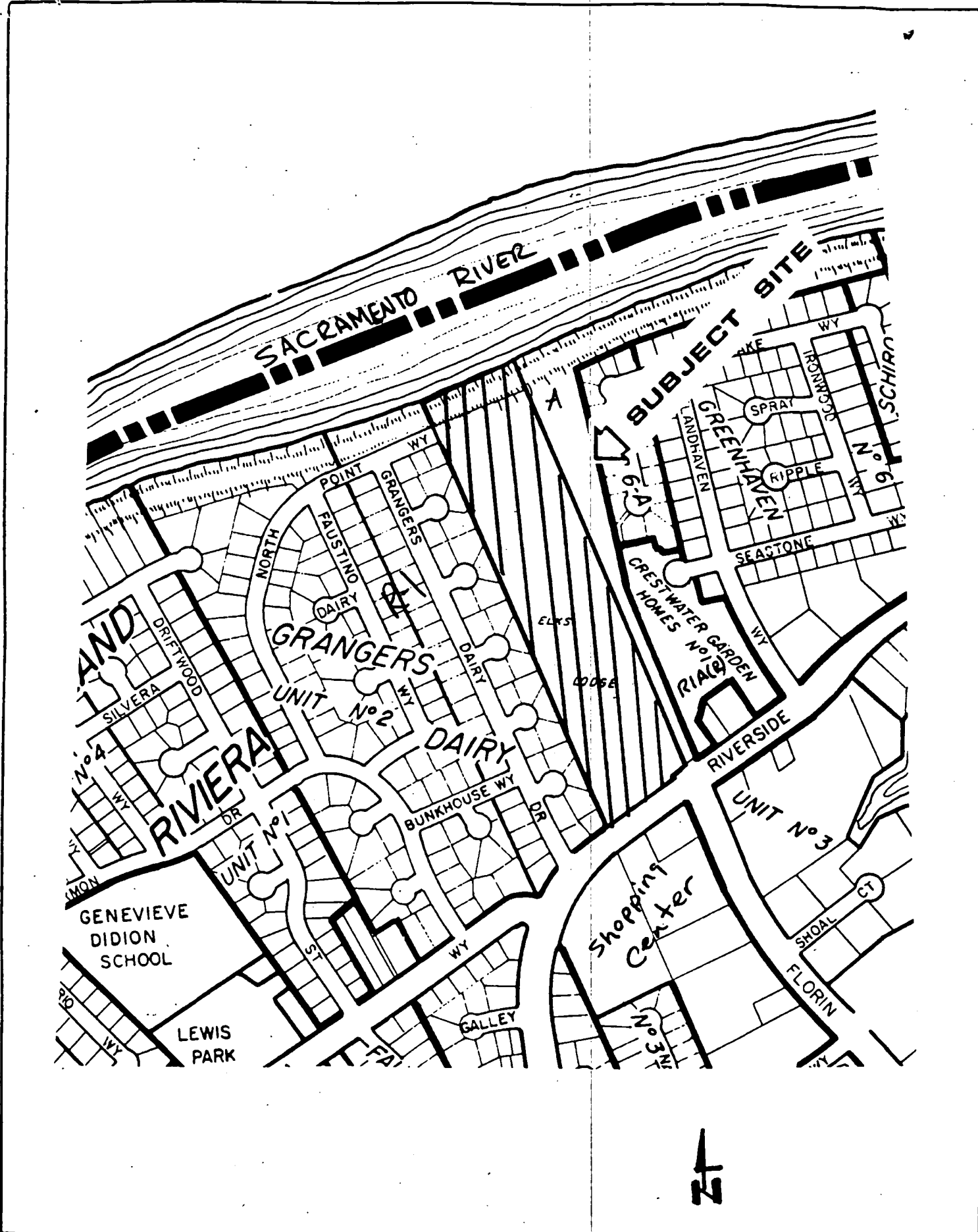
P90-158

JULY 12, 1990

#14







**VICINITY - LAND USE - ZONING**

P90-158

July 12, 1990

# 14

**RESOLUTION NO. 90-679 as amended**

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF \_\_\_\_\_

**APPROVED**  
BY THE CITY COUNCIL  
AUG 21 1990  
OFFICE OF THE  
CITY CLERK

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A SUBDIVISION MODIFICATION AND TENTATIVE MAP FOR PROPERTY LOCATED AT 6446 RIVERSIDE BOULEVARD

(P90-158) (APN:030-0041-006, 007, 046)

WHEREAS, the City Council on \_\_\_\_\_, 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 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.

**FOR CITY CLERK USE ONLY**

RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

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 1988 Pocket 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. In the matter of the hereby approved requested subdivision modification to establish a cul-de-sac in excess of 500 feet:
  - a. The City Council determines that it is impossible, impracticable and undesirable in this particular case to conform to the strict application of the subdivision ordinance in that the subject property has limited access because of surrounding development.
  - b. The cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification in that a irrevocable offer of dedication (I.O.D.) is required for future street extension.
  - c. The modification will not be detrimental to the public health, safety, or welfare, or be injurious to other properties in the vicinity in that the proposed lot configuration provides for logical development of the property.

---

FOR CITY CLERK USE ONLY

RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

- d. That granting the modification is in accord with the intent and purpose of these regulations and is consistent with the General Plan and with all other applicable Specific Plans of the City in that the property is designated for residential use.
7. The tentative map for the proposed subdivision is hereby approved, subject to the following conditions which must be satisfied prior to the filing of the final map unless a different time for compliance is specifically noted:
- A. To provide standard subdivision improvements pursuant to Section 40.811 of the City Code; Improvements adjacent to Lot B shall consist of vertical curb, gutter and no sidewalks.
  - B. Prepare a sewer and drainage study for the review and approval of the City Engineer.
  - C. 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.
  - D. Pursuant to City Code Section 40.319-1, the applicant shall indicated 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.
  - E. 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, or comply with Title 24 requirements of the Uniform Building Code.
  - F. 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.
  - G. Submit a soils test prepared by a registered engineer to be used in street design.

---

**FOR CITY CLERK USE ONLY**

RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

- H. A seepage study will be required and shall be prepared by a registered engineer. The study shall identify and recommend solutions on ground-water related problems which may occur within both the subdivision lots and public right-of-way. Appropriate facilities shall be constructed to alleviate those problems.
- I. Pay Pocket Bridge fees.
- J. Dedicate a standard 12.5-foot public utility easement for underground and public utility facilities and appurtenances adjacent to all public ways.
- K. A portion of APN 030-0041-006 needs to be acquired by the developers to be incorporated with Lot 1.
- L. Water system shall provide a tie between Riverlake Way and North Point Way extension.
- M. **Note:** Property to be subdivided in accordance with this map may be subject to flooding. Interested parties should ascertain whether and to what extent flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are contained in the U.S. Army Corps of Engineers Flood Insurance Study Working Map for the Sacramento Community, dated January 1989, available for review at the City of Sacramento's Public Works Department, Development Services Division, Room 100, 927 10th Street.
- N. Emergency access through Lot C to Riverside Boulevard shall be provided to the satisfaction of the City Fire Department.
- O. North/South street adjacent to Lot A shall be constructed to a City Standard 50-foot right-of-way street.
- P. North/South street adjacent to Lot A shall be extended to the north property line of Lot C for future extension of a 54-foot City standard right-of-way street to the intersection of Florin Road/Riverside Boulevard intersection.
- Q. Applicant shall deposit with the City the cost for construction of three sets of undulations on Grangers Dairy Drive.

---

FOR CITY CLERK USE ONLY

RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

- R. Applicant to enter into an agreement for the use or conveyance of City property to the satisfaction of the City Parks and Community Services Department prior to the final map and shall include the following:
- 1) Applicant shall enter into an agreement with the City of Sacramento Parks and Community Services Department to convert the proposed street right-of-way into a dedicated street and purchase the remnant .02± acre parcel prior to approval of the final map.
  - 2) Applicant shall improve the remaining portion of the City property (Lot B) to the satisfaction of the Parks and Community Services Department. Improvements shall include landscaping the levee with a groundcover acceptable to the Corps of Engineers, landscaping the flat areas with lawn and native trees, automatic irrigation, and post and cable fencing along the new street alignment.
  - 3) Applicant shall provide a bond or cash payment equal to the cost of constructing the bicycle trail on top of the levee from one end of the park property (Lot B) to the other. The applicant shall apply for all permits that may be required for the development of the bikeway.
  - 4) Applicant shall contribute a cash payment of \$4,000 to provide for off-site improvements along North Point Way, from Parcel B to Grangers Dairy Drive, which shall include post and cable fencing, automatic irrigation and groundcover planting of the slope areas.
- S. Parking facility shall meet the provisions of the City tree shading requirements prior to recordation of the final map.
- T. A six foot masonry wall shall be provided along the west and north property lines adjacent to the parking lot.
- U. All heavy construction equipment shall go through Elk's Lodge parking lot during construction unless it is too heavy for the parking lot, or if the maneuvering area does not permit it.

---

FOR CITY CLERK USE ONLY

RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

- V. A note shall be placed on the map that the Applicant shall make an Irrevocable Offer of Dedication (I.O.D.) of the real property necessary for the continuation of North Point Drive from the proposed single-family subdivision to the intersection of Florin Road and Riverside Boulevard. The location and curvilinear design of the I.O.D. shall be as specified on the approved Tentative Map.

The I.O.D. shall be effective, and will be required by the City, when the property on which the Elks Lodge building is located is proposed and approved for a use substantially different from the currently approved use, including but not limited to a subdivision of the property for residential or commercial use. Nothing in this condition is intended to prevent the City from imposing new, different or additional conditions if new entitlements, or amendments to the current special permit or other entitlements, for the property on which the Elks Lodge is located are sought.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

P90-158.CC

-6-

FOR CITY CLERK USE ONLY

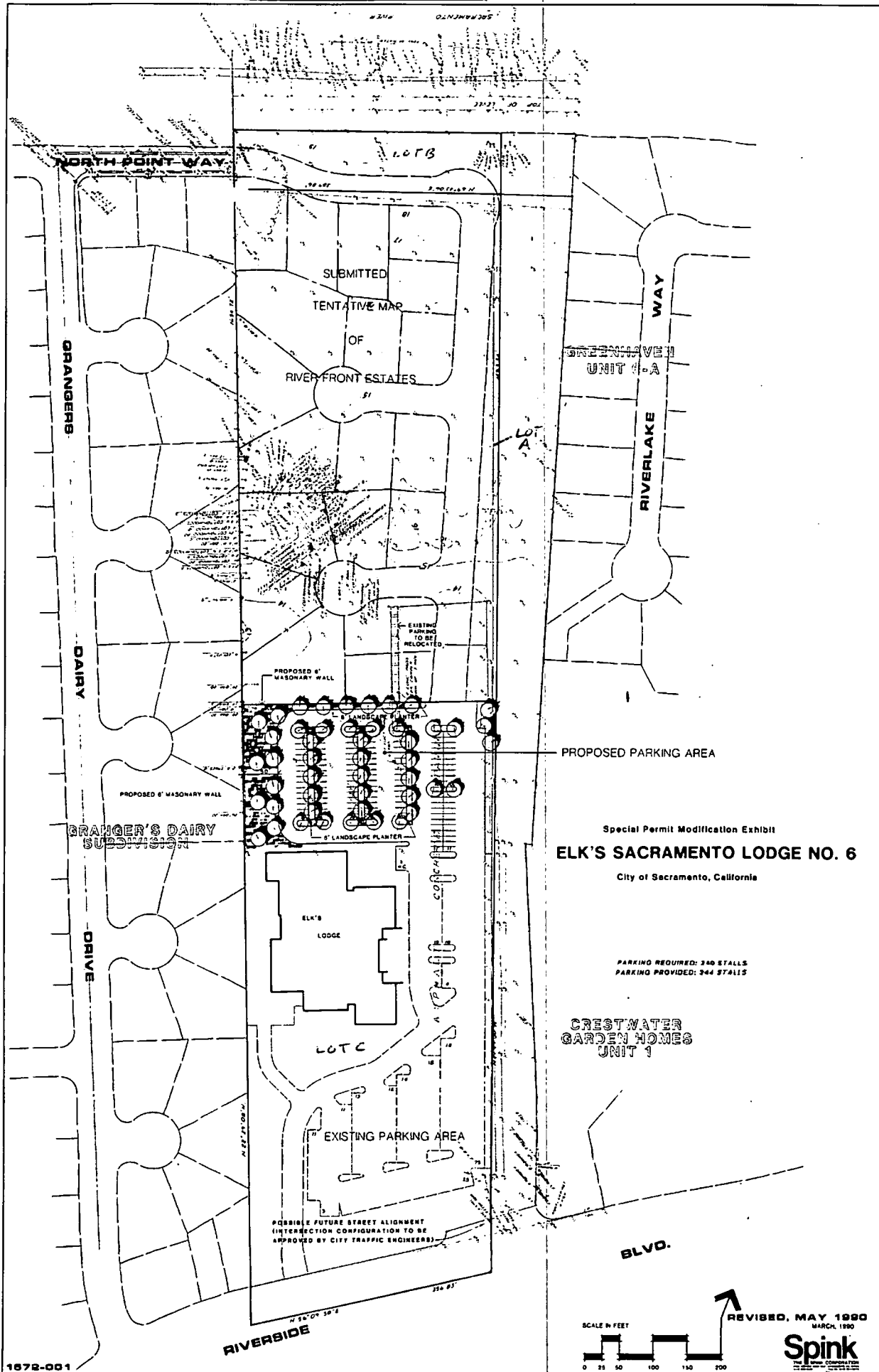
RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

14





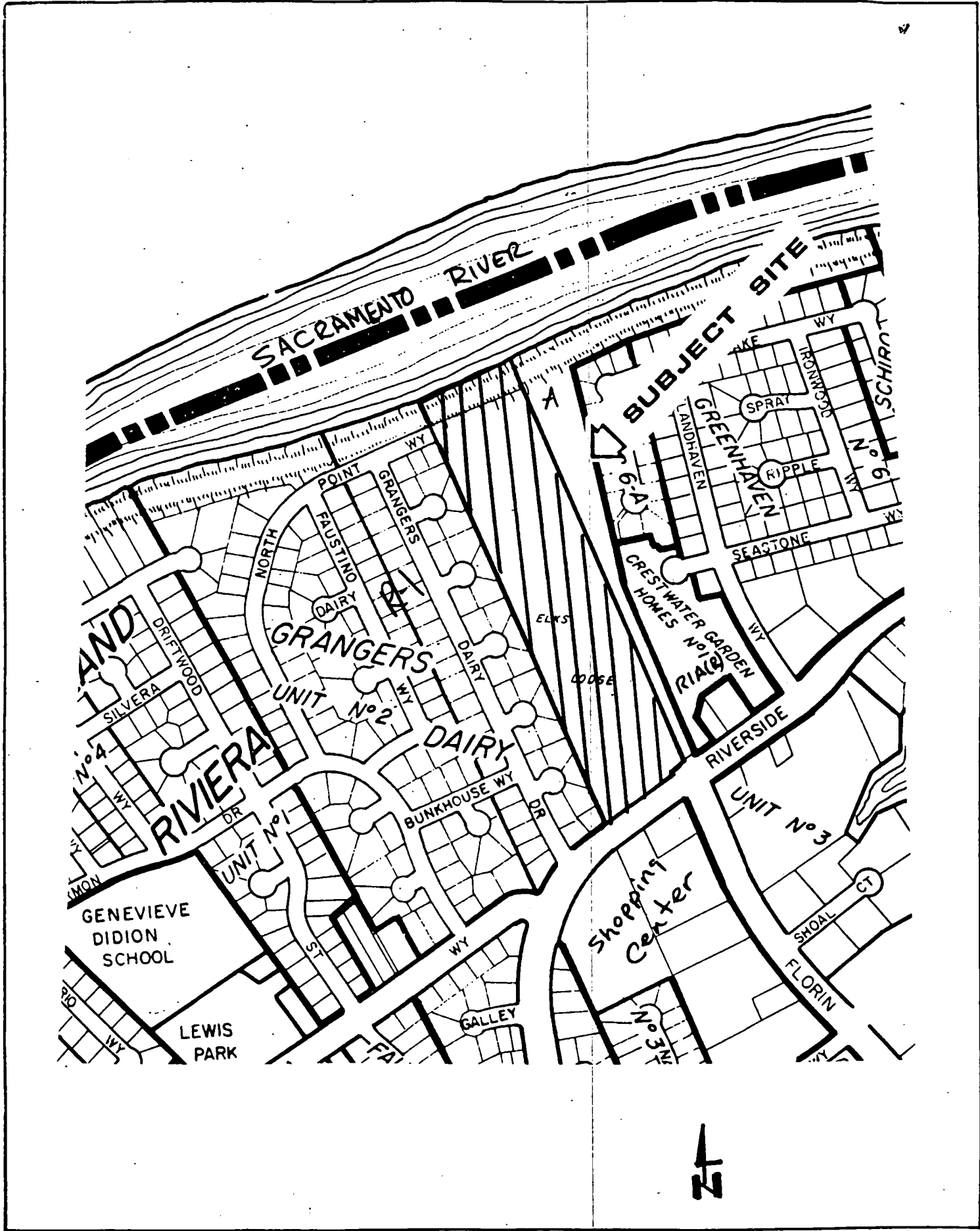


1672-001

P90-158

JUL 4 12, 1990 116

#14



**VICINITY - LAND USE - ZONING**

P90-158

July 12, 1990 / 7

# 14

**Sacramento City Planning Commission  
VOTING RECORD**

MEETING DATE  
July 12, 1990

ITEM NUMBER  
14B

PERMIT NUMBER  
P 90-158

**ENTITLEMENTS**

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> GENERAL PLAN AMENDMENT | <input 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 type="checkbox"/> ENVIRONMENTAL DET.       |
| <input type="checkbox"/> VARIANCE                          | <input type="checkbox"/> OTHER _____              |

STAFF RECOMMENDATION

Favorable  Unfavorable

Correspondence

Petition

LOCATION  
6446 Riverside Blvd.

**PROPOSERS**

**OPPOSERS**

NAME	ADDRESS
<u>Lee Savage</u>	<u>428 J Street, Sacto</u>
<u>Everett Ellison</u>	<u>1460 Oakhurst Way, Sacto</u>
<u>Harry Mattilage</u>	<u>1731 J Street, Ste. 100, Sacto</u>

NAME	ADDRESS
<u>John Fisher</u>	<u>6299 Changers Dairy, Sacto</u>
<u>Robert Lobella</u>	<u>6341 " " "</u>
<u>Richard Crow</u>	<u>6293 " " "</u>
	<u>6236 North Point Way "</u>

MOTION # \_\_\_\_\_

Yes	No	Motion	Second
-----	----	--------	--------

BECERRA	<u>absent</u>		
CHINN	<u>absent</u>		
HOLLOWAY	<u>✓</u>		
NOTESTINE	<u>✓</u>		
OTTO	<u>✓</u>		<u>✓</u>
ROSEN	<u>✓</u>	<u>✓</u>	
YEE	<u>absent</u>		
HOLLIICK	<u>✓</u>		

- 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 \_\_\_\_\_

**Sacramento City Planning Commission  
VOTING RECORD**

MEETING DATE  
July 12, 1990

ITEM NUMBER  
14C

PERMIT NUMBER  
P 90-158

**ENTITLEMENTS**

- |  |   |
|--|---|
| <input type="checkbox"/> GENERAL PLAN AMENDMENT              | <input type="checkbox"/> TENTATIVE MAP            |
| <input checked="" 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 type="checkbox"/> ENVIRONMENTAL DET.       |
| <input type="checkbox"/> VARIANCE                            | <input type="checkbox"/> OTHER _____              |

STAFF RECOMMENDATION

Favorable  Unfavorable

Correspondence

Petition

LOCATION  
6446 Riverside Blvd.

**P  
R  
O  
P  
O  
S  
I  
T  
I  
O  
N  
S**

NAME	ADDRESS
<u>Lee Savage</u>	<u>428 J Street, Sacto.</u>
<u>Everett Olsson</u>	<u>1460 Oakhurst Way, Sacto</u>
<u>Harry Mattilage</u>	<u>1731 J Street, Ste. 100, Sacto.</u>

**O  
P  
P  
O  
S  
I  
T  
I  
O  
N  
S**

NAME	ADDRESS
<u>John Fisher</u>	<u>6299 Strangers Dairy, Sacto.</u>
<u>Robert Lobella</u>	<u>6341 " " "</u>
<u>Richard Crow</u>	<u>6293 " " "</u>
	<u><del>6235</del> 6236 North Point Way, Sacto</u>

MOTION #           

	Yes	No	Motion	Second
--	-----	----	--------	--------

BECERRA	<u>absent</u>			
CHINN	<u>absent</u>			
HOLLOWAY	<u>✓</u>			
NOTESTINE	<u>✓</u>			
OTTO	<u>✓</u>			<u>✓</u>
ROSEN	<u>✓</u>		<u>✓</u>	
YEE	<u>absent</u>			
HOLLICK	<u>✓</u>			

PLANNING AND DEVELOPMENT

MOTION

- |   |   |
|---|---|
| <input type="checkbox"/> TO APPROVE   | <input checked="" type="checkbox"/> TO RECOMMEND APPROVAL & FORWARD TO CITY COUNCIL       |
| <input type="checkbox"/> TO DENY  | <input type="checkbox"/> TO RECOMMEND APPROVAL SUBJECT TO COND. & FORWARD TO CITY COUNCIL |
| <input type="checkbox"/> TO APPROVE SUBJECT TO COND & BASED ON FINDINGS OF FACT IN STAFF REPORT | <input type="checkbox"/> TO RATIFY NEGATIVE DECLARATION                                   |
| <input type="checkbox"/> TO APPROVE/DENY BASED ON FINDINGS OF FACT IN STAFF REPORT              | <input type="checkbox"/> TO CONTINUE TO _____ MEETING                                     |
| <input type="checkbox"/> INTENT TO APPROVE/DENY SUBJECT TO COND. & BASED ON FIND. OF FACT DUE   | <input type="checkbox"/> OTHER _____  |

**Sacramento City Planning Commission  
VOTING RECORD**

**MEETING DATE**  
July 12, 1990

**ITEM NUMBER**  
140

**PERMIT NUMBER**  
P 90-158

**ENTITLEMENTS**

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

**STAFF RECOMMENDATION**

Favorable  Unfavorable

Correspondence

Petition

**LOCATION**  
6446 Riverside Blvd.

**PROPOSERS**

NAME	ADDRESS
<i>Lee Savage</i>	<i>428 J Street, Sacto.</i>
<i>Everett Klisson</i>	<i>1466 Oakhurst Way, Sacto.</i>
<i>Harry Mattlage</i>	<i>1731 J Street, Ste. 100, Sacto.</i>

**OPPOSERS**

NAME	ADDRESS
<i>John Fisher</i>	<i>6299 Strangers Dairy, Sacto.</i>
<i>Robert Lobella</i>	<i>6341 " " "</i>
<i>Richard Crow</i>	<i>6293 " " "</i>
	<i>6236 North Point Way, Sacto.</i>

**MOTION #** \_\_\_\_\_

	Yes	No	Motion	Second
<b>BECERRA</b>	<i>absent</i>			
<b>CHINN</b>	<i>absent</i>			
<b>HOLLOWAY</b>	<i>✓</i>			
<b>NOTESTINE</b>	<i>✓</i>			
<b>OTTO</b>	<i>✓</i>			<i>✓</i>
<b>ROSEN</b>	<i>✓</i>		<i>✓</i>	
<b>YEE</b>	<i>absent</i>			
<b>HOLLICK</b>	<i>✓</i>			

PLANNING AND DEVELOPMENT

- 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 \_\_\_\_\_

**Sacramento City Planning Commission  
VOTING RECORD**

**MEETING DATE**  
July 12, 1990

**ITEM NUMBER**  
14E

**PERMIT NUMBER**  
P 90-158

**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 type="checkbox"/> ENVIRONMENTAL DET.       |
| <input type="checkbox"/> VARIANCE                 | <input type="checkbox"/> OTHER _____              |

**STAFF RECOMENDATION**

Favorable  Unfavorable

Correspondence

Petition

**LOCATION**  
6946 Riverside Blvd.

**PROPOONENTS**

NAME	ADDRESS
<u>Lee Savage</u>	<u>428 J Street, Sacto</u>
<u>Everett Blusson</u>	<u>1460 Oakhurst Way, Sacto</u>
<u>Harry Mattilage</u>	<u>1731 J Street, Ste. 100, Sacto</u>

NAME	ADDRESS
<u>John Fisher</u>	<u>6299 Changers Dairy, Sacto</u>
<u>Robert Labella</u>	<u>6341 " " "</u>
<u>Richard Crow</u>	<u>6293 " " "</u>
	<u>6236 North Point Way "</u>

**MOTION #** Yes No Motion Second

<b>BECERRA</b>	<u>absent</u>			
<b>CHINN</b>	<u>absent</u>			
<b>HOLLOWAY</b>	<u>✓</u>			
<b>NOTESTINE</b>	<u>✓</u>			
<b>OTTO</b>	<u>✓</u>			<u>✓</u>
<b>ROSEN</b>	<u>✓</u>		<u>✓</u>	
<b>YEE</b>	<u>absent</u>			
<b>HOLLICK</b>	<u>✓</u>			

PLANNING AND DEVELOPMENT

**MOTION**

- |   |   |
|---|---|
| <input type="checkbox"/> TO APPROVE   | <input type="checkbox"/> TO RECOMMEND APPROVAL & FORWARD TO CITY COUNCIL  |
| <input type="checkbox"/> TO DENY  | <input checked="" type="checkbox"/> TO RECOMMEND APPROVAL SUBJECT TO COND. & FORWARD TO CITY COUNCIL <u>amended</u> |
| <input type="checkbox"/> TO APPROVE SUBJECT TO COND & BASED ON FINDINGS OF FACT IN STAFF REPORT | <input type="checkbox"/> TO RATIFY NEGATIVE DECLARATION   |
| <input type="checkbox"/> TO APPROVE/DENY BASED ON FINDINGS OF FACT IN STAFF REPORT              | <input type="checkbox"/> TO CONTINUE TO _____ MEETING   |
| <input type="checkbox"/> INTENT TO APPROVE/DENY SUBJECT TO COND. & BASED ON FIND. OF FACT DUE   | <input type="checkbox"/> OTHER _____  |

REPORT AMENDED BY CPC 7-12-90  
**CITY PLANNING COMMISSION**

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

<b>APPLICANT</b>	Spink Corporation; 2590 Venture Oaks Way; Sacramento, CA 95833		
<b>OWNER</b>	Elks Lodge #6; 6446 Riverside Blvd.; Sacramento, CA 95831		
<b>PLANS BY</b>	Spink Corporation		
<b>FILING DATE</b>	3/23/90	<b>ENVIR. DET.</b>	Neg. Dec. <b>REPORT BY</b> DCS:hp
<b>ASSESSOR'S PCL. NO.</b>	030-0041-006, 007 & 046		

- APPLICATION:**
- A. Negative Declaration;
  - B. Amend General Plan for 6.5± vacant acres from Public/Quasi Public to Low Density Residential (4-15 du/na);
  - C. Amend 1988 Pocket Community Plan for 6.5± acres from Public/Quasi Public to Low Density Residential (3-6 du/ac);
  - D. Rezone 6.5± acres from Agriculture (A) to Standard Single Family Residential (R-1) zone;
  - E. Tentative Map to divide 16.1± partially developed acres into 19 standard single family lots; two remainder lots and one lot for the existing Elks Lodge to be called River Front Estates;
  - F. Special Permit Modification to relocate 80 existing parking spaces for the Elks Lodge;
  - G. Subdivision Modification to establish a cul-de-sac in excess of 500' to 1,385'.

**LOCATION:** 6446 Riverside Boulevard

**PROPOSAL:** The applicant is requesting the necessary entitlements to subdivide 19 single family lots on the northerly one-half of the Elks Lodge property.

<u>PROJECT INFORMATION:</u>	<u>Existing</u>	<u>Proposed</u>
General Plan Designation:	Public/Quasi Public	Low Density Residential (4-15 du/na)
1988 Pocket Community Plan Designation:	Public/Quasi Public	Low Density Residential (3-6 du/ac)
Existing Zoning of Site:	Agriculture (A)	Standard Single Family (R-1)
Existing Land Use of Site:	Elks Lodge (parking in rear area)	

**Surrounding Land Use and Zoning:**

North: Sacramento River  
 South: Shopping Center/Church: SC-R  
 East: Vacant, Residential; A, R1-A(R)  
 West: Residential; R-1

Setbacks: To be provided as required  
 Property Dimensions: 380' x 1,900'±  
 Property Area: 16.1± acres: 19 single family lots, 6.0 ac.; Lot A, .5 ac.; Lot B (River Parkway), 2.5 ac.; Lot C (Elks Lodge), 7

APPLC. NO. P90-158 MEETING DATE July 12, 1990 ITEM

22



Density of Development:	3 d.u. per acres
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

**SUBDIVISION REVIEW COMMITTEE RECOMMENDATION:** On June 27th, by a vote of 5 ayes and 4 absent, the Subdivision Review Committee voted to recommend approval of the tentative map and subdivision modification subject to the attached conditions.

**BACKGROUND INFORMATION:** The subject property was purchased by the Elks' Lodge in the early 1970's to be used in conjunction with Lodge activities. In past years, various uses of the property have been contemplated including recreation vehicle parking sites and other recreational activities. At this time, the Elks' Lodge desires to sell the property for single family homes.

**PROJECT EVALUATION:** Staff has the following comments regarding this proposal:

A. Land Use and Zoning

The subject site is the current location of Elks' Lodge #6. The northerly portion of the property, proposed for the single family development, is primarily used for parking for the lodge. Surrounding properties include City property to the north which is intended to be used for a City park. Property to the west is single family residential off Grangers Dairy Drive and North Point Way and to the east is a vacant remnant parcel, zoned Agricultural (A), from a one time proposed bridge crossing of the Sacramento River. Further east is single family residences and to the south, across Riverside Blvd., is a shopping center.

B. Applicant's Proposal

The applicant is proposing to subdivide the northerly 6± acres for a 19 lot single family development. As proposed, each lot will be in excess of 8,000 square feet. The overall density of the project is 3 dwelling units per acre.

Lot A is a half acre parcel retaining the opportunity for the adjacent owner, to the east, to further subdivide the adjacent property into single family lots.

Lot B is an undeveloped site proposed for a City park. As proposed, a portion of the property will be used to provide access to the subdivision. Should the City Council agree to the transfer of City property, the site will be developed into its intended park use as part of the subdivision. Access to the park would be provided by the North Point Way extension for the subdivision. Details of the agreement would be finalized to the satisfaction of the City Parks and Community Services Department and City Manager's Office. (See attached February 22, 1990 letter from Solon Wisham to Lee Savage, Exhibit I).

C. General/Community Plan Amendments and Rezoning

In order to develop the proposed subdivision, the applicant is requesting to change the existing General and Community Plan designation from Public/Quasi Public use to Low Density Residential. Also requested is a zone change from Agricultural (A) to Single Family Residential (R-1). Staff finds a single family subdivision to be compatible with the surrounding land uses and can support these requests.

D. Special Permit Modification

Because the Elks Lodge and its parking facility is a use permitted under an approved Special Permit, any substantial modifications are required to be approved by the Planning Commission. In order to accommodate the subdivision, parking will need to be relocated on the southerly parcel. Therefore, included in this application is a request to relocate 80 existing parking spaces to the south. This area was originally approved as a recreational area for the Elks' Lodge but was never constructed. Required parking for the lodge is 340 spaces. Upon approval of the requested special permit modification, 344 will be provided. A 50 foot wide landscaped area will be provided adjacent to the west property line and the parking lot area. Staff has no objections to the relocation of the parking lot area, as it will provide the necessary parking for the Elks' Lodge and adjacent residential uses will be adequately buffered by landscaping and a masonry wall.

E. Subdivision Modification

As designed, project will include a street ending in a cul-de-sac. The cul-de-sac would exceed the 500 foot maximum standard by 885 feet for a total distance of 1,385 feet. Access to the subdivision is through Grangers Dairy Drive to the west. The location of the Sacramento River precludes access from the north. Other alternative access options may be possible to the south. Southerly access through the Elks or through other adjacent property may be possible but has not been proposed.

Staff recommends approval of the subdivision modification since any access, whether from the west or south route, would exceed the 500 foot maximum cul-de-sac length. If an access route through the Elks property were proposed, it may necessitate removal of parking spaces. In such an event, the required parking for the lodge may not be met. The map has been redesigned so that the cul-de-sac is actually a stub street which may be extended in the future if necessary.

F. Neighborhood Comments

Councilmember Robie has called several community meetings to discuss the proposed development. Correspondence has also been received and is attached (Exhibits B through G).

Traffic is the major issue of the project. Homeowners along Grangers Dairy Drive and those of the Crestwater Garden Homes have expressed their concerns. Residents along Grangers Dairy are concerned that additional traffic will be a significant impact to the neighborhood. They indicate that Grangers Dairy Drive has been scheduled for undulations due to traffic concerns. Some neighbors have requested that an access route to the south off Riverside Boulevard be required. Additional concern has been expressed over the intersection of Park Riviera and Riverside Boulevard since traffic from Grangers Dairy Drive is routed through that intersection. Because of the median strip on Riverside Boulevard, vehicles existing Grangers Dairy and wishing to travel north on Riverside Boulevard or east on Florin Road, are forced to turn right off of Grangers Dairy, change lanes and make a "U" turn at the next intersection. This creates congestion, particularly at the morning peak hour.

G. Transportation Division Comments

The Transportation Division of Public Works indicates that the additional trips created by the subdivision will not significantly increase the amount of traffic on Grangers Dairy Drive. The existing street can accommodate the demands of the existing and proposed subdivision. Undulations

proposed for Grangers Dairy Drive were deemed necessary due to a number of speeders, not due to the volume of traffic on that street (Exhibit H).

Access to the south is not desired by the Elks' Lodge or to adjacent residents to the southeast (Crestwater Garden Homes Association, Inc.).

In response to the concerns of the surrounding neighbors, the North Point extension will stub at the southerly end of the project. Any future development of the Elks property will instigate a re-evaluation of the travel patterns of the area. The stub will allow potential access to the south, if necessary.

**ENVIRONMENTAL DETERMINATION:** The Environmental Services Manager has determined that the project, as proposed, will not have a significant impact on the environment; therefore, a negative declaration has been prepared.

**RECOMMENDATION:** Staff recommends the following actions:

- A. Ratify the negative declaration;
- B. Recommend approval to amend the General Plan for 6.5+ vacant acres from Public/Quasi Public to Low Density Residential (4-15 du/na) and forward to City Council;
- C. Recommend approval to amend the 1988 Pocket Community Plan for 6.5+ acres from Public/Quasi Public to Low Density Residential (3-6 du/na) and forward to City Council;
- D. Recommend approval to rezone 6.5+ acres from Agricultural (A) to Standard Single Family Residential (R-1) zone and forward to City Council;
- E. Recommend approval of the tentative map to divide 16.1+ partially developed acres into 19 standard single family lots, two remainder lots and one lot for the existing Elks' Lodge to be called River Front Estates, subject to conditions and forward to City Council;
- F. Approve the special permit modification to relocate 80 existing parking spaces for the Elks Lodge, subject to conditions and based on findings of fact which follow;
- G. Recommend approval of the subdivision modification to establish a cul-de-sac in excess of 500 feet to 1,385 feet subject to the following conditions and forward to the City Council:

**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; Improvements adjacent to Lot B shall consist of vertical curb, gutter and no sidewalks;
- 2. Prepare a sewer and drainage study for the review and approval of the City Engineer;

3. 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;
4. 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;
5. 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, or comply with Title 24 requirements of the Uniform Building Code;
6. 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 less than significant effect before construction resumes. A note shall be placed on the final improvement plans referencing this condition;
7. Submit a soils test prepared by a registered engineer to be used in street design;
8. A seepage study will be required and shall be prepared by a registered engineer. The study shall identify and recommend solutions on ground-water related problems which may occur within both the subdivision lots and public right-of-way. Appropriate facilities shall be constructed to alleviate those problems;
9. Pay Pocket Bridge fees;
10. Dedicate a standard 12.5-foot public utility easement for underground and public utility facilities and appurtenances adjacent to all public ways;
11. A portion of APN 030-0041-006 needs to be acquired by the developers to be incorporated with Lot 1;
12. Water system shall provide a tie between Riverlake Way and North Point Way extension;
13. Notice: Property to be subdivided in accordance with this map may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are contained in the U.S. Army Corps of Engineers Flood Insurance Study Working Map for the Sacramento Community, dated January 1989, available at the City of Sacramento's Public Works Department, Development Services Division, Room 100, 927 10th Street.
14. Emergency access through Lot C to Riverside Boulevard shall be provided to the satisfaction of the City Fire Department;
15. North/South street adjacent to Lot A shall be constructed to a City Standard 50 feet right-of-way street;

*26*

16. North/South street adjacent to Lot A shall be extended to the north property line of Lot C for future extension of a 54 feet City Standard right-of-way street to the intersection of Florin Road/Riverside Boulevard intersection;
17. Applicant shall deposit with the City the cost for construction of three sets of undulations on Grangers Dairy Drive;
18. Applicant to enter into an agreement for the use or conveyance of City property to the satisfaction of the City Parks and Community Services Department prior to the final map and shall include the following: (staff amended)
  - a. Applicant shall enter into an agreement with the City of Sacramento Parks and Community Services Department to convert the proposed street right-of-way into a dedicated street and purchase the remnant .02± ac. parcel prior to approval of the final map.
  - b. Applicant shall improve the remaining portion of the City property (Lot B) to the satisfaction of the Parks and Community Services Department. Improvements shall include: landscaping the levee with a groundcover acceptable to the Corps of Engineers, landscaping the flat areas with lawn and native trees, automatic irrigation, and post and cable fencing along the new street alignment.
  - c. Applicant shall provide a bond or cash payment equal to the cost of constructing the bicycle trail on top of the levee from one end of the park property (Lot B) to the other. The applicant shall apply for all permits that may be required for the development of the bikeway.
  - d. Applicant shall contribute a cash payment of \$4,000.00 to provide for off-site improvements along North Point Way, from Parcel B to Granters Dairy Drive, which shall include post and cable fencing, automatic irrigation, and groundcover planting of the slope areas.
19. Parking facility shall meet the provisions of the City tree shading requirements prior to recordation of final map.
20. A six foot masonry wall shall be provided along the west and north property lines adjacent to the parking lot.
21. All heavy construction equipment shall go through Elk's Lodge parking lot during construction unless too heavy for the parking lot or if the maneuvering area does not permit it. (CPC added)
22. A note shall be placed on the map that an IOD shall be provided in a curvilinear design to be located from the stub-end street to Riverside Boulevard. (CPC added)

Conditions - Special Permit

1. A landscape, shading and irrigation plan indicating landscape treatment for the parking lot area shall be submitted for Planning Director review and approval prior to issuance of building permits.
2. A six foot high decorative masonry wall shall be provided along the west and north property lines of the Elks' Lodge parking lot area. Design and materials proposed for the wall shall be subject to Planning Director review and approval prior to issuance of building permits.

APPLC. NO. P90-158

MEETING DATE July 12, 1990

ITEM NO. 14

Findings of Fact:

1. The proposed project, as conditioned, is based upon sound principles of land use in that the proposed parking facility meets the parking requirements as specified in the original special permit for the Elks Lodge (P6103 & P7853).
2. The project, as conditioned, will not be injurious to the public health, safety or welfare nor result in the creation of a nuisance in that:
  - a. adequate tree shading will be provided; and
  - b. a six foot masonry wall will be provided between the parking lot and residential uses.
3. The project is consistent with the General Plan which designates the site for low density residential land uses.

*22*

**EXHIBIT B**  
**CHARLES E. ZELL, P.E.**  
Transportation Engineer  
967 Piedmont Drive  
Sacramento, CA 95822-1701  
(916) 441-0428 & 447-0161

18 May 1990

Mr. Richard Crow  
9293 Grangers Dairy Drive  
Sacramento CA 95831

RIVER FRONT ESTATES  
(P90-158)

Dear Mr. Crow:

This letter reiterates a number of points I made during the meeting the other night with you and your neighbors.

Our discussion concerned the proposed development on the half closest to the Sacramento River of the property owned by Elk Lodge No. 6 at Riverside Blvd. and Florin Road. The plan I looked at provided for 19 lots mostly fronting on cul-de-sacs which connect to a street which appears to be an extension of North Point Way. I believe that there should be a Traffic Impact Analysis (TIA) before the proposal is approved by the City Planning Commission for the following reasons.

1. It appears that it is the policy of Sacramento to require new development to have a plan to reduce vehicle travel. A TIA would identify the amount of traffic to be generated by the proposed development and its impact on the neighborhood. An examination of the plan does not show any mitigating actions to reduce travel.

2. Access to the proposed development is a circuitous route via Grangers Dairy Drive. Grangers Dairy Drive has 50 lots fronting on it, which is the recommended\* limit for local roads. Additional traffic on Grangers Dairy Drive, although within some acceptable limit, would exceed the volume where the residents of the street would continue to complain to the City about traffic.

3. Grangers Dairy Drive does not have a median opening on Riverside Blvd. Traffic heading toward downtown or out on Florin Road must make a U turn on Riverside Blvd. This is an undesirable condition and additional traffic will aggravate the situation.

4. From the layout of the street in the proposed subdivision it is evident that it was planned to provide for the development of nine additional lots on the upstream side of the proposed development. This has the potential of adding additional traffic to Grangers Dairy Drive.

5. It appears that the development includes a dedication to the City for river access. Such access has the potential for increasing traffic on Grangers Dairy Drive.

R.Crow  
18 May 1990  
page 2 of 2

6. The proposed plan does not show any pedestrian or bike access to Riverside Blvd. Such access would substantially reduce the walking distance to schools and RT bus stops.

7. Traffic presently backs up on Park Riviera Way at its intersection with Riverside Blvd. The continued development in the Pocket Area will make things worse at this intersection, and any diversion of traffic from Grangers Dairy Drive will expedite this worsening condition.

I believe that a Traffic Impact Analysis which follows nationally accepted procedures would address the following issues.

1. The impact of the new traffic on existing traffic and neighborhoods.

2. The impact of the new traffic with the buildout of adjacent undeveloped land, including the recreational use of City owned property, on existing and future (2010) traffic.

3. Mitigating actions to reduce vehicular travel.

4. Mitigating actions for impacted traffic facilities and areas.

5. Pedestrian and bike facilities.

6. Access to public transportation.

The fact that Grangers Dairy Drive has been and still is on the City's priority list for speed undulations, makes the need for a TIA all the more important. Without question, the straight alignment of Grangers Dairy Drive makes it an attractive street for through traffic and corresponding higher speeds. New development on the half the the Elks' property presently under consideration will significantly impact the residents of Grangers Dairy Drive.

Sincerely,

  
Charles E. Zell

\*Table 4-3, p. 93, Vergil G. Stower/Frank J. Koepke, Transportation and Land Development, Insititute of Transportatoin Engineers, 1988.

P90-158

JULY 12, 1990 (32)

#14



LAW OFFICES OF  
**CROW, SEVEY, GILWEE, WENINGER, ALPAR, & TRONVIG**

**EXHIBIT C**

RICHARD E. CROW  
JAMES F. GILWEE  
JOSEPH J. WENINGER  
RICHARD E. CROW II  
ROBERT C. TRONVIG, JR.  
DON P. WHITE, JR.  
MARC G. MARCUS  
P. KIM REGALADO  
PATRICIA A. CLARK-ELLIS

FORMERLY  
LAW OFFICES OF  
**CROW, GILWEE  
AND  
WENINGER, CROW & TRONVIG  
SEVEY & ALPAR**

700 "E" STREET  
SACRAMENTO, CA 95814-1209  
(916) 441-2980  
FAX (916) 441-3846

GERALD J. ADLER  
OF COUNSEL

th  
Anniversary  
1954-1989

JACK C. SEVEY  
CHARLES A. ALPAR

May 1, 1990

City Planning Department  
1231 I Street  
Sacramento, CA 95814

RE: **River Front Estates  
Planning No. P90-158**

Dear Sirs:

I am a homeowner living on Grangers Dairy Drive in the Pocket area of the City of Sacramento. Currently the City is considering development of land directly behind my home in an area to be called River Front Estates.

Enclosed is a map of the proposed development. The location of my house is indicated on the map.

The homeowners on Grangers Dairy Drive are generally behind development of the area. However, there is one major item that is being overlooked and that is access to the new homes.

Under the proposed plan, all of the traffic for the new homes would enter and exit on Grangers Dairy Drive. Because of earlier poor development, previous developers were allowed to place homes on River Lake Way where there should have been street access onto the same piece of property.

At the last community meeting of homeowners regarding the proposed development, these questions were raised. The developers claimed the City Traffic Department approved their plan. However, the City has failed to perform a traffic study on the area as to the effects of the new home developments.

Kim Yee of the traffic department was there. However he failed to answer questions about the traffic problem that already exists, let alone one that will be compounded.

CITY OF SACRAMENTO  
CITY PLANNING DIVISION

MAY 03 1990

RECEIVED

P90-158

3/ JULY 12, 1990

#14

May 1, 1990

Page -2-

After twenty minutes of questioning, the developers finally admitted there are an additional twenty-eight lots proposed rather than the nineteen shown on the map. The homeowners and anyone else wanting access to the development would have to use Grangers Dairy Drive to gain access. Mr. Yee used a City average of 10 trips per day per household to indicate there would be an additional 280 daily trips to get into the development. This is minimal, not counting all the times other persons would drive into the area.

Several years ago the City considered a request to put undulations on Grangers Dairy Drive. A study of the amount of traffic on the street at that time showed it was the third highest in the City of Sacramento qualifying for undulations because of the number of cars using the street. When that study was done, there were several lots in the development that were not completed. Now there are additional homes and additional users of Grangers Dairy Drive to gain access to Riverside Blvd., Florin Rd. and Interstate 5.

At the present time, Grangers Dairy Drive has a traffic problem, without the addition of other homes being proposed in River Front Estates. Within the last six months, a new driveway from a church has been built directly across Riverside Blvd. from Grangers Dairy Drive.

There are several solutions which you should consider. The best would be making sure access to the development was directly off Riverside Blvd. and not down Grangers Dairy Drive. A 4-way light could be placed at Riverside/Florin Rd. and a new access street developed.

The Elks Lodge opposes this (building in Lot C). They did not want to give up any property for such access, claiming they need their parking lot. The reason they need such a large parking lot we have found is because they hold flea market sales in the parking lot, have large shows, such as coin shows and gun shows, and basically use their facility for non-lodge related activities. This contradicts their rights under the zoning provisions. However when they have their activities on the week-ends, customers fill up the parking lot as well as Riverside Blvd. and Grangers Dairy Drive; more cars and more traffic which is already a significant problem.

The Elks Lodge owns that entire piece of property, including this proposed development. They should and could be forced into giving up portions of their property to redesign the

P90-158

32 JULY 12, 1990

# 14

May 1, 1990  
Page -3-

street.

Another solution would prevent any development of the property until the entire area could be developed. Apparently the Elks Lodge members have failed to approve this. I understand they have been offered other land to exchange or sell and they have refused. If they refuse to cooperate or acknowledge there are problems, the City has the absolute right to deny any rezoning or changes. Once the City approves that back development and it is locked into that one traffic pattern, it will be too late.

The least the City should do is prevent any development on Lot 19. The same mistake was made on River Lake Way so now North Point cannot be extended. If Lot 19 becomes a proposed street or thoroughfare, it would be the same as the other streets. Otherwise there would be one access to the entire development for fire trucks, police trucks and in case of flooding, residents would not be able to leave. Also I anticipate construction trucks will be going in and out of the development for over one year. They should not be allowed to use Grangers Dairy Drive but go through the Elks property.

This letter is an invitation to any of the persons on the environmental section of the City Planning Department, those people in the Planning Department and anyone involved in the program. Please feel free to call my home or office at any time. I would like each of you to come out to the development and observe the traffic as it exists today.

It troubles me that the traffic department has not done this. I am giving them the same invitation to watch how traffic from all of the streets in the neighborhood now use Grangers Dairy Drive and then have a difficult time getting onto Riverside. Finally, there are children throughout our street who will be exposed to hundreds more vehicles if the proposal is accepted.

Thank you for your time and attention.

Sincerely yours,



RICHARD E. CROW, II  
6293 Grangers Dairy Drive  
Sacramento, CA  
Tele: (916) 392-9141

P90-158

33 JULY 12, 1990

#14



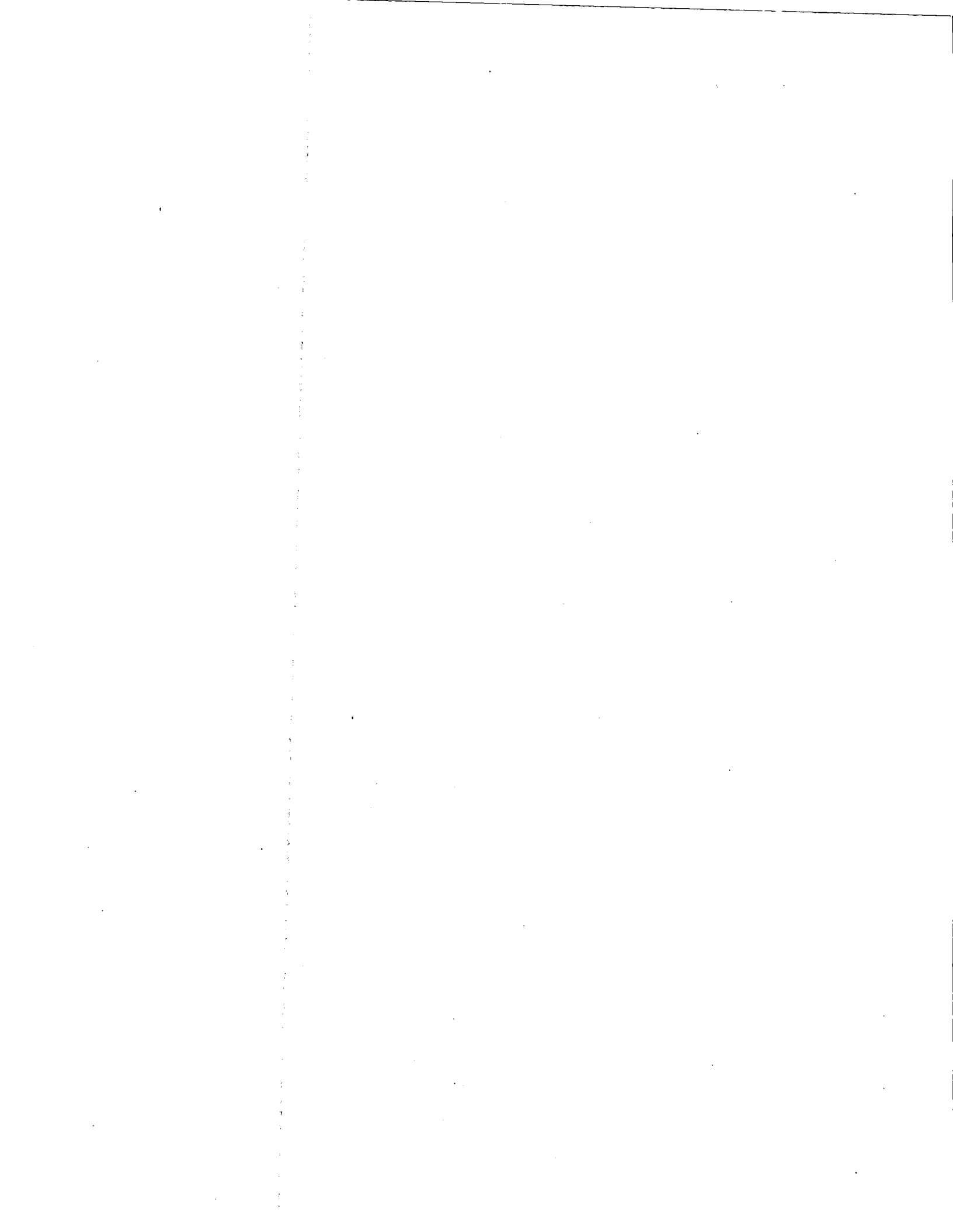


EXHIBIT D

*Crestwater Garden Homes Association, Inc.*

790 Crestwater Lane • Sacramento, CA 95831

May 21, 1990

Lynn Robie  
Councilmember - District Eight  
City Hall Room 205  
915 I Street  
Sacramento CA 95831

RE: River Front Estates (P90-153)

Dear Ms. Robie:

Thank you for your letter of May 12 in which you have advised that a Community Meeting will be held on May 23 regarding the River Front Estates Development.

On behalf of the Association, the Board of Directors request that this letter be placed on record that we oppose any proposed plan for an access road from Riverside Blvd. and Florin Road. This access road would border on the South side of the Crestwater Garden property line.


Please continue to keep us informed as to the progress of this Development.

Sincerely,

  
James O. Darr, President

cc Robert Morthole  
Madeleine Maguire  
Audrey Handsaker  
Ann Kahl  
Jan Loney  
Janet Sandlin  
Micki Deragisch

P90-158

JULY 12, 1990 

#14

# EXHIBIT E

Thomas Greene  
6390 Grangers Dairy Dr.  
Sacramento, CA 95831

June 4, 1990

Kathy Simonds  
Environmental Analyst  
City of Sacramento  
1231 I Street  
Sacramento, CA 95814  
(By Hand)

Dear Kathy,

Re: River Front Estates (P90-158).

Thank you for keeping the record open in the above-captioned matter in order to provide members of the Grangers Dairy community with the opportunity to react to the environmental aspects of this project.

I am writing to express my concern about the apparent scope of the environmental review of this project. As I understand the methodology being employed, this review has been strictly limited to the area which the developer seeks to subdivide. This is, in my judgment, inconsistent with the probable course of development in this area, the current ownership of the property, and the original application, filed March 23, 1990.

As I indicated at our meeting on May 21, 1990, there have been several efforts to develop the whole of the Elks' property as a unit. Offers have been made by developers for the whole property. The City of Sacramento, through "Doc" Wisham, has sponsored meetings among Elks' representatives and developers with a view toward developing this property, with principal access to this new development off Florin and Riverside. Even more pragmatically, the Elks are reportedly incurring an operating deficit of \$12,000-\$18,000/month. The Elks are reportedly in substantial debt because of this continuous operating deficit and also still owe for the construction of the facility which is now there. While we all wish the Elks well, there is a substantial possibility, recognized by developers and the City, that the whole of the Elks' property will be developed in the near future. This strongly supports the need to consider the Elks' property as a whole for purposes of your environmental review.

In addition, the "property" which is slated to contain the River Front Estates development has yet to be split from the Elks' property. The property technically before you, therefore, is the whole of the 16 +/- acre Elks' property which abuts Riverside. This view is confirmed by the original application, dated March 23, 1990, which requests rezoning of the property

upon which the developer seeks to locate River Front Estates and to "divide 16 +/- partially developed acres into single family lots, 2 remainder lots and one lot for the existing Elks Lodge" and a Special Permit "modification to relocate 80 existing parking spaces for the existing Elks Lodge on the 9.0 +/- developed acres in the (A) zone". Thus, to confine your review to only part of this property is inconsistent with the project actually placed before you by the Elks and the developer.

Given that the scope of your review must include the whole 16 +/- acre Elks property, I believe that a number of impacts must be addressed in an EIR or as a condition of any negative declaration. The most important of these from my perspective is traffic and public safety. Routing traffic through Grangers Dairy will exacerbate an already unsafe situation on a residential street which was never designed to be a feeder or high traffic corridor. An undulation study in 1987 indicated that roughly 750 trips/day took place along this street. Of these 750 cars, approximately 15% were speeding, or roughly 113 speeders per day. The addition of River Front Estates' traffic, even at the estimated 280-300 trips/day, will add an additional 45 speeders/day to a street with a substantial population of young children.

Since the Elks' property is now before you for review, you must include a transportation route across the front of the property to take into account the traffic from River Front Estates as well as traffic which will arise from the likely development of the front part of the property, which I assume will be single family residences. Unless this step is taken now, unsatisfactory traffic patterns will be frozen in place forever. I believe the proposal of Kim Yee of the Traffic Department is a reasonable and practical way of mitigating this problem. Specifically, he has suggested that a street be stubbed into the River Front Estates development and an irrevocable offer of dedication be required of the Elks in order to facilitate logical long-term traffic patterns in this community. In the long run, this access route will allow traffic to flow logically and safely through the signals at the intersection of Florin and Riverside.

In the event this is not done, future development of the Elks' property will further increase traffic pressures and dangers on Grangers Dairy Drive. If future development of the front property does not involve use of the signals at Florin and Riverside, traffic would presumably be forced to either cross Riverside-no mean feat during the morning and evening rush hour periods when all four lanes are occupied-or add to the already unsafe U-turn situation at Riverside and Park Riviera. These problems are clearly foreseeable and represent key elements of the cumulative impacts of the project before you.

For the foregoing reasons, I suggest that your analysis include the likely development of all 16 +/- acres of the Elks'



property. In this analysis, I strongly suggest that provision for a street through the front part of the property is a critical mitigation measure.

Thank you for your attention and consideration in these matters. If I can answer any questions concerning these matters, please call me at the Attorney General's Office at 324-7874 or at home at 393-6573.

Very truly yours,



Thomas Greene

Neighbors of Grangers Dairy Committee  
6299 Grangers Dairy  
Sacramento, California 95831

May 18, 1990

Lynn Robie  
Councilmember, District 8  
Office of the City Council  
City Hall, Room 205  
915 I Street  
Sacramento, California 95814-2672

Re: River Front Estates  
Project No. 90-158

Dear Councilmember Robie:

The Neighbors of Grangers Dairy have just learned that the City entered into an agreement with Bob Davidson, the developer of the River Front Estates project, to grant access to the project through Grangers' Dairy and North Point. On May 17, 1990 your office confirmed the existence of this agreement. On May 18, 1990 we confirmed the agreement with the City Manager's office.

The City made this agreement without prior notice to the residents of Grangers Dairy and North Point and before assessment of the impacts. The City did not disclose this agreement at the time of the first community meeting.

The City's de facto approval of the project before the community meetings and compliance with CEQA places the City in the position of justifying its commitment to the developer without being able to openly consider the adverse impacts of its agreement or doing so at the expense of breaching its prior agreement with the developer.

P90-158

39  
JUL 12, 1990

#14

May 18, 1990

Page Two

In addition to not being able to openly consider the adverse impacts because of its prior agreement to grant access, any claim now by the City that such access has no significant negative impact on the residents of the Grangers Dairy subdivision is also wrong. The Neighbors of Grangers Dairy have retained a traffic engineer. His initial study reveals the proposed plan will have significant negative impacts.

The City has already accommodated the Elks Club by granting it a special use permit to operate its club in an area zoned for agricultural use. The City then broadly construes the special use permit to let the property be open to the public including a bar and public functions such as gun sales. These are inappropriate uses in a residential neighborhood. These uses also create further traffic dangers for the residents of Grangers Dairy.

By agreeing that traffic created by the Elks proposed parcel split will go through the Grangers Dairy Subdivision, the City has again placed the interest of the Elks Club over that of the residents of the Grangers Dairy subdivision.

As the representative of a primarily residential district, we ask that you represent our interests with the City by requesting on our behalf that the City take the following action:

1. Before the next community meeting, rescind the agreement with the developer so that the City may openly assess the impacts of the project and comply with CEQA;
2. Require an EIR to study a no project alternative and assess all the impacts the project will create;
3. Require as a condition of any parcel split that the ELKS provide access through the Elks property to the otherwise land locked project, if an EIR which assesses the impacts of the project determines that such access causes the least impact;

P90-158

40  
JULY 12, 1990

#14

May 18, 1990  
Page Three

4. Reconsider the City's position that the special use permit under which the Elks presently operates permits a bar and functions open to the public such as gun sales or, if necessary, in conjunction with the rezoning which will be necessary for the parcel split and River Front Estates project, re-issue a special use permit precluding such uses.

Very truly yours,

The Neighbors of Grangers Dairy

(Signature page attached to original)

cc Marilyn Kuntmeyer  
Supervising Engineer  
Department of Public Works  
City of Sacramento

Kathy Simonds  
Planning Department  
City of Sacramento

Cliff Clifford

Bob Davidson

BPOE No. 6

P90-158

41  
JUL 9 12, 1990

#14

Denise Fischer  
6299 Grangers Dairy  
Sacramento, California 95831

June 4, 1990

Ms. Kathy Simonds  
Assistant Planner  
Department of Planning & Development  
City of Sacramento  
1231 I Street  
Sacramento, California 95814-2987

Dear Ms. Simonds:

Based on our meeting in your office, you intend to issue a negative declaration on the River Front Estates (P90-158). From our recent phone conversation, this negative declaration would be issued without mitigation because the developer submitted a revised map to comply with City requirements for emergency access.

The following evidence substantiates that a fair argument may be made that the project, even as revised, may have a significant effect on the increase in traffic in relation to the existing load and capacity of Grangers Dairy Drive. The project may also increase substantially the ambient noise, may cause substantial flooding in the 10 year flood plan and may adversely impact the already overcrowded Sam Brannan Middle School.

With respect to the increase in the existing load and capacity of traffic on Grangers Dairy Drive, the report of traffic engineer Charles Zell is attached. His expert opinion supports the significant impact that the proposed project will have. The u-turn at Park Riviera is already a dangerous condition.

High Speed traffic on Grangers Dairy is a further dangerous condition which caused the City to place Grangers Dairy as #14 out of over 50 City Streets needing undulation controls. Grangers Dairy is used by elementary school children to walk or bike to Didion School. The design of Grangers Dairy increases that danger. Grangers Dairy consists of short cul-de-sacs which access onto the straight, long street. These cul-de-sacs are used as play yards for the children. The high speed traffic already present is life threatening to these children.

P90-158

46  
JULY 12, 1990

#14

The City has aggravated this problem by issuing a special use permit to the ELKS which lets it have public functions with the result that traffic is aggravated so much so that City police are hired to direct traffic. I am enclosing photographs taken May 18 which show just what traffic on Grangers Dairy looks like already.

Based on our conversation, the City's position is that the project will increase traffic on Grangers Dairy Drive by 25 to 30 cars and that 25 to 30 additional cars per se cannot create a substantial impact.

CEQA not only requires that the City not permit the creation of a bad condition, under CEQA guidelines a project cannot so ~~increase~~ traffic loading and capacity so as to make an existing bad condition worse. That is exactly what Mr. Zell opines will happen in this case.

In addition to the traffic and noise, of concern is that during the 1986 flood, the field presently behind the ELKS club was used for runoff from existing residences on Grangers Dairy Drive, thereby avoiding flooding damage to these residences. So much water existed that a duck pond was present until early summer that year. The impact of this flooding is appropriately studied by an EIR.

Also, in the last year there has been tremendous public controversy about Sam Brannan Middle School and its overcrowding. The proposed project will create residences within the Sam Brannan District and will increase the already overcrowded school.

The above evidence should be deemed a significant impact requiring an EIR.

Additionally, an EIR is appropriate rather than a negative declaration because there is serious public controversy relating to the impact on Grangers Dairy. Attached is a letter to Lynn Robie signed by most of the residents here. Further, it appears the City agreed to the project and gave the developer written assurances that access would be down Grangers Dairy before the initial study was ever complete. As a result, there is an appearance of no open and genuine study of the impacts the project would have. An EIR will help alleviate this impression and will give the chance for the people impacted by this project to have a full input into decisions made.

Finally, a negative declaration is improper because the project is being proposed piecemeal. The City's projection of the increase in traffic is based on the assumption that the owner of the land adjacent to the project will build 9 additional single family residences. But, there is no application from the owner of the land where the so-called 9

additional lots will be. The owner may have in mind something other than single family residences. Duplexes, condominiums and apartments are consistent with surrounding uses and would be more profitable.

Very truly yours,

*Denise J. Fischer*  
Denise J. Fischer

- encl. 1. Charles Zell Report  
2. photographs  
3. May 18, 1990 to Lynn Robie*



DEPARTMENT OF  
PUBLIC WORKS

TRANSPORTATION DIVISION

CITY OF SACRAMENTO  
CALIFORNIA

1023 J STREET  
SUITE 200  
SACRAMENTO, CA  
95814-2810

916-449-5307  
FAX 916-448-8450

May 16, 1990

Mr. Richard E. Crow,  
6293 Grangers Dairy Drive  
Sacramento, CA 95831

RE: River Front Estates (P90-158)

Dear Mr. Crow:

Thank you for taking the time to summarize traffic issues with respect to the River Front Estates project in your May 1, 1990, letter, and for your invitation to observe the existing traffic conditions on Grangers Dairy Drive. Public Works staff in the Transportation Division recently had the opportunity to become familiar with Grangers Dairy Drive since they were collecting traffic data to evaluate the street for the City's priority list for the Undulation Program. In regards to the ranking of Grangers Dairy Drive in the City's undulation priority list, in 1988 it was ranked 17th, and in 1989 it was ranked 14th. The Public Works Department re-evaluates the undulation priority list yearly, and the 1990 undulation priority list should be presented to the Sacramento City Council in July.

Traffic counts and speed surveys have been taken on Grangers Dairy Drive. The traffic volume on this street is approximately 755 vehicles per day. The speed survey indicated that 85 percent of the vehicles are traveling less than 36 mph and the average speed of the vehicles is 30 mph. The speed limit in a residential area unless posted differently is 25 mph. The ranking of Grangers Dairy Drive on the City's undulation priority list in 1988 and 1989 was due to the speed of the traffic. The volume of traffic was not the major contributing factor of the ranking.

Based upon trip generation factors developed by the Institute of Transportation Engineers, the average number of trips generated by a single family residence per day is ten trips. Studies have shown that this trip generation rate is applicable for the Sacramento area. Therefore, the expected increase in traffic volume due to a proposed development of 28 single family residences is approximately 280 daily trips which would result in a total volume of traffic per day on Grangers Dairy Drive of about 1,035 vehicles with completion and occupancy of the proposed project. We do not feel that this volume of traffic exceeds the standards that the City of Sacramento has established for residential streets such as Grangers Dairy Drive.

The expected increase in traffic during the peak hour due to the proposed development is expected to be in the range of 25 to 30 vehicles. This will have an insignificant impact on the intersection of Riverside Boulevard and Grangers Dairy Drive.

P90-158

49

7 JULY 12, 1990

#14

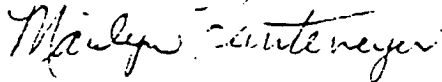


Mr. Richard E. Crow, II  
May 16, 1990  
Page 2

Public Works staff in the Transportation Division have thoroughly reviewed the proposed project and will be forwarding comments to the Planning Department on the River Front Estates project. Our comments will address a secondary emergency access for police and fire vehicles as well as the potential need for future street extensions.

If you have any questions, please call Kimland Yee or myself at 449-5307.

Very truly yours,



MARILYN KUNTEMEYER  
Supervising Engineer

MK:KY:lm  
KY1-58.L

Attachment

cc: Lynn Rose, Councilmember, District 8  
Walter Slice, City Manager  
Solon Wisnam, Assistant City Manager  
David Martinez, Deputy City Manager  
Melvin Johnson, Director of Public Works  
Robert Lee, Deputy Director of Public Works  
Terry Moore, Supervising Engineer  
Dave Cullivan, Senior Engineer  
Joy Patterson, Current Planning  
Kathy Simond, Environmental Services  
Kimland M. Yee, Associate Engineer

P90-158

JULY 12, 1990

(58)

#14



RECEIVED  
FEB 23 1990  
Ans'd.....

OFFICE OF THE  
CITY MANAGER

CITY OF SACRAMENTO  
CALIFORNIA

CITY HALL  
ROOM 101  
915 I STREET  
SACRAMENTO, CA  
95814-2684

February 22, 1990

916-449-5704  
FAX 916-449-8618

Lee Savage  
Hyde, Miller & Savage  
428 J Street, Suite 400  
Sacramento, CA 95814

**P90 158**

Dear Lee:

Re: **Proposed Extension of North Point Way**

This is in response to your letter dated February 14, 1990 concerning a request for written assurance from the City of Sacramento that access will be permitted by the City for the extension of North Point Way over City owned property adjacent to the Sacramento River levee.

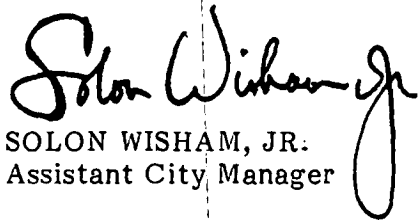
I can provide you with background information concerning the City's acquisition of the acreage adjacent to the Sacramento River levee which will include a recital of the City's intent for the subject parcel. This is not a permit to utilize the City's property for the extension of North Point Way, however, it does indicate the intended use which includes an extension of North Point Way for the purpose of providing access to City owned property in the Sacramento River Parkway. Utilization of the City owned property for the extension of North Point Way will require approval of the City Council. This approval will come at the time that the developer files a subdivision map for the proposed 20 lot subdivision involving the 6.5 acres acquired from the Elks Temple.

The City initially acquired the property in 1977 for the purpose of providing a major access point to the Sacramento River Parkway. This type of facility would normally include a surface parking lot, landscaping, and the access road (street) which would be an extension of North Point Way. The City's intended extension of North Point Way is clearly defined by the land configuration that we acquired which included all of the necessary property for the extension of the street. During the last few years, the staff and Councilmember Robie have discussed the full development of the Sacramento River Parkway on several occasions. Some of those discussions included a rethinking of the use of the access points to the Parkway, including this location. There has been discussion about eliminating a parking lot due to the fact that it may encourage people to congregate for purposes other than those intended by the planned facility, i.e. teenage socializing etc.

(51)

The facilities to be included at this location is a policy decision and design feature, however, the extension of North Point Way over City owned property is a required element for the development of this access to the Parkway. Therefore, I can see no reason that the City Council would not approve the construction of a public street on publicly owned property which would serve as access to your clients' subdivision and provide an access point to the Sacramento River Parkway at that location.

I hope that this is sufficient assurance for you and your client to proceed because the final determinations will be made after a subdivision map is submitted which includes a public street alignment consistent with generally accepted planning practices. Please give me a call if you have questions concerning this response.

  
SOLON WISHAM, JR.  
Assistant City Manager

cc: Councilmember Lynn Robie, District 8  
Walter Slipe, City Manager  
Mike Davis, Director, Planning & Development  
Bob Thomas, Director, Parks & Community Services



~~3.5~~  
4.5

DEPARTMENT OF  
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO  
CALIFORNIA

1231 I STREET  
ROOM 200  
SACRAMENTO, CA  
95814-2998

August 14, 1990

City Council  
Sacramento, California

PASSED FOR  
PUBLICATION  
& CONTINUED  
TO 8-21-90

BUILDING INSPECTIONS  
916-449-5716

PLANNING  
916-449-5604

Honorable Members In Session:

SUBJECT: ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED AT 6446 RIVERSIDE BOULEVARD FROM THE AGRICULTURE (A) ZONE(S), AND PLACING THE SAME IN THE STANDARD SINGLE FAMILY RESIDENTIAL (R-1) ZONE(S) OR A MORE RESTRICTIVE ZONE(S) (P90-158)

### SUMMARY

This item is presented at this time for approval of publication of title pursuant to City Charter, Section 32.

### BACKGROUND INFORMATION

Prior to publication of an item in a local paper to meet legal advertising requirements, the City Council must first pass the item for publication. The City Clerk then transmits the title of the item to the paper for publication and for advertising the meeting date.

### RECOMMENDATION

It is recommended that the item be passed for publication of title and continued to August 21, 1990.

Respectfully submitted,

MICHAEL M. DAVIS  
Director of Planning and Development

FOR CITY COUNCIL INFORMATION  
WALTER J. SLIPE  
CITY MANAGER

August 14, 1990  
District No. 8

MMD:WW:vr  
P90-158.PFP  
Attachment

# ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF \_\_\_\_\_

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED AT 6446 RIVERSIDE BOULEVARD FROM THE AGRICULTURE (A) ZONE(S), AND PLACING THE SAME IN THE STANDARD SINGLE FAMILY RESIDENTIAL (R-1) ZONE(S) OR A MORE RESTRICTIVE ZONE(S)

(FILE NO. P90-158) (APN: 030-0041-006, 007, 046)

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

## SECTION 1

The territory described in the attached exhibit(s) which is in the Agriculture (A) zone(s) established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone and placed in the Standard Single Family Residential (R-1) zone(s).

This action rezoning the property described in the attached exhibit(s) is adopted subject to the following conditions and stipulations:

- a. A material consideration in the decision of the Planning Commission to recommend and the City Council to approve rezoning of the applicant's property is the development plans and representations submitted by the applicant in support of this request. It is believed said plans and representations are an integral part of such proposal and should continue to be the development program for the property.

---

FOR CITY CLERK USE ONLY

ORDINANCE NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

2

- b. If an application for a building permit or other construction permit is filed for said parcel which is not in conformity with the proposed development plans and representations submitted by the applicant and as approved by the Planning Commission on July 12, 1990, on file in the office of the Planning Division, or any provision or modification thereof as subsequently reviewed and approved by the Planning Commission, no such permit shall be issued, and the Planning Division shall report the matter to the Planning Commission as provided for in Ordinance No. 3201, Fourth Series.

SECTION 2

The City Clerk of the City of Sacramento is hereby directed to amend the maps which are a part of said Ordinance No. 2550, Fourth Series, to conform to the provisions of this Ordinance.

SECTION 3

Rezoning of the property described in the attached exhibit(s) by the adoption of this Ordinance shall be deemed to be in compliance with the procedures for the rezoning of property prescribed in Ordinance No. 2550, Fourth Series, as said procedures have been affected by recent court decisions.

PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

ATTEST:

\_\_\_\_\_  
CITY CLERK

P90-158.PFP

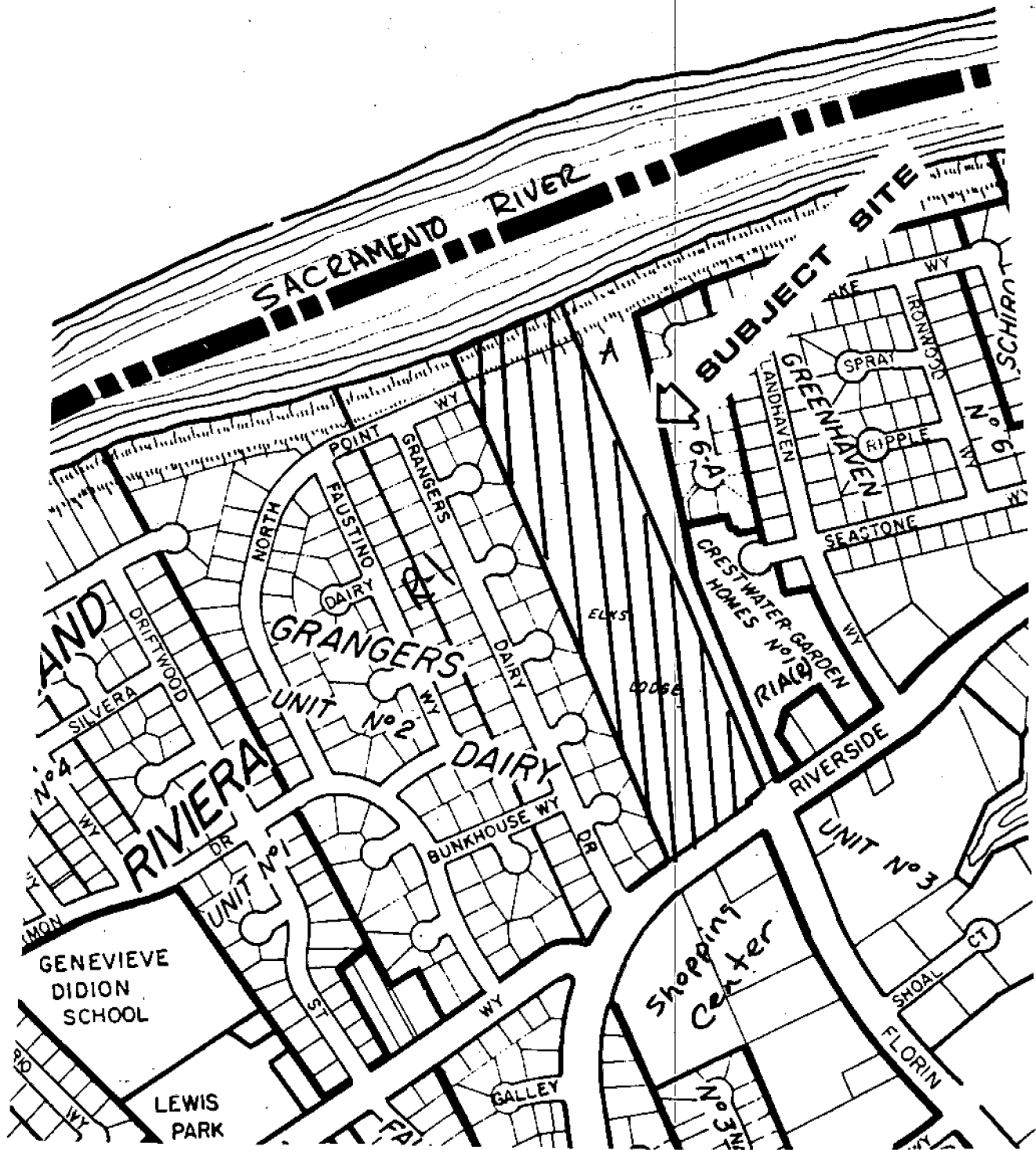
\_\_\_\_\_  
MAYOR

**FOR CITY CLERK USE ONLY**

ORDINANCE NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

3

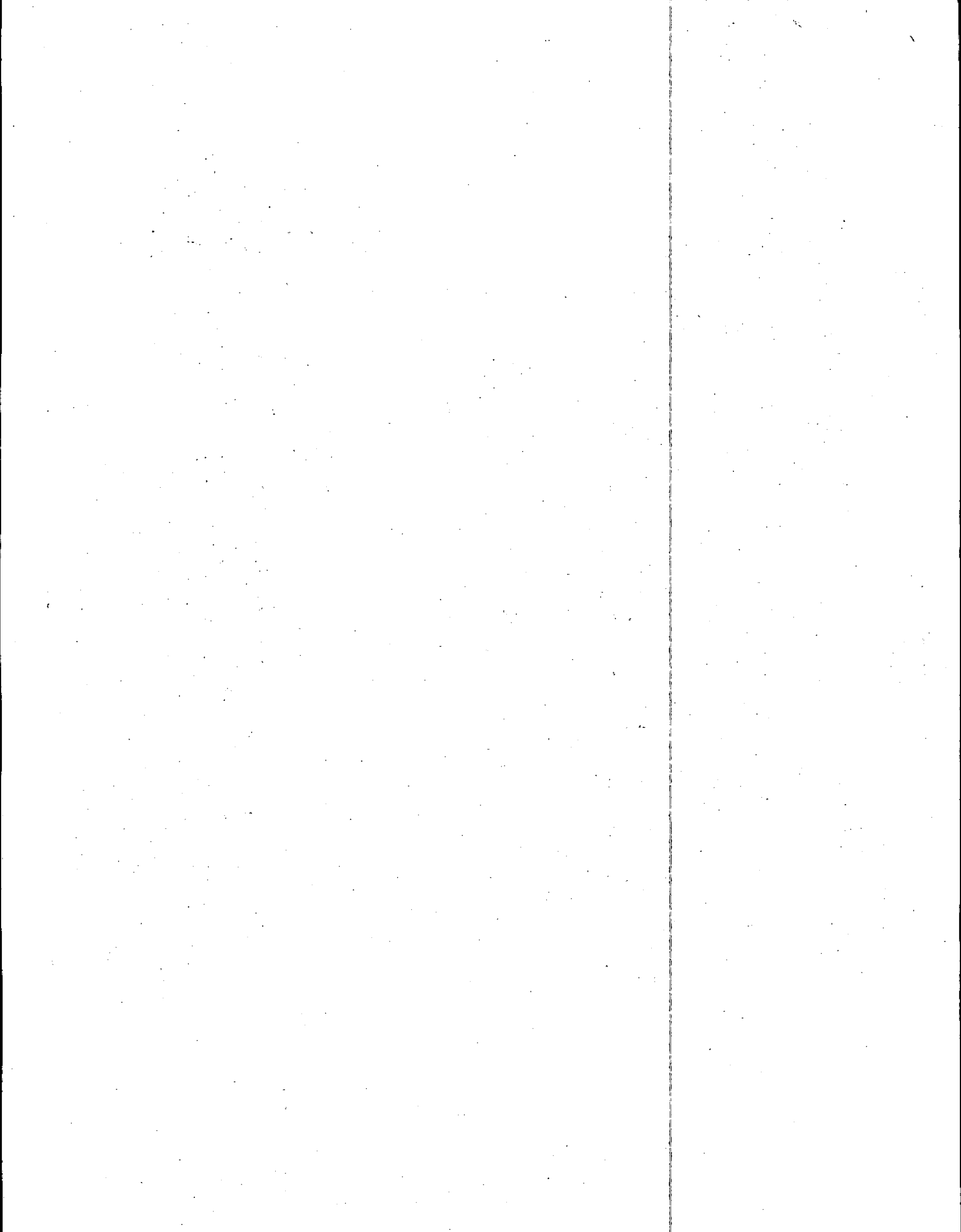


**VICINITY - LAND USE - ZONING**

P90-158

July 12, 1990 4

# 14





Item 4.5

RECEIVED  
CITY CLERKS OFFICE  
CITY OF SACRAMENTO

AUG 21 1 14 PM '90

August 21, 1990

To: Sacramento City Council

From: Dalton and Kathy Sowers  
6290 North Point Way  
Sacramento, CA 95831  
(916) 395-5902

Re: River Front Estates Project 90158


As residents of the Grangers Dairy community, we wish to express our opinion concerning the above-named proposed project behind the Elks Lodge.

We are not against the project; however, we do protest that the Elks do not feel it is their responsibility to provide access to the project, and that all traffic and equipment in connection with the project should be funnelled through our neighborhood, specifically along Grangers Dairy, North Point Way, Harmon Drive and the adjoining streets in the area.

Since the Elks are the beneficiaries of the proceeds of the sale of their property, and they are making a substantial profit in this sale, we as the neighbors in the area should not have to pay for their good fortune by sacrificing the relative safety of the streets for the children (at present the traffic is fairly light), and should not have to give up the quietness of the neighborhood to increased traffic and heavy equipment movement through our neighborhood, not to mention the excess dirt and damage to our streets from such usage.

The Elks are all for this project; let them pay for the access to it by putting in a road off Riverside, rather than penalizing the very neighborhood they seek to build into by using it as access to the building project.

We urge you to insist that the Elks provide a road off Riverside and pay for access to the project themselves. They can certainly afford it.



DALTON R. SOWERS



KATHLEEN A. SOWERS

1950  
1951  
1952  
1953  
1954  
1955  
1956  
1957  
1958  
1959  
1960  
1961  
1962  
1963  
1964  
1965  
1966  
1967  
1968  
1969  
1970  
1971  
1972  
1973  
1974  
1975  
1976  
1977  
1978  
1979  
1980  
1981  
1982  
1983  
1984  
1985  
1986  
1987  
1988  
1989  
1990  
1991  
1992  
1993  
1994  
1995  
1996  
1997  
1998  
1999  
2000  
2001  
2002  
2003  
2004  
2005  
2006  
2007  
2008  
2009  
2010  
2011  
2012  
2013  
2014  
2015  
2016  
2017  
2018  
2019  
2020  
2021  
2022  
2023  
2024  
2025  
2026  
2027  
2028  
2029  
2030  
2031  
2032  
2033  
2034  
2035  
2036  
2037  
2038  
2039  
2040  
2041  
2042  
2043  
2044  
2045  
2046  
2047  
2048  
2049  
2050  
2051  
2052  
2053  
2054  
2055  
2056  
2057  
2058  
2059  
2060  
2061  
2062  
2063  
2064  
2065  
2066  
2067  
2068  
2069  
2070  
2071  
2072  
2073  
2074  
2075  
2076  
2077  
2078  
2079  
2080  
2081  
2082  
2083  
2084  
2085  
2086  
2087  
2088  
2089  
2090  
2091  
2092  
2093  
2094  
2095  
2096  
2097  
2098  
2099  
2100