



12

DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 200
SACRAMENTO, CA
95814-2998

November 15, 1988

BUILDING INSPECTIONS
916-449-5716

City Council
Sacramento, California

PLANNING
916-449-5604

APPROVED
BY THE CITY COUNCIL

Honorable Members in Session:

NOV 22 1988

- SUBJECT:
1. Environmental Determination
 2. Rezone from Agriculture (A) (FF) zone to Standard Single Family (R-1) (FF) zone (P88-231)
 3. Tentative Map

OFFICE OF THE
CITY CLERK

LOCATION: Northeast Corner of Franklin Boulevard and Calvine Road

SUMMARY

The application is for a rezone and tentative map to develop a 59 acre site with single family homes. The Planning Commission and staff recommend approval of the request.

BACKGROUND INFORMATION

The subject 59 acre site is designated for multi-family and single family use. The applicant is requesting at this time, the necessary entitlements to develop 51 acres of the site with single family homes. A future application will be submitted for rezoning the eight acre multi-family portion.

The Planning Commission and staff reviewed the application and found the proposed project in conformance with the South Sacramento Community Plan policies, including lot orientation and treatment on Calvine Road (see Commission report).

VOTE OF THE PLANNING COMMISSION

On September 1, 1988, the Commission voted six ayes, three absent to recommend approval of the request.

RECOMMENDATION

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

1. Ratify the Negative Declaration;
2. Adopt the attached ordinance which rezones the site; and
3. Adopt the attached resolution which adopts findings and approves the tentative map.

Respectfully submitted,



Michael M. Davis
Director of Planning and Development

FOR CITY COUNCIL INFORMATION

WALTER J. SLIPE
CITY MANAGER

MMD:AG:rt
attachments

District No. 7
November 22, 1988

P88-231

ORDINANCE NO. 88-078

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 the northeast corner of Franklin Blvd.
 and Calvine Road FROM THE
 Agriculture (A) (FF)
 ZONE(S) AND PLACING
 THE SAME IN THE Standard Single Family (R-1)
 and Multi-Family (R-2B) (FF) ZONE(S)
 (FILE NO. 88-231) (APN: 117-0160-011)

APPROVED
BY THE CITY COUNCIL

NOV 22 1988

OFFICE OF THE
CITY CLERK

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 (R-1)
 and Multi-Family (R-2B) 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.
- 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 August 25, 1988, 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:

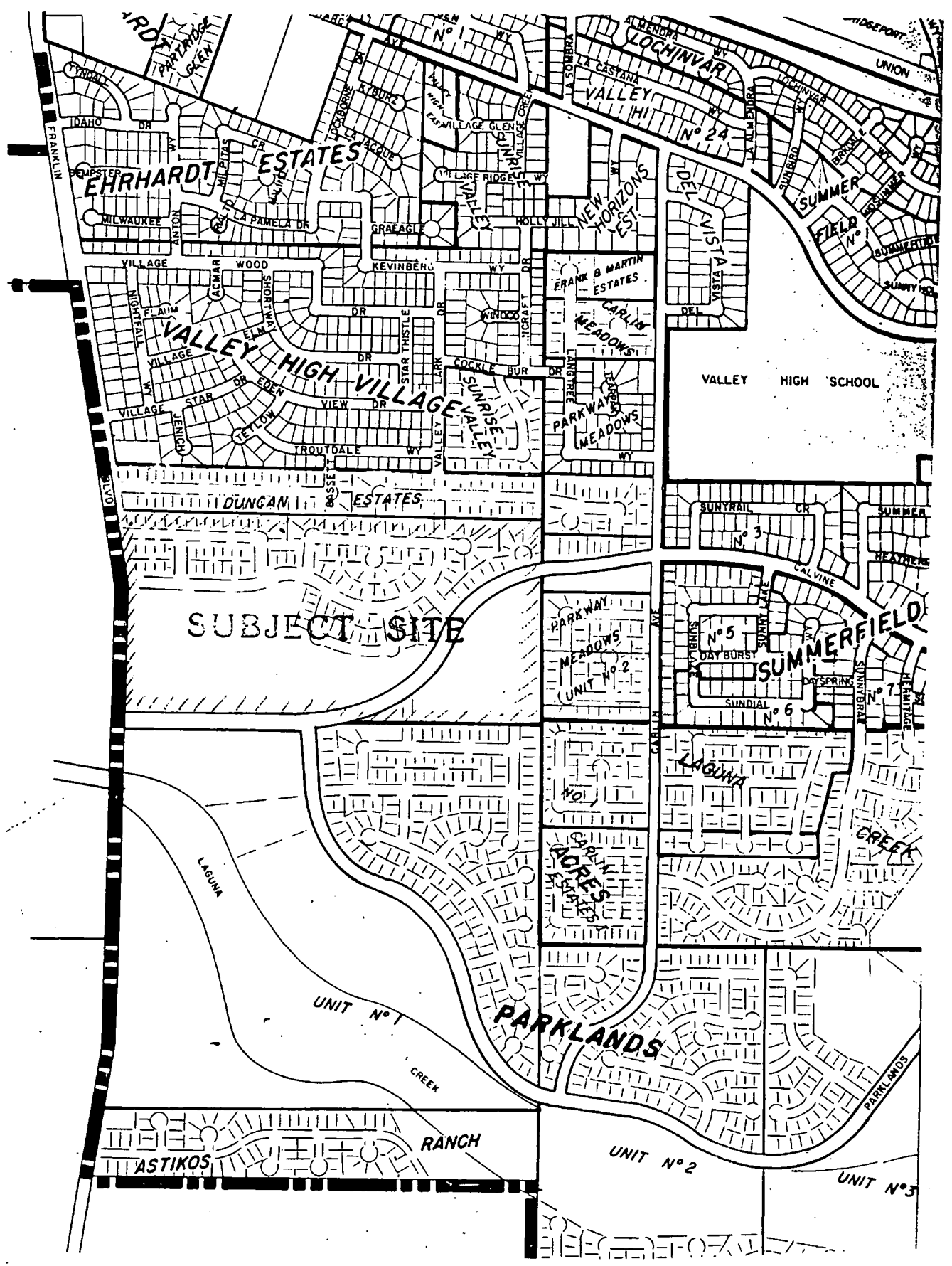
EFFECTIVE:

MAYOR

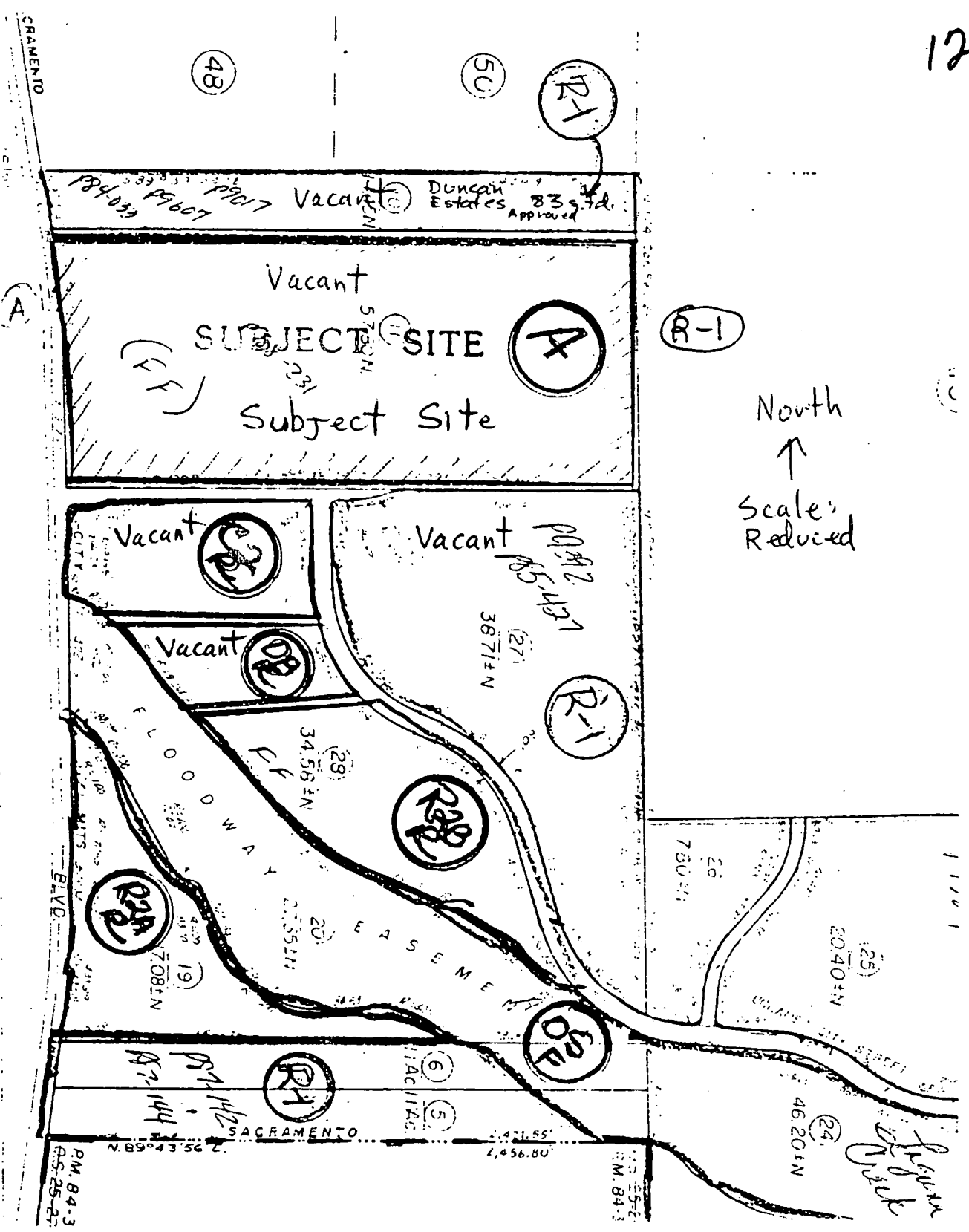
ATTEST:

CITY CLERK

P88-231



VICINITY MAP



North
 ↑
 Scale:
 Reduced

VICINITY - LAND USE - ZONING

P-88-231



TENTATIVE MAP LAGUNA ESTATES

A PORTION OF THE SW¼ OF SEC 21, T7N, R5E, MDM
CITY OF SACRAMENTO, CALIFORNIA
SCALE 1"=100'
MAY, 1988

VILLAGE STAR DR.

VALLEY HIGH VILLAGE

ELK GROVE SCHOOL DIST
730 AC
(VACANT)

PROPOSED DUNCAN ESTATES

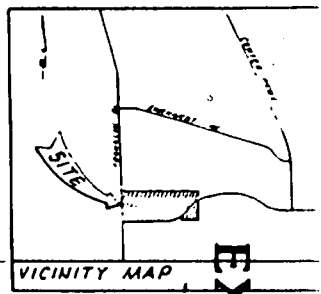
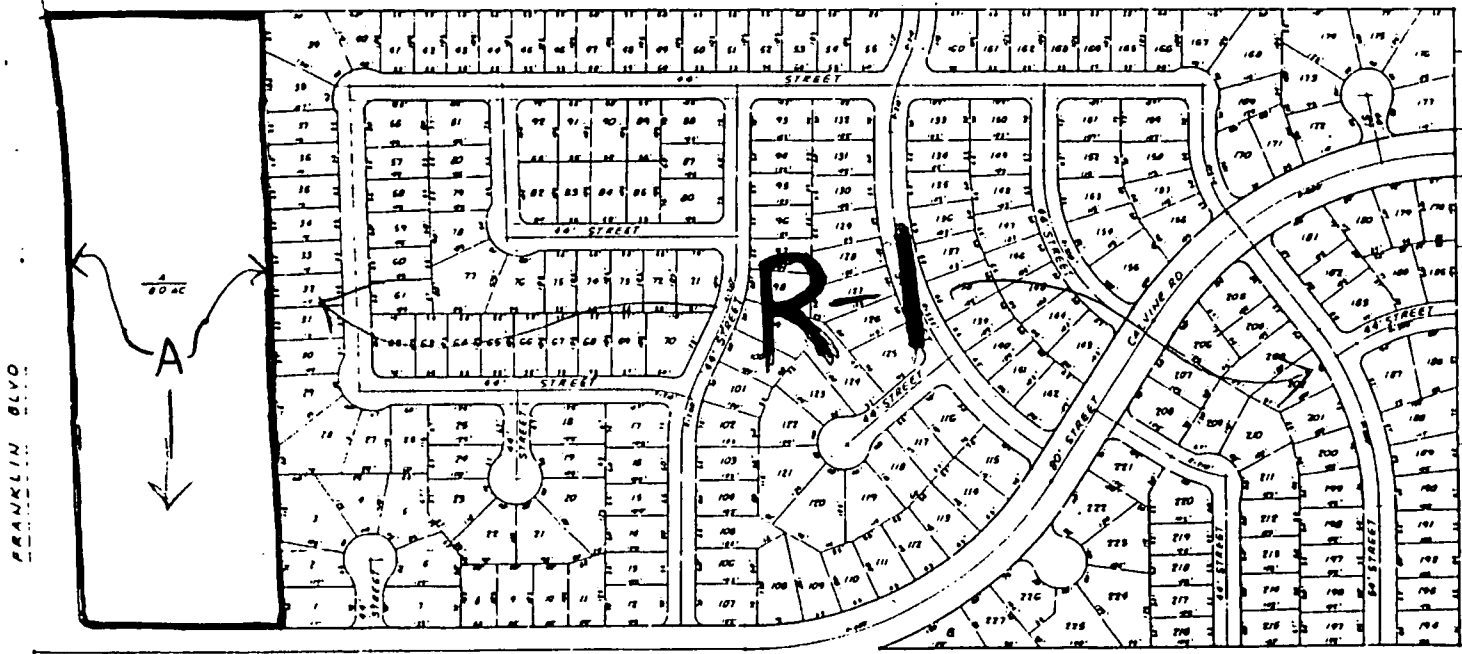


EXHIBIT A REZONE EXHIBIT

8-25-88
12/17



- 113-122-02
- 113-122-10
- 113-122-12
- 113-122-04
- 113-122-10

OWNER DEVELOPER:
L.A.
1400 O. LINCOLN AVENUE, FAIR
OAKS, CALIFORNIA 95628

CLIENT:
LETT BAKER & ASSOCIATES
7932 SUNSET AVENUE, SUITE B
FAIR OAKS, CALIFORNIA

PREPARED BY:
AS REQUIRED BY CITY OF SACRAMENTO
DEPARTMENT OF PUBLIC WORKS

DESIGNED BY: WALTON

CONSULTING ENGINEER: STEVE FARMER & ASSOCIATES

EXHIBIT DESIGN: A

APPROVED: 8-1 & 8-10

DATE:
CITY OF SACRAMENTO

DATE RECEIVED:
CITY OF SACRAMENTO

DRAWING:
CITY OF SACRAMENTO

FILE NUMBER:
CITY OF SACRAMENTO

BOOK NUMBER:
E-1000-0110

FILE NUMBER:
CITY OF SACRAMENTO

SCALE: 1"=100'

PL. NO. (SHEET): 177

TITLE: REZONE

PROPOSED ZONING

KB ENGINEERING SURVEYING PLANNING
KENT BAKER & ASSOCIATES
 7932 Sunset Avenue, Suite B
 Fair Oaks, California 95628 (916) 967-7953

P88231

EXHIBIT B REZONE LEGAL DESCRIPTION

12

P88231

ORDER NO. 92734-AI

The land referred to in this Report is situated in the State of California, County of Sacramento, City of Sacramento, and is described as follows:

Beginning at a point on the East line of the Northwest one-quarter of Section 21, Township 7 North, Range 5 East, M.D.B. & M., at the Northeast corner of that certain parcel of land conveyed by deed dated December 24, 1917 and recorded in Book 578 of Deeds at Page 283, executed by W. S. Shaffer and Mary C. Shaffer, his wife, to William Green, said Northeast corner being located North 01° 49' West 104 feet and North 01° 06' West 1227 feet measured along the division fence line between said parcel so conveyed to William Green and Ehrhardt Acres according to the official plat thereof, recorded in the Office of the County Recorder of Sacramento County, June 28, 1911 in Book 12 of Maps, Map No. 24, from the center of Section 21; thence from said point of beginning North 01° 10' 30" West along the East line of said Northwest one-quarter of Section 21 a distance of 1072.87 feet; thence leaving said line North 89° 58' 37" West 2420.97 feet to the centerline of the Lower Stockton Road; thence along the center line of Lower Stockton Road as follows: South 09° 15' 45" East 119.10 feet, South 05° 45' 55" East 235.82 feet and South 01° 45' 35" East 719.70 feet; thence leaving said road South 89° 57' East 2378.0 feet to the point of beginning and being a portion of the Northwest one-quarter of Section 21, Township 7 North, Range 5 East, M.D.B. & M., Sacramento County, California.

At the date hereof exceptions to coverage in addition to the Exceptions and Exclusions in said policy form would be as follows:

A.

TAXES, general and special, for the fiscal year 1987-1988, as follows:

Parcel No. : 117-0160-011
Billing No. : 87245156
Code Area : 03-117
1st Installment : \$919.43, PAID.
2nd Installment : \$919.43, DUE February 1, 1988;
DELINQUENT April 10, 1988.
Land : \$163,249.00
Imp. Value : \$NONE
Exemption : \$NONE

B.

THE LIEN of supplemental taxes, if any, assessed pursuant to the provisions of Chapter 3.5 (commencing with Section 75) of the Revenue and Taxation Code of the State of California.

1.

RIGHTS of the public, County and/or City, in and to that portion

#c

RESOLUTION No. 88-996

Adopted by The Sacramento City Council on date of

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A TENTATIVE MAP FOR PROPERTY LOCATED AT THE NORTHEAST CORNER OF FRANKLIN BOULEVARD AND CALVINE ROAD

APPROVED
BY THE CITY COUNCIL

(P88-231) (APN: 117-0160-011)

NOV 22 1988

OFFICE OF THE
CITY CLERK

WHEREAS, the City Council on November 22, 1988, held a public hearing on the request for approval of a tentative map for property located at the northeast corner of Franklin Boulevard and Calvine Road;

WHEREAS, all governmental and utility agencies affected by the development of the proposed subdivision have been notified and given the opportunity to respond;

WHEREAS, the City Environmental Coordinator has determined that the proposed project will not have a significant effect on the environment, and has provided notice to the public of the preparation of a Negative Declaration;

WHEREAS, the City Planning Commission and/or Planning staff has submitted to the City Council its report and recommendations on the proposed subdivision;

WHEREAS, the City Council has considered the design of the proposed subdivision in relation to feasible future passive or natural heating and cooling opportunities; and

WHEREAS, the City Council has considered the effects that approval of the proposed subdivision would have on the housing needs of the Sacramento Metropolitan area and balances these needs against the public service needs of City residents and available fiscal and environmental resources.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO THAT:

1. The Negative Declaration has been prepared in compliance with CEQA, State and City Guidelines, and the Council has reviewed and considered the information contained herein.

2. None of the conditions described in Government Code Section 66474, subsections (a) through (g) inclusive, exist with respect to the proposed subdivision.
3. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan, and Chapter 40 of the City Code, which is a Specific Plan of the City. Both the City General Plan and the South Sacramento Community Plan designate the subject site for residential use(s).
4. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in violation of the applicable waste discharge requirements prescribed by the California Regional Quality Control Board, Central Valley Region in that existing treatment plants have a design capacity adequate to service the proposed subdivision.
5. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.
6. The tentative map for the proposed subdivision is hereby approved, subject to the following conditions which must be satisfied prior to filing of the final map unless a different time for compliance is specifically noted:
 - a. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code;
 - b. Prepare a sewer and drainage study for the review and approval of the City Engineer. May require off-site extensions and oversizing;
 - c. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments;
 - d. Pursuant to City Code Section 40.1302 (Parkland Dedication), the applicant shall submit to the City an appraisal of the property to be subdivided and pay the required Parkland dedication in-lieu fees. The appraisal shall be dated not more than 90 days prior to the filing of the final map (5.0218 fee acres);

- e. Pursuant to City Code section 40.319-1, the applicant shall indicate easements on the final map to allow for the placement of centralized mail delivery units. The specific locations for such easements shall be subject to review and approval of the City Engineer after consultation with the U.S. Postal Service;
- f. The applicant/developer shall designate and place on the final map those structures and/or lots which will meet the required 80 percent south orientation (including solar access) to the satisfaction of the Planning Director, or comply with Title 24 requirements of the Uniform Building Code;
- g. If unusual amounts of bone, stone or artifacts are uncovered, work within 50 meters of the area will cease immediately and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant effect before construction resumes. A note shall be placed on the final improvement plans referencing this condition;
- h. Meet all County Sanitation District requirements;
- i. Submit a soils test prepared by a registered engineer to be used in street design;
- j. Final map shall show a minimum 35 foot front yard building setback for all lots fronting on Calvine Road. Sideyard setbacks for side on lots shall be 12-1/2 feet.
- k. Applicant/owner shall join a maintenance assessment district under the Landscaping and Lighting Act of 1972 as amended for the following specific purpose:
 - 1. Maintenance of the Laguna Creek floodway landscaping and natural habitat area;
 - 2. Development and maintenance of any future neighborhood and community parks within the district;
 - 3. Maintenance of parkways, medians and streetscape within the subdivision;

- l. Dedicate right-of-way along Franklin Boulevard to a 55 foot half-section;
- m. Dedicate a standard 12.5 foot Public Utility Easement for underground electrical facilities and appurtenances adjacent to all public ways;
- n. Dedicate a 12.5 foot Public Utility Easement for underground and overhead electrical facilities and appurtenances adjacent to Franklin Boulevard and Calvine Road;
- o. Abandon existing well and any other wells on the site to the satisfaction of the County Health Department under permit;
- p. A reimbursement agreement for overwidth pavement on Calvine and Franklin Boulevard shall be signed to the satisfaction of the Public Works Director;
- q. No building permits shall be allowed on Lot B unless merged with adjacent parcel to the south;
- r. Calvine Road shall be extended to Carlin Avenue with 24 foot width of pavement to final grades (subject to reimbursement agreement);
- s. Appropriate assessment districts or other funding methods will have to be formed to cover the costs of improvements in drainage, sewage, bridges, channel improvements, and other public facilities in the Laguna Creek Study Area;
- t. Final maps cannot be filed until the necessary permanent off-site assessment district improvements are substantially complete to the satisfaction of the Public Works Director;
- u. Applicant/owner shall join a maintenance district for the Laguna Creek area prior to the filing of the final map. May require applicant/owner to form district;

v. All or a portion of the property lies in an area the Federal Emergency Management Agency (FEMA) has identified as a special flood hazard area, Zone AE. No development, substantial improvements and/or placement of manufactured homes or any other structure shall occur in special flood hazard areas without full compliance with current City and FEMA floodplain management regulations. These regulations condition the issuance of City permits and/or other approvals in special flood hazard areas upon criteria that shows the proposed development, placement and/or substantial improvement will meet the FEMA 100 Year Floodplain Standards;

w. Place the following note on the subdivision/parcel map:

"All or a portion of the parcels in this subdivision/parcel map are within a "Special Flood Hazard Zone AE," as identified by Federal Emergency Management Agency (FEMA). Within special flood hazard areas, all development, substantial improvements, and the placement of manufactured homes and all other structures shall conform with current City and FEMA floodplain management regulations. These regulations condition the issuance of City permits and/or other approval in special flood hazard areas upon criteria that shows the proposed development, placement and/or substantial improvement will meet the FEMA 100-year Floodplain Standards

To ascertain additional details, contact the Director of Planning and Development for the City of Sacramento;

x. NOTE: Quimby fees shall be assessed at time of building permits for the eight acre multiple family site as a condition of the rezoning of the apartment site.

MAYOR

ATTEST:

CITY CLERK

P88-231

88-23

8-25-88

Tom 9

TENTATIVE MAP
LAGUNA ESTATES
 A PORTION OF THE SW1/4 OF SEC. 21, T1N, R5E, MDM
 CITY OF SACRAMENTO, CALIFORNIA
 SCALE: 1"=100'
 MAY, 1988



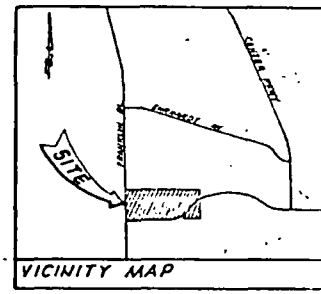
VILLAGE STAR DR.

VALLEY HIGH VILLAGE

ELK GROVE SCHOOL DIST
 720 AC
 (VACANT)

PROPOSED DUNCAN ESTATES

117-152-05



FRANKLIN BLVD.

100 YR. FLOOD ELEV.

117-152-10

117-152-15

117-152-20

117-152-25

100 YR. FLOOD ELEV.

117-152-30

117-150-17

PROPOSED SUBDIVISION

OWNER/DEVELOPER:
 LTA
 1401 EL CAMINO AVENUE, #100
 SACRAMENTO, CA 95811

CLIENT:
 KENT BAKER & ASSOCIATES
 7932 SUNSET AVENUE, SUITE B
 FAIR OAKS, CA 95628

REQUIREMENTS:
 AS REQUIRED BY CITY OF SACRAMENTO
 DEPARTMENT OF PUBLIC WORKS

EXISTING USE: VACANT

PROPOSED USE: SINGLE FAMILY & APARTMENTS

EXISTING PORTION: 0

PROPOSED PORTION: 0.4 & 0.79

SEAL:
 CITY OF SACRAMENTO

WATER SUPPLY:
 CITY OF SACRAMENTO

SEWERAGE:
 CITY OF SACRAMENTO

FIRE PROTECTION:
 CITY OF SACRAMENTO

SCHOOL DISTRICT:
 ELK GROVE UNIFIED

PARK DISTRICT:
 CITY OF SACRAMENTO

PACKAGE: M.S. 80

NO. OF LOTS: 225

NET AREA: 45 ACRES

P88-231
 REVISION
 8-2-88
 C-23-88
 6-14-88

EXHIBIT C
TENTATIVE MAP

KB ENGINEERING SURVEYING PLANNING
KENT BAKER & ASSOCIATES
 7932 Sunset Avenue, Suite B
 Fair Oaks, California 95628 (916) 987-7053

20024

19

Sacramento City Planning Commission
VOTING RECORD

12

MEETING DATE
9-1-88

ITEM NUMBER
9B

PERMIT NUMBER
P88-231

ENTITLEMENTS

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

STAFF RECOMMENDATION

Favorable Unfavorable
Rec. to R-1 with amended plans

Correspondence

Petition

LOCATION NE corner of Franklin Blvd & Calvert Rd.

SUPPORTERS

NAME	ADDRESS

OPPOSERS

NAME	ADDRESS

MOTION # Yes No Motion Second

GASTON	X			
HOLLICK	X			
HOLLOWAY	Absent			
ISHMAEL	Absent			
NOTESTINE	X			
OTTO	X			X
RAMIREZ	X		X	
WALTON	Absent			
CHINN	X			

MOTION

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

CITY PLANNING COMMISSION

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

12

APPLICANT	LTA DEVELOPMENT 1401 El Camino Avenue, Suite #100, Sac., CA 95816		
OWNER	ALFRED YEE, P O Box 190, Fairfield, CA 94533		
PLANS BY	KENT BAKER & ASSOCIATES, 7932 Sunset Ave., Suite #B Fair Oaks, CA 95628		
FILING DATE	5/19/88	ENVIR. DET.	NEG. DEC. REPORT BY <u>DH:vf</u>
ASSESSOR'S PCL. NO.	117-0160-011		

- APPLICATION:
- A. Negative Declaration
 - B. Rezone of 51+ vacant acres from Agriculture (A) (FF) zone, to Standard Single Family (R-1) (FF) zone.
 - C. Tentative Map to divide 59.2+ gross acres into 223 single family lots and one eight acre remainder lot.

LOCATION: Northeast corner Calvine Road and Franklin Boulevard

PROPOSAL: The applicant is requesting the necessary entitlements to establish a 223 unit single family subdivision.

PROJECT INFORMATION:

General Plan Designation:	Low Density Residential 51+ ac., Medium Density Residential (16-29 du/ac) for 8+ ac.
1986 South Sacramento Community Plan Designation:	Residential 11-29 du/ac, Residential 7-15 du/net acre
Existing Zoning of Site:	Agriculture
Existing Land Use of Site:	Vacant farm land

Surrounding Land Use and Zoning:

North: Vacant; R-1
 South: Vacant; C-2R
 East : Residential & Vacant; R-1
 West : Agriculture, Reg. Sanitation District, A

Property Dimensions:	2,293 ft. x 1072 ft.
Property Area:	58.76 gross acres
Density of Development:-	5 d. u. per acre for 51 acres of Standard Single Family
Topography:	Flat
Street Improvements & Utilities:	To be extended
Name of Subdivision:	Laguna Estates

BACKGROUND INFORMATION: The applicant originally submitted a request for a rezone and tentative map for 229 single family lots on 51+ acres and 166 unit apartment complex on 8+ acres. Rezoning from Agriculture to R-1 and R-2B was requested. In review of the 8+ acre apartment site, a sound study was required by the City Environmental Section. Due to the time necessary for the preparation of the sound study and staff time to review the

report, the applicant withdrew the request to rezone eight acres to R-2B and revised his request to a 223 unit single family subdivision on 51+ acres with the eight acre parcel as a remainder for future apartment development.

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On August 10, 1988, by a vote of six ayes, three absent, the Subdivision Review Committee voted to recommend approval of the tentative map subject to conditions which follow.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site contains one parcel of 58+ vacant acres in the Agriculture (A) zone. The 1986 South Sacramento Community Plan designates the western 8+ acres adjacent to Franklin Boulevard as medium density residential 11-29 du/ac. The remaining 51+ acres are designated as residential 7 to 15 du/net acre. The 1988 General Plan designates the eight acres as residential 16-29 du/ac and the 51 acres as low density residential 4-15 du/net acre. The site is surrounded by vacant lands on all sides. Approved tentative maps for projects to the north, east and south are as follows:

- North: Duncan Estates (P84-033)
- East : Carlin Estates (P84-379)
- Laguna Park (P86-367 & P88-063)
- South: Parklands Unit #1 (P85-427)

The site is located in part of the Laguna Creek Floodplain where wetlands are proposed to be eliminated with replacement wetlands as part of the corps of Army Engineer 404 permit. The applicant will be participating in the assessment district and maintenance district for the Laguna Creek Assessment District.

Primary Access to the site will be from Franklin Boulevard and a proposed 80 ft. wide Calvine Road extension. The 1986 South Sacramento Community Plan states lots which front on major streets should be 75 feet wide, 125 feet deep and have a 35 foot front yard building setback. The applicant has revised the original tentative map to show wider and deeper lots fronting on Calvine Road.

B. Proposed Project

The applicant proposes to rezone 51+ acres from Agriculture to Single Family Residential (R-1) zone to allow a 223 unit single family subdivision. Lots are proposed to be a minimum of 55 feet in width and average 105 feet in depth. Two remainder parcels, Lot A & Lot B are shown. Lot A will be subject to further review when the rezoning from A to R-2B occurs for the 8+ acre parcel. Lot B is located on the south side of Calvine Road. It is recommended to be merged with the subdivision to the south to be developed as part of the Parklands Unit #1 tentative map.

C. Design

Access will be provided to the site via Franklin Boulevard and Calvine Road extension. Prior to completion of surrounding subdivisions road networks, if not constructed prior to recording the final map, the City Engineer will require construction of Calvine Road east of the site to tie into Carlin Avenue. A minimum 24 foot wide access will be required if Carlin Estates II is not constructed.

Interior street systems and cul-de-sacs meet the minimum design standards. No requirement for participation in financing a stop light at Franklin and Calvine is necessary at this time.

Lots fronting on Calvine Road are 75 feet wide and 125 feet deep. Front yard setbacks will be a minimum of 35 feet, thereby allowing a turning area on each lot so that cars do not back up into the roadway. Staff recommends that the turning area be constructed of turfstone and planted with grass to give the appearance of open yard area.

Staff proposes the following conditions on the rezone request so that the subdivision will reflect goals and objectives as stated in the 1986 South Sacramento Community Plan:

1. Applicant to provide three different types of housing as defined in the South Sacramento Community Plan for the total 58+ acres. The eight acre apartment site shall constitute one type. The 50+ acre R-1 zoned area shall have standard single family and corner lot half-plex development or duplex units. Staff prefers half-plex units which will be owner occupied.
2. Single family dwellings shall have staggered front yard setbacks on the same block face ranging from 25 feet to 30 feet for the interior streets and 35 to 45 feet for lots fronting on Calvine Road. A variable setback map shall be recorded on the final map. All deeds shall reflect the variable setbacks.
3. All front and street side yard areas are to be landscaped as per City Code.
4. A minimum of one street tree per lot shall be installed as part of building permits. All landscaped areas shall be irrigated with automatic systems.
5. The Planning Director shall review the variable setbacks prior to issuance of building permits.

D. Parkland Dedication:

The Planning and Community Services Divisions have determined that parkland dedication in-lieu fees are appropriate. Fees will be based upon 5.0218 acres of land multiplied by the per acre value established by the applicant's appraiser.

ENVIRONMENTAL DETERMINATION: The City's Environmental Coordinator has reviewed the proposed project and has filed a Negative Declaration with the following mitigation measures:

A. Flooding - Portions of the subject site are identified as lying within Flood zone AE of the Flood Insurance Rate Maps of the City of Sacramento prepared by the Federal Emergency Management Agency (FEMA). Zone AE is defined by FEMA to be an area of special flood hazard inundated by a 100-year flood. In response to known and potential flood hazards, the City of Sacramento has initiated a series of channel modifications to Laguna Creek to protect the area from flooding. The adopted treatment is to excavate a stream corridor and place the excavated material outside of the corridor in order to confine 100-year flood flows within the corridor. Because the adopted channel modifications are designed, in part, to protect the project site from 100-year flood flows, the potential exposure of people or property to water related hazards such as flooding is not expected to be a significant adverse impact.

The following mitigation measures address the potential impact of flood exposure should the final subdivision map be recorded prior to the completion of the Laguna Creek floodway improvements. If a final map is recorded while any portion of the map area is within a FEMA designated 100-year floodplain, the final map shall be prepared to the satisfaction of the Director of Public Works and in accordance with Chapter 40 of the Sacramento City Code, including:

1. Indicate the existing 100-year floodplain boundary and base flood elevation; and
2. Subdivision improvement plans shall indicate the elevation of proposed building sites.

B. Plant and Animal Life

Construction of- the proposed project will entail the destruction of approximately four acres of vernal pool habitat and concomitant loss of associated plant and animal species. Implementation of the Laguna Creek Assessment District (LCAD) habitat restoration program will mitigate this impact below a level of significance. The LCAD habitat restoration program is designed to replace two acres of vernal pool habitat for every one acre converted to urban uses, either on the vernal pool preserve adjacent to the project site or on the proximate lands of the Sacramento Regional Sanitation District.

C. Noise

The Citywide noise study conducted for the 1986-2006 General Plan identified noise levels on Franklin Boulevard adjacent to the project site as 65 dB Ldn at 75 feet from centerline in 1986, rising to 69 dB Ldn in the year 2006. The Noise Element of the General Plan requires the following Ldn noise levels for residential uses:

	<u>Interior</u>	<u>Exterior</u>
Single-Family	≤ 45 dB	≤ 60 dB in backyards
Multi-Family	≤ 45 dB	≤ 60 dB in common outdoor use areas

In order to mitigate the potential exposure of persons to severe noise levels, the applicant has agreed to incorporate the following mitigation measures:

1. Concurrent with application to develop the multi-family site adjacent to Franklin Boulevard, the applicant shall submit an acoustic study to demonstrate compliance with the provisions of the General Plan Noise Element.
2. The development of the multi-family site shall comply with the provisions of Title 24, Part 2, California Administrative Code.
3. Common outdoor activity areas shall be shielded by buildings or other suitable noise barriers from noise generated by Franklin Boulevard. Sound levels in such areas shall be documented in an acoustic report

These mitigation measures shall be required as part of the future rezoning of the apartment site (Parcel A).

RECOMMENDATION: Staff recommends the Commission take the following actions:

- A. Ratify the Negative Declaration with mitigation measures.
- B. Recommend approval of the rezoning of 51+ acres from Agricultural (A) to Standard Single Family (R-1) subject to conditions which follow.
- C. Recommend approval of the Tentative Map to divide 51+ acres into 223 single family lots and two remainder lots, subject to conditions which follow.

Conditions - Tentative Map

The Subdivision Review Committee recommends approval of the tentative map. The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:

1. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code.
2. Prepare a sewer and drainage study for the review and approval of the City Engineer. May require off-site extensions and oversizing.
3. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments.
4. Pursuant to City Code Section 40.1302 (Parkland Dedication), the applicant shall submit to the City an appraisal of the property to be subdivided and pay the required parkland dedication in lieu fees. The appraisal shall be dated not more than 90 days prior to the filing of the final map (5.0218 fee acres).
5. Pursuant to City Code Section 40.319-1, the applicant shall indicate easements on the final map to allow for the placement of centralized mail delivery units. The specific locations for such easements shall be subject to review and approval of the City Engineer after consultation with the U. S. Postal Service.
6. The applicant/developer shall designate and place on the final map those structures and/or lots which will meet the required 80% south orientation (including solar access) to the satisfaction of the Planning Director, or comply with Title 24 requirements of the Uniform Building Code.
7. If unusual amounts of bone, stone or artifacts are uncovered, work within 50 meters of the area will cease immediately and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant effect before construction resumes. A note shall be placed on the final improvement plans referencing this condition.
8. Meet all County Sanitation District requirements.
9. Submit a soils test prepared by a registered engineer to be used in street design.
10. Final map shall show a minimum 35 foot front yard building setback for all lots-fronting on Calvine Road. Side yard setbacks for side on lots shall be 12 -1/2 feet.
11. Applicant/owner shall join a maintenance assessment district under the Landscaping and Lighting Act of 1972 as amended for the following specific purpose:
 - a. Maintenance of the Laguna Creek floodway landscaping and natural habitat area;

- b. Development and maintenance of any future neighborhood and community parks within the district;
 - c. Maintenance of parkways, medians and streetscape within the subdivision;
12. Dedicate right-of-way along Franklin Boulevard to a 55 ft. halfsection.
 13. Dedicate a standard 12.5 foot Public Utility Easement for underground electrical facilities and appurtenances adjacent to all public ways.
 14. Dedicate a 12.5 foot Public Utility Easement for underground and overhead electrical facilities and appurtenance adjacent to Franklin Boulevard and Calvine Road.
 15. Abandon existing well and any other wells on the site to the satisfaction of the County Health Department under permit.
 16. A reimbursement agreement for overwidth pavement on Calvine and Franklin Boulevard shall be signed to the satisfaction of the Public Works Director.
 17. No building permits shall be allowed on Lot B unless merged with adjacent parcel to the south.
 18. Calvine Road shall be extended to Carlin Avenue with 24 ft. width of pavement to final grades (subject to reimbursement agreement).
 19. Appropriate assessment districts or other funding methods will have to be formed to cover the costs of improvements in drainage, sewage, bridges, channel improvements, and other public facilities in the Laguna Creek Study Area.
 20. Final maps cannot be filed until the necessary permanent off-site assessment district improvements are substantially complete to the satisfaction of the Public Works Director.
 21. Applicant/owner shall join a maintenance district for the Laguna Creek area prior to the filing of the final map. May require applicant/owner to form district.
 22. All or a portion of the property lies in an area the Federal Emergency Management Agency (FEMA) has identified as a special flood hazard area, Zone AE. No development, substantial improvements and/or placement of manufactured homes or any other structure shall occur in special flood hazard areas without full compliance with

current city and FEMA floodplain management regulations. These regulations condition the issuance of city permits and/or other approvals in special flood hazard areas upon criteria that shows the proposed development, placement and/or substantial improvement will meet the FEMA 100 Year Flood Plain Standards.

23. PLACE THE FOLLOWING NOTE ON THE SUBDIVISION/PARCEL MAP:

"All or a portion of the parcels in this subdivision/parcel map are within a "Special Flood Hazard Area Zone AE," as identified by Federal Emergency Management Agency (FEMA). Within special flood hazard areas, all development, substantial improvements, and the placement of manufactured homes and all other structures shall conform with current City and FEMA floodplain management regulations. These regulations condition the issuance of City permits and/or other approval in special flood hazard areas upon criteria that shows the proposed development, placement and/or substantial improvement will meet the FEMA 100-Year Flood Plain Standards.

To ascertain additional details, contact the Director of Planning and Development for the City of Sacramento.

24. NOTE: Quimby fees shall be assessed at time of building permits for the eight acre multiple family site as a condition of the rezoning of the apartment site.

Conditions - Rezoning

1. Applicant to provide three different types of housing as defined in the South sacramento Community Plan for the total 58+ acres. The eight acre apartment site shall constitute one type. The 50+ acre R-1 zoned area shall have standard single family and corner lot halfplex development or duplex. Staff prefers halfplex units which will be owner occupied.

2. Single family dwellings shall have staggered front yard setbacks on the same block face ranging from 25 feet to 30 feet for interior streets and 35 to 45 feet for lots fronting on Calvine Road. ~~/X/PARTIALABLE/SETBACK/Map/SHALL/De/VECOVDED/pt/Map/VECOV Map///X/DEEDS/SHAY/VEVEVY/VE/VAVAVVE/SEVVOVS/~~ (Amended by Staff)

~~3///A/PLANNING/PT/ONE/STREET/TYPE/DE/Map/SHAY/De/VECOVVEV/DE VAV/PT/Map/VEVVE/PERMITS///X/VECOVDED/AREAS/SHALL/De YVY/VEVDE/VEV/AVVAVVY/VEVVEV/~~ (Deleted by Staff)

3.4. A master plan indicating the variable setbacks shall be submitted to the Planning Director for review and approval prior to issuance of building permits.

4.5. The applicant shall incorporate the following mitigation measures into the project:

- a. indicate the existing 100-year floodplain boundary and base flood elevation; and
- b. subdivision improvement plan shall indicate the elevation of proposed building sites.
- c. concurrent with application to develop the multi-family site adjacent to franklin boulevard, the applicant shall submit an acoustic study to demonstrate compliance with the provisions of the General Plan Noise Element.
- d. the development of the multi-family site shall comply with the provisions of Title 24, Part 2, California Administrative Code.
- e. common outdoor activity areas shall be shielded by buildings or other suitable noise barriers from noise generated by Franklin Boulevard. Sound levels in such areas shall be documented in an acoustic report.
- f. the applicant shall be required to pay Parkland Dedication in-lieu fees for the eight acre multiple family site at the time of building permits after rezoning and project approval by the Planning Commission and City Council.



2
12

DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1251 I STREET
ROOM 200
SACRAMENTO, CA
95814-2998

November 8, 1988

City Council
Sacramento, California

BUILDING INSPECTIONS
916-449-5716

PLANNING
916-449-5604

Honorable Members in Session:

SUBJECT: P88-231 ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED AT THE NORTH-EAST CORNER OF FRANKLIN BOULEVARD AND CALVINE ROAD FROM THE AGRICULTURE (A) ZONE AND PLACING THE SAME IN THE STANDARD SINGLE FAMILY (R-1) AND MULTI-FAMILY (R-2B) ZONE (APN: 117-0160-011)

SUMMARY

This item is presented at this time for approval of publication of title pursuant to City Chapter, Section 38.

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 November 22, 1988.

Respectfully submitted,

Michael Davis
Director of Planning and Development

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

APPROVED BY THE CITY COUNCIL + Cont to 11-22-88

NOV 15 1988

OFFICE OF THE
CITY CLERK

MMD:AG:rt
attachments

District No. 7
November 15, 1988

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 the northeast corner of Franklin Blvd.
and Calvine Road FROM THE _____
Agriculture (A) _____
 _____ ZONE(S) AND PLACING
 THE SAME IN THE Standard Single Family (R-1)
and Multi-Family (R-2B) _____ ZONE(S)
 (FILE NO. 88-231) (APN: 117-0160-011)

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 (R-1)
and Multi-Family (R-2B) _____ 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.
- 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 August 25, 1988 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:

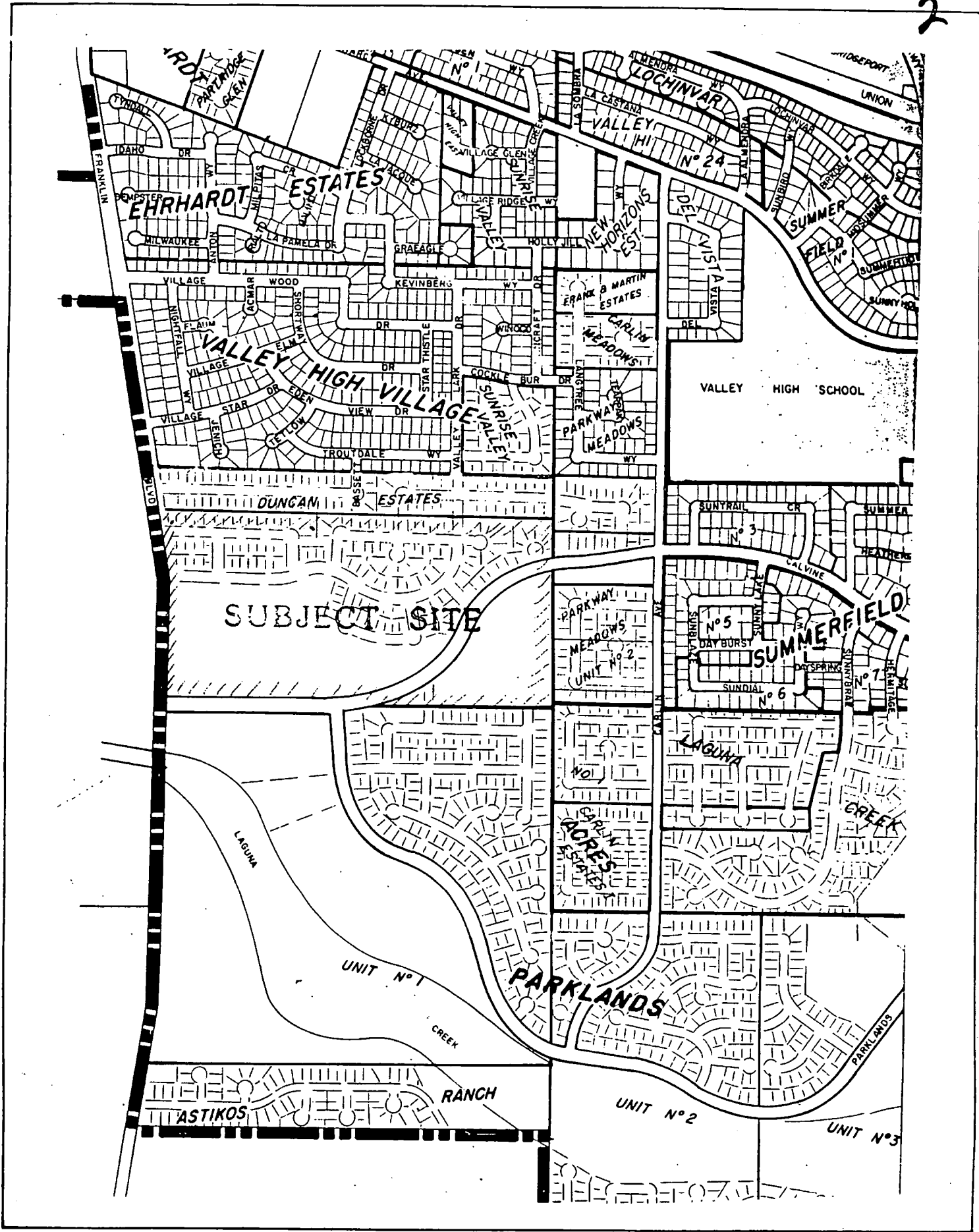
EFFECTIVE:

MAYOR

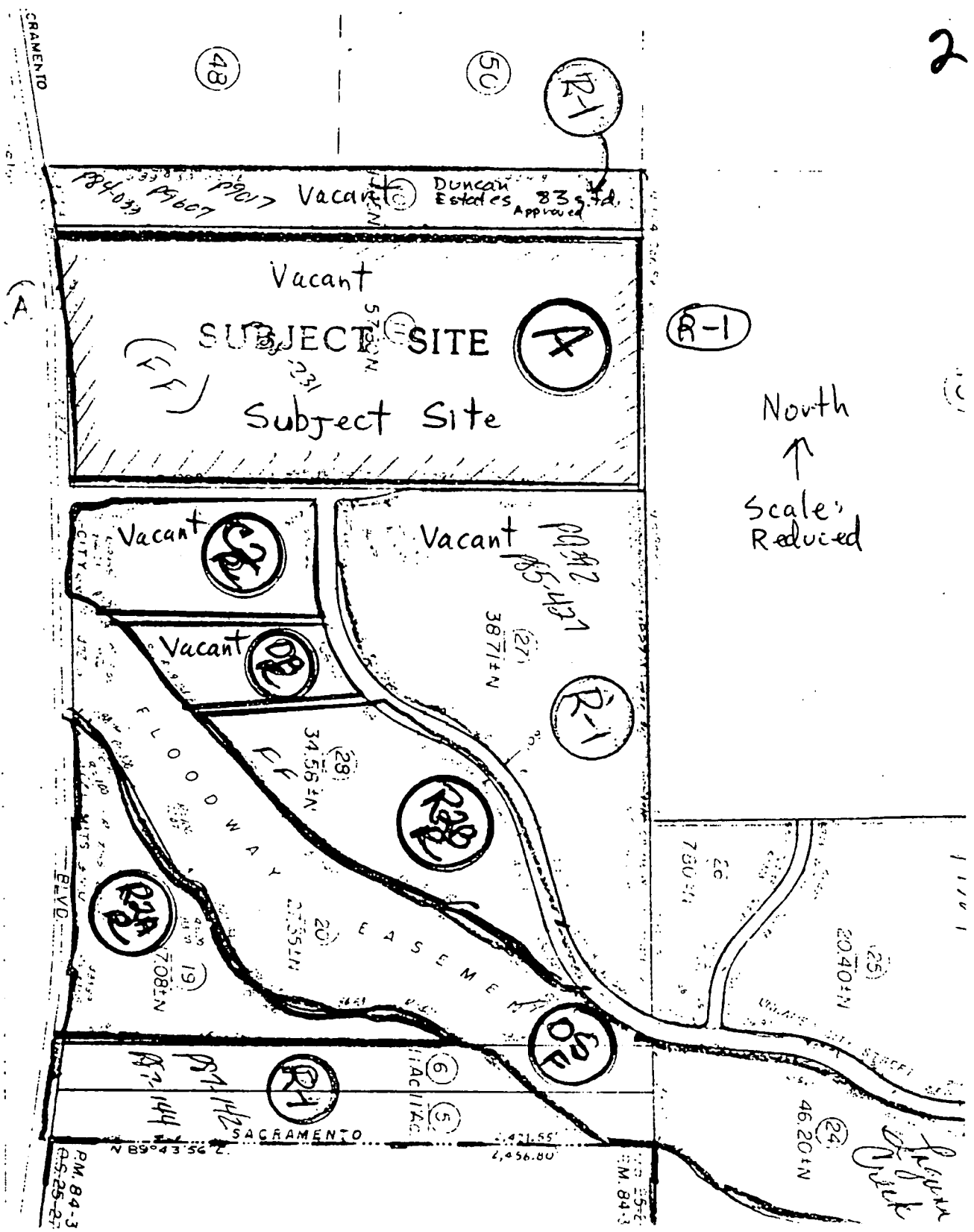
ATTEST:

CITY CLERK

P88-231



VICINITY MAP



VICINITY - LAND USE - ZONING

P-88-231

TENTATIVE MAP LAGUNA ESTATES

A PORTION OF THE SW/4 OF SEC 21, T7N, R5E, MDM
CITY OF SACRAMENTO, CALIFORNIA
SCALE 1"=100'
MAY, 1988

8-75-88

VILLAGE STAR DR.

VALLEY HIGH VILLAGE

ELK GROVE SCHOOL DIST
730 AC
(VACANT)

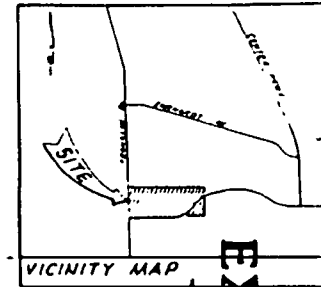
PROPOSED DUNCAN ESTATES

FRANKLIN BLVD

80 AC

R I

PROPOSED ZONING



- OWNER/DEVELOPER:
LARRY D. CARTER, OWNER, 1140
SACRAMENTO, CA 95812
- DESIGNED BY:
KENT BAKER & ASSOCIATES
7932 SUNSET AVENUE, SUITE B
FAIR OAKS, CA 95628
- EXHIBIT NO.: 8-1-88-20
- AS REQUIRED BY CITY OF SACRAMENTO
DEPARTMENT OF PUBLIC WORKS
- DEVELOPER'S TITLE: LARRY D. CARTER
PROPERTY NO.: 11-122-05
11-122-10
11-122-12
11-122-14
11-122-16
11-122-18
11-122-19
- CITY OF SACRAMENTO
CITY OF SACRAMENTO
CITY OF SACRAMENTO
CITY OF SACRAMENTO
CITY OF SACRAMENTO
- DATE: 11-122-10
- PREPARED BY: 11-122-10
- CITY OF SACRAMENTO
- NO. OF SHEETS: 277
- SHEET NO.: 11-122-05

KB ENGINEERING
SURVEYING
PLANNING
KENT BAKER & ASSOCIATES
7932 Sunset Avenue, Suite B
Fair Oaks, California 95628 (916) 967-7683

EXHIBIT A REZONE EXHIBIT

P88231

EXHIBIT B REZONE LEGAL DESCRIPTION

2

1 P88231

ORDER NO. 92734-AI

The land referred to in this Report is situated in the State of California, County of Sacramento, City of Sacramento, and is described as follows:

Beginning at a point on the East line of the Northwest one-quarter of Section 21, Township 7 North, Range 5 East, M.D.B. & M., at the Northeast corner of that certain parcel of land conveyed by deed dated December 24, 1917 and recorded in Book 578 of Deeds at Page 283, executed by W. S. Shaffer and Mary C. Shaffer, his wife, to William Green, said Northeast corner being located North 01° 49' West 104 feet and North 01° 06' West 1227 feet measured along the division fence line between said parcel so conveyed to William Green and Ehrhardt Acres according to the official plat thereof, recorded in the Office of the County Recorder of Sacramento County, June 28, 1911 in Book 12 of Maps, Map No. 24, from the center of Section 21; thence from said point of beginning North 01° 10' 30" West along the East line of said Northwest one-quarter of Section 21 a distance of 1072.87 feet; thence leaving said line North 89° 58' 37" West 2420.97 feet to the centerline of the Lower Stockton Road; thence along the center line of Lower Stockton Road as follows: South 09° 15' 45" East 119.10 feet, South 05° 45' 55" East 235.82 feet and South 01° 45' 35" East 719.70 feet; thence leaving said road South 89° 57' East 2378.0 feet to the point of beginning and being a portion of the Northwest one-quarter of Section 21, Township 7 North, Range 5 East, M.D.B. & M., Sacramento County, California.

At the date hereof exceptions to coverage in addition to the Exceptions and Exclusions in said policy form would be as follows:

A.

TAXES, general and special, for the fiscal year 1987-1988, as follows:

Parcel No. : 117-0160-011
Billing No. : 87245156
Code Area : 03-117
1st Installment : \$919.43, PAID.
2nd Installment : \$919.43, DUE February 1, 1988;
DELINQUENT April 10, 1988.
Land : \$163,249.00
Imp. Value : \$NONE
Exemption : \$NONE

B.

THE LIEN of supplemental taxes, if any, assessed pursuant to the provisions of Chapter 3.5 (commencing with Section 75) of the Revenue and Taxation Code of the State of California.

1.

RIGHTS of the public, County and/or City, in and to that portion
Franklin Boulevard.

#c

November 23, 1988

LTA Development
1401 El Camino Avenue, Suite 100
Sacramento CA 95816

Dear Gentilepersons:

On November 22, 1988, the Sacramento City Council took the following action(s) for property located at the northeast corner of Franklin Boulevard and Calvine Road (P-88231):

Adopted Ordinance 88-078 approving rezone of 58.76± vacant acres from Agriculture (A) to Standard Single Family (R-1) and Multi-Family (R-2B) zones and adopted Resolution 88-996 approving Tentative Map to subdivide 58.76± vacant acres into 227 single family lots and one 8 acre multi-family lot in the Agriculture (A) zone.

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

Sincerely,



Anne Mason
Acting City Clerk

AM/lh/#12

Enclosure

cc: Art Gee, Planning Department
Alfred Yee, P.O. Box 190, Fairfield, CA, 94533