24

DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 200
SACRAMENTO, CA
95814-2998

BUILDING INSPECTIONS
916-449-5716

PLANNING
916-449-5604

October 31, 1988

City Council
Sacramento, California

APPROVED
BY THE CITY COUNCIL

NOV 9 1988

OFFICE OF THE
CITY CLERK

Honorable Members in Session:

SUBJECT: 1. Environmental Determination

2. Tentative Map **(P88-282)**

LOCATION: Northeast Corner of Sonoma Avenue and Rio Linda Boulevard

SUMMARY

The request is to subdivide a .69 acre site into five lots for single family homes. The Planning Commission and staff recommend approval of the request.

BACKGROUND INFORMATION

The subject site is designated for multi-family residential use, however, the applicant intends to subdivide the site into five lots for single family homes. With the exception of the multi-family use on the south side of Sonoma Avenue, the predominant land use is single family. Planning staff, therefore, supports the request.

VOTE OF THE PLANNING COMMISSION

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

October 31, 1988

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2. Tentative Map (P88-282)

LOCATION: Northeast Corner of Sonoma Avenue and Rio Linda Boulevard

SUMMARY

The request is to subdivide a .08 acre site into five lots for single family homes. The Planning Commission and staff recommend approval of the request.

BACKGROUND INFORMATION

The project site is designated for multi family residential use. However, the applicant intends to subdivide the site into five lots for single family homes with the exception of the multi-family use on the south side of Sonoma Avenue. The predominant land use is single family. Planning staff, therefore, supports the request.

VOTE OF THE PLANNING COMMISSION

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

RECOMMENDATION

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

1. Ratify the Negative Declaration;

2. Adopt the attached resolution which adopts findings and approves the Tentative Map with conditions.

Respectfully submitted,

Art Gee for
Michael M. Davis
Director of Planning and Development

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MMD:AG:rt
attachments

District No. 2
November 9, 1988

P88-282

P88-282

RESOLUTION No. 88-966

Adopted by The Sacramento City Council on date of

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A TENTATIVE MAP FOR PROPERTY LOCATED AT THE NORTHWEST CORNER OF SONOMA AVENUE AND RIO LINDA BOULEVARD

(P88-282) (APN: 265-0012-001)

WHEREAS, the City Council on November 9, 1988, held a public hearing on the request for approval of a tentative map for property located at the northwest corner of Sonoma Avenue and Rio Linda Boulevard;

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.

A RESOLUTION AMENDING CHAPTERS [illegible] AND
APPROVING A TENTATIVE MAP FOR [illegible] LOCATED AT
THE NORTHERLY TERMINUS OF SOUTHERN [illegible] AND ST. [illegible]
MODIFICATIONS

(PB8-282) [illegible]

WHEREAS, the City Council on November 9, 1988, held a public hearing on the [illegible] for approval of a tentative map for [illegible] located at the [illegible] of Sonoma Avenue and [illegible] Boulevard;

WHEREAS, all governmental and utility agencies [illegible] the development [illegible] have [illegible] the [illegible] to respond;

WHEREAS, the City Council [illegible] the [illegible] proposal will not have a significant effect on the environment, and [illegible] to the [illegible] of the [illegible] of a Negative Declaration;

WHEREAS, the City Planning Commission on [illegible] has [illegible] the City Council its report and recommendations on the proposed [illegible];

WHEREAS, the City Council has considered the [illegible] proposed [illegible] to [illegible] passive [illegible] and [illegible] opportunity [illegible];

WHEREAS, the City Council has considered the [illegible] and on the proposed subdivision which have on the [illegible] of the [illegible] potential area [illegible] the [illegible] of City residents and available [illegible] and [illegible];

NOW, THEREFORE, BE IT RESOLVED BY THE [illegible] THAT:

1. The negative declaration [illegible] in compliance with CEQA, State and City [illegible], and the [illegible] provisions and [illegible] the information contained herein.

2. None of the conditions described in Government Code Section [illegible] exists [illegible] the proposed [illegible].

3. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan, and Chapter 40 of the City Code, which is a Specific Plan of the City. Both the City General Plan and the North Sacramento Community Plan designate the subject site for residential use(s).

4. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in violation of the applicable waste discharge requirements prescribed by the California Regional Quality Control Board, Central Valley Region in that existing treatment plants have a design capacity adequate to service the proposed subdivision.

5. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

6. The tentative map for the proposed subdivision is hereby approved, subject to the following conditions which must be satisfied prior to filing of the final map unless a different time for compliance is specifically noted:

   a. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code to bring Opal Lane up to City standards;

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

   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 (0.0745) acres;

   d. Dedicate a 12.5 foot Public Easement for underground and overhead electrical facilities and appurtenances adjacent to Rio Linda Boulevard and Sonoma Way;

   e. Provide separate water and sewer services for each parcel prior to filing final map;

   f. Provide six inch water main in Sonoma Avenue from Rio Linda Boulevard to easterly subdivision boundary;

   g. Existing deteriorated curb gutter and sidewalk shall be removed and reconstructed per City standards;

   h. Grade lots to drain to the street;

   i. Provide street lights and coordinate with the Electrical Section of the Engineering Division;

j. The applicant shall construct a six foot high decorative masonry sound wall along the Rio Linda Boulevard street frontage five feet back from the edge of the property line which is reduced to three feet in height in the front yard setback area. The wall shall be constructed prior to recordation of the final map;

k. A note shall be placed on the final map and on the deeds to the parcels restricting the proposed use to single family residential structures.

NOTE: A portion or all of the property may lie in Zone "X" of FEMA (FIRM) Flood Maps.

MAYOR

ATTEST:

CITY CLERK

P88-282

[illegible]

[illegible]

[illegible]

[illegible]

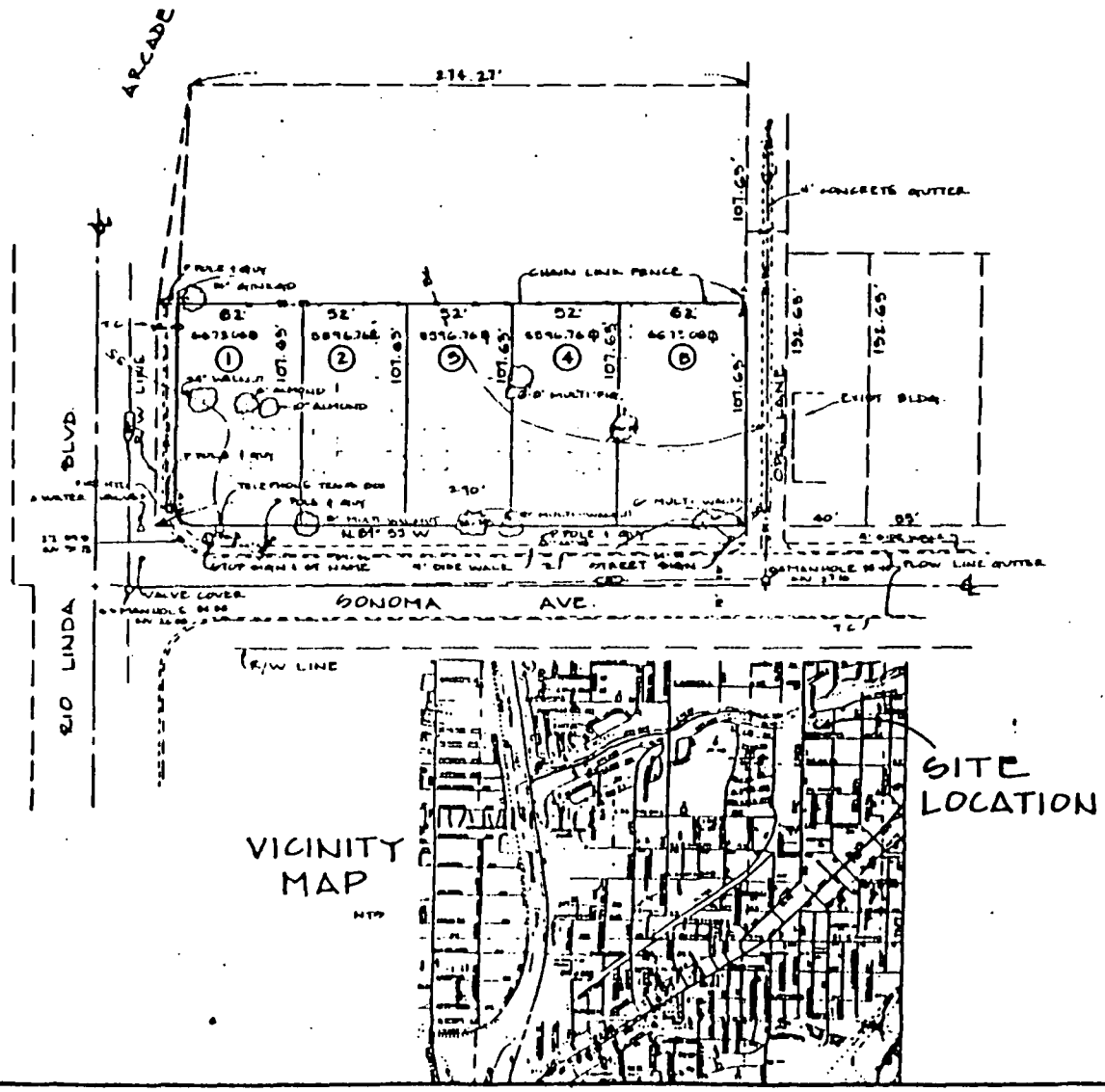
TENTATIVE PARCEL MAP

SONOMA WEST

ASSESSOR'S PARCEL NUMBER

265-012-01

NORTH



OWNER/APPLICANT: WESTWOOD CO.
P.O. BOX 163718
SACRAMENTO, CA 95816

MAP PREPARED BY: ROSE'S ENGINEERING - GEOLOGY & SURVEYING, INC
8070 ELK GROVE BOULEVARD
ELK GROVE, CALIFORNIA 95624
(916) 686-5445

PARCEL DESCRIPTION: LOT 5, BLOCK 6 OF SUBDIVISION NO. 5, NORTH SACRAMENTO BK. 11 OF MAPS, MAP NO. 21

EXISTING SIZE: 29,960 ± SQ. FT.
ZONING: R-3
PROPOSED SIZES: (5) 6000 ± LOTS
PROPOSED USE: SINGLE FAMILY - RESIDENTIAL
EXISTING IMPROVEMENTS: EXISTING STREETS / VACANT

WATER: CITY OF SACRAMENTO
SEWAGE: CITY OF SACRAMENTO
ROADS: CITY OF SACRAMENTO
SPECIAL DISTRICTS:
FIRE
SCHOOL
PARKS & RECREATION: CITY OF SACRAMENTO
DRAINAGE: CITY OF SACRAMENTO

CONTOUR INTERVAL: 1 FT.
SOURCE OF TOPO.: FIELD
SCALE: 1" = 40'
DATE: JUNE 1988

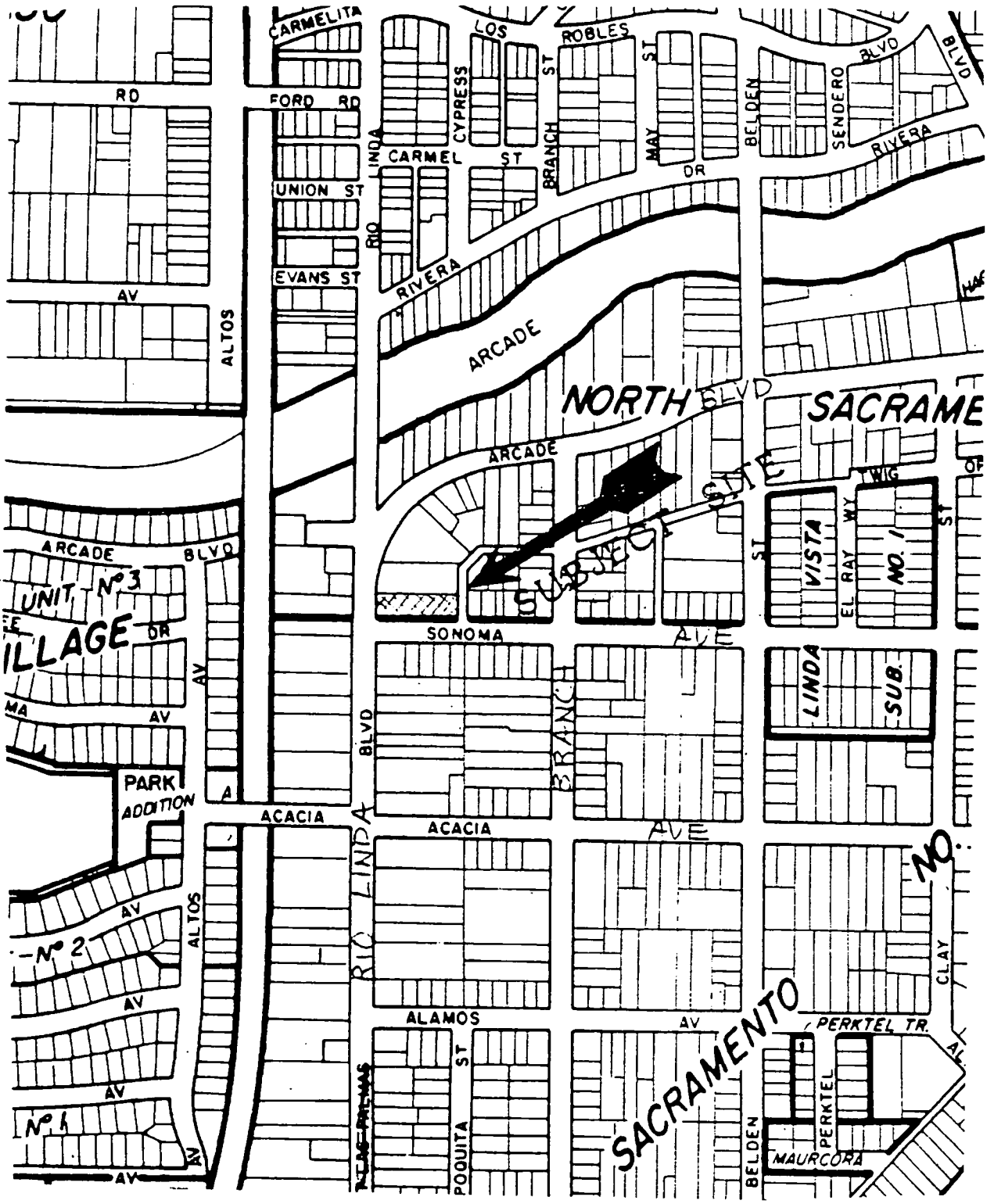
SHEET OF

24

P88-082

8-11-88

item 20



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Scale: 1" = 500'

VICINITY MAP 7

P-88-282 8-11-88 item 20

24

Sacramento City Planning Commission
VOTING RECORD

MEETING DATE: August 11, 1988

ITEM NUMBER: 20

PERMIT NUMBER: P88-282

ENTITLEMENTS

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

STAFF RECOMENDATION
- [x] Favorable Rec in Parts
- [ ] Unfavorable
- [ ] Correspondence
- [ ] Petition

LOCATION: NE corner of Sonoma Ave. & Rio Linda Blvd.

PROPONENTS

NAME	ADDRESS

OPPONENTS

NAME	ADDRESS

MOTION #

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

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
- [x] TO CONTINUE TO 8-25-88 MEETING
- [ ] OTHER _____

PLANNING AND DEVELOPMENT

8

CITY PLANNING COMMISSION

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

24

APPLICANT Rose's Engineering, 9070 Elk Grove Boulevard, Elk Grove, CA 95624
OWNER Westwood Concepts, Inc. P O Box 163718, Sac., CA 95816
PLANS BY Rose's Engineering
FILING DATE 7/1/88 ENVIR. DET. Neg. Dec. REPORT BY DH:vf
ASSESSOR'S PCL. NO. 265-012-001

APPLICATION: A. Negative Declaration

B. Tentative Map to divide 0.69± vacant acres into five lots for single family dwellings in the Multiple Family (R-2B) zone.

LOCATION: Northeast corner Sonoma Avenue and Rio Linda Boulevard

PROPOSAL: The applicant is requesting the necessary entitlements to establish five lots for single family development.

PROJECT INFORMATION:

General Plan Designation:	Medium Density Residential (16-29 du/ac)
1984 North Sacramento Community Plan Designation:	Residential 7-15 du/net ac.
Existing Zoning of Site:	R-2B
Existing Land Use of Site:	Vacant with trees

Surrounding Land Use and Zoning:

North: Single Family, vacant; R-2B
South: Apartments, Single Family; R-2B, R-1
East : Single Family; R-1
West : Single & Multiple Family; R-2B

Setbacks:	Required	Provided
Front:	25'	None shown
Side(Int):	5'	None shown
Side(St):	12-1/2'	None shown
Rear:	15'	None shown

Property Dimensions:	107 ft. x 280 ft.
Property Area:	0.69± acres
Density of Development:	8 d.u. per acre
Topography:	Flat
Street Improvements:	Existing
Utilities:	To be upgraded
Exterior Building Materials:	None shown
Roof Material:	None shown

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On July 27, 1988, by a vote of six ayes, three absent, the Subdivision Review Committee voted to recommend approval of the tentative map, subject to the attached conditions.

APPLC. NO. P88-282 MEETING DATE 7 August ~~11,~~ 1988 ITEM NO. ~~28~~ 25, 14

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning:

The subject site is designated for medium density residential (16-29 du/acre) on the 1988 General Plan. The 1984 North Sacramento Community Plan designates the site for residential 7 to 15 du/net acre. Zoning of the site is Multiple Family (R-2B). Standard single family dwellings are allowed in the R-2B zone. Development of 0.69 acres with five dwellings results in a density of eight units per acre, consistent with the North Sacramento Community Plan.

Surrounding land uses include multiple-family and single family to the south across Sonoma Avenue, single family to the north and east and a mix of vacant, commercial, single and multiple family to the west across Rio Linda Boulevard.

B. Parkland Dedication:

The Planning Division and Community Services Department have determined that Parkland Dedication in-lieu fees are appropriate. Fees will be based upon 0.0745 acres of land multiplied by the per acre value established by the applicant's appraiser.

C. Subdivision Design:

The applicant proposes to develop five lots for standard single family development. Two lots will be corner lots designed with 62 feet of lot width and three lots will be 52 feet wide with depth of 107 feet. Street improvements will be required along Opal Lane as per the City Engineer comments. Staff notes that the remaining fig trees of an old orchard occupy the site with volunteer black walnut trees on site. The City Arborist has determined that the existing trees are not significant and do not require preservation. Staff supports the proposed subdivision layout with conditions.

ENVIRONMENTAL REVIEW: The City Environmental Coordinator has determined that the project will not have a significant impact on the environment. A negative declaration with the following mitigation measure regarding noise attenuation has been filed which include the following:

The applicant shall provide either a sound wall or acoustical treatment to Lot 1, to buffer traffic noise from Rio Linda Boulevard to the satisfaction of the City Environmental Coordinator. Rio Linda Boulevard has a 65 Cnel noise level as noted in the 1988 General Plan.

Interior noise levels shall be reduced to standards stated in the City Noise Ordinance.

RECOMMENDATION: Staff recommends the following actions:

A. Ratify the Negative Declaration.

B. Recommend approval of the tentative map subject to the following conditions which must be satisfied 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 to bring Opal Lane up to city standards.

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

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 (0.0745) acres.

4. Dedicate a 12.5 foot Public Easement for underground and over-head electrical facilities and appurtenances adjacent to Rio Linda Boulevard and Sonoma Way.

5. Provide separate water and sewer services for each parcel prior to filing final map.

6. Provide six inch water main in Sonoma Avenue from Rio Linda Boulevard to easterly subdivision boundary.

7. Existing deteriorated curb gutter and sidewalk shall be removed and reconstructed per city standards.

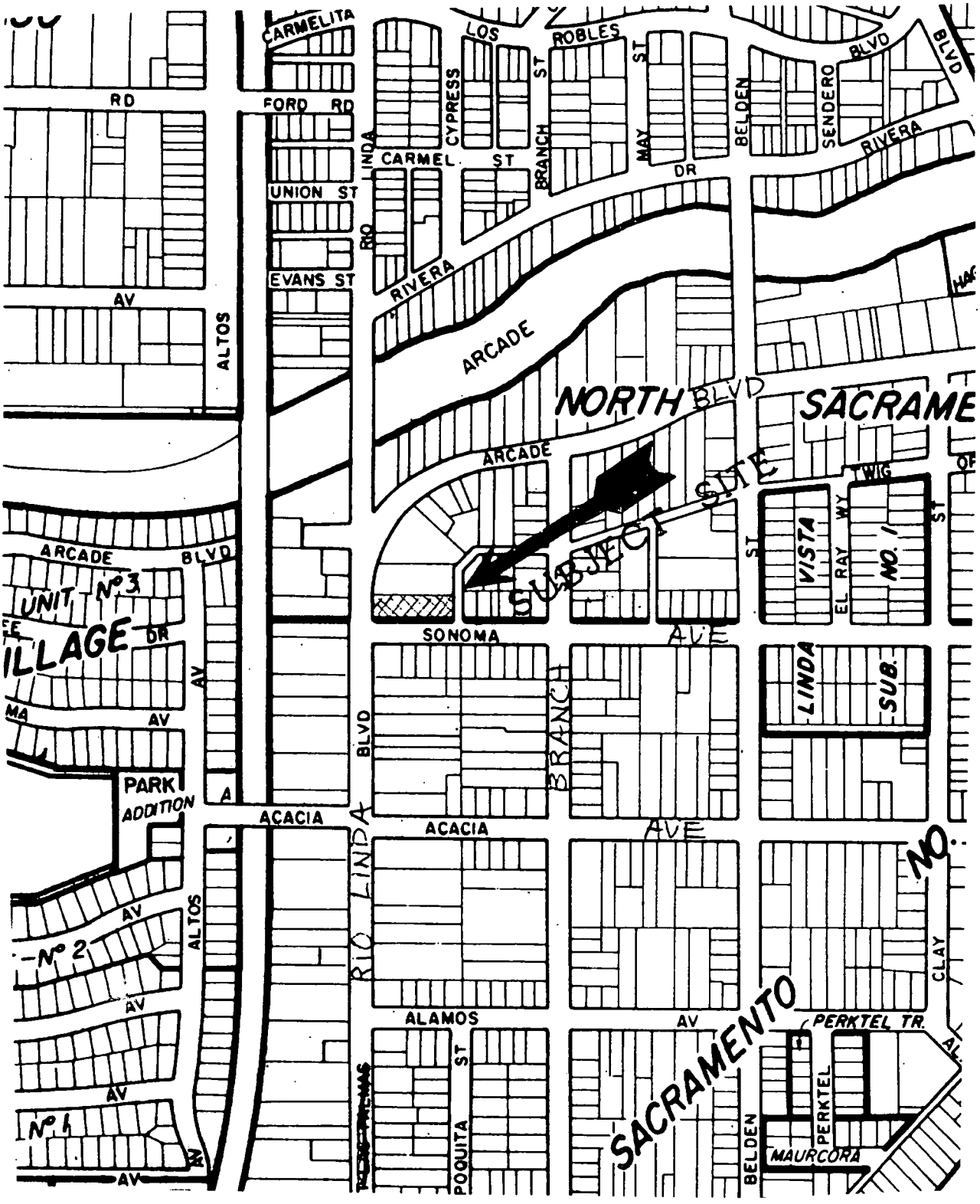
8. Grade lots to drain to the street.

9. Provide street lights and coordinate with the Electrical Section of the Engineering Division.

10. The applicant shall construct a six foot high decorative masonry sound wall along the Rio Linda Boulevard street frontage five feet back from the edge of the property line which is reduced to three feet in height in the front yard setback area. The wall shall be constructed prior to recordation of the final map.

11. A note shall be placed on the final map and on the deeds to the parcels restricting the proposed use to single family residential structures.

NOTE: A portion or all of the property may lie in Zone "X" of FEMA (FIRM) Flood Maps.



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Scale: 1" = 500'

VICINITY MAP

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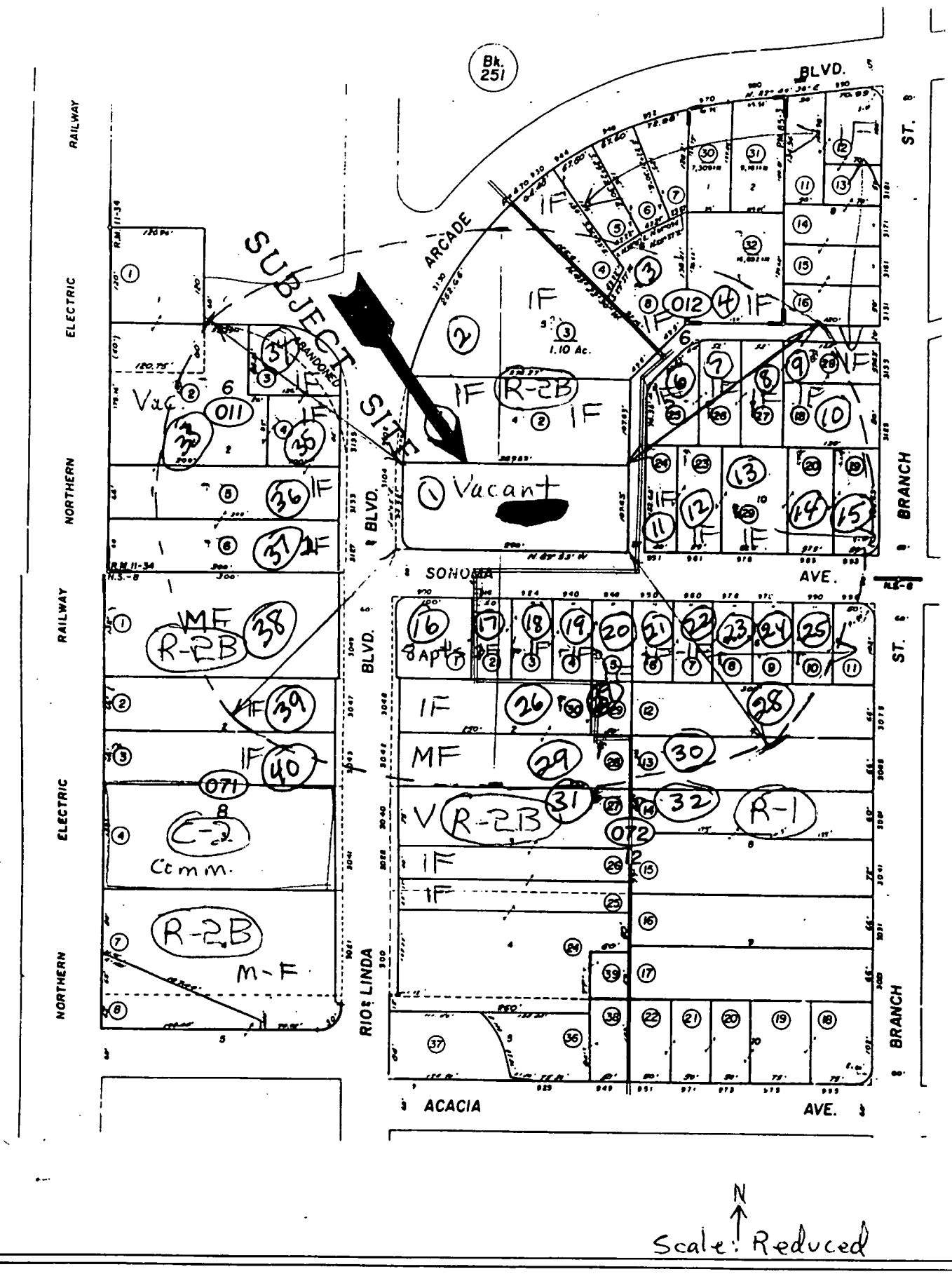
item 14



LAND USE & ZONING MAP

P-88-282

8-17-88 14
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iter. 14

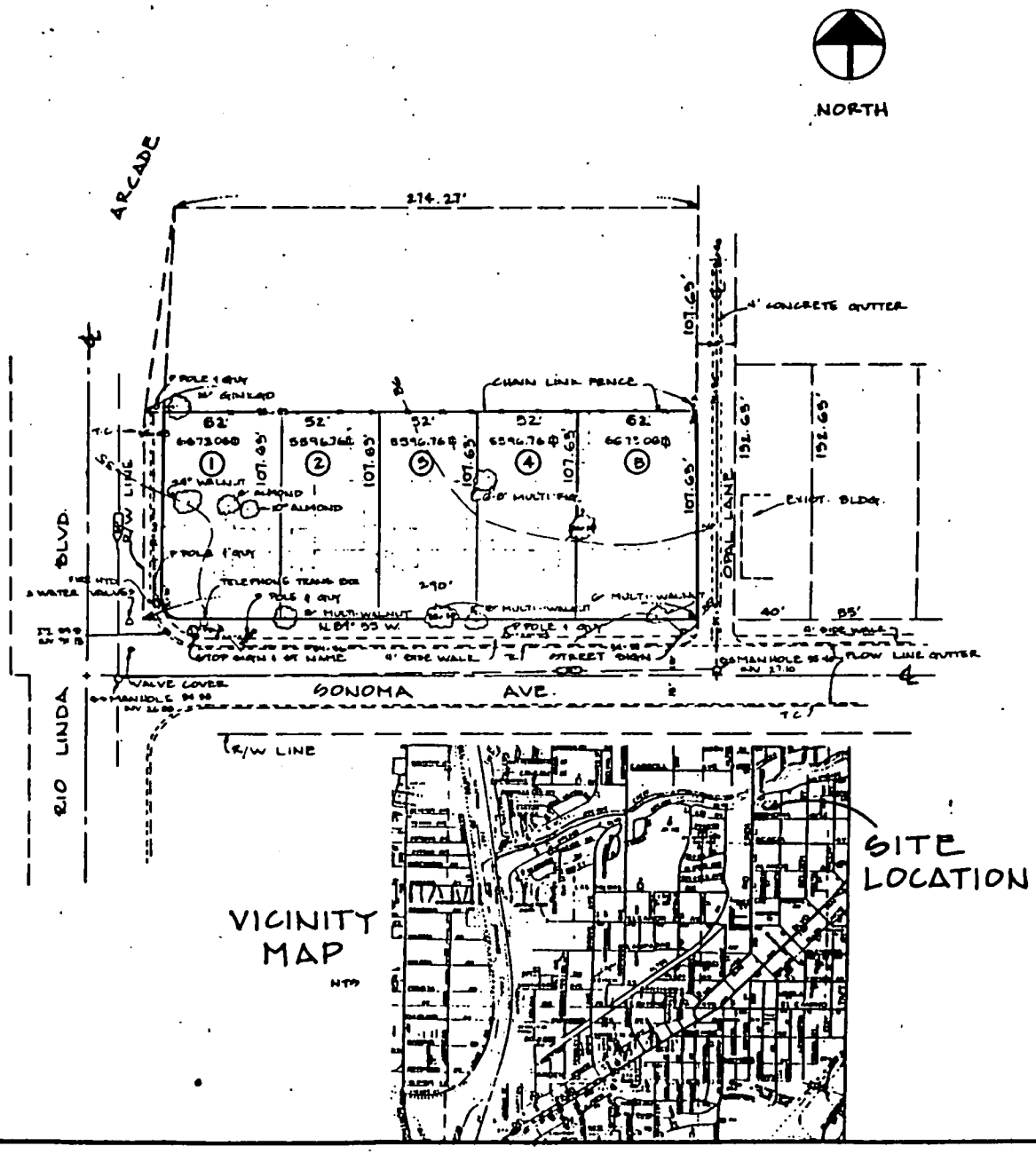
P88-282

TENTATIVE PARCEL MAP

SONOMA WEST

ASSESSOR'S PARCEL NUMBER

265-012-01



OWNER/APPLICANT: WESTWOOD CO.
P.O. BOX 163718
SACRAMENTO, CA 95816

MAP PREPARED BY: ROSE'S ENGINEERING - GEOLOGY & SURVEYING, INC.
9070 ELK GROVE BOULEVARD
ELK GROVE, CALIFORNIA 95624
(916) 686-5445

PARCEL DESCRIPTION: LOT 3, BLOCK 6, OF SUBDIVISION NO. 3, NORTH SACRAMENTO. BK 11 OF MAPS, MAP NOS. 34 & 3

EXISTING SIZE: 29,960 ± GROSS
ZONING: R-3
PROPOSED SIZES: (5) 6000 ± LOTS
PROPOSED USE: SINGLE FAMILY - RESIDENTIAL
EXISTING IMPROVEMENTS: EXISTING STREETS / VACANT

WATER: CITY OF SACRAMENTO
SEWAGE: CITY OF SACRAMENTO
ROADS: CITY OF SACRAMENTO
SPECIAL DISTRICTS:
FIRE
SCHOOL
PARKS & RECREATION: CITY OF SACRAMENTO
DRAINAGE: CITY OF SACRAMENTO

CONTOUR INTERVAL: 1 FT.
SOURCE OF TOPO.: FIELD
SCALE: 1" = 40'
DATE: JUNE 1988

REGISTERED PROFESSIONAL ENGINEER
RICHARD P. ROSE
CIVIL
STATE OF CALIFORNIA

SHEET 1 OF 1

8-4-88
25
item 14

24

ROSE'S ENGINEERING - GEOLOGY & SURVEY INC.
9070 ELK GROVE BLVD. ELK GROVE, CA 95624 916/686-5445

WESTWOOD CONCEPTS, INC.
APPLICATION FOR TENTATIVE MAP
APN 265-012-01

STATEMENT OF INTENT

The Owner intends to subdivide a 0.69 acre parcel into five lots and build 1040 square feet, single family homes on each lot. Each lot would be 56' x 107'.

LEGAL DESCRIPTION

Lot 3 in Block 6, of Subdivision No. 3, North Sacramento, according to the official plat thereof, filed in the office of the Recorder of Sacramento County, California on January 30, 1911, in Book 11 of Maps, Map Nos. 34 and 35.

Excepting therefrom the following two (2) parcels:

a) The Westerly ten (10.00) feet of said Lot 3.

b) Beginning at a point on the South line of said Lot 3 from which the Southwest corner thereof bears North 89° 55' 00" West 10.00 feet; thence from said point of beginning along the South line of said Lot 3, South 89° 55' 00" East 10.00 feet; thence curving to the right on an arc of 10.00 feet radius, said arc being subtended by a chord bearing North 44° 55' 00" West 14.14 feet; thence South 00° 05' 00" West 10.00 feet to the point of beginning.

P 88282

P-88-282 8-0-88 16 25 item 14