

36



# CITY OF SACRAMENTO

RECEIVED  
CITY CLERKS OFFICE  
CITY OF SACRAMENTO

AUG 22 9 33 AM '85

**DEPARTMENT OF PLANNING AND DEVELOPMENT**  
1231 "I" Street Sacramento, Ca. 95814

**Administration**  
Room 300 449-5571  
**Building Inspections**  
Room 200 449-5716  
**Planning**  
Room 200 449-5604

**APPROVED**  
BY THE CITY COUNCIL

AUG 27 1985

OFFICE OF THE  
CITY CLERK

August 20, 1985

City Council  
Sacramento, California

Honorable Members in Session:

- SUBJECT: 1. Environmental Determination  
2. Tentative Map (P85-240)

LOCATION: West side of Franklin Boulevard, south of Valley Hi Drive

SUMMARY

The application is for a Tentative Map to subdivide 18+ acres into 16 single family lots, 4 halfplex lots and a 15 acre lot for future development. The Planning Commission and staff recommend approval of the map with conditions.

BACKGROUND INFORMATION

The subject R-1 and R-1A zoned site is a portion of the Mesa Grande Subdivision approved by the City Council in 1979. The subdivision consisted of single family lots, halfplex lots and a permanent site for future development. The proposed Tentative Map is consistent with previous approval for the Mesa Grande project.

VOTE OF THE PLANNING COMMISSION

On July 11, 1985, the Commission voted seven ayes, two absent, to recommend approval of the Tentative Map with conditions.

RECOMMENDATION

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

1. Ratify the Negative Declaration; and
2. Adopt the attached Resolution adopting Findings of Fact and approving the Tentative Map with conditions.

Respectfully submitted,



Marty Van Duyn  
Planning Director

FOR CITY COUNCIL INFORMATION  
WALTER J. SLIPE  
CITY MANAGER

AG:lao  
attachments  
P85-240

August 27, 1985  
District No. 7

SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE July 11, 1985  
 ITEM NO. 8B FILE P 85-139  
 M ---

- GENERAL PLAN AMENDMENT  TENTATIVE MAP  <sup>36</sup>  
 COMMUNITY PLAN AMENDMENT  SUBDIVISION MODIFICATION   
 REZONING  LOT LINE ADJUSTMENT   
 SPECIAL PERMIT  ENVIRONMENTAL DET.   
 VARIANCE  OTHER \_\_\_\_\_

Location: West of Franklin Boulevard, south of Valley Hi. Drive

Recommendation:

- Favorable w/conds.  
 Unfavorable  Petition  Correspondence

<u>PROPOSERS</u>	
<u>NAME</u>	<u>ADDRESS</u>

<u>OPPOSERS</u>	
<u>NAME</u>	<u>ADDRESS</u>

MOTION NO. \_\_\_\_\_

	YES	NO	MOTION	SECOND
Ferris	✓			
Fong	<u>absent</u>			
Goodin	✓		✓	
Holloway	<u>absent</u>			
Hunter	✓			
Ishmael	✓			
Ramirez	✓			
Simpson	✓			✓
Augusta	✓			

- 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 \_\_\_\_\_

# RESOLUTION No. 85-645

Adopted by The Sacramento City Council on date of

*as amended*

**APPROVED**  
BY THE CITY COUNCIL

AUG 27 1985

OFFICE OF THE  
CITY CLERK

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING  
A TENTATIVE MAP FOR PROPERTY LOCATED ON THE WEST  
SIDE OF FRANKLIN BOULEVARD, SOUTH OF VALLEY HI DRIVE

(P 85-240) (APN: 119-070-56)

WHEREAS, the City Council, on August 27, 1985, held a public hearing on the request for approval of a tentative map for property located on the west side of Franklin Boulevard, south of Valley Hi Drive;

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

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

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

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

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

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

1. The Negative Declaration has been prepared in compliance with CEQA, State and City Guidelines, and the Council has reviewed and considered the information contained therein.
2. None of the conditions described in Government Code Section 66474, subsections (a) through (g) inclusive, exist with respect to the proposed subdivision.
3. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan, and Chapter 40 of the City Code, which is a Specific Plan of the City. Both the City General Plan and the 1968 Valley Hi Community Plan designate the subject site for light 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. The tentative map for the proposed subdivision is hereby approved, subject to the following conditions which must be satisfied prior to the filing of the final map unless a different time for compliance is specifically noted:
  - a. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code;
  - b. Prepare a sewer and drainage study for the review and approval of the City Engineer;
  - c. 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.
  - 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. Meet all County Sanitation District requirements;
  - h. Provide an access easement to the pump station and improve access with three-inch AC on six-inch AB to the satisfaction of the Public Works Department;

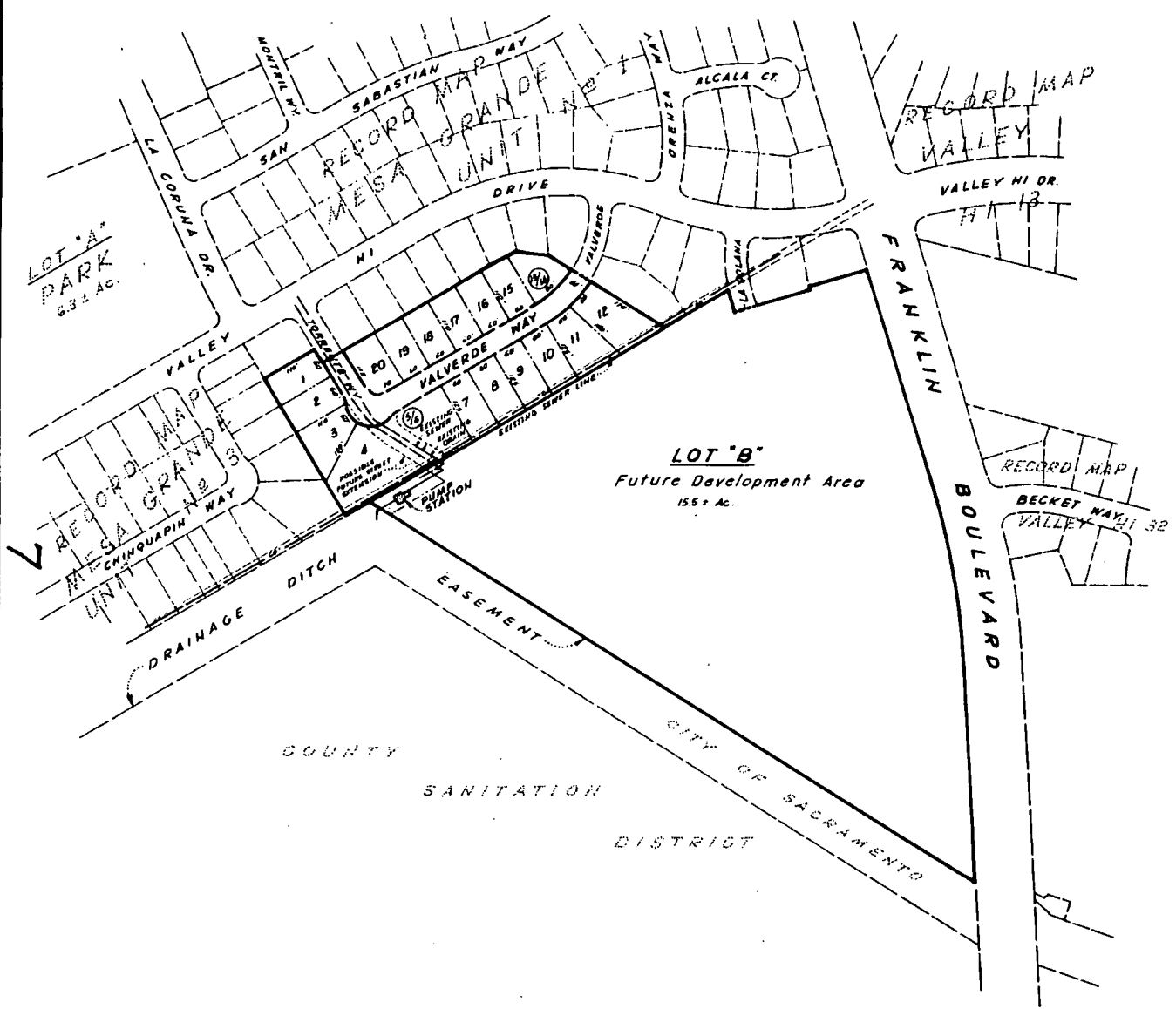
- i. **Extend Torrente Way to stub into Lot B to the satisfaction of the City Traffic Engineer and the Planning Director;**
- j. **The applicant shall place the following note on the final map: Exterior and interior noise levels shall be acceptable according to local, State and Federal standards upon issuance of building permits.**

\_\_\_\_\_  
MAYOR

ATTEST:

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

P85-240



**RECORD OWNER A SUBDIVIDER**  
 H.C. ELLIOTT, INC.  
 11000 SUMMITER DRIVE  
 RANCHO CORDOVA, CA 95610

**EXISTING ZONE**  
 R-1, SINGLE FAMILY  
 R-1-A, HALF-PIEA

**PROPOSED ZONE**  
 R-1, SINGLE FAMILY  
 R-1-A, HALF-PIEA

**PROPOSED USE**  
 20 LOTS, 10 - R-1-A, 10 - R-1  
 1 FUTURE DEVELOPMENT AREA (LOT B)  
 12 DEMONIES HALF-PIEA LOTS

**WATER SUPPLY**  
 PUBLIC UTILITIES

**SEWER DISPOSAL**  
 PUBLIC SEWERS

**PROPOSED IMPROVEMENTS**  
 SACRAMENTO CITY STANDARDS

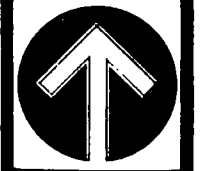
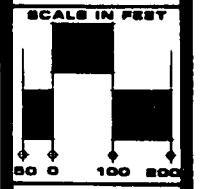
**ACREAGE**  
 10.4 ± ACRES

**ASSESSOR'S PARCEL NUMBER**  
 119-070-36

**AVERAGE LOT SIZE**  
 40' x 65' x 105' x 110' INTERIOR  
 70' x 75' x 105' x 110' CORNER

**ENVIRONMENTAL CONSIDERATION**  
 70% OF ALL LOTS HAVE A NORTH-SOUTH ORIENTATION OVERALL

**TENTATIVE MAP**  
**MESA GRANDE UNIT 7**  
 A PORTION OF PREVIOUSLY APPROVED TENTATIVE MAP MESA GRANDE UNIT 3 (P-8886)  
 CITY OF SACRAMENTO  
 CALIFORNIA



MAY 1988  
 1700-000

P85-2710

26

36

**CITY PLANNING COMMISSION**  
1231 I STREET, ROOM 200, SACRAMENTO, CALIFORNIA 95814

<b>APPLICANT</b>	Spink Corporation, P.O. Box 2511, Sacramento, CA 95811		
<b>OWNER</b>	H. C. Elliott, 11093 Suncenter Drive, Rancho Cordova, CA 95670		
<b>PLANS BY</b>	Spink Corporation, P.O. Box 2511, Sacramento, CA 95811		
<b>FILING DATE</b>	5/24/85	<b>50 DAY CPC ACTION DATE</b>	
		<b>REPORT BY:</b>	SD:bw
<b>NEGATIVE DEC</b>	6/17/85	<b>EIR</b>	
		<b>ASSESSOR'S PCL NO.</b>	119-070-56

**APPLICATION:** A. Negative Declaration  
B. Tentative Map (P85-240)

**LOCATION:** West side of Franklin Boulevard, south of Valley Hi Drive

**PROPOSAL:** The applicant is requesting the necessary entitlement to subdivide 18+ vacant acres into 16 single family and four halfplex and a 15+ acre lot for future development.

**PROJECT INFORMATION:**

1974 General Plan Designation:	Residential
1968 Valley Hi Community Plan Designation:	Light Density Residential
Existing Zoning of Site:	R-1, R-1A
Existing Land Use of Site:	Vacant

**Surrounding Land Use and Zoning:**

North:	Residential; R-1
South:	Drainage Ditch; A
East:	Residential; R-1
West:	Residential; R-1, R-1A

Property Dimensions:	Irregular
Property Area:	18+ acres
Density of Development:	6.4 du/ac gr. for single family
Topography:	Flat
Street Improvements/Utilities:	To be provided

**SUBDIVISION REVIEW COMMITTEE RECOMMENDATION:** On June 26, 1985, by a vote of four ayes, five absent, the Subdivision Review Committee voted to recommend approval of the tentative map, subject to conditions which follow.

**BACKGROUND INFORMATION:** The subject site is a portion of Mesa Grande, a larger subdivision that was approved by the City Council in 1977 (P-7797). The original subdivision was approved for 768 single family residences and a site for future development. On October 16, 1979, the City Council approved a request to resubdivide the western portion of Mesa Grande into 472 single family and 154 halfplex units and a multi-family site. Halfplexes were distributed throughout the site on interior as well as corner lots (P-8686).



PROJECT EVALUATION: Staff has made the following findings:

- A. Land Use: The subject site is designated for residential uses in the 1974 General Plan. It is designated Light Density Residential in the 1968 Valley Hi Community Plan. The site is surrounded by vacant, residentially designated property and developing residential.
- B. Design: The subject site is an unrecorded remnant of Mesa Grande, Unit 1 located in the eastern portion of the subdivision. The subject site includes a 15+ acre piece that was left unsubdivided and designated for future development. The design is identical to previous approvals which include interior halfplex lots. These lots are zoned R-1A.

The proposed South Sacramento Community Plan designates the entire site for a residential density of 4-8 units per acre. In order to adequately access to the western portion of that parcel, the Subdivision Review Committee has recommended that Torrente Way be extended to stub into Lot B.

- C. Policies: The Planning and Community Services Divisions have determined that parkland dedication in-lieu fees are appropriate. Fees will be based upon 1.914 acres of land multiplied by the per acre value established by the applicant's appraiser. The acreage is based upon a maximum of seven units per acre for Lot B, plus 20 single family units.

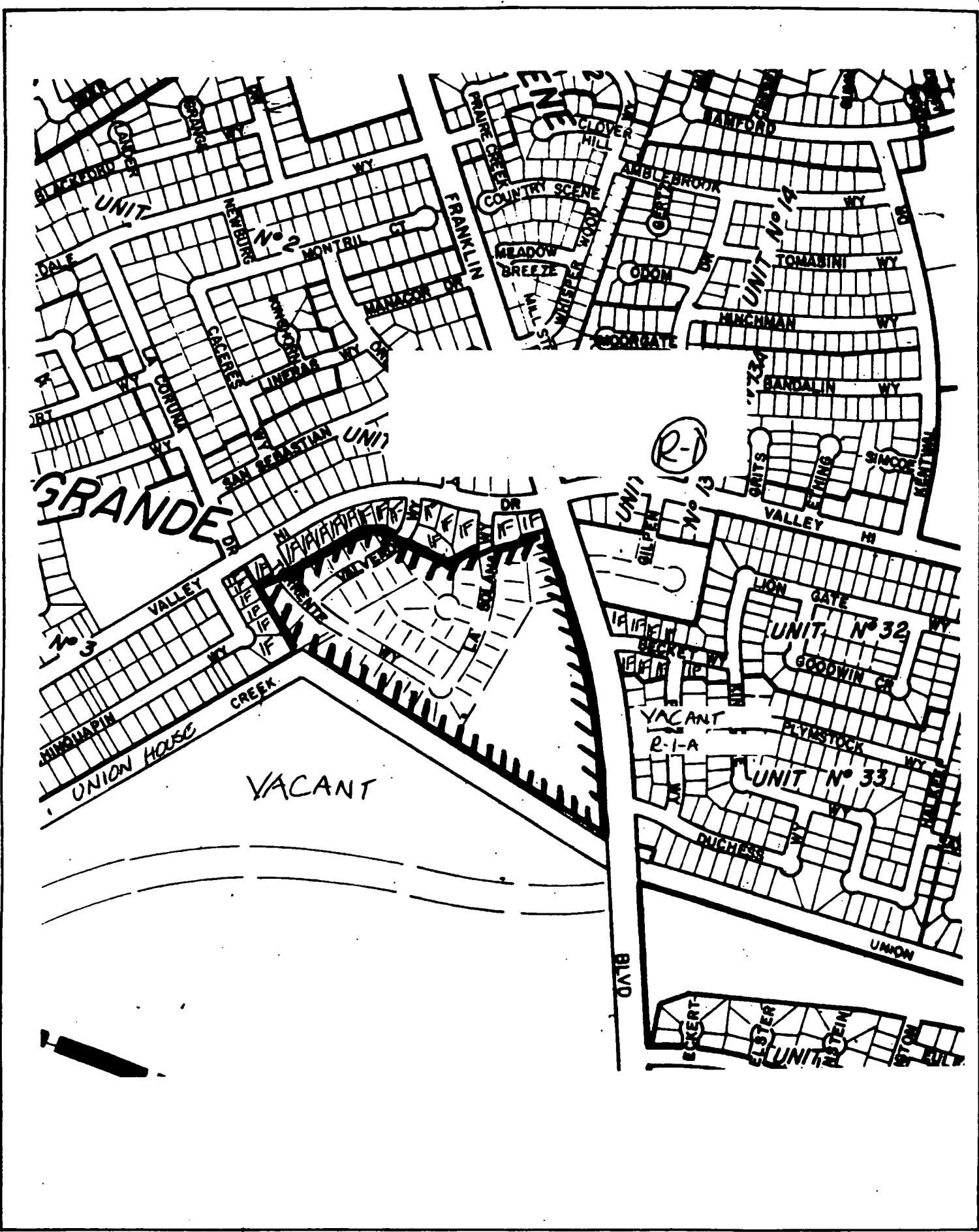
ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has reviewed the project and has filed a Negative Declaration based upon compliance with the following mitigation measure:

The applicant shall reduce interior and exterior noise at the site to acceptable levels, as defined by local, State and Federal standards prior to issuance of building permits.

RECOMMENDATION: Staff recommends the Commission:

- A. Ratify the Negative Declaration
- B. Approve the Tentative Map, subject to the following conditions:
  - 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;
  - 3. 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.

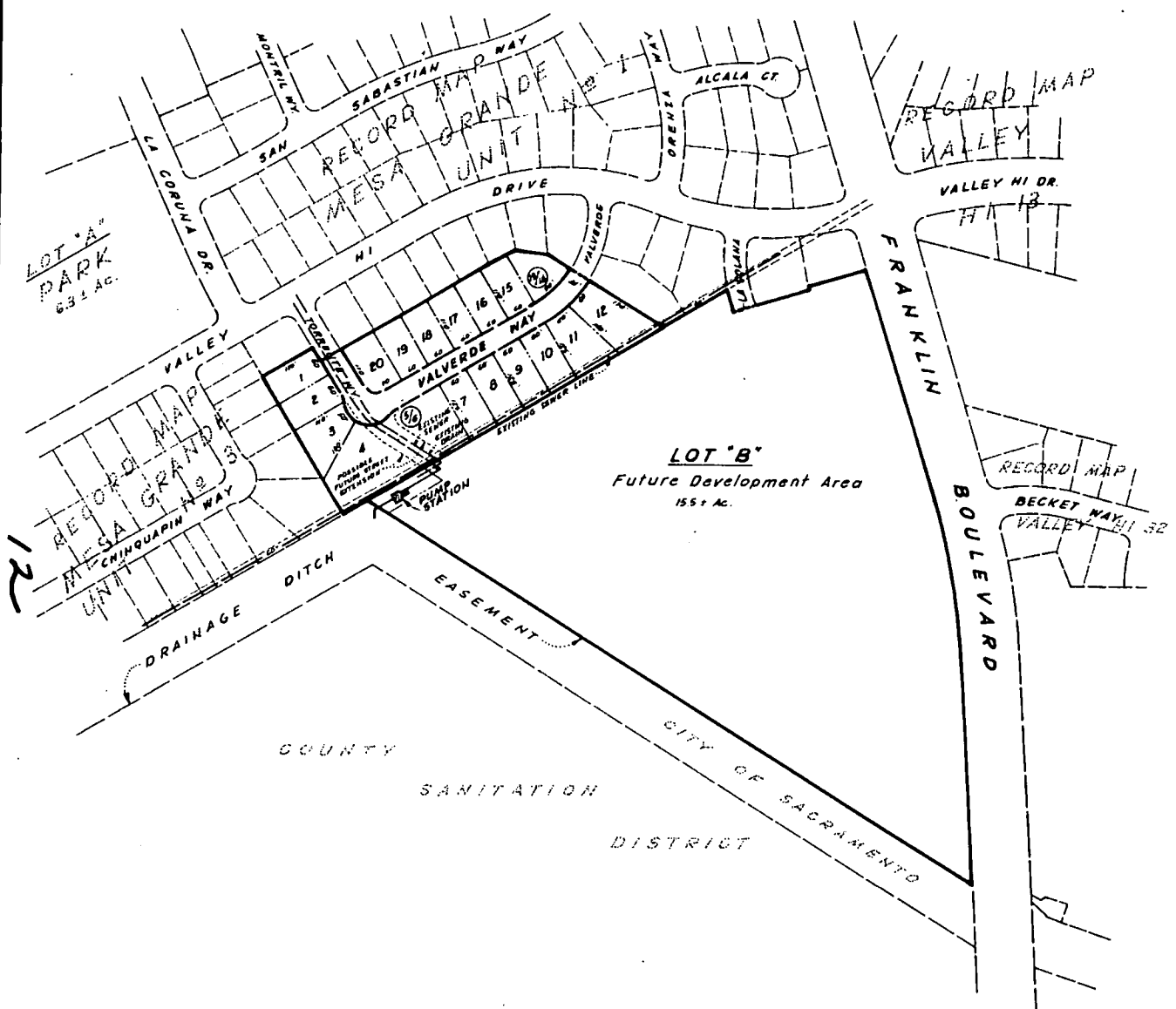
- 5. Pursuant to City Code Section 40.319-1, the applicant shall indicate easements on the final map to allow for the placement of centralized mail delivery units. The specific locations for such easements shall be subject to review and approval of the City Engineer after consultation with the U. S. 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 percent south orientation (including solar access) to the satisfaction of the Planning Director, or comply with Title 24 requirements of the Uniform Building Code;
- 7. Meet all County Sanitation District requirements;
- 8. Provide an access easement to the pump station and improve access with three-inch AC on six-inch AB to the satisfaction of the Public Works Department;
- 9. Extend Torrente Way to stub into Lot B to the satisfaction of the City Traffic Engineer and the Planning Director;
- 10. The applicant shall place the following note on the final map: Exterior and interior noise levels shall be acceptable according to local, State and Federal standards upon issuance of building permits.



VICINITY - LAND USE - ZONING

7-11-85 11

8



RECORD OWNER & SUBDIVIDER  
 H.C. ELLIOTT, INC.  
 11033 SUMMIT DRIVE  
 RANCHO CORDOVA, CA 95470

EXISTING ZONE  
 R-1, SINGLE FAMILY  
 R-1-A, HALF-PLAT

PROPOSED ZONE  
 R-1, SINGLE FAMILY  
 R-1-A, HALF-PLAT

PROPOSED USE  
 20 LOTS (4 - R-1-A, 16 - R-1)  
 1 FUTURE DEVELOPMENT AREA (LOT B)  
 (S) DEMONSTRATES HALF-PLAT LOTS

WATER SUPPLY  
 PUBLIC UTILITIES

SEWAGE DISPOSAL  
 PUBLIC SEWERS

PROPOSED IMPROVEMENTS  
 SACRAMENTO CITY STANDARDS

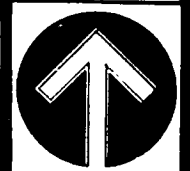
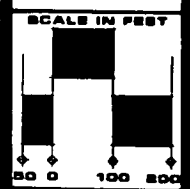
ACREAGE  
 18.62 ACRES

ASSESSOR'S PARCEL NUMBER  
 119-010-36

AVERAGE LOT SIZE  
 90' x 67' : 105' x 110' INTERIOR  
 70' x 95' : 105' x 110' CORNER

ENVIRONMENTAL CONSIDERATION  
 70% OF ALL LOTS HAVE A NORTH-SOUTH ORIENTATION (OVERALL)

TENTATIVE MAP  
**MESA GRANDE UNIT 7**  
 A PORTION OF PREVIOUSLY APPROVED TENTATIVE MAP MESA GRANDE UNIT 3  
 (P-8686)  
 CITY OF SACRAMENTO  
 CALIFORNIA



MAY 1988

3700-000

310

August 30, 1985

H. C. Elliot  
11093 Suncenter Drive  
Rancho Cordova CA 95670

Dear Mr. Elliot:

On August 27, 1985, the Sacramento City Council took the following action(s) for property located west of Franklin Boulevard, south of Valley Hi Drive:

Adopted a Resolution adopting Findings of Fact and approving a Tentative Map to subdivide 18.6± acres into sixteen single family lots and four halfplex lots and a 15.5± acre parcel for future development in the Single Family, R-1 and Townhouse, R-1A zones. (P-85240)

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

Sincerely,

Lorraine Magana  
City Clerk

LM/mls/36

Enclosure Res 85-645

cc: Planning Department

The Spink Corporation

## RESOLUTION No. 85-645 36

Adopted by The Sacramento City Council on date of

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING  
A TENTATIVE MAP FOR PROPERTY LOCATED ON THE WEST  
SIDE OF FRANKLIN BOULEVARD, SOUTH OF VALLEY HI DRIVE

(P 85-240) (APN: 119-070-56)

WHEREAS, the City Council, on August 27, 1985, held a public hearing on the request for approval of a tentative map for property located on the west side of Franklin Boulevard, south of Valley Hi Drive;

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

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

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

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

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

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

1. The Negative Declaration has been prepared in compliance with CEQA, State and City Guidelines, and the Council has reviewed and considered the information contained therein.
2. None of the conditions described in Government Code Section 66474, subsections (a) through (g) inclusive, exist with respect to the proposed subdivision.
3. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan, and Chapter 40 of the City Code, which is a Specific Plan of the City. Both the City General Plan and the 1968 Valley Hi Community Plan designate the subject site for light 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. The tentative map for the proposed subdivision is hereby approved, subject to the following conditions which must be satisfied prior to the filing of the final map unless a different time for compliance is specifically noted:
  - a. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code;
  - b. Prepare a sewer and drainage study for the review and approval of the City Engineer;
  - c. 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.
  - 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. Meet all County Sanitation District requirements;
  - h. Provide an access easement to the pump station and improve access with three-inch AC on six-inch AB to the satisfaction of the Public Works Department;

- i. **Extend Torrente Way to stub into Lot B to the satisfaction of the City Traffic Engineer and the Planning Director;**
- j. **The applicant shall place the following note on the final map: Exterior and interior noise levels shall be acceptable according to local, State and Federal standards upon issuance of building permits.**
- k. *Lots 13 and 14 shall be combined as one single family lot on the final map.*

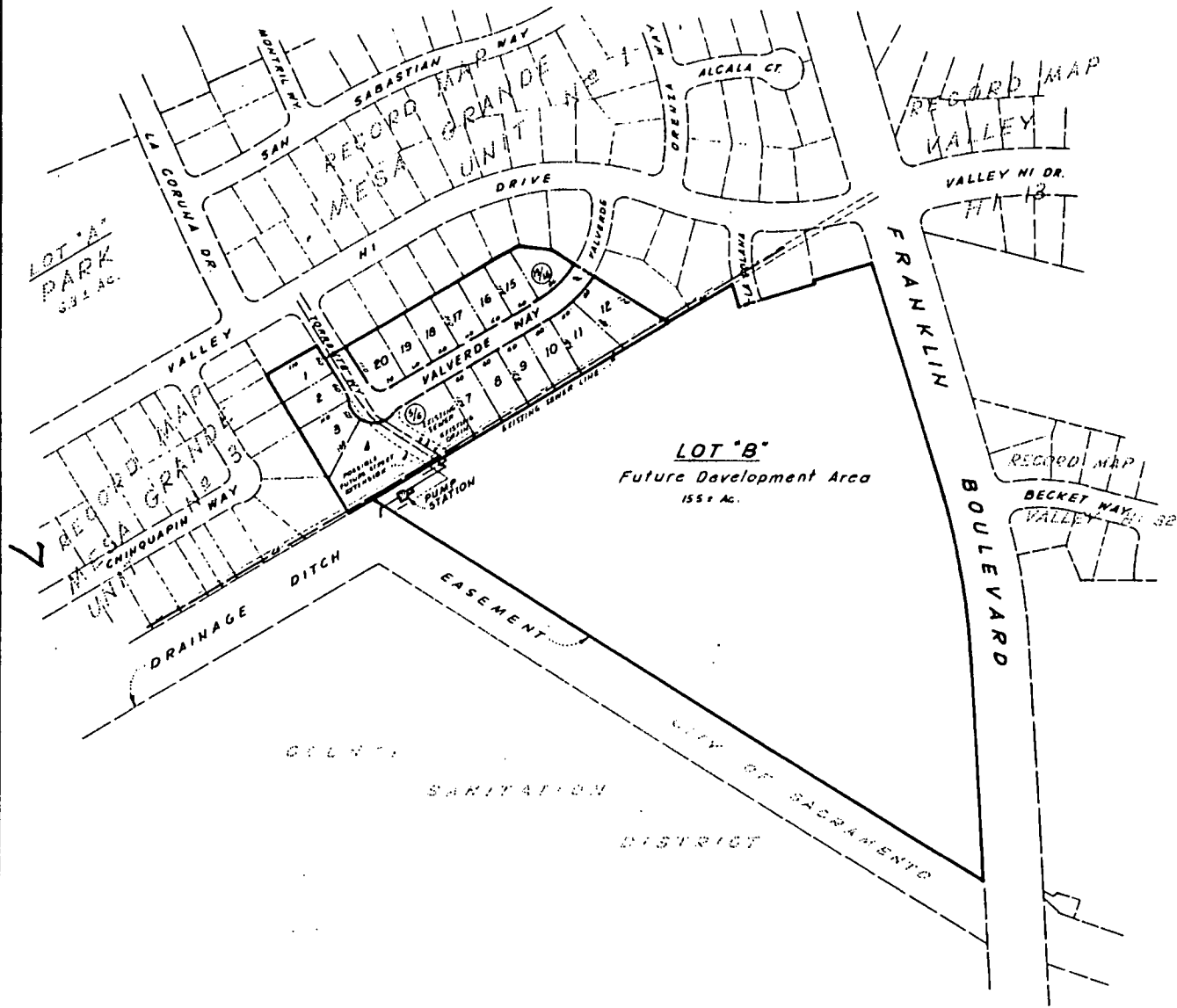
\_\_\_\_\_  
MAYOR

ATTEST:

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

P85-240





**RECORD OWNER, A. SARDIENOS**  
P.L. 111101, INC.  
11095 SUNSET DR  
RANCHO CERRITOS, CA 94720

**EXISTING ZONE**  
R-1, SINGLE FAMILY  
R-1.4, HALF-PIECE

**PROPOSED ZONE**  
R-1, SINGLE FAMILY  
R-1.4, HALF-PIECE

**PROPOSED USE**  
20 LOTS, 16 - R-1.4, 4 - R-1  
FUTURE DEVELOPMENT AREA NOT BY  
① LOTS, 16 - R-1.4, 4 - R-1

**WATER SUPPLY**  
PUBLIC UTILITIES

**SEWER DISPOSAL**  
PUBLIC SEWERS

**PROPOSED IMPROVEMENTS**  
SACRAMENTO CITY STANDARDS

**ACREAGE**  
16.42 ACRES

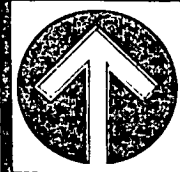
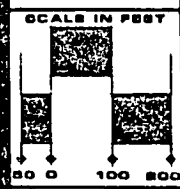
**ASSESSOR'S PARCEL NUMBER**  
137-070-34

**AVERAGE LOT SIZE**  
107' x 52' x 140' 100' EASEMENT  
70' x 75' x 105' 110' EASEMENT

**ENVIRONMENTAL CONSIDERATION**  
NOT IN ANY 1975 AND A NORTH-SOUTH  
ORIENTATION CORRIDOR.

185-240

TENTATIVE MAP  
**MESA GRANDE UNIT 7**  
A PORTION OF PREVIOUSLY APPROVED TENTATIVE MAP MESA GRANDE UNIT 3  
(P-8686)  
CITY OF SACRAMENTO  
CALIFORNIA



MAY 1986

3700-000