CITY OF SACRAMENTO

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

MARTY VAN DUYN
PLANNING DIRECTOR

June 13, 1984

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT:
1. Environmental Determination
2. Subdivision Modification to waive standard subdivision improvements
3. Tentative Map (P84-152) (APN 226-300-41) (FT)

LOCATION: Northeast corner of Rood Avenue and Acme Avenue

SUMMARY

This is a request to divide .5 vacant acres into two lots in the Single Family (R-1) zone. The staff and the Subdivision Review Committee recommended approval of the Tentative Map. It is further recommended that the Subdivision Modification to waive street improvements be denied.

BACKGROUND INFORMATION

Land divisions that do not have a concurrent request requiring Planning Commission review can be reviewed by staff and transmitted directly to the City Council.

Surrounding Land Uses and Zoning as are follows:

North: Single Family; R-1
South: Single Family; R-1
East: Vacant; R-1
West: Single Family; R-1

The subject site is located in an area that is developed with single family dwellings on large lots.

The proposed division will result in lot sizes that are compatible to the area. Staff has no objection to the parcel split.

The applicant has also requested a Subdivision Modification to waive frontage improvements including curbs, gutters and sidewalks. The Subdivision Review Committee reocmmended against this request because these are standard improvements that are normally required when land is divided. Also, drainage is available to the site to accommodate the improvements; however, an off-site extension will be required.

The Environmental Coordinator has determined that the project will not have a significant adverse impact on the environment and has filed a Negative Declaration.

RECOMMENDATION

The Parcel Map Advisory Agency (Planning Director and Public Works Director) based upon review by the Subdivision Review Committee recommends the following:

1. Ratification of the Negative Declaration;

2. Adoption of the attached Resolution adopting Findings of Fact and approving the Tentative Map with Conditions; and

3. Denial of the Subdivision Modification to waive standard street improvements.

Respectfully submitted,

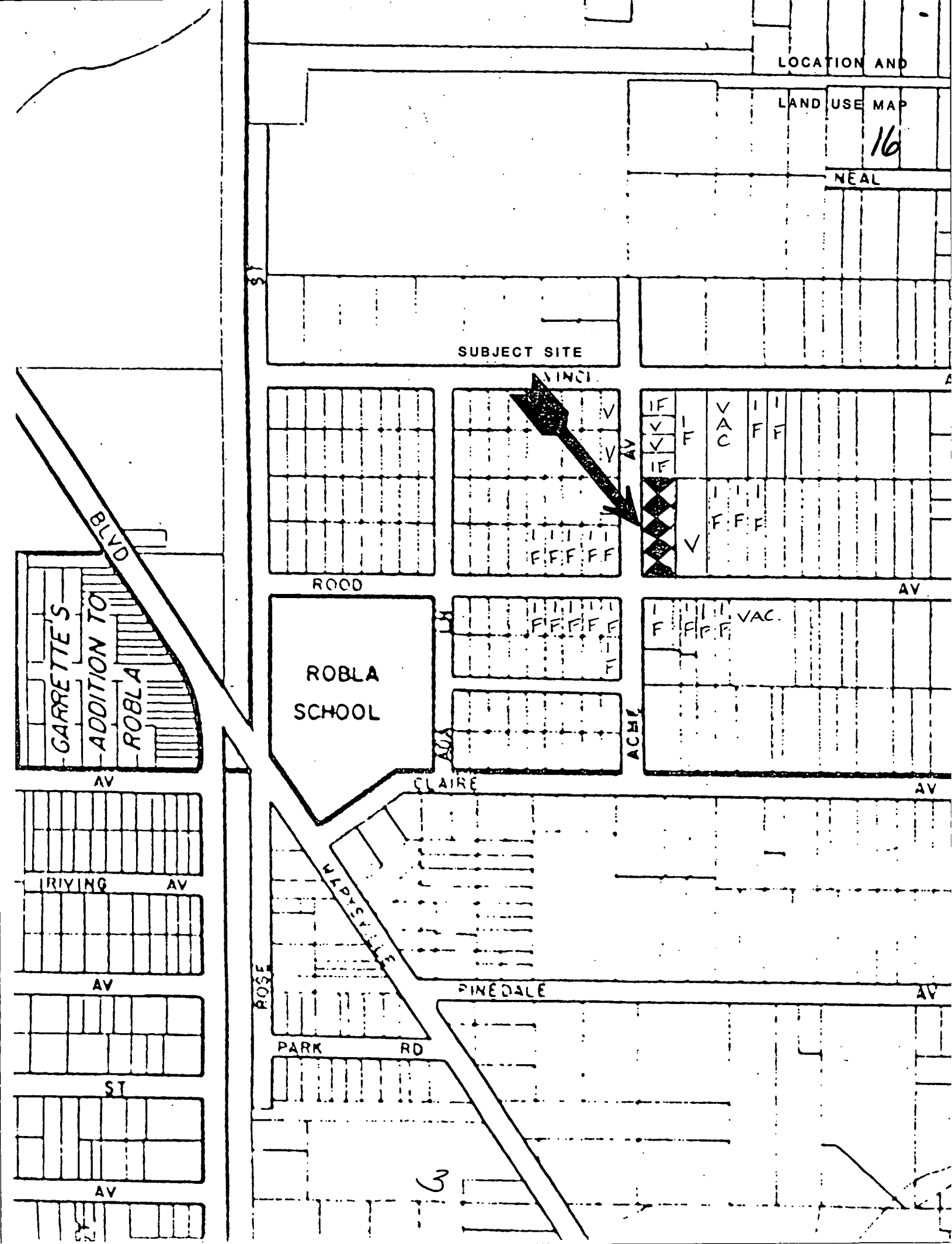
Marty Van Duyn
Planning Director

RECOMMENDATION APPROVED:

For: Solon Wilson, Jr.
Walter J. Slipe, City Manager

SD:lao
attachments
P84-152

June 19, 1984
District No. 2


LOCATION AND
LAND USE MAP
16
NEAL
SUBJECT SITE
VINCI
AV
ROOD
AV
ROBLA
SCHOOL
ACME
CLAIRE
AV
GARRETTE'S
ADDITION TO
ROBLA
BLVD
AV
IRVING
AV
AV
ST
AV
ROSE
WILDSVILLE
PINEDALE
AV
PARK
RD
VAC.
3

RESOLUTION NO.

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 NORTHEAST CORNER OF ROOD AVENUE AND ACME AVENUE

(P-84-152)(APN: 226-300-41)

WHEREAS, the City Council, on June 19, 1984, held a public hearing on the request for approval of a tentative map for ~~property located on the~~ northeast corner of Rood Avenue and Acme Avenue;

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

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

WHEREAS, the Parcel Map Advisory Agency 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 1984 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 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; will require oversizing and off-site extensions;

   b. Prepare a 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. Dedicate the necessary drainage easements, grade lots and relocate ditch to the satisfaction of the Public Works Director;

   e. Dedicate 25-foot half-section for Rood and Acme Avenues; Dedicate 20-foot radius around the corner;

   f. Existing septic system on Parcel A shall be abandoned to Public Health Department standards. (May require hookup to sewer system for house north of subject site.)

MAYOR

ATTEST:

CITY CLERK

P84-152

84-152

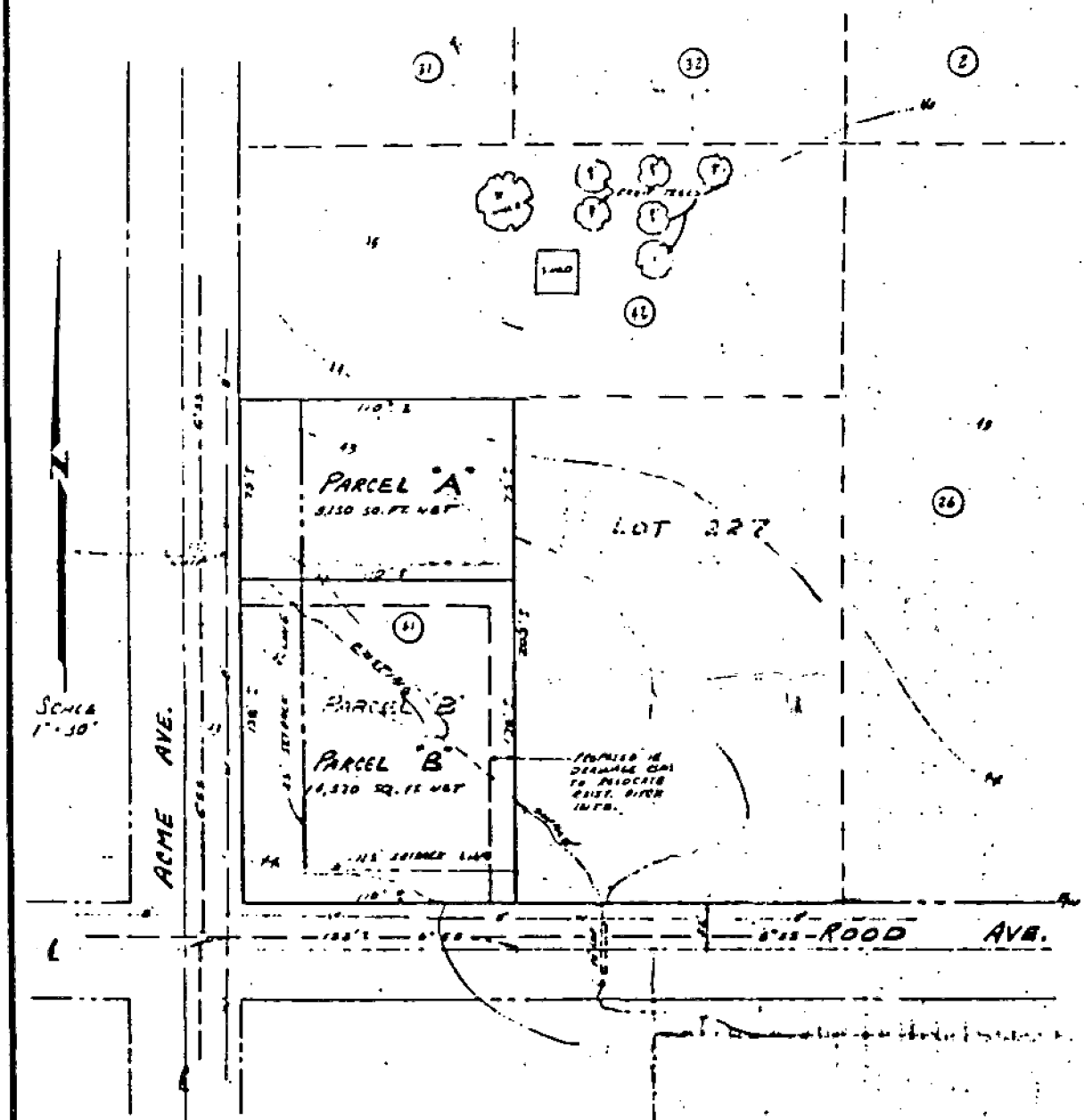
16

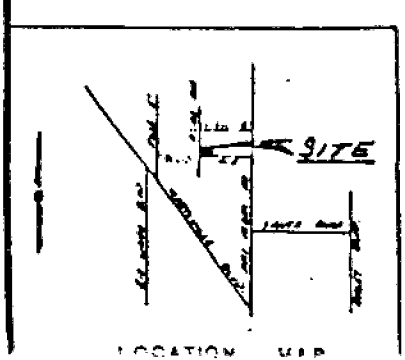
TENTATIVE PARCEL MAP

PARCEL "B", 70 P.M. 39

CNA ENGINEERING INC.

CIVIL ENGINEERING LAND SURVEYS PLANNING STRUCTURAL DESIGN





LOCATION MAP

OWNER	ENGINEER	PARCEL NO.	
LOU BRUNSIEK 5046 CARDLEWOOD ST SAC. CA. 95841 331-4177	CNA ENGINEERING 2880 VALLEY PK. SUITE B SACRAMENTO, CALIF 95821 481-1116	226 - 300 - 04 AND 03	
EXISTING USE	**PROPOSED USE**	**SEWER DISPOSAL**	**WATER**
VACANT RA	RESIDENTIAL RA	SANITARY SEWER (CITY OF SACRAMENTO)	SACRAMENTO CITY WATER
SCHOOL DISTRICT	**FIRE DISTRICT**	**PARK DISTRICT**	**ELECTRICAL**
CITY OF SACRAMENTO	RIO LINDA FIRE DIST.	N/A	S.M.U.D.

6

TO ALL INTERESTED PARTIES: June 7, 1984

On May 29, 1984, the following matter was filed with my office to set a hearing date before the City Council:

Various requests for property located on the northeast corner of Rood and Acme Avenues: (D2) (P-84152) (APN: 226-300-41) (FT)

A. Tentative Map to divide .5± acres into two lots in the Single Family, R-1 zone.
B. Subdivision Modification to waive standard subdivision improvements.

This hearing has been set for June 19, 1984, 7:30 p.m., Council Chamber, Second Floor, City Hall, 915 "I" Street, Sacramento, California. Interested parties are invited to appear and speak at the hearing.

Pursuant to Council Rules of Procedure 4.5, continuance of the above matter may be obtained only by the property owner of the above property, applicant, or appellant, or their designee, by submitting a written request delivered to this office no later than 12:00 Noon the day prior to the scheduled hearing date. If written request is not delivered to this office as specified herein, a continuance may only be obtained by appearing before the City Council at the time of the hearing and submitting a verbal request to the Council.

Any questions regarding this hearing should be directed to the **City Planning Department, 927 Tenth Street, Sacramento, California, phone 449-5604.**

Sincerely,

Lorraine Magana
City Clerk

LM/sk
cc: Mailing List - (28) (P-84152)

CITY OF SACRAMENTO

FILED
By the City Council
Office of the City Clerk

cont. to
8-21-84

JUL 10 1984

DEPARTMENT OF PUBLIC WORKS
Engineering and Transportation Division
915 I Street - Room 300
Sacramento, California 95814

Telephones (916)

Civil Engineering	449-5281
Electrical Engineering	449-5287
Architecture	449-5144
Construction	449-5281
Real Estate	449-5626
Traffic Engineering	449-5307
Parking	449-5354
Street Maintenance	449-5236

July 3, 1984

CITY MANAGER'S OFFICE
RECEIVED
JUL 3 1984

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Drainage Conditions in the area of the Northeast corner of Rood Avenue and Acme Avenue (Tentative Map P84-152)

SUMMARY

On June 19, 1984, the City Council requested further information concerning Tentative Map P84-152 located at the northeast corner of Rood Avenue and Acme Avenue. Exhibit A, attached, describes the recommended conditions of approval and contains both a location map and the tentative parcel map.

This report addresses the issues raised at the June 19th City Council meeting.

BACKGROUND

The City Council requested a report on the following concerns:

1. Potential flooding to adjacent property (particularly at 1016 Rood Avenue) if the project is approved.

2. Discuss the project with Mr. Whitehead of 1020 Rood Avenue and address his concerns (see attached letter marked Exhibit B).

3. Review the overall drainage plan for the Robla area and its relationship to this project.

4. Evaluate the possibility of approving the subject map without providing standard subdivision improvements and requiring the owner to agree to participate in a future assessment district to provide said standard improvements (see attached agreement form).

The applicant wishes to divide the parcel into two lots. The neighbors desire to retain the existing semi-rural character and prefer that the map not be approved. If approved, they want assurances that existing drainage problems will not be made worse.

RESPONSES

1. We have reviewed the potential for flooding with the neighbors and through available records. The area has substandard drainage with ponding in low-lying areas being common. The area is protected from major flooding by levees along Magpie Creek. No other major drainage facilities are immediately adjacent to the site.

   Individual lot splits cause a minor increase in flooding, but the cumulative impact of individual lot splits can have a significant affect. It is our opinion that this single lot split will not have a significant impact on adjacent properties if the drainage through the parcel is adequately conveyed. The applicant's proposed ditch location is not acceptable because it will be inaccessible to City drainage maintenance equipment. It would occur in the back and side yards of three separate parcels. Landscaping and fences, in the long term, lead to an inadequately maintained facility and the possible minor flooding of nearby residences. This exposes the City to an unnecessary liability, and excessive maintenance costs.

   The recommended conditions of approval require that the drainage be conveyed approximately 4,000 ft. to a drain line located in Pinedale Avenue between Sully Street and Rio Linda Boulevard (located in Area 4). At that point, a drainage system with storm drains and a drainage pump station has been constructed. No City funds are budgeted for future extensions of this system. It is expected that further extensions will be accomplished through private development, or through assessment proceedings.

   The above recommended drainage improvements will safely convey storm drainage through the applicant's parcel without increasing existing flooding. Their cost may make this development not economic, but they are necessary to avoid exposing the City to an unnecessary liability.

2. Public Works staff has discussed with Mr. Whitehead of 1020 Rood Avenue his drainage concerns and recommended solutions. The problem that he describes is one of substantial local ponding adjacent to Magpie Creek. His recommended solutions and staff's solutions to resolve this substantial localized flooding require major area improvements and major funding commitments beyond consideration at this time. The area has been studied by staff, but no City funding for the necessary project is anticipated in the near future.

3. The overall drainage plan for the Robla area is shown on the attached map, labeled Exhibit D. As can be seen, the area is divided into four sub-areas. As explained earlier, the subject property is designed to drain into a storm drain located on Pinedale Avenue between Sully Street and Rio Linda Boulevard (located in Area 4). The area has major unfunded drainage needs which must be met before development continues in this area. The area north of Main Avenue and east of Raley Boulevard (Area 1) requires drainage lift station and channel improvements prior to further development occurring.

21

The City has spent approximately $3 million for pump stations, major trunk lines, and channel improvements in the Robla area in the past, as well as $600,000 for sewer extensions in developed areas. No City funds are currently budgeted for future extensions to the systems. We expect further extensions to be accomplished through private development or through assessment proceedings.

4. The recommended conditions of approval require the applicant to construct standard subdivision improvements now. The standard subdivision improvements are recommended because of the continuing development activity in this area. As the area transitions from semi-rural to urban and the parcel sizes become smaller, it is necessary to provide the necessary urban infrastructure through the construction of subdivision improvements.

   If the Council decides their construction is premature at this time, deferral of their construction is possible. The Council may require the applicant to execute an agreement to assist in the formation of a future public improvement assessment district, and agree to not protest the formation of such a district.

   These agreements are not recommended because their enforcement at a future date may be both difficult and expensive. Drainage improvements, however, should not be deferred or deleted for the reasons previously reported.

RECOMMENDATION

It is recommended that Tentative Map P84-152 be approved subject to the improvement conditions recommended in the City staff report, Exhibit A.

Respectfully submitted,

Melvin H. Johnson

MELVIN H. JOHNSON
Director of Public Works

Recommendation Approved:

Walter J. Slipe

Walter J. Slipe
City Manager

MHJ:TMF:cec

att.
A. 6/13/84 Staff Report on Tentative Map
B. Standard Agreement Deferring Improvements
C. Contour Map
D. Drainage Plan
E. 6/19/84 Letter from Area Residents

July 10, 1984
District No. 2

[illegible]

Exhibit A

21

CITY OF SACRAMENTO

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

MARTY VAN DUYN
PLANNING DIRECTOR

June 13, 1984

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: 1. Environmental Determination
2. Subdivision Modification to waive standard subdivision improvements
3. Tentative Map (P84-152) (APN 226-300-41) (FT)

LOCATION: Northeast corner of Rood Avenue and Acme Avenue

SUMMARY

This is a request to divide .5 vacant acres into two lots in the Single Family (R-1) zone. The staff and the Subdivision Review Committee recommended approval of the Tentative Map. It is further recommended that the Subdivision Modification to waive street improvements be denied.

BACKGROUND INFORMATION

Land divisions that do not have a concurrent request requiring Planning Commission review can be reviewed by staff and transmitted directly to the City Council.

Surrounding Land Uses and Zoning as are follows:

North: Single Family; R-1
South: Single Family; R-1
East: Vacant; R-1
West: Single Family; R-1

The subject site is located in an area that is developed with single family dwellings on large lots.

The proposed division will result in lot sizes that are compatible to the area. Staff has no objection to the parcel split.

The applicant has also requested a Subdivision Modification to waive frontage improvements including curbs, gutters and sidewalks. The Subdivision Review Committee reocmmended against this request because these are standard improvements that are normally required when land is divided. Also, drainage is available to the site to accommodate the improvements; however, an off-site extension will be required.

The Environmental Coordinator has determined that the project will not have a significant adverse impact on the environment and has filed a Negative Declaration.

RECOMMENDATION

The Parcel Map Advisory Agency (Planning Director and Public Works Director) based upon review by the Subdivision Review Committee recommends the following:

1. Ratification of the Negative Declaration;

2. Adoption of the attached Resolution adopting Findings of Fact and approving the Tentative Map with Conditions; and

3. Denial of the Subdivision Modification to waive standard street improvements.

Respectfully submitted,

Marty Van Duyn
Planning Director

RECOMMENDATION APPROVED:

For: Solon Wilson, Jr.
Walter J. Slipe, City Manager

SD:lao
attachments
P84-152

June 19, 1984
District No. 2

21

RESOLUTION NO.

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 NORTHEAST CORNER OF ROOD AVENUE AND ACME AVENUE

(P-84-152)(APN: 226-300-41)

WHEREAS, the City Council, on June 19, 1984, held a public hearing on the request for approval of a tentative map for property located on the northeast corner of Rood Avenue and Acme Avenue;

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

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

WHEREAS, the Parcel Map Advisory Agency 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 1984 North Sacramento Community Plan designate the subject site for residential use(s).

21

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; will require oversizing and off-site extensions;

   b. Prepare a 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. Dedicate the necessary drainage easements, grade lots and relocate ditch to the satisfaction of the Public Works Director;

   e. Dedicate 25-foot half-section for Rood and Acme Avenues; Dedicate 20-foot radius around the corner;

   f. Existing septic system on Parcel A shall be abandoned to Public Health Department standards. (May require hookup to sewer system for house north of subject site.)

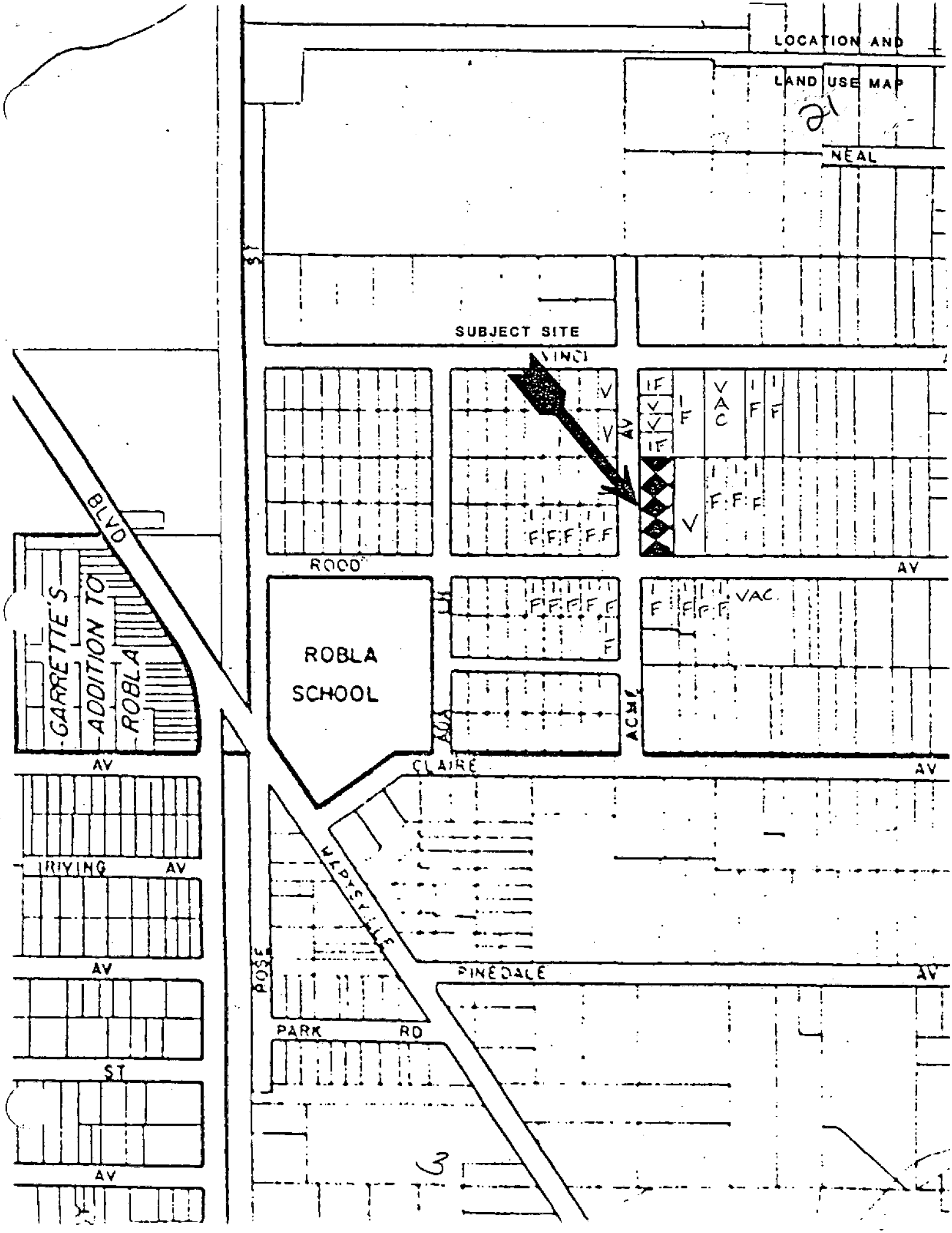
MAYOR

ATTEST:

CITY CLERK

P84-152

5


LOCATION AND
LAND USE MAP
21
NEAL
SUBJECT SITE
VINCI
AV
ROOD
AV
ROBLA
SCHOOL
VAC
CLAIRE
AV
GARRETTE'S
ADDITION TO
ROBLA
BLVD
AV
IRVING
AV
AV
ST
AV
VALDYSALE
ROSE
PINEDALE
AV
PARK
RD
3

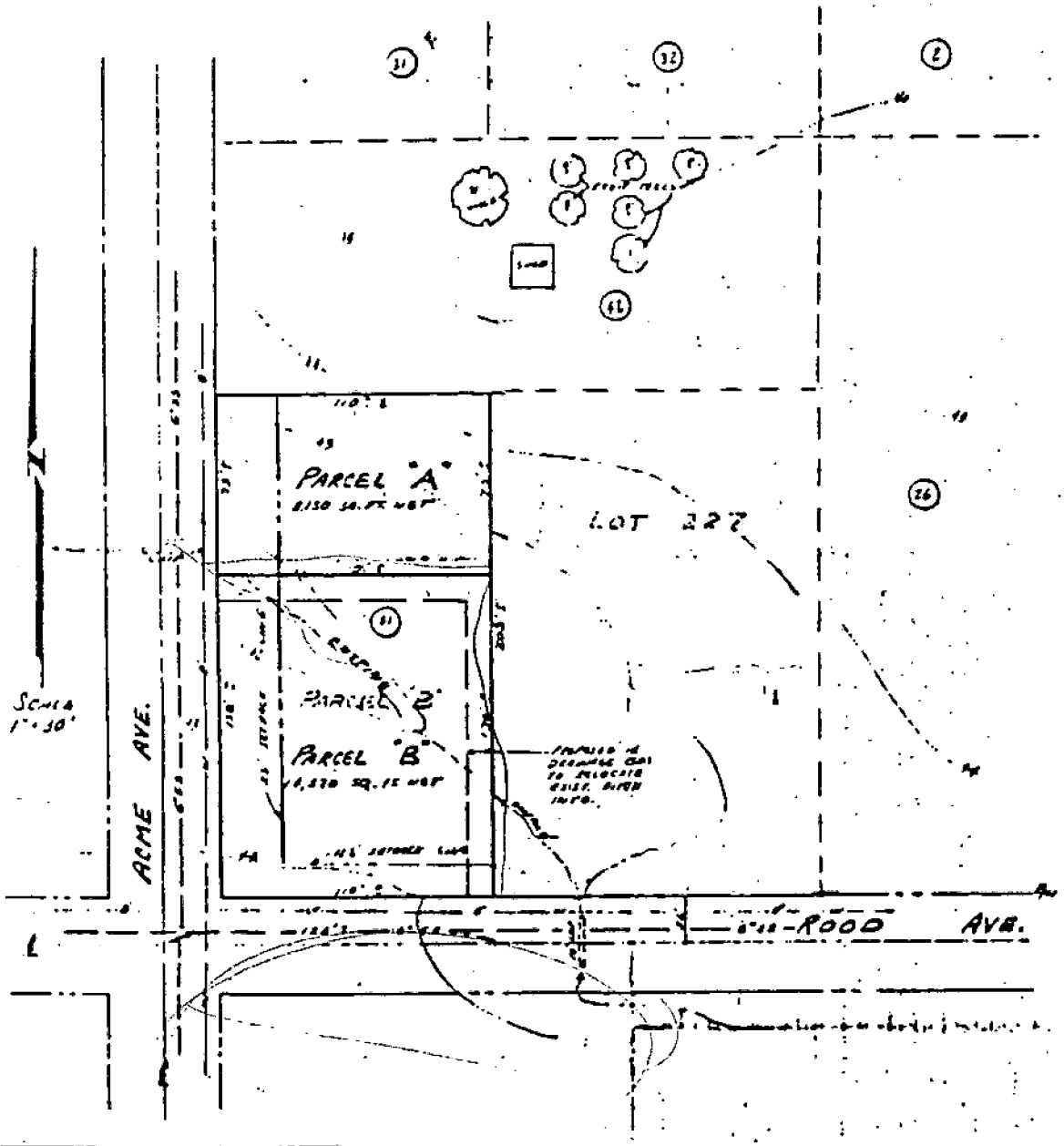
84-152

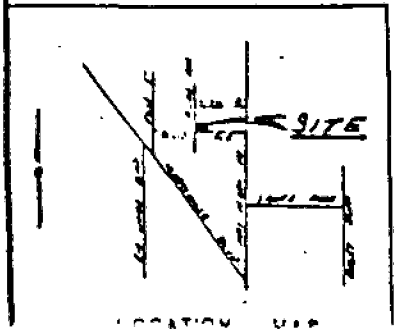
21

TENTATIVE PARCEL MAP

PARCEL "B", 70 P.M. 39

CNA ENGINEERING INC.





LOCATION MAP

OWNER LOW BROUNSTEIN 5048 CARDLEWOOD ST SAC. CA, 95841 331-4988	ENGINEER CNA ENGINEERING 1560 VALLEY RD, SUITE B SACRAMENTO, CALIF 95831 486-1148	PARCEL NO. 226-100-[illegible]
EXISTING USE VACANT RA	PROPOSED USE RESIDENTIAL RA	SEWER DISPOSAL SANITARY SEWER (CITY OF SACRAMENTO)
WATER SACRAMENTO CITY WATER	SCHOOL DISTRICT CITY OF SACRAMENTO	FIRE DISTRICT [illegible] FIRE DIST.
PARK DISTRICT N/A	ELECTRICAL S.M.U.D.	

6

Exhibit B

21

AFTER RECORDING, RETURN TO:

OFFICE OF THE CITY CLERK
915 "I" ST, ROOM 203
SACRAMENTO, CA 95814

AGREEMENT

THIS AGREEMENT made and entered into this _____ day of _____, 19___, by and between the City of Sacramento, a municipal corporation, hereinafter called "City", and _____, hereinafter called "Subdivider".

RECITALS

A. That OWNER has filed with the CITY a tentative map proposing to divide for purposes of sale the parcels of property described in Exhibit A attached hereto and incorporated herein by reference. Said parcel of property shall hereinafter be referred to as the Subject's Property.

B. That on _____ the Council of the CITY by the adoption of Resolution No. _____ did approve the Tentative Parcel Map for the Subject Property.

C. That a condition of the approval of said tentative map was that the requirement of installation of curb, gutter, sidewalks, street improvements, public drainage, sewer facilities, and electroliers to service the Subject Property might be temporarily waived if prior to the filing of a Final map, the OWNER would enter into a written agreement with CITY which provided that said persons will:

(i) Assist the CITY in formation of a public improvement assessment district to provide such improvements on a area-wide basis; and

(ii) Agree not to protest the formation of such a district by the CITY.

D. OWNER is desirous of entering into such an agreement with CITY to avoid immediate performance of the condition requiring the installation of curb, gutter, sidewalks, street improvements, public drainage, sewer facilities, and electroliers as part of the subdivision improvements for the Subject Property.

THEREFORE, THE PARTIES AGREE AS FOLLOWS:

AGREEMENTS

1. At some future date, to be determined in the sole discretion of CITY, the OWNER shall assist the CITY in the formation of one or more public improvement assessment districts under the applicable assessment district laws of the State of California to provide curbs, gutters, sidewalks, street improvements, public drainage, sewer facilities, and electroliers to service all or a portion of the properties located in the vicinity of the following described property:

The size of the proposed district and the area to be included therein shall be determined by the City Engineer after consultation with the OWNER and persons owning other parcels of property in the general vicinity of the Subject Property.

2. OWNER agrees that neither they nor their successors in interest shall formally or informally protest the formation of the aforesaid public improvement assessment district or districts by CITY, or the construction of improvements pursuant to such proceedings.

3. In consideration of the agreements herein contained and the strict and timely performance of such agreements, the stipulations and conditions relating to the approval of the tentative map of the subject

property requiring the installation of curb, gutter, sidewalks, street improvements, public drainage, sewer facilities, and electroliers in connection with the recording of the final map for the division of the Subject Property are hereby waived.

4. The parties hereto agree that this agreement may be recorded by the CITY in the Official Records of Sacramento County.

5. This agreement shall be binding upon and inure to the benefit of the heirs, executors, administrators, successors and assigns of the respective parties hereto.

6. In the event of any breach or default of this Agreement by OWNER or any of their respective successors in interest, CITY shall have the right, but shall not be obligated, to file a Notice of Violation pursuant to Government Code Section 66499.30 at any time or times thereafter.

CITY OF SACRAMENTO
a municipal corporation

BY _____
City Manager

BY _____
Deputy City Clerk

_____
Owner

BY _____

BY _____

Approved as to form:

_____
City Attorney

10

Exhibit C

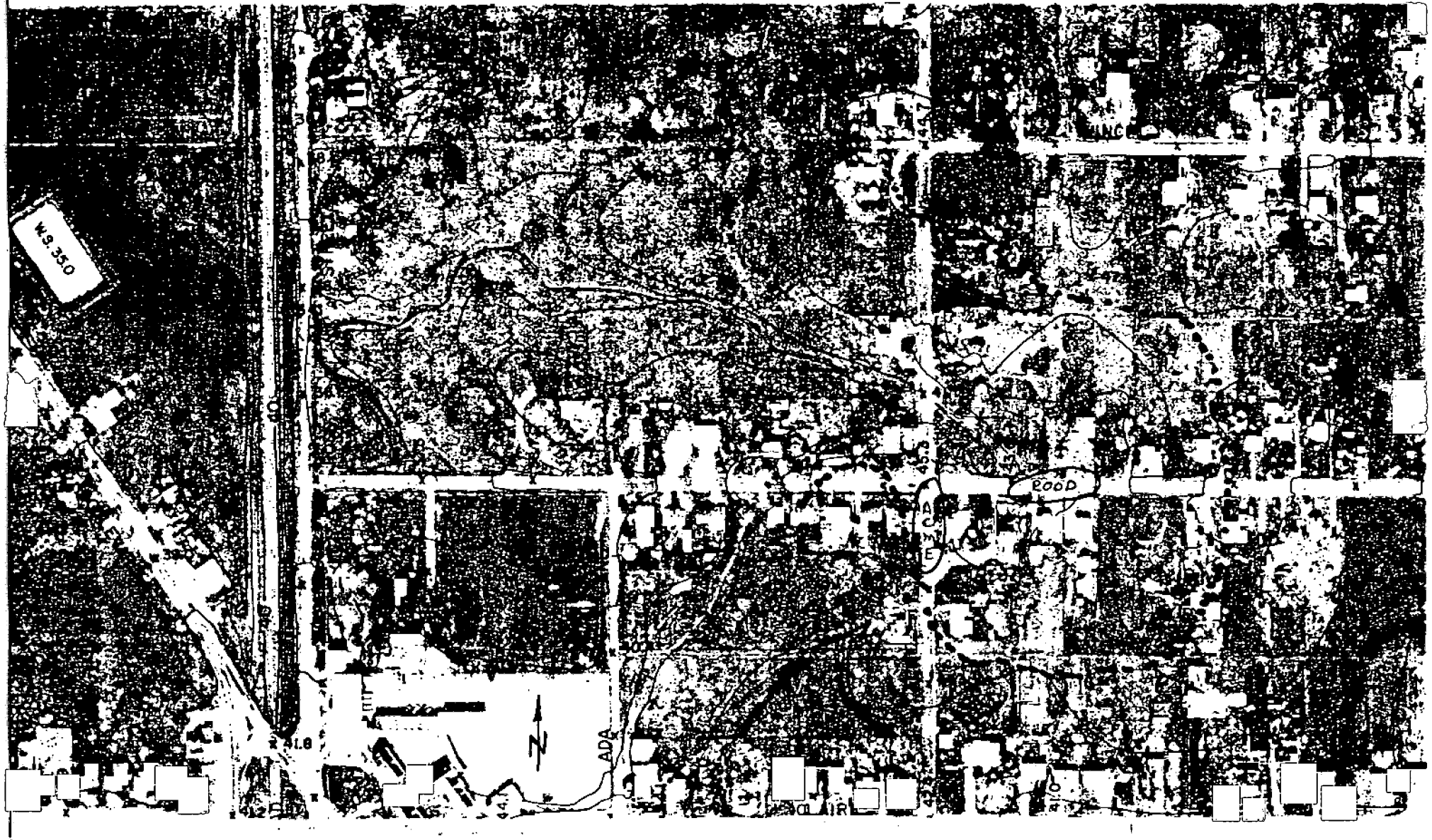
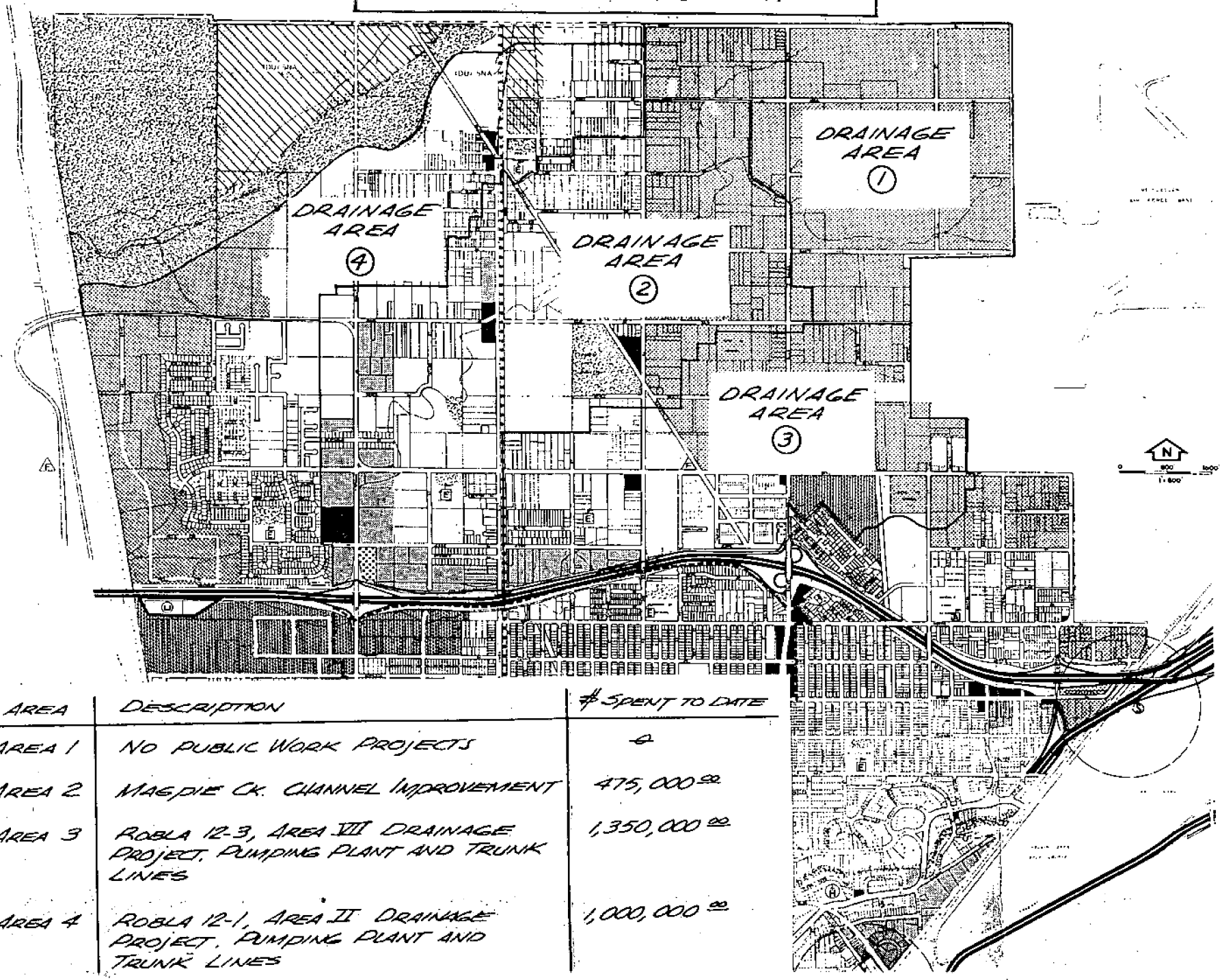


Exhibit D

ROBLA DRAINAGE PLAN

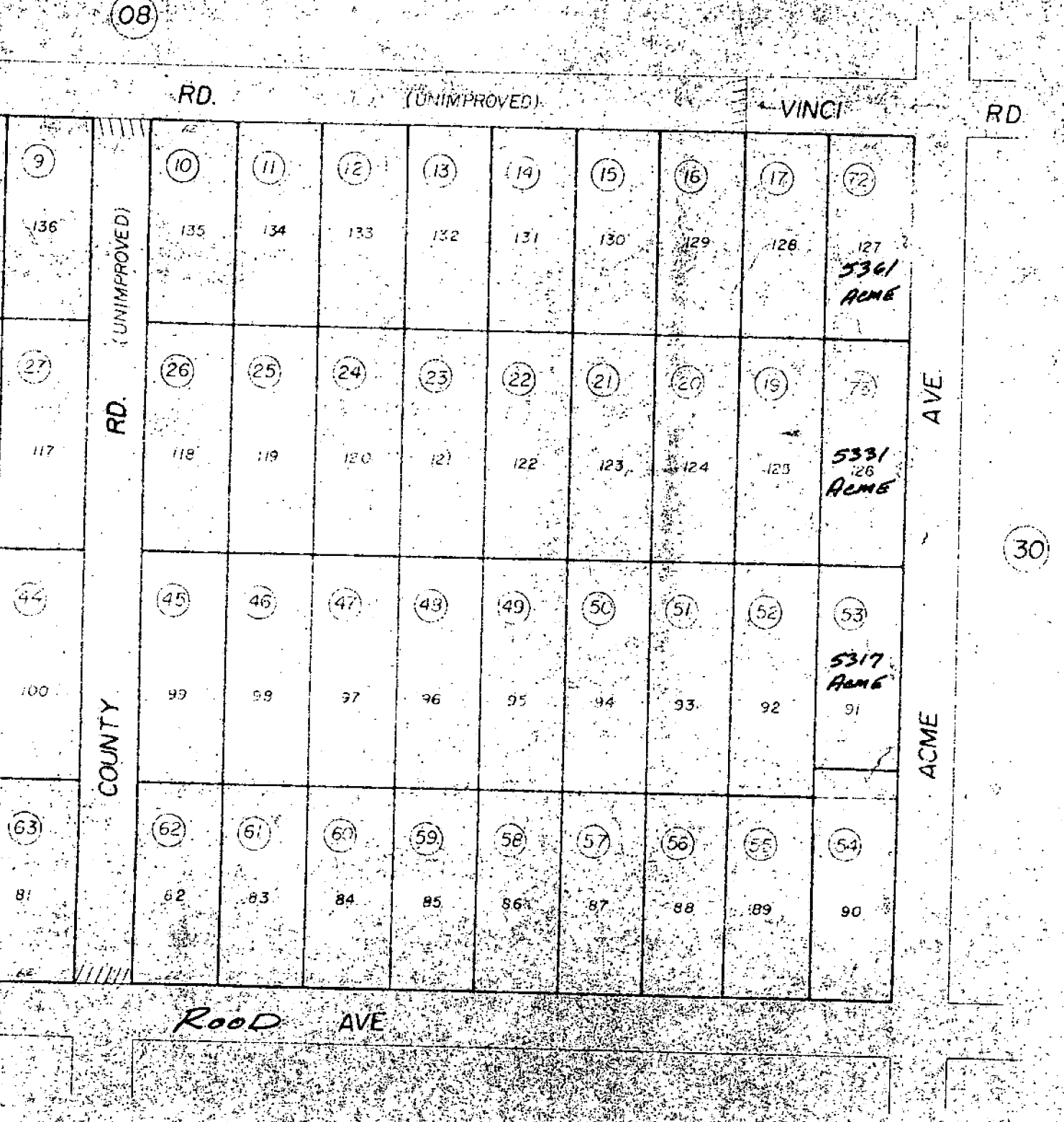


AREA	DESCRIPTION	$ SPENT TO DATE
AREA 1	NO PUBLIC WORK PROJECTS	0
AREA 2	MAGPIE CK. CHANNEL IMPROVEMENT	475,000.00
AREA 3	ROBLA 12-3, AREA VII DRAINAGE PROJECT, PUMPING PLANT AND TRUNK LINES	1,350,000.00
AREA 4	ROBLA 12-1, AREA II DRAINAGE PROJECT, PUMPING PLANT AND TRUNK LINES	1,000,000.00

EC. 10, RANCHO DEL PASO

226-29

21



CITY OF SACRAMENTO
Assessor's Map Bk 226-Pg 29
County of Sacramento, Calif.

Exhibit C

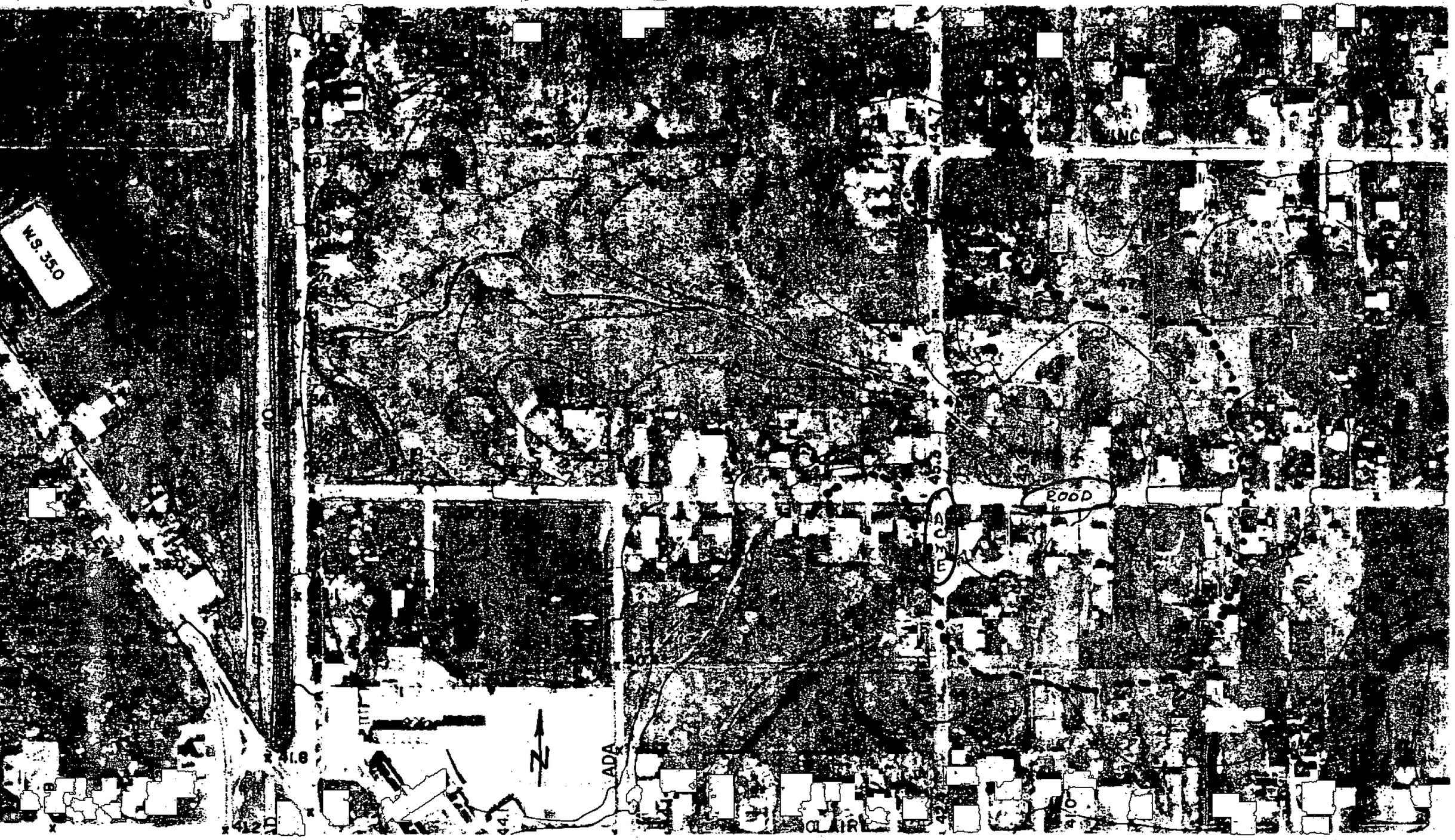
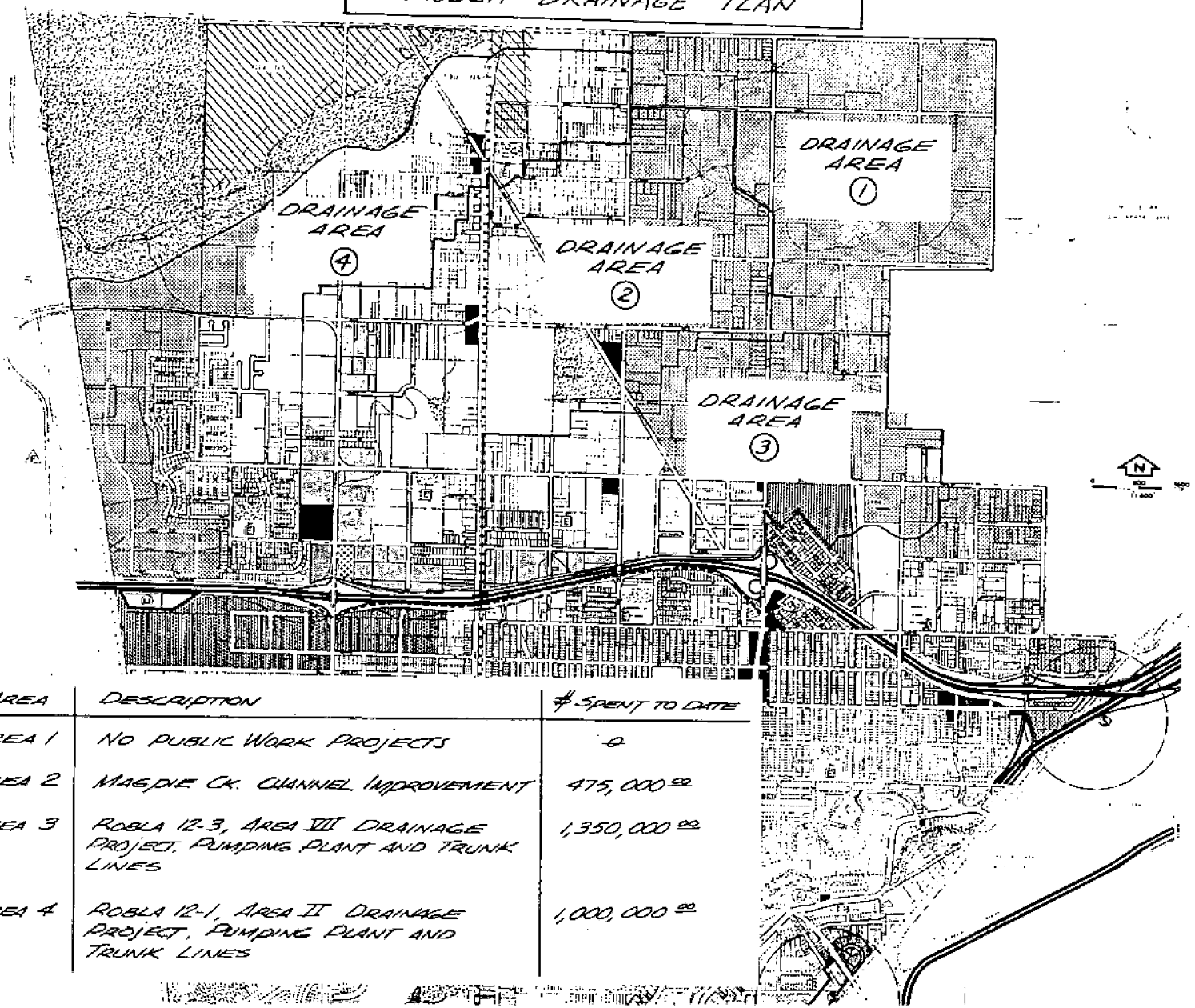


Exhibit D

25

ROBLA DRAINAGE PLAN



AREA	DESCRIPTION	$ SPENT TO DATE
AREA 1	NO PUBLIC WORK PROJECTS	0
AREA 2	MAGPIE CK. CHANNEL IMPROVEMENT	475,000.00
AREA 3	ROBLA 12-3, AREA III DRAINAGE PROJECT. PUMPING PLANT AND TRUNK LINES	1,350,000.00
AREA 4	ROBLA 12-1, AREA II DRAINAGE PROJECT. PUMPING PLANT AND TRUNK LINES	1,000,000.00

Exhibit E

21

June 19, 1984

Sacramento City Council
915 I Street
Sacramento, California 95814

Mayor Rudin and Members of the Council:

Proposal P-84152 dated May 29, 1984 for the unequal division of Parcel 226-300-41 is unacceptable as described for the nearby property owners identified.

Aspects of the proposal not acceptable are:

1. Relocation and size reduction of the swale which is critical for adequate surface water drainage and bisets the parcel.
2. Increasing the elevation of the parcels to the adjacent street level. This would be required for construction of dwellings on the new parcels. This level would be higher than the average levels of parcels 226-310-03 and 226-310-04 across Rood Avenue.
3. The size of proposed Parcel "A" is too small. The average parcel size of the area identified as Acme Acres is approximately 1/2 acre, 66' X 330', 21,780 sq ft or greater. Recent subdivision actions in the area created much smaller parcels which were discovered during investigation of this proposal. The city requirement of 5200 sq ft for R-1 zoning is satisfied, however increased density of dwellings is undesireable for several reasons.

   a. Increased impact on public services; (<u>schools</u>, <u>streets</u>, law enforcement, fire,

21

June 19, 1984

Sacramento City Council
915 I Street
Sacramento, California 95814

Mayor Rudin and Members of the Council:

Proposal P-84152 dated May 29, 1984 for the unequal division of Parcel 226-300-41 is unacceptable as described for the nearby property owners identified.

Aspects of the proposal not acceptable are:

1. Relocation and size reduction of the swale which is critical for adequate surface water drainage and bisets the parcel.
2. Increasing the elevation of the parcels to the adjacent street level. This would be required for construction of dwellings on the new parcels. This level would be higher than the average levels of parcels 226-310-03 and 226-310-04 across Rood Avenue.
3. The size of proposed Parcel "A" is too small. The average parcel size of the area identified as Acme Acres is approximately 1/2 acre, 66' X 330', 21,780 sq ft or greater. Recent subdivision actions in the area created much smaller parcels which were discovered during investigation of this proposal. The city requirement of 5200 sq ft for R-1 zoning is satisfied, however increased density of dwellings is undesireable for several reasons.

   a. Increased impact on public services; (<u>schools</u>, <u>streets</u>, law enforcement, fire,

21

water, sewer).

b. Increased noise levels and less open space.

c. Dwellings created in the area during the past 2-3 years have been on non-reduced, existing parcels.

d. The entire area is characterised as "semi-rural" when compared to many city areas. The character is identified by spacious parcels, no curbs or sidewalks, minimum width 16' streets except on throughfares, single story dwellings allowing rear parcel access, and less enforcement of use restrictions.

We the undersigned parcel owners agree with the arguements presented in this challenge. The verbal presentation by Mr Herman Whitehead is representative of the concerns of the identified parties as annotated.

HERMAN D. WHITEHEAD
Herman D. Whitehead
owner 969-5706
1020 Rood Ave
Parcel 226-310-04

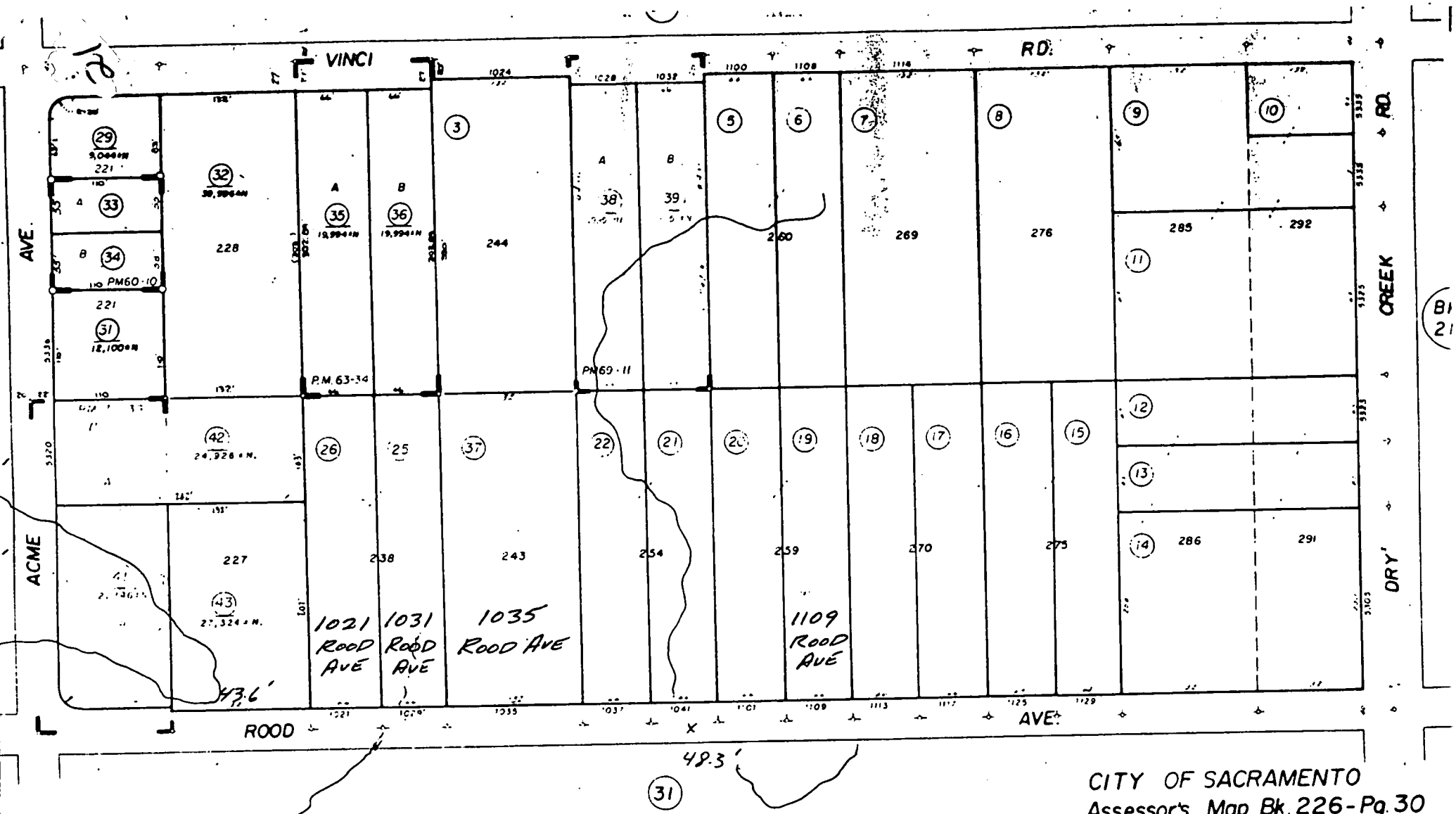
RAYMOND and EDNA WEISENBURGER
Raymond Weisenburger
owner Edna Mae Weisenburger
1016 Rood Ave
Parcel 226-310-02

HAROLD PATTON
Harold R Patton
owner
1022 Rood Ave
Parcel 226-310-05

ANN KICKLIGHTER
Ann Kicklighter
tenant
1020 Rood Ave
Parcel 226-310-04

DILLARD J. KINSEY
D J Kinsey
owner
1035 Rood Ave
Parcel 226-300-37

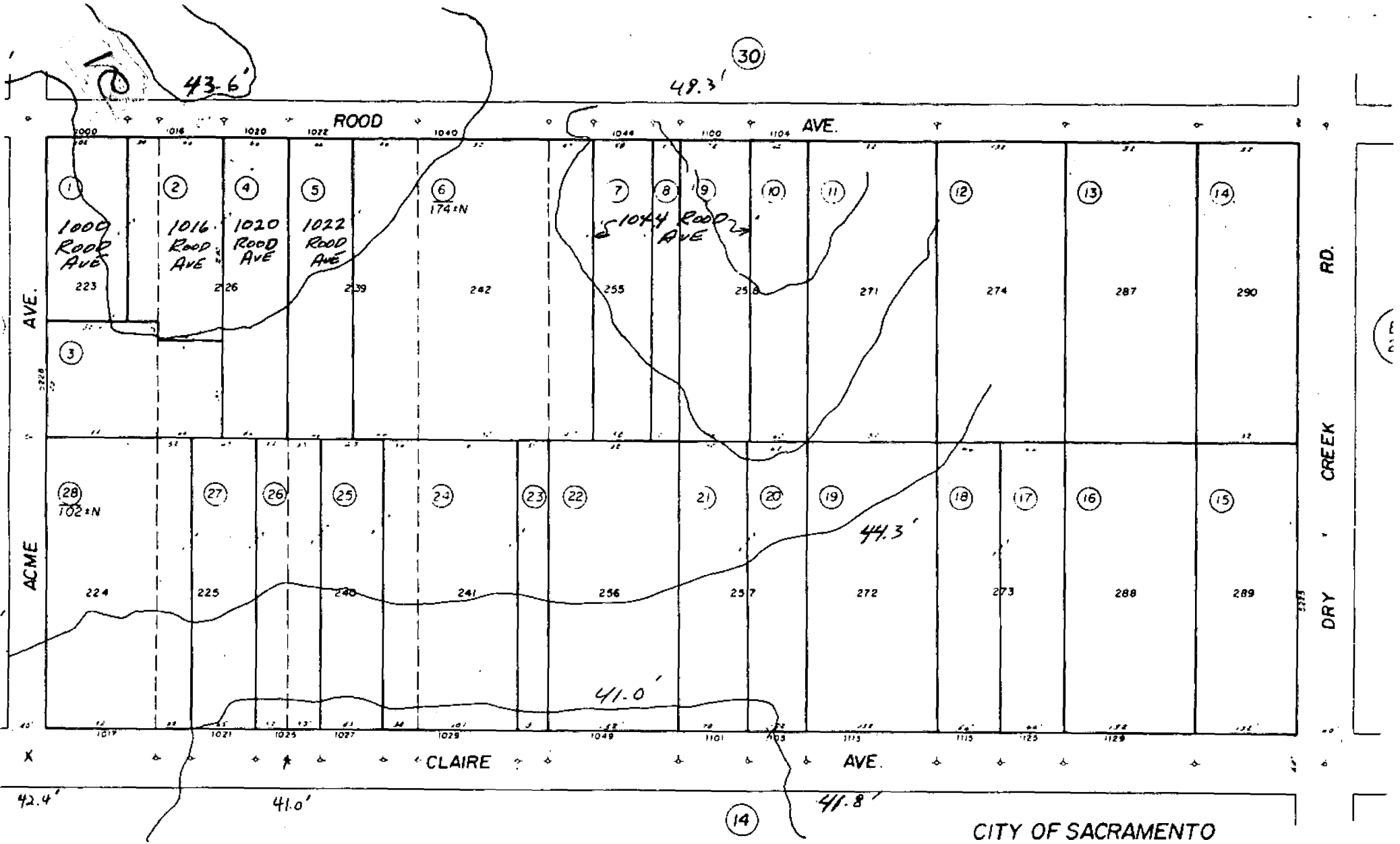
RAYMOND E. TRACY
Raymond E. Tracy
owner
1044 Rood Ave
Parcel 226-310-07
-08
-09



Acme Acres, R.M. Bk 14, Pg. 27

CITY OF SACRAMENTO
Assessor's Map Bk. 226-Pg. 30

County of Sacramento, Calif.



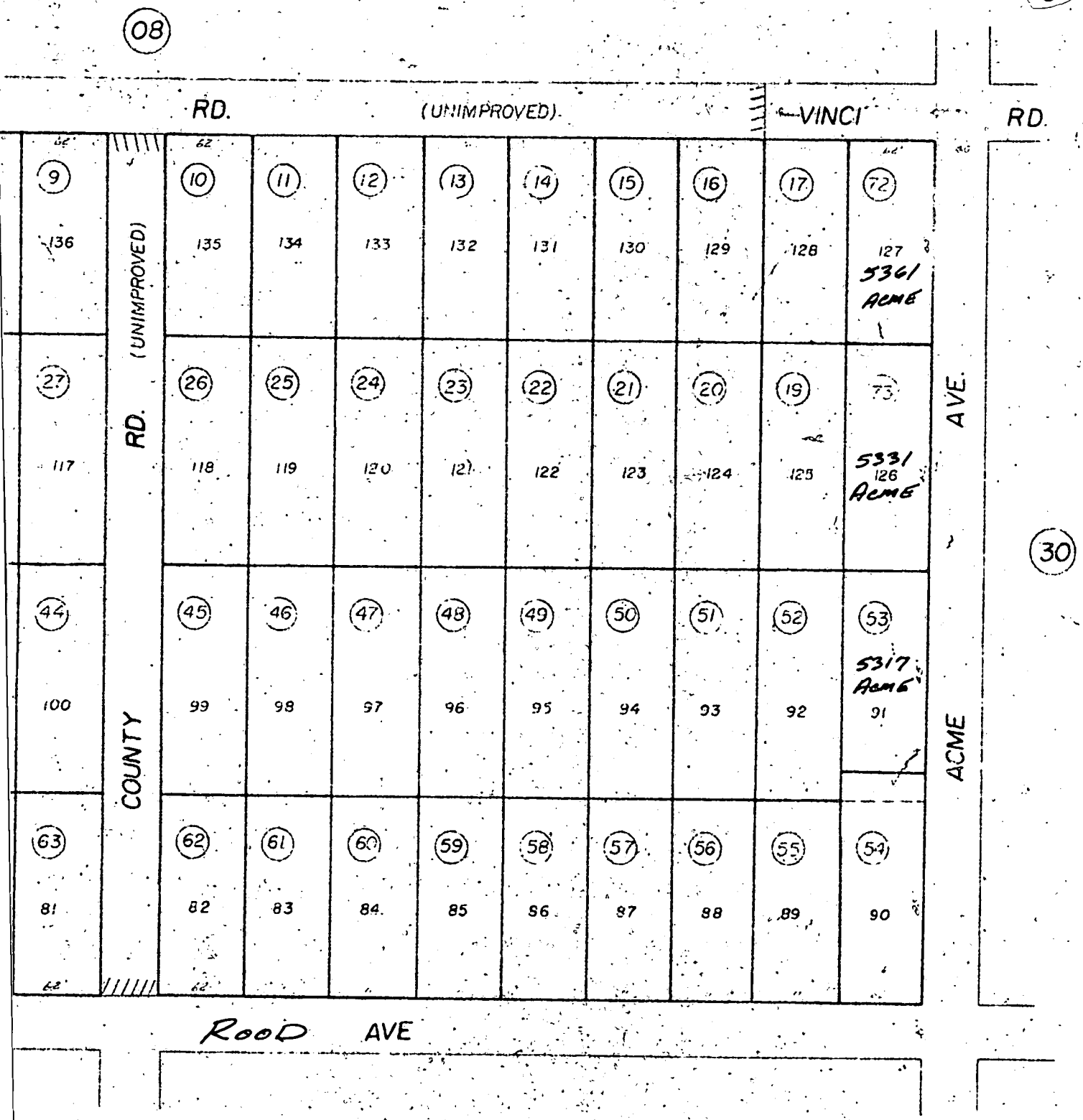
CITY OF SACRAMENTO
Assessor's Map Bk. 226-Pg.31

Acme Acres, R.M. Bk. 14, Pg. 27

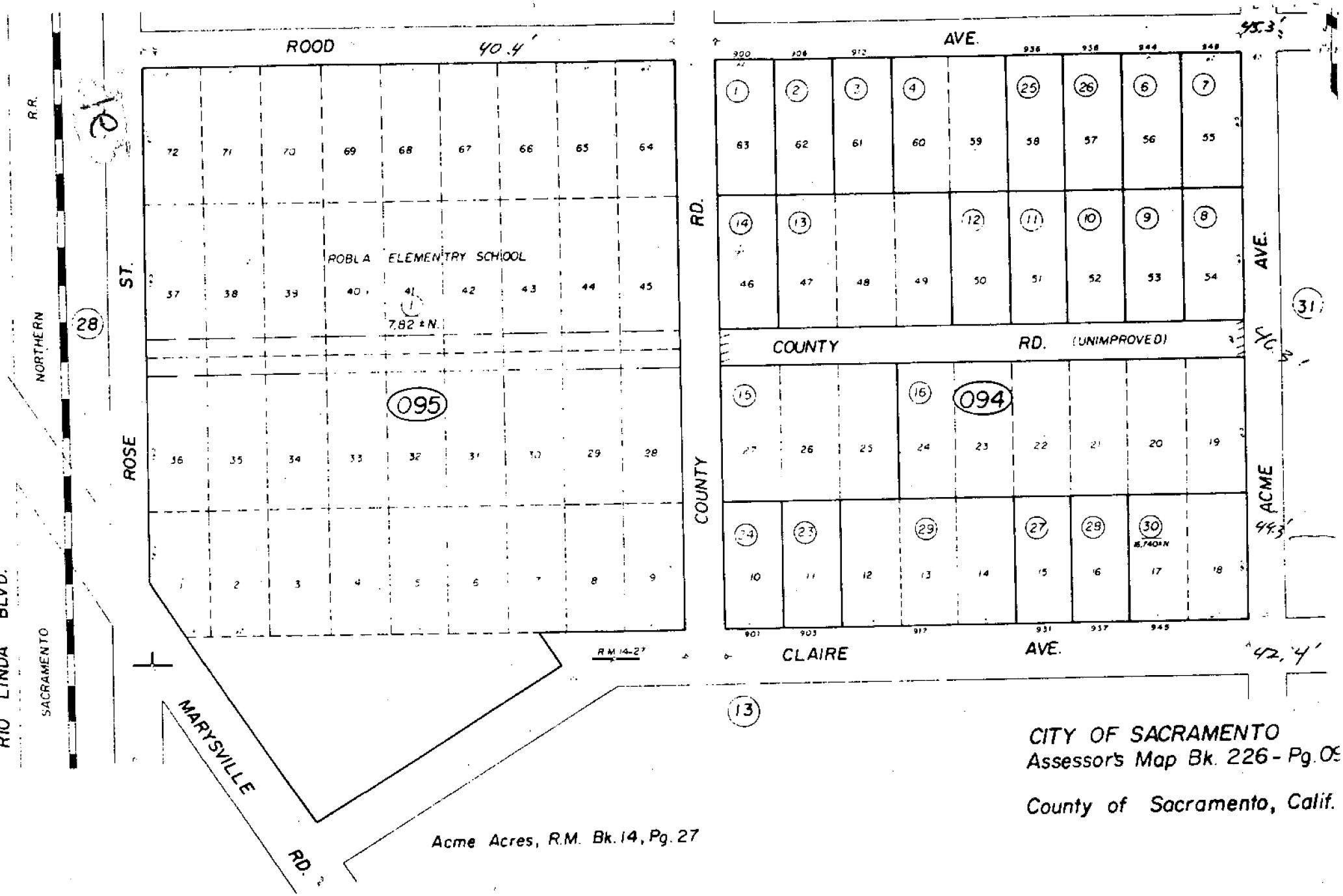
County of Sacramento, Calif.

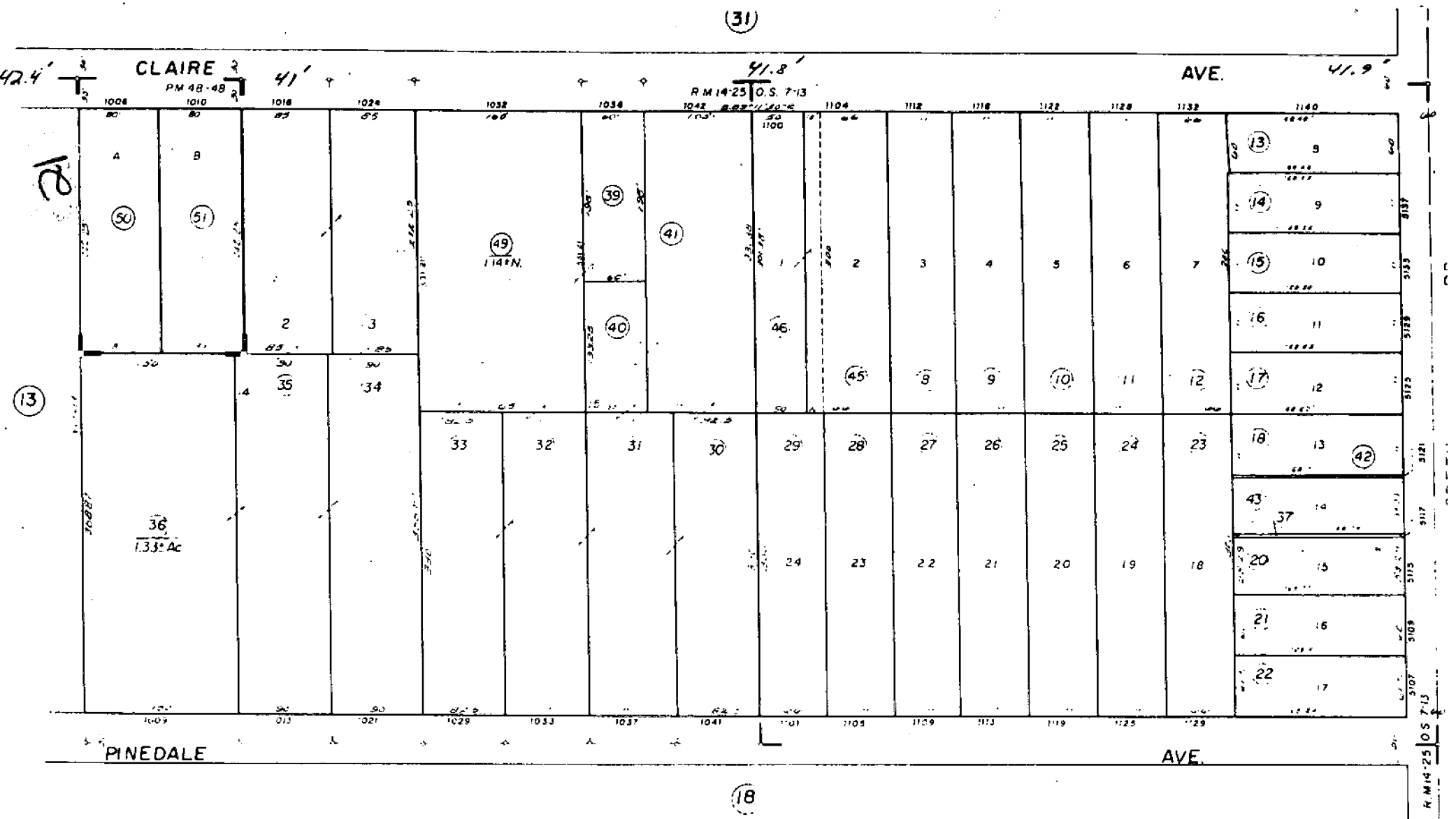
SEC. 10, RANCHO DEL PASO

226-29



CITY OF SACRAMENTO
Assessor's Map Bk. 226-Pg. 29
County of Sacramento, Calif.


ROOD
40.4'
AVE.
45.3'
ROSE ST.
COUNTY RD.
ACME AVE.
POBLA ELEMENTRY SCHOOL
7.82 ± N.
095
094
COUNTY RD. (UNIMPROVED)
CLAIRE AVE.
42.4'
44.3'
RM 14-27
MARYSVILLE RD.
NORTHERN
SACRAMENTO
R.R.
RIO LINDA BLVD.
28
31
13
CITY OF SACRAMENTO
Assessor's Map Bk. 226 - Pg. 09
County of Sacramento, Calif.
Acme Acres, R.M. Bk. 14, Pg. 27



CITY OF SACRAMENTO
Assessor's Map Bk.226-Pg
County of Sacramento, C

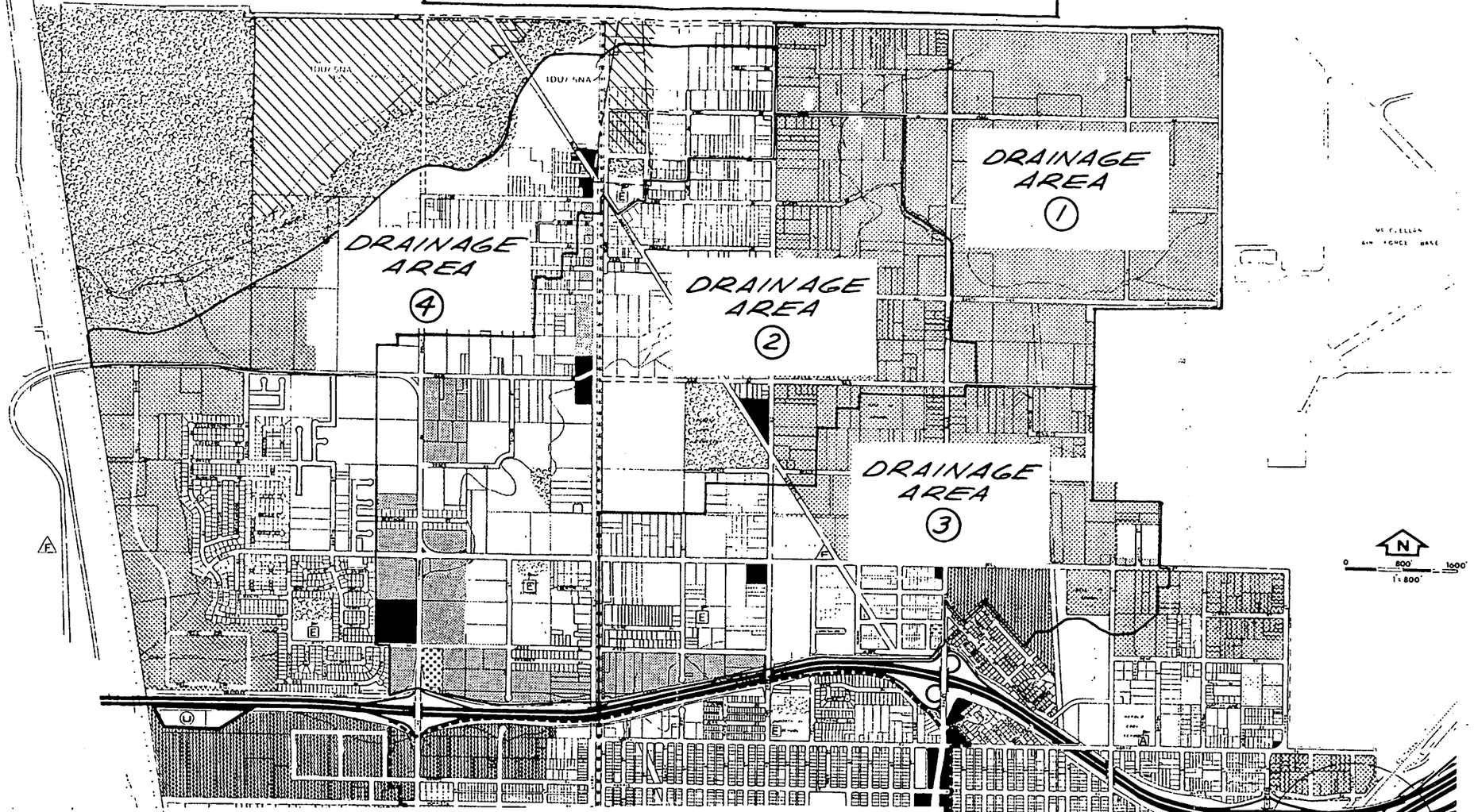
Official Survey, Tr. 16&17, Robla Acres, O.S. Bk. 7, Pg. 13
Robla Acres, R.M. Bk. 14 Pg. 25

NOTE - Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles

Exhibit D

21

ROBLA DRAINAGE PLAN



AREA	DESCRIPTION	# SPENT TO DATE
AREA 1	NO PUBLIC WORK PROJECTS	-0-
AREA 2	MAGPIE CK. CHANNEL IMPROVEMENT	475,000.00
AREA 3	ROBLA 12-3, AREA III DRAINAGE PROJECT, PUMPING PLANT AND TRUNK LINES	1,350,000.00
AREA 4	ROBLA 12-1, AREA II DRAINAGE PROJECT, PUMPING PLANT AND TRUNK LINES	1,000,000.00

water, sewer).

b. Increased noise levels and less open space.

c. Dwellings created in the area during the past 2-3 years have been on non-reduced, existing parcels.

d. The entire area is characterised as "semi-rural" when compared to many city areas. The character is identified by spacious parcels, no curbs or sidewalks, minimum width 16' streets except on throughfares, single story dwellings allowing rear parcel access, and less enforcement of use restrictions.

We the undersigned parcel owners agree with the arguements presented in this challenge. The verbal presentation by Mr Herman Whitehead is representative of the concerns of the identified parties as annotated.

HERMAN D. WHITEHEAD
Herman D. Whitehead
owner
1020 Rood Ave
Parcel 226-310-04

RAYMOND and EDNA WEISENBURGER
Raymond Weisenburger
owner Edna Mae Weisenburger
1016 Rood Ave
Parcel 226-310-02

HAROLD PATTON
Harold R Patton
owner
1022 Rood Ave
Parcel 226-310-05

ANN KICKLIGHTER
Ann Kicklighter
tenant
1020 Rood Ave
Parcel 226-310-04

DILLARD J. KINSEY
D. J. Kinsey
owner
1035 Rood Ave
Parcel 226-300-37

RAYMOND E. TRACY
Raymond E. Tracy
owner
1044 Rood Ave
Parcel 226-310-07
-08
-09

~~#25~~
21

RECEIVED
CITY CLERKS OFFICE
CITY OF SACRAMENTO

JUL 10 10 10 AM '84

5045 Saddlewood Street
Sacramento, Ca. 95841
July 9, 1984

City Clerk
City Hall
Sacramento, Ca.

Re: P84-152 (APN 226-300-41)
Northeast corner of Rood Avenue and Acme Avenue

Gentlemen:

This is to request a continuance of the above scheduled application to August 21, 1984.

Very truly yours,

Lou Brenneise

Lou Brenneise 440-0123 office
Applicant

August 22, 1984

TO ALL INTERESTED PARTIES:

On August 21, 1984, the Sacramento City Council took the following actions for property located on the northeast corner of Rood and Acme Avenues (P-84152):

Hearing closed; Resolution No. 84-723 adopted, as amended.

The resolution is on file in the Office of the City Clerk. A copy of the resolution may be purchased at a cost of 25 cents per page.

Sincerely,

Lorraine Magana
City Clerk

LM/rr/21

cc: Planning Department
Alvin & Luella Breneisse, Applicants
MAILING LIST P-84-152 (33)