

Corrected by staff on 7-24-90
Added by Staff on 5/24/90

CITY PLANNING COMMISSION

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

APPLICANT Area West Engineers, 7428 Sandalwood Dr. #500, Citrus Heights 95621
OWNER Elder Creek Garden L.P., 3750 Auburn Blvd. Ste. C Sacramento, CA 95821
PLANS BY Area West Engineers, 7428 Sandalwood Dr. #500 Citrus Heights 95621
FILING DATE 12-29-89 **ENVIR. DET.** Negative Declaration **REPORT BY** DCS:df
ASSESSOR'S PCL. NO. 038-0261-003,006,007

APPLICATION: A. Negative Declaration
B. Tentative Map (Elder Creek Garden)

LOCATION: 7701 Elder Creek Road

PROPOSAL: The applicant is requesting the necessary entitlements to subdivide 5.0+ vacant acres into 25 single family lots in the Standard Single Family (R-1) zone.

PROJECT INFORMATION:

General Plan Designation: Low Density Residential (4-15 du/na)
1986 South Sacramento Community
Plan Designation: Residential (4-8 du/na)
Existing Zoning of Site: R-1
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Residential;R-1	Front:	25'	Required
South: Residential;R-1	Side(Int):	5'	Setbacks
East: Residential;R-1	Side(St):	12.5'	to be
West: Residential;R-1	Rear:	15'	Provided

Proposed Lot Dimensions: Vary: 5252+ to 10,335+
Property Area: 5.0+ acres
Density of Development: 4.6 d.u. per acre
Topography: Flat
Street Improvements: Existing
Utilities: Existing

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On May 9, 1990, by a vote of 7 ayes and 2 absent, the Subdivision Review Committee voted to recommend approval of the tentative map subject to the attached conditions.

BACKGROUND INFORMATION: The application for the subject project was filed December 29, 1989 (Exhibit B). Due to concerns related to traffic circulation and road connections with adjacent properties, the project was revised several times (Exhibit A). The City Traffic Engineering Division finds that the revisions made by the applicant are in compliance with City's requirements and supports approval of the subdivision.

001999

APPLC. NO. P90-066 **MEETING DATE** May 24, 1990 **ITEM NO.** 6

Project Evaluation: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of 5.0+ vacant acres in the Standard Single Family (R-1) zone. The General Plan designates the site as Low Density Residential (4-15 du/na) and the 1986 South Sacramento Community Plan designates the site as Residential (7-15 du/na). The surrounding land use and zoning is Standard Single Family, R-1.

B. Staff Analysis

1. Site Design and Lot Layout

The three lots to be subdivided are basically a square shaped 5+ acre parcel. All of the 25 proposed single family lots meet the 5200 square foot dimensions required by the Subdivision and Zoning Ordinance. The Subdivision Review Committee required the applicant to revise the original proposal (Exhibit B) extend a road to the west to link up with a future road to be located in that area. As noted above, other revisions have been made to the map to improve the circulation patterns of the subdivision.

These revisions, however, leave lots 1, 2, and 3 fronting on Elder Creek Road, a major street. It is undesirable for cars to back onto Elder Creek from those parcels. In order to alleviate the problem, staff is recommending that a 40 foot front yard setback be maintained for lots 1, 2, and 3 in order to provide a hammerhead turn driveway for these lots.

2. School Impact

~~Approximately 17 new students will be generated for the Elk Grove School District by this project. Eight children will attend K through 6th grade, three children will attend Ken Junior High School and six will go to Florin High School. Residential Development Fees are generated at \$1.56 per square foot for \$63,648 which will not meet the costs generated by the students.~~

The proposed project is within the boundaries of the Sacramento City Unified School District. School district staff received the proposed map and had no comments. (Corrected by staff)

3. Parkland Dedication

The project will be subject to a condition of approval requiring the applicant to pay parkland dedication in lieu fees. Planning staff supports the Elder Cree Garden Tentative map as the request meets the requirements of the General and Community Plans, and Zoning and Subdivision Ordinances.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project as proposed will not have a significant impact on the environment; therefore, a negative declaration has been prepared. In compliance with Section 15070(B) 1 of the California Environmental Quality Act Guidelines, the applicant has incorporated the following

mitigation measures into the project plans to avoid identified effects or to mitigate such effects to a point where clearly no significant effects would occur:

- A. Require construction contractors to implement a dust abatement program that will reduce the effect of construction on local PM 10 levels in the vicinity of construction zones. Elements of this program should include the following:
 - 1. Sprinkle all unpaved construction areas with water at least twice per day during demolition and excavation to reduce dust emissions. Additional watering should be carried out on hot or windy days. Water could reduce particulate emissions by about 50%;
 - 2. Cover stockpiles of sand, soil, and similar materials with a tarp;
 - 3. Cover trucks hauling dirt and debris to reduce spillage onto paved surfaces;
 - 4. Sweep up dirt or debris spilled onto paved surfaces immediately to reduce resuspension of PM 10 through vehicle movements over these surfaces;
 - 5. Increase the frequency of city street cleaning along streets in the vicinity of the construction site; and
 - 6. Require construction contractors to designate a person or persons to oversee the dust abatement program and to order increased watering, as necessary.
- B. Require the following mitigation measures to mitigate noise impacts to a less-than-significant level:
 - 1. All joints in exterior walls shall be grouted or caulked airtight;
 - 2. All penetrations of exterior wall shall include a 1/2 inch airspace. This space shall be filled loosely with fiberglass insulation. The space shall then be sealed airtight on both sides of the wall with a resilient, non-hardening caulking or mastic;
 - 3. Window or through-the-wall ventilation and air conditioning units shall not be permitted;
 - 4. Windows must have minimum STC rating of 29 or better. Windows should comprise less than 30 percent of the wall area. Windows shall have an air infiltration rate less than or equal to 0.20 CFM/lin. ft. when testing with a 25 mile per hour wind per ASTM standards;
 - 5. Sliding glass doors must carry an STC rating of 29 or better. They should be double glazed and they must meet or exceed the window air infiltration rating given above; and
 - 6. Exterior entrance doors should have minimum STC rating of 30. They must include complete perimeter door seals.

- C. If subsurface archaeological or historical remains (including unusual amounts of bone, stones, or shells) are discovered during excavation or construction of the site, work shall stop immediately and a qualified archaeologist and a representative of the Native American Heritage Commission shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less-than-significant level before construction continues.

RECOMMENDATION: Staff recommends the following actions:

- A. Ratify the Negative Declaration; and
- B. Recommend approval of the Tentative Map, subject to the following conditions, and forward to City Council.

Conditions

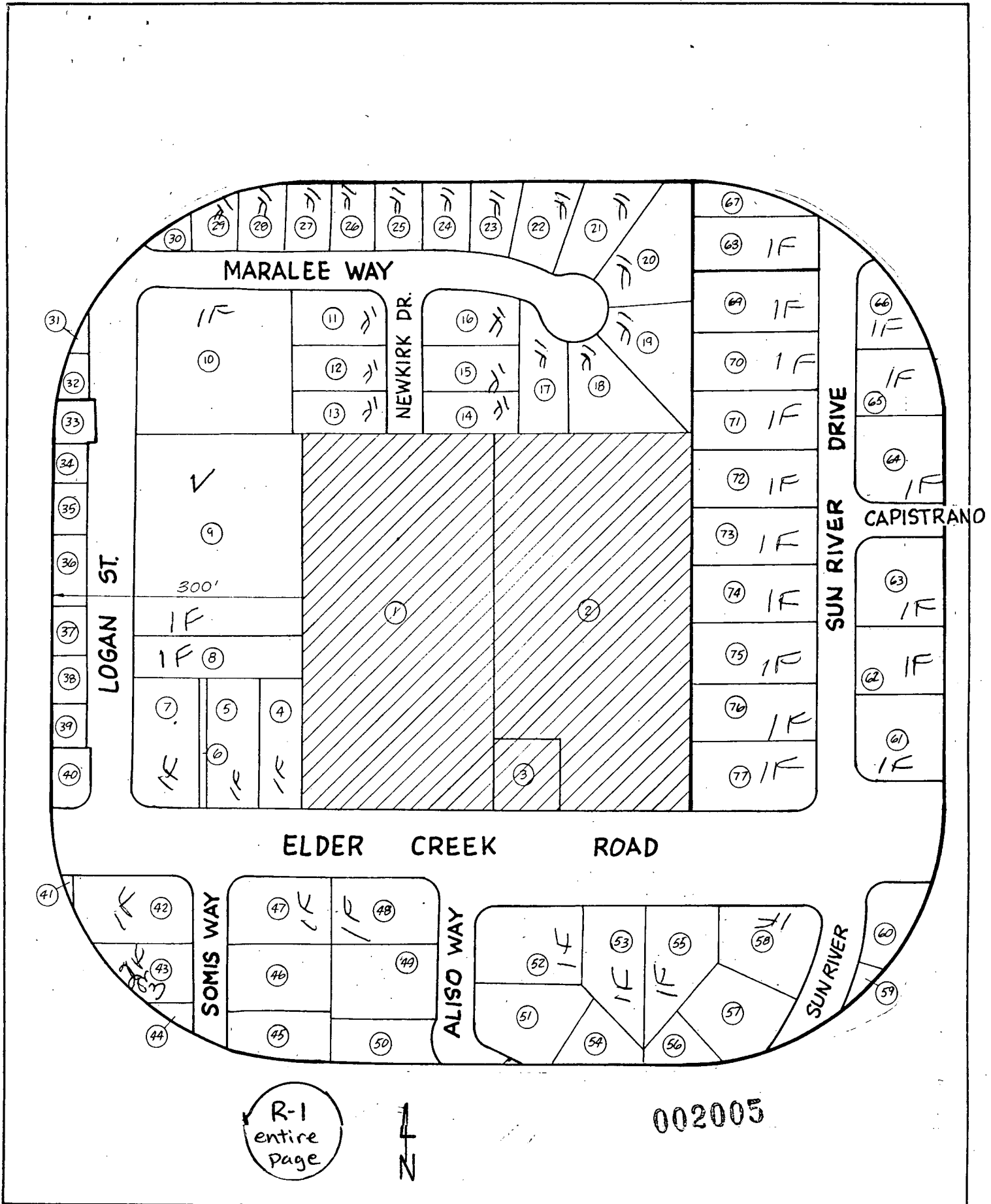
The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:

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;
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. 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 less than significant effect before construction resumes. A note shall be placed on the final improvement plans referencing this condition;

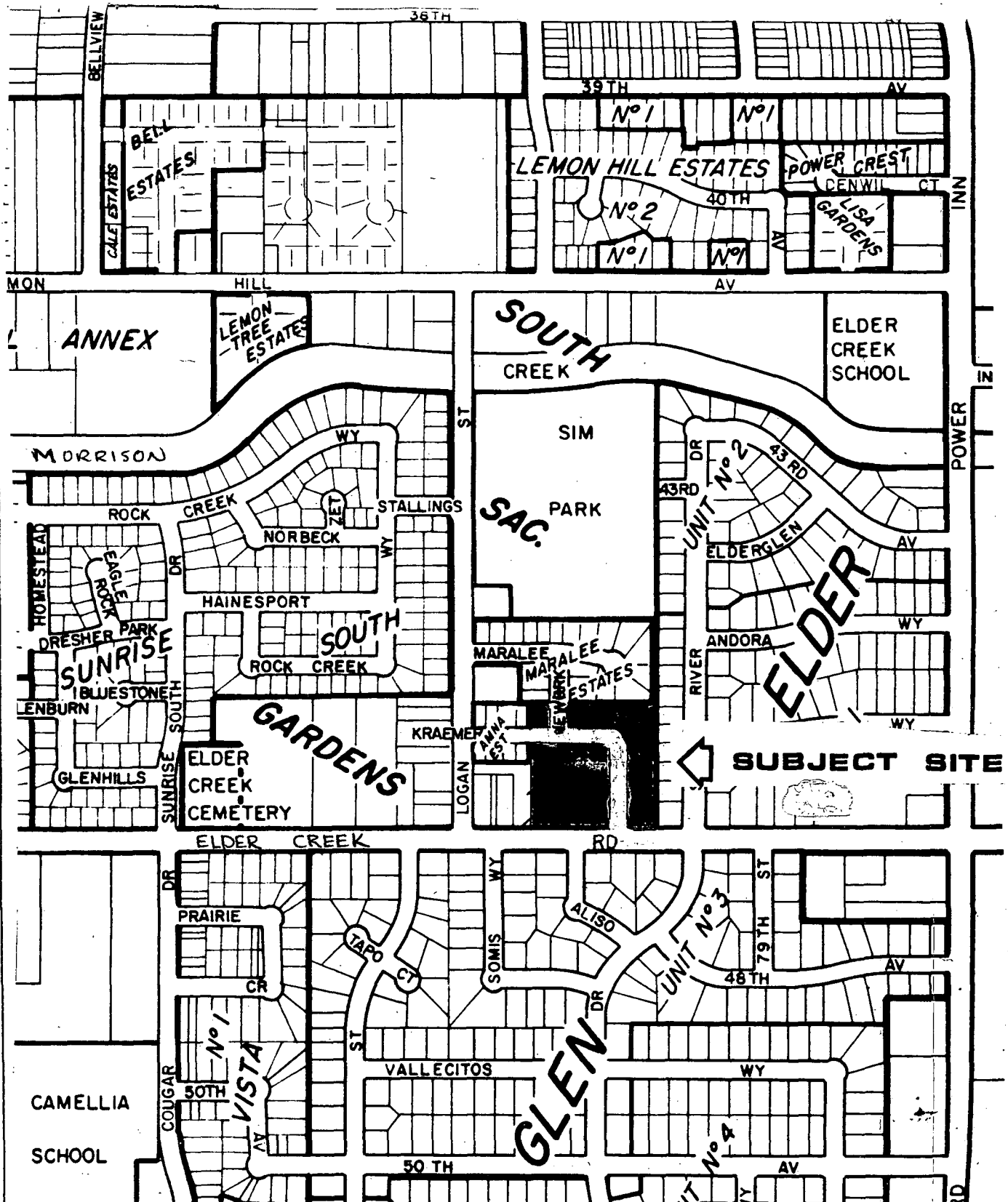
8. Meet all County Sanitation District requirements;
9. Submit a soils test prepared by a registered engineer to be used in street design;
10. Driveway permits will be required along Elder Creek Road prior to issuance of building permits.
11. Maintain a 40 foot front yard setback and provide a hammerhead turn driveways for parcels 1,2, and 3;
12. Lots 18 and 19 shall not have access directly onto Elder Creek Road;
13. A six foot high masonry wall shall be provided on the Elder Creek side of lots 18 and 19 to reduce traffic noise;
14. Subject property must complete annexation to both Sacramento Regional County Sanitation District and County Sanitation District No. 1 of Sacramento County prior to recordation of the map prior to the approval of improvements plans, whichever occurs first;
15. Dedicate a standard 12.5-foot public utility easement for underground electrical and public utility facilities and appurtenances adjacent to all public ways;
16. Dedicate a standard 12.5-foot public utility easement for underground electrical and public utility facilities and appurtenances adjacent to Elder Creek Road;
17. Align east-west street to meet proposed subdivision to the west (P90-103);
18. Provide a tangent section between the revised curbs to the satisfaction of the Traffic Engineer;
19. Properly abandon existing well under permit from the City/County Health Division;
20. Locate and properly destroy existing septic system;
21. Properly dispose of refuse, corroding drums, tires, etc.;
22. Applicant shall comply with mitigation measures stated in the Negative Declaration in P90-066 on file at the City Planning Division. A note referencing compliance with mitigation measures shall be placed on the final map and in the deeds to all affected lots to the satisfaction of the City Environmental Review Coordinator;
23. Any removal of existing structures shall comply with all City building regulations prior to the recordation of the final map;
24. Applicant shall submit a Tree Preservation Plan to the satisfaction of the City Arborist prior to recordation of the final map.

25. *Place a note on the final map: Individual dwellings shall be subject to Design Board staff review and approval prior to issuance of building permit. If model homes are provided for the subdivision only the model homes shall require approval. (Added by staff)*

002004



LAND USE & ZONING MAP



VICINITY MAP

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N

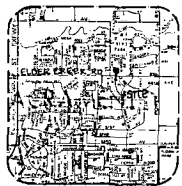
002006
P90-066

5-24-90

Item No. 6

990-066

S-24-90



VICINITY MAP
NO SCALE

OWNER:
ELDER CREEK GARDEN LIMITED PARTNERSHIP
3750 AUBURN BOULEVARD, SUITE C
SACRAMENTO, CA 95821

LEGAL DESCRIPTION:
LOTS 17 & 18 AS SHOWN ON THE
MAP OF "SOUTH SACRAMENTO GARDENS"

AREA:
4.98 ± ACRES (NET)
5.00 ± ACRES (GROSS)

ZONING:
R-1 (EXISTING & PROPOSED)

USES:
VACANT

LOT SIZES:
VARY IN SIZE: 5252 ± SF TO 10,335 ± SF

NUMBER OF LOTS:
EXISTING: THREE
PROPOSED: TWENTY-TWO SINGLE FAMILY
TWO HALF PLEX UNITS

SCHOOL DISTRICT:
SACRAMENTO UNIFIED SCHOOL DISTRICT

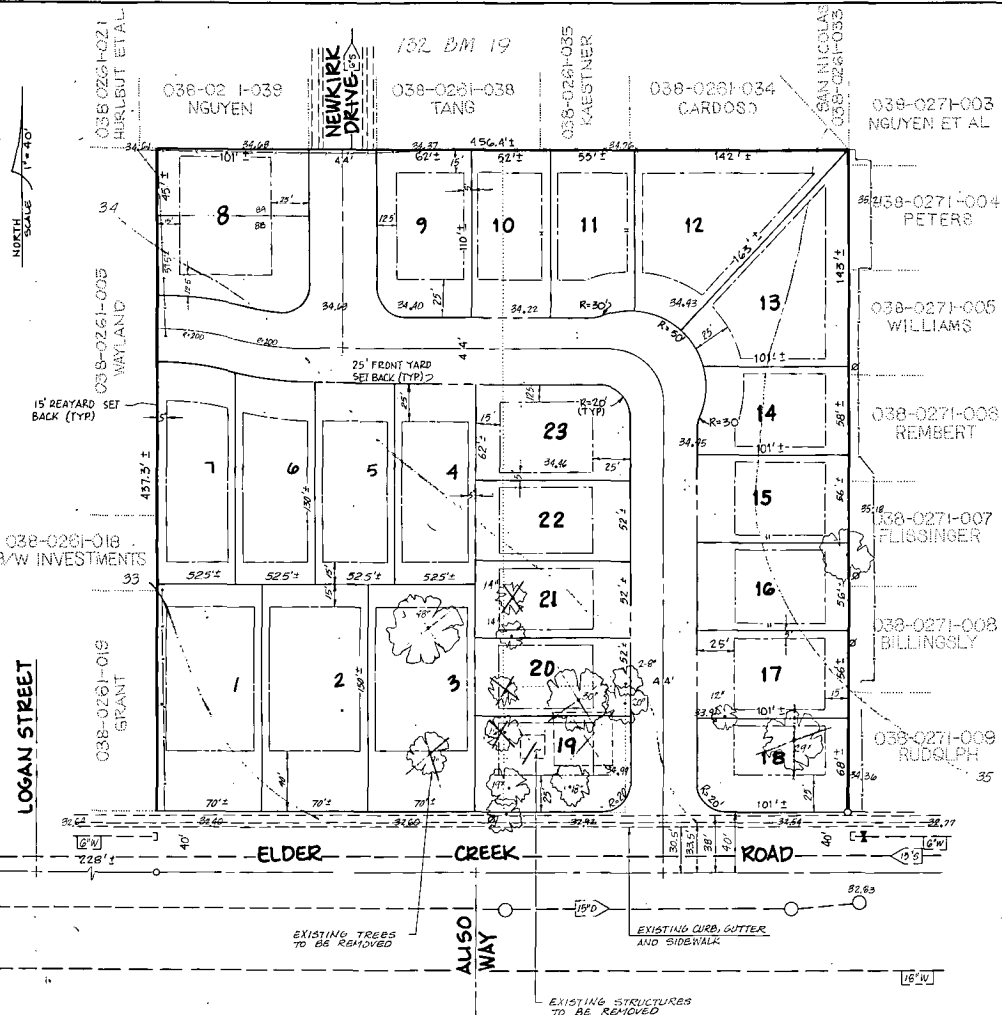
PARK & RECREATION:
SACRAMENTO PARK & RECREATION

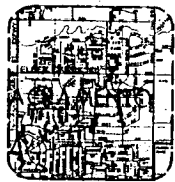
SOURCE OF WATER:
CITY OF SACRAMENTO

FIRE DISTRICT:
CITY OF SACRAMENTO

SANITATION FACILITIES:
CITY OF SACRAMENTO

DRAINAGE FACILITIES:
CITY OF SACRAMENTO





VICINITY MAP
NO SCALE

OWNER:
ELDER CREEK GARDEN LIMITED PARTNERSHIP
3150 AUBURN BOULEVARD, SUITE C
SACRAMENTO, CA 95821

LEGAL DESCRIPTION:
LOTS 17 & 18 AS SHOWN ON THE
MAP OF "SOUTH SACRAMENTO GARDENS"

AREA:
4.58 ± ACRES (NET)
5.00 ± ACRES (GROSS)

ZONING:
R-1 (EXISTING & PROPOSED)

USES:
VACANT

LOT SIZES:
VARY IN SIZE: 5252 ± SF TO 10,835 ± SF

NUMBER OF LOTS:
EXISTING: THREE
PROPOSED: TWENTY FIVE

SCHOOL DISTRICT:
SACRAMENTO UNIFIED SCHOOL DISTRICT

PARK & RECREATION:
SACRAMENTO PARK & RECREATION

SOURCE OF WATER:
CITY OF SACRAMENTO

FIRE DISTRICT:
CITY OF SACRAMENTO

SANITATION FACILITIES:
CITY OF SACRAMENTO

DRAINAGE FACILITIES:
CITY OF SACRAMENTO



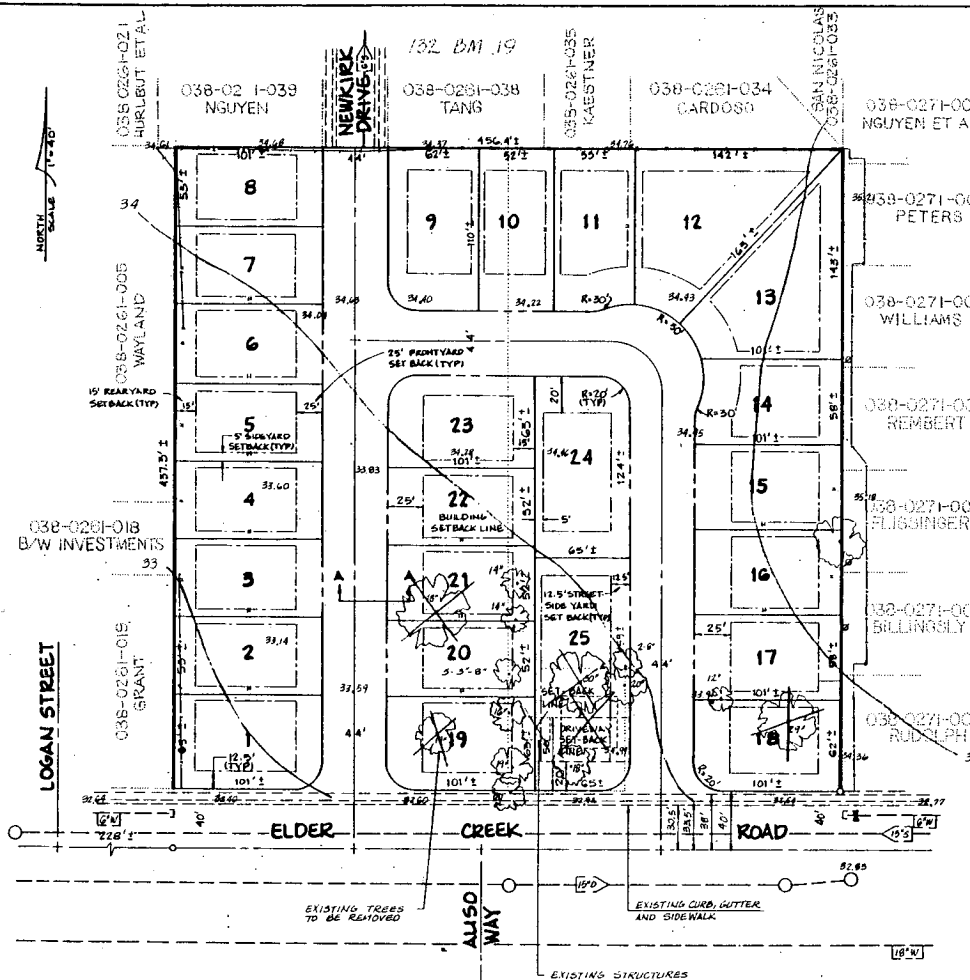
IMPROVEMENT REQUIREMENTS:
SUBDIVISION IMPROVEMENTS AS REQUIRED BY
CITY OF SACRAMENTO

DENSITY:
25 UNITS / 5.0 ± ACRES = 5 UNITS / ACRE

TENTATIVE SUBDIVISION MAP
ELDER CREEK GARDEN
APN NO. 038-0261-003, 006, & 007
CITY OF SACRAMENTO CALIFORNIA

AREA
WEST ENGINEERS, INC.
1418 SANDALWOOD DRIVE
CITRUS HEIGHTS, CA 95621
(916) 725-5551 (916) 969-5551
CIVIL ENGINEERING - PLANNING - SURVEYING

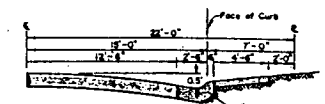
NO.	DESCRIPTION	COUNTY APPROVAL	DATE	SCALE	JOB NO.
				HORIZ: 1" = 40'	89-102
				VERT: N/A	SHEET
				DATE: DEC 1989	1 of 1



LEGEND:

JOINT UTILITY POLE	○
FIRE HYDRANT	●
DROP INLET	○
MANHOLE	○
WATER LINE, VALVE	○
GAS LINE	○
SEWER LINE	○
DRAIN LINE	○
SEWER FLUSHING BRANCH	○
DRAINAGE FLOW	→
FENCE	—
CONTOUR LINE, ELEVATION	197.6
SPOT ELEVATION	197.6
TREE, TRUNK DIA APPROX	○
PRIVILEGE	○

NOTE:
ALL TREES SHOWN ARE ORNAMENTAL.



44R. R.O.W. RESIDENTIAL
TYPICAL HALF-SECTION A-A
NO SCALE

GRAPHIC SCALE 1" = 40'
0 20 40 60 80 100 120 140

Exhibit B
Original
Submittal

990 068

002009

your picture above
separate strip family
reel

03/28/90 subject note

