



10.3

DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
SACRAMENTO, CA

July 23, 1991

City Council
Sacramento, California

Honorable Members in Session:

- SUBJECT:**
1. NEGATIVE DECLARATION
 2. TENTATIVE MAP TO SUBDIVIDE 3.76± ACRES INTO 23 SINGLE FAMILY AND TWO HALFPLEX LOTS IN THE (R-1) ZONE
 3. SUBDIVISION MODIFICATION TO CREATE FOUR PARCELS LESS THAN 52 FEET WIDE
 4. SUBDIVISION MODIFICATION TO CREATE TEN PARCELS LESS THAN 100 FEET DEEP
 5. SUBDIVISION MODIFICATION TO CREATE EIGHT PARCELS LESS THAN 5,200 SQUARE FEET

LOCATION: Northeast corner of Lemon Hill Avenue and Bellview Avenue

Owner: Chris Kephart, 9035 Custody Court

Applicant: Rose's Engineering, 9070 Elk Grove Blvd., CA 95624

SUMMARY

This is a request for a tentative map to divide 4.24± acres into 23 Single Family lots and two halfplex lots in the Standard Single Family (R-1) Zone. The proposal also includes Subdivision Modifications to allow lots less than 52 feet in width (4), lots less than 5,200 square feet in area (8). The Planning Commission and Planning Staff recommend approval of the requests.

APPROVED
BY THE CITY COUNCIL

JUL 23 1991

OFFICE OF THE
CITY CLERK

ADMINISTRATION
ROOM 300
95814-2987
916-449-5571

ECONOMIC DEVELOPMENT
ROOM 300
95814-2987
916-449-1223

NUISANCE ABATEMENT
ROOM 301
95814-3982
916-449-5948

①

City Council
Northeast corner of Lemon Hill Avenue and Bellview Avenue
(P90-067)
July 23, 1991
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BACKGROUND

The General Plan designates the subject site as Low Density Residential (4-15 du/na) and the South Sacramento Community Plan designates the site Residential (4-8 du/na). The net density of the project is 6.6 dwelling units per net acre.

The request is for a tentative map to subdivide 4.24± partially developed acres into 23 single family lots and two halfplex lots. The subject site is developed with three single family units and one detached garage. Because of their condition and proximity to proposed property lines, two of the houses and the detached garage will be removed.

The request also includes subdivision modifications to create four parcels less than 52 feet in width, ten parcels less than 100 feet in depth and eight parcels less than 5,200 square feet in area. Because of the existing surrounding development and newly approved subdivision to the west and required street widths, these parcel modifications are necessary. A site plan with building footprints for the substandard parcels indicates the units will comply with the setbacks and lot coverage requirements.

The Environmental Coordinator has determined that the proposed project would not have a significant effect on the environment; therefore, a Negative Declaration has been prepared. In compliance with Section 15070(B) of the California Environmental Quality Act Guidelines, the applicant has incorporated mandatory 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.

VOTE OF CITY PLANNING COMMISSION

On May 23, 1991 the Planning Commission voted eight ayes, one absent to recommend approval of the request.

FINANCIAL DATA

Not applicable.

POLICY CONSIDERATION

This project is consistent with the General Plan and South Sacramento Community Plan.

City Council
Northeast corner of Lemon Hill Avenue and Bellview Avenue
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MBE/WBE EFFORTS

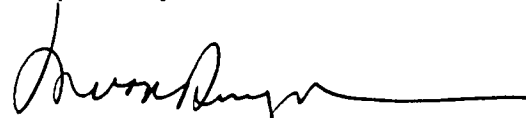
Not applicable.

RECOMMENDATION

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

1. Ratify the Negative Declaration
2. Adopt the attached resolution which approves the tentative map and Subdivision Modification

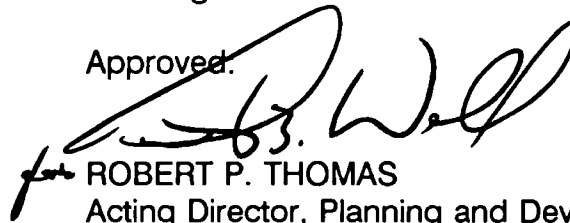
Respectfully submitted,



MARTY VAN DUYN
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

Approved.



ROBERT P. THOMAS
Acting Director, Planning and Development

Contact Person:

Will Weitman, Principal Planner
449-5604

July 23, 1991
District No. 6

MMD:WW:pc
P90-067.cc

Attachments

AMENDED 7/23/91

RESOLUTION NO. 90-580

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

APPROVED
BY THE CITY COUNCIL

JUL 23 1991

OFFICE OF THE
CITY CLERK

A RESOLUTION ADOPTING FINDINGS OF FACT AND TENTATIVE
MAP FOR PROPERTY LOCATED AT NORTHEAST CORNER OF
LEMON HILL AVENUE AND BELLVIEW AVENUE

(P90-067) (APN: 038-0051-008)

WHEREAS, the City Council on _____, held a public hearing on the request for approval of a tentative map for property located at the above described location;

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 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 herein, as follows:

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

- A. An Initial Study was conducted by the Environmental Coordinator in order to evaluate the potential for adverse environmental impact;
 - B. There is no evidence before the City to indicate that the proposed project will have any potential for adverse effect on wildlife resources.
2. None of the conditions described in Government Code Section 66474, subsections (a) through (g) inclusive, exist with respect to the proposed subdivision.
 3. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan, and Chapter 40 of the City Code, which is a Specific Plan of the City. Both the City General Plan and the South Sacramento Community Plan designate the subject site for residential uses.
 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. In the matter of the hereby approved requested subdivision modifications to create ten lots less than 100 feet in depth, four lots less than 52 feet in width, and eight lots less than 5,200 square feet;
 - a. The City Council determines that it is impossible, impracticable and undesirable in this particular case to conform to the strict application of City Code Chapter 40 in that the surrounding development and the existing dwellings create the substandard parcels.
 - b. The cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification.
 - c. The modification will not be detrimental to the public health, safety, or welfare, or be injurious to other properties in the vicinity in that the substandard lots will comply with front, side and rear yard setback.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

- d. That granting the modification is in accord with the intent and purpose of these regulations and is consistent with the General Plan and with all other applicable Specific Plans of the City in that the property is designated for residential uses.
7. 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 Public Works Department;
 - 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. Meet all County Sanitation District requirements;
 - E. Submit a soils test prepared by a registered engineer to be used in street design;
 - F. 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;
 - G. Dedicate a standard 12.5 foot public utility easement for underground public utility facilities and appurtenances adjacent to all public ways;
 - H. Dedicate right-of-way along Belleview Avenue to 25 foot half street. Reconstruct Belleview Avenue with full improvements southbound and 15 foot of paving northbound;
 - I. Dedicate and construct 71st Street to a 22 foot half street with a 12 foot paved lane southbound. Requires offsite dedication. City will condemn at developer's expense, if necessary;

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

- J. Subject property must complete annexation to both the Sacramento Regional County Sanitation District and County Sanitation District No. 1 of Sacramento County prior to recordation of the map or prior to the approval of improvement plans, whichever comes first;
- K. Properly abandon under permit, from the City and County Environmental Health Division, any well or septic system located on the property.
- L. A Tree Preservation plan shall be reviewed and approved by the City Arborist prior to recordation of the Final Map;
- M. East-west streets shown as 39th Street and Gift Lane shall align with streets previously approved to the west Lemon Crest Estates (P90-115);
- N. Show all existing easements;
- O. Existing structure on Lots 18-21 shall be demolished prior to filing of the Final Map;
- P. Streets shall be named to City Standard's as designated on the Street Name approval form;
- Q. Place note on Final Map: Applicant shall comply with the mandatory mitigation measures required by the Environmental Services Manager on file in the Planning Division Office (P90-067);
- R. Notice: Property to be subdivided in accordance with this map may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are contained in the U.S. Army Corps of Engineers Flood Insurance Study Working Map for the Sacramento Community, dated January 1989, available at the City of Sacramento's Public Works Department, Development Services Division, Room 100, 927 10th Street; and,
- S. Dwelling located on Lot 22 shall have the required garage prior to issuance of any final building permit.
- * T. Prior to recordation of the final map, applicant shall negotiate with the Sacramento City Unified School District a mutually agreeable and voluntary written agreement in satisfaction of the proposed subdivision's school facilities impacts on the District, and subject to ratification by the District's Board of Trustees.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

- U. Place a note on the final map: All dwellings shall be reviewed by the Design Review staff for design quality and compatibility prior to issuance of building permits.

MAYOR

ATTEST:

CITY CLERK

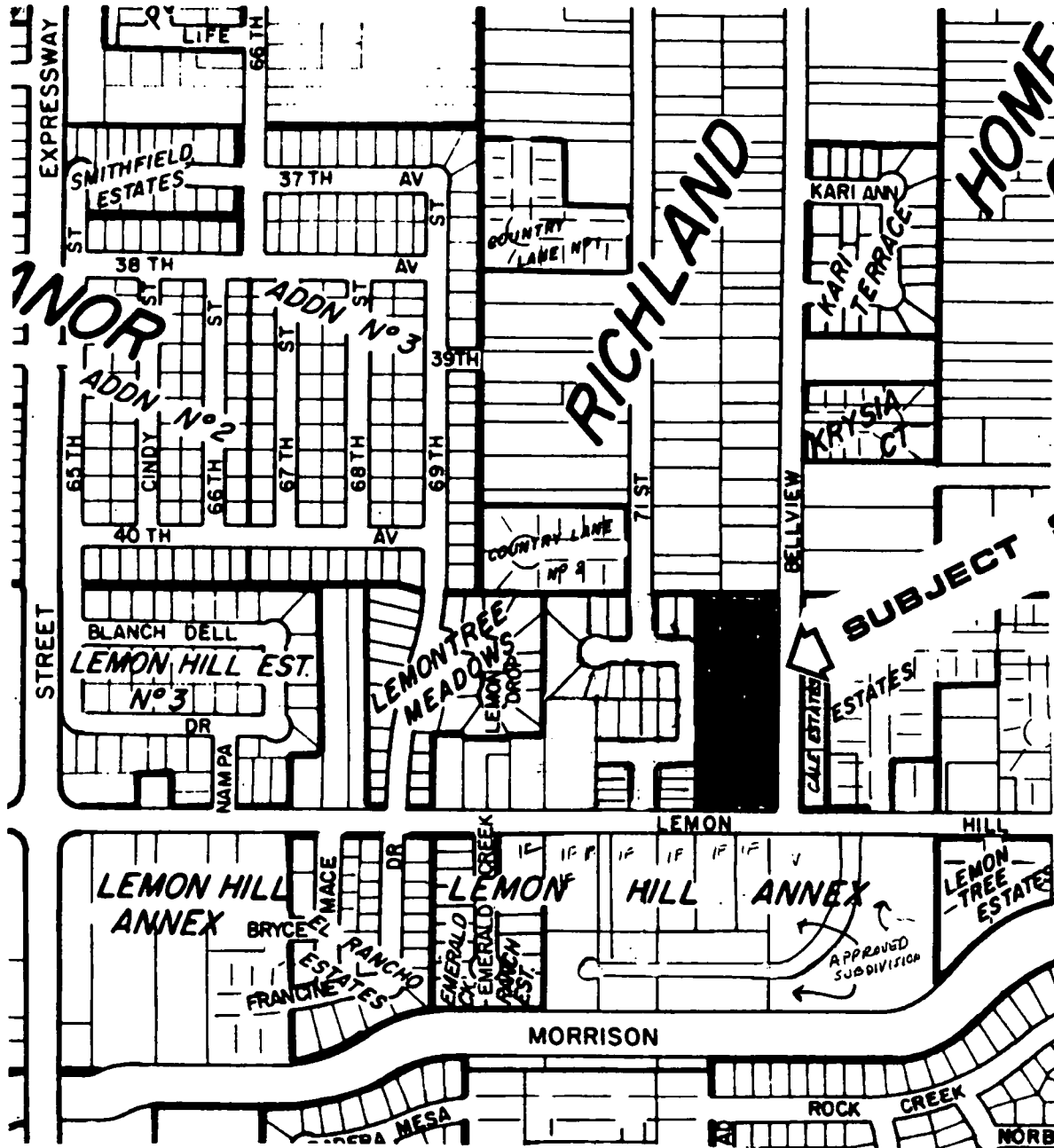
P90-067.cc

* amended by staff 7/23/91

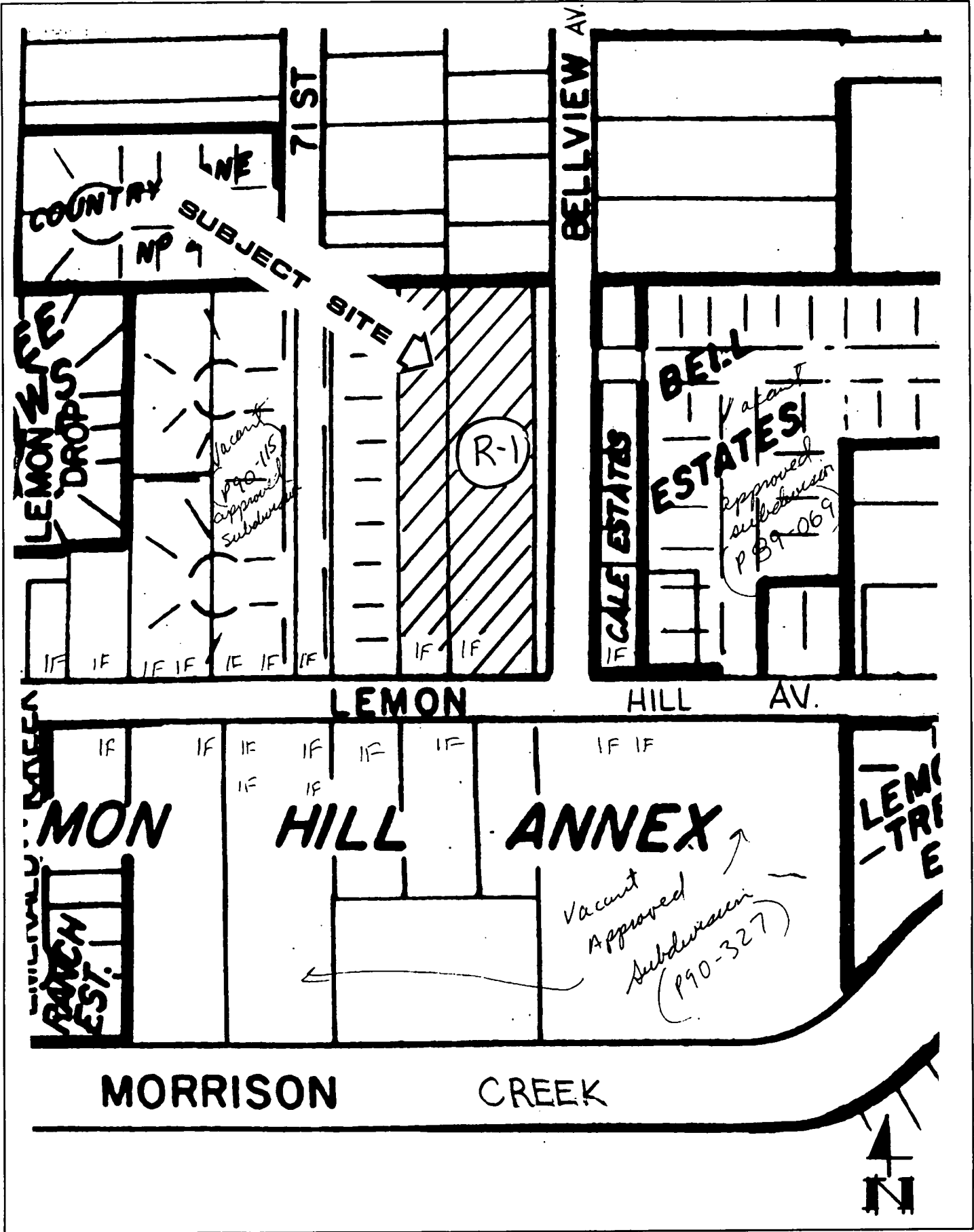
FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____



VICINITY MAP



LAND USE & ZONING MAP

PLAN 117

MAY 22 1991

1141



BELL CREST ESTATES SUBDIVISION

A PORTION OF LOT 7 AS SHOWN ON 8 BM 10

CITY of SACRAMENTO CALIFORNIA
APRIL, 1991 1"=50'

ROSE'S ENGINEERING - GEOLOGY & SURVEYING INC.
L.S. 3646 R.C.E. 24996 R.C.E. 25713
SHEET 1 OF 2 SHEETS

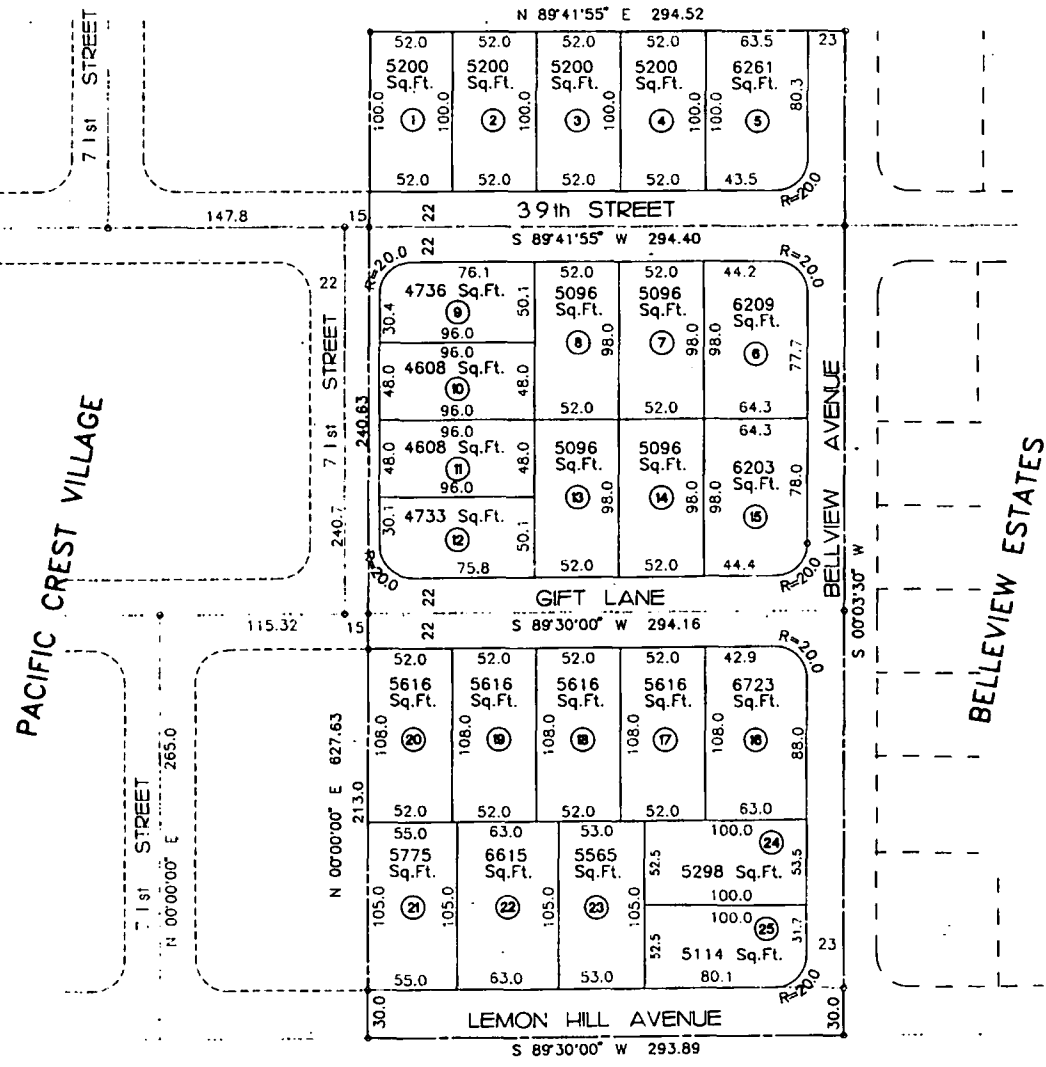


EXHIBIT A

**SACRAMENTO CITY PLANNING COMMISSION
VOTING RECORD**

Meeting Date
<u>May 23, 1991</u>
Item Number
<u>16F</u>
Permit Number
<u>P90-067</u>

ENTITLEMENTS

- | | |
|---|--|
| <input type="checkbox"/> GENERAL PLAN AMENDMENT | <input type="checkbox"/> TENTATIVE MAP |
| <input type="checkbox"/> COMMUNITY PLAN AMENDMENT | <input checked="" type="checkbox"/> SUBDIVISION MODIFICATION |
| <input type="checkbox"/> REZONING | <input type="checkbox"/> LOT LINE ADJUSTMENT |
| <input type="checkbox"/> SPECIAL PERMIT | <input type="checkbox"/> ENVIRONMENTAL DETERMINATION |
| <input type="checkbox"/> VARIANCE | <input type="checkbox"/> OTHER _____ |

Staff Recommendation
<input checked="" type="checkbox"/> Favorable <input type="checkbox"/> Unfavorable
<input type="checkbox"/> Correspondence
<input type="checkbox"/> Petition

LOCATION: <u>7301 Lemon Hill Avenue</u>

APPROPRIATES

NAME	ADDRESS

OAPPROPRIATES

NAME	ADDRESS

MOTION # _____

MOTION

	Yes	No	Motion	Second
BECERRA	✓			
CHINN	✓			
HOLLICK	✓			
HOLLOWAY	✓		✓	
OTTO	<i>absent</i>			
REYNA	✓			✓
ROSEN	✓			
YEE	✓			
NOTESTINE	✓			

- | | |
|---|---|
| <input type="checkbox"/> To Approve | <input checked="" type="checkbox"/> To recommend approval & forward to City Council |
| <input type="checkbox"/> To Deny | <input type="checkbox"/> To recommend approval subject to cond. & forward to City Council |
| <input type="checkbox"/> To approve subject to cond. & based on find. of fact in staff report | <input type="checkbox"/> To ratify negative declaration |
| <input type="checkbox"/> To approve/deny based on find. of fact in staff report | <input type="checkbox"/> To continue to _____ |
| <input type="checkbox"/> Intent to approve/deny subject to cond. & based on find. of fact due _____ | <input type="checkbox"/> meeting |
| | <input type="checkbox"/> Other _____ |

CITY PLANNING COMMISSION
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT Rose's Engineering, 9070 Elk Grove Blvd., Elk Grove, CA 95624
OWNER Chris Kephart, 9035 Custom Court, Sacramento, CA 95826
PLANS BY Rose's Engineering
FILING DATE 02-19-91 ENVIR. DET. Neg. Dec. REPORT BY DCS
ASSESSOR'S PCL. NO. 038-0051-007 & 008

- APPLICATION:
- A. Negative Declaration;
 - B. Tentative Map to divide 4.24± partially developed acres into 23 single family and two halfplex lots in the Standard Single Family (R-1) zone;
 - C. Variance to create four lots less than 52 feet wide;
 - D. Variance to create ten lots less than 100 feet in depth;
 - E. Subdivision Modification to create four lots less than 52 feet wide; and,
 - F. Subdivision Modification to create ten lots less than 100 feet in depth.

LOCATION: 7121 and 7301 Lemon Hill Avenue

PROPOSAL: The applicant is requesting a tentative subdivision map to subdivide 4.24± partially developed acres into 23 Single Family and two halfplex 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: Residential (4-8 du/na)
Existing Zoning of Site: R-1
Existing Land Use of Site: There are currently three residences and one detached garage on-site

Surrounding Land Use and Zoning:

	Setbacks: Required: Provided:
North: Residential, R-1	Front: 25' Setbacks
South: Residential, R-1	Side(Int): 5' Will Be
East: Residential, R-1	Side(St): 12.5' Provided
West: Residential, R-1	Rear: 15' As Required

Property Dimensions: 205' X 597'
Property Area: 4.24± gross acres; 3.77 net acres
Density of Development: 6.6± d.u. per net acre
Topography: Flat
Street Improvements: Existing
Utilities: Existing

School District:

Sacramento City Unified School District

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On April 17, 1991, by a vote of six ayes and three absent, the Subdivision Review Committee voted to recommend approval of the tentative map subject to the conditions of approval listed below.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of 4.24+ acres in the Standard Single Family (R-1) zone. The site is presently developed with three residential units and one detached garage. Because of their condition and proximity to proposed property lines, two of the houses and the detached garage will be removed. In addition, the existing house on Lot 22 will be required to have a garage. The General Plan designates the subject site as Low Density Residential (4-15 du/na). The South Sacramento Community Plan designates the site Residential (4-8 du/na). The net density of the project is 6.6 dwelling units per net acre which is consistent with the General Plan and South Sacramento Community Plan policies for the site. The surrounding land use and zoning for the subject site are Single Family Residential (R-1).

B. Applicant's Proposal

The applicant is requesting a tentative map to subdivide 4.24+ partially developed acres into 23 single family and two halfplex lots in the Standard Single Family (R-1) zone. In addition to the tentative map, two variances and two subdivision modifications to create lots less than the required widths and depths are requested.

C. Staff Analysis

Site Design and Lot Layout- The subdivision would create 23 single family and two halfplex lots. The single family lots primarily range in size from 4700 to 7,000+ square feet. Staff finds that the overall design of the map is compatible with the General Plan, zoning and surrounding land uses.

Variances and Subdivision Modifications- Because of the existing surrounding development and required street widths, there will be four parcels that have widths of about 49 feet rather than the required 52 feet (Lots 9, 10, 11 & 12). In addition, ten lots will be approximately 96 feet in depth rather than the required 100 feet (Lots 6 - 16). These parcels require approval of variances and subdivision modifications before they can be created. Exhibits B and C identify the substandard parcels and provide site plans demonstrating that the proposed residential units will meet the building setbacks and lot coverage requirements. The applicant has worked with staff over the past year in assembling these properties for development. Staff supports the requests as they maximize the potential of the property and have no unusual impact on the neighborhood.

School District Comments- The project is located within the Sacramento Unified School District. Because the school district is overcrowded the applicant has agreed to participate in a Mello- Roos community facilities district to help mitigate the impacts of the development on the school district. The Mello- Roos community facilities district is expected to be formed within 12 months of the Planning Commission hearing of this project. A condition has been included which will require participation in the Mello- Roos district.

ENVIRONMENTAL DETERMINATION: The Environmental Services Manager has determined that the project, as proposed, will not have a significant impact to the environment; therefore, a Negative Declaration has been prepared. Mandatory mitigation measures shall be incorporated into the project to reduce potential environmental impacts to below a level of significance. The mandatory mitigation measures are listed below.

RECOMMENDATION: Staff recommends the Planning Commission take the following actions:

- A. Ratify the Negative Declaration;
- B. Recommend approval of the Tentative Map to divide 4.24± partially developed acres into 23 single family and two halfplex lots in the Standard Single Family (R-1) zone and forward to the City Council;
- C. Approve the Variance to create four lots less than 52 feet wide subject to the conditions and based on the findings of fact that follow;
- D. Approve the Variance to ten lots less than 100 feet in depth subject to conditions and based on the findings of fact that follow;
- E. Recommend approval of the Subdivision Modification to create four lots less than 52 feet wide and forward to the City Council; and,
- F. Recommend approval of the Subdivision Modification to create ten lots less than 100 feet in depth and forward to the City Council.

Conditions- Tentative Map:

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

1. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code;
2. Prepare a sewer and drainage study for the review and approval of the Public Works Department;
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;

4. Meet all County Sanitation District requirements;
5. Submit a soils test prepared by a registered engineer to be used in street design;
6. 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;
7. Dedicate a standard 12.5 foot public utility easement for underground public utility facilities and appurtenances adjacent to all public ways;
8. Dedicate right-of-way along Belleview Avenue to 25 foot half street. Reconstruct Belleview Avenue with full improvements southbound and 15 foot of paving northbound;
9. Dedicate and construct 71st Street to a 22 foot half street with a 12 foot paved lane southbound. Requires offsite dedication. City will condemn at developer's expense, if necessary;
10. Subject property must complete annexation to both the Sacramento Regional County Sanitation District and County Sanitation District No. 1 of Sacramento County prior to recordation of the map or prior to the approval of improvement plans, whichever comes first;
11. Properly abandon under permit, from the City and County Environmental Health Division, any well or septic system located on the property.
12. A Tree Preservation plan shall be reviewed and approved by the City Arborist prior to recordation of the Final Map;
13. East-west streets shown as 39th Street and Gift Lane shall align with streets previously approved to the west Lemon Crest Estates (P90-115);
14. Show all existing easements;
15. Existing structure on Lots 18-21 shall be demolished prior to filing of the Final Map;
16. Streets shall be named to City Standard's as designated on the Street Name approval form;
17. Place note on Final Map: Applicant shall comply with the mandatory mitigation measures required by the Environmental Services Manager on file in the Planning Division Office (P90-067);

18. Notice: Property to be subdivided in accordance with this map may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are contained in the U.S. Army Corps of Engineers Flood Insurance Study Working Map for the Sacramento Community, dated January 1989, available at the City of Sacramento's Public Works Department, Development Services Division, Room 100, 927 10th Street; and,
19. Dwelling located on Lot 22 shall have the required garage prior to issuance of any final building permit.
20. Applicant shall participate, or agree to participate, in the Mellow-Roos community facilities district prior to the issuance of any building permits.

Condition- Variance:

1. Individual dwellings shall be subject to Design Review Board staff approval prior to the issuance of a building permit. If models are provided for the subdivision, only the model homes shall require approval. The design shall include metal garage doors with automatic openers, full fencing, landscaping, irrigation and appropriate roofing (a minimum of 25 year composition, tile or shakes). No heating or air conditioning units shall be installed on roof tops;
2. All existing and new buildings shall meet the provisions of the City Planning and Building Division prior to final building inspections. Buildings to be removed shall be removed in compliance with adopted regulations prior to the issuance of building permits for new construction.

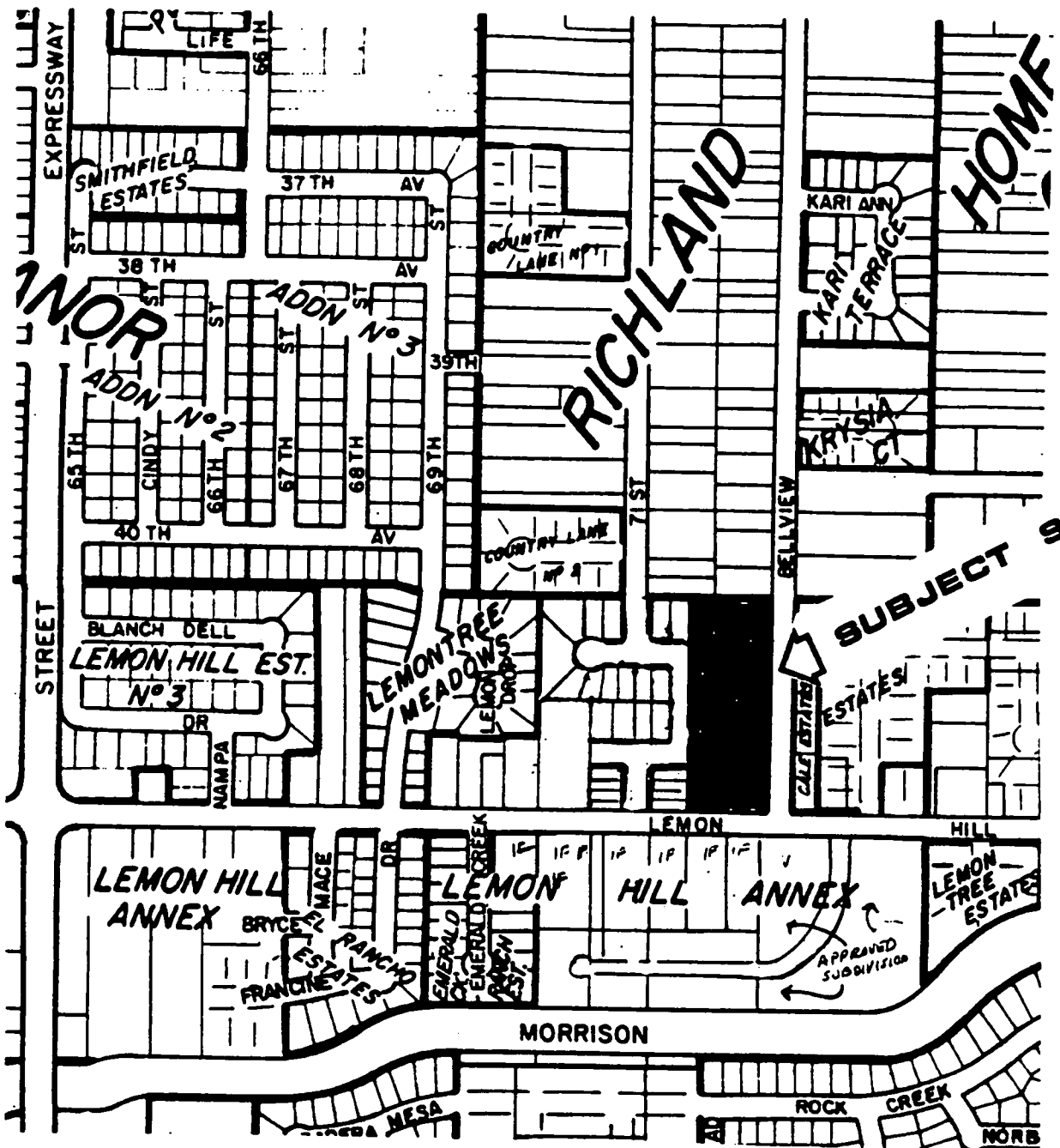
Mandatory Mitigation Measures:

- 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. Watering 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. Require construction contractors to designate a person or persons to oversee the dust abatement program and to order increased watering, as necessary.
6. Increase the frequency of city street cleaning along streets in the vicinity of the construction site.

Findings of Fact:

1. Granting the Variance does not constitute a special privilege extended to one property owner in that:
 - a. variances would be granted to other property owners facing similar circumstances; and,
 - b. existing conditions and surrounding development necessitate the reduced lot dimensions.
2. Granting the variance does not constitute a use variance in that an residential uses are allowed in the R-1 zone.
3. Granting the variance would not be injurious to the public welfare or properties in the vicinity in that City standards relating to street widths, turning radius and health standards shall be met.
4. The project is consistent with the General Plan which designates the site Low Density Residential (4-15 du/na) and the South Sacramento Community Plan which designates the site Residential (4-8 du/na).



HOMER

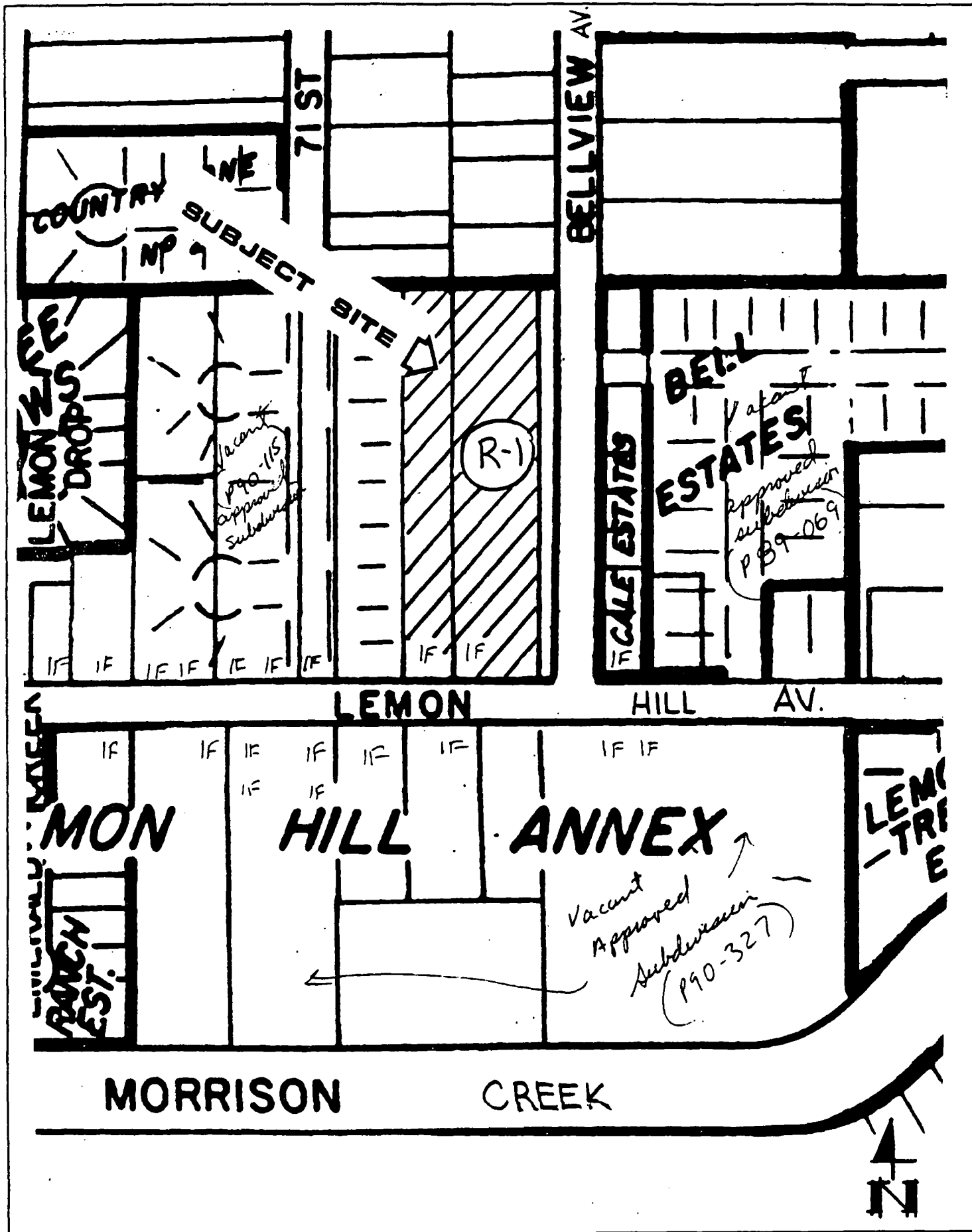
NOR

RICHLAND

SUBJECT SITE



VICINITY MAP



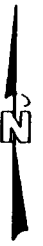
LAND USE & ZONING MAP

P90-0167

Mar 23 1991

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10



BELL CREST ESTATES SUBDIVISION

A PORTION OF LOT 7 AS SHOWN ON 8 BM 10

CITY of SACRAMENTO CALIFORNIA
APRIL, 1991 1"=50'

ROSE'S ENGINEERING - GEOLOGY & SURVEYING INC.
L.S. 3646 R.C.E. 24996 R.C.E. 25713
SHEET 1 OF 2 SHEETS

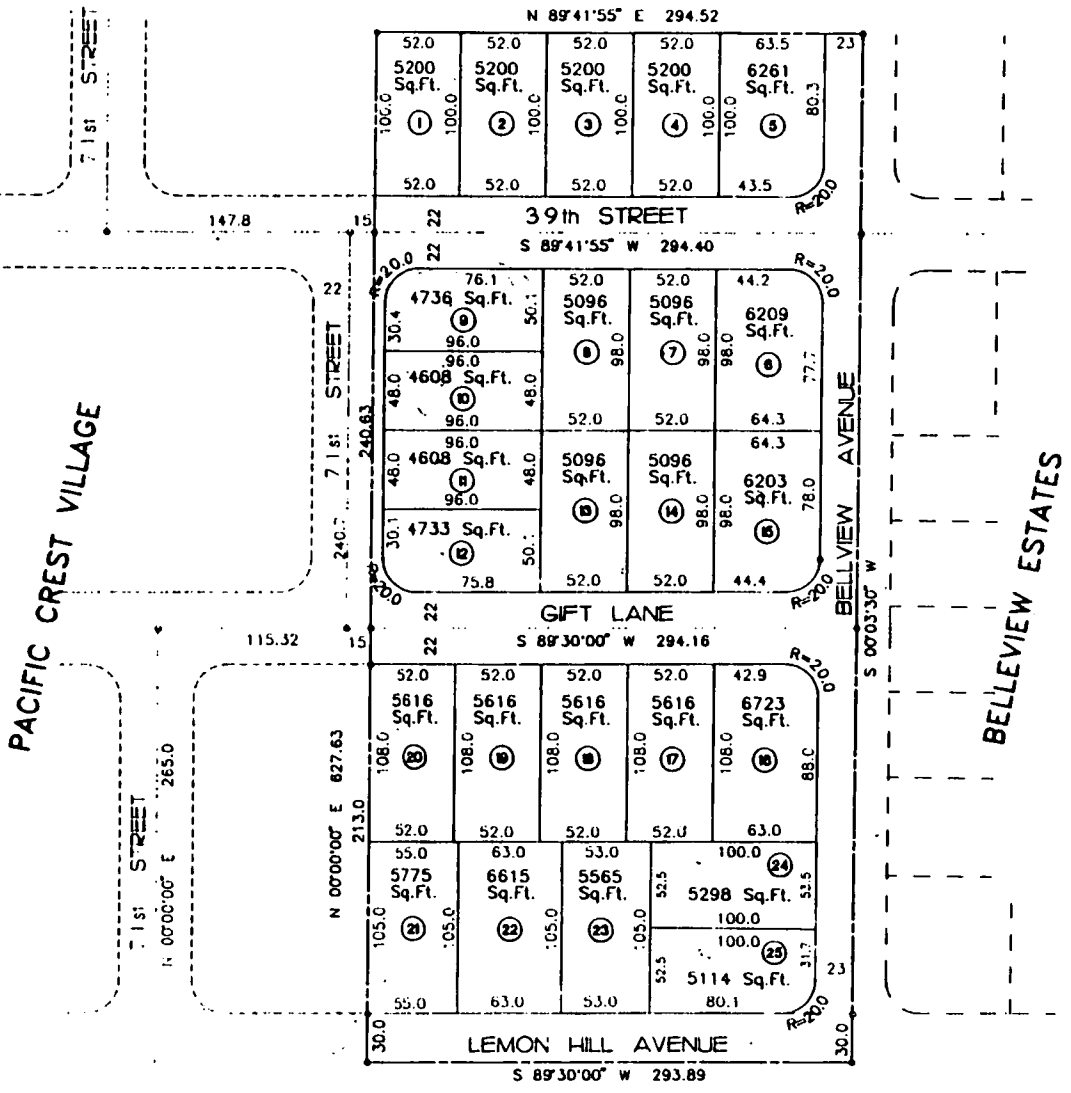


EXHIBIT A

EXHIBIT B
 SITE PLANS FOR
 VARIANCES &
 SUBMODS. (LOTS 6-16)

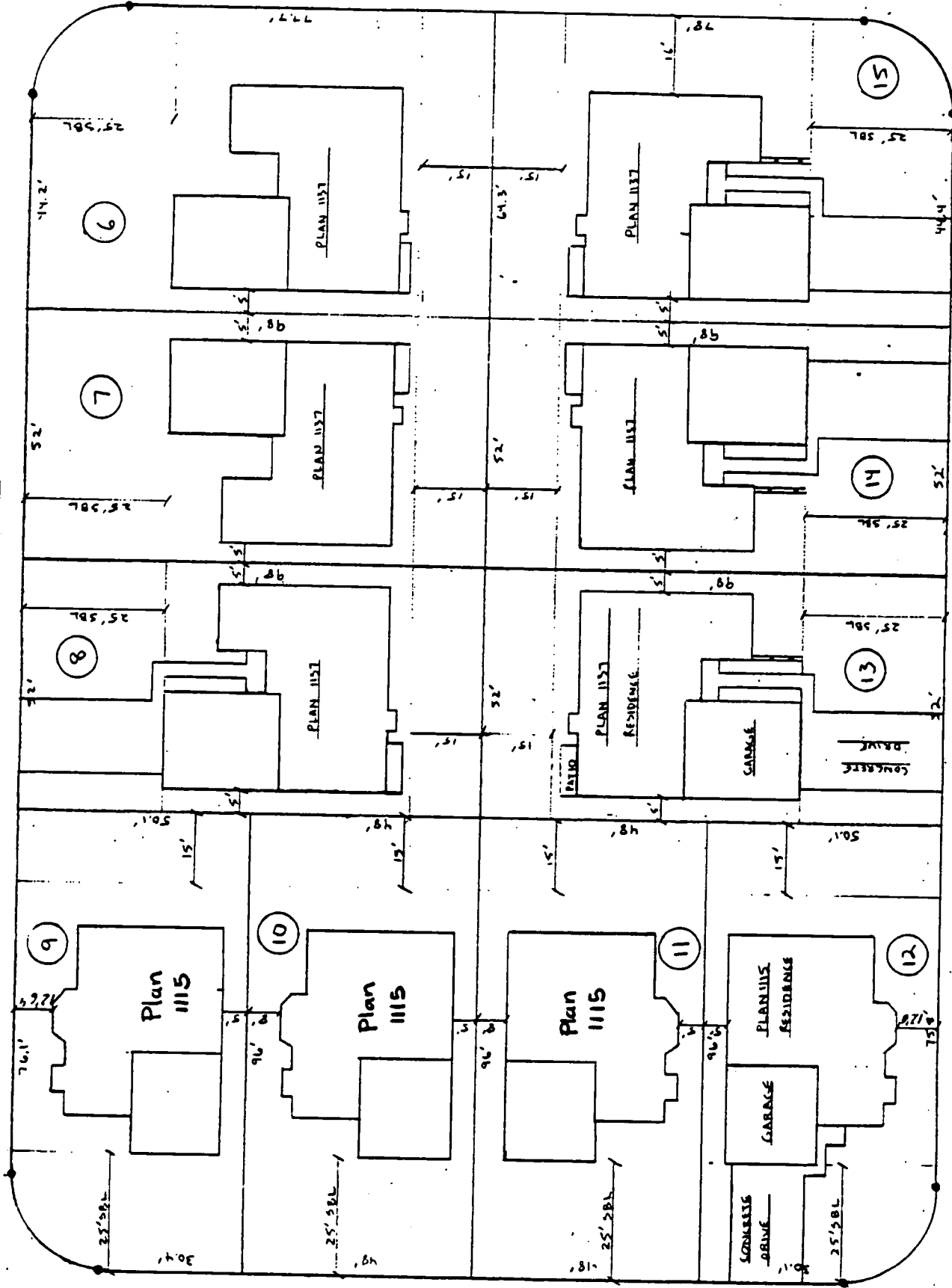
BELLCREST
 ESTATES
 PLOT PLAN
 1115 & 1137
 LOTS 6-16

SCALE 1" = 20'

Bellview Avenue

39th Street

Gill Lane

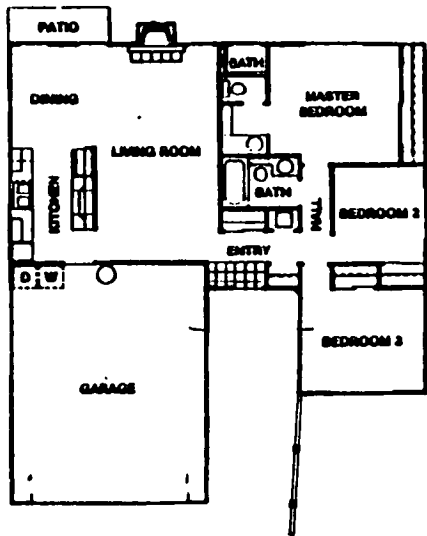


71st Street

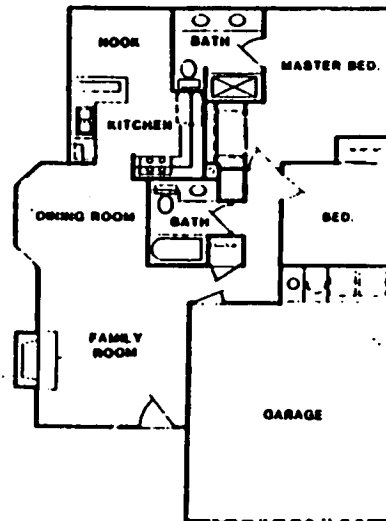
EC

16

BELLCREST ESTATES LOTS 6-16



PLAN 1137



PLAN 1115

EXHIBIT C
FLOOR PLANS
FOR LOTS 6-16

03

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

A RESOLUTION ADOPTING FINDINGS OF FACT AND TENTATIVE MAP FOR PROPERTY LOCATED AT NORTHEAST CORNER OF LEMON HILL AVENUE AND BELLVIEW AVENUE

(P90-067) (APN: 038-0051-008)

WHEREAS, the City Council on _____, held a public hearing on the request for approval of a tentative map for property located at the above described location;

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 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 herein, as follows:

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DATE ADOPTED: _____

- A. An Initial Study was conducted by the Environmental Coordinator in order to evaluate the potential for adverse environmental impact;
 - B. There is no evidence before the City to indicate that the proposed project will have any potential for adverse effect on wildlife resources.
2. None of the conditions described in Government Code Section 66474, subsections (a) through (g) inclusive, exist with respect to the proposed subdivision.
 3. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan, and Chapter 40 of the City Code, which is a Specific Plan of the City. Both the City General Plan and the South Sacramento Community Plan designate the subject site for residential uses.
 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. In the matter of the hereby approved requested subdivision modifications to create ten lots less than 100 feet in depth, four lots less than 52 feet in width, and eight lots less than 5,200 square feet;
 - a. The City Council determines that it is impossible, impracticable and undesirable in this particular case to conform to the strict application of City Code Chapter 40 in that the surrounding development and the existing dwellings create the substandard parcels.
 - b. The cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification.
 - c. The modification will not be detrimental to the public health, safety, or welfare, or be injurious to other properties in the vicinity in that the substandard lots will comply with front, side and rear yard setback.

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d. That granting the modification is in accord with the intent and purpose of these regulations and is consistent with the General Plan and with all other applicable Specific Plans of the City in that the property is designated for residential uses.

7. 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 Public Works Department;
- 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. Meet all County Sanitation District requirements;
- E. Submit a soils test prepared by a registered engineer to be used in street design;
- F. 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;
- G. Dedicate a standard 12.5 foot public utility easement for underground public utility facilities and appurtenances adjacent to all public ways;
- H. Dedicate right-of-way along Belleview Avenue to 25 foot half street. Reconstruct Belleview Avenue with full improvements southbound and 15 foot of paving northbound;
- I. Dedicate and construct 71st Street to a 22 foot half street with a 12 foot paved lane southbound. Requires offsite dedication. City will condemn at developer's expense, if necessary;

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- J. Subject property must complete annexation to both the Sacramento Regional County Sanitation District and County Sanitation District No. 1 of Sacramento County prior to recordation of the map or prior to the approval of improvement plans, whichever comes first;
- K. Properly abandon under permit, from the City and County Environmental Health Division, any well or septic system located on the property.
- L. A Tree Preservation plan shall be reviewed and approved by the City Arborist prior to recordation of the Final Map;
- M. East-west streets shown as 39th Street and Gift Lane shall align with streets previously approved to the west Lemon Crest Estates (P90-115);
- N. Show all existing easements;
- O. Existing structure on Lots 18-21 shall be demolished prior to filing of the Final Map;
- P. Streets shall be named to City Standard's as designated on the Street Name approval form;
- Q. Place note on Final Map: Applicant shall comply with the mandatory mitigation measures required by the Environmental Services Manager on file in the Planning Division Office (P90-067);
- R. Notice: Property to be subdivided in accordance with this map may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are contained in the U.S. Army Corps of Engineers Flood Insurance Study Working Map for the Sacramento Community, dated January 1989, available at the City of Sacramento's Public Works Department, Development Services Division, Room 100, 927 10th Street; and,
- S. Dwelling located on Lot 22 shall have the required garage prior to issuance of any final building permit.
- T. The applicant shall participate in a mitigation plan to be adopted by the Sacramento City Unified School District within the next 12 months. The proposed mitigation plan will be in the form of the establishment of a Mello-Roos Community Facilities District #2 that would not exceed \$5.04 per square foot.

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- U. Place a note on the final map: All dwellings shall be reviewed by the Design Review staff for design quality and compatibility prior to issuance of building permits.

MAYOR

ATTEST:

CITY CLERK

P90-067.cc

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RESOLUTION NO.: _____

DATE ADOPTED: _____



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10.3

THIS ITEM IS CONTINUED.

CONTINUED
FROM 7-16-91.
TO 7-23-91.