

P98-017 - Elder Creek Park

- REQUEST:
- A. Negative Declaration
  - B. Mitigation Monitoring Plan
  - C. Rezone 2.51 ± vacant acres from Standard Single Family (R-1) to Single Family Alternative (R-1A) for 16 single family lots (Lots 10-25) for future single family development.
  - D. Tentative Map to subdivide 6.0 ± acres into 33 single family lots for future single family residential development in the Standard Single Family (R-1) zone and proposed Single Family Alternative (R-1A) zone.

LOCATION: Elder Creek Road between Cougar Drive & 65<sup>th</sup> Street  
040-010-010,067  
South Sacramento Community Plan Area  
Sacramento Unified School District  
Council District 6

APPLICANT:	LTM Construction Inc., Bowdoin Pfeifer, (415)282-0115 1218 Michigan St. San Francisco, CA 94107
OWNER:	LTM Construction Inc., Bowdoin Pfeifer, (415)282-0115 1218 Michigan St. San Francisco, CA 94107
PLANS BY:	Rose's Engineering, 9070 Elk Grove Blvd. Elk Grove, CA 95624
APPLICATION FILED:	Original 2-25-98; Revised 7-31-98;
STAFF CONTACT:	Bridgette Williams, 264-5000

SUMMARY:

The applicant proposes to subdivide 6.0 ± vacant acres into 33 single family lots for future single family residential development within the South Sacramento Community Plan Area. The subdivision results in sixteen substandard size (width) single family lots. A Rezone from R-1 to R-1A is requested for the substandard lots. In order to meet the applicant's objectives, the project requires the discretionary planning entitlements described above. In evaluating the project, the basic issues relate to future building design, lot configuration and the project's compatibility with surrounding development.

RECOMMENDATION:

**Staff recommends approval of the project.** This recommendation is based on: 1) the project's consistency with existing land use designations in both the General Plan and South Sacramento Community Plan; 2) the proposal is consistent with policies in the General Plan and South Sacramento Community Plan relative to residential development; and 3) the project will be compatible with surrounding residential development. The issues identified above have also been addressed in the conditions of approval listed in the attached Notice of Decision.

PROJECT INFORMATION:

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

## Surrounding Land Use and Zoning:

North: Single Family Residences; R-1  
 South: Camellia Elementary School; R-1  
 East: Single Family Residences; R-1 & R-1A  
 West: Single Family & Residential ; R-1

Property Dimensions:	Irregular
Property Area:	6.0 ± gross acres 4.9 ± net acres
Density of Development:	6.7 dwelling units per net acre
Utilities:	Existing

OTHER APPROVALS REQUIRED: In addition to the entitlements requested, the applicant will also need to obtain the following permits or approvals, including, but not limited to:

<u>Permit</u>	<u>Agency</u>
*Special Permit (with CEQA review)	Planning Division
Final Map	Public Works, Development Services
Grading Permit	Public Works, Development Services
Building Permit	Development Services Division

\*Requires a public hearing.

BACKGROUND INFORMATION:

On March 14, 1991, the City Planning Commission recommended approval of a Tentative Map (P90-399) to subdivide 3.76± acres into 16 single family and five half-plex lots. On May 28, 1991, the City Council approved this Tentative Map. On June 24, 1993, the City Planning Commission granted a three-year extension for this Tentative Map (P93-084). On June 9, 1994, the City Planning Commission approved a Special Permit to construct 13 lots for single family development, recommended approval of a Rezone of a portion of the property from R-1 to R-1A and approved a Post Subdivision Modification to eliminate the five half-plex lots, which resulted in a subdivision of 24 single family lots (P94-030). The 24 single family lots approved are immediately adjacent (east) to the subject site. The single family lots are currently occupied with detached single family dwellings. The applicant's current request is to extend the overall single family development to the west, resulting in a subdivision of 33 lots and a Rezone from R-1 to R-1A for 16 of the 33 lots.

STAFF EVALUATION: Staff has the following comments:

A. Policy Considerations

The General Plan (SGPU) designates the project site for Low Density Residential (4-15 du/na) land use and the 1986 South Sacramento Community Plan (SSCP) designates the site for Residential (4-8 du/na) land use. The project as proposed will have a density of 6.7 dwelling units per net acre. The project, therefore, is consistent with both the SGPU and SSCP land use designations. The project is also consistent with goals and policies in both the General Plan and South Sacramento Community Plan.

The General Plan encourages the development of residential land uses in a manner which is efficient and utilizes existing and planned urban resources. The proposed subdivision map meets the objective. Additionally, the General Plan states that residential development can only be approved in areas such as the project vicinity where City services are provided in a manner which meets the needs of the proposed development. The General Plan also states that quality housing that is safe and attractive should be provided. The project will be conditioned to provide for high quality materials and design to remain in keeping with the existing single family dwellings in the immediate area.

The proposed project is consistent with the South Sacramento Community Plan goal of accommodating growth in an orderly and efficient manner which enhances the existing attractive features and provides assets to meet the community needs. The project as proposed meets this goal in that the subdivision is an extension of an existing residential development and will provide lot sizes and lot configurations that are compatible with the adjacent subdivision. In addition, the project provides for single family ownership opportunity in the area.

B. Rezone

The applicant is proposing to Rezone a portion (2.51± acres) of the 6.0± acre site from R-1 to R-1A zoning. The R-1A zone also allows for flexible lot widths and depths and building setbacks. As previously mentioned, 16 of the 33 single family lots will be substandard in width by comparison with the standard single family lot requirement of 52' x 100' for interior lots and 62' x 100' for corner lots. The substandard lot widths proposed range between 35 feet and 47 feet. Five of the 16 lots are on a cul-de-sac which results in lot widths between 35' to 38'. The proposed Rezone will be consistent with adjacent single family lots zoned R-1A that were approved with slightly smaller lot widths. The smaller lot widths proposed will, however, maintain overall lot coverages greater than the standard 5,200 square feet in area. In all instances, the lot depths are greater than 100 feet (122' to 146'). Staff, therefore, supports the proposed Rezone. Development on the R-1A zoned lots will require Special Permit approval by the City Planning Commission. Staff will, therefore, have the ability to review the overall design and material for each of the units.

C. Tentative Map Design

The proposed Tentative Map subdivides the 6.0± acres into 33 single family lots. The submitted map indicates an existing dwelling and two garages to be removed and one single family dwelling to remain. The dwelling to remain will be located on the proposed lot #19. The Tentative Map reflects 17 standard single family lots

and 16 substandard lots. The lots average between 5,200 sqft - 6,700 sqft. The proposed Tentative Map is an extension of the existing subdivision to the east of the site. The vehicular circulation pattern provides for a loop street connecting with the existing Krishna Drive and Radha Drive. Major access to the new subdivision will be off of Cougar Drive (see attached site plan). The Traffic Division finds the road circulation pattern to be adequate and has indicated that the street pattern provides for sufficient connections. The map as proposed is compatible with the adjacent residential subdivision relative to lot sizes and overall circulation. In addition, the project density remains consistent with the General Plan and South Sacramento Community Plan land use designations and R-1 and R-1A zoning. Therefore, staff has no objection to the proposed Tentative Map provided conditions listed in the attached Notice of Decision.

C. Site Plan Design/Zoning Requirements

As previously noted above, development on the R-1A zoned lots will require Special Permit approval by the City Planning Commission prior to issuance of building permits. Development in the R-1 zone will be required to comply with development standards specified in the City's Zoning Ordinance for single family development.

PROJECT REVIEW PROCESS:

A. Environmental Determination

The Environmental Services Manager has determined the project, as proposed, will not have a significant impact to 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 mandatory mitigation measures into the project plans to avoid identified impacts or to mitigate such impacts to a point where clearly no significant impacts will occur. These mitigation measures address noise. The mitigation measures are listed in the attached Mitigation Monitoring Plan.

B. Public/Neighborhood/Business Association Comments

The proposed project application packet was forwarded to the Avondale Action Committee and the Southeast Area Neighborhood Association. The surrounding land owners within a 500 foot radius of the project site were also notified of the project proposal. At the time of preparing the staff report no comments were received.

C. Summary of Agency Comments

The project has been reviewed by several City Departments and other agencies. The attached Notice of Decision and Findings of Fact summarizes the comments received.

D. Subdivision Review Committee Recommendation

On January 20, 1999, the Subdivision Review Committee, voted unanimously to recommend approval of the proposed Elder Creek Park Tentative Map subject to the conditions in the attached Notice of Decision and Findings of Fact.

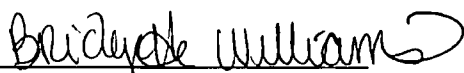
PROJECT APPROVAL PROCESS: Planning Commission has the authority to approve or deny the Tentative Map. The Planning Commission may recommend approval or denial by the City Council of the Rezone. The Planning Commission may action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action. Item C below, requires City Council approval.

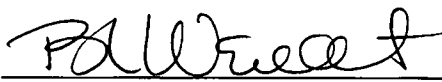
RECOMMENDATION: Staff recommends the Planning Commission take the following action:

- A. Adopt the attached Notice of Decision and Findings of Fact ratifying the Negative Declaration;
- B. Adopt the attached Notice of Decision and Findings of Fact approving the Mitigation Monitoring Plan;
- C. Recommend approval of the Rezone for 2.51 $\pm$  vacant acres from Standard Single Family (R-1) to Single Family Alternative (R-1A) for 16 lots (Lots 10-25) in the proposed subdivision.
- D. Adopt the attached Notice of Decision and Findings of Fact approving the Tentative Map to subdivide 6.0 $\pm$  acres into 33 single family lots for future residential development in the R-1 and R-1A zones.

Report Prepared By,

Report Reviewed By,

  
Bridgette Williams  
Associate Planner

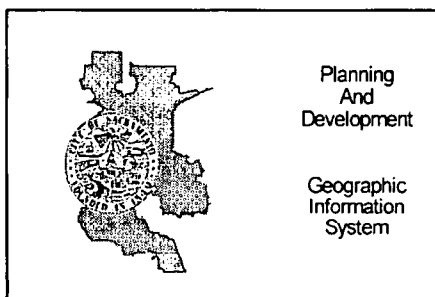
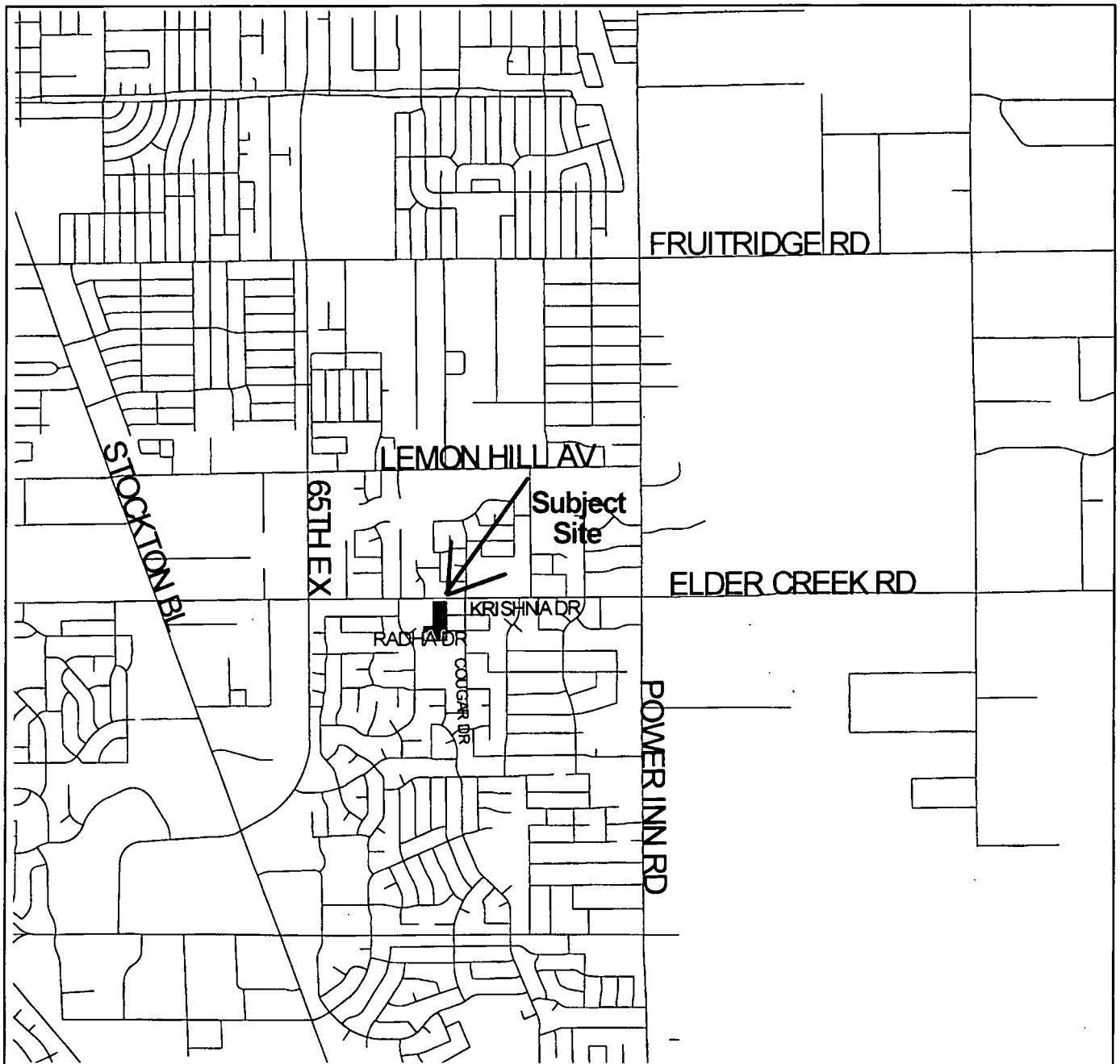
  
Barbara Wendt  
Senior Planner

Attachments

Attachment A	Vicinity Map
Attachment B	Land Use and Zoning Map
Attachment C	Notice of Decision & Findings of Fact
Exhibit C-1	Proposed Tentative Map Exhibit
Attachment D	Mitigation Monitoring Plan (MMP)
Exhibit D-1	Resolution Approving the MMP
Attachment E	Ordinance Adopting Rezone (For City Council Approval)
Exhibit E-1	Existing and Proposed Rezone Exhibit(s)

P98-017.SR

Attachment A



1000 0 1000 Feet

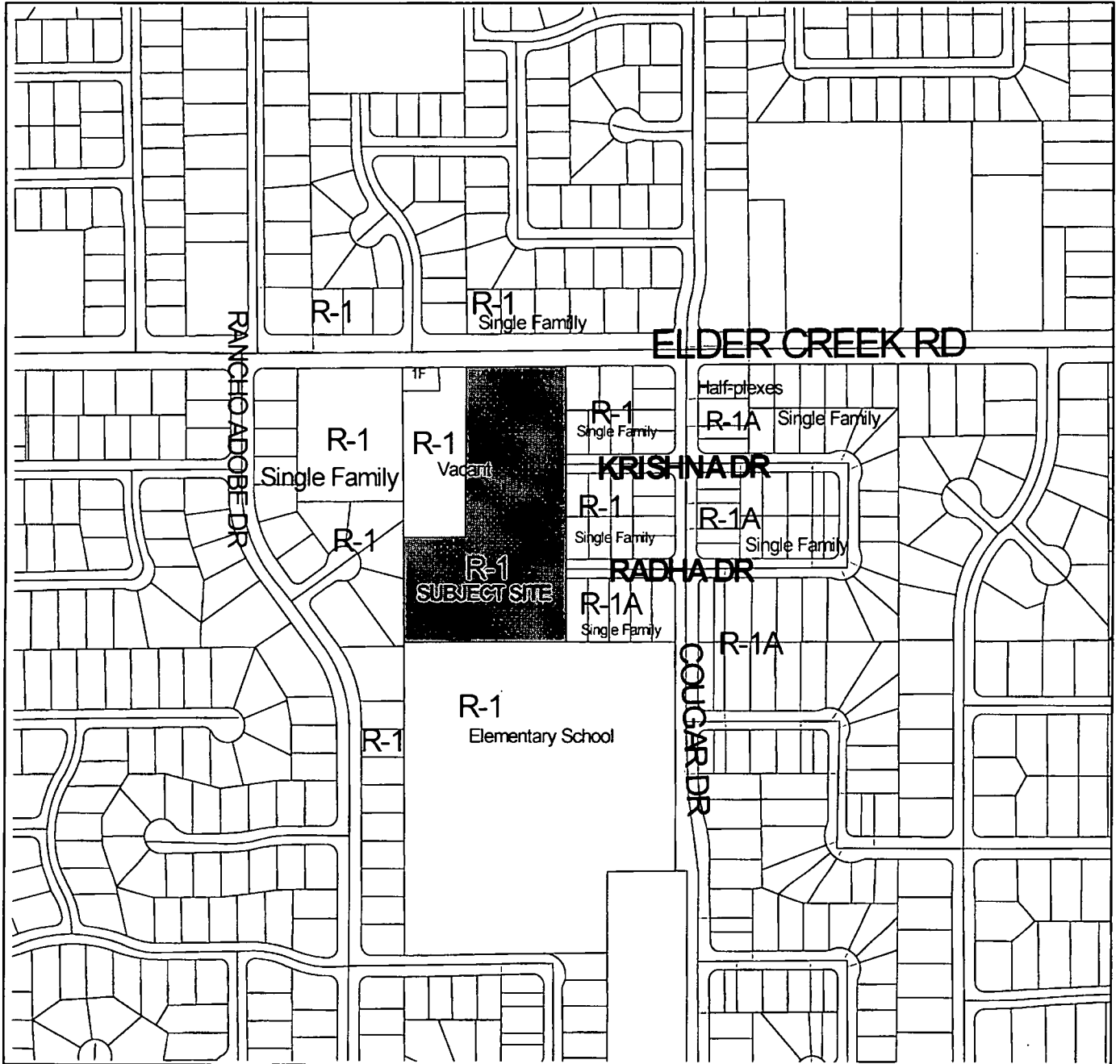


Vicinity Map  
P98-017





Attachment B



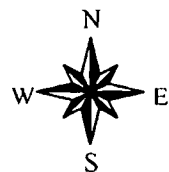
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Planning  
And  
Development

Geographic  
Information  
System

Land Use & Zoning Map  
P98-017



**ATTACHMENT C**

**NOTICE OF DECISION AND FINDINGS OF FACT FOR THE ELDER CREEK TENTATIVE MAP TO SUBDIVIDE 6.0± VACANT ACRES INTO 33 SINGLE FAMILY LOTS FOR FUTURE SINGLE FAMILY RESIDENTIAL DEVELOPMENT IN THE R-1 AND R-1A ZONE FOR PROPERTY LOCATED AT ELDER CREEK ROAD BETWEEN COUGAR DRIVE AND 65<sup>TH</sup> EXPRESSWAY. (P98-017) (APN: 040-010-010 & 067)**

At the meeting of February 11, 1999, the City Planning Commission heard and considered evidence in the above entitled matter. Based on verbal and documentary evidence at said hearing, the Planning Commission took the following actions for the location listed above:

- A. Ratified the Negative Declaration;
- B. Approved the Mitigation Monitoring Plan;
- C. Recommended approval of a Rezone for 2.51± vacant acres from Standard Single Family (R-1) to Single Family Alternative (R-1A) for 16 lots (Lots 10-25) in the proposed residential subdivision.
- D. Approved the Tentative Map to subdivide 6.0± acres into 33 single family lots for future residential development in the R-1 and R-1A zones.

These actions were made based upon the following findings of fact and subject to the following conditions:

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**FINDINGS OF FACT**

- A. Negative Declaration: The City Planning Commission ratified the Negative Declaration, based upon the following findings:
  - 1. The Negative Declaration was prepared and circulated for the above-identified project pursuant to the requirements of CEQA;
  - 2. The proposed Negative Declaration and comments received during the public review process were considered prior to action being taken on the project;
  - 3. Based upon the Initial Study and the comments received during the public review process, there is no substantial evidence that the project will have a significant effect on the environment.

- B. Mitigation Monitoring Plan: The Mitigation Monitoring Plan for the proposed Elder Creek Park Tentative Map residential subdivision is hereby approved based upon the following findings:
1. One or more mitigation measures have been added to the above identified project;
  2. A Mitigation Monitoring Plan has been prepared to ensure compliance and implementation of the mitigation measures for the above identified project, a copy of which is attached as Attached D.
  3. The Mitigation Monitoring Plan meets the requirements of Public Resources Code Sec. 21081.6; and
  4. The Mitigation Monitoring Plan is approved, and the mitigation measures shall be implemented and monitored as set forth in the Plan.
- C. Tentative Map to subdivide 6.0+ acres into 33 single family lots for future residential development in the Standard Single Family (R-1) and Single Family Alternative (R-1A) zones. The Tentative Map to subdivide 6.0± vacant acres into 33 lots is hereby approved based upon the following findings of fact:
1. None of the conditions described in Government Code Section 66474, subsection (a) through (g), inclusive, exist with respect to the proposed subdivision.
  2. The proposed subdivision, together with the provision for its design and improvement, is consistent with the City General Plan.
  3. 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 Water Quality Control Board, Central Valley Region, in that existing treatment plants have a design capacity adequate to service the proposed subdivision.
  4. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

CONDITIONS OF APPROVAL

- A. The Tentative Map to subdivide 6.0 ± vacant acres into 33 lots in the R-1 and R-1A zone is approved subject to the following conditions prior to filing the Final Map unless a different time for compliance is specifically stated in this condition:
1. Provide standard subdivision improvements pursuant to Section 40.12.1211 of the City Code;
  2. Submit a soils test prepared by a registered engineer to be used in street design;
  3. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments;
  4. Pursuant to City Code Section 40.16.1601 (parkland dedication), 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. Comply with requirements included in the Mitigation Monitoring Plan developed by and kept on file in the Planning Division Office (P98-017);
  6. 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 a less than significant effect before construction resumes. A note shall be placed on the final improvement plans referencing this condition;
  7. Dedicate a standard 12.5-foot public utility easement for underground public utility facilities and appurtenances adjacent to all public ways;
  8. Show all existing easements;
  9. Dedicate a 12.5-foot public utility easement for overhead and underground facilities and appurtenances adjacent to Elder Creek Road;

10. Label SMUD's transmission line easement as a "Restricted Building and Use Area";
11. The developer shall obtain a joint-use agreement from SMUD consenting to the proposed development within SMUD's transmission line easement. Vehicular access shall be provided to steel towers at all times. All cut, fill and grading within the easement must be conducted in a manner so that minimum horizontal and vertical clearances are maintained in accordance with California Public Utilities Commission General Order No. 95. Any violations shall be corrected at the developer's expense. Developer shall contact SMUD's Property Administrator for application procedures;
12. The developer shall submit grading, landscape, or any other drawings that show changes to the areas within SMUD's transmission line easement to SMUD for approval;
13. Pursuant to City Code Section 40.10.1019, 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 Department of Public Works after consultation with the U.S. Postal Service;
14. Remove all existing structures on the site;
15. Prior to or concurrent with the submittal of improvement plans, the applicant must provide the Department of Utilities with the average day water system demands, the fire flow demands, and the proposed points of connection to the water distribution system for the proposed development. The Department of Utilities can then provide the "boundary conditions" for the design of the water distribution system. The water distribution system shall be designed, per Section 13.4 of the Design and Procedures Manual, to satisfy the more critical of the two following conditions:
  - a. At maximum day peak hour demand, the operating or "residual" pressure at all water service connections shall be at least 30 pounds per square inch.
  - b. At average maximum day demand plus fire flow, the operating or "residual" pressure in the area of the fire shall not be less than 20 pounds per square inch.The method and calculations for the design of the water distribution system shall be reviewed and approved by the Department of Utilities prior to improvement plan approval.
16. The proposed development is located within Sacramento County Sanitation District No. 1. Contact the Regional Sanitation District for sanitary sewer conditions.

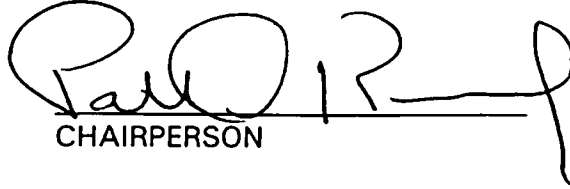
17. A drainage study and shed map as described in section 11.7 of the City Design and Procedures Manual is required. This study and shed map shall be approved by the Department of Utilities. The 10-year and 100-year HGL's shall be shown on the improvement plans. The 10-year HGL shall be no higher than 6 inches below the lowest DI. Finished lot pad elevations shall be a minimum of 1.00 feet above the 100-year HGL and approved by the Department of Utilities.
18. A grading plan showing existing and proposed elevations is required. Adjacent off-site topography shall also be shown to the extent necessary to determine impacts to existing surface drainage paths. No grading shall occur until the grading plan has been reviewed and approved by the Department of Utilities.
19. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance requires the applicant to show erosion and sediment control methods on the subdivision improvement plans. These plans shall also show the methods to control urban runoff pollution from the project site during construction.
20. Post construction, stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of the area. Only source control measures are required. This will not affect site design. Refer to the draft "Manual of Standards for Design of New Development On-Site Stormwater Quality Control Measures", dated January 23, 1995, for appropriate source control measures.
21. Properly abandon under permit, from the City and County Environmental Health Division, any well or septic system located on the property.

**ADVISORY NOTES:**

The following advisory notes are informational in nature and are not a requirement of this Tentative Map:

1. Negotiate with the Sacramento City Unified School District a written agreement in satisfaction of the proposed subdivision's school facilities impacts on the District, as mutually agreed to by the applicant and the District, subject to ratification by the District's Board of Trustees;
2. The Sacramento Municipal Utility District (SMUD) occupies a transmission line easement within the boundaries of this map and certain uses are not permitted or compatible with the safety, operation, maintenance, and construction of their transmission line facilities. Contact SMUD's Property Administrator for information regarding approvals, acceptable uses, and clearances.

3. A Special Permit shall be obtained for Lots 10-25 prior to issuance of building permits.

  
\_\_\_\_\_  
CHAIRPERSON

ATTEST:

  
\_\_\_\_\_  
SECRETARY TO CITY PLANNING COMMISSION

2-11-99  
DATE

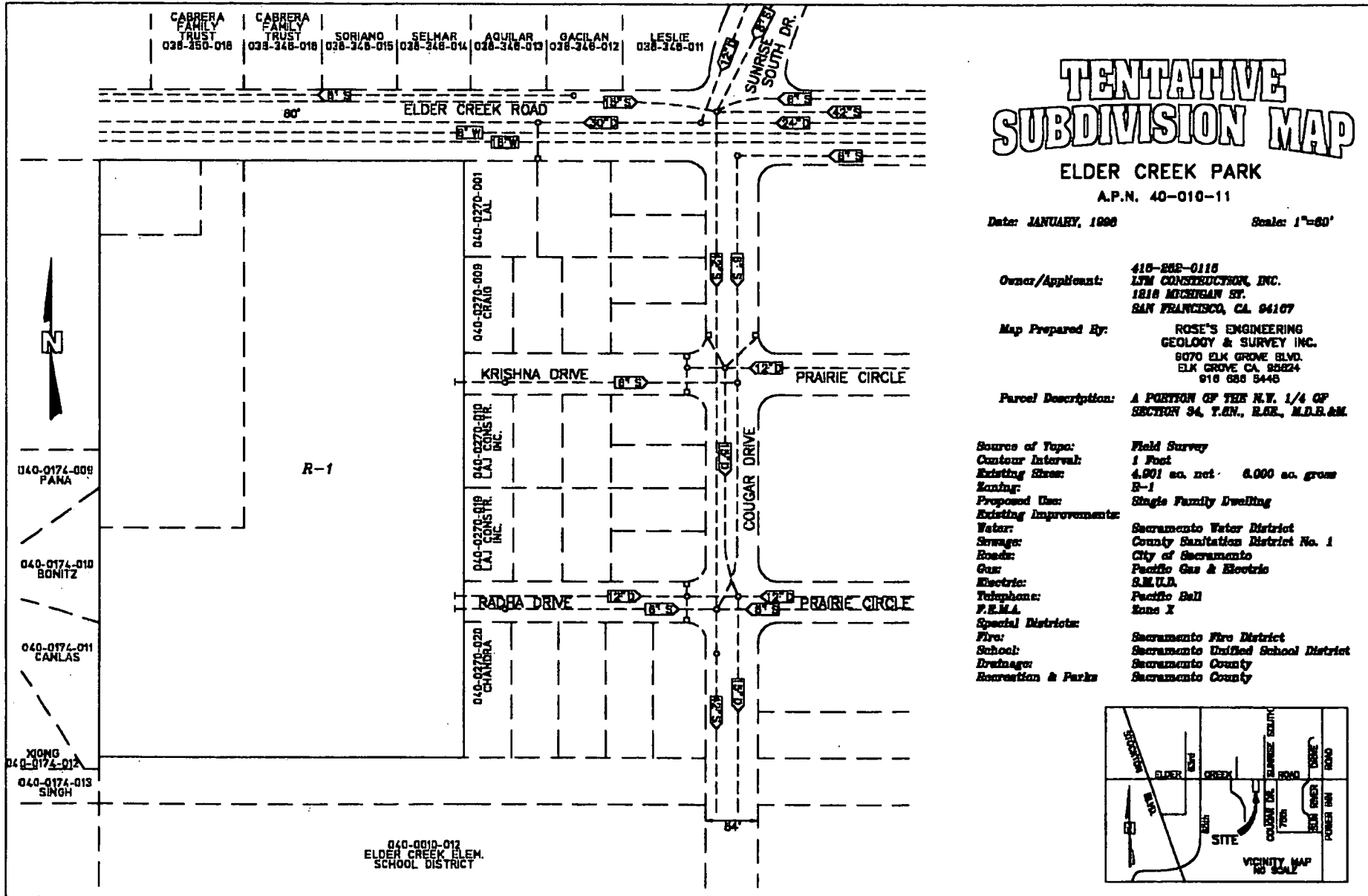
P98-017

Exhibit C-1  
Attachment D

Proposed Tentative Map  
Mitigation Monitoring Plan

FIGURE 2

EXISTING ZONING



# TENTATIVE SUBDIVISION MAP

## ELDER CREEK PARK

A.P.N. 40-010-11

Date: JANUARY, 1998

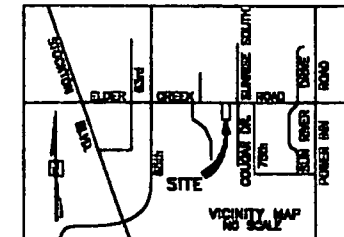
Scale: 1"=60'

Owner/Applicant: 418-888-0115  
LTM CONSTRUCTION, INC.  
1818 MICHIGAN ST.  
SAN FRANCISCO, CA 94107

Map Prepared By: ROSE'S ENGINEERING  
GEOLOGY & SURVEY INC.  
8070 ELK GROVE BLVD.  
ELK GROVE CA 95624  
916 688 5446

Parcel Description: A PORTION OF THE N.Y. 1/4 OF SECTION 34, T.6N., R.6E., M.D.R.&M.

Source of Topo:	Field Survey
Contour Interval:	1 Foot
Existing Area:	4,901 sq. net · 6,000 sq. gross
Zoning:	R-1
Proposed Use:	Single Family Dwelling
Existing Improvements:	
Water:	Sacramento Water District
Sewage:	County Sanitation District No. 1
Roads:	City of Sacramento
Gas:	Pacific Gas & Electric
Electric:	S.M.U.A.
Telephones:	Pacific Bell
Special Districts:	Zone X
Fire:	Sacramento Fire District
School:	Sacramento Unified School District
Drainage:	Sacramento County
Recreation & Parks:	Sacramento County



ITEM # 3  
PAGE 24  
Exhibit E-1



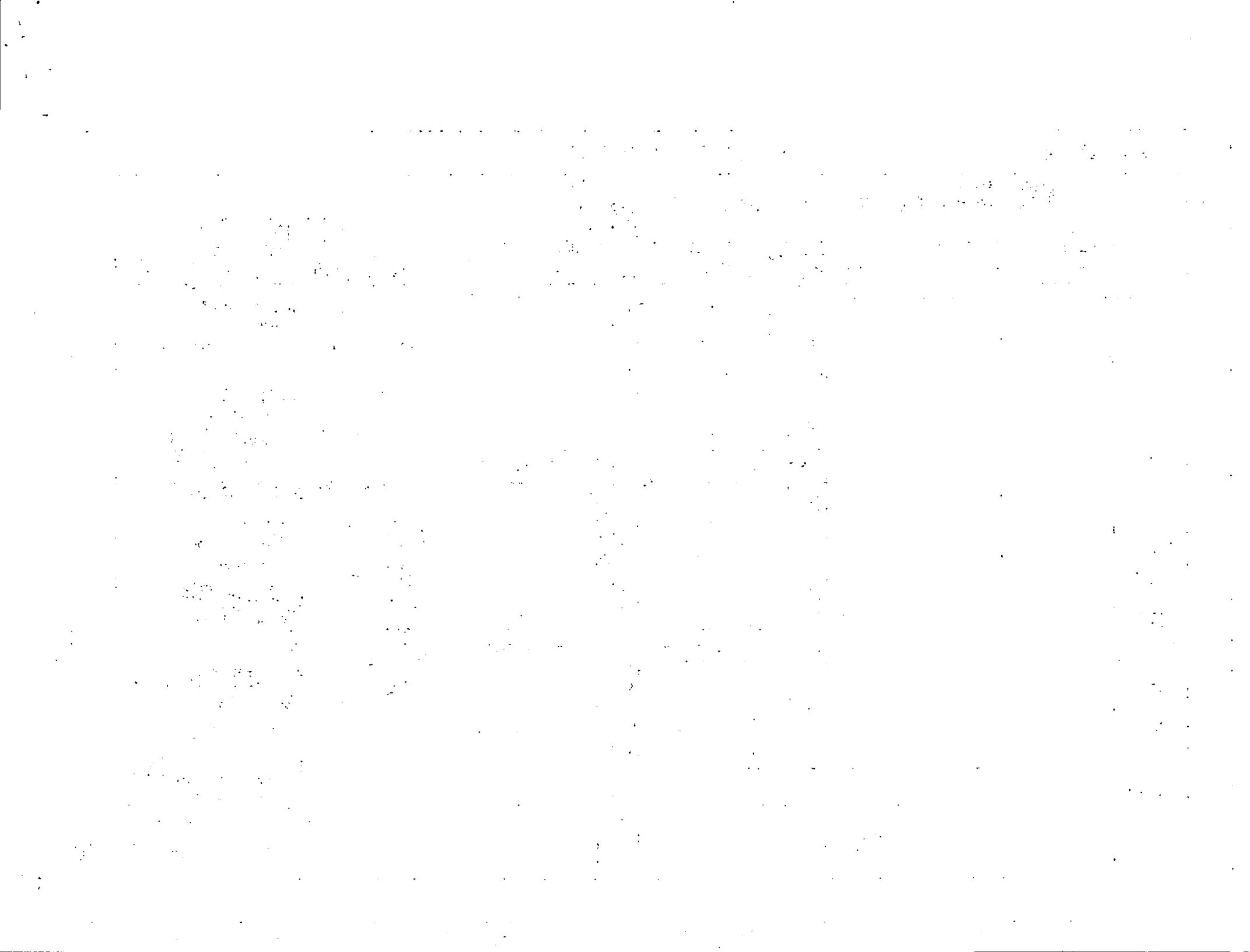
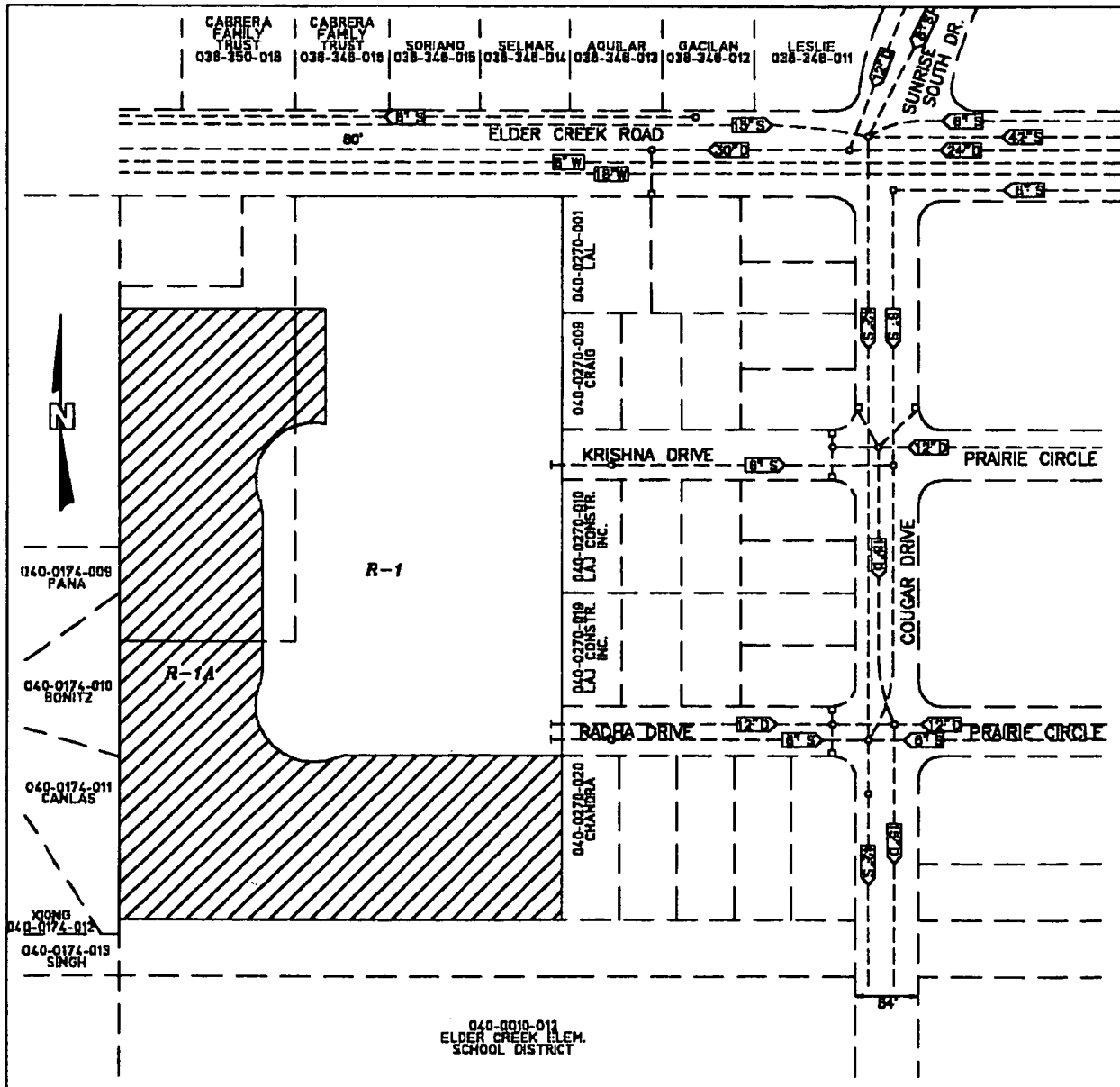


FIGURE 3

PROPOSED ZONING



# TENTATIVE SUBDIVISION MAP

ELDER CREEK PARK

A.P.N. 40-010-11

Date: JANUARY, 1998

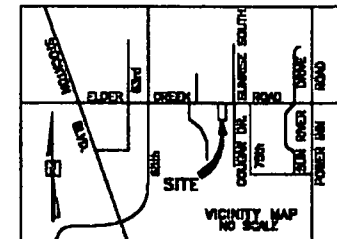
Scale: 1"=80'

**Owner/Applicant:** 415-882-0118  
LTM CONSTRUCTION, INC.  
1818 MICHIGAN ST.  
SAN FRANCISCO, CA. 94107

**Map Prepared By:** ROSE'S ENGINEERING  
GEOLOGY & SURVEY INC.  
9070 ELK GROVE BLVD.  
ELK GROVE CA. 95624  
916 636 5445

**Parcel Description:** A PORTION OF THE N.W. 1/4 OF SECTION 34, T.8N., R.6E., M.D.B.&M.

<b>Source of Topo:</b>	Field Survey
<b>Contour Interval:</b>	1 Foot
<b>Existing Area:</b>	4,901 ac. net 6,000 ac. gross
<b>Zoning:</b>	R-1 (2,385 ac.), R-1A (2,516 ac.)
<b>Proposed Use:</b>	Single Family Dwelling
<b>Existing Improvements:</b>	
<b>Water:</b>	Sacramento Water District
<b>Sewage:</b>	County Sanitation District No. 1
<b>Roads:</b>	City of Sacramento
<b>Gas:</b>	Pacific Gas & Electric
<b>Electric:</b>	S.M.U.D.
<b>Telephone:</b>	Pacific Bell
<b>F.E.M.A.:</b>	Zone X
<b>Special Districts:</b>	
<b>Fire:</b>	Sacramento Fire District
<b>School:</b>	Sacramento Unified School District
<b>Drainage:</b>	Sacramento County
<b>Recreation &amp; Parks:</b>	Sacramento County



040-0010-013  
ELDER CREEK ELEM.  
SCHOOL DISTRICT

ITEM # 3  
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 Exhibit E-1