

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

<b>APPLICANT</b> <u>Newton Associates, PO Box 160273, Sacramento, CA 95816</u>
<b>OWNER</b> <u>Castle and Crown Investments, 3081 Marlow Road, Santa Rosa, CA 95401</u>
<b>PLANS BY</b> <u>Newton Associates, PO Box 160273, Sacramento, CA 95816</u>
<b>FILING DATE</b> <u>12-21-90</u> <b>ENVIR. DET.</b> <u>Negative Declaration</u> <b>REPORT BY</b> <u>CAS</u>
<b>ASSESSOR'S PCL. NO.</b> <u>250-0342-009 and 010</u>

**APPLICATION:**

A. Negative Declaration

B. Tentative Map to subdivide 7.5+ gross vacant acres into 28 single family lots and 18 halfplex lots in the Standard Single Family, R-1, zone (Chelsea Place II)

**LOCATION:** 276 Morey Avenue

**PROPOSAL:** The applicant is requesting the necessary entitlements to subdivide 7.5+ vacant acres into 39 single family lots in the R-1 zone.

**PROJECT INFORMATION:**

General Plan Designation: Low Density Residential (4-15 du/na)  
 1984 North Sacramento

Community Plan Designation: Low Density Residential (7-15 du/na)

Existing Zoning of Site: Standard Single Family, R-1

Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:		Setbacks:	Required	Provided
North:	Vacant and single family, R-1	Front:	25'	To be provided
South:	Vacant and single family, R-1	Interior Side:	5'	
East:	Vacant and single family, R-1	Street Side:	12'6"	
West:	Vacant and single family, R-1	Rear:	15'	

Property Dimensions: Irregular

Property Area: 7.5+ gross acres (6.55+ net acres)

Number of units: 28 single family units and 18 halfplex units

Net Density of Development: 7.02 dwelling units per net acre

Topography: Flat

Street Improvements: To be provided

Utilities: To be provided

Design Review District: Strawberry Manor Redevelopment Area

**BACKGROUND INFORMATION:** On January 25, 1990, the Chelsea Place I tentative map was approved by the City Council (P89-256). Chelsea Place I is located on the north side of Morey Avenue just to the north of the proposed subdivision. The tentative map request was to subdivide 10 acres into 57 single family lots.

**SUBDIVISION REVIEW COMMITTEE RECOMMENDATION:** On March 20, 1990, by a vote of five ayes and four absent, the Subdivision Review Committee voted to recommend approval of the tentative map subject to the attached conditions.

**PROJECT EVALUATION:** Staff has the following comments:

**A. Land Use and Zoning**

The subject site is 7.5± gross acres (6.55± net acres) in the Standard Single Family, R-1 zone. The site is vacant except for a small wooden shed. During a field inspection, Planning staff noted a single family residence up on railroad ties on the site. The applicant commented that the house had been moved from the Chelsea Place I subdivision across the street to the north and was only temporary. A building move permit had been obtained and the building would soon be moved. The General Plan designates the subject site as Low Density Residential (4-15 du/na) and the 1984 North Sacramento Community Plan designates the site as Low Density Residential (7-15 du/na). The surrounding land use and zoning for the subject site is vacant and single family residential on large lots, zoned R-1 on all four sides. The subject site is within the boundaries of the Strawberry Manor Redevelopment Area and is therefore subject to review and approval by the Design Review/ Preservation Board.

**B. Applicant's Proposal**

The applicant is proposing to subdivide 7.5± gross vacant acres into 28 single family lots and 18 halfplex lots in the R-1 zone (see Exhibit A). The halfplex lots are proposed on each corner lot throughout the subdivision.

**C. Policy Considerations**

The North Sacramento Community Plan Housing Element states as an objective that a mixture of housing types and densities should be provided to meet the needs of varying family size, age, and income levels. The Residential (7-15 du/na) category was designed to achieve this objective. The applicant is proposing 28 single family units and 18 halfplex units on 6.55± net acres. The resulting net density is 7.02 dwelling units per net acre and two housing types are proposed for the subject site. Also, the subject site is a designated infill site.

The proposed project is consistent with the General Plan and North Sacramento Community Plan designations in that the net density is 7.02 dwelling units per net acre and the project provides two housing types.

**D. Staff Analysis**

**1. Site Design and Lot Layout:**

The subject site, consisting of two lots totaling 7.5± gross acres in the R-1 zone, is proposed to be subdivided into 28 single family lots and 18 halfplex lots. All of the lots meet the required minimum standard lot area, width and depth. Each lot in the proposed subdivision must meet the R-1 setbacks and lot coverage in order to provide adequate yard areas for each lot. The proposed lot configuration provides a logical relationship between the subject site and the existing Morey Avenue to the north and South Avenue to the south.

**2. School Impact:**

The Chelsea Park II subdivision lies within the boundaries of Grant High School and Rio Tierra Junior High School in the Grant Joint Union High School District. Based on a student yield of .112 for single family homes Rio Tierra would gain an additional 5.152 students. Using a yield rate of .104, Grant High would gain an additional 4.784 students.

These schools are already impacted and the additional 9.936 students generated by this subdivision would further impact these schools. This development will be assessed a developer fee of \$1.58 per square foot of residential construction (see Exhibit B).

3. Parkland Dedication:

The Planning and Community Services Department has determined that parkland dedication in-lieu fees are appropriate. Fees will be based upon fee acres multiplied by the per acre value established by the applicant's appraiser.

Staff supports the approval of the Tentative Map in that each lot will be greater than 5,200 square feet, adequate yard areas will be provided, the density and the number of housing types required by the North Sacramento Community Plan will be provided, and the lot configuration provides a logical relationship between the subject site and the existing street layout.

ENVIRONMENTAL DETERMINATION: The Environmental Services Manager 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 will 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. 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. Increase the frequency of city street cleaning along streets in the vicinity of construction site.
  6. Require construction contractors to designate a person or persons to oversee the dust abatement program and to order increased watering, as necessary.
- B. The applicant will comply with the following Tree Preservation Program:
1. The applicant shall save the 24 inch Sycamore tree on lot #2; the 42 inch Heritage Oak tree on lot #21; the 24 inch Almond tree on lot #30. The developer shall erect a chain link fence around the dripline of these trees prior to the commencement of grading. No grade changes, storage of materials or parking of vehicles will be allowed within this area. The location of subject trees shall be shown on any plans for construction of dwellings on the site and on improvement plans for the subdivision.
  2. The applicant shall replace the two 30 inch Sycamore trees on lot #3 and the 20 inch English Walnut tree on lot #41 with two 15 gallon replacement trees for every tree removed which shall be planted on the project site.
  3. The 12 inch Valley Oak tree on lot #29 is along the proposed street frontage. This tree shall be preserved with the development of the subdivision to the extent feasible. Should this tree be deemed by the City Arborist to be infeasible to preserve because of construction of street improvements, the developer shall provide one 15 gallon replacement tree which shall be planted on the project site.

C. The applicant will comply with the following state regulation regarding asbestos:

1. Section 65-019 of the California Labor Code requires developers to identify all asbestos containing materials in existing building prior to demolition or renovation.

If asbestos containing materials are identified on the project site, the applicant will determine the quantity of material to be removed and comply with the following applicable State and Federal regulations:

1. California Occupational Safety and Health Administration (CAL-OSHA) work safety standards must be applied to any demolition or renovation of structures that contain more than 100 square feet of asbestos containing materials. Specific standards are provided by CAL-OSHA (San Francisco Office: (415) 974-7633)
2. Environmental Protection Agency (EPA) National Air Emission Standards must be applied to any demolition or renovation of structures that contain more than 160 square feet or 260 linear feet of asbestos containing materials. Specific information is provided by EPA (San Francisco Office: (415) 974-7633).

In order to document compliance with these measures, the applicant will provide a copy of the awarded demolition bid to the City Environmental Coordinator prior to issuance of a building permit for demolition.

**RECOMMENDATION:** Staff recommends the following actions:

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

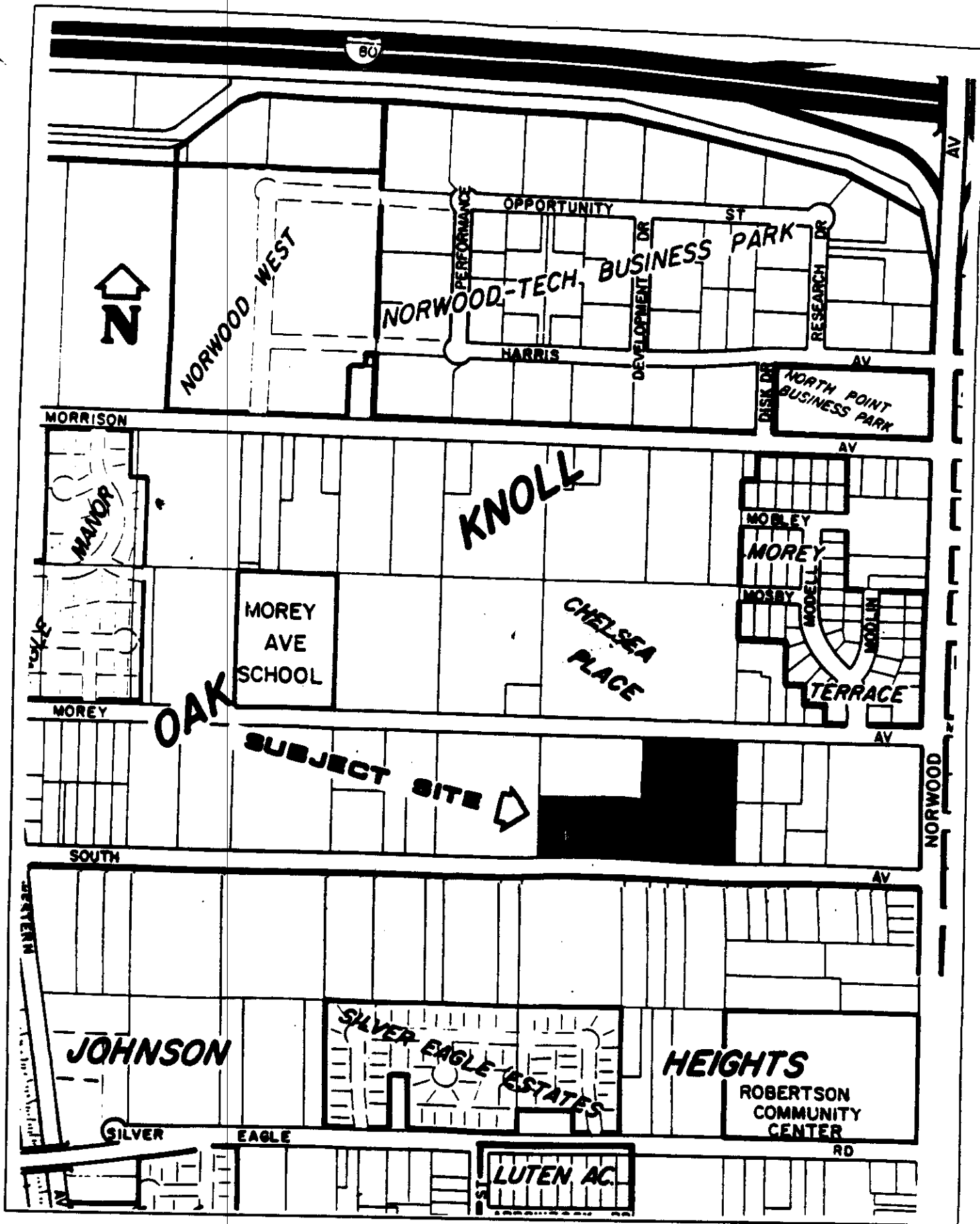
**Conditions:**

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

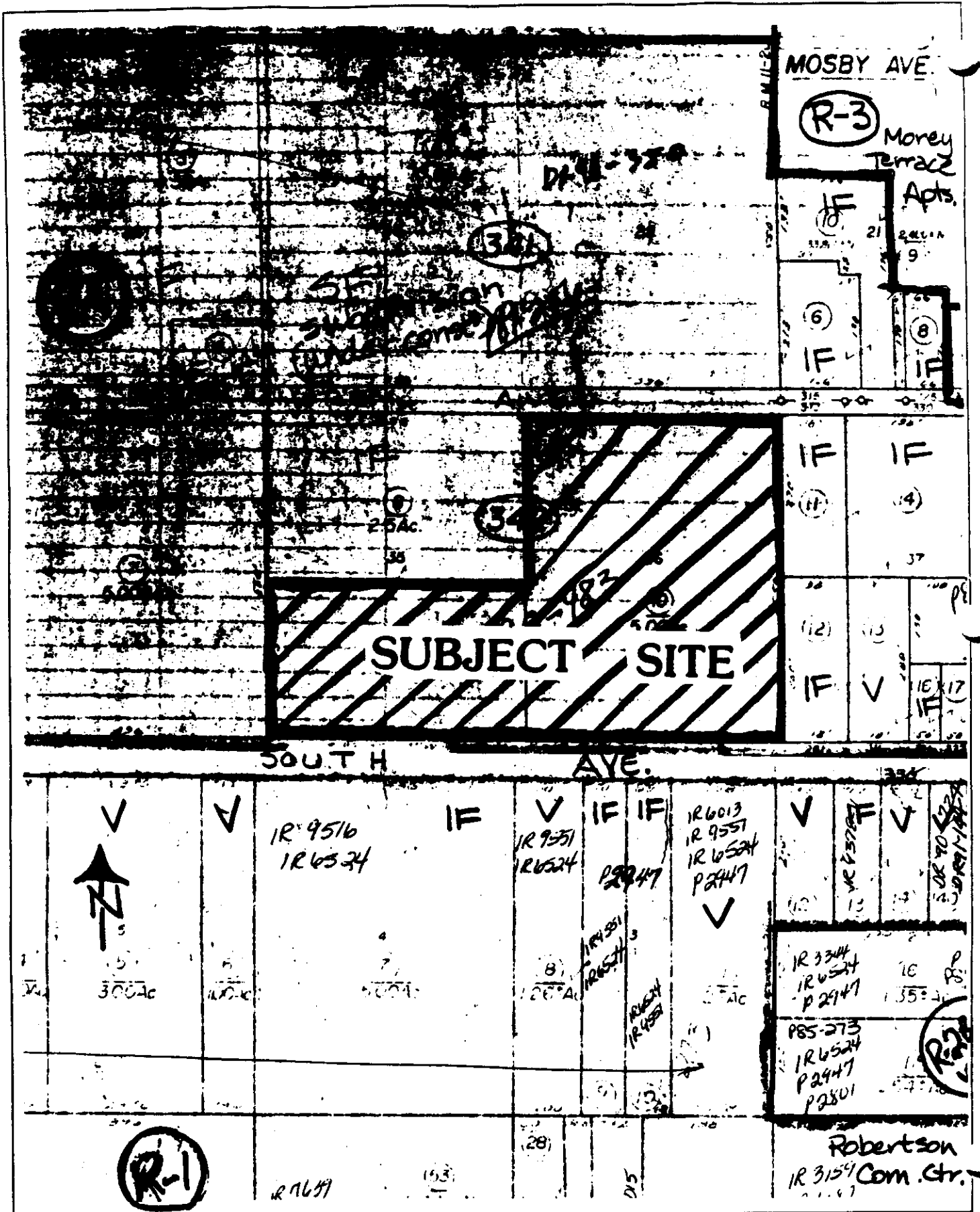
1. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code. Internal streets shall be a 44 foot right-of-way. Morey Avenue and South Avenue shall each be constructed to a 27 foot half street with a minimum 12 foot lane opposite of centerline. Excess right of way shall be abandoned to the adjacent parcels created. Construct middle east-west street to a 22 foot half street with a minimum 12 foot paved lane adjacent to the undeveloped parcel (APN: 250-0342-008);
2. Prepare a sewer and drainage study for the review and approval of the City Engineer. May require off-site drain extensions, oversizing and pump station;
3. Submit a soils test prepared by a registered engineer to be used in street design;
4. 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;

5. 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;
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. Pay off existing assessments or file the necessary segregation requests and fees to segregate existing assessments;
8. Dedicate a standard 12.5 foot public utility easement for underground facilities and appurtenances adjacent to all public ways;
9. Dedicate a 12.5 foot public utility easement for overhead and underground facilities and appurtenances adjacent to Morey Avenue and South Avenue;
10. School district developer fees will be imposed;
11. Standard single family, R-1, setbacks are required throughout the subdivision;
12. Name the streets to the satisfaction of the Planning Director;
13. The applicant shall provide a tangent section between the reverse curves on the eastern north-south street to the satisfaction of the Traffic Engineer;
14. Properly destroy any existing water wells under permit from Sacramento County Environmental Health. Properly abandon any existing septic systems;
15. The following requirement shall be noted on the final subdivision map: Prior to any issuance of building permits, the design of the homes shall be reviewed and approved by the City's Design Review/ Preservation Board. If the lots are sold to individuals and not developed in a tract manner, the individual plans may be submitted to the Design Review staff for approval. Design review includes building elevations, materials, and landscaping;
16. The applicant shall comply with the following Tree Preservation Program:
  1. The applicant shall save the 24 inch Sycamore tree on lot #2; the 42 inch Heritage Oak tree on lot #21; the 24 inch Almond tree on lot #30. The developer shall erect a chain link fence around the dripline of these trees prior to the commencement of grading. No grade changes, storage of materials or parking of vehicles will be allowed within this area. The location of subject trees shall be shown on any plans for construction of dwellings on the site and on improvement plans for the subdivision.
  2. The applicant shall replace the two 30 inch Sycamore trees on lot #3 and the 20 inch English Walnut tree on lot #41 with two 15 gallon replacement trees for every tree removed which shall be planted on the project site.

3. The 12 inch Valley Oak tree on lot #29 is along the proposed street frontage. This tree shall be preserved with the development of the subdivision to the extent feasible. Should this tree be deemed by the City Arborist to be infeasible to preserve because of construction of street improvements, the developer shall provide one 15 gallon replacement tree which shall be planted on the project site.
  
17. Place a note on the final map: The applicant shall comply with the mitigation measures of the Negative Declaration relating to construction of units and demolition of other buildings at the subject site on file at the City of Sacramento Planning Division (P90-483).



**VICINITY MAP**



**LAND USE & ZONING MAP**



# EXHIBIT A

TENTATIVE MAP FOR  
**CHELSEA PARK II**  
CITY OF SACRAMENTO  
OCTOBER 1990  
SCALE: 1" = 40'

**DESCRIPTION**  
LOT 34, A PORTION OF LOT 35 OF OAK KIBBLI  
SUBDIVISION, RM BK11, PG. 20

**ASSESSOR'S PARCEL NOS**  
250-342-09410

**OWNER**  
CASTLE & CROWN DEVELOPMENT  
3081 MARLOW RD., SANTA ROSA, CA. 95401

**SUBDIVIDER**  
CASTLE & CROWN DEVELOPMENT  
3081 MARLOW RD. SANTA ROSA CA 95401

**ENGINEER**  
NEWTON ASSOCIATES, INC. 482-9800  
P.O. BOX 16273, SACRAMENTO

**ZONING**  
R-1

**IMPROVEMENTS**  
AS REQUIRED BY THE CITY OF SACRAMENTO  
DEPT. OF PUBLIC WORKS

**TOTAL NO. OF LOTS** 40  
28 SINGLE FAMILY LOTS  
18 HALF-PLEX LOTS

**ACREAGE**  
7.5 ACRES

**DENSITY**  
5.2 UNITS/AC. UNITS/AC.

**MINIMUM LOT SIZE**  
INTERIOR LOTS 5500 SQ-FT  
CORNER LOTS 8500 SQ-FT

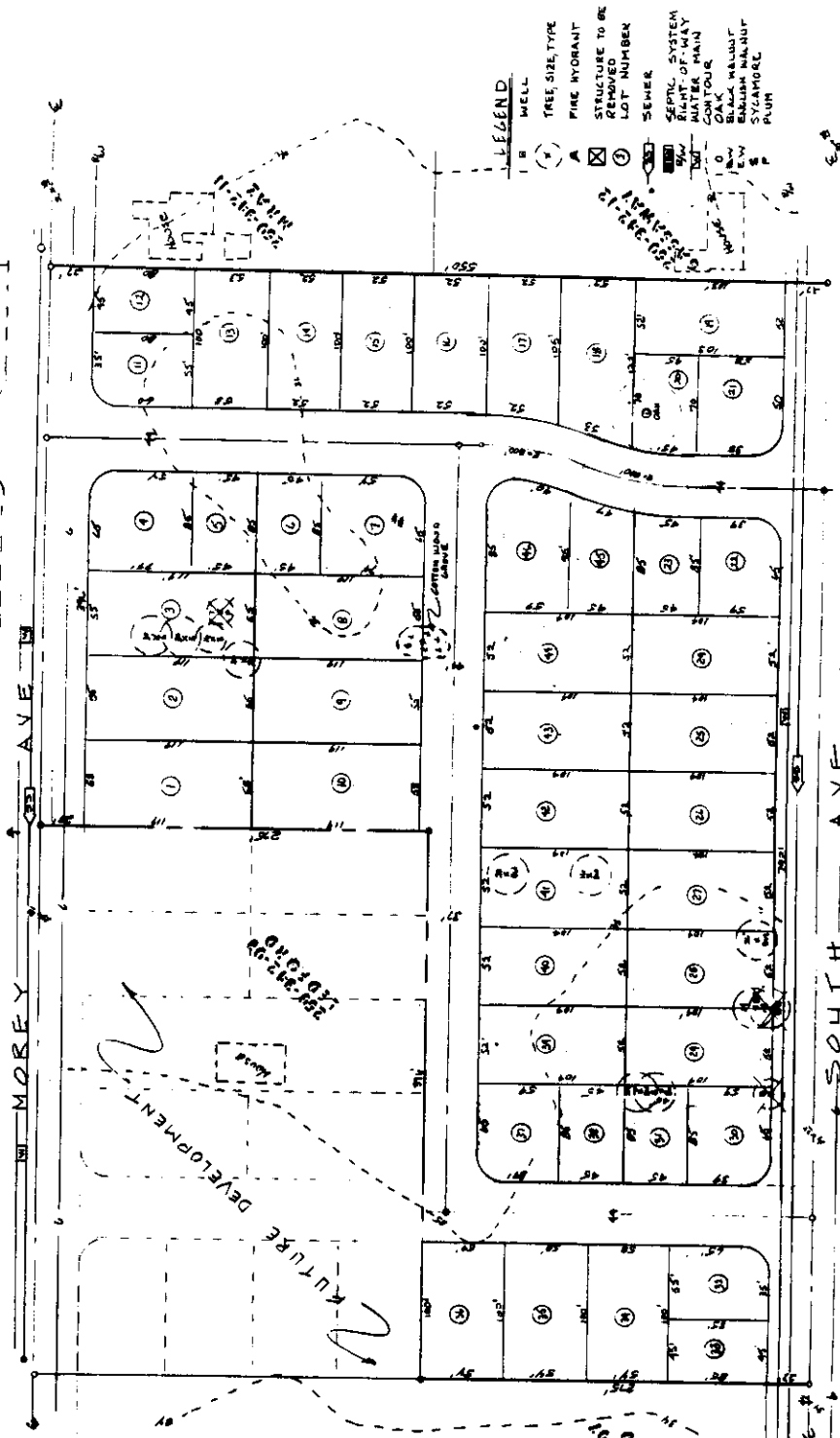
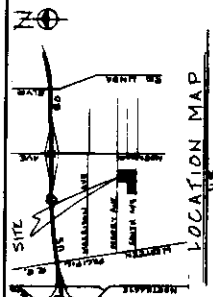
**AVERAGE LOT SIZE**  
5500 SQ-FT 3/4  
3900 SQ-FT 1/2

**PARK REQUIREMENTS**  
AS PER CITY OF SACRAMENTO REQUIREMENTS

**SEWAGE** CITY OF SACRAMENTO  
**WATER** CITY OF SACRAMENTO  
**DRAINAGE** CITY OF SACRAMENTO  
**FIRE** CITY OF SACRAMENTO

*Revised #2*

*CHELSEA PARK II*



SHEET 1 OF 1	CITY OF SACRAMENTO COUNTY OF SACRAMENTO CALIFORNIA	SHEET 1 OF 1
CHELSEA PARK II APN 250-342-09410 TENTATIVE MAP CITY OF SACRAMENTO COUNTY OF SACRAMENTO CALIFORNIA	CITY OF SACRAMENTO CITY OF SACRAMENTO CITY OF SACRAMENTO CITY OF SACRAMENTO	CITY OF SACRAMENTO CITY OF SACRAMENTO CITY OF SACRAMENTO CITY OF SACRAMENTO
SUBMITTED BY ROBERT R. NEWTON	SCALE 1" = 40'	FIELD BOOKS
DRAWING NO.	JOB NO.	NEWTON ASSOCIATES ENGINEERING DESIGN P.O. BOX 16273 SACRAMENTO, CALIFORNIA (916) 482-9800
PREPARED BY	CHECKED BY	ELEV. DATUM
DESIGNED BY	DESCRIPTION	DESCRIPTION
DATE	DATE	DATE

P90-483

March 28, 1991

Item # 14





**EXHIBIT B**

GRANT  
JOINT  
UNION  
HIGH  
SCHOOL  
DISTRICT



1333 Grand Avenue  
Sacramento, CA 95834  
(916) 921-3841  
(916) 921-3892 FAX

KAREN A. MANNING  
Director of Facilities  
Planning & Construction

CITY OF SACRAMENTO  
CITY PLANNING DIVISION

MAR 06 1991

RECEIVED

March 5, 1991

Carol Shearly  
CITY PLANNING DEPARTMENT  
1231 I Street, Room 200  
Sacramento, Ca 95814

Dear Ms. Shearly:

The Chelsea Park II Subdivision (application no. P90-483) lies within the boundaries of Grant High School and Rio Tierra Junior High School in the Grant Joint Union High School District. Based on a student yield of .112 for single family homes Rio Tierra would gain an additional 5.152 students. Using a yield rate of .104, Grant High would gain an additional 4.784 students.

These schools are already impacted and the additional 9.936 students generated by this subdivision would further impact these schools.

This development will be assessed a developer fee of \$1.58 per square foot of residential construction.

If you have any additional questions or need any additional information, please call me at 921-3841.

Sincerely,

A handwritten signature in black ink that reads "Matt Washburn".

Matt Washburn,  
Planning Analyst

MW:ds

Attachment(s)

Preparing Today's Students  
For Tomorrow's World

P90-483

March 28, 1991

Item # 14