



APPROVED
BY THE CITY COUNCIL

AUG 17 1999

OFFICE OF THE
CITY CLERK

3.3

DEPARTMENT OF
NEIGHBORHOODS, PLANNING,
AND DEVELOPMENT SERVICES

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 300
SACRAMENTO, CA
95814-2904

PLANNING
SERVICES
916-264-5381
FAX 916-264-5328

July 21, 1999

City Council
Sacramento, California

Honorable Members In Session:

SUBJECT: P98-055 Jacinto Village North Rezone

- A. Environmental Determination: Negative Declaration;
- B. Mitigation Monitoring Plan;
- C. Rezone of 6.17± acres from the Rural Estates 1/2 (RE 1/2) zone and placing 6.17± acres in the Single Family Alternative Residential (R-1A) zone (P98-055).

LOCATION: South side of Shasta Avenue, between Bruceville Road and West Stockton
(District 8)

RECOMMENDATION:

City Planning Staff recommends the following actions by City Council:

- A. Ratify the Negative Declaration;
- B. Adopt the attached Resolution approving the Mitigation Monitoring Plan; and
- C. Adopt the attached Ordinance approving the Rezone of 6.17± acres in the Rural Estates 1/2 (RE 1/2) zone to the Single Family Alternative Residential (R-1A) zone.

CONTACT PERSON: Colleen C. Laubinger, Associate Planner, 264-5691
Barbara L. Wendt, Senior Planner, 264-5935

FOR CITY COUNCIL MEETING OF: August 17, 1999 (afternoon session)

SUMMARY:

The City received an application for the necessary approvals to subdivide 6.17± acres into 31 single family lots within the Jacinto Creek Planning Area (JCPA). In 1995, the JCPA land use plan was adopted. This action did not include specific Rezones of properties in the JCPA. In order to accomplish the current proposal, Planning Entitlement approvals are required by both Planning Commission and City Council. These entitlements include: a Tentative Map for subdivision of the property; a Subdivision Modification for 43' cul-de-sac radius; a Special Permit to develop 31 single family residences; and a Rezone from Rural Estates 1/2 (RE 1/2) to Single Family Alternative Residential (R-1A).

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VOTE OF PLANNING COMMISSION:

On June 24, 1999, the City Planning Commission took action on the project recommending approval of the Rezone and approving the Tentative Map, Subdivision Modification, and Special Permit for subdivision and development of 6.17± acres into 31 single family lots/homes.

BACKGROUND:

In 1995, the City Council approved the Jacinto Creek Planning Area (JCPA) Land Use Plan and adopted the necessary resolutions amending the General Plan and South Sacramento Community Plan (Resolution 95-349, 95-350, and 95-351). Because many area residents requested that their existing zoning remain in place (in order to maintain existing land uses), this effort did not include site-specific Rezones. Therefore, new developments proposed within the JCPA require individual Rezones. In 1996, an Addendum to the JCPA Land Use Plan EIR was prepared, which included the required JCPA Drainage Plan and JCPA Infrastructure Plan. In 1997, the City Council approved the necessary Resolutions

and Ordinance adopting the JCPA Finance Plan and Nexus Study establishing fees for development and financing of infrastructure within the JCPA, and implementation of Development Impact Fees within the JCPA.

In June, 1999, the City Planning Commission approved the current project Tentative Map, Subdivision Modification, and Special Permit and made recommendation for approval of the proposed Rezone. The current project results in a density of 6.5 dwelling units per net acre (consistent with the adopted land use designations and proposed zoning). Over 80 percent of the lots are larger than the City's Standard Single Family Residential lot standard (52' x 100'). These lots range in size from 4,500 s.f. to 8,200+ s.f. The model designs including approved conditions provide for a variety of: home sizes, elevation designs, accent materials, and building setbacks.

FINANCIAL CONSIDERATIONS:

None.

ENVIRONMENTAL CONSIDERATIONS:

In conjunction with the adoption of the Jacinto Creek Planning Area Land Use Plan, the Sacramento City Council certified the JCPA Environmental Impact Report (June, 1995). This EIR was prepared as a Program EIR, pursuant to Section 15168 of the CEQA Guidelines. The Environmental Services Manager has determined that the project, as proposed, is consistent with the land use evaluated in the JCPA Program EIR. The project was evaluated tiering from the JCPA Program EIR and the SGPU EIR. A Negative Declaration has been prepared for the proposed project. Project specific issues have been evaluated with the current proposal relating to tree resources and noise, resulting in less-than-significant impacts.

In compliance with Section 15070(B)1 and 15152 (tiering-Program EIR) of the California Environmental Quality Act Guidelines, the applicant has incorporated mandatory mitigation measures included in the JCPA EIR, as well as additional project specific mitigation for tree resources. Mitigation Measures are included for air quality, water, noise, traffic, tree resources, and cultural resources. The mitigation measures are listed in the attached Mitigation Monitoring Plan (MMP) (Exhibit A). This document is consistent with the MMP for the JCPA EIR. Original mitigation measures not applicable to this project have been shown in ~~strike-out~~. New, project-specific mitigation measures are shown in *italics*. Updates to mitigation language have been made based upon updates to City processing, codes, and department organization, etc. These changes do not create additional impacts nor do they increase impacts over and above those previously evaluated and mitigated or

City Council
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overridden with the SGPU EIR or JCPA EIR.

POLICY CONSIDERATIONS:

The existing site is currently zoned Rural Estates 1/2 (RE 1/2). When the JCPA Land Use Plan and policies were adopted the site was designated as Low Density Residential (4-15 du/na) in the General Plan and as Low Density Residential (4-8 du/na) in the South Sacramento Community Plan. The proposed zoning is consistent with both the General Plan and South Sacramento Community Plan Land Use Designations, respectively. The Single Family Alternative Residential (R-1A) zone allows for flexible building setbacks and lot sizes which are not allowed without additional entitlements in the Standard Single Family (R-1) zone.

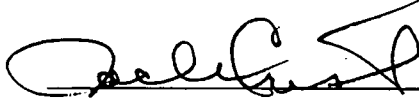
ESBD CONSIDERATIONS:

None.

Respectfully submitted,


GARY L. STONEHOUSE
Planning Director

APPROVED:


JACK CRIST
Deputy City Manager

FOR CITY COUNCIL INFORMATION:
ROBERT P. THOMAS
City Manager

RESOLUTION NO.

99-470

APPROVED
BY THE CITY COUNCIL

ADOPTED BY THE SACRAMENTO CITY COUNCIL

AUG 17 1999

OFFICE OF THE
CITY CLERK

ON DATE OF _____

MITIGATION MONITORING PLAN FOR P98-055 (JACINTO VILLAGE NORTH) FOR A REZONE OF 6.17± ACRES FROM THE RURAL ESTATES 1/2 (RE 1/2) ZONE TO THE SINGLE FAMILY ALTERNATIVE (R-1A) ZONE WITHIN THE JACINTO CREEK PLANNING AREA; A TENTATIVE MAP TO SUBDIVIDE 6.17± ACRES INTO 31 PARCELS IN THE PROPOSED SINGLE FAMILY ALTERNATIVE (R-1A) ZONE; A SUBDIVISION MODIFICATION TO REDUCE THE MINIMUM REQUIRED RADIUS (45') FOR CUL-DE-SACS TO 43'; AND A SPECIAL PERMIT TO DEVELOP 31 SINGLE FAMILY HOMES IN THE PROPOSED SINGLE FAMILY ALTERNATIVE (R-1A) ZONE ON THE SOUTH SIDE OF SHASTA AVE., BETWEEN BRUCEVILLE ROAD AND WEST STOCKTON BLVD. IN THE SOUTH SACRAMENTO COMMUNITY PLAN AREA D8. (P98-055) (APN: 117-0202-008).

WHEREAS, the Environmental Coordinator has prepared a Negative Declaration for the above identified project; held a public hearing to review the above described project;

WHEREAS, the proposed Negative Declaration finds that the proposed project will not have a significant effect on the environment provided that mitigation measures are added to the above identified project;

WHEREAS, the Environmental Coordinator has prepared a Mitigation Monitoring Plan for ensuring compliance and implementation of the mitigation measures as prescribed in the JCPA Final EIR and Initial Study for the above identified project; and

WHEREAS, in accordance with Section 21081.6 of the California Public Resources Code, the City of Sacramento requires that a Mitigation Monitoring Plan be developed for implementing mitigation measures as identified in the Final EIR and Initial Study for the project;

BE IT, THEREFORE, RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

The Mitigation Monitoring Plan for the Jacinto Village North project (P98-055) be approved and adopted as shown in the attached Mitigation Monitoring Plan dated May, 1999.

MAYOR

ATTEST:

CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

ORDINANCE NO. 99-042

**APPROVED
BY THE CITY COUNCIL**

ADOPTED BY THE SACRAMENTO CITY COUNCIL

AUG 17 1999

ON DATE OF _____

**OFFICE OF THE
CITY CLERK**

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE, AS AMENDED, BY REMOVING 6.17± ACRES OF PROPERTY LOCATED ON THE SOUTH SIDE OF SHASTA AVENUE, BETWEEN BRUCEVILLE ROAD AND WEST STOCKTON BOULEVARD FROM THE RURAL ESTATES 1/2 (RE 1/2) ZONE AND PLACING 6.17± ACRES IN THE SINGLE FAMILY ALTERNATIVE (R-1A) ZONE.

(P98-055)

(APN: 117-0202-008)

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO

SECTION 1

The property described in the attached Exhibit B which is in the Rural Estates 1/2 (RE 1/2) zone established by the Comprehensive Zoning Ordinance, as amended, is hereby removed from said zone and shall be placed in the Single Family Alternative Residential (R-1A) zone.

This action rezoning the property described in the attached exhibit is adopted subject to the following conditions and stipulations:

- a. No building permits for the development of the subject site, including grading and construction permits shall be approved prior to the following:
 - (1) Annexation to both the Sacramento Regional County Sanitation District and County Sanitation District No. 1 of the Sacramento County has been completed by the property owner; and
 - (2) Any development proposal(s) for the subject site shall be consistent with the Infrastructure, Utilities, Drainage, and Finance Plans adopted by the City Council.
- b. Applicant shall agree to participate in the JCPA Financing Plan and shall not oppose the formation of any fee district or other mechanism(s) required by the JCPA Financing Plan.

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____

SECTION 2

The City Clerk of the City of Sacramento is hereby directed to amend the maps which are a part of said Comprehensive Zoning Ordinance, as amended, to conform to the provisions of this Ordinance.

DATE PASSED FOR PUBLICATION:

DATE ENACTED:

DATE EFFECTIVE:

MAYOR

ATTEST:

CITY CLERK

FOR CITY CLERK USE ONLY

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ORDINANCE NO.: _____

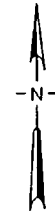
DATE ADOPTED: _____

REZONE EXHIBIT JACINTO VILLAGE NORTH

CITY OF SACRAMENTO,
CALIFORNIA.

MAY, 1998

APN 117-0202-08



SCALE: 1"=100'

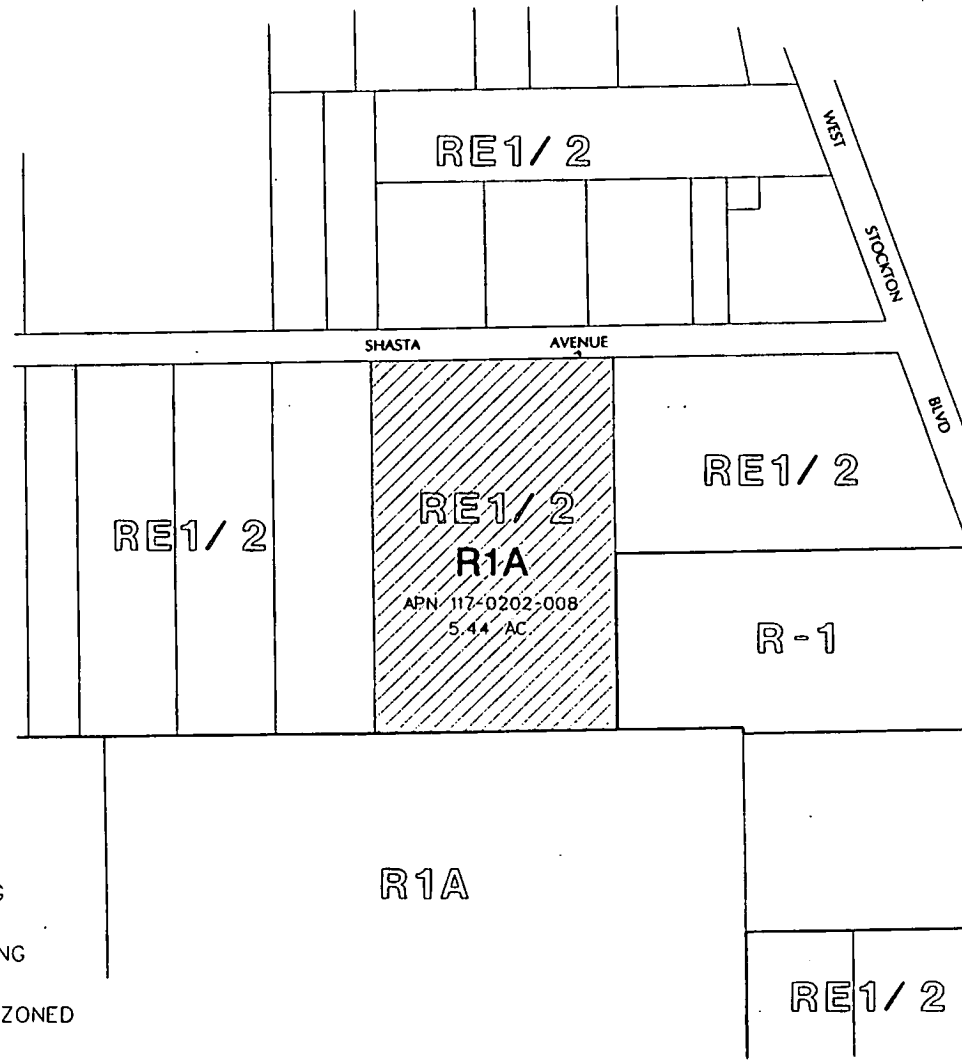


EXHIBIT B
Rezoning Exhibit

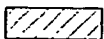
LEGEND

RE1/2

EXISTING ZONING

R1A

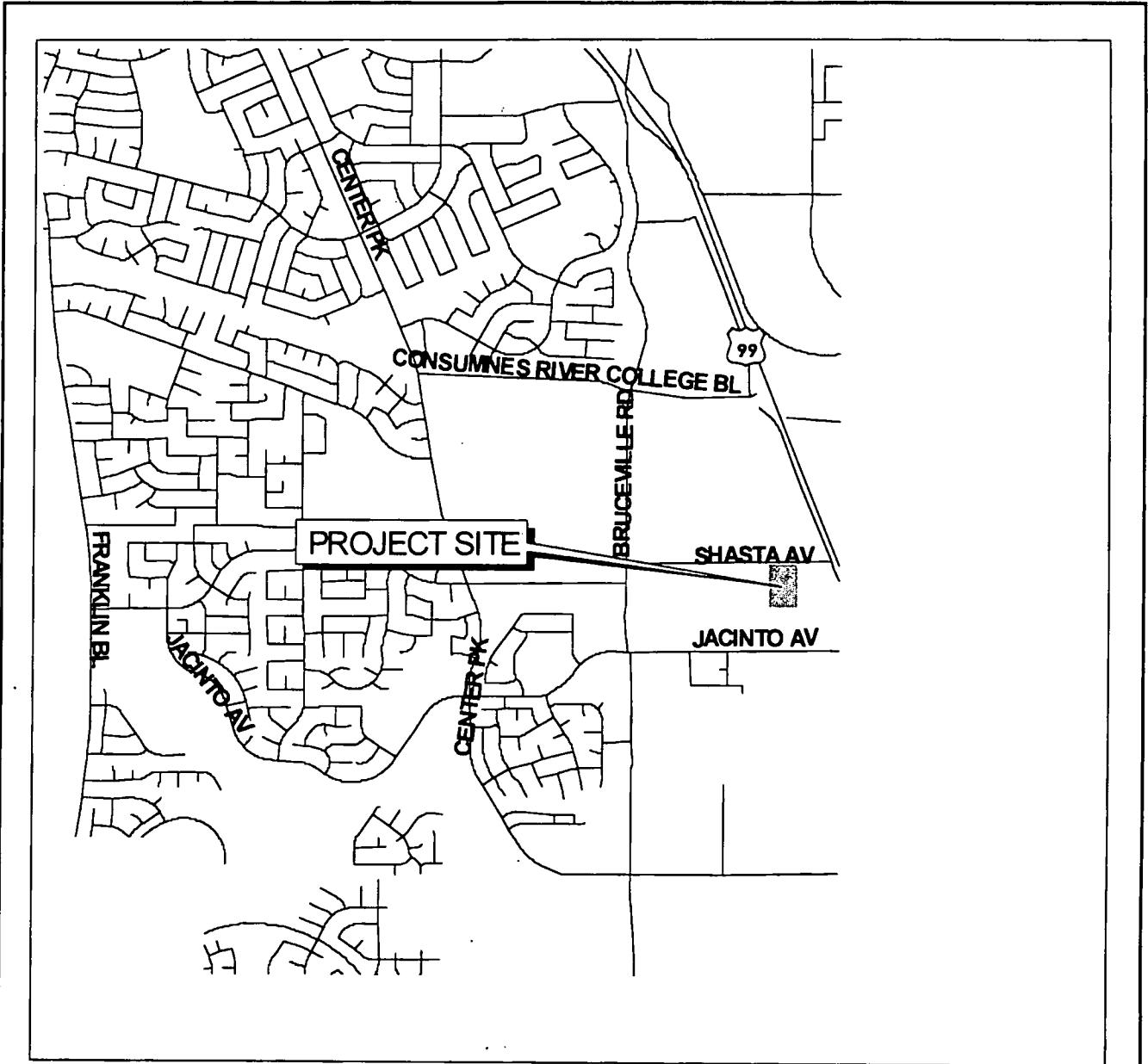
PROPOSED ZONING



AREA TO BE REZONED

KASL
 KASL & COMPANY, INC.
 1000 J STREET, SUITE 100
 SACRAMENTO, CA 95811
 TEL: 916-442-8888
 FAX: 916-442-8889
 ONE - WATER RESOURCES - SURVEYING

ATTACHMENT 1



1000 0 1000 2000 Feet



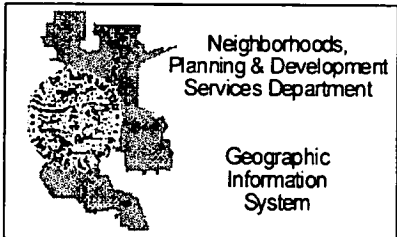
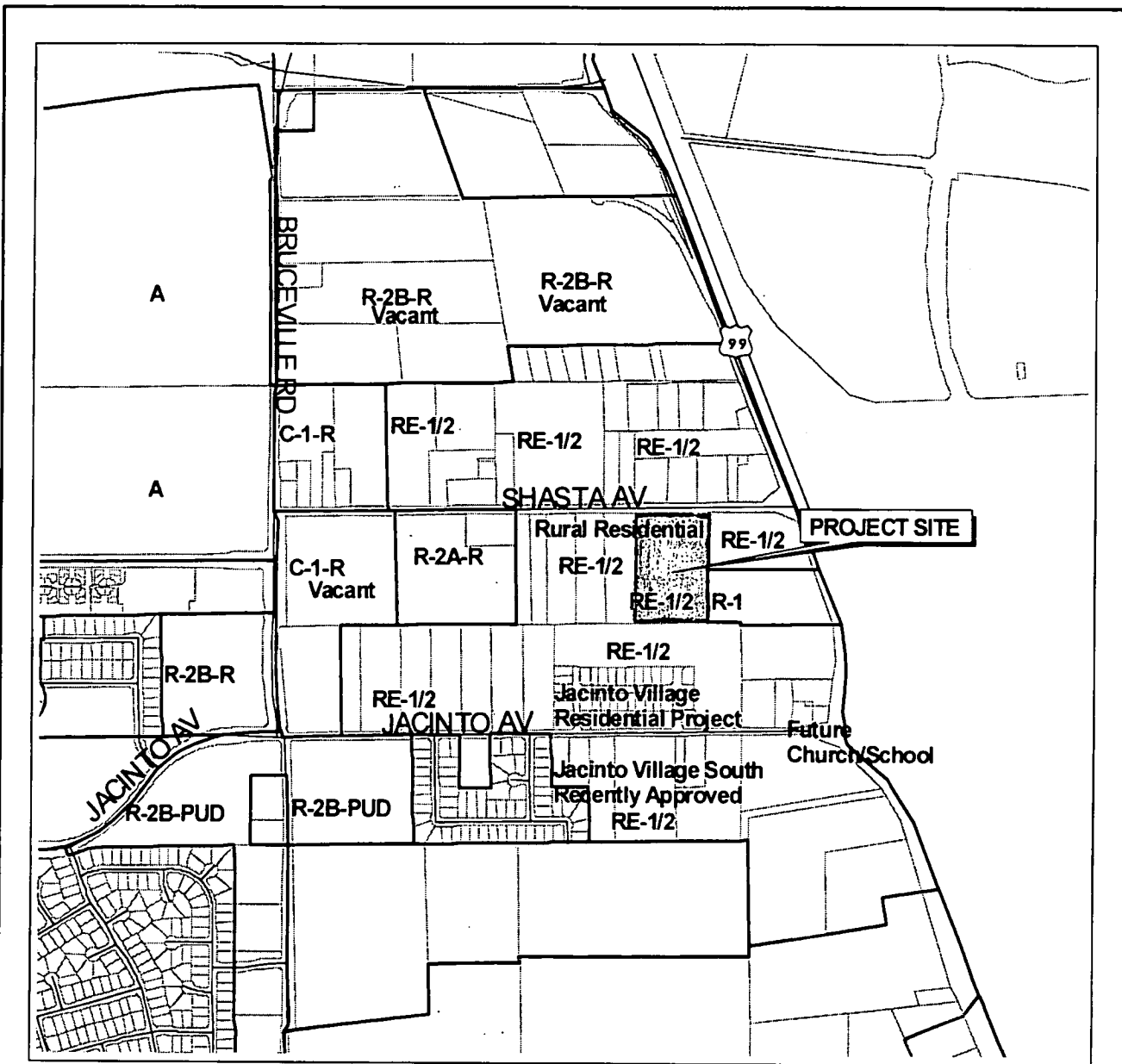
Neighbors,
Planning & Development
Services Department

Geographic
Information
System

Vicinity Map
P98-055
JACINTO VILLAGE NORTH



ATTACHMENT 2

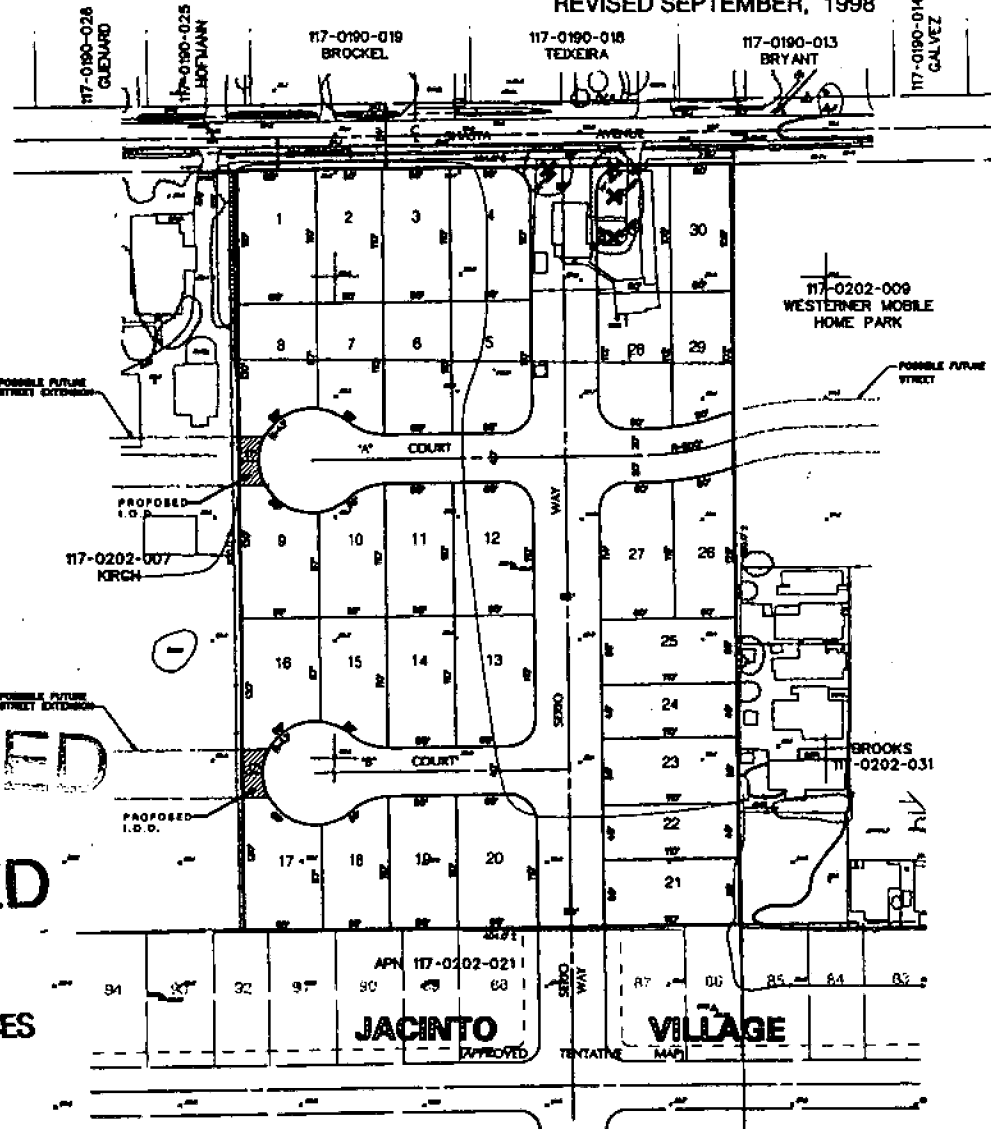
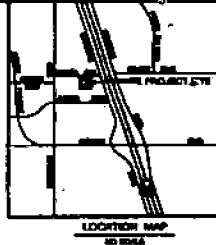


Land Use & Zoning
P98-055
JACINTO VILLAGE SOUTH



TENTATIVE MAP FOR
JACINTO VILLAGE NORTH
 CITY OF SACRAMENTO, CALIFORNIA

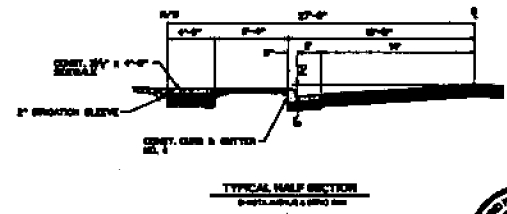
MAY, 1988
 REVISED AUGUST, 1998
 REVISED SEPTEMBER, 1998



LEGEND
 EXISTING TREE TO BE REMOVED

APPLICANT'S PARCEL NUMBER	TITLEBLOCK
OWNER	J & L PROPERTIES 604 BROOK AVENUE SACRAMENTO, CALIFORNIA
DEVELOPER	J & L PROPERTIES 604 BROOK AVENUE SACRAMENTO, CALIFORNIA
ENGINEER	THE CONSULTING ENGINEERS, INC. 408 H. FREEMAN BLVD., SUITE 1 SACRAMENTO, CALIFORNIA
PROPOSED ZONING	RM-42
PROPOSED ZONING	RM
NUMBER OF LOTS	32
LOT AREA	AS SHOWN
GREASE TRAP	AS SHOWN
NET ACRES	1.17 ACRES
SECTION 5 & FIRE DISTRICT	CITY OF SACRAMENTO
SCHOOL DISTRICT	6th GRADE SCHOOL DISTRICT
WATER DISTRICT	CITY OF SACRAMENTO
FIRE DISTRICT	SACRAMENTO FIRE DEPARTMENT
STATE	COUNTY OF SACRAMENTO
CITY	CITY OF SACRAMENTO

ATTACHMENT 3
Subdivision Map



REVISED

RECEIVED

SEP 10 1998

PLANNING SERVICES

JACINTO VILLAGE

P 98 055

