



CITY OF SACRAMENTO

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CITY OF SACRAMENTO

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APR 18 11 53 AM '85

MARTY VAN DUYN
PLANNING DIRECTOR

CITY PLANNING DEPARTMENT
927 TENTH STREET SACRAMENTO, CA 95814
SUITE 300 TELEPHONE (916) 449-5604

April 18, 1985

City Council
Sacramento, California

Honorable Members in Session:

APPROVED
BY THE CITY COUNCIL

APR 23 1985

OFFICE OF THE
CITY CLERK

SUBJECT: 1. Environmental Determination
2. Tentative Map (P85-032) (226-210-01,02,03,07,08;
226-250-01,02; 226-260-01,15)
3. Subdivision Modification to create lots less than 100
feet in depth

LOCATION: South side of Santa Ana Avenue, between Rio Linda
Boulevard and Marysville Boulevard

SUMMARY

The City Council considered the proposed Tentative Map on April 9, 1985 and continued the matter for two weeks. The continuance was to allow Councilman Johnson, the applicant, Community Services staff and Planning staff an opportunity to discuss ways to reduce the visual impact and potential attraction for graffiti that a long masonry wall would pose. Pursuant to a meeting the concensus was that front on lots were not feasible; however, the applicant would agree to installing landscaping off-site adjacent to the bikeway area to the satisfaction of the Community Services Department. The purpose would be to soften the visual impact of the wall and cut down the potential for graffiti. This agreement is reflected in the addition of Condition "s" on the Tentative Map Resolution.

April 18, 1985

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RECOMMENDATION

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

1. Ratify of the Negative Declaration; and
2. Adopt the attached Resolution adopting Findings of Fact, approving the Subdivision Modification and Tentative Map with conditions.

Respectfully submitted,


Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

SD:lao
Attachment(s)
P85-032

April 23, 1985
District No. 2

22

RESOLUTION No. 85-305

Adopted by The Sacramento City Council on date of

APPROVED
BY THE CITY COUNCIL

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING
A SUBDIVISION MODIFICATION AND TENTATIVE MAP FOR
PROPERTY LOCATED AT THE SOUTH SIDE OF SANTA ANA AVENUE
BETWEEN RIO LINDA AND MARYSVILLE BOULEVARDS
(P- 85-032) (APN: 226-210-01,02,03,07,08; 226-250-01,02;
226-260-01,15)

APR 23 1985
CITY CLERK

WHEREAS, the City Council, on April 23, 1985, held a public hearing on the request for approval of a subdivision modification and tentative map for property located at the south side of Santa Ana Avenue between Rio Linda and Marysville Boulevards

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 City 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 balanced 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 therein.
2. None of the conditions described in Government Code Section 66474, subsections (a) through (g) inclusive, exist with respect to the proposed subdivision.

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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 1984 North Sacramento Community Plan designate the subject site for 7-15 du/na residential use(s).

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 Water 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 modification to create a lot less than 100' deep :

- a. There are such special circumstances or conditions affecting the property to be subdivided 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 subject site is irregularly shaped and is bisected by Magpie Creek.
- b. the cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification in that the applicant will satisfy all conditions prior to filing the final map.
- 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 granting the modification will not significantly change the characteristics of the area.
- 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 site 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:

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- a. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code along Main, Santa Ana and Marysville Boulevard, plus a 12-foot lane on south side of Main and two 12-foot lanes to connect with existing Main Avenue to the east, a 12-foot lane on the north side of Santa Ana. Santa Ana shall have a cul-de-sac at the east end of the site.
- b. Prepare a sewer and drainage study for the review and approval of the City Engineer; may require oversized lines for both sewer and drainage;
- 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. 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;
- e. The applicant/developer shall designate and place on the final map those structures and/or lots which will meet the required 80 percent south orientation (including solar access) to the satisfaction of the Planning Director, or comply with Title 24 requirements of the Uniform Building Code;
- f. Annex to Regional Sanitation District and pay fees;
- g. Submit a soils test for street design prepared by a registered engineer and construct streets according to recommendations of the study;
- h. Prepare a right-of-way study for Rio Linda Boulevard, Marysville Boulevard, Santa Ana Avenue and Main Avenue. Dedicate right-of-way as indicated. Study for Rio Linda Boulevard and Main Avenue shall include both roadway and drainage channel improvements (City will condemn off-site right-of-way at owner's expense, if necessary);
- i. Dedicate and improve on-site right-of-way for Santa Ana Avenue to a 25-foot half section;
- j. Provide 30 feet of paving on Santa Ana between Lee Avenue and Rio Linda Boulevard;
- k. Off site dedication and improvement required for southernmost east/west street to Rio Linda Boulevard to a 50-foot right-of-way (City will condemn at developer's expense if necessary). Right-of-way to be 50 feet to intersection in front of Lot 69;

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- l. Right-of-way study required for existing canal. Forty to 50 feet of right-of-way dedication required. Dedicate right-of-way for and construct access ramps. Possible culvert construction at Rio Linda Boulevard and at Main Avenue;
- m. Construct chainlink fence along canal right-of-way, and low flow concrete lining and off-site right-of-way required for connections;
- n. Provide full channel improvements between Rio Linda Boulevard and Marysville Boulevard, and necessary improvements to channel downstream to Bell Avenue. A study for downstream improvements shall be provided;
- o. All lots shall be a minimum of 5,200 square feet in area;
- p. Prior to issuance of building permits for Lot A at a density greater than seven units per acre, the building permit applicant shall pay difference in parkland dedication fees between seven units per acre and the proposed density. A note shall be placed on the final map referencing this condition;
- q. Lots 18 through 30 shall extend to the canal right-of-way.
- r. Construct a six foot decorative masonry wall along the west property line of the site.
- s. Landscaping shall be installed off-site adjacent to the bikeway to the satisfaction of the Community Services Department to soften the appearance of the masonry wall and reduce potential for graffiti.

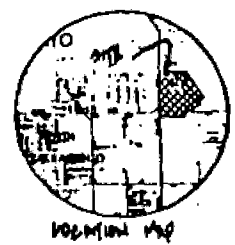
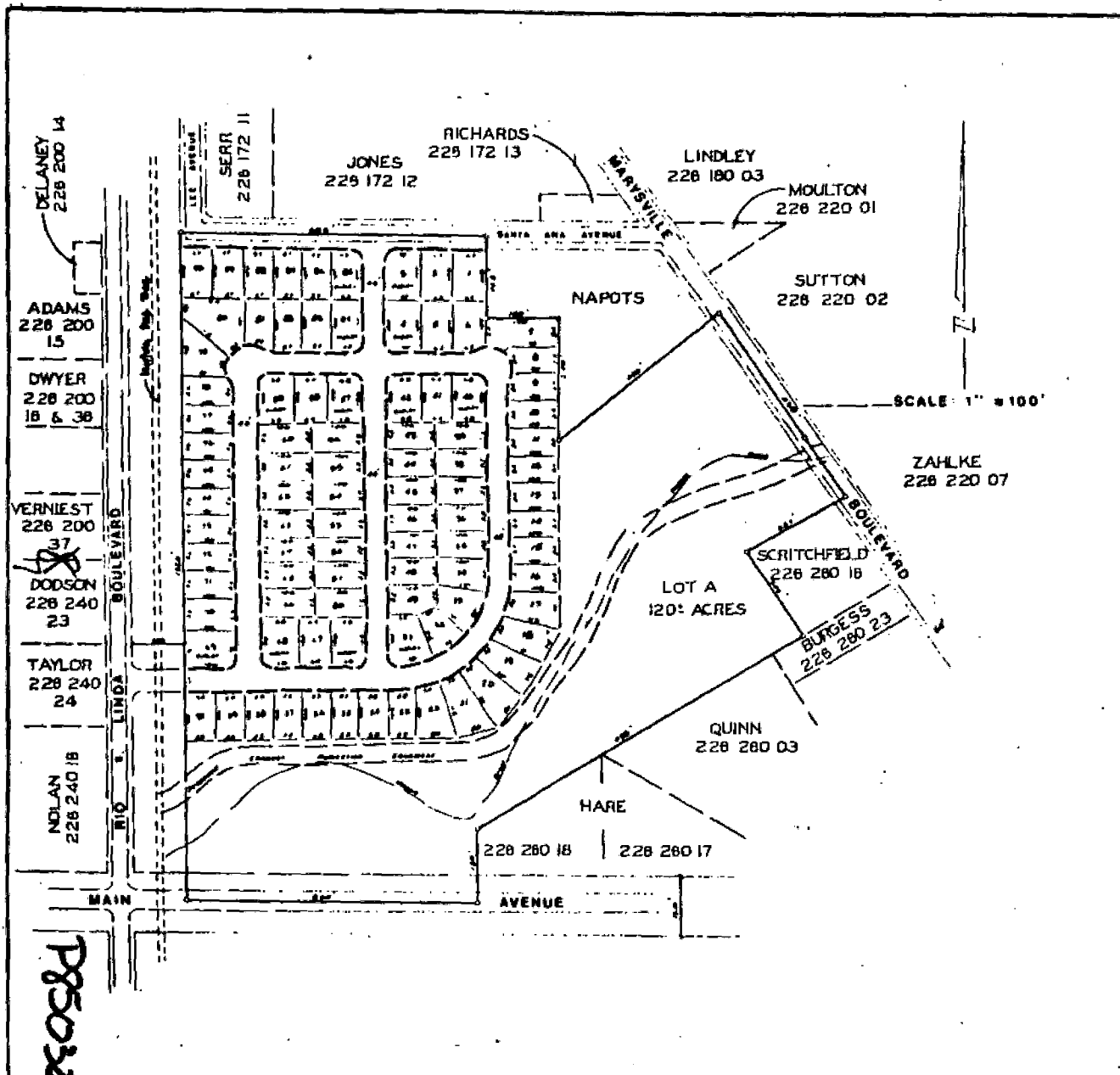
MAYOR

ATTEST:

CITY CLERK

P85-032

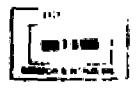
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<p>OWNER'S STATEMENT</p> <p>I, the undersigned, being the owner of the above described property, do hereby certify that the above described property is not subject to any lien, mortgage, or other encumbrance, and that the same is being offered for sale as shown on the attached plan.</p> <p>DATE: _____</p> <p>OWNER: _____</p>	<p>NOTARIAL STATEMENT</p> <p>I, the undersigned, being a Notary Public for the State of California, do hereby certify that the above described property is not subject to any lien, mortgage, or other encumbrance, and that the same is being offered for sale as shown on the attached plan.</p> <p>DATE: _____</p> <p>NOTARY: _____</p>	<p>PLANNING AND SURVEYING STATEMENT</p> <p>I, the undersigned, being a duly licensed Professional Engineer and a duly licensed Professional Surveyor for the State of California, do hereby certify that the above described property is not subject to any lien, mortgage, or other encumbrance, and that the same is being offered for sale as shown on the attached plan.</p> <p>DATE: _____</p> <p>ENGINEER/SURVEYOR: _____</p>
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P85032

<p>SCALE: _____</p> <p>DATE: _____</p> <p>PROJECT: _____</p>	<p>APPROVED BY: _____</p> <p>DATE: _____</p>	<p>APPROVED BY: _____</p> <p>DATE: _____</p>	<p>MORTON & PITALO, INC.</p> <p>CIVIL ENGINEERING</p> <p>PLANNING SURVEYING</p>	<p>APPROVED BY: _____</p> <p>DATE: _____</p>	<p>A TENTATIVE SUBDIVISION</p> <p>TAHOMA ROAD</p> <p>CITY OF SACRAMENTO</p>	<p>NOTARY: _____</p> <p>DATE: _____</p>
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FILE NO. _____

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*AMENDED BY STAFF 4/2/85
CITY OF SACRAMENTO

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CITY PLANNING DEPARTMENT
927 TENTH STREET
SUITE 300
SACRAMENTO, CA 95814
TELEPHONE (916) 448-5604

MARTY VAN DUYN
PLANNING DIRECTOR

March 27, 1985

**City Council
Sacramento, California**

Honorable Members in Session:

- SUBJECT:**
1. Environmental Determination
 2. Tentative Map (P85-032) (226-210-01,02,03,07,08; 226-250-01,02; 226-260-01,15)
 3. Subdivision Modification to create lots less than 100 feet in depth

LOCATION: South side of Santa Ana Avenue, between Rio Linda Boulevard and Marysville Boulevard

SUMMARY

This is a request to subdivide 28+ vacant acres into 90 single family and duplex, for a total of 102 units, and Lot A for future development. The staff and the Planning Commission recommend approval of the Tentative Map and Subdivision Modification with conditions.

BACKGROUND INFORMATION

The subject site is comprised of nine irregularly shaped parcels totaling 28+ acres, currently zoned R-1. The site is located in an area of primarily large residential lots with a strip of commercial development located on the west side of Marysville Boulevard.

Several residents of the area appeared at the Planning Commission hearing to express concerns with regard to potential flooding, the extension of Santa Ana Avenue, and consistency with surrounding development.

With regard to potential flooding, the applicant is required to provide the City Engineer with a sewer and drainage study. This will indicate the full nature and extent of creek improvements. The applicant will be required to construct a summer flow lining (gunite the bottom of the channel) with an embankment, and widen and fence the channel on-site. In addition, the applicant will be required to construct any off-site improvements necessary to prevent downstream flooding.

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A road right-of-way study is required for Rio Linda and Marysville Boulevard, and Main and Santa Ana Avenue. This study will indicate any conflicts between proposed right-of-way and existing structures. It will also suggest a remedy such as minor realignment. *

The applicant proposes a net density of 8.5 units per acre. This is consistent with the North Sacramento Community Plan designation.

The applicant has requested a Subdivision Modification to create a lot less than 100 feet deep. The map has been conditioned that the lot meet the minimum area requirement. The Planning Commission approved a Variance to create a substandard lot.

VOTE OF THE PLANNING COMMISSION

On February 28, 1985, the Commission voted unanimously to approve the Tentative Map and Subdivision Modification with conditions.

ENVIRONMENTAL DETERMINATION

On February 2, 1985, the Environmental Coordinator filed a Negative Declaration.

RECOMMENDATION

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

1. Ratify of the Negative Declaration; and
2. Adopt the attached Resolution adopting Findings of Fact, approving the Subdivision Modification and Tentative Map with conditions.

Respectfully submitted,


 Marty Van Duyn
 Planning Director

FOR CITY COUNCIL INFORMATION
 WALTER J. SLIPE
 CITY MANAGER

SD:lao
 Attachment(s)
 P85-032

April 2⁹, 1985
 District No. 2

* The requirement of street improvements along Rio Linda has been deleted by the Public Works Department since the property has no direct lot frontage onto this street and no other off-site improvements are being required.

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MEETING DATE February 28, 1985
 ITEM NO. 118 FILE # 85-032
 M _____

- GENERAL PLAN AMENDMENT
- COMMUNITY PLAN AMENDMENT
- REZONING
- SPECIAL PERMIT
- VARIANCE
- TENTATIVE MAP
- SUBDIVISION MODIFICATION
- LOT LINE ADJUSTMENT
- ENVIRONMENTAL DET. 22
- OTHER _____

Location: South side of Santa Ana Avenue between Rio Linda & Marysville Boulevards

Recommendation:
 Favorable w/conds.
 Unfavorable Petition Correspondence

PROPOSERS

NAME

ADDRESS

Charles Johnson - 1430 Alhambra Boulevard, Suite 200, Sacramento 95816

OPPOSERS

NAME

ADDRESS

A. J. Adams - 4931 Rio Linda Boulevard, Sacramento
Tom Lindsay - 5020 Marysville Boulevard, Sacramento
Dorothy Richards - 5001 Marysville Boulevard, Sacramento
Shirley Adams - 4931 Rio Linda Boulevard, Sacramento
Ray Lindsay - 5020 Marysville Boulevard, Sacramento

MOTION NO. _____

	YES	NO	MOTION	SECOND
Ferris	✓			
Fong	✓			
Goodin	✓			
Holloway	✓			
Hunter	✓		✓	
Ishmael	✓			
Ramirez	✓			
Simpson	✓			✓
Augusta	✓			

MOTION

- TO APPROVE
- TO DENY
- TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
- TO APPROVE/DENY BASED ON FINDINGS OF FACT IN STAFF REPORT
- INTENT TO APPROVE/DENY SUBJECT TO COND. & BASED ON FIND. OF FACT DUE
- TO RECOMMEND APPROVAL & FORWARD TO CITY COUNCIL
- TO RECOMMEND APPROVAL SUBJECT TO ^{amended} COND. & FORWARD TO CITY COUNCIL
- TO RATIFY NEGATIVE DECLARATION
- TO CONTINUE TO _____ MEETING
- OTHER _____

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City Planning Commission
Sacramento, California

Subject: Tentative Map (P85-032)

Location: East side of Rio Linda Boulevard, between Santa Ana Avenue and
Marysville Boulevard (P85-032)

SUMMARY

This application was continued from the February 14th meeting to allow staff time to clarify the tentative map conditions related to street improvements. Attached to this report is a description of the required improvements for each portion of street right-of-way. Staff has also been informed by the City Traffic Engineer that there is no traffic signal budgeted in the five-year Capital Improvement program for Rio Linda Boulevard.

RECOMMENDATION

The applicant previously indicated a willingness to construct a "decorative" six-foot masonry wall adjacent to the bike trail. This condition should be added to the tentative map approval.

Respectfully submitted,

Art Gee

Art Gee
Principal Planner

AG:bw

811

REPORT AMENDED 2-28-85
CITY PLANNING COMMISSION

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

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APPLICANT	Morton & Pitalo, Inc., 1430 Alhambra Blvd., Ste. 200, Sacto., CA 95816		
OWNER	Tahoma Group, 4833 Crestwood Way, Sacramento, CA 95822		
PLANS BY	Morton & Pitalo, Inc., 1430 Alhambra Boulevard, Ste. 200, Sacto., CA 95816		
FILING DATE	12-27-85	50 DAY CPC ACTION DATE	REPORT BY: SD:bw
NEGATIVE DEC.	2-4-85	EIR	226-210-01,02,03,07,08;
		ASSESSOR'S PCL. NO.	226-250-01,02; 226-260-01,15

- APPLICATION:**
- A. Negative Declaration
 - B. Tentative Map (P85-032)
 - C. Variance to create lots less than 100 feet deep (Sec. 3-D-19)
 - D. Subdivision Modification to create lots less than 100 feet deep (Ch. 40.322)

LOCATION: South side of Santa Ana Avenue, between Rio Linda Boulevard and Marysville Boulevard

PROPOSAL: The applicant is requesting the necessary entitlements to subdivide 28+ acres into 90 single family and duplex lots for a total of 102 units, and a Lot A for future development.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1984 North Sacramento Community Plan Designation:	7-15 du/na Residential
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North:	Single Family; R-1
South:	Vacant; R-1
East:	Vacant and Single Family; R-1
West:	Single Family; R-1

Property Dimensions:	Irregular
Property Area:	28+ acres
Density of Development:	8.5 du/na, excepting Lot A
Significant Feature of Site:	Maggie Creek; irregular shape
Topography:	Flat
Street Improvements/Utilities:	To be provided

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On January 30, 1985, by a vote of six ayes, three absent, the Subdivision Review Committee voted to recommend approval of the tentative map and subdivision modification, subject to conditions which follow.

PROJECT EVALUATION: Staff has the following comments:

Land Use

- A. The subject site is designated for residential uses in the 1974 General Plan. It is designated for a density range of 7 to 15 units per net acre in the 1984 North Sacramento Community Plan.

APPLC. NO. P85-032

MEETING DATE February 28th 1985

CPC ITEM NO. 2111

7012

The site is surrounded by residential uses, primarily on large unsubdivided lots. A strip of commercial uses is located on the west side of Rio Linda Boulevard. The proposed density of 8.5 units per net acre for the portion currently being subdivided, is consistent with applicable plans and surrounding land use and zoning.

Design

- B. The subject site is comprised of nine irregularly shaped parcels totaling 28+ acres. The site is currently zoned Single Family (R-1). Magpie Creek flows through the site. The applicant is proposing to subdivide approximately 16 acres into 90 lots with 12 designated corner lot duplexes for a total of 102 units. Lot A is a 12-acre parcel intended for future multi-family development. Staff wishes to caution the applicant that overall density cannot exceed 15 units per acre for community plan consistency.
- C. The applicant proposes a long row of lots which back up to Rio Linda Boulevard. These lots will most likely be provided with a privacy fence or wall. There is a 100 foot right-of-way with a bike trail, which is partially elevated, located between the subject site and Rio Linda Boulevard. Staff, therefore, has no objection to the potential of a long wall along Rio Linda Boulevard. However, in order to break up the wall as much as possible, staff recommends that the northern-most east/west street (Santa Ana Avenue) be extended to Rio Linda Boulevard. This will require off-site dedication and improvement (See. Ex. A).
- D. Lot 32 has side lot lines 70 and 85 feet long, requiring a variance/subdivision modification. Staff has no objection to the request due to the irregular shape of the subject site and the proximity of Magpie Creek. Lot 32 is only 4,960 square feet in area. Staff recommends a minor adjustment in proposed lot lines so that lot 32 has a minimum of 5,200 square feet.
- E. In order to avoid narrow strips of land located between canal improvements and rear lot lines which will remain unmaintained fire hazards, staff requests that the rear lot lines of lots 18 through 30 be extended to the channel right-of-way.
- F. Condition (a) of Subdivision Review Committee recommended conditions has been modified from the original approval to clarify the extent of improvements required along Main Avenue (See. Ex. A).

Policies

- G. The Planning and Community Services Departments have determined that parkland dedication in-lieu fees are appropriate. Fees will be based upon 2.59 acres of land multiplied by the per acre value of the subject site established by the applicant's appraiser. The amount of land was established on the basis of 90 single family and 12 acres of R-1 land at a maximum density of seven units per acre. If Lot A is developed at a higher density, the applicant will be responsible for additional parkland dedication fees.

ENVIRONMENTAL DETERMINATION: A Negative Declaration has been filed.

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STAFF RECOMMENDATION: Staff recommends the following actions:

- A. Ratification of the Negative Declaration;
- B. Approval of the Tentative Map, subject to conditions which follow;
- C. Approval of the Variance to create lots less than 100 feet deep, based upon Findings of Fact which follow;
- D. Approval of the Subdivision Modification to create lots less than 100 feet deep.

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 along Main, Rio Linda, Santa Ana and Marysville Boulevard, plus a 12-foot lane on south side of Main and two 12-foot lanes to connect with existing Main Avenue to the east and a 12-foot lane on the north side of Santa Ana, and two 15-foot lanes on Santa Ana to Marysville Boulevard;
2. Prepare a sewer and drainage study for the review and approval of the City Engineer; may require oversized lines for both sewer and drainage;
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. 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;
5. The applicant/developer shall designate and place on the final map those structures and/or lots which will meet the required 80 percent south orientation (including solar access) to the satisfaction of the Planning Director, or comply with Title 24 requirements of the Uniform Building Code;
6. Annex to Regional Sanitation District and pay fees;
7. Submit a soils test for street design prepared by a registered engineer;
8. Prepare a right-of-way study for Rio Linda Boulevard, Marysville Boulevard and Main Avenue. Dedicate right-of-way as indicated. Study for Rio Linda Boulevard and Main Avenue shall include both roadway and drainage channel improvements;
9. Dedicate and improve Santa Ana Avenue to a 25-foot halfsection;

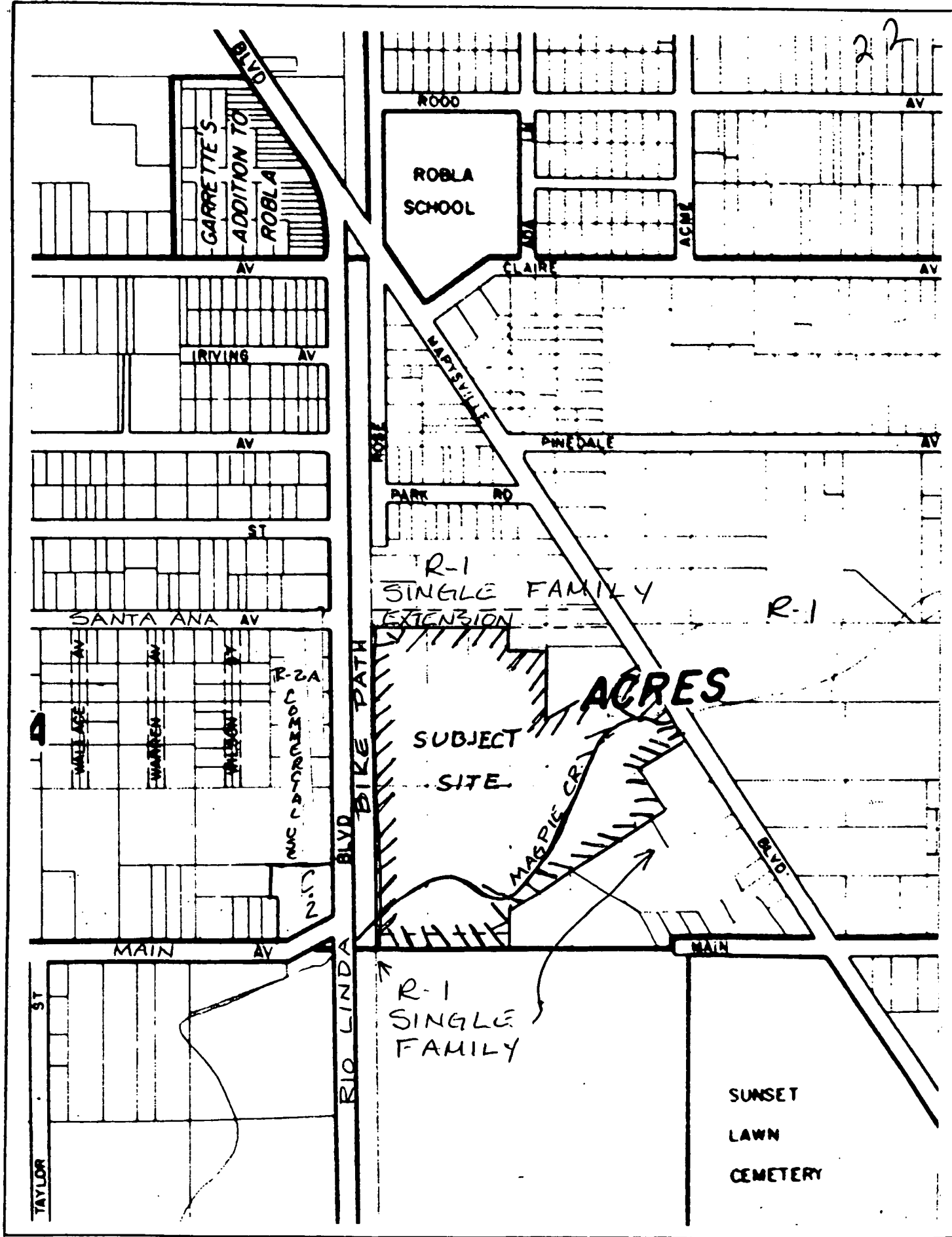
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- 10. Provide 30 feet of paving on Santa Ana between Lee Avenue and Rio Linda Boulevard;
- 11. Off site dedication and improvement required for southernmost east/west street to Rio Linda Boulevard to a 50-foot right-of-way (City will condemn at developer's expense if necessary). Right-of-way to be 50 feet to intersection in front of Lot 69;
- 12. ~~Extend northernmost east/west street to Rio Linda Boulevard; will require off-site dedication and improvement to a 50-foot right-of-way (City will condemn at developer's expense if necessary). Right-of-way to be 50 feet from Rio Linda Boulevard to intersection in front of Lot 81; (CPC deleted)~~
- 13. Right-of-way study required for existing canal. Forty to 50 feet of right-of-way dedication required. Dedicate right-of-way for and construct access ramps. Possible culvert construction at Rio Linda Boulevard and at Main Avenue;
- 14. Construct chainlink fence along canal right-of-way, and low flow concrete lining and off-site right-of-way required for connections;
- 15. Provide full channel improvements between Rio Linda Boulevard and Marysville Boulevard, and necessary improvements to channel downstream to Bell Avenue. A study for downstream improvements shall be provided;
- 16. All lots shall be a minimum of 5,200 square feet in area;
- 17. Prior to issuance of building permits for Lot A at a density greater than seven units per acre, the building permit applicant shall pay difference in parkland dedication fees between seven units per acre and the proposed density. A note shall be placed on the final map referencing this condition;
- 18. Lots 18 through 30 shall extend to the canal right-of-way.

Findings of Fact - Variance

- 1. Granting the variance does not constitute a special privilege extended an individual applicant, in that:
 - a. the site is irregularly shaped;
 - b. Magpie Creek drainage channel flows through the subject site.
- 2. Granting the variance does not constitute a use variance, in that residential uses are allowed in the Single Family (R-1) zone.
- 3. Granting the variance will not be injurious to public welfare or injurious to surrounding property, in that the proposed lots will be a minimum of 5,200 square feet for adequate buildable area. -
- 4. The variance is harmonious with the 1974 General Plan and the 1984 North Sacramento Community Plan which designate the site for residential uses.

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VICINITY - LAND USE - ZONING

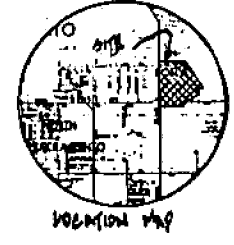
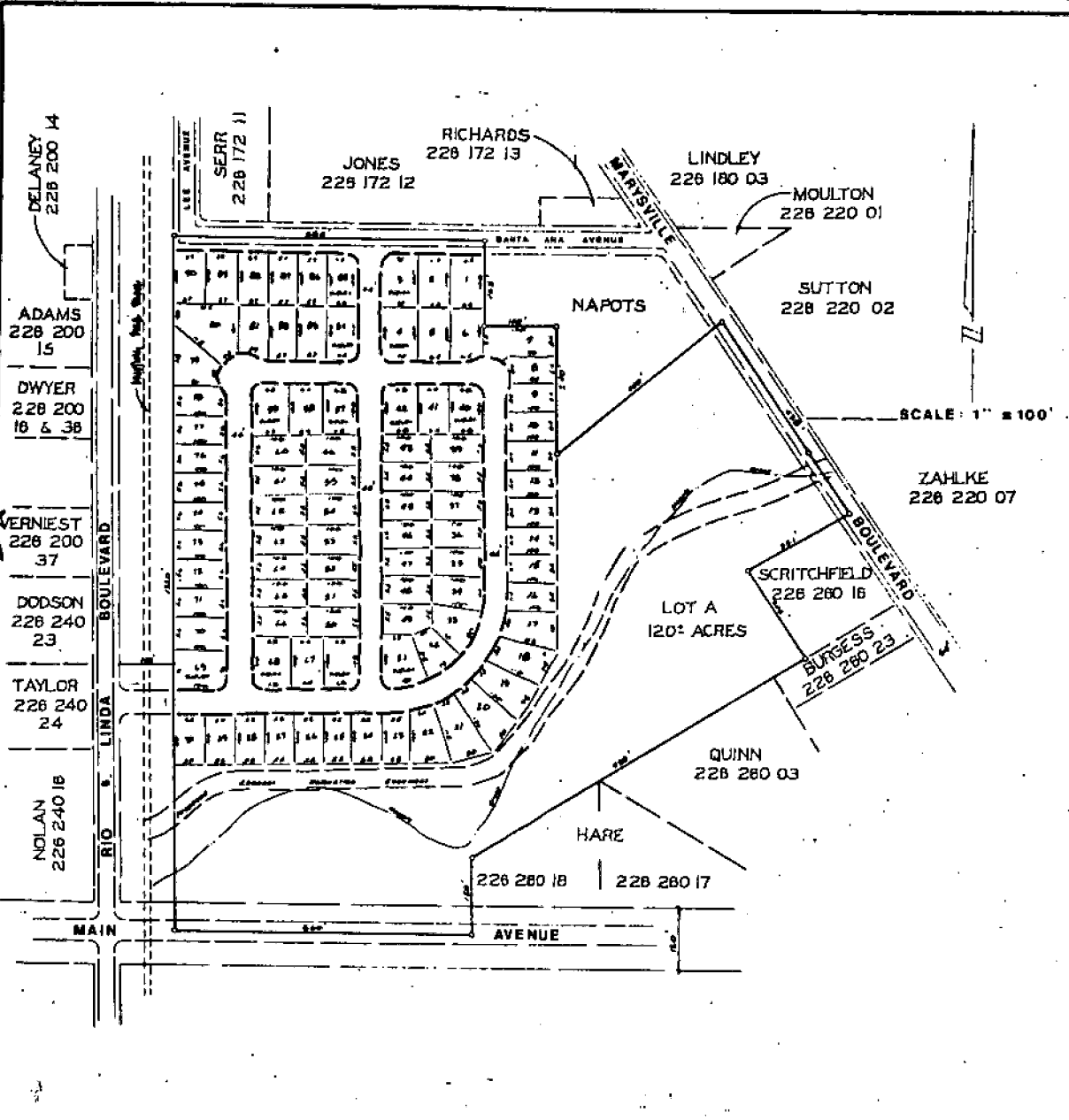
P85-032

2816
2-11-85

N

85-038

151788
2-14-85



TITLE TENTATIVE SUBDIVISION	DATE NOV. 1984
OWNER MORTON & PITALO, INC. 1400 K STREET, SUITE 200 SACRAMENTO, CA 95811	PROJECT NO. 151788
SCALE 1" = 100'	CITY SACRAMENTO
APPROVED [Signature]	DATE [Date]

NO.	DESCRIPTION	APPROVED BY DATE	FIELD BOOK NO.	SCALE	DRAWN BY	CHECKED BY	MORTON & PITALO, INC. CIVIL ENGINEERING PLANNING SURVEYING	APPROVED	DATE	CITY OF SACRAMENTO	DATE
			HORIZONTAL	VERTICAL	REGISTERED J.P.	REG. NO. 18382					NOV. 1984