

CITY PLANNING COMMISSION

1231 'I' STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT Spink Corporation - Box 2511, Sacramento, CA 95811
OWNER Citation Homes - P.O. Box 2359, San Leandro, CA
PLANS BY Spink Corporation - Box 2511, Sacramento, CA 95811
FILING DATE 10-3-86 ENVIR. DET. 2-2-87 REPORT BY SD:sg
ASSESSOR'S-PCL. NO. 274-0022-006

APPLICATION: A. Negative Declaration
B. Rezone 20+ acres from Agricultural (A) to Single Family (R-1)
C. Tentative Map

LOCATION: Northwest of Garden Highway and El Centro Road

PROPOSAL: The applicant is requesting the necessary entitlements to develop 90 single family units, 3 duplexes and 3 halfplex lots and a remainder lot for future residential development.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1986 South Natomas Community
Plan Designation: Low Density Residential 4-8 du/ac.
Existing Zoning of Site: A
Existing Land Use of Site: Farmhouse and outbuildings

Surrounding Land Use and Zoning:

North: Agriculture; A
South: Single family; F
East: Agriculture and residence; A
West: Agriculture and residence; A

Property Dimensions: Irregular
Property Area: 20+ acres
Density of Development: 6.8 d.u. per acre
Topography: Flat
Street Improvements: To be provided
Utilities: To be provided

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On January 28, 1987, by a vote of six ayes, three absent, the Subdivision Review Committee voted to recommend approval of the tentative map subject to the attached conditions.

PROJECT EVALUATION: Staff has made the following findings:

A. Land Use

The subject site is designated for residential uses in the 1974 General Plan. It is designated for four to eight residential units per acre in the 1986 South Natomas Community Plan. The site currently has a farmhouse and outbuildings on it. The site is surrounded by agricultural land with farmhouses to the east and west, uninhabited agricultural land to the north and residences on large lots adjacent to the river to the south.

APPLC. NO. P86-389 MEETING DATE February 12, 1987 ITEM NO. 12

The applicant proposes to rezone the site from Agricultural (A) to Single Family (R-1) in order to develop 90 single family, 3 duplex and 3 halfplex (6 units) lots. This request is consistent with the 1986 South Natomas Community Plan designation of 4 to 8 units per acre. Surrounding property is also designated low density residential, 4 to 8 units per acre. Staff, therefore, has no objection to the requested rezoning to Single Family (R-1).

B. Design

El Centro Road, the southwestern property line of the subject site, is also the City/County boundary. The subject site is under the same ownership as the adjacent parcel to the southwest across El Centro Road which is in the County. When the other parcel is annexed to the City the applicant intends to subdivide it also. In the meantime the applicant proposes to abandon 70 feet of the width of El Centro Road right-of-way. The remainder will provide a secondary access to proposed lots within this subdivision. The applicant proposes to use El Centro Road as it is, with no changes or improvements. This proposal will leave an irregularly-shaped Lot A to be assimilated into the second phase when it is annexed and subdivided. At that time, the remainder of El Centro Road will also be abandoned. Staff has no objection to this proposal.

The Traffic Engineer indicates that the 54-foot wide collector street along the northern boundary of the site will not require lots wider than 52 feet to support hammerhead driveways or other methods of eliminating back-out driveways.

The applicant is proposing a mixture of single family, duplex and halfplex units which is consistent with the South Natomas Community Plan policies.

C. Schools

The subject site is located within the Natomas Union School District which is an impacted school district. A yield of 40 elementary students is anticipated. The Grant Union High School District schools which would serve the site currently exceed capacity. Each building permit will be subject to a \$1.50 per square foot developer fee to fund schools.

D. Public Services

The subject site is located in an area recently annexed to the City. There are no public facilities such as sewer, water, drainage or other services which define an urban environment. The City is in the process of forming the necessary funding mechanisms to finance public services. It is anticipated at this time that services will be available by the time the subject map is recorded. If, however, these services are not available, the applicant will be required to construct extensive off-site street improvements and service mains.

E. Trees

There are a number of trees on the site which the Environmental Coordinator has determined to be worth saving. The applicant will be required to submit a tree removal plan prior to map recordation.

F. Parkland Dedication

The Planning Community Services Divisions have determined that parkland dedication in-lieu fees are appropriate. Fees will be based upon 1.4304 acres of land multiplied by the per acre value established by the applicant's appraiser.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project will not have a significant impact on the environment and has filed a negative declaration with the following mitigation measure:

Plant Life - The subject site is currently a farm in production, and contains an orchard plus several mature trees along the drainage/irrigation canal at the northern portion of the site.

Because the applicant is proposing to remove the majority of these trees, a detailed tree removal plan must be submitted to the City Arborist for review and approval. Should the Arborist determine that the plan needs revision and that additional trees must be preserved, the applicant shall submit to the City Arborist and the Current Planning Division a tree preservation program. This program must include measures to retain and protect the remaining trees.

RECOMMENDATION: Staff recommends the following actions:

- A. Ratify the negative declaration;
- B. Recommend approval of the tentative map, subject to conditions which follow; and
- C. Recommend approval of the rezoning from Agricultural (A) to Single Family (R-1).

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 City Engineer which will require off-site extensions and oversizing. This shall be a regional drain study which will require a drainage lift station;
3. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments.
4. 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.

5. 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;
6. The applicant/developer shall designate and place on the final map those structures and/or lots which will meet the required 80% south orientation (including solar access) to the satisfaction of the Planning Director, or comply with Title 24 requirements of the Uniform Building Code;
7. 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.
8. Meet all County Sanitation District requirements.
9. Submit a soils test prepared by a registered engineer to be used in street design.
10. Submit a soils test prepared by a registered engineer which identifies and recommends solutions for ground water related problems which may occur in both the subdivision lots and the public right-of-way; appropriate facilities shall be constructed to alleviate those problems.
11. Street sections shall be designed to provide for stabilized subgrades and pavement under high ground water conditions;
12. Annex to Regional Sanitation and pay necessary fees if applicable.
13. Obtain the approval of Regional District 1000 and pay necessary fees.
14. May require off-site right-of-way dedication for the 54' collector. If so, City will condemn at developer's expense.
15. Abandon well to the satisfaction of the City/County Health Department.

16. Abandon septic system to the satisfaction of Building Inspections.
17. Some of the above conditions are subject to and may be modified by the formation of a Facilities Benefit Assessment District currently under study, or other appropriate assessment districts or funding methods formed to cover costs of improvements in drainage, sewer, bridges, channel improvements and other public facilities in the Natomas West Study area.
18. Participate in a Facilities Benefit Assessment (FBA) District to be formed to finance capital improvements in South Natomas for a library, a fire station, and streets, including, but not limited to, roadways, curbs, gutters, sidewalks, drainage, traffic controls, lighting, bridges, culverts and interchanges. The exact amount of dollar participation in the FBA District for each of the improvements will be specified at the time that the district is formed.
19. Fees paid to the district shall be based upon the relative benefit or need of the capital improvement realized or caused by development, depending upon land use, and shall not exceed \$2.50 per gross building square foot for non-residential uses and \$250.00 per residential dwelling unit.

Notwithstanding the foregoing, the developer shall contribute \$2.50 per gross building square foot and \$250.00 per residential dwelling unit for the above purposes prior to the issuance of any building permit. Credit shall be granted against any facilities benefit assessment subsequently levied for any payment made pursuant to this paragraph.

The amounts stated above shall be adjusted correspondingly with the Construction Cost Index as reported in Engineering News Record beginning January 1, 1987. After such date, the adjustment shall correspond to the most recent cost index so reported.

20. The applicant shall not be allowed to file a final map until public sewer, water and storm drainage are in place, subject to review and approval of the Director of Public Works.
21. Place the following note on the final map: Building permits are subject to a \$1.50 square foot developer fee to fund schools.
22. Dedicate a 12.5' public utility easement for overhead electrical facilities and appurtenances adjacent to the proposed 54' right-of-way collector street.

23. A detailed tree removal plan be submitted to the City Arborist for review and approval. Should the Arborist determine that the plan needs revision and that additional trees must be preserved, the applicant shall submit to the City Arborist and the Current Planning Division a tree preservation program. This program must include measures to retain and protect the remaining trees.

SUBDIVISION

NO. 2

(A)

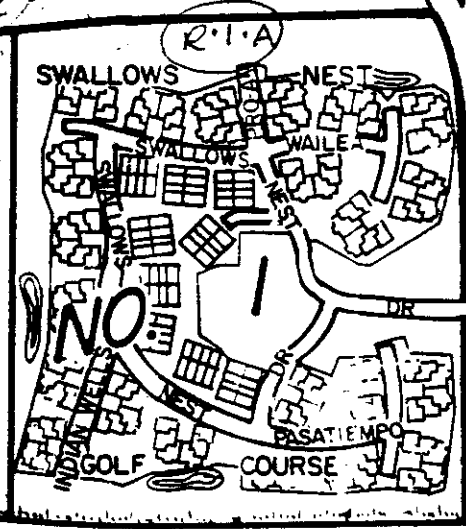
SUBJECT SITE

WILLOW

VACANT AGRICULTURE

PROPOSED 54' R/W

FARM AND AG. LAND



EL CENTRO RD
SUBD.
RIVERSIDE

FARM & AGRICULTURE

COUNTY

MILLER RD
HIGHWAY

RESIDENTIAL (F)

SACRAMENTO

VICINITY - LAND USE - ZONING

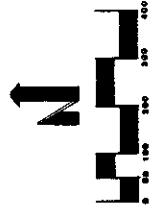
TENTATIVE SUBDIVISION MAP
SHOREBIRD
 CITY OF SACRAMENTO, CALIFORNIA
 OCTOBER, 1986
 REVISED: DECEMBER, 1986

EXHIBIT A

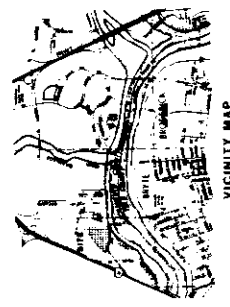
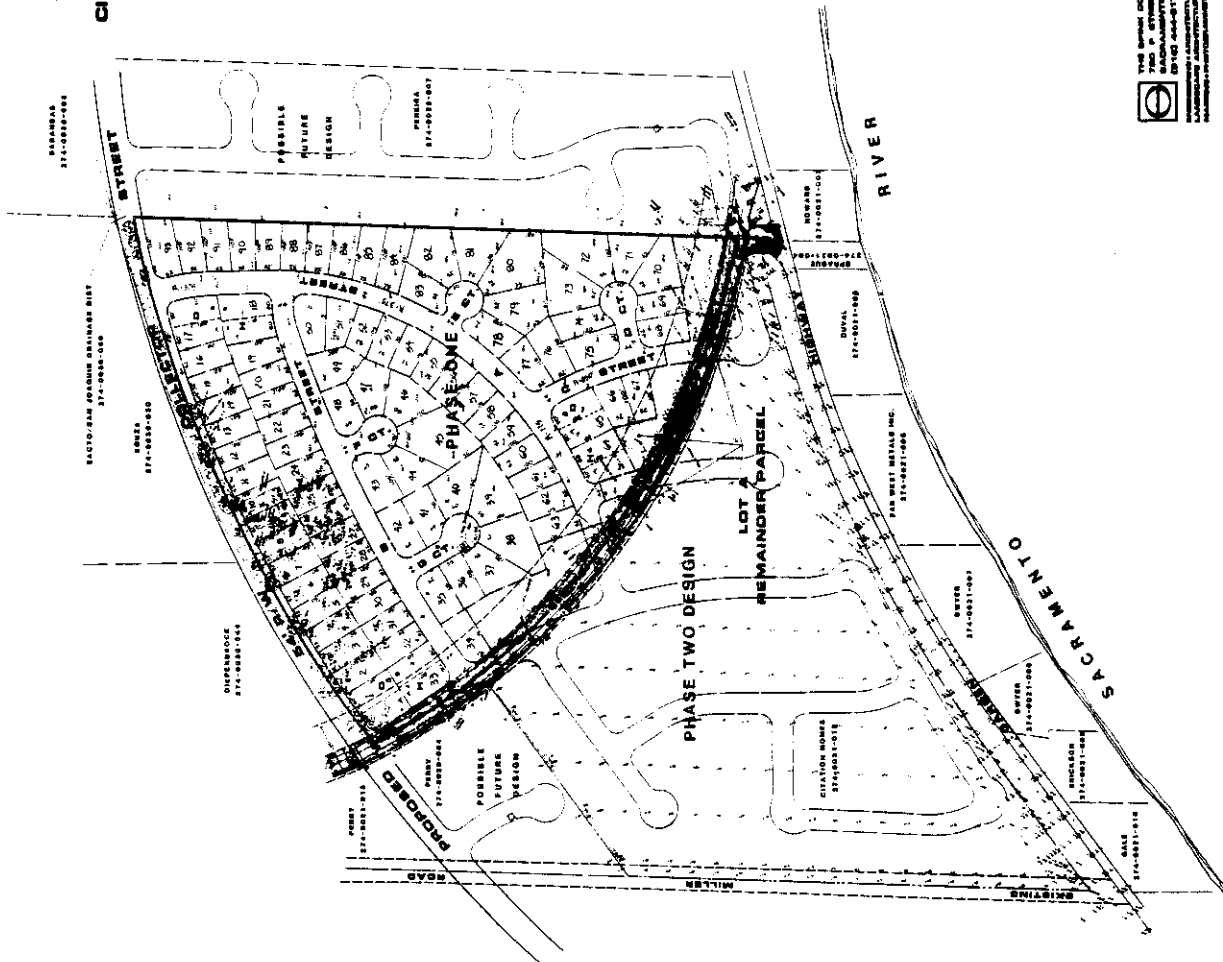
BY: JAMES L. SUTHER
 CIVIL ENGINEER
 1501 20TH STREET, 3RD FLOOR
 SACRAMENTO, CALIFORNIA 95811

DATE: 10/1/86

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THE ENGINEER CERTIFIES THAT THIS MAP IS ACCURATE AND CORRECT AND THAT HE IS A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF CALIFORNIA.



NOTE:
 THE TOTAL RIGHT OF WAY FOR EL CENTRO ROAD AND MILLER ROAD IS PROPOSED TO BE ABANDONED DURING PHASE TWO OF DEVELOPMENT. THE REMAINING SO' OF EL CENTRO ROAD IS INTENDED TO PROVIDE ACCESS TO EL CENTRO ROAD FROM THE HIGHWAY DURING PHASE ONE OF DEVELOPMENT.

NOTE:
 THE TOTAL RIGHT OF WAY FOR MILLER ROAD IS SO'. MILLER ROAD IS PROPOSED TO BE ABANDONED DURING PHASE TWO OF DEVELOPMENT.

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* EXISTING STRUCTURES TO BE REMOVED.

NOTE:
 CENTERLINE OF EL CENTRO ROAD IS THE CURRENT CITY OF SACRAMENTO BOUNDARY LINE. PHASE TWO OF THIS PROJECT IS CURRENTLY OUTSIDE OF THE CITY OF SACRAMENTO BOUNDARY.



EXHIBIT B

DEPARTMENT OF
PUBLIC WORKS

ENGINEERING DIVISION

CITY OF SACRAMENTO
CALIFORNIA

CITY HALL
ROOM 300
915 I STREET
SACRAMENTO, CA
95814-2608

916-449-5307

THOMAS M. FINLEY
ENGINEERING DIVISION
MANAGER

January 20, 1987

TO: Mr. Daniels, Associate Planner

FROM: Ed Williams, Junior Engineer

SUBJECT: Safety of Back-Out Driveways on Minor Collectors

There are back-out type driveways throughout Sacramento, including many on streets wider than minor collectors. Although this is not the most desirable driveway design, we at this time do not feel that it is warranted to completely change an established practice. Thus, requiring alternative driveway designs (horseshoe shaped or driveways with turn around slots, on minor collectors) would not be justified by Traffic Engineering.

T.M.F.

1 TVI-05, 1

cc: Gordon Sparman, Traffic Engineer

198-389

2-12-87

TFM 12