

CITY PLANNING COMMISSION

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

APPLICANT Wong and Associates, 201 Lathrop Way, Suite F, Sacramento, CA 95815
OWNER Stacy Johnson, 8400 Carlin Avenue, Sacramento, CA 95823
PLANS BY Wong and Associates
FILING DATE 6-1-89 **ENVIR. DET.** Neg Dec **REPORT BY** DH:rt
ASSESSOR'S PCL. NO. 117-0152-004

- APPLICATION:**
- A. Negative Declaration;
 - B. Rezone of 0.994± partially developed acres from Agriculture to Standard Single Family (R-1) zone;
 - C. Tentative Map to divide 0.994± acres into a six lot standard single family residential subdivision to be called Dutch Faire Unit 2

LOCATION: 8400 Carlin Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to rezone property from Agriculture to Single Family in order to establish a six lot subdivision with one corner halfplex lot.

PROJECT INFORMATION:

1988 General Plan Designation: Low Density Residential (4-15 du/net acre)

1986 South Sacramento Community Plan Designation: Residential (4-8 du/net acre)

Existing Zoning of Site: Agriculture

Existing Land Use of Site: Single Family dwelling

Surrounding Land Use and Zoning: Setbacks: Required: Provided:

North: Single Family Residential; R-1 Front: 25' To be Shown

South: New Subdivision Under Construction; R-1 Side(Int): 5'

East: Single Family; R-1 Side(St): 12½'

West: New Subdivision Under Construction; R-1 Rear: 15'

Property Dimensions: 344 feet x 117 feet

Property Area: 0.994± acres

Density of Development: 7 du per acre

Topography: Flat

Street Improvements: To be extended

Utilities: To be extended

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On September 13, 1989, by a vote of seven ayes and two absent, the Subdivision Review Committee voted to recommend approval of the tentative map subject to conditions which follow.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning:

The subject site is designated for Low Density Residential, 4-15 dwelling units per acre on the 1988 General Plan and Residential (4-8 du/net acre) on the 1986 South Sacramento Community Plan. The density is seven dwelling units per acre. The site is zoned Agriculture and is proposed to be rezoned to Standard Single Family (R-1) zone. Surrounding land uses include single family to the north and east, with Dutch Faire Unit 1 subdivision under construction to the south and west. An existing dwelling and detached garage are located on the site with several well developed trees.

B. Project Description:

The applicant proposes to rezone the subject site from Agriculture to Standard Single Family in order to divide the site into five standard single family lots and one corner lot for halfplex development. No plans have been submitted for the single family or halfplex units. The lots range in size from 6,600 square feet to 6,552 square feet with the halfplex lot containing 6,820 square feet. The existing house and garage are to either be relocated or demolished. Three large trees are on the site and are recommended to be retained.

C. Tentative Map Analysis:

The proposed lots are compatible in size or area with lots in the area. Roadway improvements to Rightwood Way and Carlin Avenue will be required and will tie into Dutch Faire Unit 1 to the south. New structures will be required to comply with minimum building setbacks as per the R-1 zone.

D. Parkland Dedication:

Planning and Parks and Community Services have determined that Parkland Dedication in-lieu fees are appropriate. Fees will be based upon the per acre value established by the applicant's appraiser.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that 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 the following mandatory mitigation measures into the project plans to avoid identified effects or to mitigate such effects to a point where clearly no significant effects would occur:

The following mitigation measure is recommended to retain as many of these trees as possible:

- A. The 18' tree on future Lot 6, the 35" tree on future Lot 5, and the 20" tree on future Lot 4 are to be retained and protected from damage during construction by the installation of a chain link construction fence around the dripline of these three trees prior to issuance of any permits for site development. In the event that certain other trees need to be removed in order to comply with other required mitigation measures or conditions of the tentative map, the developer can reserve the right to remove those trees.

Non-compliance with, or deletion of any of the above mitigation measures by any party will require the project to be reprocessed for additional environmental review. If this review determines that there is the possibility for significant adverse environmental impact due to the development of the project, additional mitigation measures may be required, or the applicant may be requested to prepare an Environmental Impact Report if identified impacts cannot be reduced to less than a significant level through mitigation (refer to Attachment A for initial study discussion).

RECOMMENDATION: Staff recommends the Commission take the following actions:

- A. Ratify the Negative Declaration;
- B. Recommend approval of the rezoning from A to R-1;
- C. Recommend approval of the tentative map subject to conditions which follow.

Conditions - Tentative Map

1. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code along Carlin Avenue. Improvements along Rightwood Way will be constructed with Dutch Faire prior to or concurrent with Dutch Faire Unit 2;
2. Prepare a sewer and drainage study for the review and approval of the City Engineer'
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;

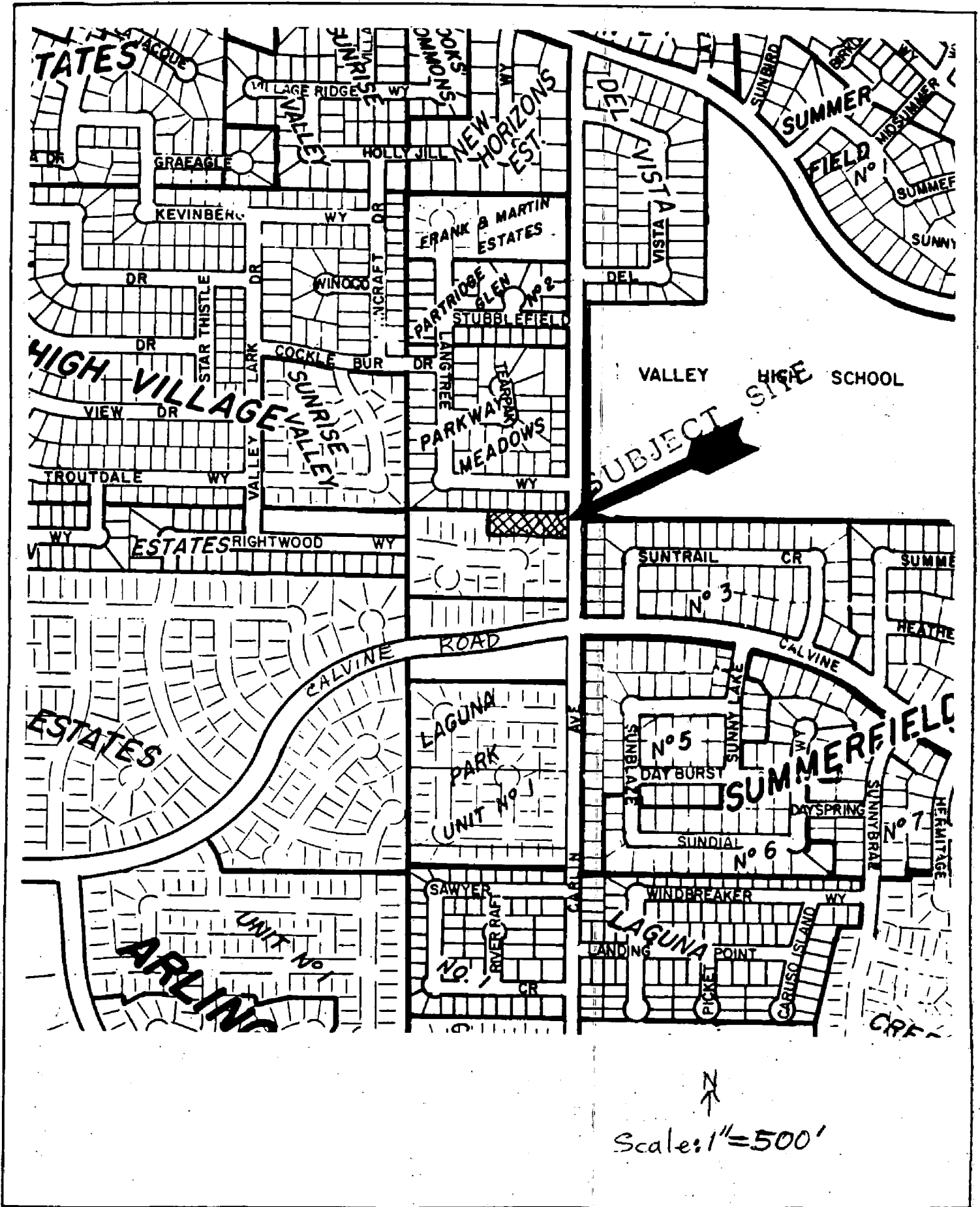
5. Pursuant to City Code Section 40.319-1, the applicant shall indicate easements on the final map to allow for the placement of centralized mail delivery units. The specific locations for such easements shall be subject to review and approval of the City Engineer after consultation with the U.S. Postal Service;
 6. The applicant/developer shall designate and place on the final map those structures and/or lots which will meet the required 80 percent south orientation (including solar access) to the satisfaction of the Planning Director, or comply with Title 24 requirements of the Uniform Building Code;
 7. Meet all County Sanitation District requirements and coordinate;
 8. Comply with mitigation measures for the Negative Declaration for P89-223 on file at the City Planning Department to the satisfaction of the City's Environmental Review Coordinator;
 9. Dedicate right-of-way along Carlin Avenue to a 27 foot halfsection;
 10. Dedicate a standard 12.5 foot Public Utility Easement for underground electrical and public utility facilities and appurtenances adjacent to all public ways;
 11. Standard fire hydrant will be required as per the Fire Marshall's Office;
 12. Applicant/owner shall join a maintenance district for the Laguna Creek Study Area prior to the filing of the final map. May require the applicant/owner to form district;
- Note: Site is in Zone X on May 1, 1989 Preliminary Flood Map;
13. Property lines shall not run through structures;
 14. House to be offered for relocation for 30 days in a notice in a paper of general circulation. If purchased, the house shall be relocated within 90 days to another site. If not purchased, the applicant shall secure demolition permits from the City Building Inspections Division;
 15. Notice is given that the property on which construction is authorized by this permit may be subject to flooding. It is the applicant and property owners responsibility to ascertain whether and to what extent such flooding may occur, and to review the applicable base flood elevations for the proposed project which are contained in the effective Flood Insurance Rate Map; the Department

of the Sacramento District Corps of Engineers, Sacramento, California, Flood Insurance Study for the Sacramento City and County of California, FBFM and FIRM work map, dated January, 1989; and all preliminary flood maps available at the City of Sacramento's Planning Department.

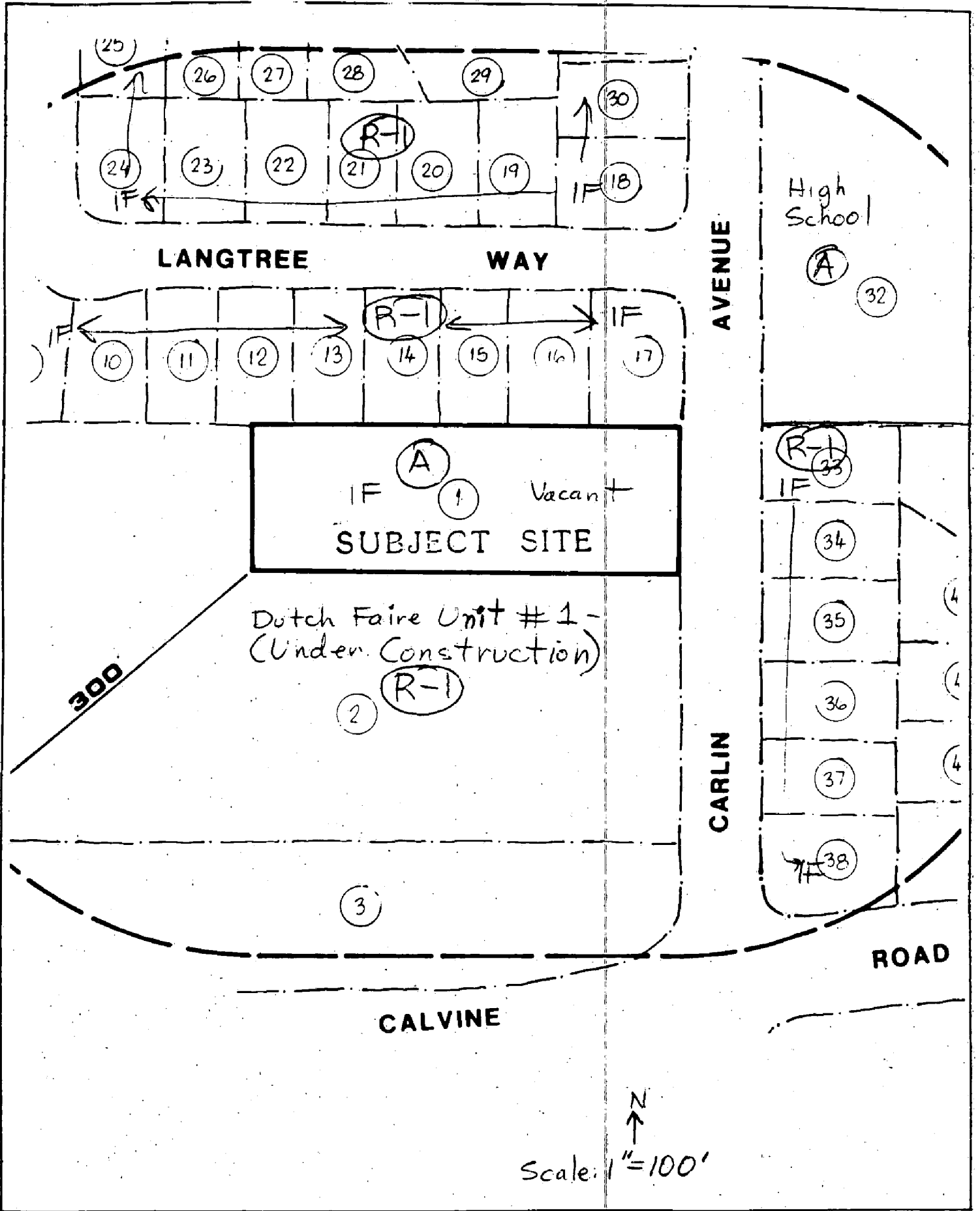
The Federal Emergency Management Agency and the U.S. Army Corps of Engineers ("Corps") are studying portions of the City of Sacramento to determine what improvements and measures may be needed in order to deem the areas under study adequately protected from a 100 year flood. Until the needed improvements and measures are in place, the areas under study may be subject to flooding by a 100 year or lesser flood. (A "100 year flood" refers to the area subject to inundation by flooding once during any given 100 year cycle; however, there is a statistical one percent chance that such flooding could occur in any given year.)

The applicant and property owners should check with the local Corps to ascertain the status of its ongoing study and the projected completion date of any flood control project which might affect the proposed development. Flood insurance may be mandatory in all areas not protected from a 100 year flood, and the City of Sacramento recommends obtaining such insurance whether it is mandated or not. If the investigation of the nature of the flood hazard indicates that the property is at risk, it is the applicant and property owners responsibility to ensure that all persons holding a record title interest in the property, and all subsequent owners, tenants, occupants and other interested parties, receive notice, as required under applicable law, of the flooding risk to which your property may be subject.

This notice is intended to ensure that those persons choosing to develop property in an area subject to flooding have knowledge and the means of acquiring knowledge of the particular risks involved in such development. This notice shall not create liability on the part of the City of Sacramento, or any of its officers, agents or employees for any damages to persons or property caused by flooding.



VICINITY MAP



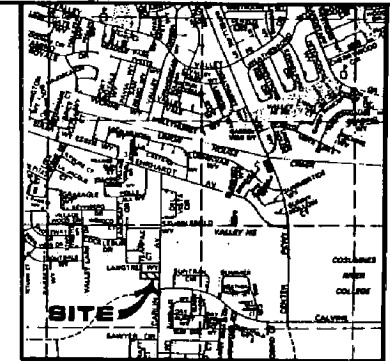
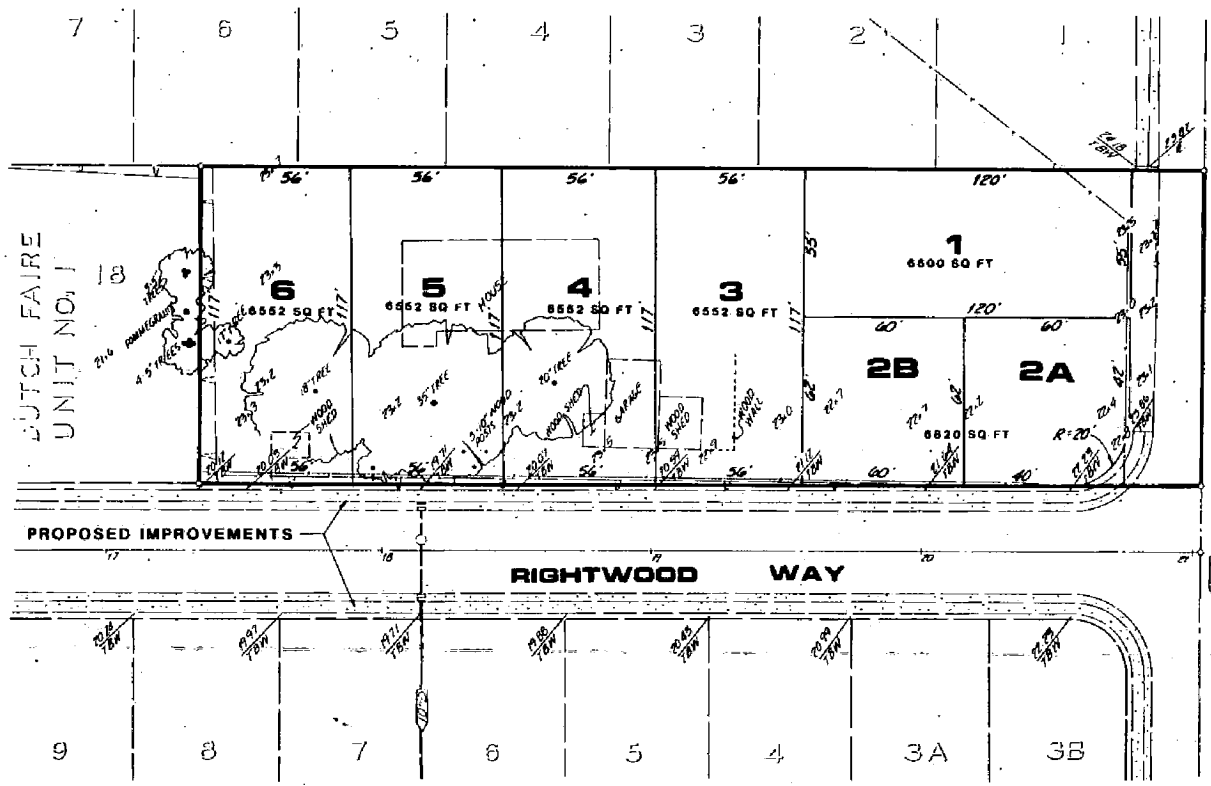
LAND USE & ZONING MAP

D-88-111-9

9-28-89

wcf

PARKWAY MEADOWS
141 RM 2



VICINITY MAP
N.T.S.

OWNER:	STACEY JOHNSON 8400 CARLIN AVENUE SACRAMENTO, CALIFORNIA 95823
DEVELOPER:	GARY WHITE P.O. BOX 276023 SACRAMENTO, CALIFORNIA 95827 (916) 361-0894
ENGINEER:	WONG & ASSOCIATES 201 LATHROP WAY, SUITE F SACRAMENTO, CALIFORNIA 95815 (916) 646-4262
ASSESSOR'S PARCEL NUMBER:	117-0152-004
CURRENT ZONING:	A
PROPOSED ZONING:	R-1
CURRENT USE:	SINGLE FAMILY RESIDENTIAL
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL
TOTAL ACREAGE:	0.927 ACRES
LOT SIZE:	AS SHOWN
DRAINAGE:	CITY OF SACRAMENTO
SEWER:	CITY OF SACRAMENTO
WATER:	CITY OF SACRAMENTO
FIRE:	CITY OF SACRAMENTO
SCHOOLS:	ELK GROVE UNIFIED SCHOOL DISTRICT
IMPROVEMENTS:	AS REQUIRED BY CITY OF SACRAMENTO

TENTATIVE SUBDIVISION MAP
DUTCH FAIRE UNIT NO. 2

APN: 117-0152-004

SACRAMENTO CALIFORNIA
SCALE: 1"=30' MAY, 1988

WONG & ASSOCIATES

REGISTERED ENGINEERING - LAND PLANNING
100 LATHROP WAY, SUITE F, SACRAMENTO, CALIFORNIA 95815

BENCHMARK:

BM 117-13: ELEV. 23.04

BENCHMARK ON CONCRETE LIGHT BASE 20 FEET EAST OF THE SOUTHEAST
CORNER OF CALVINE ROAD AND CENTER PARKWAY.

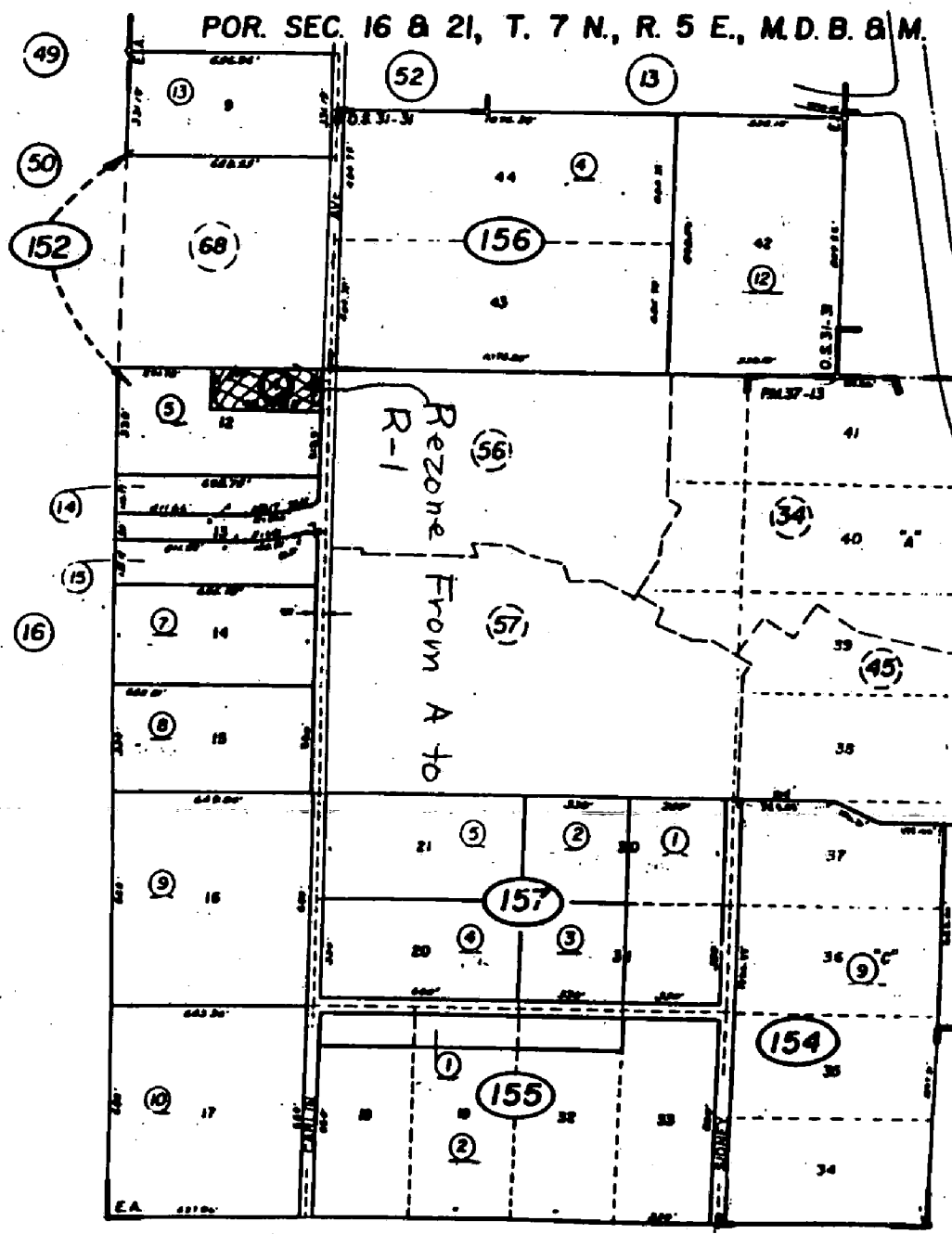
Long Shing Wong

10/16/88

P-89-222

9-28-04

2009034



POR. SEC. 16 & 21, T. 7 N., R. 5 E., M.D.B. 8 M.

Tax Area Code

117-15

This is not a survey of the land but is compiled for information by the North American Title Company of California from data shown by the official records.

REZONE
EXHIBIT A

Ehrhardt Acres, R.M. Bk. 12, Pg. 24
O.S. Bk. 31- Pg. 31 (1-10-75)

NOTE--Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.

CITY OF SACRAMENTO
Assessor's Map Bk. 117-Pg. 15
County of Sacramento, Calif.

SCHEDULE C

The land herein referred to is described as follows:

All that certain real property situate, lying and being in the City of Sacramento, County of Sacramento, State of California, described as follows:

That portion of Lot 12 of Ehrhardt Acres, according to the official plat thereof, filed in the office of the Recorder of Sacramento County, California, on June 28, 1911, in Book 12 of Maps, Map No. 24, described as follows:

BEGINNING at a point at the Northeast corner of said Lot 12, thence running Westerly along the North line of said Lot 12, a distance of 370 feet; thence Southerly parallel to the East line of said Lot 12, a distance of 117.73 feet; thence Easterly parallel to the North line of said Lot 12, a distance of 370 feet to the East line of said Lot 12 and the center line of Carlin Avenue, a 40 foot County Road; as shown on said Plat; thence North along the said East line of said Lot 12, a distance of 117.73 feet to the point of beginning.

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P89223

ATTACHMENT A
INITIAL STUDY DISCUSSION
DUTCH FAIRE UNIT 2 (P89-223)

PROPOSED PROJECT

The applicant is proposing to rezone .92+ acres containing one single family residence from Agriculture (A) to Standard Single Family (R-1) to allow subdivision of the property into five (5) single family lots and two (2) lots for half-plex development. The property is located at 8400 Carlin Avenue and is designated for Low Density (4-15 DU/NA) Residential land use in the 1986-2006 General Plan and for Residential (4-8 DU/NA) in the 1986 South Sacramento Community Plan.

ENVIRONMENTAL ANALYSIS

1. Earth

Development of this subdivision will cause overcovering of the soil to accommodate building pads, driveways, the street and sidewalks. As the site has been designated for urban uses, the impact is considered less than significant. The site will be graded prior to construction commencing; this action will temporarily expose the ground surface to potential wind erosion during summer months (the normal construction season). This impact can be reduced to a less than significant level by requiring that any exposed soils on site be watered both after grading and prior to and during construction. This is also a UBC requirement and is enforced and monitored by Building Division field inspectors during construction.

2. Air

Construction will create a short term increase in particulate matter both as dust raised from the ground and as vehicle and machinery emissions. A major portion of the dust particles will settle out on and immediately adjacent to the subject site. A minor portion will remain suspended in the local atmosphere until the next rain. Dust could be considered to be a nuisance to adjacent residents, but is not considered a health hazard, and is a temporary occurrence.

Construction equipment powered by internal combustion engines would emit an undeterminate quantity of NOx, CO, SO2, HC and particulates. The creation of these emissions would be temporary and is not considered significant.

Pollutants generated by daily vehicle trips to and from the project site would incrementally contribute to a delay in meeting federal ambient air standards for the Sacramento Standard Metropolitan Statistical Area (SMSA); however, the amount generated by traffic to and from seven residences is insignificant.

3. i & 17b. Water and Human Health

New preliminary Flood Insurance Rate Maps (FIRMS) dated May 1, 1989, have been issued based on the recent studies conducted by the USCOE and FEMA which indicate a need for increased flood control measures in order to provide 100 year flood protection for all areas within the City of Sacramento.

In response to these studies, Congress has adopted special legislation to prevent FEMA from issuing new base flood elevations for property located in the newly identified flood plain that would ultimately result in new and higher flood insurance rates. The special legislation further authorizes the City to develop appropriate land use policies for development in the new floodplain. In this regard, Congress has determined that some new development may proceed in these areas.

In light of the special legislation, FEMA has designated the newly identified flood areas as an A99 zone. The A99 zone identifies "areas of special flood hazard, where adequate progress has been made on a flood control system such as dikes, dams, and levees, to consider it complete for insurance rating purposes".

The proposed project is located within an area designated by the Federal Emergency Management Agency (FEMA) as an A99 zone and determined by the U.S. Army Corps of Engineers (USCOE) to have approximately 63 year flood protection.

The City is now working with the USCOE and other responsible agencies to develop an accelerated program to provide future flood protection. Three measures have been identified to accomplish 100 year flood protection throughout the City: 1) levee stabilization, 2) increased flood storage capacity in Folsom Lake and 3) levee upgrades (raising the height of levees). Some combination of all three measures will be needed to provide 100 year flood protection for the entire City.

Levee stabilization work will be the first step towards increased flood protection. Levee repairs along the Sacramento River have been targeted as the highest priority. Funds are expected to be appropriated by Congress in order to award levee stabilization contracts by July 1, 1990. The USCOE anticipates completion of needed levee stabilization work by 1992.

While levee stabilization work is in progress, efforts will be made to operate Folsom Dam in a manner which will increase available flood storage capacity. Additional capacity combined with levee stabilization is expected to provide 100 year flood protection in all areas of the City except Natomas and portions of the basins surrounding Dry Creek, Morrison Creek and Arcade Creek, which are expected to have approximately 70 year protection. Attaining 100 year protection for the entire City will require levee upgrades in many areas of the City and maintaining increased flood storage capacity in Folsom Dam. According to current USCOE information, this work is scheduled to be completed early 1996.

The 63 year flood protection designation now assigned to the project area represents a 1.6 percent risk of flooding in any given year. This risk of flooding is expected to persist for approximately 3 years. By 1992, when it is anticipated that the levees stabilization effort will be completed and additional storage capacity in Folsom Dam will be available, the project vicinity is expected to attain approximately 75 year flood protection, a 1.3 risk of flooding in any given year. By 1996, when additional measures including levee upgrades are in place, the Sacramento area is expected to have 100 year flood protection, a one percent risk of flooding in any given year.

The low percentage risk of flooding over a relatively short period of time combined with the multi agency flood protection efforts and the legislative

direction allowing controlled growth have resulted in a determination by the environmental coordinator that the risk of flood associated with the proposed project is less than significant.

4. Plant Life

The site contains three mature shade trees located on future lots 4, 5 and 6. The proposed tentative map does not show these trees as slated for removal, however the application states that some or all of the trees on-site are to be removed. Mature trees enhance the aesthetic value of a site as well as provide habitat for many species of wildlife even in an urban area. The following mitigation measure is recommended to retain as many of these trees as possible.

- a. The 18" tree on future lot 6, the 35" tree on future lot 5, and the 20" tree on future lot 4 are to be retained and protected from damage during construction by the installation of a chain link construction fence around the dripline of these three trees prior to issuance of any permits for site development. In the event that certain other trees need to be removed in order to comply with other required mitigation measures or conditions of the tentative map, the developer can reserve the right to remove those trees.

5. Animal Life

The project site is surrounded by developed property or properties currently under construction and thus it is highly unlikely the site provides habitat for wildlife other than that dependent on the tree large trees. The impact to animal life is considered less than significant with the retention of the three trees.

6. Noise

The proposed seven residences and associated activity will minutely increase the existing noise level, but the amount of increase is considered less than significant. The project will not result in exposure of people to severe noise levels.

7. Light and Glare

The proposal will not produce significant new light or glare.

8. Land Use

The project is consistent with designated land uses for the site.

9. Natural Resources

The proposal will not substantially deplete any non-renewable natural resource nor increase the rate of use of any natural resource.

10. Risk of Upset

The proposal does not involve any hazardous substances nor will it interfere with any emergency response plan.

11. Population

The addition of seven residences does not alter the population density or growth rate of the South Sacramento Community Plan area.

12. Housing

The proposal provides seven additional housing units which contributes to the housing stock in the area.

13. Transportation/Circulation

The additional vehicular movement generated by seven single family residences will not impact traffic, circulation or parking patterns in the vicinity.

14. Public Services

The proposal will not effect public health and safety services. Additional students generated by this proposal can be accommodated in schools in this area.

15. Energy

The proposal will not result in use of substantial amounts of fuel or energy nor increase demand on existing or new sources of energy.

16. Utilities

The project will not impact utility services.

17. Human Health

The proposal will not create any health hazard nor expose people to potential health hazards once the wooden stairs leading to the river bank are removed (see the discussion under 3. Water).

18. Aesthetics

Retention of the three mature shade trees will mitigate any aesthetic impacts. When these trees are combined with new landscaping for the new residences, the proposal does not create an aesthetically offensive site.

19. Recreation

The proposal will not impact recreational activities.

20. Cultural Resources

The project is not located in an archaeologically sensitive area, and will not result in any impacts to cultural resources.