

CITY PLANNING COMMISSION

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

APPLICANT Allied-Langdon Engineering, P.O. Box 2077, Citrus Heights, CA 95611
OWNER M.E. Richards, etal., 1240 Woodside Road #6, Redwood City CA 94061
PLANS BY Allied-Landqon Engineering, P.O. Box 2077, Citrus Heights, CA 95611
FILING DATE 8/25/87 ENVIR. DET. 9/28/87 REPORT BY SD:sc
ASSESSOR'S-PCL. NO. 052-0085-004,020,021,022

APPLICATION: A. Negative Declaration

B. Tentative Map

LOCATION: 132 feet northwest of the intersection of Beth and 22nd Streets

PROPOSAL: The applicant is requesting the necessary entitlements to subdivide 6.7 acres into 36 single family lots located in the Standard Single Family (R-1) zone.

PROJECT INFORMATION:

1984 Airport/Meadowview Community

Plan Designation: Residential 4-8 du/ac.
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: Single Family; R-1
West: Vacant; R-1

Property Dimensions: 359' x 799'
Property Area: 6.7 acres
Density of Development: 6.8 du per acre net
Topography: Flat
Street Improvements: To be provided
Utilities: To be provided

BACKGROUND INFORMATION: On April 23, 1981, the Commission approved an identical tentative map. The request was withdrawn prior to Council hearing.

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On September 23, 1987, by a vote of 5 ayes, 4 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 four to eight residential units per acre in the 1984 Airport/Meadowview Community Plan. The site is surrounded by single

family residences to the north and vacant residential property to the east, south and west. The subject site is vacant and zoned R-1.

B. Design

The subject site is comprised of four parcels totalling 6.7 $\frac{1}{2}$ vacant acres. The site is zoned R-1 and the applicant wishes to create 36 residential lots. All lots meet minimum dimension and area requirements. Walsh Way, Manor Crest Way and Beth Street currently stub into the subject site. There is approved tentative map adjacent to the south of the subject site which would continue the streets as shown on the subject map. Staff, therefore has no objections to the proposed tentative map.

Walsh Way is shown on the Assessor's records as having a 60 foot right-of-way. A minor street requires only a 44 foot right-of-way. This extra right-of-way must be abandoned prior to final map recordation.

C. Parkland Dedication

The Planning and Community Services Divisions have determined that parkland dedication in-lieu fees are appropriate. Fees will be based upon .5364 acres of land multiplied by the per acre value established by the applicant's appraiser.

D. Flooding

All or a portion of the subject site may line in Zone X of the FEMA (FIRM) flood maps. The applicant should check with the City Engineer with regard to this issue.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project will not have a significant impact on the environment. A Negative Declaration has been filed.

RECOMMENDATION: Staff recommends the following actions:

- A. Ratify the Negative Declaration.
- B. Recommend approval of the Tentative Map subject to the following conditions.

Conditions

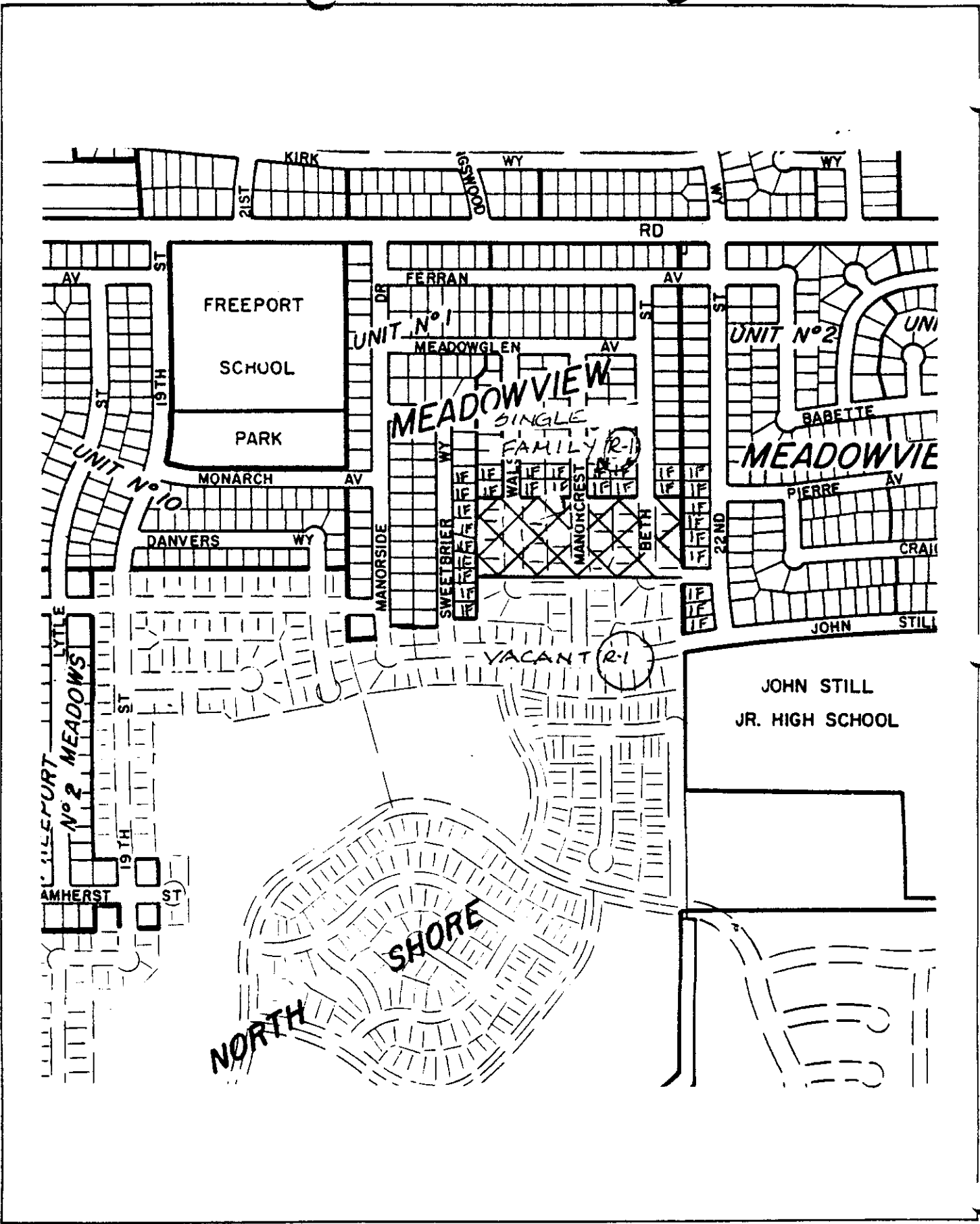
The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:

- 1. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code.
- 2. Prepare a sewer and drainage study for the review and approval of the City Engineer. Drain study requires off-site extension, oversizing and

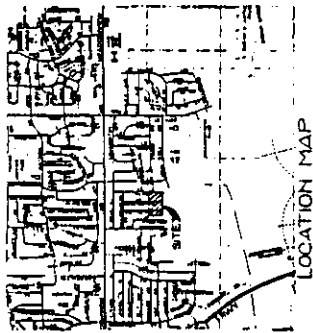
possibly a pump station.

3. Pay off existing assessments if any, or file the necessary segregation requests and fees to segregate existing assessments, if necessary.
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 if necessary. The appraisal shall be dated not more than 90 days prior to the filing of the final map. (.5364 acres)
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. Submit a soils test prepared by a registered engineer to be used in street design.
7. Dedicate the west five feet of Lots 1 through 6 as a Public Utility Easement for over-head electrical facilities and appurtenances.
8. Dedicate the north five feet of Lots 6,7,18,19,30 and 31 and the east five feet of Lots 31 through 36 as PUE for over-head electrical facilities and appurtenances.
9. Dedicate the south five feet of Lots 1 and 36 as a PUE for underground electrical facilities and appurtenances
10. Dedicate right-of-way along Walsh Way and Beth Street to a 44 ft. right-of-way. City will condemn off-site dedication at developer's expense, if necessary. Provide 12 ft. paved lane along opposite direction of both streets. Walsh Way to extend to Manor Crest immediately south of subdivision.
11. Show sewer, water and drain easements on final map.
12. Cannot file final map until abandonment proceeding for Walsh Way are complete.
13. All sewer and water services shall be located in front of the lot.(no backyard services allowed)
14. Remove to legal dump site all junk, trash and rubbish to the satisfaction of the City/County Health Department and the Planning Director.

Note: A portion or all of the site may lie in Zone X of FEMA (Firm) flood maps.



VICINITY - LAND USE - ZONING



OWNERS: N. S. and Peggy Richards et al
1240 Woodside Dr
Sacramento, CA 95816

Stephen and Barbara Davis
7875 Sweetbrier Way
Sacramento, CA 95832

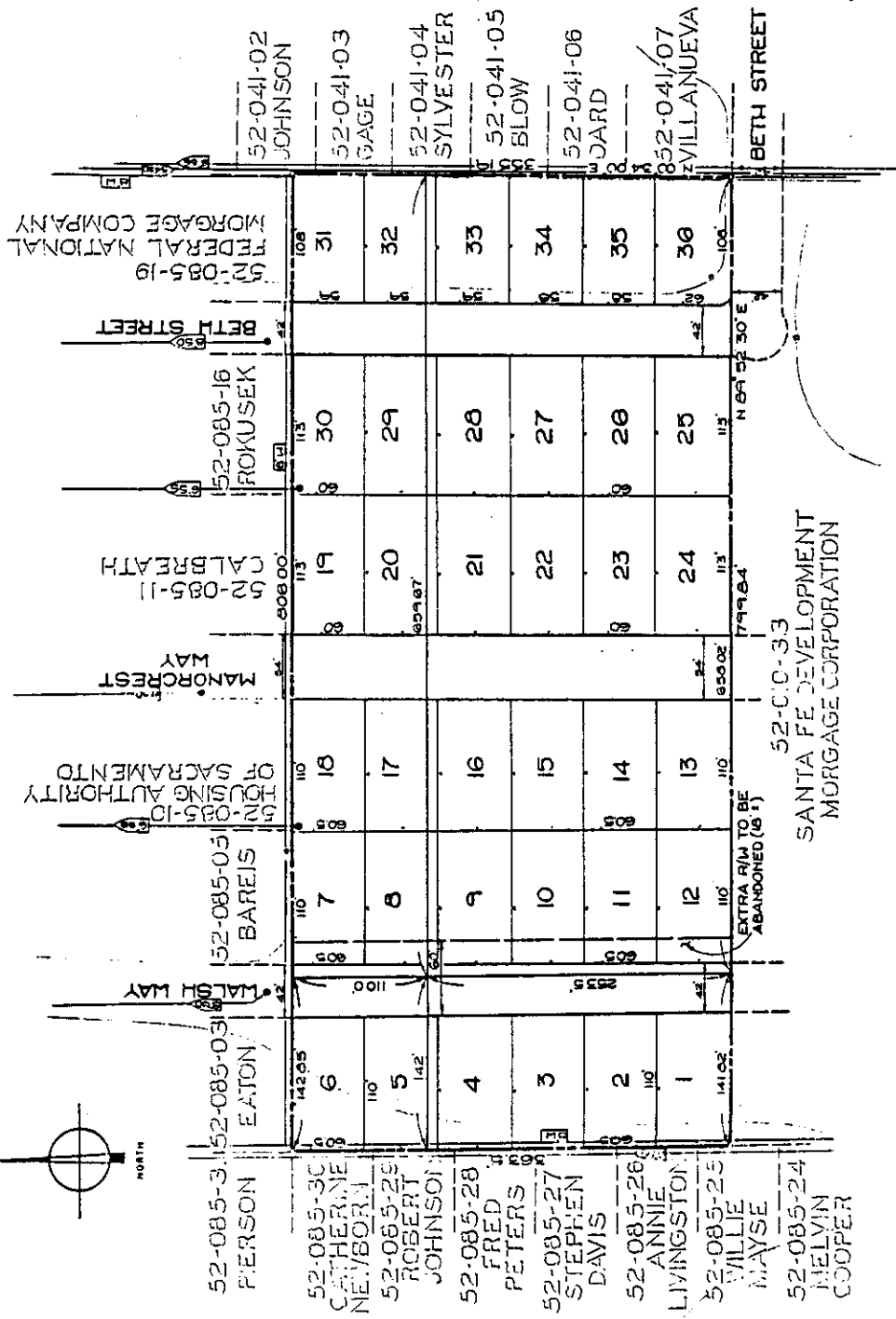
DEVELOPER: Thomas S. Adlison and Assoc.
P. O. Box 1334
Citrus Heights, CA 95610

ENGINEER: ALLIED-LANGDON ENGINEERING
1421 J Street
CITRUS HEIGHTS, CA 95611
(916) 989-7533

APNs: 52-085-04, 20, 21, and 22
AREA: 6.47 Acres
ZONING: R-1 Single Family
EXISTING USE: Vacant
PROPOSED USE: 36 Single Family Lots
WATER: City of Sacramento
SEWER: City of Sacramento
FIRE PROTECTION: City of Sacramento
PAMS: City of Sacramento
SCHOOL DISTRICT: City Unified

TENTATIVE SUBDIVISION
MAP FOR
"BETH ESTATES"
LOT 5 AND PORTIONS OF LOTS
4, 9, 10 OF RIVERSIDE ACRES
CITY OF SACRAMENTO, CALIFORNIA
AUGUST, 1987

SHEET 1 OF 1



ALLIED LANGDON ENGINEERING
9421 ARDEN BLVD. SUITE 140, CITRUS HEIGHTS, CA 95621
SAC: 989-7533 C: 916-726-3375 AUG-24-1987