

AMENDED BY STAFF 1-24-91  
CITY PLANNING COMMISSION  
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

<b>APPLICANT</b> Terry Rose, Task Engineering, 11257 Coloma Road, Rancho Cordova, CA 95670		
<b>OWNER</b> Peter Garrette, 511 Woodland Avenue, Woodland, CA 95695		
<b>PLANS BY</b> Terry Rose, Task Engineering, 11257 Coloma Road, Rancho Cordova, CA 95670		
<b>FILING DATE</b> 10-16-90	<b>ENVIR. DET.</b> Negative Declaration	<b>REPORT BY</b> CAS
<b>ASSESSOR'S PCL. NO.</b> 226-0080-018, 020, 021, 038, 040 to 045, and 048		

- APPLICATION:**
- A. Negative Declaration
  - B. Tentative Map to subdivide 25± partially developed acres into 87 single family and 36 halfplex lots in the Standard Single Family (R-1) and Rural Estates (RE) zones

**LOCATION:** Rose Street, near Rio Linda Boulevard

**PROPOSAL:** The applicant is requesting the necessary entitlements to subdivide 25± acres into 87 single family and 36 halfplex lots in the Rural Estates, RE, and Standard Single Family, R-1, zones.

**PROJECT INFORMATION:**

General Plan Designation:	Rural Estates and Low Density Residential (4-8 du/na) 1984 North Sacramento
Community Plan Designation:	Rural Estates and Low Density Residential (4-8 du/na)
Existing Zoning of Site:	Rural Estates, RE, and Standard Single Family, R-1
Existing Land Use of Site:	Vacant

**Surrounding Land Use and Zoning:**

North:	Vacant, R-1
South:	Residential and school, R-1
East:	Residential, R-1
West:	Vacant, A

Property Dimensions:	Irregular
Property Area:	25.35± gross acres (20.30± net acres)
Topography:	Flat
Street Improvements:	To be provided
Utilities:	To be provided

**SUBDIVISION REVIEW COMMITTEE RECOMMENDATION:** On January 9, 1991, by a vote of seven ayes and two absent, the Subdivision Review Committee voted to recommend approval of the tentative map subject to the attached conditions.

**PROJECT EVALUATION:** Staff has the following comments:

A. Land Use and Zoning

The subject site is 25.35± gross acres (20.30± net acres) in the Rural Estates, RE (1du/.5na), and Standard Single Family, R-1 zones. The General Plan designates the subject site as Rural Estates (1 du/.5-4 acres) and

Low Density Residential (4-8 du/na) and the 1984 North Sacramento Community Plan designates the site as Rural Estates (1 du/.5- 4 acres) and Low Density Residential (4-8 du/na). The surrounding land use and zoning for the subject site is vacant, zoned R-1 to the north; residential and school, zoned R-1 to the south; residential, zoned R-1 to the east; and vacant, A to the west.

B. Applicant's Proposal

The applicant is proposing to subdivide 25± acres into 87 single family and 36 halfplex lots in the Rural Estates, RE (1du/.5 na), and Standard Single Family, R-1, zones (see Exhibit A). The applicant proposes extending Acme Avenue and Vinci Avenue to provide access to the proposed subdivision streets. The original subject site included the future development on the block bounded by Acme Avenue, Vinci Avenue, Rose Street, and Rood Avenue. These lots are already subdivided so that portion of the subject site was deleted. Thirteen lots, Lots 36 through 48 are in the Rural Estates, RE (1du/.5na), zone. Eighteen corner lots, Lots 1, 10, 15, 19, 21, 32, 52, 53, 58, 59, 60, 70, 71, 81, 82, 83, 95, and 96 are proposed for halfplex development. Magpie Creek drainage canal is located to north of the subject site and the bike trail located on the levee of the abandoned Sacramento Northern Railroad right-of-way is to the west.

C. Policy Considerations

According to the North Sacramento Community Plan, the subject site zoned Rural Estates (1 du/.5 na) requires a density of two dwelling units per net acre. The 6.6± acre portion of the site that is zoned RE is proposed to have thirteen units or a density of 1.97 dwelling units per acre. The Standard Single Family, R-1, zone has an allowable density of 4-15 du/na. With 110 units, including 36 halfplex units, proposed on the 13.7± acre portion of the site zoned R-1, the proposed density is 8.0 dwelling units per net acre.

Since the project exceeds 20 acres, a North Sacramento Community Plan policy requires that two housing types be provided on the site. Rural estate homes, single family homes, and halfplexes are being provided on the site. Also, the subject site is a designated infill development site. The proposal is consistent with the General Plan and the North Sacramento Community Plan in that the required density is met in both the RE and R-1 zones and the required number of housing types are provided.

*The Rural Estates portion of the subject site is within the boundaries of the Rio Linda Airport Clear Zone and the Approach- Departure Zone and a portion of the site exceeds 65 CNEL noise levels (see Exhibit B). No structures are allowed in the Clear Zone or the Excessive Noise Area without approval from the City Council. Approximately eight lots in the RE zone would not comply with these restrictions. The applicant has agreed to delete the Rural Estates portion of the subject site from this Tentative Map application. Further analysis of the impacts of the Rio Linda Airport would be required prior to any approval of a tentative map for the Rural Estates zoned area. (Staff added 1-24-91)*

D. Staff Analysis

1. Site Design and Lot Layout:

The subject site consists of eleven lots totaling 25± gross acres in the Rural Estates, RE (1 du/.5 na), and Standard Single Family, R-1, zones. The applicant is proposing to subdivide the 6.6± acre portion of the site in the Rural Estates zone into 13 lots with a density of 2 du/na. The applicant is proposing to subdivide the 13.7± acre portion of the subject site in the R-1 zone into 110 lots, including 36 halfplex lots, with a density of 8 du/na. All of the lots in the R-1 zone meet the required minimum standard lot area, width and depth. Each lot in the proposed subdivision must meet the R-1 setback requirements in order to provide adequate yard areas for each lot. The proposed lot configuration provides a logical relationship between the subject site and the existing and future streets. A cul-de-sac at the northeast corner of the site will be available for access to the Magpie Creek drainage canal.

2. School Impact:

The subdivision is located in the Robla School District. The school district is imposing school developer fees.

3. Parkland Dedication:

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

Staff supports the approval of the Tentative Map in that each lot will be greater than 5,200 square feet, adequate yard areas will be provided, the density and the number of housing types required by the North Sacramento Community Plan will be provided, and the lot configuration provides a logical relationship between the subject site and the existing and future street layout.

ENVIRONMENTAL DETERMINATION: The Environmental Services Manager has determined that the project, as proposed, will not have a significant impact on 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 mitigation measures into the project plans to avoid identified effects or to mitigate such effects to a point where clearly no significant effects will occur:

- A. Require construction contractors to implement a dust abatement program that will reduce the effect of construction on local PM 10 levels in the vicinity of construction zones. Elements of this program should include the following:
  - 1. Sprinkle all unpaved construction areas with water at least twice per day during demolition and excavation to reduce dust emissions. Additional watering should be carried out on hot or windy days. Watering could reduce particulate emissions by about 50%.
  - 2. Cover stockpiles of sand, soil, and similar materials with a tarp.
  - 3. Cover trucks hauling dirt and debris to reduce spillage onto paved surfaces.
  - 4. Sweep up dirt or debris spilled onto paved surfaces immediately to reduce resuspension of PM 10 through vehicle movements over these surfaces.
  - 5. Increase the frequency of city street cleaning along streets in the vicinity of the construction site.
  - 6. Require construction contractors to designate a person or persons to oversee the dust abatement program and to order increased watering, as necessary.
- B. If subsurface archaeological or historical remains (including unusual amounts of bones, stones, or shells) are discovered during excavation of construction of the site, work shall stop immediately and a qualified archaeologist and a representative of the Native American Heritage Commission shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant level before construction continues.

RECOMMENDATION: Staff recommends the following actions:

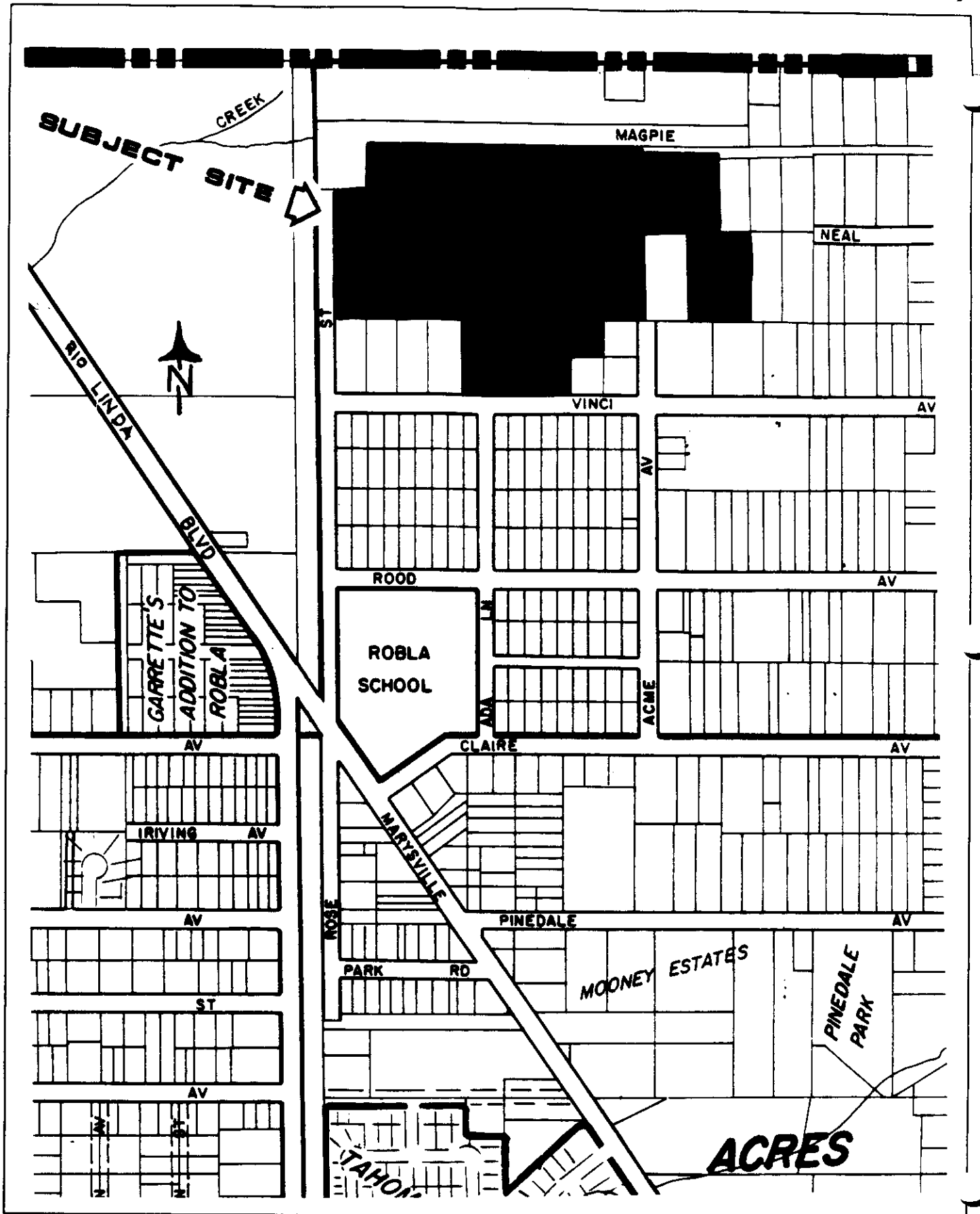
- A. Ratify the Negative Declaration; and
- B. Recommend approval of the Tentative Map subject to the conditions which follow and forward to City Council.

Conditions:

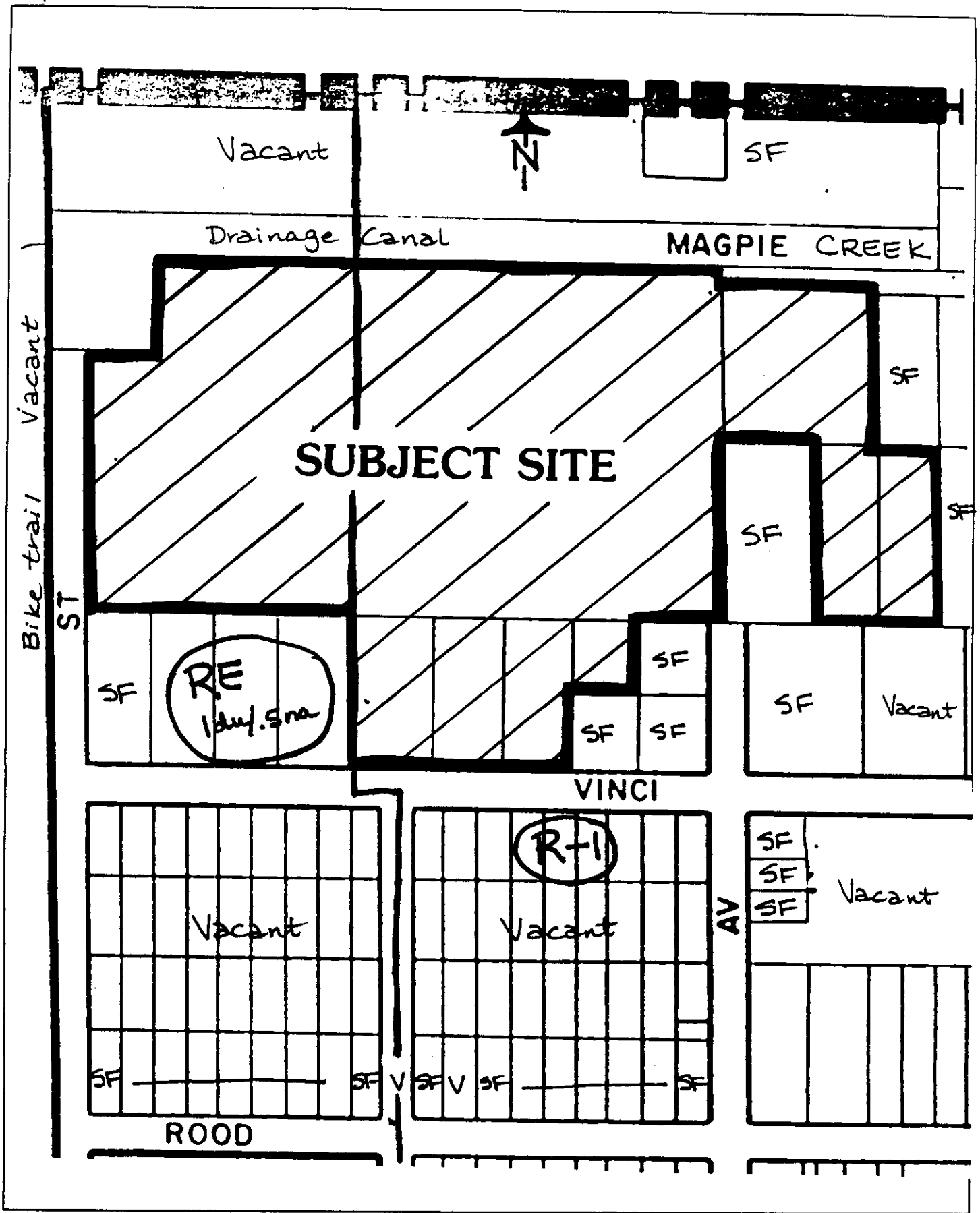
The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:

1. Standard street improvements required including a 12 foot paved lane on opposite side of street adjacent to subdivision boundary.
2. Soils testing by a registered engineer for street design will be required.
3. Dedicate right-of-way along Acme Avenue, Vinci Avenue, and Neal Road to 50 foot right-of-way as per study on file with the City.
4. Sewer, water, and drain study will be required. May require offsite extensions, oversizing, and possible drainage, lift station, and offsite water main extensions.
5. Coordinate with County Sanitation District.
6. Subject property must complete annexation to both Sacramento Regional County Sanitation District and County Sanitation District No. 1 of Sacramento County prior to recordation of the map or prior to the approval of improvement plans, whichever occurs first.
7. Right-of-way study required for existing Magpie Creek Diversion Canal. Dedicate right-of-way as required. If additional right-of-way requires a significant change in street and lot layout, the tentative map shall be returned to SRC for approval.
8. Construct chain link fence along canal right-of-way.
9. Pay Parkland Dedication fees.
10. *Future development adjacent to proposed future 80 foot major east/west street shall not have front-on lots to control access. (Staff deleted 1-24-91)*
11. *The following streets should be City standard 50 foot right-of-way streets: Acme Avenue, Vinci Avenue, and Neal Road. (Staff deleted 1-24-91)*
12. Minimum 120 foot offset is required between street adjacent to lots #58 and 59 and street adjacent to lots 60 through 70.
13. Dedicate a standard 12.5 foot public utility easement for underground facilities and appurtenances adjacent to all public ways.
14. Dedicate a 12.5 foot public utility easement for overhead and underground facilities and appurtenances adjacent to Rose Street.
15. Pacific Bell requires the standard 12.5 foot public utility easement only. Relocation expenses per Section 7901, California Public Utilities Code also required.
16. School district developer fees will be imposed.
17. Tires and other rubbish currently on the site must be disposed of properly.
18. Standard single family, R-1, setbacks are required throughout the subdivision.

19. Requires off-site dedication along streets adjacent to subdivision boundary. City will condemn at developer's expense if necessary.
20. The applicant shall comply with the mitigation measures of the Negative Declaration which include:
  - A. Require construction contractors to implement a dust abatement program that will reduce the effect of construction on local PM 10 levels in the vicinity of construction zones. Elements of this program should include the following:
    1. Sprinkle all unpaved construction areas with water at least twice per day during demolition and excavation to reduce dust emissions. Additional watering should be carried out on hot or windy days. Watering could reduce particulate emissions by about 50%.
    2. Cover stockpiles of sand, soil, and similar materials with a tarp.
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  - B. If subsurface archaeological or historical remains (including unusual amounts of bones, stones, or shells) are discovered during excavation of construction of the site, work shall stop immediately and a qualified archaeologist and a representative of the Native American Heritage Commission shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant level before construction continues.
21. *The applicant shall provide a temporary hammerhead to the satisfaction of the Traffic Engineer on the street stub between lots 5 and 6. (Staff added 1-24-91)*
22. *Due to possible negative impacts of the Rio Linda Airport, Lots 36 through 48 will be deleted from this Tentative Map request. (Staff added 1-24-91)*
23. *The applicant shall provide a cul-de-sac at the street stub between lots 31 and 32A to the satisfaction of the Traffic Engineer. (Staff added 1-24-91)*
24. *The applicant shall provide an adequate barrier at the street stub between lots 52 and 53 to the satisfaction of the Traffic Engineer. (Staff added 1-24-91)*



VICINITY MAP



**LAND USE & ZONING MAP**









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*see amended report*

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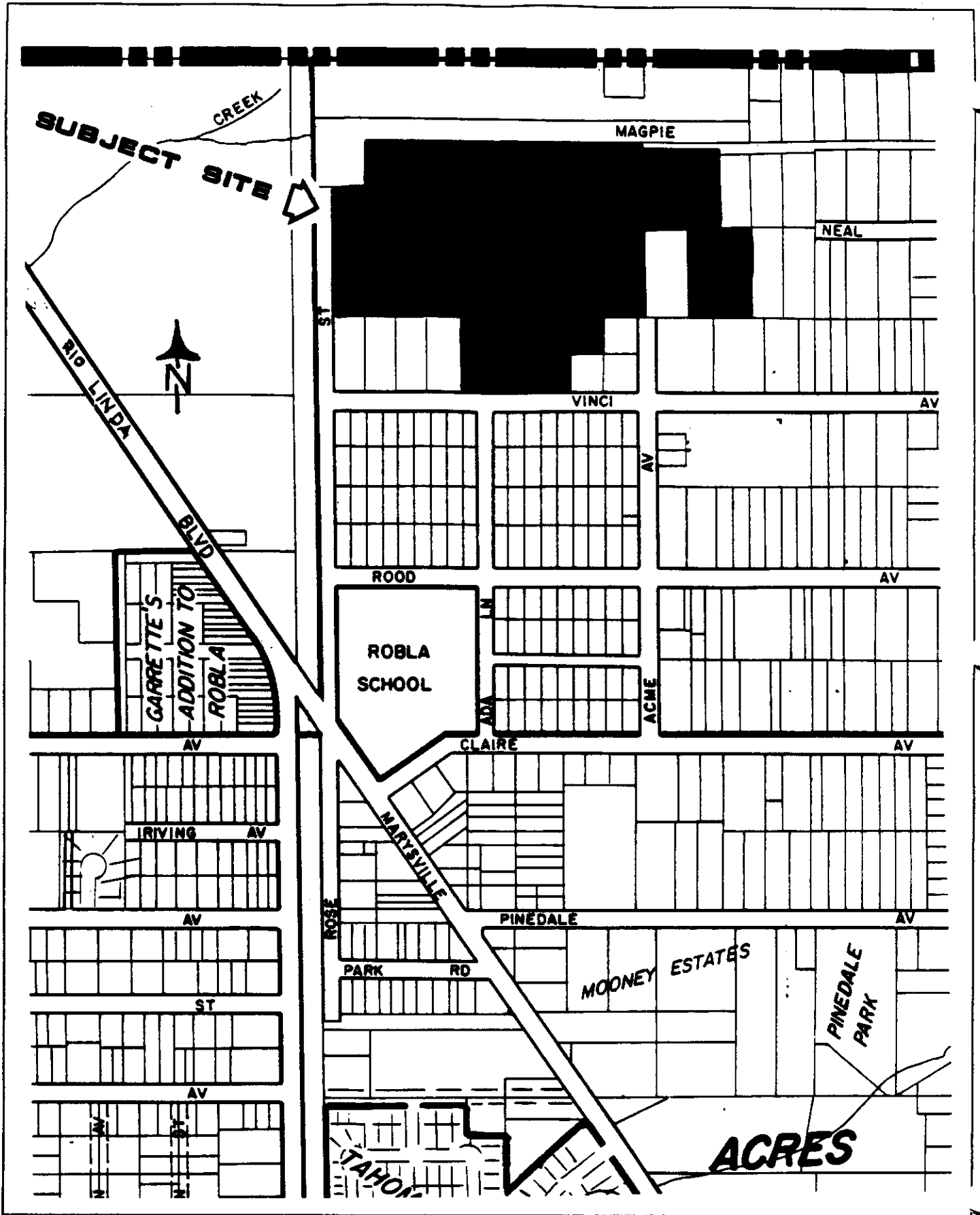
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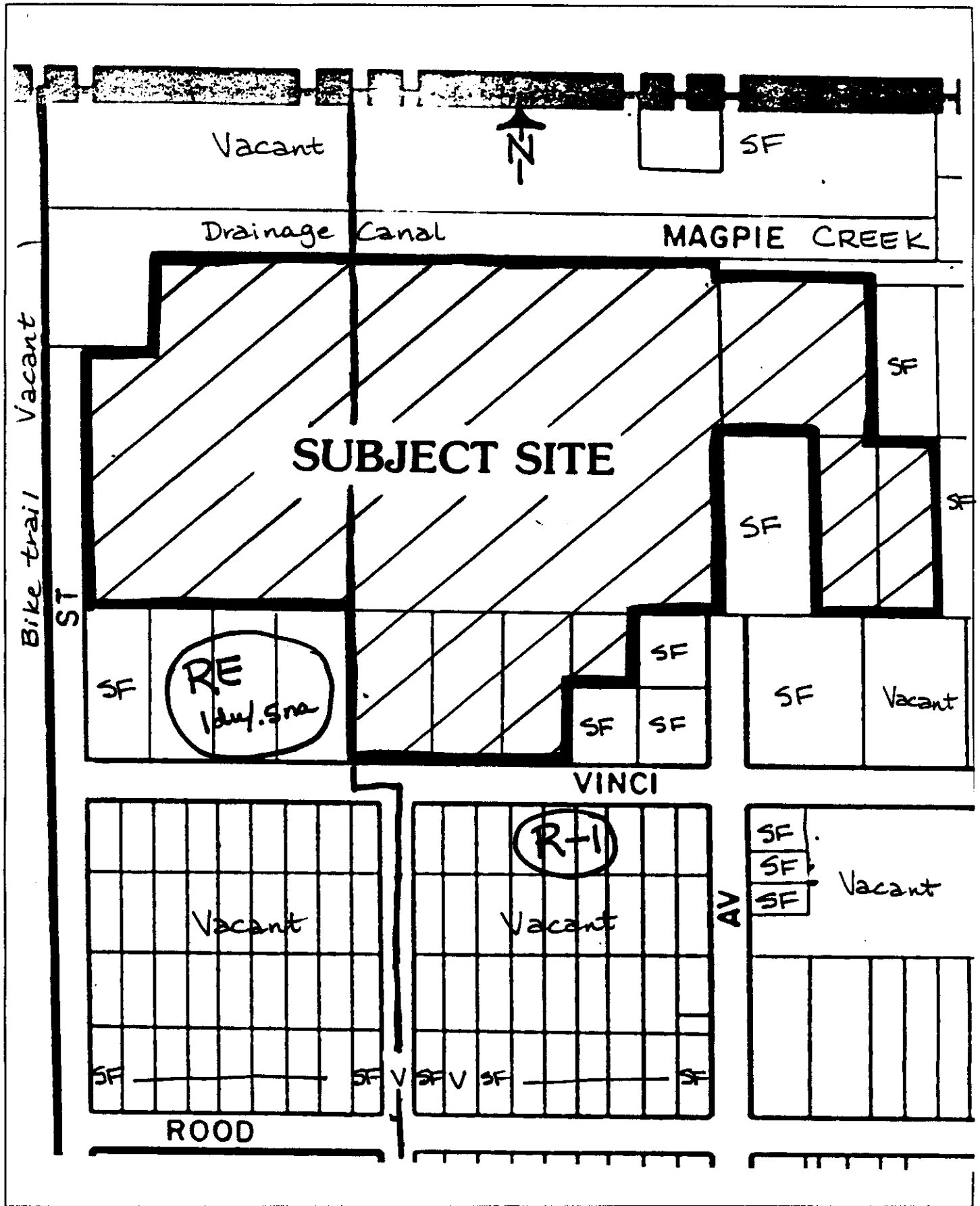
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    2. **Cover stockpiles of sand, soil, and similar materials with a tarp.**
    3. **Cover trucks hauling dirt and debris to reduce spillage onto paved surfaces.**
    4. **Sweep up dirt or debris spilled onto paved surfaces immediately to reduce resuspension of PM 10 through vehicle movements over these surfaces.**
    5. **Increase the frequency of city street cleaning along streets in the vicinity of construction site.**
    6. **Require construction contractors to designate a person or persons to oversee the dust abatement program and to order increased watering, as necessary.**
  - B. **If subsurface archaeological or historical remains (including unusual amounts of bones, stones, or shells) are discovered during excavation of construction of the site, work shall stop immediately and a qualified archaeologist and a representative of the Native American Heritage Commission shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant level before construction continues.**



**VICINITY MAP**





**LAND USE & ZONING MAP**

**TENTATIVE SUBDIVISION MAP**

**ASCOT ESTATES**

CITY OF SACRAMENTO  
 CALIFORNIA  
 SCALE: 1" = 100'  
 AUGUST, 1990  
 BEING PORTION OF THE PLAT OF ACME ACRES  
 BEING PORTION OF MAP NO. 27, SACRAMENTO CO RECORDS

OWNER:  
 PETER J. CARPENTE  
 111 WOODLAND AVE  
 SACRAMENTO, CA 95815  
 (916) 442-4444

PREPARED BY:  
 TASK ENGINEERING, INC.  
 1000 J STREET, SUITE 100  
 SACRAMENTO, CA 95811  
 (916) 442-4444

DATE:  
 8-1 AND 8-16

PURPOSE:  
 VACANT RESIDENTIAL

PROPOSED ZONING:  
 R-1 AND R-1.5

PROPOSED USE:  
 SINGLE-FAMILY RESIDENTIAL LOTS

ADJACENT LOTS:  
 203 SQ. 1 AC

ADJACENT DISTRICT:  
 SACRAMENTO FIRE DISTRICT

ADJACENT CITY:  
 CITY OF SACRAMENTO

ADJACENT WATER:  
 SACRAMENTO RIVER

ADJACENT COUNTY:  
 SACRAMENTO COUNTY

ADJACENT STATE:  
 STATE OF CALIFORNIA

ADJACENT FEDERAL:  
 FEDERAL GOVERNMENT

ADJACENT LOCAL:  
 CITY OF SACRAMENTO

ADJACENT NEIGHBORHOOD:  
 SACRAMENTO

ADJACENT STREET:  
 ASCOT AVENUE

ADJACENT ROAD:  
 VINCI AVENUE

ADJACENT HIGHWAY:  
 STATE ROUTE 99

ADJACENT AIRPORT:  
 SACRAMENTO INTERNATIONAL AIRPORT

ADJACENT PARK:  
 SACRAMENTO PARK

ADJACENT SCHOOL:  
 SACRAMENTO SCHOOL DISTRICT

ADJACENT CHURCH:  
 SACRAMENTO CHURCH

ADJACENT TEMPLE:  
 SACRAMENTO TEMPLE

ADJACENT MONUMENT:  
 SACRAMENTO MONUMENT

ADJACENT LANDMARK:  
 SACRAMENTO LANDMARK

ADJACENT HISTORIC SITE:  
 SACRAMENTO HISTORIC SITE

ADJACENT NATIONAL MONUMENT:  
 SACRAMENTO NATIONAL MONUMENT

ADJACENT NATIONAL HISTORIC LANDMARK:  
 SACRAMENTO NATIONAL HISTORIC LANDMARK

ADJACENT NATIONAL ANTI-SLAVERY MONUMENT:  
 SACRAMENTO NATIONAL ANTI-SLAVERY MONUMENT

ADJACENT NATIONAL BATTLEFIELD MONUMENT:  
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ADJACENT NATIONAL MONUMENT:  
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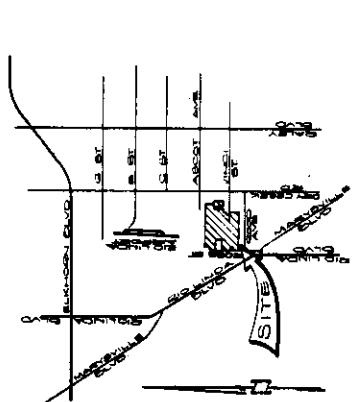
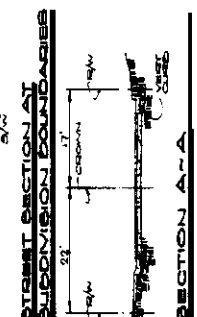
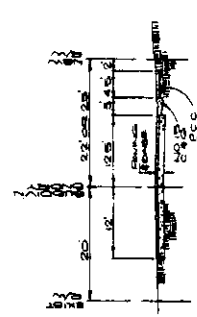
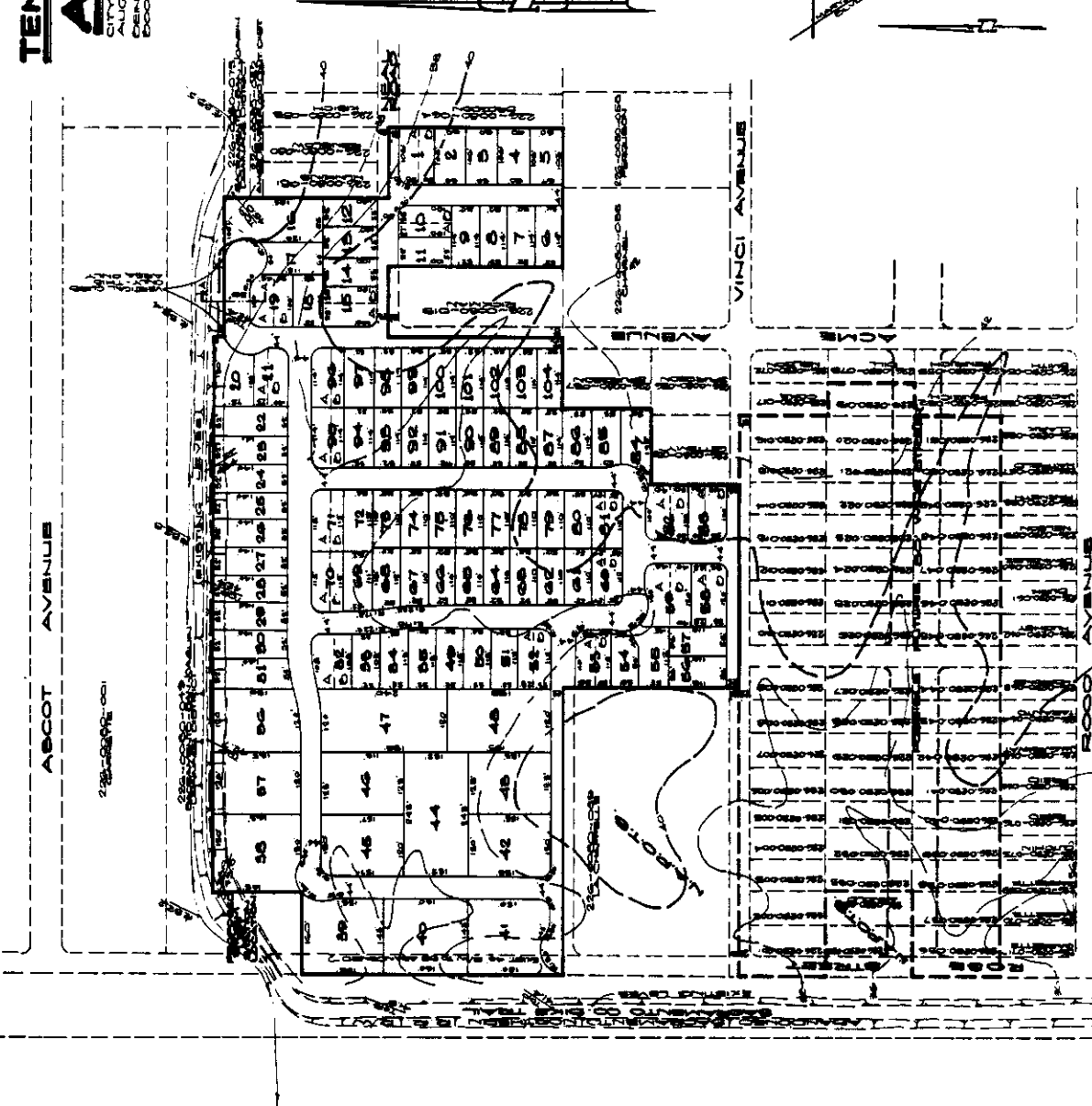
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ADJACENT NATIONAL BATTLEFIELD MONUMENT:  
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ADJACENT NATIONAL HISTORIC LANDMARK:  
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VICINITY MAP  
 1/8" SCALE

**TENTATIVE SUBDIVISION MAP**  
**ASCOT ESTATES**  
 SHEET 11  
 CITY OF SACRAMENTO, CALIFORNIA

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