

CITY PLANNING COMMISSION  
SACRAMENTO, CALIFORNIA  
MEMBERS IN SESSION:

ITEM #5  
DECEMBER 19, 1996  
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**P94-031 ◦ LAGUNA VISTA**

REQUEST: Entitlements to Rezone 18.75+ vacant acres and to subdivide one parcel into 73 single family lots, 2 commercial lots and a parcel for a park on the west side of Highway 99 and West Stockton Boulevard between Jacinto Road and Sheldon Road:

- A. Mitigation Monitoring Plan;
- B. Rezone 14.05± vacant acres from RE ¼ & RE ½ to Standard Single Family Residential (R-1);
- C. Rezone of 4.7 from RE ¼ & RE ½ to Limited Commercial Review (C-1R);
- D. Tentative Map to subdivide 18.75± acres into 73 single family lots, 2 lots for commercial development and a parcel to be designated as a park;
- E. Subdivision Modification to allow the lot depths on four single family lots to be less than 100 feet (lots 41-44); and
- F. Subdivision Modification to allow the lot frontage on three single family lots to be less than 52 feet wide at the setback line (lots 51-53).

LOCATION: West side of Highway 99 and West Stockton Boulevard between Jacinto Road and Sheldon Road (APN: 117-0204-002-0000)  
Elk Grove Unified School District  
Council District 8

APPLICANT:	Ron Erny, c/o Live Oak Associates (#353-1700) 110 Blue Ravine Road #162, Folsom, CA 95630
OWNER:	Live Oak Associates 110 Blue Ravine Road #162, Folsom, CA 95630
APPLICATION FILED:	March 23, 1994
STAFF CONTACT:	Dawn Holm, 264-5851

**SUMMARY:** The subject site is located within the boundaries of the Jacinto Creek Planning Area (JCPA) in South Sacramento. On June 20, 1995, the City Council adopted the General Plan and Community Plan land use designations and policies for the

development of the JCPA. The action taken by the City Council did not include specific Rezones of properties within the JCPA, therefore the majority of the zoning within the JCPA is not consistent with the newly adopted land use designations. The applicant is proposing to Rezone the subject property which consists of 18.75 $\pm$  vacant acres from RE $\frac{1}{4}$  and RE $\frac{1}{2}$  to 14.05 $\pm$  acres of Standard Single Family Residential (R-1); and 4.7 $\pm$  acres to Limited Commercial Review (C-1R) zoning, which is consistent with the General Plan and Community Plan designations for the subject site. A portion of this site was identified through the JCPA working group process as public open space that would provide a parkway adjacent to the relocated Jacinto Creek. This open space feature will enhance the surrounding neighborhood and provide a needed amenity to this area.

**RECOMMENDATION:** Staff recommends that the Planning Commission approve the Tentative Map to subdivide the property for single family and commercial development and recommend approval of the Rezone and forward for City Council approval. Staff recommends approval of the Rezone because the proposed zoning will allow the development of new single family homes, a neighborhood commercial center within an area that has been identified as a future growth area of South Sacramento, and provides a public open space amenity for the area. The Rezone will also bring the subject site into compliance with the General Plan and South Sacramento Community Plan land use designations that were adopted as part of the planning process for the JCPA.

**PROJECT INFORMATION:**

General Plan Designation:	Low Density Residential (4-20 du/na) and Community/Neighborhood Commercial and Office
South Sacramento Community Plan Land Use Designation:	Residential (4-8 du/na) and General Commercial
Existing Land Use of Site:	Vacant
Existing Zoning of Site:	Rural Estates $\frac{1}{4}$ and Rural Estates $\frac{1}{2}$
Proposed Zoning of Site:	Standard Single Family (R-1), 14.05 acres Limited Commercial Review (C-1R), 4.7 acres

**Surrounding Land Use and Zoning:**

North:	Vacant; RE $\frac{1}{2}$
South:	Vacant and Golf Driving Range; RE $\frac{1}{4}$
East:	Highway 99; TC
West:	Vacant; R-1A (PUD) & RE $\frac{1}{4}$

Property Dimensions:	Irregular
Property Area:	18.75 $\pm$ acres
Proposed Density:	6.0 $\pm$ du/na
Maximum Allowable Density:	8 du/na
Proposed Lot Sizes:	5,200-6,200 minimum
Required Lot Sizes:	Determined by Planning Commission
Topography:	Flat
School District:	Elk Grove Unified
Street Improvements/Utilities:	To be provided

**BACKGROUND INFORMATION:** On June 20, 1995, the City Council approved the Jacinto Creek Planning Area (JCPA) Land Use Plan and adopted the necessary Resolutions amending the General Plan and South Sacramento Community Plan (Resolutions 95-349, 95-350, and 95-351). The action taken by the City Council did not include specific Rezones of properties within the JCPA, therefore the majority of the zoning within the JCPA is not consistent with the adopted land use designations. The JCPA project area was not Rezoned during the land use planning process because many area residents requested that their existing zoning remain in place in order to maintain their existing uses. The City is currently preparing an Infrastructure, Utilities and Finance Plan for the Jacinto Creek Planning Area. These documents will be presented to the City Planning Commission for information and to the City Council for action once they are completed.

The Jacinto Creek and adjacent parkways were identified through the land use planning process as an amenity that would provide open space adjacent to Jacinto Creek (to be relocated, condition of the Laguna Vega South project, P94-104) which will tie into the existing Laguna Creek. This project is dedicating approximately 0.90+ acres to be used as the open space parkway that will connect the future creek to the proposed 10 acre park planned for in the Jacinto Creek Land Use Plan (Attachment 5).

**STAFF EVALUATION:** Staff have the following comments:

A. Policy Considerations

The existing site is currently zoned Rural Estates ¼ (RE¼) which permits a maximum of 1 dwelling unit per quarter acre and Rural Estates ½ (RE½) which permits a maximum of 1 dwelling unit per half acre. When the JCPA Land Use Plan and policies were adopted the site was designated as Low Density Residential (4-20 dwelling units per net acre {du/na}) and Community/Neighborhood Commercial and Office in the General Plan, and Residential (4-8 du/na) and General Commercial in the South Sacramento Community Plan. The proposed zoning is consistent with the adopted General Plan and Community Plan land use designations.

During the JCPA planning process the following policies related to this project were created and adopted as part of the South Sacramento Community Plan text:

Residential

- Residential development designs should include windows and front doors that face the street to provide neighborhood surveillance of surrounding homes;
- Residential frontyard setbacks from streets should be varied;
- Residential back-on lots or side-on lots should not be allowed adjacent to parks and open space areas. Projects with significant site constraints should minimize residential back-on lots or side-on lots to the maximum extent feasible; and

- Through-streets should be encouraged within residential developments in order to maximize pedestrian access to transit stops.

#### Commercial

- Commercial uses should be neighborhood/community serving and compatible with existing and future residential areas;
- Commercial development should include convenient pedestrian and local street access to residential areas; and
- Commercial development should be architecturally compatible with surrounding residential development.

Planning staff have incorporated these policies into conditions that are included on the draft Rezone Ordinance (Attachment 1 - the actual language of the Ordinance to Rezone the property may be modified to provide additional clarity prior to adoption by the City Council). The Rezone to Limited Commercial Review (C-1R) will require the approval of a Planning Commission Plan Review before any development can be constructed on the commercial lots being created. The applicant is required to comply with the above policies when development plans are submitted.

The project as originally submitted proposed the establishment of 89 single family lots with 11 lots that were either back-on or side-on lots to the proposed open space areas identified in the JCPA land use plan (Attachment 5). Planning staff and the applicant have worked together to accomplish a redesign of the project that decreased the total number of single family lots to 73 and decreased the number of back/side-on lots to 5. As proposed, there will be 1 lot that sides-on to the parkway on the east side of the Jacinto Creek, and 4 lots that will back and side-on to a future 10 acre park site (Attachment 5). It is the intent of the Community Plan Policies to avoid or eliminate back-on or side-on lots wherever possible. In discussing the remaining 7 lots with the applicant, staff was informed that any further redesign to eliminate back/side-on lots would result in a decrease in the total number of single family lots which could jeopardize the feasibility of the project. The subject site is irregular in shape which limits the design options available for subdividing the site. The applicant has agreed to incorporate fencing that will provide visibility onto the creek and parkway areas adjacent to these lots by using a combination three foot solid and three foot ornamental iron fencing.

#### B. Tentative Map Design

The Tentative Map (Exhibit 1b) subdivides the property into 73 lots for single family development. In addition, 1 lot is being created for the Jacinto Creek Parkway, and 2 lots are being created for future neighborhood commercial uses. (76 lots total). The lot for the parkway will be dedicated to the City as a condition of approval of the Tentative Map.

The Subdivision Ordinance requires that a Tentative Map have two points of access. The proposed map is dependent on the adjacent properties to the north, south and west developing in order to obtain the required access (Exhibit 1b). Planning staff have verified with staff from the Fire Department and the Public Works Department that the map as proposed is acceptable provided that a temporary turn-around be provided at the end of Street C (Exhibit 1b). Planning staff have added a condition to the tentative map requiring that a turn-around be provided to the satisfaction of the Public Works Department.

The lots as proposed, are standard single family lots ranging with a minimum lot area of 5,200 square feet on interior lots, 6,200 square feet on corner lots, and several larger cul-de-sac lots. As proposed, four of the lots will provide less than the required 100 feet in depth (lots 41-44) and three of the lots will be less than the required 52 feet in width. The applicant has varied the lot sizes on these seven lots to provide the minimum lot area for these lots as required in the R-1 zone (5,200 square foot interior lots and 6,200 square foot corner lots).

C. Site Zoning and Development Information

The existing 18.75 + vacant acre site is zoned RE $\frac{1}{4}$  and RE $\frac{1}{2}$ . The site is within the boundaries of the Jacinto Creek Planning Area portion of the South Sacramento Community Plan which designates the site for Residential (4-8 du/na), and General Commercial. The General Plan also designates the site as Low Density Residential (4-20 du/na) and Community/Neighborhood Commercial and Office. The applicant's proposal to rezone the site to Standard Single Family (R-1) and Limited Commercial Review (C-1R) will bring the existing site into conformance with the land use designations that were adopted on June 20, 1995 by the City Council.

The applicant does not have specific development plans for the single family residences at this time. The Standard Single Family Residential (R-1) zone does not require the approval of a Special Permit or Plan Review prior to the issuance of building permits. Because the City does not have adopted residential design guidelines, planning staff is recommending that the project be conditioned to require the approval of the proposed housing plans by design review staff prior to being able to construct houses on the single family lots. The Design Review application will be reviewed by staff to insure that the residential policies of the South Sacramento Community Plan and General Plan have been incorporated into the development proposal. Design Review staff will also be looking for the following design elements to be incorporated into the development:

- use of high quality building materials (wood, brick, stucco, tile, etc.);
- ***use of concrete tile or a similar roofing material which is compatible with the design and color of the units (added by staff - December 19, 1996);***
- all windows should be trimmed out with wood or a similar material;
- variable building setbacks to break up the monotony along the streetscape;

- automatic frontyard sprinklers and landscaping with a minimum of one shade tree;
- landscaping including trees within the landscaped areas adjacent to the 54' wide enhanced streets;
- single family residences that side onto the Enhanced 54 foot wide streets shall have a minimum building setback of 12 ½ feet and street sideyard fences shall run from the rear corner of the residence to the back property line and shall not extend beyond the main wall of the residence (see Attachment 6);
- elevations that do not have a garage dominant appearance from the street (detached garages, garages setback a minimum of five feet from the main portion of the residence, etc);
- metal sectional garage doors with raised panels should be provided;
- provides a minimum of four building footprints and elevations which include single and two story units; and
- offers a range of approximately 500 square feet in size between the smallest and largest units offered within the subdivision.

#### **PROJECT REVIEW PROCESS:**

- A. **Environmental Determination:** On June 20, 1996, the Sacramento City Council adopted Resolution 95-349, Certifying the Environmental Impact Report (EIR) for the Jacinto Creek Planning Area Land Use Plan. Potentially significant environmental issues regarding hydrology, drainage, biological resources, noise, air quality, transportation, and cultural resources were discussed and mitigated in this document. The proposed project was analyzed in this previous environmental document. No new issues or information is known that would trigger additional environmental analysis. Section §15162 of the Guidelines for Implementation of the California Environmental Quality Act (CEQA) Public Resources Code provides that an additional Negative Declaration or EIR need not be prepared unless subsequent changes are proposed in the project, substantial changes occur with respect to the project circumstances, or new information of substantial importance to the project becomes known or available.
- The certification of the Jacinto Creek Planning Area (JCPA) EIR included a Mitigation Monitoring Plan that was adopted by the City Council. This mitigation monitoring plan has been amended to identify the project specific mitigations that are applicable to the proposed project (Attachment 1a, unrelated conditions have been left in but lined through).
- B. **Public/Neighborhood/Business Association Comments:** The project application was routed to the North Laguna Creek Neighborhood Association. The Association

submitted a letter dated September 8, 1995. On June 10, 1996, Planning staff also mailed a letter to the North Laguna Creek Neighborhood Association explaining the status of all of the pending projects within the JCPA and provided a timeline of the anticipated hearing dates for the projects. Planning staff have explained that prior to construction of any single family residences on the subject site the property owner and/or developer will be required to submit and receive approval of the design of the residences and a Plan Review approved by the Planning Commission will be required before the commercial lots can be developed. The Association has expressed it's desire to reduce and/or eliminate the number of single family lots that will back or side onto the proposed Creek/Parkway. Planning staff have explained that the project has been significantly by the applicant to address this issue.

- C. Summary of Agency Comments: The project has been reviewed by several City Departments. City staff have worked together since the adoption by the City Council of the JCPA Land Use Plan to develop appropriate development requirements for the JCPA. Staff have determined that there is a need for Infrastructure, Utilities, Drainage and Finance Plans to be adopted to insure that adequate facilities will be provided to allow for the development of the JCPA. This project has been conditioned to insure that development of the subject site will not occur prior to the adoption of these plans (Attachments 1 & 2).
- D. Subdivision Review Committee Recommendation: On October 16, 1996, the Subdivision Review Committee, by a vote of three ayes, voted to recommend approval of the proposed subdivision subject to the conditions in the attached Notice of Decision and Findings of Fact (Attachment 1). The Subdivision Ordinance requires that the subdivision provide adequate access and the condition on access was not included at the time of the SRC meeting. Planning staff have reviewed this issue with the Public Works and Fire Department staff and have added a condition on access (Attachment 1, Condition D29).

**PROJECT APPROVAL PROCESS:** The Planning Commission has the authority to approve or deny the Tentative Map. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 calendar days of the Planning Commission action. The Planning Commission does not have the authority to approve or deny the Rezone. The Commission is acting as an advisory committee and forwards a recommendation on the requested Rezone to the City Council. The Rezone requested in Item C below requires City Council approval.


**RECOMMENDATION:** Staff recommends the Planning Commission take the following actions:

- A. Adopt the attached Notice of Decision and Findings of Fact (Attachment 1) Approving the Mitigation Monitoring Plan;
- B. Recommend approval of the Rezone of 14.05± vacant acres from RE ¼ to Standard Single Family Residential (R-1) subject to the conditions listed in the Draft City Council Ordinance (Attachment 2) and forward to the City Council;

- C. Recommend approval of the Rezone of 4.7 from RE ¼ to Limited Commercial Review (C-1R) subject to the conditions listed in the City Council Ordinance (Attachment 2) and forward to the City Council;
- D. Adopt the attached Notice of Decision and Findings of Fact (Attachment 1), Approving the Tentative Map to subdivide 18.75± acres into 73 single family lots, 2 lots for commercial development and a parcel to be designated as a park;
- E. Adopt the attached Notice of Decision and Findings of Fact (Attachment 1), Approving the Subdivision Modification to allow the lot depths on four single family lots to be less than 100 feet (lots 41-44); and
- F. Adopt the attached Notice of Decision and Findings of Fact (Attachment 1), Approving the Subdivision Modification to allow the lot frontage on three single family lots to be less than 52 feet wide at the setback line (lots 51-53).

Report Prepared By:

Report Reviewed By:



Dawn T. Holm, Associate Planner



Barbara L. Wendt, Senior Planner

Attachments

- Attachment 1 Notice of Decision and Findings of Fact
- Exhibit 1a Mitigation Monitoring Plan
- Exhibit 1b Tentative Map
- Attachment 2 Draft City Council Ordinance for the Rezone
- Exhibit 2a Rezone Exhibit
- Attachment 3 Vicinity Map
- Attachment 4 Land Use and Zoning Map
- Attachment 5 JCPA Land Use Plan including the location of the Jacinto Creek, Parkways, and Parks
- Attachment 6 Street Sideyard Fencing Requirements for JCPA 54' Enhanced Streets



**ATTACHMENT 1  
AMENDED BY STAFF 12/19/96**

**NOTICE OF DECISION AND FINDINGS OF FACT FOR  
LAGUNA VISTA, LOCATED ON THE WEST SIDE OF  
HIGHWAY 99 AND WEST STOCKTON BOULEVARD  
BETWEEN JACINTO ROAD AND SHELDON ROAD,  
SACRAMENTO, CALIFORNIA IN THE STANDARD  
SINGLE FAMILY RESIDENTIAL (R-1), AND LIMITED  
COMMERCIAL REVIEW (C-1R) ZONES. (P94-031)**

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At the regular meeting of December 19, 1996, the City Planning Commission heard and considered evidence in the above entitled matter. Based on verbal and documentary evidence at said hearing, the Planning Commission took the following actions for the location listed above:

- A. Approved the Mitigation Monitoring Plan;
- B. Recommended approval of the Rezone of 14.05 $\pm$  vacant acres from RE  $\frac{1}{4}$  to Standard Single Family Residential (R-1) subject to the conditions listed in the Draft City Council Ordinance (Attachment 2) and forward to the City Council;
- C. Recommended approval of the Rezone of 4.7 from RE  $\frac{1}{4}$  to Limited Commercial Review (C-1R) subject to the conditions listed in the City Council Ordinance (Attachment 2) and forward to the City Council;
- D. Approved the Tentative Map to subdivide the subject site into 116 single family lots 116 lots for single family development, 3 lots for the Jacinto Creek, and 6 lots for the Jacinto Creek Parkway and Open Space.
- D. Approved the Tentative Map to subdivide 18.75 $\pm$  acres into 73 single family lots, 2 lots for commercial development and a parcel to be designated as a park;
- E. Approved the Subdivision Modification to allow the lot depths on four single family lots to be less than 100 feet (lots 41-44); and
- F. Approved the Subdivision Modification to allow the lot frontage on three single family lots to be less than 52 feet wide at the setback line (lots 51-53).

These actions were made based upon the following findings of fact and subject to the following conditions:

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**FINDINGS OF FACT**

- A. Mitigation Monitoring Plan: The Mitigation Monitoring Plan is approved based upon the following findings:

1. One or more mitigation measures have been added to the above-identified project;
  2. A Mitigation Monitoring Plan has been prepared to ensure compliance and implementation of the mitigation measures for the above-identified project, a copy of which is attached as Exhibit 1a;
  3. The Mitigation Monitoring Plan meets the requirements of Public Resources Code Sec. 21081.6.
  4. The Mitigation Monitoring Plan is approved, and the mitigation measures shall be implemented and monitored as set forth in the Plan.
- D. Tentative Map: The Tentative Map to subdivide the subject site into 116 single family lots 116 lots for single family development, 3 lots for the Jacinto Creek, and 6 lots for the Jacinto Creek Parkway and Open Space is approved based upon the following findings:
1. None of the conditions described in Government Code Section 66474, subsection (a) through (g), inclusive, exist with respect to the proposed subdivision.
  2. 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. The City General Plan designates the site as Low Density Residential (4-15 du/na).
  3. 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 Quality Control Board, Central Valley Region in that existing treatment plants have a design capacity adequate to service the proposed subdivision.
  4. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.
- E. Subdivision Modification: The Subdivision Modification to allow the lot depths on four single family lots to be less than 100 feet (lots 41-44); in the Standard Single Family Residential (R-1) zone is hereby approved subject to the following findings of fact:
1. The property to be divided is of such size or shape, or is affected by such topographic conditions, or that there are such special circumstances or conditions affecting the property that it is impossible, impractical, or undesirable in the particular case to conform to the strict application of these regulations;
  2. The cost to the subdivider, of strict or literal compliance with the regulation, is not the sole reason for granting the modification;
  3. The modification will not be detrimental to the public health, safety or welfare or be injurious to other properties in the vicinity; and

4. Granting the modification is in accord with the intent and purposes of these regulations and is consistent with the General Plan and with all other applicable specific plans of the City.

F. Subdivision Modification: The Subdivision Modification to allow the lot frontage on three single family lots to be less than 52 feet wide at the setback line (lots 51-53); in the Standard Single Family Residential (R-1) zone is hereby approved subject to the following findings of fact:

1. The property to be divided is of such size or shape, or is affected by such topographic conditions, or that there are such special circumstances or conditions affecting the property that it is impossible, impractical, or undesirable in the particular case to conform to the strict application of these regulations;
2. The cost to the subdivider, of strict or literal compliance with the regulation, is not the sole reason for granting the modification;
3. The modification will not be detrimental to the public health, safety or welfare or be injurious to other properties in the vicinity; and
4. Granting the modification is in accord with the intent and purposes of these regulations and is consistent with the General Plan and with all other applicable specific plans of the City.

#### CONDITIONS OF APPROVAL

D. The Tentative Map for the proposed Laguna Vega South Subdivision (Exhibit 1b) is hereby approved subject to the following conditions. The applicant shall satisfy each of the following conditions prior to filing the Final Map unless a different time for compliance is specifically stated in these conditions:

D1. The Final Map shall not be approved prior to the following:

- a. The Infrastructure, Utilities, and Drainage Master Plan for the Jacinto Creek Planning Area (JCPA) have been adopted by the Sacramento City Council.
- b. All financing mechanisms for the implementation of the adopted JCPA Financing Plan have been lawfully established, including but not limited to Mello Roos Community Facilities Districts (CFD's), assessment districts, fees and related agreements;
- c. Annexation to both the Sacramento Regional County Sanitation District and County Sanitation District No. 1 of the Sacramento County has been completed by the property owner.

D2. Improvement plans shall be consistent with the Infrastructure and Utilities Plan, and the Drainage Master Plan that will provide for ultimate development of the Jacinto Creek Planning Area (JCPA);

- D3. Comply with all requirements listed in the Cosumnes Annexation Agreement and pay the necessary fees to the County Community Facilities District (CFD);
- D4. Applicant shall participate or agree to participate in the JCPA Financing Plan and shall not oppose the formation of any fee district or other mechanism(s) required by the JCPA Financing Plan;
- D5. Comply with requirements included in the Mitigation Monitoring Plan developed by the Environmental Services Division and kept on file in the Planning Division Office (P94-031);
- D6. Provide standard subdivision improvements pursuant to Section 40.12.1211 of the City Code;
- D7. Dedicate 4 additional feet along Stockton Blvd. for a total of 50 feet. Construct standard frontage improvements. Designate a 43 foot landscape setback adjacent to Stockton Boulevard on Lots B and C. The 23 feet adjacent to Stockton Boulevard shall be shown as "reserved for future acquisition" to the State of California for widening of Highway 99;
- D8. Dedicate and construct all streets as shown on the Tentative Map except as modified by these conditions. Court A, adjacent to the Park must have vertical curb but sidewalks can be eliminated. The 54 foot wide streets (Streets A and B) shall be constructed to a 54 JCPA Enhanced Local Street Section. The Street A transition west of Street B shall be to the satisfaction of the Public Works Department (street centerlines must be aligned). The 40 foot wide streets (Street A west of Street B, Street C, Court B and Court C) shall be constructed to the City standard 44 foot wide section with the 2 feet behind the sidewalks eliminated, and easements for street lighting and conduits, and water meters and hydrants provided;
- D9. The applicant may be required to incorporate and construct traffic calming devices along the 54 foot JCPA Enhanced Local Street to the satisfaction of the Public Works Department;
- D10. Prepare sewer and drainage studies for the review and approval of the Department of Public Works and/or Department of Utilities. Extend off-site drain and sewer line and provide necessary easements, if required. The public drainage system and channel improvements shall be constructed or bonded for in accordance with the approved JCPA Drainage Master Plan. A method to provide sewer service to the off-site northern parcel must be shown;
- D11. The water distribution system shall be designed pursuant to Chapter 13 of the City of Sacramento's Design and Procedures Manual, and Chapter 47 of the City Code;
- D12. Provide a 7.5 foot wide exclusive easement adjacent to A Street for the purpose of operating and maintaining a public water distribution system unless a suitable location for a water main within the right-of-way is approved by the Department of Utilities;

- D13. Prepare a grading plan showing existing and proposed elevations. Adjacent off-site topography shall be shown to the extent necessary to determine impacts to existing surface drainage paths. No grading shall occur until the grading plan has been reviewed and approved by the Department of Utilities. Drainage across parcel lines is not allowed without a reciprocal drainage easement;
- D14. Submit a soils test prepared by a registered engineer to be used in street design;
- D15. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments;
- D16. Pursuant to City Code Section 40.16.1601 (parkland dedication), submit to the City an appraisal of the property to be subdivided and pay the required parkland dedication in-lieu fees, and/or dedicate Lot A to the City of Sacramento. The appraisal, if required shall be dated not more than 90 days prior to the filing of the Final Map. Lot A may be used as Land Dedication towards Quimby Fees;
- D17. Provide water and electrical services to Lot A to the satisfaction of the Neighborhood Services, Parks Planning Division;
- D18. Meet all County Sanitation District requirements;
- D19. Dedicate a standard 12.5-foot public utility easement for underground public utility facilities and appurtenances adjacent to all public ways, or adjacent to the 7.5 foot wide exclusive water system easement along Street A (if required);
- D20. Dedicate a standard 12.5 foot public utility easement for underground and overhead facilities and appurtenances adjacent to Stockton Blvd;
- D21. Dedicate a standard 15-foot public utility easement for underground public utility facilities and appurtenances along the southerly boundary line of Lot A;
- D22. Show all existing easements;
- D23. Pursuant to City Code Section 40.10.1019, 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 Department of Public Works after consultation with the U.S. Postal Service;
- D24. Abandon any existing water wells and/or septic tank systems, under permit, to City and/or County Health Department standards;
- D25. Place two inch (2")(minimum) sleeve(s) under the sidewalks along the 54 foot JCPA Enhanced Local Street, to the adjacent single family lot(s) to allow for landscaping and irrigation of the required 7 foot landscape planter. Sleeves

shall be placed at the time sidewalks are constructed. Landscaping may be deferred until construction of the homes;

- D26. Secure permits from the State of California Reclamation Board, State Department of Fish and Game, the United States Fish and Wildlife Service, and the United States Corps of Engineers as required;
- D27. Applicant is required to comply with the State "NPDES General Permit for Stormwater Discharges Associated with Construction Activity" (State Permit). To comply with the State Permit, the applicant will need to file a Notice of Intent (NOI) with the California Water Resource Control Board (CWRCB) and prepare a Stormwater Pollution Prevention Plan (SWPPP) prior to construction. A copy of the State Permit application and NOI may be obtained from the Department of Utilities by calling 433-6318;
- D28. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance requires the applicant to show erosion and sediment control methods on the subdivision improvement plans. These plans shall also show the methods to control urban runoff pollution from the project site during construction; and
- D29. Provide a temporary traffic turnaround at the end of Street C to the satisfaction of the Department of Public Works.
- D30. *The applicant shall submit detail plans on all fencing proposed adjacent to a future parkway identified in the Jacinto Creek Land Use Plan, to the Planning Director for review and approval (the Planning Director shall review and approve the plans with staff from Public Works, Utilities, and Neighborhood Services, Parks Planning) prior to filing the final map;***

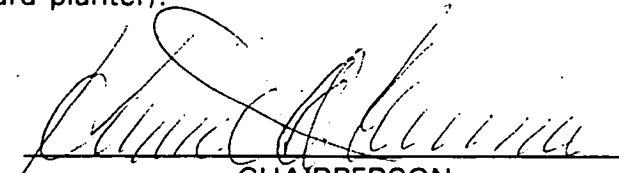
***The fencing plan for the parkway to be dedicated and the lots that back and/or side-on to a future parkway identified in the Jacinto Creek Land Use Plan (Lots A, 2, 60, 61, 62, and 73), shall conform to the following standards: (1) the area adjacent to public streets and front yards of side-on lots shall be restricted to post and cable type barrier designed to City Public Works and Planning staff specifications; (2) side yard fencing material from the 25 foot front setback line of side-on lots to the rear property line and along the rear property lines shall be of masonry material for the first three feet of height. Above three feet, the material shall be wrought iron or a similar material that allows visibility onto the parkway (added by staff 12/19/96);***

#### **ADVISORY NOTES:**

The following advisory notes are informational in nature and are not a requirement of this Tentative Map:

- D31. Note: Subdivider shall notify future property owners within this subdivision that they will be required to maintain the sidewalks and landscaping between the curbs and sidewalks;

- D32. Notice: Property to be subdivided in accordance with this map may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are contained on the Preliminary Flood Insurance Rate Maps for the City of Sacramento, dated November 9, 1992, available for review at the City of Sacramento Permit Assistance Center, 1231 I Street, Room 200;
- D33. Negotiate with the Elk Grove Unified School District a written agreement in satisfaction of the proposed subdivision's school facilities impacts on the District, as mutually agreed to by the applicant and the District, subject to ratification by the District's Board of Trustees;
- D34. The development plans for the single family residences to be constructed on the 73 single family lots will require the review and approval of design review staff prior to issuance of any building permits for the construction of single family residences. The development plans shall be consistent with the residential policies as adopted in the South Sacramento Community plan, the design elements identified in the approved Planning Commission staff report (Site Zoning and Development Section), and with any residential design guidelines adopted hereafter by the City Council;
- D35. All single family residences that side onto the Enhanced 54 foot wide streets shall have a minimum building setback of 12½ feet and street sideyard fences shall run from the rear corner of the residence to the back property line and shall not extend beyond the main wall of the residence; and
- D36. Irrigation and landscaping with a minimum of one street tree within the planter in front of and/or along the side of each residence along the Enhanced 54 foot streets within the development (corner lots that front and side onto an Enhanced street, will require a minimum of one tree in the front planter and one tree in the street sideyard planter).

  
CHAIRPERSON

ATTEST:

  
SECRETARY TO CITY PLANNING COMMISSION

12-20-96  
DATE (P94-031)

- Exhibits
- Exhibit 1a Mitigation Monitoring Plan
  - Exhibit 1b Tentative Map
  - Exhibit 1c Enhanced Street Fencing Requirements