

**P95-112 BETH ESTATES SUBDIVISION**

**REQUEST:** Tentative Map Time Extension to subdivide 5.44± vacant acres into 35 lots for single-family development in the Single-Family Alternative (R-1A) zone.

**LOCATION:** South of Meadowview Road, West of 22nd Street  
APN: 052-0085-020 & 021  
Council District 8

<b>APPLICANT:</b>	Dunnigan Realtors, (Carl Packard), 916/422-3756 6355 Riverside Boulevard, Sacramento, CA 95831
<b>OWNER:</b>	Goodrich & Pennington, Inc. 50 E Street, Santa Rosa, CA 95404
<b>APPLICATION FILED:</b>	November 20, 1995
<b>STAFF CONTACT:</b>	Mike Dale, 264-8309

**SUMMARY/RECOMMENDATION:** The applicant is seeking the necessary entitlement to subdivide two parcels totaling 5.4 acres into 35 single family lots. The applicant is requesting a three-year time extension of the subdivision map which was approved by the Planning Commission on November 18, 1993, subject to conditions. The zoning on this site require's Planning Commission approval of a Special Permit prior to construction. The applicant is not requesting a Special Permit at this time.

The applicant is requesting the same map which was approved by the Planning Commission in 1993 (P93-136). The project is consistent with the General Plan and the Airport Meadowview Community Plan. The project has been reviewed for compatibility with the existing street system. The lots will exceed the minimum 5,200 square-foot lot size requirement of the zoning and subdivision ordinances. **Staff therefore supports the requested Three-Year Time Extension subject conditions.**

**PROJECT INFORMATION:**

General Plan Designation:	Low-Density Residential (4-15 du/na)
Community Plan Designation:	Residential (7-15 du/na)
Zone:	Single-Family Alternative (R-1A)

Existing Land Use of Site: Vacant  
School District: Sacramento City Unified

**Surrounding Land Use and Zoning (see Attachment B):**

North: Single-Family Residential; R-1  
South: Vacant; R-1A(PUD)  
East: Single-Family Residential; R-1  
West: Vacant; R-1

Property Area: 5.44 ± gross acres  
Property Dimensions: 658' x 355'  
Proposed Density: 7.2 du/na  
Street Improvements and Utilities: To Be Provided

**OTHER APPROVALS REQUIRED:** In addition to the requested entitlement, the applicant will be required to obtain the following permits or approvals, including but not limited to;

<u>Permits/Easements</u>	<u>Agency</u>
Final Map	Public Works Department
* Special Permit (w/CEQA Review)	Development Services Division
Building Permit	Development Services Division
(* = Requires a public hearing)	

**BACKGROUND:** On January 24, 1991, the Planning Commission recommended approval of a Rezone of the site from R-1R to R-1A and a Tentative Map to subdivide the property into 35 single-family lots and approved a Special Permit to construct 35 single family residences on the subject site (P90-430). On April 9, 1991, the Rezone and Tentative Map were approved by the City Council. The Special Permit and Tentative Map subsequently expired. On November 18, 1993, the Planning Commission approved a Tentative Map to subdivide the site into 35 single-family lots (P93-136). This was the same map as approved in 1991. The current application is for a three-year time extension of this Tentative Map.

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

A. Policy Considerations

**General/Community Plan.** The subject site is designated as "Low-Density Residential (4-15 du/na)" by the General Plan. The 1984 Airport Meadowview Community Plan designates the site as "Residential (7-15 du/na)." The applicant's proposal would result in an average density of 7.2 dwelling units per net acre which is consistent with the land use designations. Subsequent review of a Special Permit to construct the homes will be subject to the policies of the Community Plan which address quality design and construction.

**Zoning.** The site is zoned "Single-Family Alternative (R-1A)" which is defined by the zoning ordinance as a medium-density residential zone. The R-1A zone differs from the "Standard Single-Family (R-1)" zone in that it can accommodate townhouses and similar medium-density projects in addition to standard single-family, detached development. Apartments are not allowed in the R-1A zone.

**B. Tentative Map Design**

The proposed tentative subdivision map will divide 5.4 acres into 35 parcels. The lots range in width between 48 feet and 59 feet. The average lot size is 5,700 square feet which exceeds the minimum required for Standard Single-Family Development. Lots 31-34 are less than the minimum 5,200 square-foot lot size. The applicant has agreed to modify the map, prior to recordation, to ensure that all lots are at least 5,200 square feet in area. Off-site dedications will be required for connections to Walsh Way and Manorcrest Way within the North Shores subdivision. Temporary connections or turn-arounds will be required until the development of North Shores occurs. Staff has no objection to the Tentative Map, subject to conditions.

**C. Site Plan Design / Zoning Requirements**

The R-1A zone requires approval of a Special Permit by the Planning Commission prior to the issuance of building permits. The applicant indicates that a builder has not been identified, and that the Special Permit application will be submitted when plans have been developed. The Special Permit application should include unit floor plans and elevations and a master site plan showing the location of units on lots.

**PROJECT REVIEW PROCESS:**

**A. Environmental Determination**

On November 18, 1993, the Planning Commission ratified a Negative Declaration for the originally proposed project (P93-136). Section 15162 of the CEQA Guidelines states that an additional Negative Declaration 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. None of these conditions exist. Therefore, a new Negative Declaration is not required.

**B. Neighborhood Response**

Copies of the applicant's proposal were routed to the Neighborhood Awareness Group (Joyce Lee) and to the South Sacramento Neighborhood Coalition (Mary

Brill). Staff followed-up with a phone call. At the time of this writing, staff has received no opposition to the project.

C. Summary of Agency Comments

The project has been reviewed by several City Departments and other agencies. The comments received address the required subdivision improvements (i.e. utilities and street improvements). These comments have been included as conditions of the proposed Tentative Map.

D. Subdivision Review Committee

On February 7, 1996, the Subdivision Review Committee voted unanimously to recommend approval of the proposed Tentative Map subject to conditions. Implementation of all of the previously approved conditions for the original Tentative Map (P93-136) are required.

**PROJECT APPROVAL PROCESS:** The Planning Commission has the authority to approve or deny the requested entitlement. The Commission action may be appealed to the City Council within 10 days following the Commission's action. Any modification to the proposed Tentative Map shall be subject to review and approval by Planning staff prior to the recordation of the Final Map.

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

Approve the **Three-Year Tentative Map Time Extension** to subdivide 5.44 ± vacant acres into 35 lots for single-family development in the Single-Family Alternative (R-1A) zone subject to conditions and findings of fact.

Report Prepared By,

  
Mike Dale, Associate Planner

Report Reviewed By,

  
Barbara L. Wendt, Senior Planner

Attachments

Attachment 1	Notice of Decision & Findings of Fact
Exhibit 1A	Tentative Map
Exhibit 1B	Government Code
Attachment 2	Vicinity Map
Attachment 3	Land Use and Zoning Map
Attachment 4	Table of Lot Sizes

**ATTACHMENT 1:****NOTICE OF DECISION AND FINDINGS OF FACT FOR****BETH ESTATES SUBDIVISION**

**LOCATED WEST OF 22ND STREET AND SOUTH OF MEADOWVIEW ROAD  
SACRAMENTO, CALIFORNIA IN THE  
SINGLE-FAMILY ALTERNATIVE (R-1A) ZONE. (P95-112)**

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At the regular meeting of April 11, 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:

**Approved the Three-Year Tentative Map Time Extension to subdivide 5.44± vacant acres into 35 lots for single-family development in the Single-Family Alternative (R-1A) zone.**

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

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**FINDINGS OF FACT****Three-Year Tentative Map Time Extension**

The Three-Year Tentative Map Time Extension to subdivide 5.44± vacant acres into 35 lots for single-family development in the R-1A zone (Exhibit 1) is **approved** subject to the following findings of fact and conditions of approval:

1. All governmental and utility agencies affected by the development of the proposed subdivision have been notified and given the opportunity to respond;
2. The Subdivision Review Committee has considered the design of the proposed map in relation to the Subdivision Ordinance and the Sacramento City Code;
3. The Planning Department has determined that an additional Negative Declaration need not be prepared;
4. None of the conditions described in Government Code Section 66474, subsections (a) through (g), inclusive, exist with respect to the proposed tentative map (Exhibit 2).
5. The proposed tentative map, together with the provisions for its design and

improvement, is consistent with Chapter 40 of the City Code, which is a Specific Plan of the City and the City General Plan.

### **CONDITIONS OF APPROVAL**

#### **Subdivision Review Committee:**

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 the condition:

- A. Prepare sewer and drainage studies for the review and approval of the Department of Public Works and Department of Utilities. The 10-year and 100-year HGL's shall be shown on the improvement plans. Off-site extensions may be required;
- B. Show all existing easements. Provide easements for any existing drainage, sewer, and water mains which do not have easements to the satisfaction of the Department of Utilities;
- C. Provide an on-site grading plan for the review and approval by the Department of Public Works and/or Department of Utilities. 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;
- D. 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.
- E. 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.
- F. Post construction, stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of the area. Since the project is not served by a regional water quality control facility and is less than 25 acres, only source control measures are required. Refer to the draft "Manual of Standards for Design of New

Development On-Site Stormwater Quality control Measures" dated January 23, 1995, for appropriate source control measures.

**Public Works Department**

- G. Street lights shall be provided per City standards.

**Utilities Department**

- H. Paragraphs (a), (b), (c), (d), (f), (n), and (q) of Section 40.12.1211 of the City Code shall be required for this development. Off-site water, sewer, and drainage main extensions may be required.
- I. The 54 inch discharge main from Sump 33 is either within or adjacent to the east side of this subdivision. If no easement for this main exists, one must be dedicated on this map. This easement shall be reviewed and approved by the Department of Utilities prior to acceptance. There is also an 8 inch water distribution main within or adjacent to the north of this subdivision. If no easement exists for this main, one must be dedicated. This easement shall be reviewed and approved by the Department of Utilities prior to acceptance.
- J. There is a fee of \$176 per acre to be given to the Department of Utilities for the study of storm drainage basin 33-34.
- K. A water study shall be made to devise means of implementing the City's policy requiring two points of service to each subdivision.

**Previous Comments (from P93-136)**

- L. Submit a soils test prepared by a registered engineer to be used in street design.
- M. Pursuant to City Code Section 40.16.1001 (parkland dedication), 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.
- N. Dedicate a 12.5-foot public utility easement for underground public utility facilities and appurtenances adjacent to all public ways.
- O. Dedicate the North 5 feet of Lots 1, 14, 15, 28, and 29 as a Public Utility Easement for overhead and underground facilities and appurtenances.
- P. Dedicate the East 5 feet of Lots 29 through 35 as a Public Utility Easement for overhead and underground facilities and appurtenances.

- Q. Dedicate the South 5 feet and Lots 7, 8, 21, and 22 as a Public Utility Easement for underground facilities and appurtenances.
- R. Dedicate the right-of-way along Beth Street and Walsh Way to 44 feet.
- S. 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.
- T. Final Map may not be filed until abandonment proceedings for Walsh Way have been completed.
- U. All sewer and water services shall be located in front of the lots (no backyard services allowed).
- V. Dedicate off-site right-of-way along Walsh Way and along Beth Way south of the subdivision boundary. City will condemn at developers expense, if necessary.
- W. Developer shall provide a temporary connection between Walsh Way and Manorcrest Way with a minimum of 20 feet paving or temporary turnaround at the end of Walsh Way and Manorcrest Way to the satisfaction of the Traffic Engineer.
- X. Developer shall provide curbs, gutters, sidewalk, paving on the north side of the connection at Beth Street, and a minimum of 12 feet of paving eastbound.
- Y. Negotiate with the Sacramento City 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.
- Z. Lots 31 through 34 shall be increased to a minimum of 5,200 square feet. Lots less than 5,200 square feet require Planning Commission approval of a Subdivision Modification.

**ADVISORY NOTES:**

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

- AA. 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's Department of Public Works, Engineering Services Division, 1231 I Street, Room 200;

- BB. A Special Permit is required prior to the issuance of a building permit.
- CC. Post construction Best Management Practices (BMP's) shall be incorporated into the development to minimize the increase of urban runoff pollution caused by developing the area. At a minimum, source control measures and on-site controls shall be implemented. Refer to the City of Sacramento's draft "Guidance Manual for On-Site Control of Urban Runoff Pollution at New Developments", April 1993, for acceptable BMPs for post construction urban stormwater pollution control.
- DD. Refer to the City of Sacramento's "Administrative and Technical Procedures Manual for Grading, Erosion and Sediment Control", January 1994, for acceptable BMPs to control erosion and sediment transport, and pollution associated with construction activities. This Manual is available from the Department of Utilities by calling 433-6318.
- EE. The Tentative Map shall expire on April 11, 1999.

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CHAIRPERSON

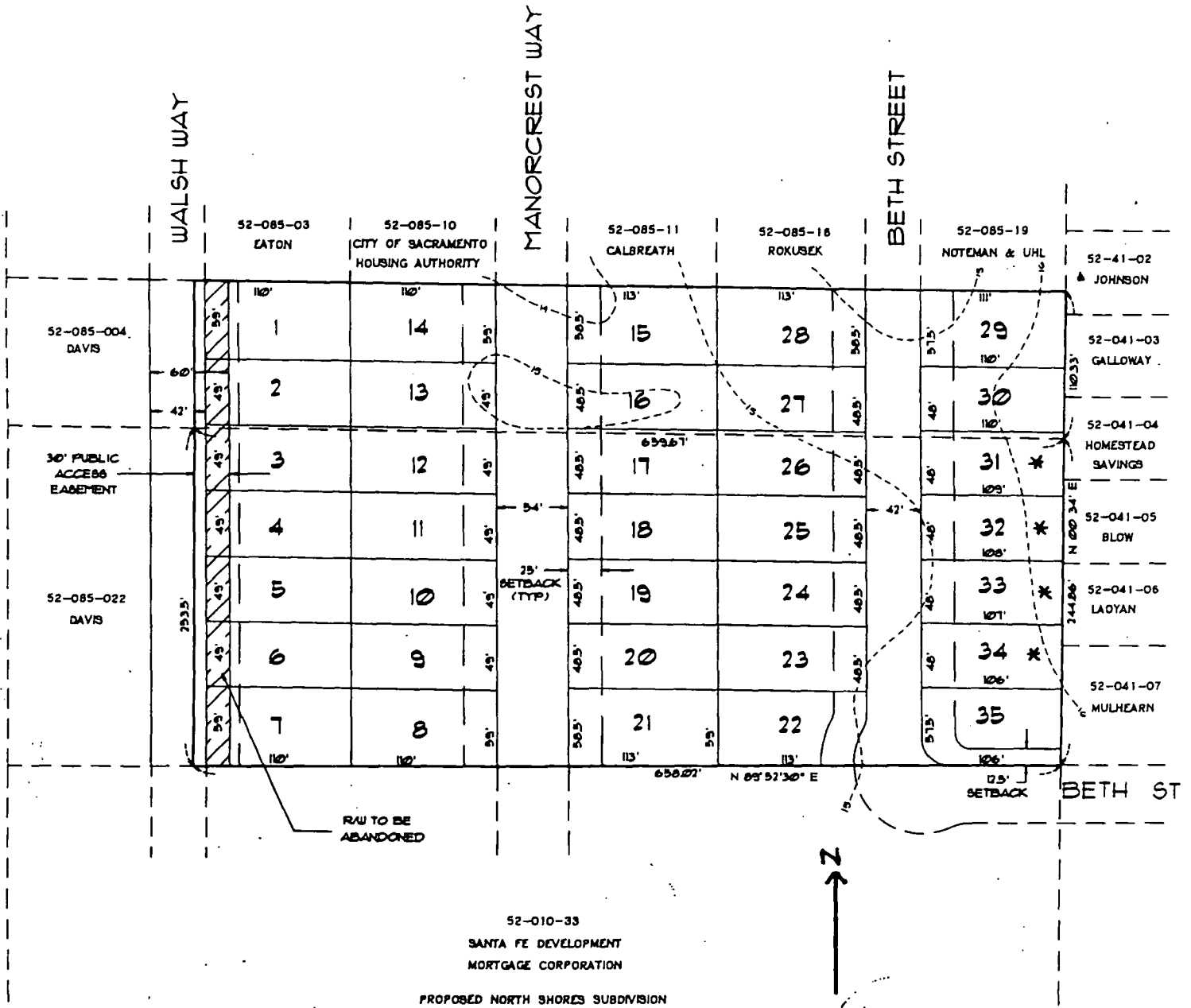
ATTEST:

\_\_\_\_\_  
SECRETARY TO CITY PLANNING COMMISSION

\_\_\_\_\_  
DATE (P95-112)

Exhibit	1A	Tentative Map
Exhibit	1B	Government Code

Exhibit 1A  
Tentative Map



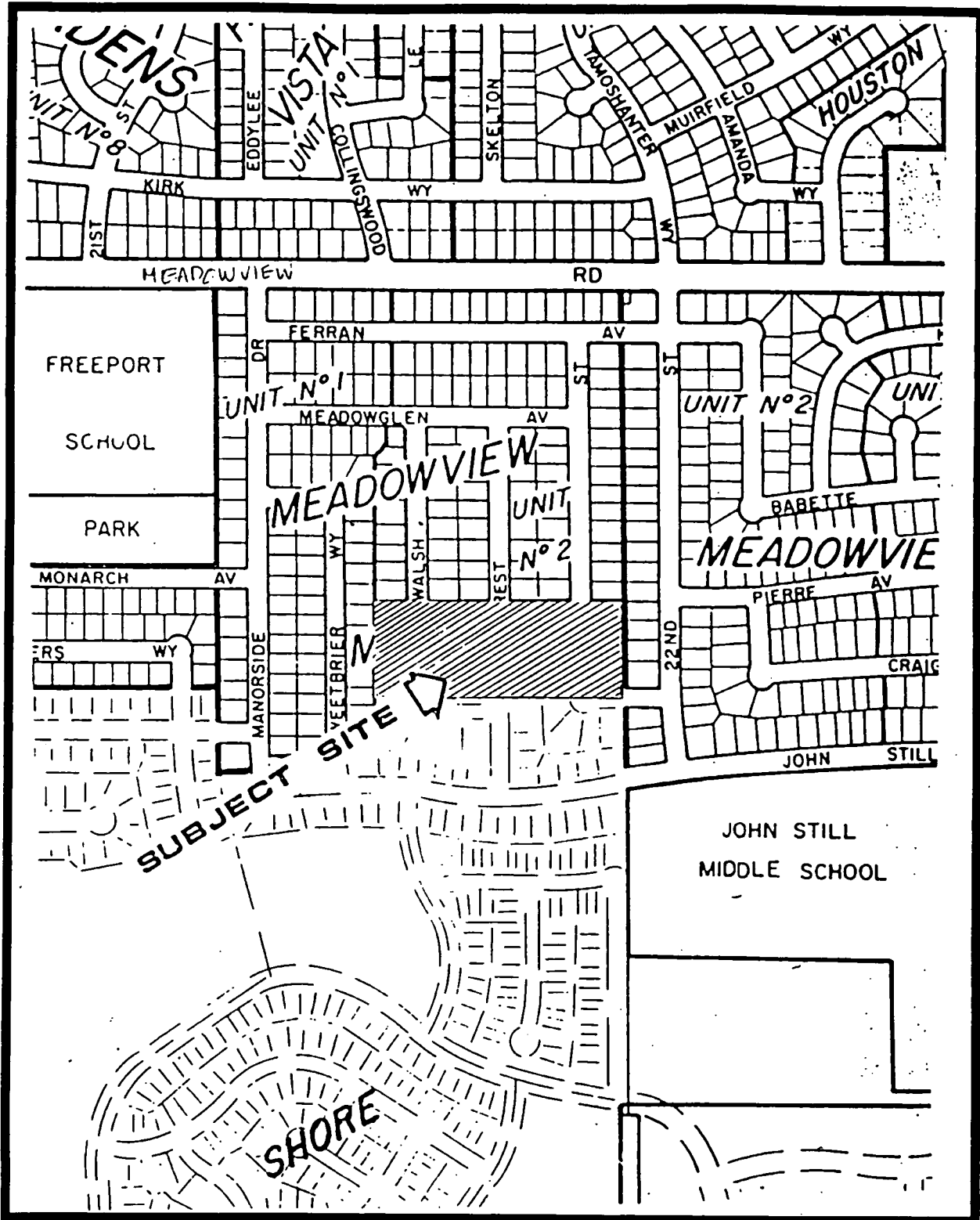
Lots 31 through 34 shall be increased to a minimum of 5,200 square feet per conditions of approval. (Lots less than 5,200 square feet require Planning Commission approval of a Subdivision Modification.)

**Exhibit 1B  
Government Code****The Subdivision Map Act  
(California Government Code)**

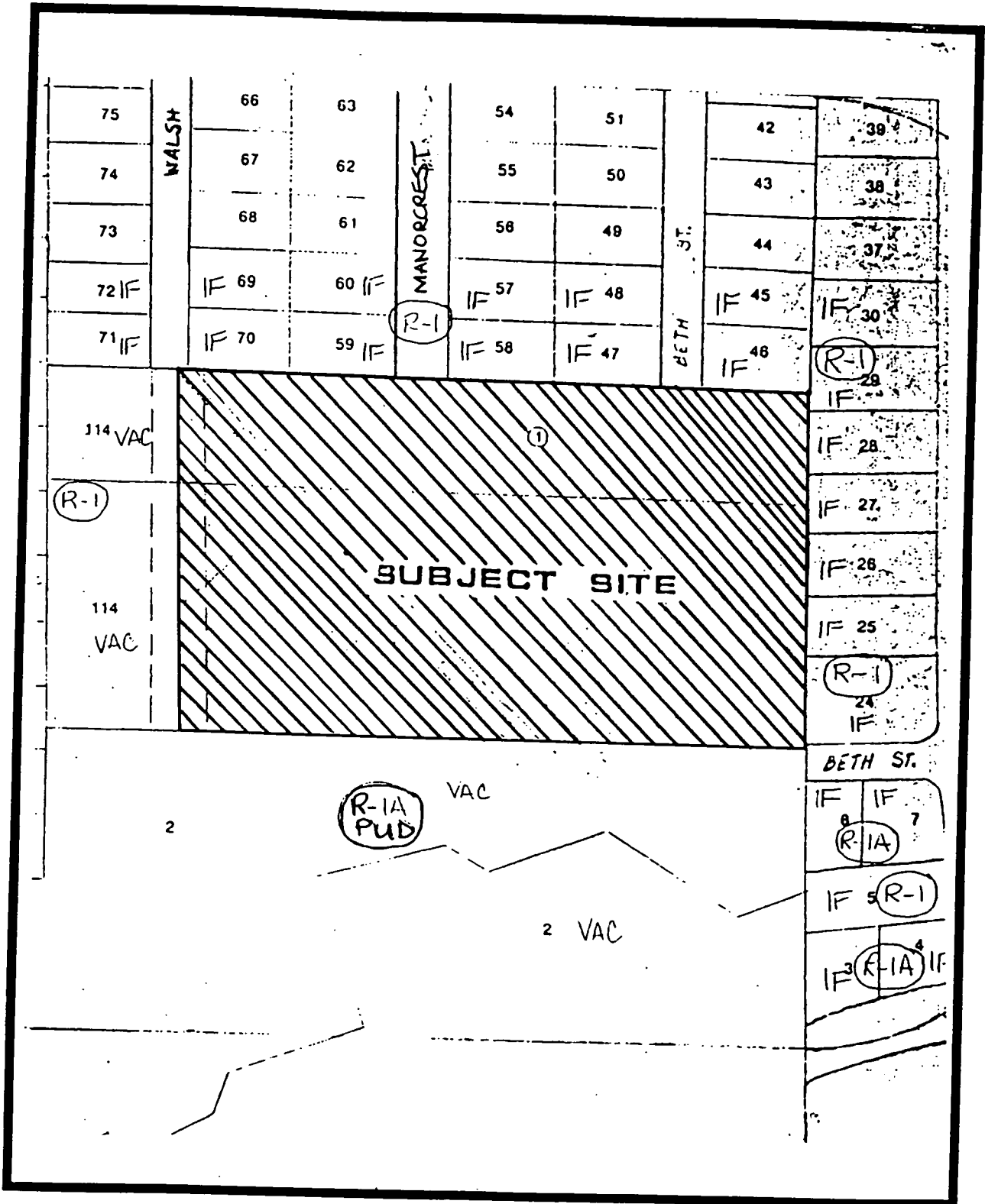
**Section 66474.** A legislative body of a city or county shall deny approval of a tentative map, or a parcel map for which a tentative map was not required, if it makes any of the following findings:

- (a) That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451. (This section of the Government Code establishes the required content of a specific plan.)
- (b) That the design or improvement of the proposed subdivision is not consistent with applicable general or specific plans.
- (c) That the site is not physically suitable for the type of development.
- (d) That the site is not physically suitable for the proposed density of development.
- (e) That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidable injure fish or wildlife or their habitat.
- (f) That the design of the subdivision or type of improvements is likely to cause serious public health problems.
- (g) That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. In this connection, the governing body may approve a map if it finds that alternate easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgement of a court of competent jurisdiction and no authority is hereby granted to a legislative body to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision.

Attachment 2  
Vicinity Map



Attachment 3  
Land Use and Zoning Map



Attachment 4  
Table Of Lot Sizes

<u>Lot</u>	<u>Lot Size</u>	<u>Lot</u>	<u>Lot Size</u>	<u>Lot</u>	<u>Lot Size</u>
1	6372	13	5390	25	5432
2	5292	14	6490	26	5432
3	5292	15	6611	27	5432
4	5292	16	5481	28	6552
5	5292	17	5481	29	6268
6	5292	18	5481	30	5232
7	6372	19	5481	31	5184
8	6490	20	5481	32	5136
9	5390	21	6611	33	5088
10	5390	22	6608	34	5040
11	5390	23	5432	35	6038
12	5390	24	5432		

Sizes of Lots 1-7 and 22-35 have been adjusted to reflect a 44-foot wide public right of way along Walsh Way and Beth Street per conditions of approval.

Lots 31 through 34 shall be increased to a minimum of 5,200 square feet per conditions of approval. (Lots less than 5,200 square feet require Planning Commission approval of a Subdivision Modification.)