



CITY OF SACRAMENTO

CITY PLANNING DEPARTMENT  
927 TENTH STREET SACRAMENTO, CA 95814  
SUITE 300 TELEPHONE (916) 449-5604

MARTY VAN DUYN  
PLANNING DIRECTOR

February 9, 1982

APPROVED  
BY THE CITY COUNCIL

FEB 10

*cont 40  
3-9-82*

APPROVED  
BY THE CITY COUNCIL

*intent to  
approve  
subject to  
conditions  
based on  
F. of F. due  
3-23-82*

MAR 9 1982

OFFICE OF THE  
CITY CLERK

OFFICE OF THE  
CITY CLERK

City Council  
Sacramento, California

Honorable Members in Session:

- SUBJECT: 1. Environmental Determination (Exempt 15103)  
2. Tentative Map (P-9646)

LOCATION: Southwest corner of Yreka and Carnation Avenues

SUMMARY:

This is a request to divide a .98 acre site into four single family lots located in the R-1 zone. The purpose of the division is to allow future development of single family dwellings. The staff and Sub-division Review Committee recommended approval of the request subject to conditions.

BACKGROUND INFORMATION:

Land divisions involving four lots or less that do not have concurrent variance, rezoning, or plan amendment requests, can be reviewed by staff and transmitted directly to the City Council, thus eliminating the requirement for consideration by the Planning Commission.

Surrounding land uses and zoning are as follows:

- North: Vacant and single family and R-1
- South: Vacant and single family and R-1
- East : Vacant and single family and R-1
- West : Vacant and single family and R-1

The Environmental Coordinator has determined that the proposed project will not have a significant adverse effect on the environment, therefore, this project is exempt from the provisions of CEQA.

Upon review of the project, the Subdivision Review Committee recommended against the parcel split. They indicated that there is no drainage available in the area and, in addition, they were concerned with the

cumulative effect of approving additional lots in this area. Additional development may cause flooding in certain areas.

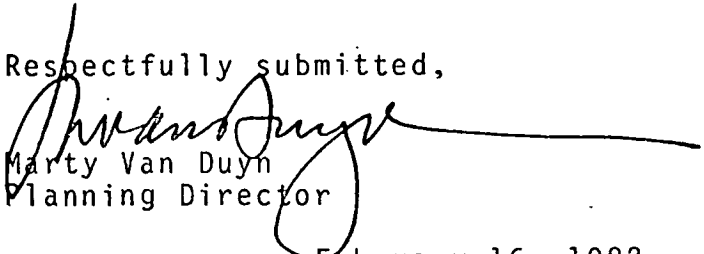
RECOMMENDATION

The Parcel Map Advisory Agency (Planning Director and City Engineer), based upon review by the Subdivision Review Committee, recommends denial of the tentative map subject to findings of fact due on March 2, 1982.

FOR CITY COUNCIL INFORMATION  
WALTER J. SLIPE  
CITY MANAGER

MVD:HY:cp  
Attachment  
P-9646

Respectfully submitted,

  
Marty Van Duyn  
Planning Director

February 16, 1982  
District No. 7

TENTATIVE  
PARCEL MAP  
OF

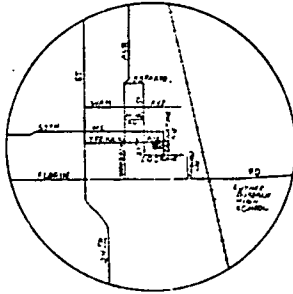
LOT 106 OF "CAMELLIA ACRES",  
BOOK 15 OF MAPS, MAP NO. 21

CITY OF SACRAMENTO STATE OF CALIFORNIA  
DECEMBER 4, 1981 SCALE: 1" = 50'

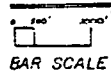
SHEET 1 OF 1 SHEET

LEGEND

- DIMENSION POINT
- UTILITY MANHOLE
- W WATERLINE
- SS. SANITARY SEWER
- D DEPTH OF MANHOLE
- SQUARE FEET
- G GAS MAIN



VICINITY  
MAP



BAR SCALE

OWNER OF RECORD:

JOHN R. AND MARLENE A. BRITTON  
2500 YREKA AVENUE  
SACRAMENTO, CA 95822 916-392-2105

MAP PREPARED BY:

DATUM SURVEYS  
1116 - 26<sup>TH</sup> STREET, SUITE F  
SACRAMENTO, CA 95815 916-448-6922

*Kent J. Schoenberger*  
KENT J. SCHOENBERGER  
L.S. 4122



PRESENT ZONING: R-1

AREA BEING DIVIDED: 31,607 ± SQUARE FEET

PROPOSED NUMBER OF PARCELS: FOUR (4)

AVERAGE PARCEL DIMENSIONS: 58' x 134.5', 57.5' x 134.5' AND 62' x 134.5'

WATER: CITY OF SACRAMENTO

SEWER: COUNTY OF SACRAMENTO

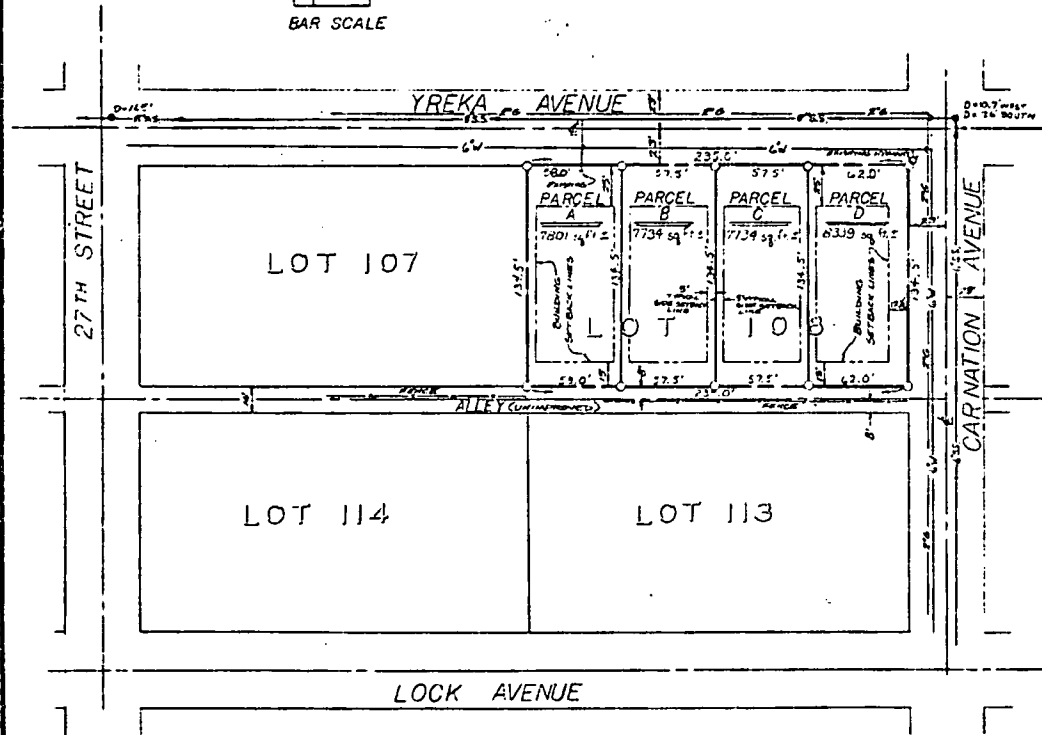
POWER: SACRAMENTO MUNICIPAL UTILITY DISTRICT

TELEPHONE: PACIFIC TELEPHONE

GAS: PACIFIC GAS & ELECTRIC CO.

NOTE: PORTIONS OF THIS PARCEL BOUNDARY IS BASED ON THAT CERTAIN MAP FILED JUNE 2, 1915 IN BOOK 15 OF MAPS, MAP NO. 21.

NONE OF THE ALLEYS OF THIS NEIGHBORHOOD ARE USED AS THOROUGHFARES.



DATUM SURVEYS  
1116-26th St., Suite F  
Sacramento, CA 95816  
916 - 448 - 6922

City of Sacramento  
Planning Department  
927-10th St., Suite 300  
Sacramento, CA 95814

February 9, 1982

Additional Information, P-9646  
Parcel Map Application  
S.W. Cor. Yreka and Carnation Avenues

I respectfully submit the following information for inclusion with your materials to City Council members in their consideration of this Parcel Map Application. These plans and studies were specifically requested by the City of Sacramento Engineering Department for their review, prior to the scheduled Parcel Map Advisory Committee hearing of January 13, 1982.

1. Reduced copy (8-1/2 by 11) of Preliminary Grading Plan, showing proposed grading of parcels to assure drainage away from proposed dwelling pads; and cleaning, reshaping & regrading of existing streetside ditches to carry drainage away from the site.


2. Reduced copy (8-1/2 by 11) of Area Drainage Basin Study, showing field elevations of street centerline, ditch flowlines, depth of ditches and their direction of flow.

3. Letter from civil engineer Robert Newton, of Newton Associates, outlining his studies and calculations on the Preliminary Grading Plan & Area Drainage Study. With mitigation recommendations demonstrating that the addition of dwellings on the four parcels proposed, would not have an adverse effect on the drainage capacity of the existing streetside ditches.

Thankyou for your consideration in this matter.

Enclosures.

Sincerely,



Kent J. Schoenenberger  
Licensed Land Surveyor No. 4122

**NOTE:**

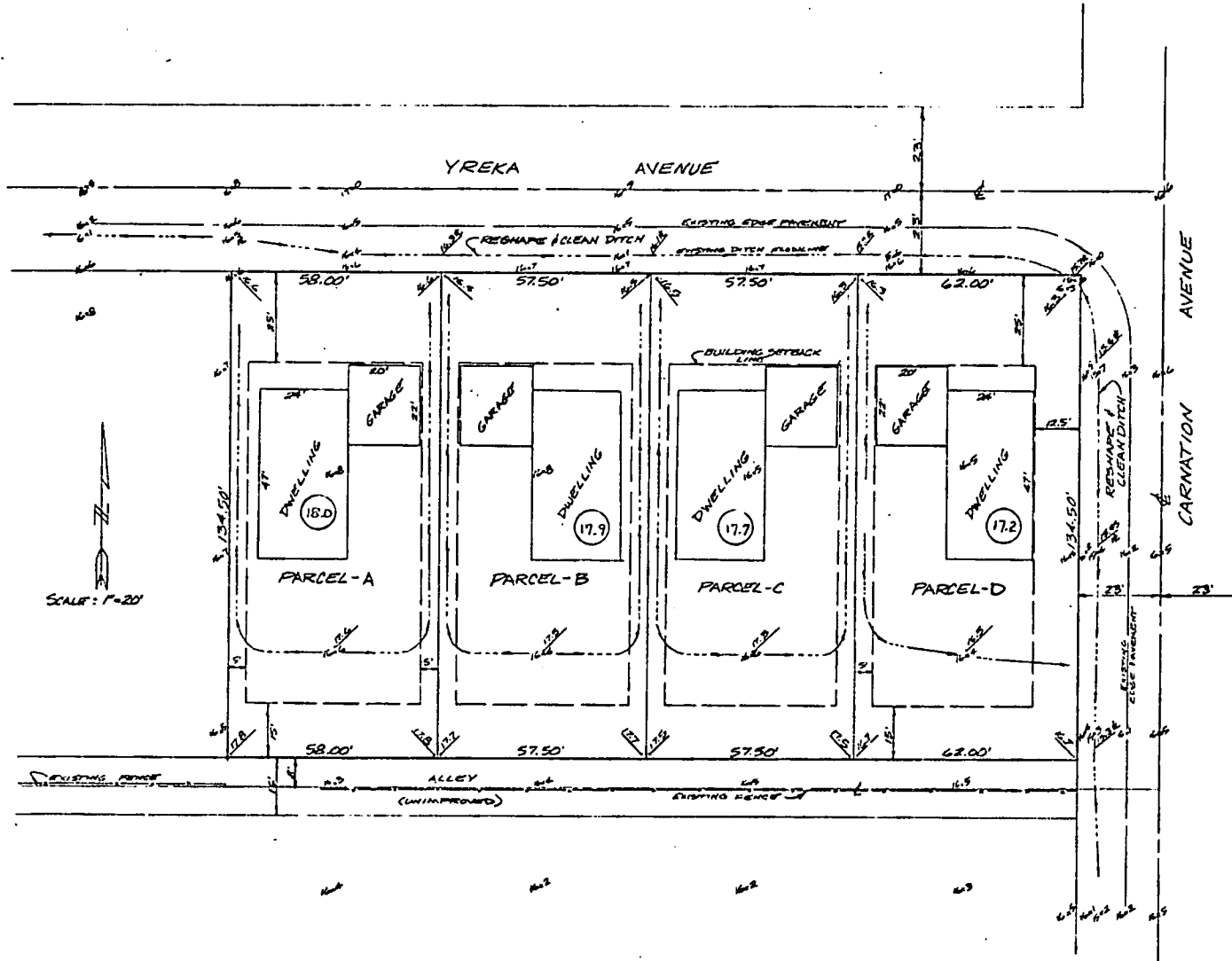
DRAINAGE OFF OF AND AWAY FROM THIS PROPERTY WAS OBSERVED TO FLOW SATISFACTORILY THROUGH THE EXISTING DITCHES ON CARNATION AVENUE TO LOCK AVENUE TO 27th STREET, DURING THE MAJOR STORMS OF NOVEMBER 12, 1981 AND JANUARY 4/5, 1982.

PRELIMINARY  
GRADING PLAN

FOR  
TENTATIVE PARCEL MAP OF  
LOT 108 "CAMELLIA ACRES"

CITY OF SACRAMENTO STATE OF CALIFORNIA  
DECEMBER 9, 1981 SCALE: 1"=20'

SHEET 1 OF 1 SHEET



**LEGEND**

- 18.0 --- EXISTING GROUND ELEVATION.
- 17.2 --- PROPOSED GROUND ELEVATION.
- 17.2 --- PROPOSED SHAPED DITCH FLOORLINE ELEVATION.
- (17.3) --- PROPOSED PAD ELEVATION.

NEWTON ASSOCIATES  
P.O. BOX 160373  
SACRAMENTO  
916-483-9860

ARCHITECTURE & ENGINEERING

121.005

P-9646

AREA DEWASSAGE SURVEY

FOR  
TREATING PLANTS AND  
FOR THE CHINA RIVER  
CITY OF SACRAMENTO STATE OF CALIFORNIA  
DECEMBER 1988 SCALE 1"=50'  
SHEET 1 OF 1 SHEET

NEWTON ASSOCIATES  
700 BOB HORTON  
SACRAMENTO  
CALIFORNIA  
ARCHITECTURE & ENGINEERING

LEONIN ROAD

WOODBINE AVENUE

YREKA AVENUE

YREKA AVENUE

LOCK AVENUE

YREKA AVENUE

57th

27th

STREET

27th

STREET

PARCEL - A

PARCEL - B

PARCEL - C

PARCEL - D

CARNATION AVENUE

AVENUE



SCALE BY MILE

P-9646



# NEWTON ASSOCIATES

483-9860

ENGINEERING  
DESIGN  
CONTRACTING

Jan. 5, 1982

Mr. Dee Lewis  
City of Sacramento  
Engineering Dept.  
915 I Street  
Sacramento, CA. 95814

P-9646

Dear Mr. Lewis

This is to comply with the understandings of our recent discussion on the drainage problems as related to the tentative map of the project Lot 108 "Camellia Acres" (P-9646)

It was agreed that the existing drainage of the block in which this project is located drains to the road side ditches surrounding the block. (Dwg-Area Grading Survey) That the residential buildings proposed for the project would not significantly increase the existing runoff. That the existing ditch that drains this project area is flat ( $S = \text{approx. } 0.0025$ ) but would provide adequate drainage if properly cleaned and graded. That the project area (0.98 ac.) or 4 lots of approx. 7800 Sq. Ft. ea. if also properly graded would have adequate drainage for typical residential houses.

Therefore we propose that the developer provide:

1. Regrade the ditch that drains subject property starting at the high point located on the North side and West of the property, hence along the North and East sides of the block, hence along the South side of the block to a eight inch culvert located at the South-West corner of the block.
2. Implantation of fill to meet the proposed grades as shown on the Preliminary Grading Plan Drawing for the subject property.

If there are further conditions , please advise.

Thank you for your courtesies.

Sincerely

*Robert Newton*  
Robert Newton

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## CITY OF SACRAMENTO

### OFFICE OF THE CITY CLERK

915 I STREET  
CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814  
TELEPHONE (916) 449-5426

LORRAINE MAGANA  
CITY CLERK

John and Marlene Britton  
2500 Yreka Avenue  
Sacramento, CA 95822

On January 20, 1982, the following matter was filed with my office to set a hearing date before the City Council:

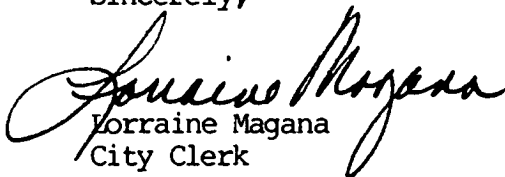
Tentative Map to divide .98 vacant acre into four single family lots in the R-1 Zone for property located at the southwest corner of Yreka Avenue and Carnation Avenue (D7)(FT) (P-9646)

This hearing has been set for February 23, 1982, 7:30 p.m., Council Chamber, Second Floor, City Hall, 915 "I" Street, Sacramento, California. Interested parties are invited to appear and speak at the hearing.

Pursuant to Council Rules of Procedure 4.5, continuance of the above matter may be obtained only by the property owner of the above property, applicant, or appellant, or their designee, by submitting a written request delivered to this office no later than 12:00 Noon the day prior to the scheduled hearing date. If written request is not delivered to this office as specified herein, a continuance may only be obtained by appearing before the City Council at the time of the hearing and submitting a verbal request to the Council.

Any questions regarding this hearing should be directed to the City Planning Department, 927 Tenth Street, Sacramento, California, phone 449-5604.

Sincerely,

  
Lorraine Magana  
City Clerk

LM/mm

cc: Datum Surveys  
P-9646 Mailing List (38)