

P97-093 (TENTATIVE MAP TIME EXTENSION TO SUBDIVIDE 5.25 ± VACANT ACRES INTO 24 LOTS IN THE R-1 AND R-1A ZONES) NE corner of Garden Hwy and Morell Street

- REQUEST: A. Environmental Determination: Exemption 15061(b-3)  
B. Tentative Map Time Extension for three years to subdivide 5.25± vacant acres into 24 lots in the R-1 and R-1A zones

LOCATION: NE Corner Garden Hwy and Morell  
APN: 274-102-004 and 274-110-034  
Council District 1  
North Sacramento Elementary School District & Grant Joint Union High School District

APPLICANT:	Corey A. Parish 3806 Esperanza Dr., Sacramento, CA 95864-5218 916-554-6780
OWNER:	Corey A. Parish
APPLICATION FILED:	August 18, 1997
STAFF CONTACT:	Grace Hovey, 916-264-7601

**SUMMARY:** The applicant is requesting a three year time extension for an approved Tentative Map (P92-156) with an expiration date of August 30, 2000. The subject site is 5.25± vacant acres in the R-1 and R-1A zones. In order to meet the applicant's objectives, the project requires the discretionary planning entitlements described above. Project issues are the provision of right-of-way for the Arden Garden Connector and the widening of Garden Highway to four lanes.

**RECOMMENDATION:** Staff recommends approval of the project subject to conditions set forth herein. The proposal was found to be in substantial compliance with the tentative map approved on appeal by City Council on August 30, 1994. This recommendation is based on the project's consistency with the General Plan and the South Natomas Community Plan land use designations and policies.

**PROJECT INFORMATION:**

General Plan Designation: Low Density Residential  
Community Plan Description: 3.93 acres Residential (7-15du/na) and

Existing Zoning of Site: 1.32 acres Residential (4-8 du/na)  
3.93 acres R-1A/ 1.32 acres R-1

Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning (see Attachment B):

- North: Single Family,R-1
- South: Garden Highway
- East: Vacant and Residential
- West: Single Family,R-1

Property Area: (5.25± Acres)  
 Property Dimensions: Irregular  
 Topography: Flat  
 Street Improvements and Utilities: Existing - Add A Way and B Way and  
 utilities upgrades per conditions

**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</u>	<u>Agency</u>
*Final Map	Public Works, Development Services
*Special Permit for R-1A lots	Planning Commission
*requires a public hearing	

**BACKGROUND:** On August 30, 1994, the City Council approved on appeal the Tentative Map entitlement for the 5.25 vacant acre parcel on Morell Street, of which 3.93 acres are zoned R-1A and 1.32 acres R-1. The Tentative Map consists of 22 Single family lots and 2 halfplex lots.

On May 14, 1996, an additional one year map extension was approved by Governor Wilson. This action was in addition to any other extensions allowed by the Subdivision Map Act. With the legislation, this Tentative Map was valid for a term of three years without action by the local jurisdiction. The applicant also retained the ability to request an additional three year extension from the local jurisdiction, which the applicant is requesting with this entitlement. Therefore, this map was valid until August 30, 1997, without any request by the applicant. With this request for a Time Extension, the Tentative Map may be extended until August 30, 2000. On this date, absent additional legislation, the map, unless recorded, will expire and the applicant will be required to submit a new tentative map request.

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

A. Policy Considerations

**General Plan.** The proposed Tentative Map is consistent with General Plan and the South Natomas Community Plan policies for Low Density Residential and Residential (7-15 du/na) and Residential (4-8 du/na), respectively.

**Zoning.** The proposed Tentative Map is consistent with the parcel zoning.  $\pm 1.32$  acres are zoned Single Family Residential (R-1) and  $\pm 3.93$  acres are zoned Single Family Residential Alternative (R-1A).

B. Tentative Map Design

The Tentative Map is consistent with the previously approved map (P92-156). As mentioned above, the Tentative Map will expire on August 30, 2000, with the approval of the time extension request. If a final map has not been recorded by the new expiration date, a new tentative map will be required. The Tentative Map time extension shall be subject to the conditions as modified or amended by the Subdivision Review Committee, in the attached Notice of Decision (P97-093).

PROJECT REVIEW PROCESS:

A. Environmental Determination

A ratified Negative Declaration has been prepared for the original approved tentative map (P92-156) kept on file in the Planning Division office. The Environmental Services Manager has determined the Tentative Map Time Extension, as proposed, will not have a significant impact to the environment; therefore, the proposal to extend the Tentative Map is exempted from further environmental review pursuant to CEQA Guidelines, Section 15061(b-3).

B. Public/Neighborhood Association Comments

The proposed tentative map was routed to the Natomas Community Association and residents on Morell Street. The Natomas Community Association had no comment on the tentative map. The Morell Street residents commented on the project. Their concerns were with loss of trees, a fire lane connecting to Northfield Drive instead of a full street and a lack of amenities for the open space adjoining Ninos Park. These issues were previously raised at the hearings on the original Map approval.

C. Summary of Agency Comments

The conditions and comments from the various agencies are addressed in the attached Notice of Decision. The following conditions have been modified:

Outdated FEMA requirements have been removed from the list of project conditions. Two Fire Department requirements for the subdivision have been added as conditions of approval. The City's Stormwater Pollution Prevention Plan (SWPPP) and Best Management Practices (BMP) requirements have become conditions of approval for the project instead of advisory notes.

D. Subdivision Review Committee Recommendation

Subdivision Review Committee (SRC) recommends approval of the project subject to the conditions set forth herein.

PROJECT APPROVAL PROCESS: Of the entitlements below, Planning Commission has the authority to approve or deny the Tentative Map Time Extension. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.

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

- A. Find the project to be categorically exempt from CEQA.
- B. Adopt the attached Notice of Decision approving the Tentative Map Time Extension.

Report Prepared By,

Report Reviewed By,

*Grace Garcia*

*Scot Mende*

for Grace Hovey, Associate Planner

Scot Mende, Senior Planner

Attachments

Exhibit A  
Exhibit B  
Attachment 1  
Exhibit C

Land Use and Zoning Map  
Vicinity Map  
Notice of Decision  
Tentative Map

**ATTACHMENT 1:****NOTICE OF DECISION AND FINDINGS OF FACT FOR****MORELL STREET TENTATIVE MAP, LOCATED AT THE NE CORNER OF GARDEN  
HWY AND MORELL STREET****SACRAMENTO, CALIFORNIA IN THE SINGLE FAMILY RESIDENTIAL AND SINGLE  
FAMILY ALTERNATIVE ( R-1 AND R-1A) ZONES  
(P97-093)****APN: 274-102-004 and 274-110-034**

At the regular meeting of November 20, 1997, 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. **Environmental Determination:** This project is exempt pursuant to CEQA Section 15601(b-3).
- B. **Approve the Tentative Map Time Extension** for three years to subdivide 5.25± vacant acres into 24 lots (22 single family and 2 halfplex lots) in the R-1 and R-1A zones.

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

**FINDINGS OF FACT**

- A. **Categorical Exemption:** the City Planning Commission finds and determines that the proposed project is exempt from environmental review pursuant to Section #15301 of the CEQA Guidelines.
- B. **Tentative Map Time Extension:** The Tentative Map Time Extension for three years to subdivide 5.25± vacant acres into 24 lots in the R-1 and R-1A zones is approved subject to the following findings of fact and conditions of approval:
  - 1. None of the conditions described in Government Code Section 66274, subsections (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's General Plan, and Chapter 40 of the City Code, which is a Specific Plan of the City. Both the General Plan and the south Natomas Community Plan designate the site as Low Density Residential (4-15 du/na) and Residential(4-7 du/na)/Residential (7-15 du/na), respectively.
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 water Quality Control Board, Central Valley Region in that existing treatment plants have a design capacity adequate to serve the proposed subdivision.
4. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

#### CONDITIONS OF APPROVAL

- B. 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:

##### **B-1 General**

- a. Comply with requirements included in the Mitigation Monitoring Plan developed by the Environmental Services Section and kept on file in the Planning Division Office (P92-156).
- b. Pay off existing assessments.
- c. If unusual amounts of bone, stone, or artifacts are uncovered, work within 50 meters of the area will cease immediately and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant effect before construction resumes. A note shall be placed on the final improvement plans referencing this condition.
- d. Obtain and comply with abandonment clearance letters for the abandonments on the Tentative Map. Letters shall be provided to the Public Works Department.
- e. Negotiate with the Natomas 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

**B-2 Dedications and Easements**

- a. Show all existing easements.
- b. Dedicate Lot A to the City of Sacramento. Lot A shall be a minimum of 15 feet wide adjacent to Lot 23.
- c. 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. The appraisal shall be dated not more than 90 days prior to the filing of the Final Map
- d. 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
- e. Dedicate a standard 12.5 foot public utility easement for underground public utility facilities and appurtenances adjacent to all public ways.
- f. Dedicate Lot A as a public utility easement for underground and overhead public utility facilities and appurtenances.
- g. Provide a minimum 15 foot wide public utility easement for the off-site water main extension between B Way and Northfield Way

**B-3 Streets**

- a. Provide standard subdivision improvements pursuant to Section 40.12.1211 of the City Code. Reconstruct Morell Street to a standard 44 foot street section and abandon the excess right of way. Adjacent to the levee, along "A Way", construct vertical curb and gutter (sidewalks may be omitted). Designate "A Way" as a no parking area adjacent to the levee. Provide a 20 foot wide (measured inside gates) paved emergency access road from Northfield Drive to "B Way".
- b. Morell Street, "A Way", and "B Way" shall connect through the proposed subdivision across the Parkway to Northfield Drive. The width of the roadway across the Parkway shall be 31 feet and shall include curbs (Amended by CPC 5-12-94).

- c. Provide three stop signs at the corner of Morell Street and Azusa Street.
- d. Submit a soils test prepared by a registered engineer to be used in street design.

#### **B-4 Utilities**

- a. Abandon the existing easement and main for the 15 inch storm drainage main on the north side of Lots 1 through 5. The storm drainage system shall be relocated to Morell Street and "A Way" (within the public street right of way).
- b. Prepare sewer and drainage studies for the review and approval of the Department of Public Works and Department of utilities.
- c. All water mains shall be 8 inches in diameter (minimum).
- d. Conform to the City's Grading, Erosion and Sedimentation Control Ordinance.
- e. Meet all County Sanitation District requirements.
- f. Subject property must complete annexation to both the 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 comes first.
- g. Obtain approval of Reclamation District No. 1000 and pay necessary fees.
- h. Applicant is required to comply with the State "NPDES" General permit for Stormwater discharges Associated with Construction Activity" (State Permit). This will require the applicant to file a Notice of Intent with the California Water Resource control Board and prepare a Stormwater pollution prevention Plan (SWPPP). The SWPPP will require the applicant to prepare plans and/or determine measures to control erosion and off-site sediment transport from the project and determine measures for controlling pollution from the various hazardous materials associated with construction sites. The City will require proof of compliance with the State Permit prior to approval of the improvement plans.
- i. 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



Development's, April 1993, for acceptable BMP's for post construction urban stormwater pollution control

**B-5 Fire**

- a. Meet Fire Department requirements for inside and outside turning radii on "A Way", "B Way", and the emergency access to Northfield Drive to provide for Fire Department apparatus access to the subdivision.
- b. Provide Fire Department Knox locks on both ends of the emergency access road to Northfield Drive.

**B-6 ADVISORY NOTES:**

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

- a. Participate in the Facilities benefit Assessment (FBA) District. Fees shall be paid prior to issuance of a building permit. ( The current fee is \$2,230 per dwelling unit.)
- b. All of the homes in the new development shall be provided with noncombustible roofs.
- c. Individual dwellings shall be subject to Design Review Board staff approval prior to the issuance of a building permit. If models are provided for the subdivision, only the model homes shall require approval. Dwelling units within the R-1A zone shall first obtain a Planning Commission Special Permit.
- d. A 69 KV overhead power line along Garden Highway will be installed by SMUD.
- e. PG&E has a 4 inch HP gas main located within two 10 foot wide easements along the southerly portions of this project. Land use is restricted within the easement and access must be maintained. Contact PG&E's Land Department at (530) 889-3160 for more information.
- f. Demonstrate adequate fire flows to the subdivision.
- g. Applicant may apply to annex to the City Neighborhood Landscaping District at the time of filing the Final Map for the purposes of maintaining landscaping on Lot A and the landward side of the Garden Highway/levee slope. Design and construction of landscaping and irrigation shall be to the satisfaction of the Public Works Department, Neighborhoods, Planning and Development Services Department and RD 1000. Developer shall maintain the landscaping and irrigation for two years or until acceptance by the City into the District (whichever

is less). The two year period shall begin following issuance of a Notice of Completion by the City for the landscaping and irrigation.

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CHAIRPERSON

ATTEST:

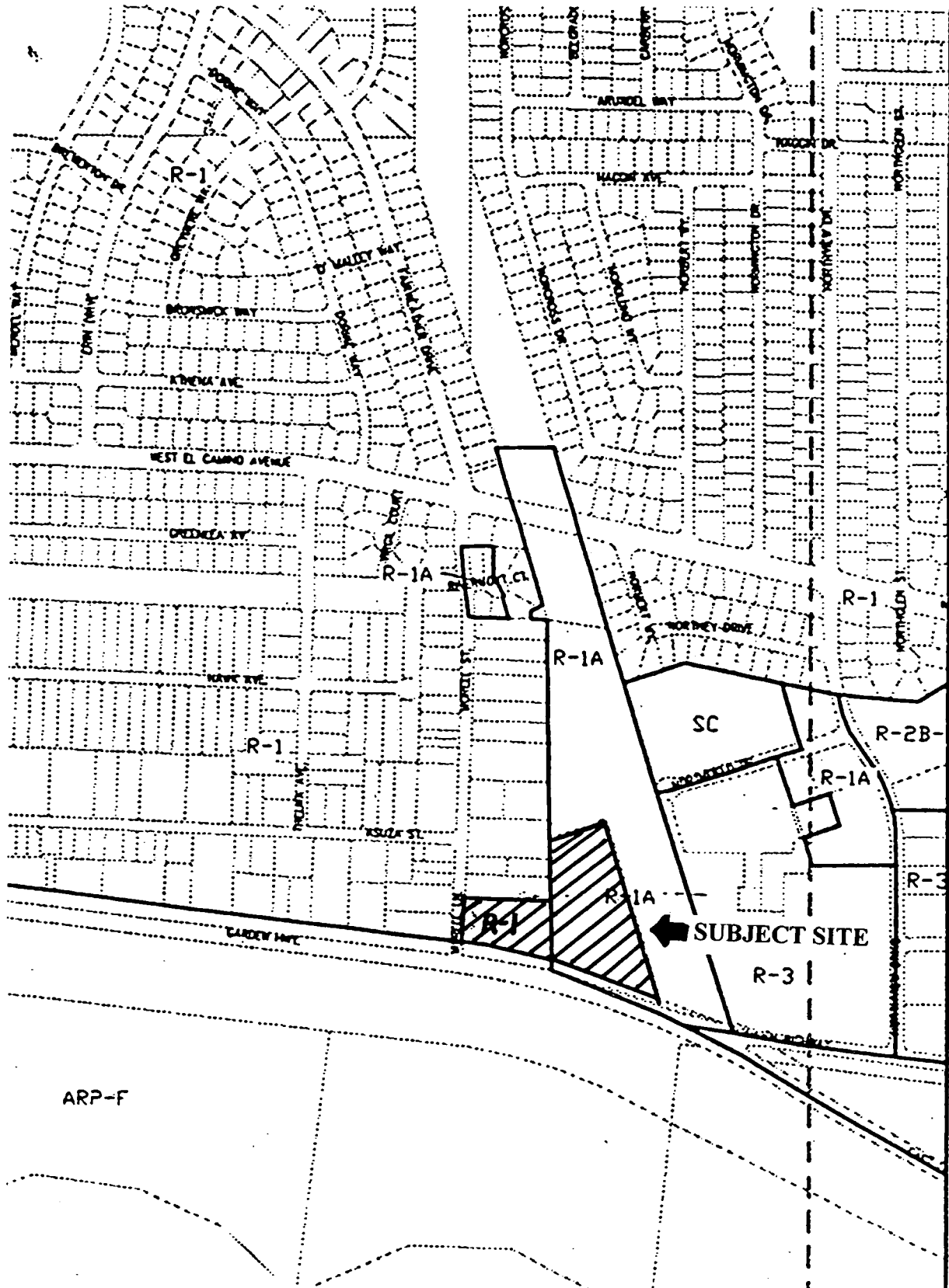
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SECRETARY TO CITY PLANNING COMMISSION

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DATE (P97-093)

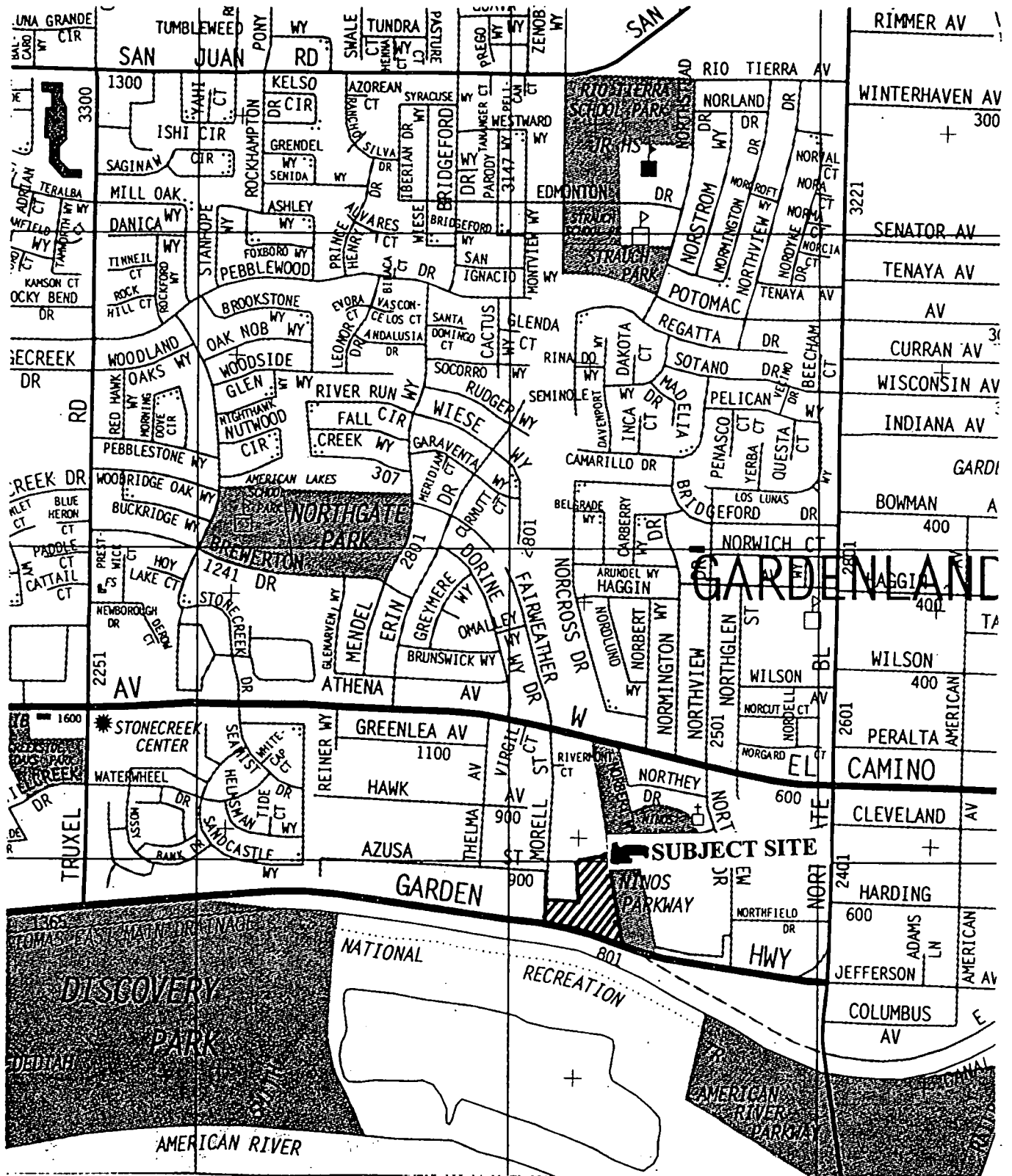
Attachments

Exhibit A	Land Use and Zoning Map
Exhibit B	Vicinity Map
Attachment 1	Notice of Decision
Exhibit C	Tentative Map

### EXHIBIT A LAND USE AND ZONING MAP



### EXHIBIT B VICINITY MAP



### EXHIBIT C TENTATIVE MAP

