

P93-141 - Jones Ranch Subdivision

- REQUEST:
- A. Negative Declaration
 - B. Mitigation Monitoring Plan
 - C. North Sacramento Community Plan Amendment of 4.5± vacant acres from Residential (7-15 du/na) to Residential (4-8 du/na);
 - D. Tentative Map to subdivide 4.5± vacant acres onto 23 single family lots in the Standard Single Family Residential (R-1) Zone.
 - E. Subdivision Modification to allow an irregularly shaped lot (Lot #11) less than 100 feet deep.
 - F. Subdivision Modification to allow a lot less than 5,200 square feet in area (Lot #1).

LOCATION: West side of Marysville Blvd., 100 feet North of Santa Ana.
APN: 226-0172-012
North Sacramento Community Plan Area
Grant Joint Union School District
Council District 2

APPLICANT:	Kent Baker (916) 967-7053 7932 Sunset Avenue Suite B Fair Oaks, CA 95628
OWNER:	Heart of California Corporation 609 Lincoln Way Auburn, CA 95604
APPLICATION FILED:	September 27, 1993
STAFF CONTACT:	Hilary Perry, 264-5698

SUMMARY/RECOMMENDATION:

The applicant is requesting the necessary entitlements to subdivide 4.5 vacant acres into 23 single family residential lots in the Standard Single Family (R-1) zone. The proposed project is not consistent with the 1984 North Sacramento Community Plan designation of 7-15 dwelling units per net acre, therefore, a Community Plan Amendment has been requested.

Staff recommends approval of the project. This recommendation is based on the fact that the proposed use is compatible with the existing residential land uses that are in the project vicinity.

PROJECT INFORMATION:

General Plan Designation:	Low Density Residential (4-15 dwelling units per net acre)
Community Plan Designation:	Residential (7-15 dwelling units per net acre)
Existing Land Use of Site:	Vacant
Existing Zoning of Site:	R-1

Surrounding Land Use and Zoning:

North: Single Family Residential; R-1
 South: Single Family Residential; R-1
 East: Single Family Residential; R-1
 West: Single Family Residential; R-1

Property Dimensions:	Irregular
Property Area:	4.5 \pm gross acres 4.3 \pm net acres
Density of Development:	5.3 dwelling units per net acre
Topography:	Flat
Street Improvements:	To Be Provided
Utilities:	To Be Provided

OTHER APPROVALS REQUIRED:

In addition to the entitlements requested, the applicant will also need to obtain the following permits or approvals, including, but not limited to:

<u>Permit</u>	<u>Agency</u>
Final Map	Public Works, Development Services
Certificate of Compliance	Public Works, Development Services
Building Permit	Building Division

BACKGROUND INFORMATION:

A Tentative Map with 19 single family lots on the subject site was approved by the Sacramento City Council on October 2, 1990. The Tentative Map for the previous project has expired. When the previous proposal for the Jones Ranch Subdivision was reviewed by Planning staff, it was overlooked that the proposal did not meet the allowable dwelling unit density as designated by the North Sacramento Community Plan. Therefore, the applicant has requested a Community Plan Amendment to change the allowable density from 7-15 dwelling units per net acre to 4-8 dwelling units per net acre.

STAFF EVALUATION:**A. Policy Considerations**

The 23 lots proposed will result in a density of 5.3 dwelling units per net acre. The General Plan designates the subject site as Single Family Residential (4-15 dwelling units per net acre) and the North Sacramento Community Plan designates the site as Residential (7-15 dwelling units per net acre). The proposed Jones Ranch Subdivision is consistent with the General Plan. The proposal does not meet the density designated by the North Sacramento Community Plan. However, the required street configuration for the project due to the orientation of the site to Marysville Boulevard makes it impractical to develop the project site at the 7-15 dwelling unit density with R-1 zoning. The Community Plan inconsistency was overlooked when the previous proposal for the Jones Ranch Subdivision was reviewed by Planning staff. The General Plan encourages the development of residential land uses in a manner which is efficient and utilizes existing and planned urban resources. The General Plan also states that residential development can only be approved where City services are provided in a manner which meets the needs of the proposed development. The North Sacramento Community Plan similarly encourages the provision of adequate housing opportunities and an increase in the supply of decent and safe housing.

The proposed subdivision will be consistent with the goals and policies of the General Plan and Community Plan in that it will provide additional housing on standard size lots that are easily served by City infrastructure. The subject proposal is consistent with the General Plan density. With the granting of the requested Community Plan Amendment, the project will be consistent with the North Sacramento Community Plan.

B. Tentative Map Design

Each of the 23 lots would have driveway access onto either Marsh Creek Drive or Jones Ranch Court. All but two of the lots (#1 and #11) will meet or exceed the minimum standard lot size of 52' by 100' (5,200 square feet). Because of the

design of the map, the applicant is also required to obtain a Subdivision Modification to create a lot of less than the 5,200 square feet and a Subdivision Modification to create a lot with less than the required 100 foot depth. City services are readily available, and the applicant will provide subdivision improvements (i.e., curbs, gutters, sidewalks, etc.) consistent with the City Subdivision Code. The project density is consistent with the density of the General Plan. Therefore, staff recommends approval of the Tentative Map.

The proposed Jones Ranch Subdivision will experience a high noise level due to traffic on Marysville Boulevard. For Lots #1 and #23, the project proponent has indicated that a 7 foot wall will be constructed to mitigate the noise level that will be experienced in the rearyard of these lots from traffic on Marysville Boulevard. The distance of the rear yards from Marysville Boulevard and the intervening residential structures between Marysville Boulevard and the remainder of the lots will serve to provide mitigation of the traffic noise.

C. Building Design

One of the advisory notes of the Tentative map is that the design of the proposed dwelling units shall be subject to staff level design review. This review is required to ensure adequate design of the structures on the irregularly shaped lots. This review would examine, but not be limited to, the following:

- Exterior building and roof materials
- Building height
- Compatibility with surrounding area
- Landscaping

PROJECT REVIEW PROCESS:

A. 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 mandatory mitigation measures into the project plans to avoid identified impacts or to mitigate such impacts to a point where clearly no significant impacts will occur. These mitigation measures address noise and cultural resources. The mitigation measures are listed in the attached Mitigation Monitoring Plan (Exhibit 3-B).

B. Public/Neighborhood/Business Association Comments

The proposed project application packet was sent to the G.R.I.N. Neighborhood Association. The surrounding land owners within a 500 foot radius of the project site were also notified of the project proposal. No comments were received from the G.R.I.N. Neighborhood Association or the surrounding land owners.

C. Summary of Agency Comments

The proposal was routed to several City Departments and other agencies. The following summarizes the comments received:

1. Public Works-Engineering Development Services

The comments which are specifically listed as conditions in the resolution address improvements, infrastructure, and other conditions as listed in the resolution.

2. Grant Joint Union High School District

The comments which are specifically listed as conditions in the resolution address development fees that will be assessed.

3. PG&E and SMUD

The comments which are specifically listed as conditions in the resolution address dedication of a 12.5 foot Public Utility Easement for the purpose of aerial, underground facilities and associated appurtenances.

D. Subdivision Review Committee Recommendation

On January 19, 1994, the Subdivision Review Committee voted unanimously to recommend approval of the proposed Jones Ranch subdivision subject to the conditions in the attached Tentative Map Resolution.

PROJECT APPROVAL PROCESS:

The Planning Commission has the authority to approve or deny the Tentative Map. The Planning Commission may recommend approval or denial of the Community Plan Amendment. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action. Item C below,

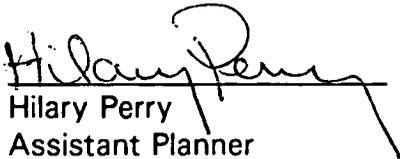
requires City Council approval.

RECOMMENDATION:

Staff recommends the Planning Commission take the following actions:

- A. Ratify the Negative Declaration
- B. Adopt the attached Resolution (Attachment 3) approving the Mitigation Monitoring Plan.
- C. Recommend approval of the Community Plan Amendment of 4.5± vacant acres from Residential (7-15 du/na) to Residential (4-8 du/na).
- D. Adopt the attached Resolution (Attachment 3) approving the Tentative Map to subdivide 4.5 acres into 23 single family lots and approving the Subdivision Modifications to allow an irregularly shaped lot (Lot #1) and to allow a lot less than 5,200 square feet in area (Lot #11).

Report Prepared By,


Hilary Perry
Assistant Planner

Report Reviewed By,


Scot Mende
Senior Planner

Attachments

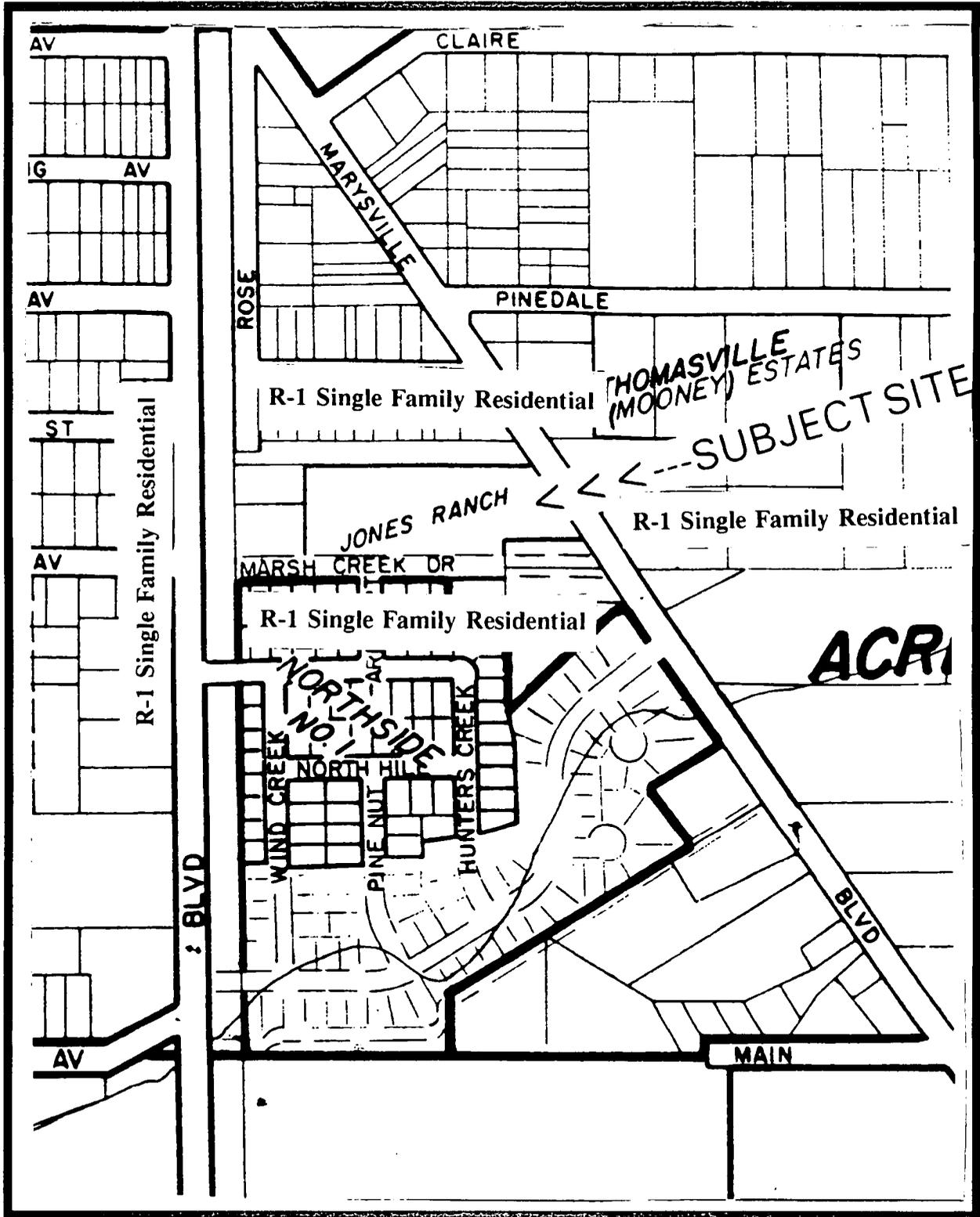
Attachment 1	Vicinity Map
Attachment 2	Land Use and Zoning Map
Attachment 3	Resolutions
Exhibit 3-A	Site Plan
Exhibit 3-B	Mitigation Monitoring Plan

ATTACHMENT 2

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LAND USE AND ZONING MAP

ATTACHMENT 3

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**MITIGATION MONITORING PLAN FOR P93-141 TO
CONSTRUCT THE JONES RANCH SUBDIVISION LOCATED
IN THE NORTH SACRAMENTO COMMUNITY PLAN AREA.
APN: 226-0172-012.**

WHEREAS, the Environmental Coordinator has prepared a Negative Declaration for the above identified project;

WHEREAS, the proposed Negative Declaration finds that the proposed project will not have a significant effect on the environment provided that mitigation measures are added to the above identified project;

WHEREAS, the Environmental Coordinator has prepared a Mitigation Monitoring Plan for ensuring compliance and implementation of the mitigation measures as prescribed in the Initial Study for the above identified project; and

WHEREAS, in accordance with Section 21081.6 of the California Public Resources Code, the City of Sacramento requires that a Mitigation Monitoring Plan be developed for implementing mitigation measures as identified in the Initial Study for the project;

NOW THEREFORE BE IT RESOLVED BY THE CITY OF SACRAMENTO PLANNING COMMISSION THAT:

1. The Mitigation Monitoring Plan for the Jones Ranch project(P93-141) be approved and adopted as shown in the attached Mitigation Monitoring Plan dated December 1, 1993.

CHAIR PERSON

ATTEST:

SECRETARY TO THE COMMISSION

P93-141

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO PLANNING COMMISSION

ON DATE OF MARCH 24, 1994

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING SUBDIVISION MODIFICATIONS AND A TENTATIVE MAP FOR PROPERTY LOCATED ON THE WEST SIDE OF MARYSVILLE BOULEVARD 100' NORTH OF SANTA ANA AVENUE (P93-141)(APN:226-0172-012)

WHEREAS, the City Planning Commission on March 24, 1994, held a public hearing on the request for approval of a Tentative Map at property located at the above described location;

WHEREAS, all governmental and utility agencies affected by the development of the proposed subdivision have been notified and given the opportunity to respond;

WHEREAS, the City Environmental Coordinator has determined that the proposed project will not have a significant effect on the environment, and has provided notice to the public of the preparation of a Negative Declaration.

WHEREAS, the Planning staff has submitted to the City Planning Commission its report and recommendations on the proposed subdivision;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF SACRAMENTO THAT:

- 1. The Tentative Map is hereby approved based upon the following findings of fact:**
 - A. The Negative Declaration has been prepared in compliance with CEQA, State and City Guidelines, and the City Planning Commission has reviewed and considered the information contained herein.**
 - B. None of the conditions described in Government Code Section 66274, subsections (a) through (g) inclusive, exist with respect to the proposed subdivision.**
 - C. 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, which is a Specific Plan of the City. Both the City General Plan and the North Sacramento Community Plan designate the subject site for residential use(s).**

D. 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 plans have a design capacity adequate to serve the proposed subdivision.

2. In the matter of the hereby approved requested subdivision modifications to create a lot less than 100 feet in depth and to create a lot less than 5,200 square feet in total area:

A. The Planning Commission determines that it is impossible, impracticable and undesirable in this particular case to conform to the strict application of the subdivision ordinance in that the lot configuration is restrictive.

B. The cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification in that the property is not of a size which can be slit into 23 lots with the required dimensions and square footage.

C. The modification will not be detrimental to the public health, safety, or welfare, or be injurious to other properties in the vicinity.

D. The granting of the modification is in accord with the intent and purpose of these regulations and is consistent with the General Plan of the City in that the density of the proposed subdivision conforms with the General Plan land use designation.

3. The Tentative Map for the proposed Jones Ranch Subdivision is hereby approved subject to the following conditions which must be satisfied prior to filing of the final map unless a different time for compliance is specifically noted in the condition:

A. Provide standard subdivision improvements pursuant to Section 40.12.1211 of the City Code;

B. Prepare water, sewer and drainage studies for the review and approval of the Department of Public Works and Department of Utilities. The study may result in a requirement for off-site extensions and oversizing;

C. Conform to the City's Grading, Erosion and Sedimentation Control Ordinance;

D. 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 BMP's for post construction urban stormwater pollution control;

- E. Submit a soils test prepared by a registered engineer to be used in street design;
- F. 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;
- G. Meet all County Sanitation District requirements;
- H. 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;
- I. 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;
- J. Comply with requirements included in the Mitigation Monitoring Plan developed by the Environmental Services Division and kept on file in the Planning Division Office (P93-141);
- K. 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;
- L. Dedicate a standard 12.5-foot public utility easement for underground public utility facilities and appurtenances adjacent to all public ways;
- M. Dedicate the right-of-way along the east-west portion of Marsh Creek Drive and construct to a 22 foot half street. Dedicate Marsh Creek Drive from Marysville Boulevard to the knuckle and construct to a 50 foot right-of-way;
- N. Construct Marysville Boulevard to a 30 foot half street to match the

improvements on Northside Unit # 2 (P87-108);

- O. Provide an Irrevocable Offer of Dedication or an easement to the east (APN: 226-0210-09) from Marsh Creek Drive to the satisfaction of the Department of Public Works and the Planning Department;
- P. Show all existing easements (the 18 inch sewer main in Marsh Creek Drive is a private sewer easement);
- Q. Abandon any existing water wells and/or septic tank systems, under permit, to City and/or County Health Department standards;
- R. Obtain and comply with abandonment clearance letters for the abandonment of the 50 foot right-of-way (Lee Avenue) on the Tentative Map. Letters shall be provided to the Public Works Department;
- S. Negotiate with the Grant Joint Union High 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.
- T. Execute with the Robla School District a written Agreement which states that the property within such Final Map shall be included within a community facilities district to be established by the Robla School District to mitigate the impact on school facilities;

ADVISORY NOTES:

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

- A. 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.
- B. The soundwall to be constructed on Lot 16 adjacent to Marysville Boulevard shall be located behind the 12.5 foot setback line and shall be constructed at the time of building permit and maintained by the property owner; and
- C. The driveway on Lot 15 shall be a minimum of 10 feet from Parcel 16 and preferably adjacent to the south property line.

CHAIRPERSON

ATTEST:

SECRETARY TO PLANNING COMMISSION

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