



3.2

NEIGHBORHOODS, PLANNING,  
AND DEVELOPMENT  
SERVICES DEPARTMENT

**CITY OF SACRAMENTO**  
CALIFORNIA

1231 I STREET  
ROOM 300  
SACRAMENTO, CA  
95814-2998

PLANNING  
916-264-5381  
FAX 916-264-5328

May 9, 2000

*DR 2000-115  
CC 2000-246*

**APPROVED**  
  
MAY 16 2000  
  
OFFICE OF THE  
CITY CLERK

City Council  
Sacramento, California

Honorable Members In Session:

**SUBJECT: P98-075 Shasta Meadows Rezone**

- A. **Environmental Determination:** Negative Declaration
- B. **Mitigation Monitoring Plan**
- C. **Rezone 4.04± vacant acres from Rural Estates 1/2 (RE1/2) to Standard Single Family Review (R-1R) (P98-075).**

**LOCATION:** Southwest corner of Shasta Avenue and West Stockton Blvd. **(District 8)**

**RECOMMENDATION:**

City Planning Staff recommends the following actions by City Council:

- A. Ratify the Negative Declaration;
- B. Adopt the attached Resolution approving the Mitigation Monitoring Plan; and
- C. Adopt the attached Ordinance approving the Rezone of 4.04± acres in the Rural Estates 1/2 (RE 1/2) zone to the Standard Single Family Review (R-1R) zone.

**CONTACT PERSON:** Dawn T. Holm, Associate Planner, 264-5851  
Barbara L. Wendt, Senior Planner, 264-5935

**FOR CITY COUNCIL MEETING OF:** May 16, 2000 (afternoon session)

**SUMMARY:** The City received an application for the necessary approvals to subdivide 4.04± acres into 22 single family lots within the Jacinto Creek Planning Area (JCPA). In 1995, the JCPA land use plan was adopted. This action did not include specific Rezones of properties in the JCPA. In order to accomplish the current proposal, Planning Entitlement approvals are required by both Planning Commission and City Council. These entitlements include: a Tentative Map for subdivision of the property; a Subdivision Modification for to allow 13 lots in the R-1R zone to be less than 100 feet in depth; and a Rezone from Rural Estates 1/2 (RE 1/2) to Standard Single Family Review (R-1R).

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**VOTE OF PLANNING COMMISSION:** On March 23, 2000, the City Planning Commission took action on the project recommending approval of the Rezone and approving the Tentative Map, and Subdivision Modification to allow the subdivision of 4.04± acres into a 22 lot single family subdivision.

**BACKGROUND:** In 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 (Resolution 95-349, 95-350, and 95-351). Because many area residents requested that their existing zoning remain in place (in order to maintain existing land uses), this effort did not include site-specific Rezones. Therefore, new developments proposed within the JCPA require individual Rezones. In 1996, an Addendum to the JCPA Land Use Plan EIR was prepared, which included the required JCPA Drainage Plan and JCPA Infrastructure Plan. In 1997, the City Council approved the necessary Resolutions and Ordinance adopting the JCPA Finance Plan and Nexus Study establishing fees for development and financing of infrastructure within the JCPA, and implementation of Development Impact Fees within the JCPA.

The City Planning Commission approved the Tentative Map and Subdivision Modification and made recommendation for approval of the proposed Rezone on March 23, 2000. The current project results in a density of 6.5 dwelling units per net acre (consistent with the adopted land use designations and proposed zoning). All of the proposed lots exceed the City's Standard Standard Single Family Residential lot standard (52' x 100'). The proposed lots range in size from 5,700± s.f. to 8,100± square feet. The applicant has not submitted development plans for the proposed subdivision and is not requesting approval of the single family residences with this application. The Rezone to Standard Single Family Review (R-1R) will require the review and approval of a Plan Review by the Planning Commission prior to construction of any single family homes.

**FINANCIAL CONSIDERATIONS:** None.

**ENVIRONMENTAL CONSIDERATIONS:** In conjunction with the adoption of the Jacinto Creek Planning Area Land Use Plan, the Sacramento City Council certified the JCPA Environmental Impact Report (June, 1995). This EIR was prepared as a Program EIR, pursuant to Section 15168 of the CEQA Guidelines. The Environmental Services Manager

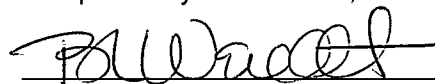
has determined that the project, as proposed, is consistent with the land use evaluated in the JCPA Program EIR. The project was evaluated tiering from the JCPA Program EIR and the SGPU EIR. A Negative Declaration has been prepared for the proposed project. Project specific issues have been evaluated with the current proposal relating to air quality, traffic, and noise, resulting in less-than-significant impacts..

In compliance with Section 15070(B)1 and 15152 (tiering-Program EIR) of the California Environmental Quality Act Guidelines, the applicant has incorporated mandatory mitigation measures included in the JCPA EIR, as well as additional project specific mitigation to reduce the noise impacts from Highway 99. Mitigation Measures are included for air quality, water, noise, traffic and cultural resources. The mitigation measures are listed in the attached Mitigation Monitoring Plan (MMP) (Exhibit A). This document is consistent with the MMP for the JCPA EIR. Modifications to the original mitigation language have been made based upon updates to City processing, codes, and department organization, etc. These changes do not create additional impacts nor do they increase impacts over and above those previously evaluated and mitigated or overridden with the SGPU EIR or JCPA EIR.

**POLICY CONSIDERATIONS:** The site is currently zoned Rural Estates 1/2 (RE 1/2). When the JCPA Land Use Plan and policies were adopted the site was designated as Low Density Residential (4-20 du/na) in the General Plan and as Low Density Residential (4-8 du/na) in the South Sacramento Community Plan. The proposed zoning is consistent with the General Plan and South Sacramento Community Plan Land Use Designations, respectively. The Rezone to Standard Single Family Review (R-1R) will establish a Planning Commission review and approval requirement (Plan Review entitlement), before any single family homes can be constructed.

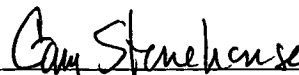
**ESBD CONSIDERATIONS:** None.

Respectfully Submitted,



Barbara L. Wendt, Senior Planner  
South Area Planning Team

Recommendation Approved,



Gary Stonehouse, Planning Director  
Neighborhoods, Planning, and  
Development Services Department

RECOMMENDATION APPROVED:

ROBERT P. THOMAS  
CITY MANAGER

**RESOLUTION NO. 2000-246 APPROVED**

**MAY 16 2000**  
OFFICE OF THE  
CITY CLERK

ADOPTED BY THE SACRAMENTO CITY COUNCIL  
ON DATE OF \_\_\_\_\_

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SACRAMENTO ADOPTING THE ATTACHED MITIGATION MONITORING PLAN FOR THE SHASTA MEADOWS REZONE, LOCATED AT THE SOUTHWEST CORNER OF SHASTA AVENUE AND WEST STOCKTON BOULEVARD IN THE JACINTO CREEK PLANNING AREA (JCPA). (P98-075) (APN: 117-0202-009-0000)**

**WHEREAS**, the City Council held a public hearing to review the above described project;

**WHEREAS**, the above described project has been given a Negative Declaration by the Environmental Coordinator; 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; and

**WHEREAS**, the applicant for the project has agreed to the provisions of the Mitigation Monitoring Plan as indicated on the Mitigation Agreement Form contained in the project file.

**NOW, THEREFORE BE IT RESOLVED** by the City Council of the City of Sacramento, that the Mitigation Monitoring Plan for the Shasta Meadows Rezone project (P98-075), is approved and adopted as shown in the attached Mitigation Monitoring Plan dated February 7, 2000 (Exhibit 1).

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

P98-075

**FOR CITY CLERK USE ONLY**

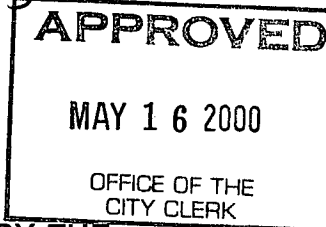
RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

**ORDINANCE NO. 2000-015**

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF \_\_\_\_\_



**AN ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SACRAMENTO (ORDINANCE NO. 99-015, AS AMENDED) BY REMOVING ONE VACANT PARCEL TOTALING 4.04± ACRES LOCATED AT THE SOUTHWEST CORNER OF SHASTA AVENUE AND WEST STOCKTON BOULEVARD IN THE JACINTO CREEK PLANNING AREA (JCPA), FROM THE RURAL ESTATES ½ (RE ½) ZONE AND PLACING THE 4.04± ACRES IN THE STANDARD SINGLE FAMILY REVIEW (R-1R) ZONE. (P98-075) (APN: 117-0202-009-0000)**

**BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO**

SECTION 1 - The property described in the attached Exhibit (Exhibit 1) which is in the "Rural Estates ½ (RE ½)" zone as established by the Comprehensive Zoning Ordinance (Ordinance No. 99-015, as amended) is hereby removed from said zone and placed in the Standard Single Family Review (R-1R) zone.

SECTION 2 - The City Clerk of the City of Sacramento is directed to amend the official zoning maps which are part of said Ordinance No. 99-015, as amended, to conform to the provisions of this Ordinance.

DATE PASSED FOR PUBLICATION:

DATE ENACTED:

DATE EFFECTIVE:

\_\_\_\_\_  
MAYOR

ATTEST:

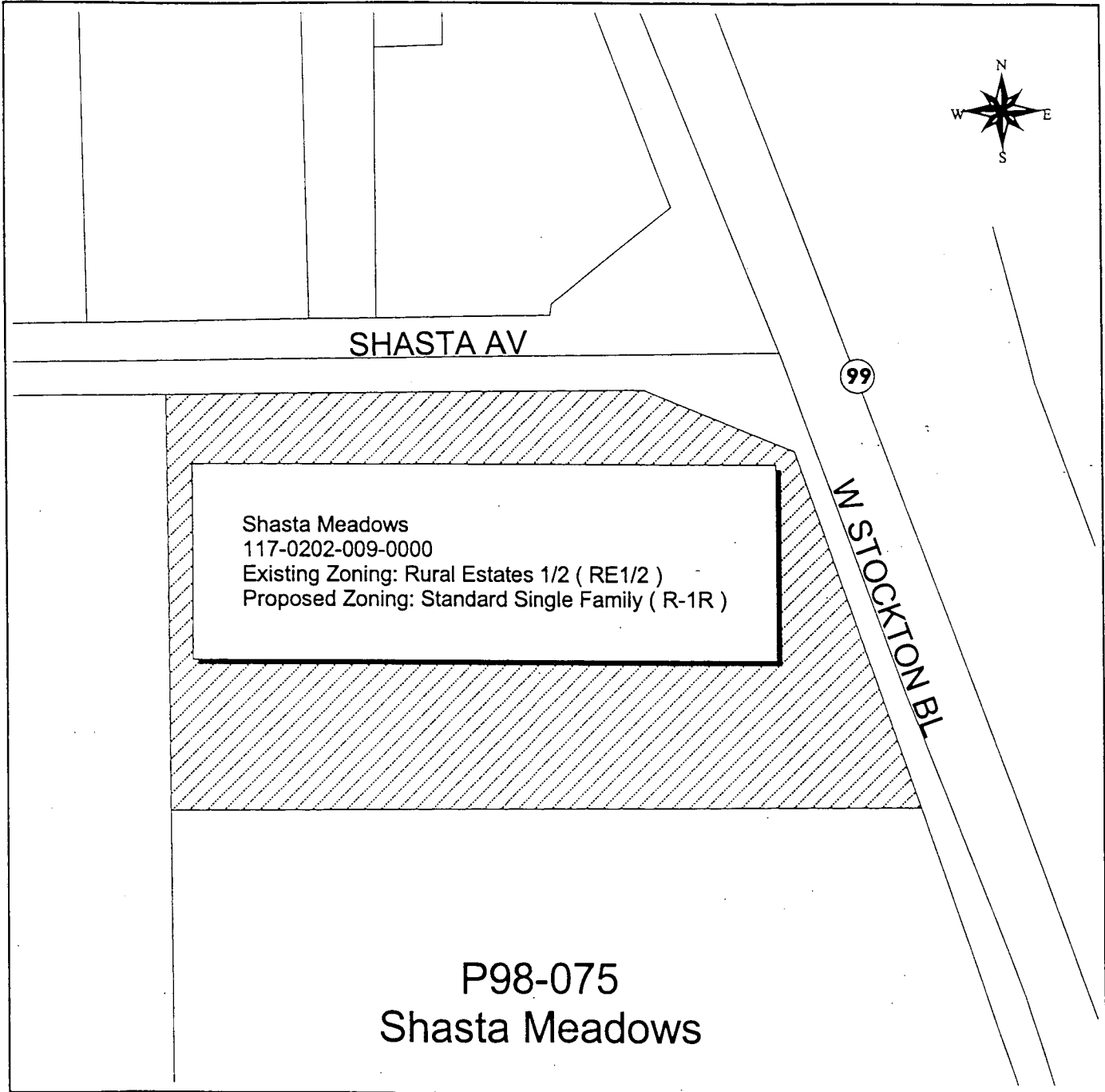
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CITY CLERK

**FOR CITY CLERK USE ONLY**

ORDINANCE NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

P98-075  
Rezone Ordinance - EXHIBIT 1



P98-075  
Shasta Meadows

**FOR CITY CLERK USE ONLY**

ORDINANCE NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_



3.2

18

NEIGHBORHOODS,  
PLANNING AND DEVELOPMENT  
SERVICES DEPARTMENT

**CITY OF SACRAMENTO**  
CALIFORNIA

1231 I STREET  
ROOM 300  
SACRAMENTO, CA  
95814-2904

PLANNING  
916-264-5381  
FAX 916-264-5328

April 28, 2000

**PASSED FOR  
PUBLICATION  
& CONTINUED  
TO May 16, 2000**

City Council  
Sacramento, California

Honorable Members in Session:

**SUBJECT: ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NUMBER 99-015, AS REVISED, BY REMOVING 4.04+ VACANT ACRES LOCATED AT THE SOUTHWEST CORNER OF SHASTA AVENUE AND WEST STOCKTON BOULEVARD FROM THE RURAL ESTATES 1/2 (RE1/2) ZONE AND PLACING IT IN THE STANDARD SINGLE FAMILY REVIEW (R-1R) ZONE.  
(APN: 117-0202-009-0000) (P98-075)**

**LOCATION AND DISTRICT:** Southwest corner of Shasta Ave. and West Stockton Blvd.  
District 8

**RECOMMENDATION:**

It is recommended that the item be passed for publication of title and continued to May 16, 2000.

**CONTACT PERSON:** Dawn Holm, Assistant Planner, 264-5851

**FOR COUNCIL MEETING OF:** May 9, 2000

**SUMMARY:**

This item is presented at this time for approval of publication of title pursuant to City Charter, Section 32.

Shasta Meadows - P98-075  
April 28, 2000

**BACKGROUND INFORMATION:**

Prior to publication of an item in a local paper to meet legal advertising requirements, the City Council must first pass the item for publication. The City Clerk then transmits the title of the item to the paper for publication and for advertising the meeting date.

Respectfully submitted,

  
\_\_\_\_\_  
GARY L. STONEHOUSE  
PLANNING DIRECTOR

FOR CITY COUNCIL INFORMATION:  
ROBERT P. THOMAS  
CITY MANAGER



# ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF \_\_\_\_\_

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NUMBER 99-015, AS REVISED, BY REMOVING 4.04+ VACANT ACRES LOCATED AT THE SOUTHWEST CORNER OF SHASTA AVENUE AND WEST STOCKTON BOULEVARD FROM THE RURAL ESTATES ½ (RE½) ZONE AND PLACING IT IN THE STANDARD SINGLE FAMILY REVIEW (R-1R) ZONE. (P98-075) (APN: 117-0202-009-0000)

## BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO

SECTION 1 - The property described in the attached Exhibit (Exhibit 2a) which is in the Rural Estates ½ (RE ½) zone established by Ordinance No. 99-015, as revised, is hereby removed from said zone and shall be placed in the Standard Single Family Review (R-1R) zone.

This action rezoning the property described in the attached exhibit is adopted subject to the following conditions and stipulations:

- a. No entitlements for the development of the subject site, including the Final Map and Plan Review shall be approved prior to the following:
  - (1) 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; and
  - (2) Any development proposal(s) for the subject site shall be consistent with the Infrastructure, Utilities, Drainage, and Finance Plans adopted by the City Council.
- b. Applicant shall participate or agree to participate in JCPA Financing Plan and shall not oppose the formation of any fee district or other mechanism(s) required by the JCPA Financing Plan.

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*FOR CITY CLERK USE ONLY*

ORDINANCE NO. \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

- c. The development plans for the single family residences to be constructed on the 22 single family lots will require the review and approval of the Planning Commission 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 the City-wide residential design guidelines.

SECTION 2 - The City Clerk of the City of Sacramento is hereby directed to amend the maps which are a part of said Ordinance No. 99-015, as revised, to conform to the provisions of this Ordinance.

DATE PASSED FOR PUBLICATION:  
DATE ENACTED:  
DATE EFFECTIVE:

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

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MAYOR

ATTEST:

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CITY CLERK

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