

REPORT AMENDED BY STAFF 1-23-91  
**CITY OF SACRAMENTO PLANNING COMMISSION**  
 1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

<b>APPLICANT</b>	Kent Baker & Associates, 7932 Sunset Avenue, Suite B, Fair Oaks, California 95826		
<b>OWNER</b>	Gus P. & Betty I. Plessas, et al., 2639 Bridge Port Way, Sacramento, California 95826		
<b>PLANS BY</b>	Kent Baker & Associates, 7932 Sunset Avenue, Suite B, Fair Oaks, California 95826		
<b>FILING DATE</b>	June 29, 1990	<b>ENVIR DET</b>	Negative Declaration
<b>ASSESSOR'S PCL. NO.</b>	040-0154-015 and 018		
		<b>REPORT BY</b>	CG

- APPLICATION:**
- A. Negative Declaration.
  - B. Tentative Map to subdivide 10.2± vacant acres into 57 lots in the Standard Single Family (R-1) zone.

**LOCATION:** Power Inn Road between 51st and 53rd Avenue

**PROPOSAL:** The applicant is requesting the necessary entitlements to subdivide 10.2± vacant acres into 57 standard single family parcels.

**PROJECT INFORMATION:**

General Plan Designation:	Low Density Residential (4-15 du/na)		
South Sacramento Community Plan Designation:	Residential (7-15 du/na)		
Existing Zoning of Site:	R-1		
Existing Land Use of Site:	Vacant		
<b>Surrounding Land Use and Zoning:</b>	<b>Setbacks:</b>	<b>Required</b>	<b>Provided</b>
	North: Single Family & Vacant; R-1	25'	Required
	South: Half-plexes; R-1A	5'	Setbacks
	East: Industrial & Vacant; M-2S	12.5'	To Be
	West: Single Family; R-1	15'	Provided
Property Dimensions:	Irregular		
Property Area:	10.2± acres		
Proposed Density:	7.4 du/net acre		
Topography:	Flat		
Street Improvements:	Existing		
Utilities:	Existing		

**SUBDIVISION REVIEW COMMITTEE RECOMMENDATION:** On January 9, 1991, by a vote of seven ayes, two absent, the Subdivision Review Committee voted to recommend approval of the tentative map subject to the conditions below.

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

- A. Land Use and Zoning  
 The subject site consists of 10.2± vacant acres in the Standard Single Family Residential (R-1) zone. The General Plan designates the site Low Density Residential (4-15 du/na). The South Sacramento Community Pl:

- b. Cover stockpiles of sand, soil, and similar materials with a tarp.
  - c. Cover trucks hauling dirt and debris to reduce spillage onto paved surfaces.
  - d. Sweep up dirt or debris spilled onto paved surfaces immediately to reduce resuspension of PM 10 through vehicle movements over these surfaces.
  - e. Require construction contractors to designate a person or persons to oversee the dust abatement program and to order increased watering, as necessary.
2. All windows and sliding glass doors should be weatherstripped or mounted in low air-infiltration design frames meeting ANSI air infiltration standards.
  3. Air conditioning or other suitable means of ventilation should be provided to allow occupants to close doors and windows for the required acoustical isolation.
  4. A 6-foot high noise barrier should be constructed along the east property lines of lots 53, 35, 34 and 1. The barrier should extend along the side to building setback of the lots and should be wrapped around to the corner of the lots and extend a minimum of 5 feet along the front and rear lot lines.
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 South: Half-plexes; R-1A  
 East: Industrial & Vacant; M-2S  
 West: Single Family; R-1

Setbacks:	Required	Provided
Front:	25'	Required
Side(Int):	5'	Setbacks
Side(St):	12.5'	To Be
Rear:	15'	Provided

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**APPLC. NO.** P90-299

**MEETING DATE** January 24, 1991

**ITEM NO.** 21

designates the site Residential (7-15 du/na). The surrounding land use and zoning includes single family residential, zoned R-1, to the north and west; half-plexes, zoned R-1A, to the south; and industrial and vacant, zoned M-2S, to the east.

**B. Applicant's Proposal**

The applicant is requesting a tentative map to subdivide 10.2± acres into 57 standard single family lots in order to build 57 single family homes.

**C. Tentative Map**

The proposed 57 lot tentative map meets all the minimum standards for lot width, depth, and size. There currently is a drainage canal running through the property. The drainage can properly be handled through an underground system, however, this canal is owned in fee by the City of Sacramento. The applicant will need to follow the appropriate procedures to purchase the surplus City property.

One of the mandatory mitigation measures of the Environmental Coordinator is that the development is required to have a six foot sound wall along the four parcels adjacent to Power Inn Road. The wall should be decorative and should be located a minimum of five feet from the street side property line and extend from the rear property line to the 25 foot front setback. The wall should wrap around the rear property line for five feet on lots 1 and 53 (see Exhibit B for wall location). The applicant should also submit a plan showing the location of the proposed wall for review and approval of the Traffic Engineer to ensure compliance with the City's Visibility Ordinance.

Staff has no objection to the proposed map provided the conditions listed below are met.

**D. Agency Comments**

The project was reviewed by several City departments and other agencies. Their comments are incorporated into the conditions listed below.

**ENVIRONMENTAL DETERMINATION:** The Environmental Services Manager has determined that the project, as proposed, will not have a significant impact to 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 effects of to mitigate such effects to a point where clearly no significant effects will occur. The mandatory mitigation measures are listed below.

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

- A. Ratify the Negative Declaration.
- B. Recommend approval of the Tentative Map to subdivide 10.2± vacant acres into 57 lots subject to conditions and forward to the City Council.

**Conditions - Tentative Map**

The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:

- 1. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code;
- 2. Pursuant to City Code Section 40.1302 (Parkland Dedication), the applicant shall 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;

3. Pursuant to City Code Section 40.319-1, the applicant shall 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 City Engineer after consultation with the U.S. Postal Service.
4. Coordinate with County Sanitation District;
5. Submit a soils test prepared by a registered engineer to be used in street design;
6. Sewer and drain study required. Existing ditches and canal flowing into and through the site shall be properly handled through an underground drainage pipe system. Right-of-way for the existing canal is owned in fee by the City of Sacramento and must be appropriately sold as surplus right-of-way (Contact City Real Estate Section);
7. Dedicate a standard 12.5-foot public utility easement for underground facilities and appurtenances adjacent to all public ways;
8. Dedicate a 12.5-foot public utility easement for underground and overhead facilities and appurtenances, adjacent to Power Inn Road;
9. On 52nd Avenue, the right-of-way shall be 50 feet for a minimum 200 feet west of Power Inn Road.
10. No driveways shall be permitted on Power Inn Road.
11. Provide a tangent section between the reverse curves on 52nd Avenue to satisfaction of the Traffic Engineer.
12. Subject property must complete annexation to both 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 occurs first.
13. The six foot decorative sound wall along lots 53, 35, 34 and 1, adjacent to Power Inn Road should be located a minimum of five feet from the street side property line and extend from the rear property lines to the front setback. The wall should wrap around the rear property line for five feet on lots 1 and 53. The sound wall adjacent to Power Inn Road shall be reviewed by Traffic Engineering to ensure compliance with visibility requirements.
14. Place a note on the final map: The applicant shall comply with the mandatory mitigation measures of the Environmental Coordinator on file in the Planning Division (P90-299).

**Mandatory Mitigation Measures**

1. Require construction contractors to implement a dust abatement program that will reduce the effect of construction on local PM 10 levels in the vicinity of construction zones. Elements of this program should include the following:
  - a. Sprinkle all unpaved construction areas with water at least twice per day during demolition and excavation to reduce dust emissions. Additional watering should be carried out on hot or windy days. Watering could reduce particulate emissions by about 50 percent.
  - b. Cover stockpiles of sand, soil, and similar materials with a tarp.

- c. Cover trucks hauling dirt and debris to reduce spillage onto paved surfaces.
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**FILING DATE** June 29, 1990 **ENVIR. DET.** Negative Declaration **REPORT BY** CG  
**ASSESSOR'S PCL. NO.** 040-0154-015 and 018

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South Sacramento Community  
Plan Designation: Residential (7-15 du/na)  
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Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Single Family & Vacant; R-1	Front:	25'	Required
South: Half-plexes; R-1A	Side(Int):	5'	Setbacks
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14. Place a note on the final map: The applicant shall comply with the mandatory mitigation measures of the Environmental Coordinator on file in the Planning Division (P90-299).

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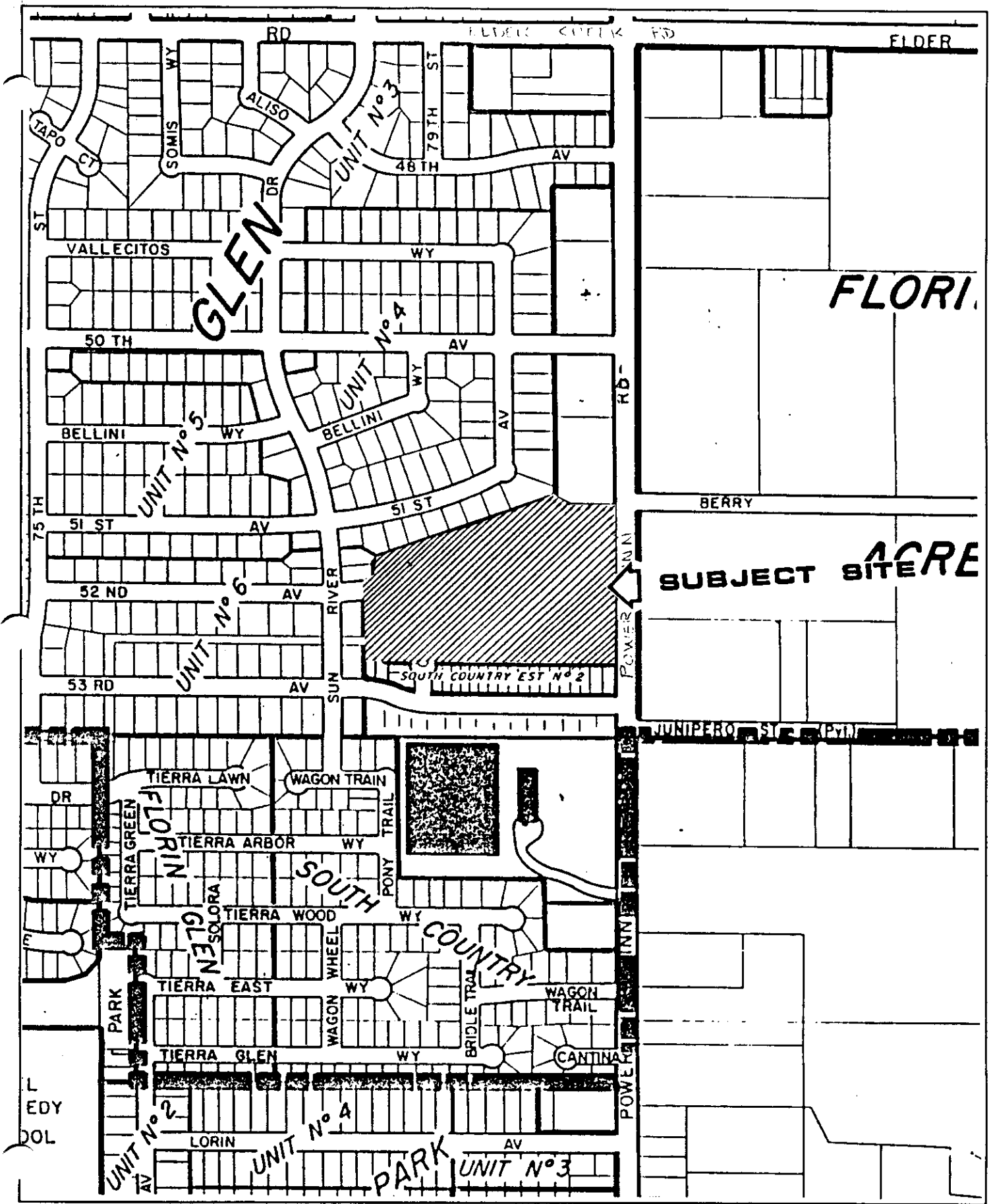
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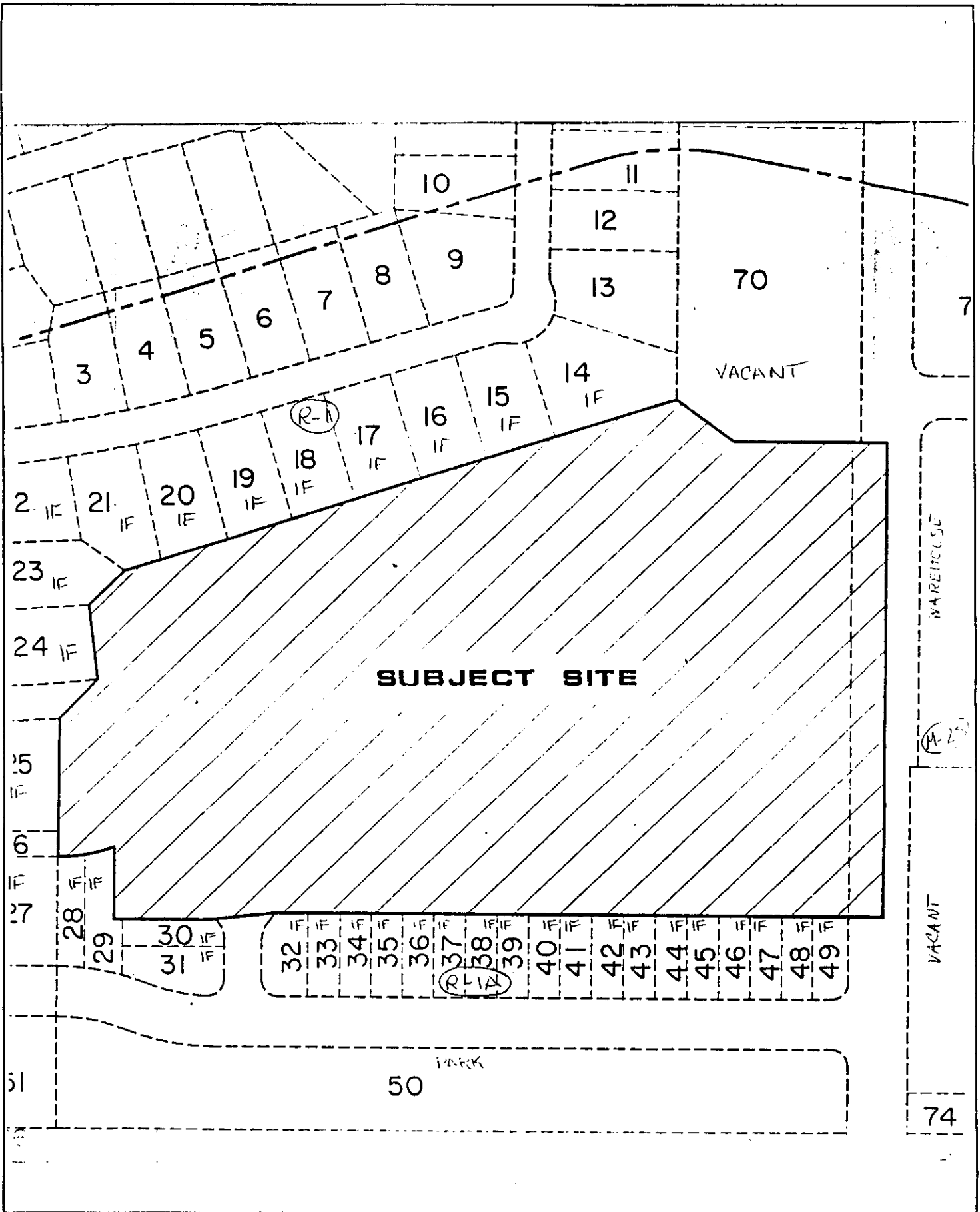
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**VICINITY MAP**



**LAND USE & ZONING MAP**

**TENTATIVE MAP**  
**GLEN ELDER**  
**Unit No. 8**

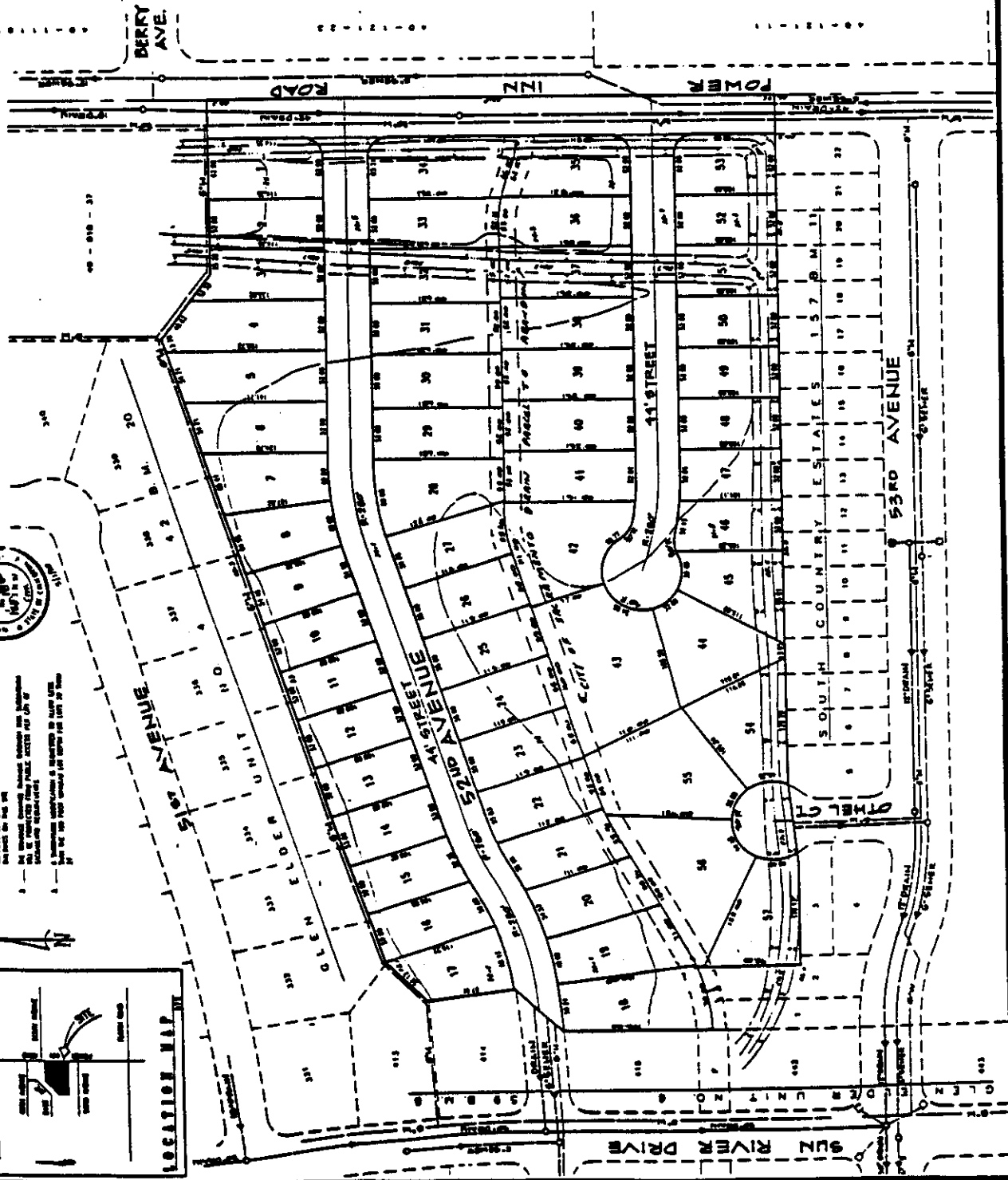
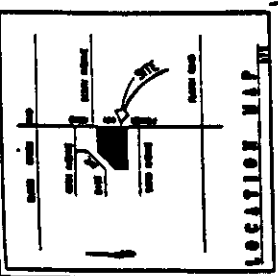
CITY OF SACRAMENTO, CALIFORNIA  
 APRIL, 1990 SCALE: 1" = 50'

<b>OWNER</b>	...
<b>DEVELOPER</b>	...
<b>ENGINEER</b>	...
<b>PROPOSED IMPROVEMENTS</b>	...
<b>EXISTING USE</b>	...
<b>PROPOSED USE</b>	...
<b>EXISTING ZONING</b>	...
<b>PROPOSED ZONING</b>	...
<b>SEWER</b>	...
<b>WATER SUPPLY</b>	...
<b>DEMLANCE</b>	...
<b>FIRE PROTECTION</b>	...
<b>SCHOOL DISTRICT</b>	...
<b>PARK DISTRICT</b>	...
<b>ACREAGE</b>	...
<b>NUMBER OF LOTS</b>	...
<b>LOT SIZE</b>	...
<b>ASSESSOR'S PARCEL NUMBER</b>	...

**KHB**  
**ENGINEERING SURVEYING PLANNING**  
**KENT BAKER & ASSOCIATES**  
 7932 Sunset Avenue, Suite B  
 Fair Oaks, California 95628 (916) 967-7053



- NOTES**
1. SHOWN ARE THE PROPOSED LOTS AND STREETS.
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990-299

kmw/24 1991

Ham# 21

TENTATIVE MAP

**GLEN ELDER**

**Unit No. 8**

CITY OF SACRAMENTO, CALIFORNIA  
APRIL, 1990 SCALE: 1" = 50'

**EXHIBIT B**

OWNER	DAVID L. ELDER & SUE L. ELDER
DEVELOPER	DAVID L. ELDER & SUE L. ELDER
ENGINEER	KENT BAKER & ASSOCIATES
PROPOSED IMPROVEMENTS	REVISIONS TO THE CITY OF SACRAMENTO
EXISTING USE	RESIDENTIAL
PROPOSED USE	RESIDENTIAL
EXISTING ZONING	RESIDENTIAL
PROPOSED ZONING	RESIDENTIAL
SEWER	CITY OF SACRAMENTO
WATER SUPPLY	CITY OF SACRAMENTO
DRAINAGE	CITY OF SACRAMENTO
FIRE PROTECTION	CITY OF SACRAMENTO
SCHOOL DISTRICT	CITY OF SACRAMENTO
PARK DISTRICT	CITY OF SACRAMENTO
ACREAGE	2.7 ACRES
NUMBER OF LOTS	52 LOTS
LOT SIZE	52 LOTS
ASSESSOR'S PARCEL NUMBER	001-101-101-1-01

P 290-229

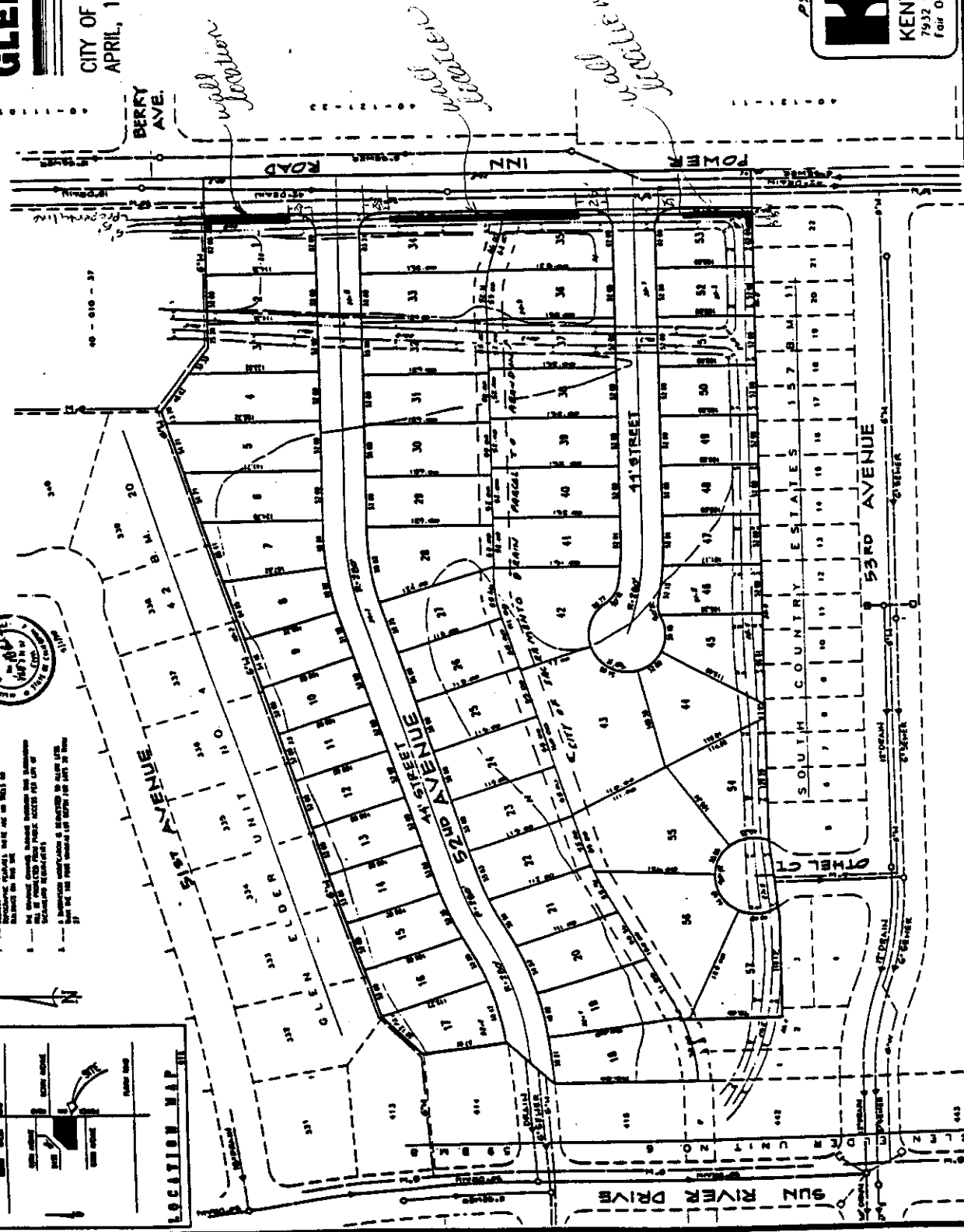
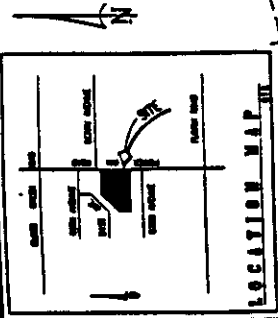


ENGINEERING  
SURVEYING  
PLANNING

**KENT BAKER & ASSOCIATES**  
7932 Sunset Avenue, Suite B  
Fair Oaks, California 95628 (916) 967-7053



- NOTES:
1. PARCEL IMPROVEMENTS TO BE SHOWN ON THIS MAP SHALL BE SHOWN ON THE CITY OF SACRAMENTO RECORDS.
  2. THE SHOWN CHANGES, INCLUDING THE CHANGES TO THE CITY OF SACRAMENTO RECORDS, SHALL BE SUBJECT TO THE CITY OF SACRAMENTO RECORDS.
  3. A SURVEYOR'S CERTIFICATE IS REQUIRED TO ALLOW THIS MAP TO BE RECORDED IN THE CITY OF SACRAMENTO RECORDS.



DAG-299

January 24 1991

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