

CITY PLANNING COMMISSION

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	G. W. Consulting Engineers, 5910 Auburn Blvd., Citrus Heights, CA 95621		
OWNER	Gerry Dagess, 425 University Avenue, Suite 422, Sacramento, CA 95825		
PLANS BY	G. W. Consulting Engineers, 5910 Auburn Blvd., Citrus Heights, CA 95621		
FILING DATE	12-6-85	50 DAY CPC ACTION DATE	REPORT BY: SD:bw
NEGATIVE DEC	1-14-85	EIR	ASSESSOR'S PCL NO. 038-131-12

APPLICATION: A. Negative Declaration
B. Tentative Map (P85-006)

LOCATION: South side of Lemon Hill Road, between Bellview Avenue and Wilkinson Street

PROPOSAL: The applicnat is requesting the necessary entitlement to subdivide 1.5+ vacant acres into six single family lots.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1965 Colonial Community Plan Designation: Light Density Residential
Existing Zoning of Site: R-1
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Single Family, Church; R-1
South: Single Family; R-1
East: Vacant, Single Family; R-1
West: Vacant, Single Family; R-1

Property Dimensions: 260' x 300'
Property Area: 1.5+ acres
Density of Development: 4 du/ac
Topography: Flat
Street Improvements/Utilities: To be provided

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On December 26, 1984, by a vote of six ayes, three absent, the Subdivision Review Committee voted to recommend approval of the tentative map, subject to conditions which follow.

BACKGROUND INFORMATION: On July 10, 1979, the City Council approved a tentative map to subdivide the subject site into six single family lots (P-8629). The map was not recorded and therefore expired. The current request is identical to the previous approval.

PROJECT EVALUATION: Staff has the following comments:

Land Use

A. The subject site is designated for residential uses in the 1974 General Plan and the 1965 Colonial Community Plan. The site is surrounded by residential uses and vacant; residentially zoned property Morrison Creek, which is improved, passes along the southern property line.

APPLC. NO. P85-006

MEETING DATE January 24, 1985

CPC ITEM NO. 19

The site is zoned Single Family (R-1). The request is consistent with applicable plan designations, surrounding land uses and current zoning.

- B. The Planning and Community Services Divisions have determined that parkland dedication in-lieu fees are appropriate. Fees will be based upon .089 acres of land multiplied by the per acre value of the subject site as determined by the applicant's appraiser.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has reviewed the proposed project and noted several elevated ground areas on the subject site. Considering the proximity of the subject site to Morrison Creek drainage canal, there is a potential for the discovery of archaeological resources. The Environmental Coordinator has determined that the project will not have a significant impact on the environment. A Negative Declaration with a mitigation measure regarding archaeological resources has, therefore, been filed.

RECOMMENDATION: Staff recommends:

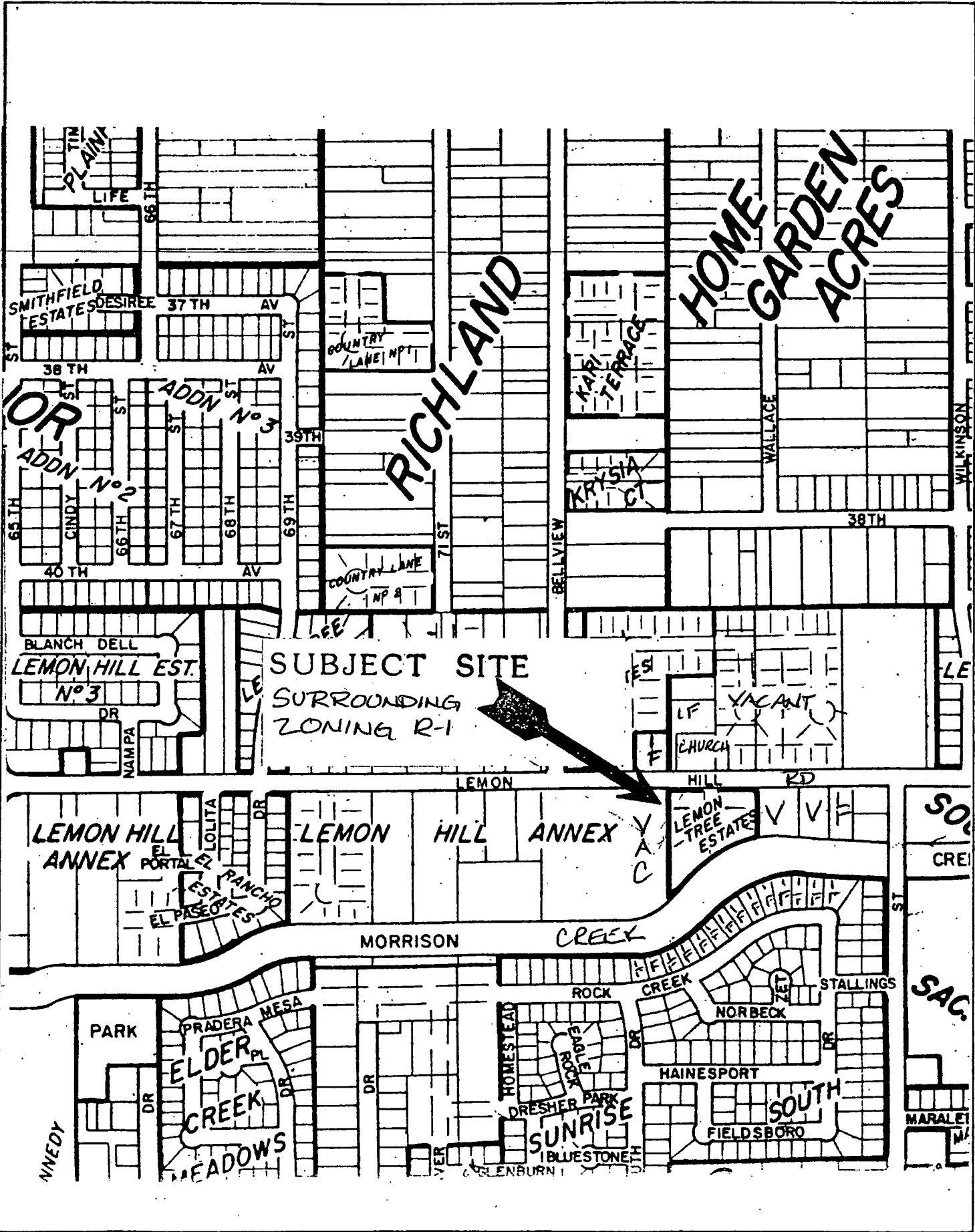
- A. Ratification of the Negative Declaration;
- B. Approval of the Tentative Map, subject to the following conditions:

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

Conditions

1. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code;
2. Prepare a sewer and drainage study for the review and approval of the City Engineer;
3. 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;
4. Minimum gutter grade shall be .5 feet above 100 year flood elevation as shown on the latest Federal Flood Insurance Map (elevation 29+ ft.);
5. Dedicate right-of-way along Lemon Hill Avenue to the existing improved section;
6. 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.

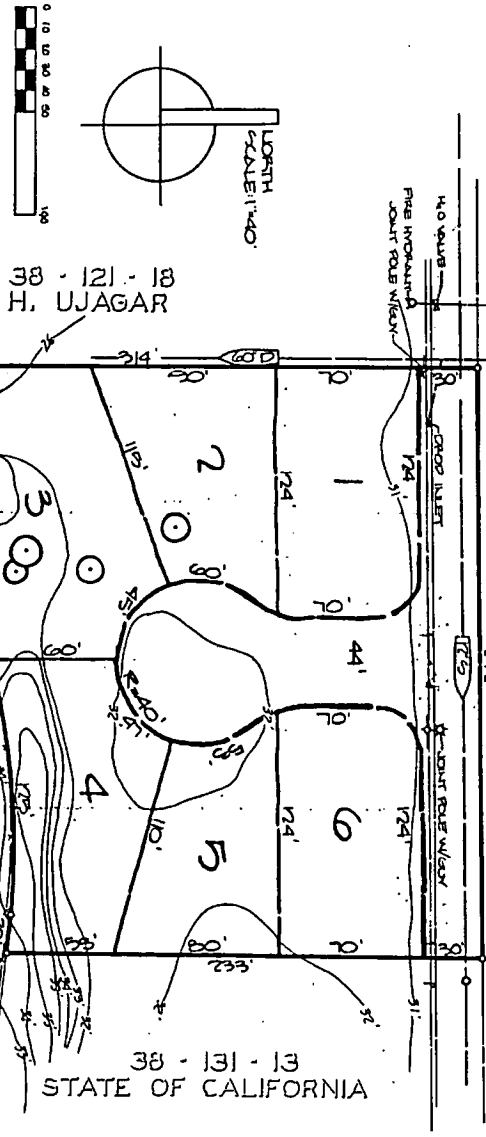
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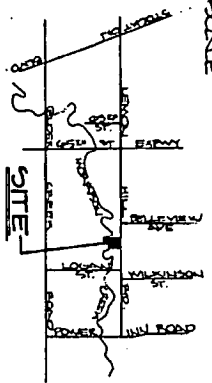
VICINITY LAND USE - ZONING

TELTATIVE PLAT OF
LEMON TREE ESTATES
 PORTION OF LOT 9, SOUTH SACRAMENTO GARDELS - 14 B.M.40
 SECTION 71, T811, R. 5E., M2B. 1N.
 CITY OF SACRAMENTO
 DEC. 1984
 G.W. CONSULTING ENGINEERS
 SHEET 1 OF 1
 CALIFORNIA
 SCALE: 1"=40'

LEMON HILL AVE.



LOCATION
 LD SCALE



ASSESSOR'S PARCEL ID.

30-131-12

DESCRIPTION

PORTION OF LOT 9, SOUTH SACRAMENTO GARDELS, RECORDED IN BOOK 14 OF MAPS, PAGE 40.

OWNER / DEVELOPER

JANNE'S AUGLIU / PHOU TANG
 P.O. BOX 254942 / 8121 INDUSTRIAL PARKWAY 1106
 SACTO, CA. 95825 / SACTO, CA. 95824

ENGINEER

G.W. CONSULTING ENGINEERS
 5910 AUBURN BLVD. SUITE 17
 SACRAMENTO, CA. 95821 916 344-0210

ZONING & PROPOSED USE

ZONING: R-1, PRESENT USE: VACANT
 PROPOSED USE: SINGLE FAMILY

AREA ID NO. OF PARCELS

000882

STREET IMPROVEMENTS
 EXISTING CLASS. A

WATER
 CITY OF SACRAMENTO

SEWER & STORM DRAINS
 CITY OF SACRAMENTO

SCHOOL DISTRICT
 CITY OF SACRAMENTO

FIRE PROTECTION
 CITY OF SACRAMENTO

RECREATION & PARKS
 CITY OF SACRAMENTO

185-006

1-24-85

No. 19

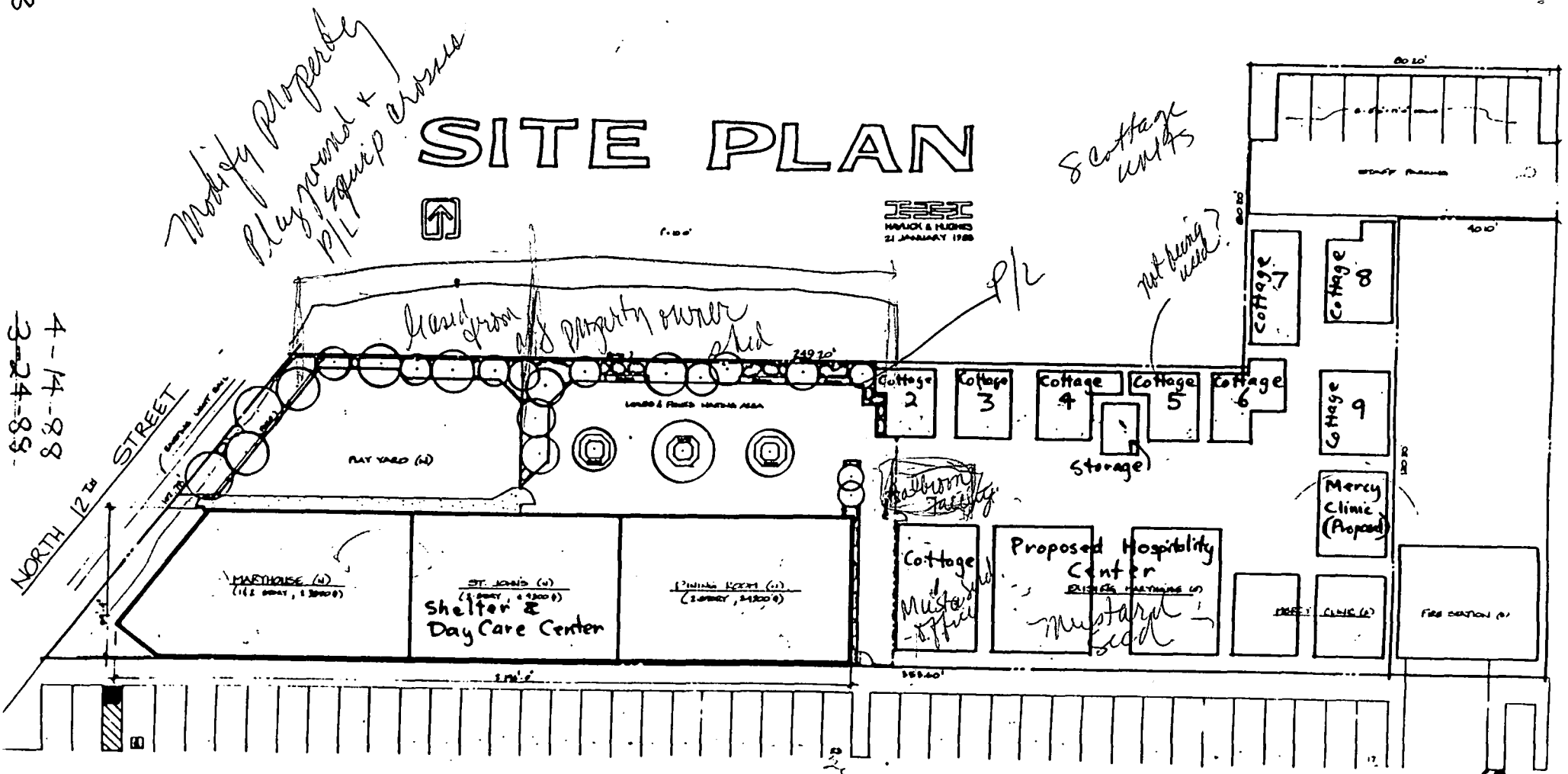
ORIGINAL SITE PLAN

P88-078

P-88-078

4-14-88
3-24-85

den # 12



SITE PLAN

JESPE
HARLOCK & FLEMING
21 JANUARY 1988

*Modify property
Playground +
P/L equip across*

Mustard Seed Property owner

*8 cottages
units*

not being used?

P/L

ST. JOHNS (N)
Shelter & Day Care Center

Proposed Hospitality Center
Mustard Seed

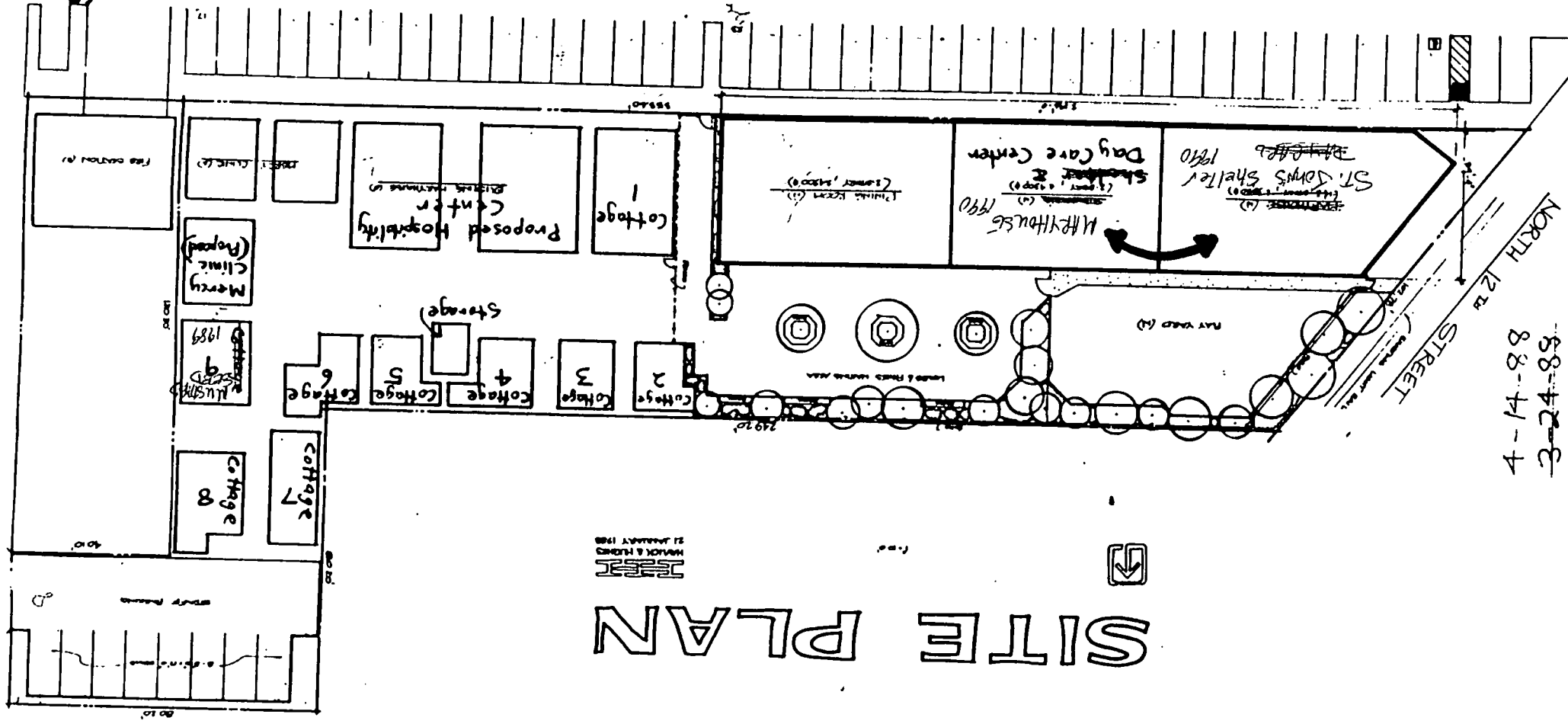
Mercy Clinic (Proposed)

SITE PL.

Modifications To Site Plan

SITE PLAN

JEAL
 HANCOCK & HENNING
 ARCHITECTS
 21 JEFFERSON 1988

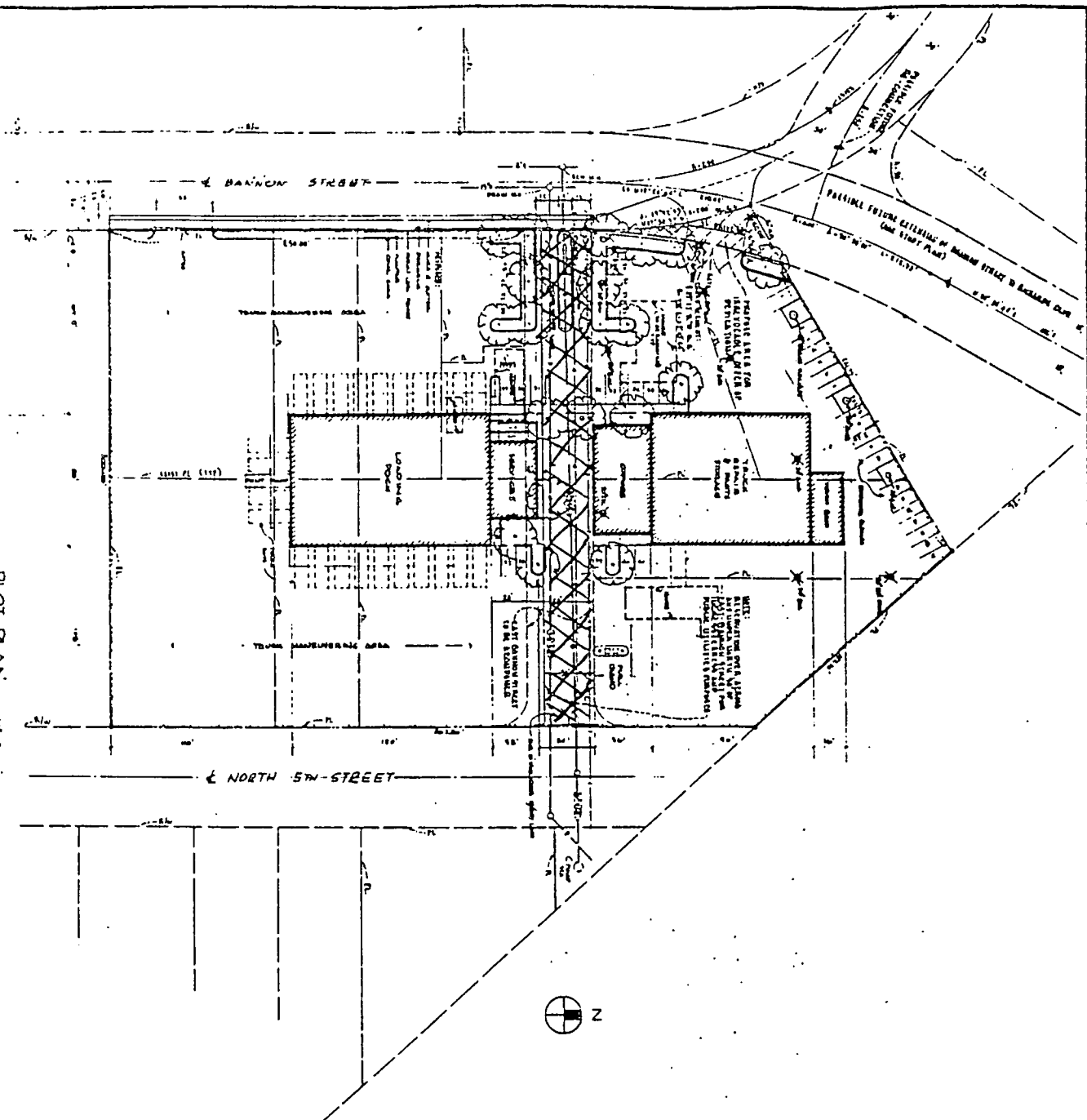


SITE PLAN

P-88-078

4-14-88
 3-24-88

12
 item #



PLOT PLAN

000883

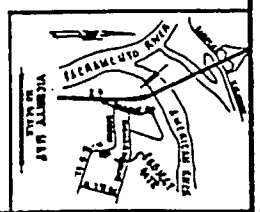
LEGEND

- Proposed Lot
- Existing Lot
- Building Footprint
- Truck Bay Area
- Truck Drive Area
- Loading Area Area

PARKING REQUIREMENTS

- 20' x 10' (10' x 10' in some)
- 30' x 10' (10' x 10' in some)
- 40' x 10' (10' x 10' in some)
- 50' x 10' (10' x 10' in some)

RICHARD B. ...
 SACRAMENTO, CALIF. ...
 ROBERT W. ...

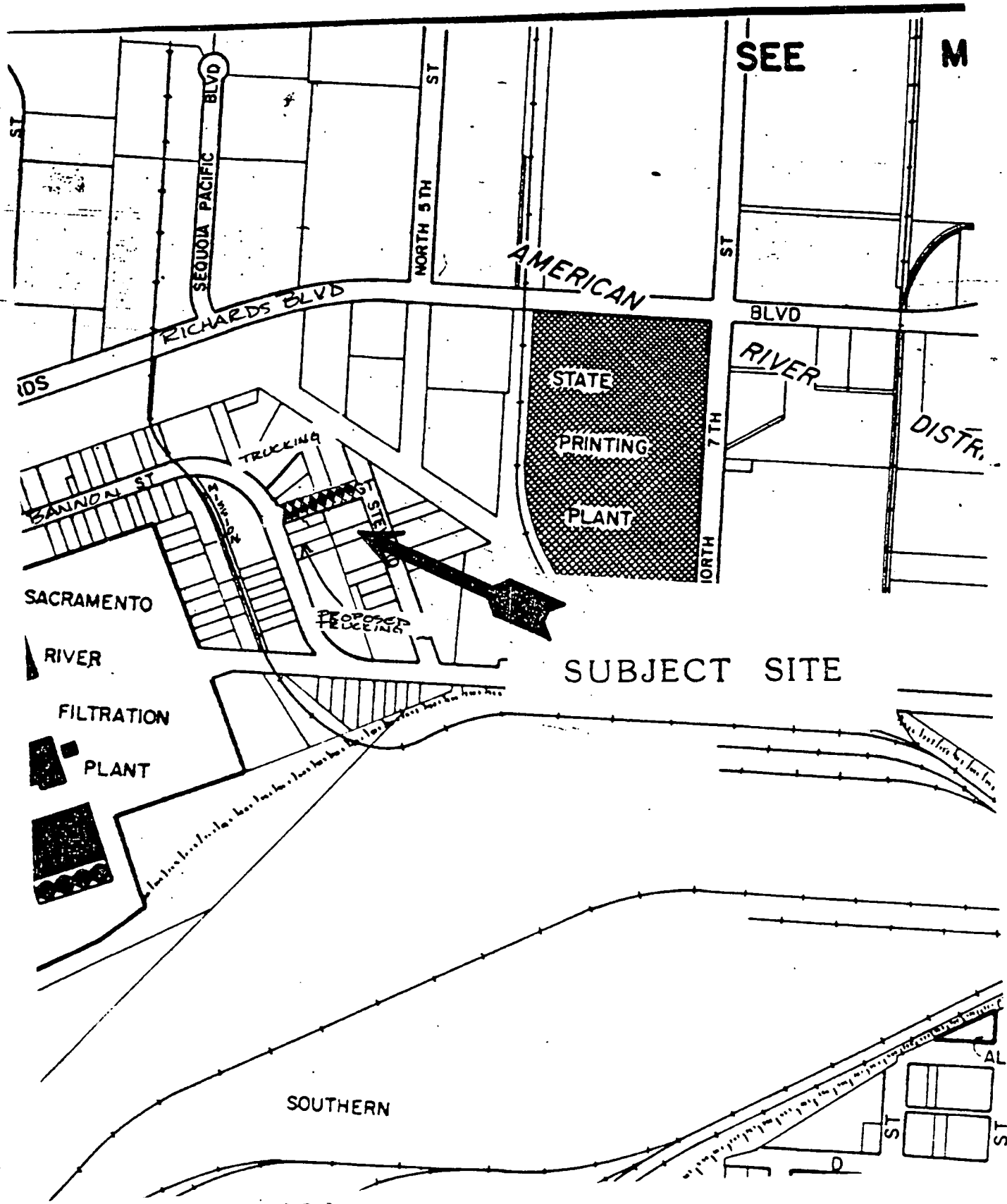


MATHESON TRUCK TERMINAL

BANNON STREET
SACRAMENTO, CA.

RON CANTRELL

ARCHITECT - AIA
4224 Parkway Street
Sacramento, California 95841
Phone 487-1112



000880

VICINITY MAP