



REPORT TO COUNCIL

City of Sacramento

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915 I Street, Sacramento, CA 95814-2671
www.CityofSacramento.org

CONSENT
February 28, 2006

Honorable Mayor and
Members of the City Council

Subject: PFP: Cameron 5 (P05-052)

Location/Council District:

Northeast of the Intersection of Sheldon Road and Bruceville Road; APN: 117-0212-045;
Council District 8.

Recommendation:

As required by Sacramento City Charter 32(c), Pass for Publication the Ordinance approving a Rezone of the property located northeast of the intersection of Sheldon Road and Bruceville Road from Rural Estates (RE – 1/4) zone to the Single Family Alternative (R-1A) zone and continue to March 7, 2006 for adoption.

Contacts: Ellen Marshall, Associate Planner, 808-5851; Thomas Pace, Senior Planner, 808-6848

Department: Development Services Department

Division: Planning

Organization No: 4875

Summary:

The applicant is seeking entitlements to subdivide 5.0± gross acres in the Rural Estates (RE – 1/4) zone on the east side of Bruceville Road and north of Sheldon Road. The subject site will be divided into twenty-two lots for the future development of single-family detached homes and four half-plex lots. The proposed lots would be consistent with the single-family homes to the north and with the Sheldon Whitehouse subdivision (P02-083) that will create 160 single-family lots adjacent to the subject site. Aside from the tentative map required to subdivide the property, a General Plan Amendment to redesignate the site from Parks/Open Space to Low Density Residential (4-15 dwelling units per net acre (du/na)), Community Plan Amendment to re-designate the site from Parks/Open Space to Residential 4-8 du/na, a Rezone to redesignate the site from Rural Estates (RE – 1/4) to Single-Family Alternative (R-1A), Special Permit to construct twenty-two single family residences and four half-plex residences within the Single Family Alternative (R-1A) zone, and an Inclusionary Housing Plan are required to develop the site. There have been no public comments submitted and there are no outstanding issues related to this project.

Committee/Commission Action:

On January 12, 2006, the Planning Commission approved the Tentative Map to subdivide 5.0+ acres into twenty-two (22) single family lots, four (4) half-plex lots, one (1) landscape lot, one (1) drainage lot, and one (1) pedestrian connection lot and Special Permit to construct twenty-two single family residences and four half-plex residences within the Single Family Alternative (R-1A) zone. The Planning Commission voted eight ayes and zero noes to approve the proposed project on consent and recommended approval of the General Plan Amendment, Community Plan Amendment, Rezone and the Inclusionary Housing Plan to the City Council.

Background Information:

The subject site consists of a single 5.0± gross acre parcel on the east side of Bruceville Road, north of Sheldon Road. The site is currently vacant and was planned to be a City park. The City Parks Department does not have the ability to purchase the site for a park, so the property owner would like to develop the site with single family homes. A recently approved subdivision, Sheldon Whitehouse (P02-083), surrounds the property except to the north, where a detention basin connected to the Jacinto Creek Parkway is located. The property owner and the developer of the Sheldon Whitehouse subdivision have reached an agreement to develop this property as an extension of the Sheldon Whitehouse. The developer now wishes to subdivide the property in a manner consistent with recent approvals on adjacent properties.

Financial Considerations:

This project has no fiscal considerations.

Environmental Considerations:

A Mitigated Negative Declaration has been prepared for the proposed project in compliance with Section 15070(b)1 of the California Environmental Quality Act (CEQA). Environmental Planning Services has determined that the proposed project would result in significant impacts associated with biological resources, noise, and cultural resources. However, the environmental analysis determined that the implementation of mitigation measures would reduce the impacts to less-than-significant levels. The project applicant has agreed to the proposed mitigation measures, which are listed in the attached Mitigation Monitoring Plan (Exhibit 1A). The Mitigated Negative Declaration was available for public review during the period of September 21, 2005 through October 20, 2005. Three letters were received that provided comment on the proposed project.

The first letter was from County Sanitation District 1 stating that CSD-1 and Sacramento Regional County Sanitation District (SRCSD) do not have any specific concerns related to the proposed project. However, the letter did point out that the project is within the CSD-1 service area and will be served by the CSD-1 sewer system, not by the City of Sacramento Utilities System, as indicated in the Mitigated Negative Declaration.

According to the City's Department of Utilities, the comment made by CSD-1 is correct. The Mitigated Negative Declaration misstated that the project would be served by the City of Sacramento Utilities System. The proposed development is located within CSD-1 service area, and sanitary sewer service will be served by CSD-1, as indicated in the comment letter. This correction is indicated in the Errata attached to the cover of the Mitigated Negative Declaration. The Errata also indicates that the correction of the service provider would not result in changes to the conclusions made in the Mitigated Negative Declaration.

The second letter was from the California Regional Water Quality Control Board. The letter consists of their standard comment language describing the regulatory requirements for construction storm water, post-construction storm water, wetlands and/or stream course alteration, and dewatering permits and their regulatory authority over those requirements. The City's Department of Utilities reviewed the letter and indicated that the standard comments made in the letter are consistent with the City's standard conditions of approval that have been placed on this project.

The third letter is from the Sacramento County Department of Transportation, and they had no comments on the project.

Policy Considerations:

The Cameron 5 project has been determined to be consistent with applicable City policies, including the City's Smart Growth Principles, as well as the City's Strategic Plan three-year goals of achieving sustainability and enhancing livability, and expanding economic development throughout the City. In addition, the proposed project is consistent with the General Plan and Community Plan land use designations for Low Density Residential. The proposed project is consistent with the General Plan in that it provides residential development at a density of seven units per net acre, and develops a residential land use in a manner which is efficient and utilizes existing urban resources (sec 2-15, Goal C).

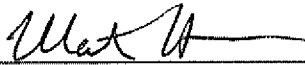
Emerging Small Business Development (ESBD):

No goods or services are being purchased under this report.

Respectfully Submitted by: 
David Kwong, Interim Planning Manager

Approved by: 
William Thomas
Director of Development Services

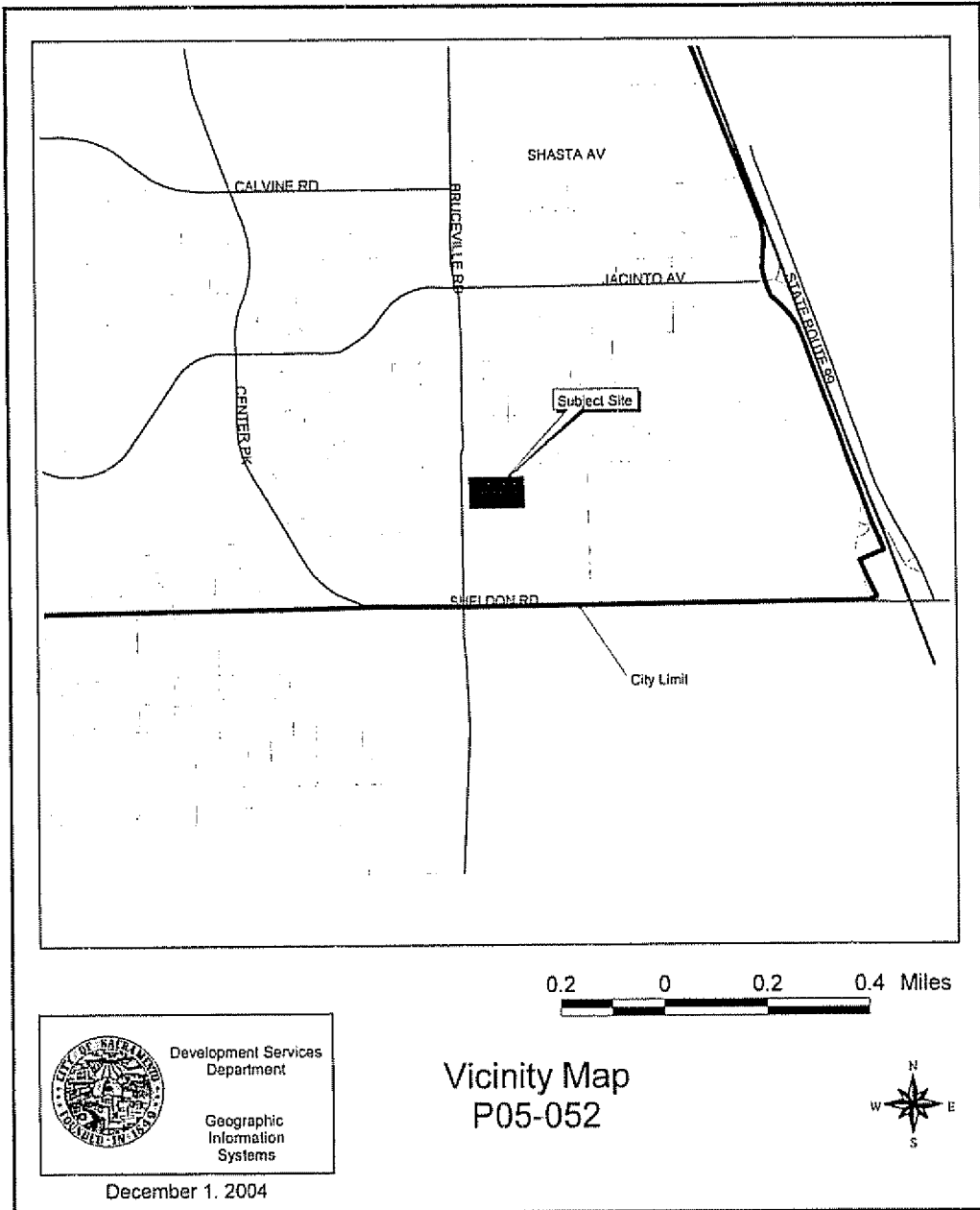
Recommendation Approved:



for RAY KERRIDGE
Interim City Manager

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ORDINANCE NO. 2006-XXXX

Adopted by the Sacramento City Council

Date

AN ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 99-015, AS AMENDED, BY REMOVING A PORTION OF THE PROPERTY LOCATED NORTHEAST OF THE INTERSECTION OF SHELDON ROAD AND BRUCEVILLE ROAD FROM THE RURAL ESTATES (RE 1/4) ZONE AND PLACING IT IN THE SINGLE FAMILY ALTERNATIVE (R-1A) ZONE. APN: 117-0212-045 (P05-052)

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO THAT:

SECTION 1

The territory described in the attached exhibit which is located as described above, as established by Ordinance No. 99-015, as amended, is hereby removed from the Rural Estates (RE 1/4) zone and placed in the Single Family Alternative (R-1A) zone. This action rezoning the property described in the attached exhibit is adopted.

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 amended, to conform to the provisions of this Ordinance.

SECTION 3

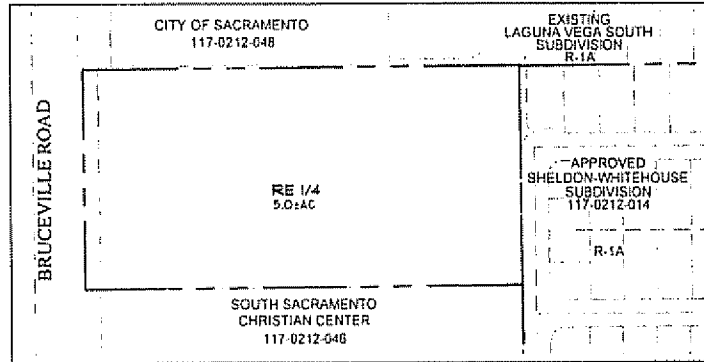
Rezoning of the property described in the attached Exhibit 1 by the adoption of this Ordinance shall be deemed to be in compliance with the procedures for the rezoning of property described in Ordinance No. 99-015, as amended, as said procedures have been affected by recent court decisions.

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Exhibit A: Rezone

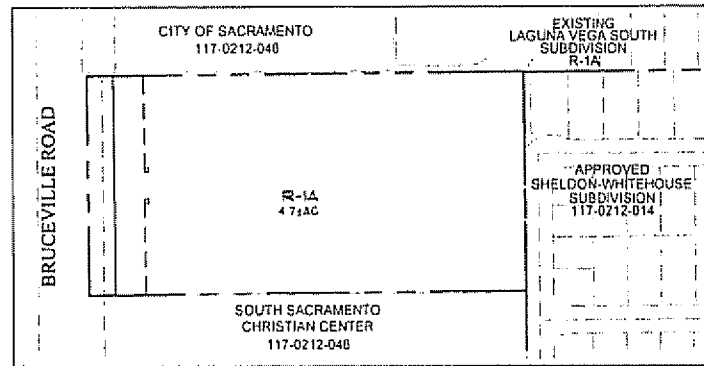
Exhibit A – Rezone

REZONE EXHIBIT
CAMERON 5
 CITY OF SACRAMENTO, CALIFORNIA
 MARCH 28, 2005

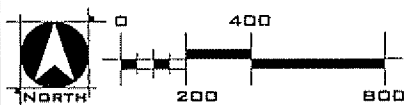
ZONING SUMMARY TABLE				
DESIGNATION	LAND USE	EXISTING ZONING	PROPOSED ZONING	DIFFERENCE
RE 1/4	RURAL ESTATES	5.0	0	-5.0
R-1A	SINGLE FAMILY ALTERNATIVE	0	4.7	+4.7
R.O.W	BRUCEVILLE ROAD	0	0.3	+0.3
		5.0	5.0	0



Existing Zoning



Proposed Zoning



WOOD RODGERS
 ENGINEERING • PLANNING • MAPPING • SURVEYING
 3301 O STREET, OLD 100-0 SACRAMENTO, CA 95816
 PHONE: (916) 341-7765 FAX: (916) 341-7767

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