

CITY PLANNING COMMISSION

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

APPLICANT	Murray Smith & Associates - 3020 Explorer Drive, Sacramento, CA 95827
OWNER	Sunrise Valley - 12344 Fair Oaks Boulevard, Fair Oaks, CA 95628
PLANS BY	Murray Smith & Associates - 3020 Explorer Drive, Sacramento, CA 95827
FILING DATE	3-25-83
50 DAY CPC ACTION DATE	
REPORT BY	SD:SQ
NEGATIVE DEC	4-29-83
EIR	
ASSESSOR'S PCL. NO.	117-500-01

- APPLICATION:
1. Environmental Determination
 2. Amend 1974 General Plan from elementary school site to residential
 3. Amend 1968 Valley Hi Community Plan from elementary school site to Light Density Residential
 4. Tentative Map

LOCATION: South of Ehrhardt Avenue and east of Franklin Boulevard - Lot B of Valley Hi Village.

PROPOSAL: The applicant is requesting the necessary entitlements to subdivide 7.9± vacant acres into 39 single family residential lots.

PROJECT INFORMATION:

1974 General Plan Designation: Elementary school site
 1968 Valley Hi Community Plan Designation: Elementary school site
 Proposed Plan Designation: Residential
 Existing Zoning of Site: R-1
 Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

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

Property Dimensions: 580' x 540'
 Property Area: 7.9± acres
 Density of Development: 4.9 du/ac. gr.; 5.4 du/ac. net
 Significant Features of Site: School site designation
 Topography: Flat
 Street Improvements: To be provided
 Utilities: To be provided
 North/South Lot Orientation: 46 percent
 North/South Potential Unit Orientation: 41 percent

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: At the April 13, 1983 meeting, by a vote of seven ayes, two absent, the Subdivision Review Committee voted to recommend approval of the 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:

APPLC. NO. P83-094

MEETING DATE June 23, 1983

CPC ITEM NO. 8-348

11

001382

~~7-14-83~~
~~8-1-83~~
~~25~~
 9-8-83

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. Name the streets to the satisfaction of the Planning Director;
4. 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;
5. 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;
6. The applicant/developer shall designate and place on the final map those structures and/or lots which will meet the required 80 percent south orientation (including solar access) to the satisfaction of the Planning Director.

Informational Item: The applicant shall check with the County Sanitation District and meet all requirements.

BACKGROUND INFORMATION: On January 10, 1978 the City Council approved a request to subdivided 76 acres into 322 single family lots, one homestead and one school site (P-7962). The subject site is the seven acre school site.

STAFF EVALUATION: Staff has the following concerns with regard to this project:

1. The subject site has been designated an elementary school site since 1968 in the Valley Hi Community Plan. The 1974 General Plan also designates the site for elementary school purposes. The subject site was designated a school site and left unsubdivided with the approval of Valley Hi Village (P-7962). That subdivision was recorded January 25, 1979. The Subdivision Map Act specifies that the school district shall enter into an agreement to acquire the reserved land within two years after the completion and acceptance of all improvements. The Elk Grove School District was not able to enter into such an agreement and the time for reservation has expired. The owner now wishes to develop the site. According to the City Attorney there is, then, no alternative but to recommend approval of the map since the time for reservation has expired.
2. The Elk Grove Unified School District has expressed grave concerns regarding the release of this site for residential development. There are three elementary schools in the Valley Hi area, with an enrollment of 2,010 compared with a capacity of 1,918. The excess 92 students are bussed to other schools. Facilities include permanent structures, portable buildings and trailers. Due to the current overcrowded conditions, the school district is planning to purchase the site during the 1983-84 fiscal year (see Exhibits B and C).

~~June 23, 1983~~
~~7-14-83~~
~~8-11-83~~
~~25~~
 12 9-8-83

- 3. Staff has prepared Exhibit D showing land use in the immediate area. This exhibit indicates approximately 45 new homes currently under construction. It also indicates a substantial inventory of lots prepared for construction.
- 4. The Planning and Community Services Departments have determined that .581 acres of land are required for parkland dedication purposes and that fees are to be charged in lieu of the required dedication.

The applicant shall submit an appraisal of the land to be subdivided. The appraisal shall be dated and submitted not more than 90 days prior to filing the final map.

- 5. The site design indicates 46 percent north/south lot orientation and a 41 percent potential unit orientation. The applicant is cautioned to prepare individual site plans with care to take advantage of adequate south wall solar access.

STAFF RECOMMENDATION: Staff recommends the following actions:

- 1. Ratification of the Negative Declaration;
- 2. Approval of the Amendment to the 1974 General Plan designation from Elementary School Site to Residential;
- 3. Approval of the Amendment to the 1968 Valley Hi Community Plan from Elementary School Site to Light Density Residential;
- 4. Approval of the Tentative Map subject to the following conditions:

Conditions

- a. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code;
- b. Prepare a sewer and drainage study for the review and approval of the City Engineer;
- c. Name the streets to the satisfaction of the Planning Director;
- d. 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;
- e. 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;
- f. The applicant/developer shall designate and place on the final map those structures and/or lots which will meet the required 80 percent south orientation (including solar access) to the satisfaction of the Planning Director.

P83-094

~~June 23, 1983~~

~~7-14-83~~

~~8-11-83~~

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25
9-8-83

001384

48
Item 6-54

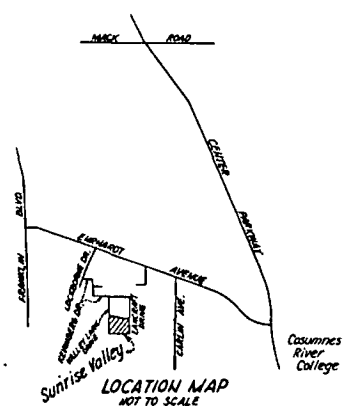
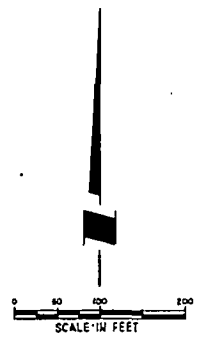
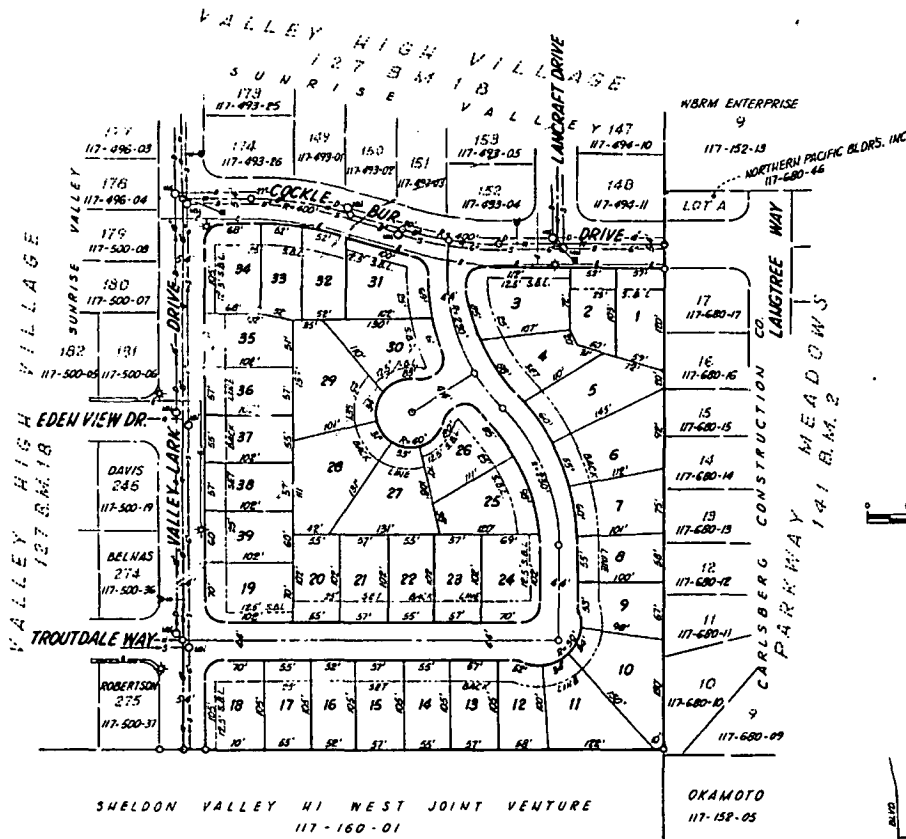
P.03094

10
8-7-83
7-14-83
JUNE 23 1983
MAY 12 1983

No. 4
MAY 12 1983

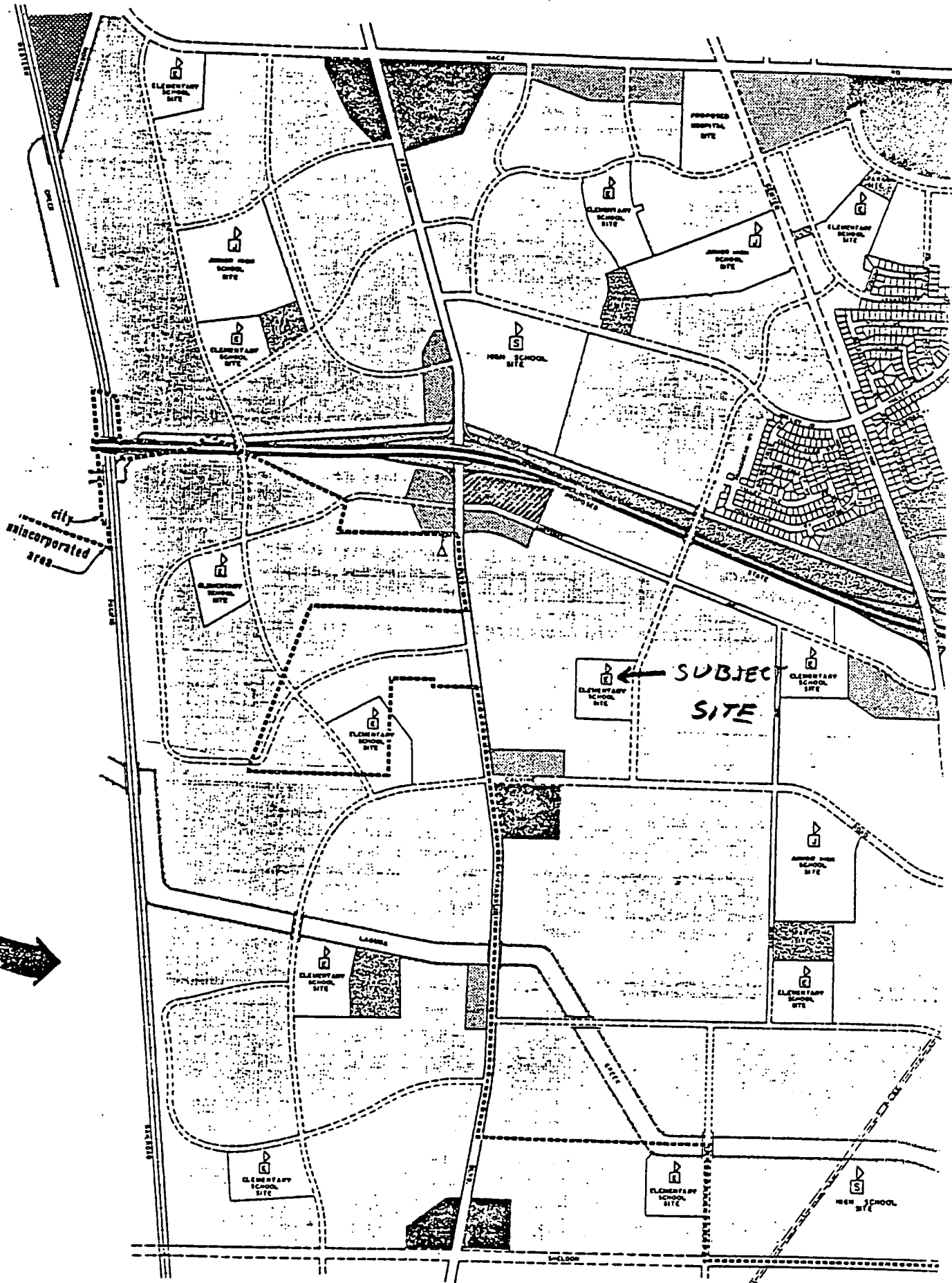
TENTATIVE MAP SUNRISE VALLEY

LOT B OF VALLEY HIGH VILLAGE (127 B.M. 18)
CITY OF SACRAMENTO, CALIFORNIA
MARCH 1983 SCALE: 1" = 100'
MURRAY SMITH AND ASSOCIATES



- OWNER: SUNRISE VALLEY
12344 FAIR OAKS BLVD.
FAIR OAKS, CA 95628
PHONE: 969-0333
- SUBDIVIDER: DUNMORE DEVELOPMENT CO.
12344 FAIR OAKS BLVD.
FAIR OAKS, CA 95628
PHONE: 969-0333
- ENGINEER: MURRAY SMITH & ASSOCIATES
3020 EXPLORER DRIVE
SACRAMENTO, CA 95827
PHONE: 361-0444
- IMPROVEMENTS: AS REQUIRED BY CITY
OF SACRAMENTO DEPARTMENT
OF PUBLIC WORKS
- EXISTING USE: VACANT
- PROPOSED USE: SINGLE FAMILY DETACHED HOUSING
- PROPOSED ZONING: R-1
- EXISTING ZONING: R-1
- ASSESSOR'S NO.: 117-500-01
- SEWAGE DISPOSAL: CITY OF SACRAMENTO
- WATER SUPPLY: CITY OF SACRAMENTO
- DRAINAGE: CITY OF SACRAMENTO
- FIRE PROTECTION: SACRAMENTO FIRE DEPARTMENT
- SCHOOL DISTRICT: SACRAMENTO UNIFIED
- PARK DISTRICT: CITY OF SACRAMENTO
- ACREAGE: 7.20 ACRES± NET / 7.94 ACRES± GROSS
- NO. OF LOTS: 39 SINGLE FAMILY LOTS
- LOT SIZE: AS SHOWN
- NOTE: PROPERTY HAS BEEN GRADED AND IMPROVEMENTS CONSTRUCTED PER APPROVED PLANS FOR VALLEY HIGH VILLAGE.

EXHIBIT 'A'



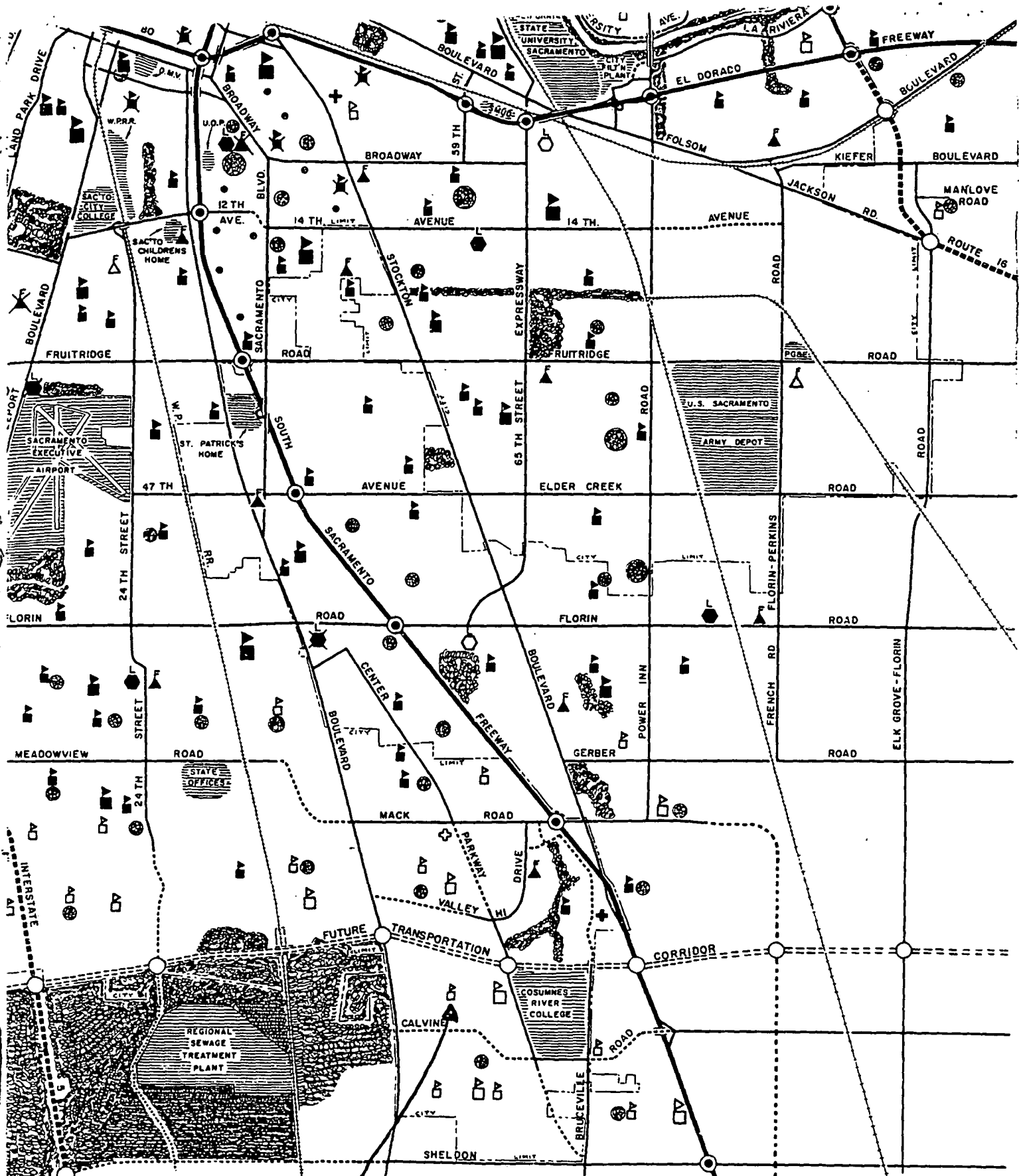
001387

1968

VALLEY HI
 COMMUNITY PLAN
 5-12-83 6-23-83 7-14-83 8-4-83

 No. 85
 No. 76

P83-094



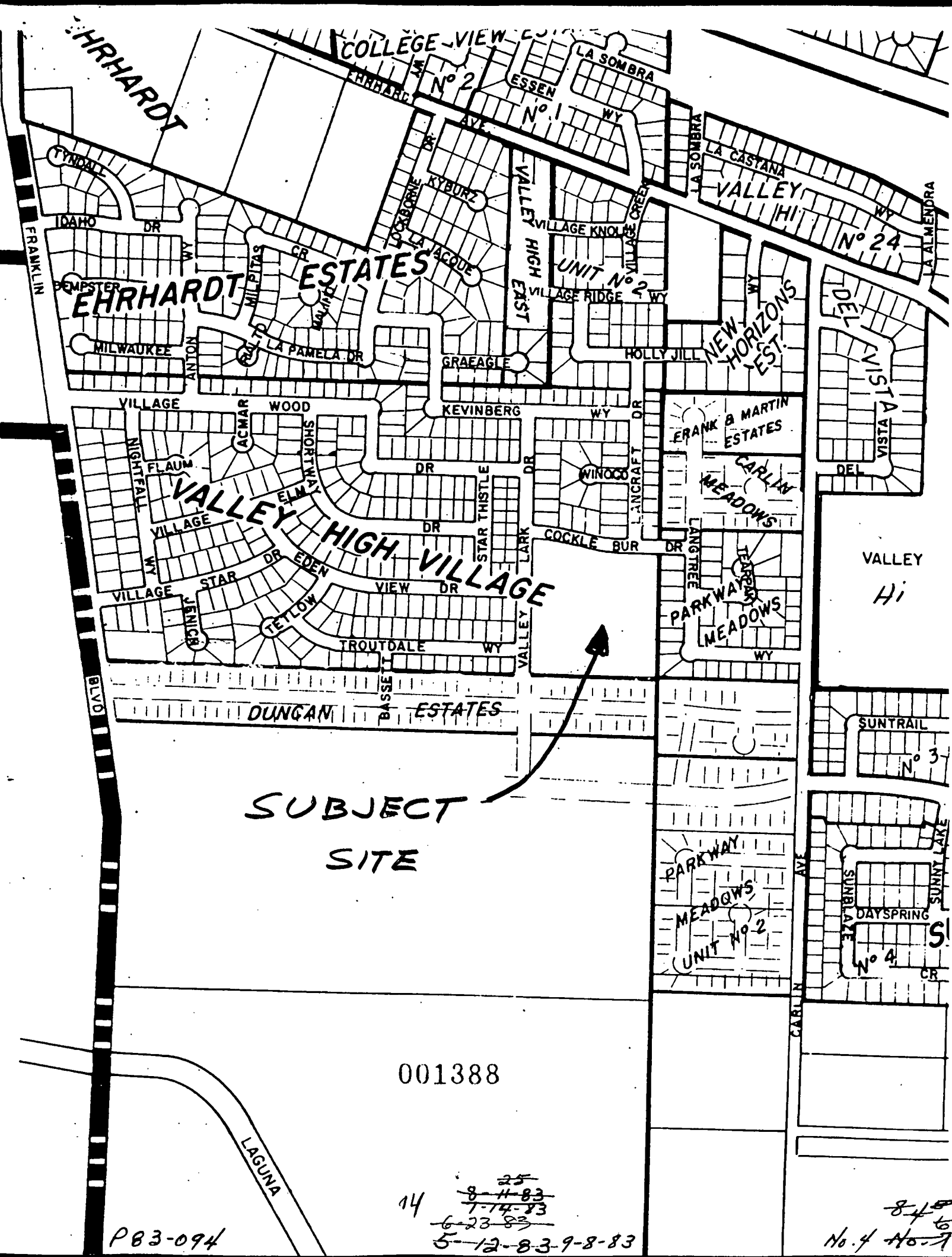
SUBJECT
SITE

1979
25
8-11-83
7-14-83
JUNE 23, 1983 -
5-12-83 -

GENERAL PLAN

P83-094

45
86
No. 7



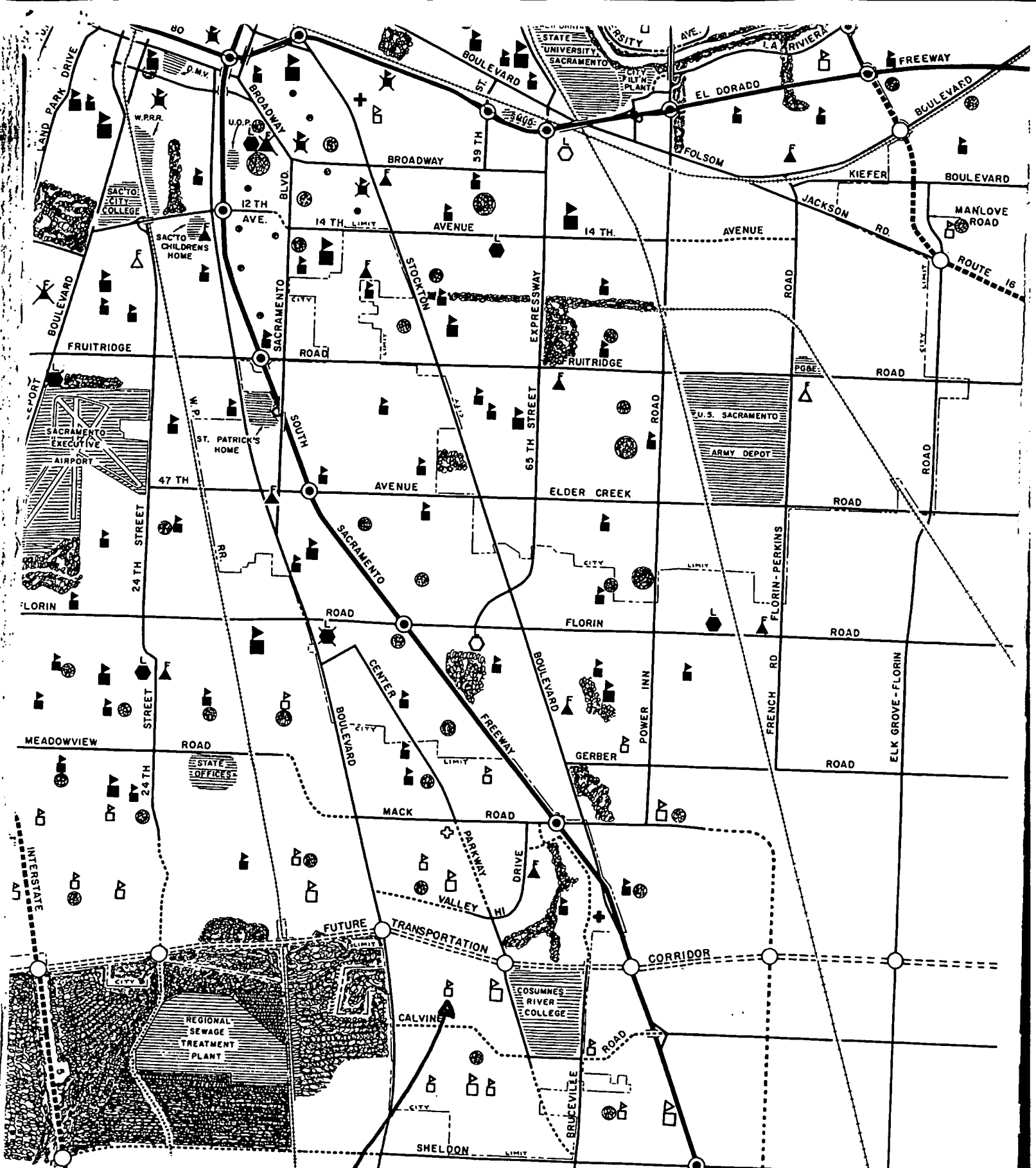
SUBJECT
SITE

001388

P83-094

14
~~8-11-83~~
~~7-14-83~~
~~6-23-83~~
 5-12-83-9-8-83

845
 No. 4 No. 7



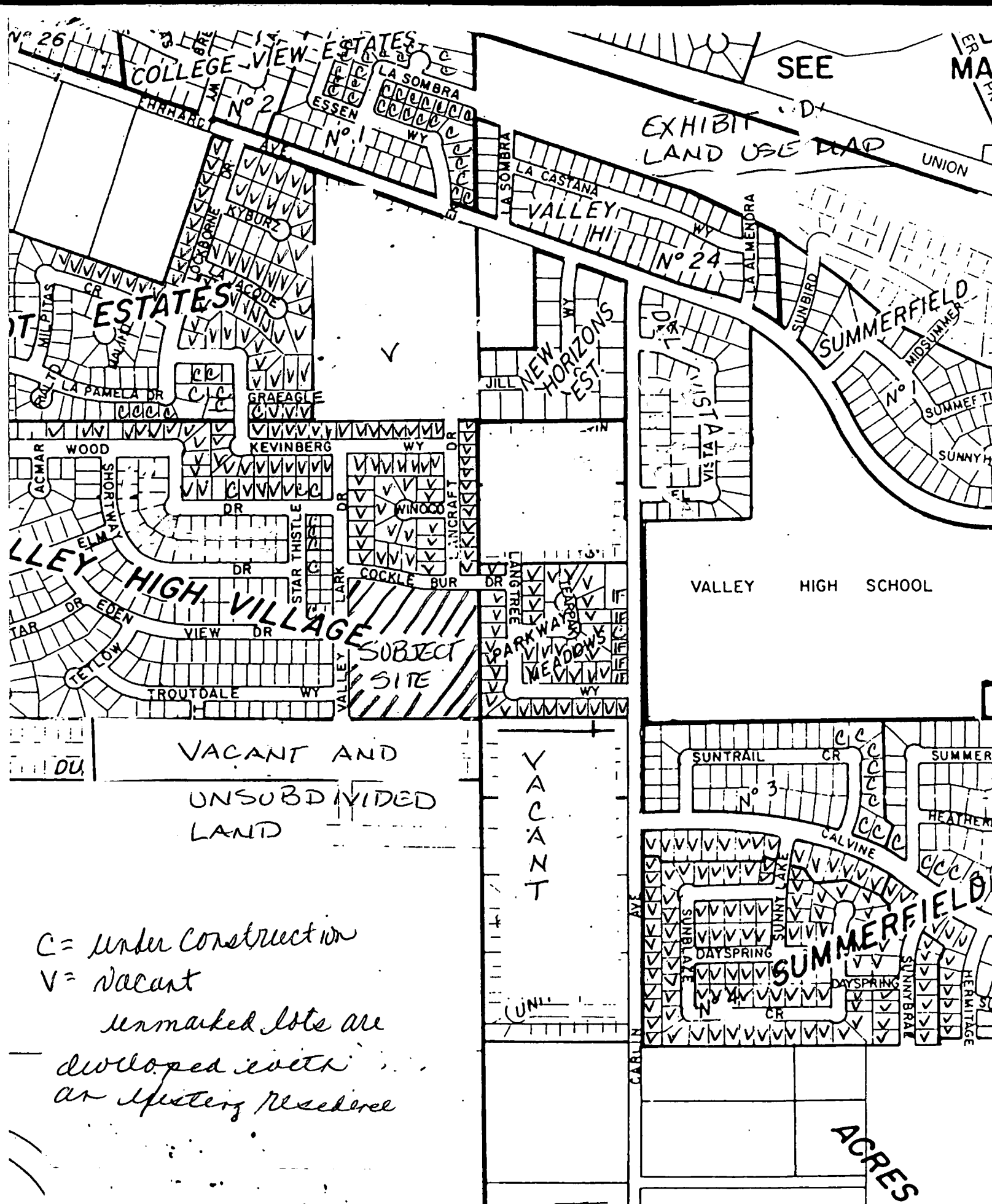
SUBJECT SITE

1979 GENERAL PLAN
 8-25-83
 7-14-83
 001389

P83-094

16 JUNE 23, 1983 -
 5-12-83-9-8-83

45
 86
 No. 4 No. 7



VACANT AND
UNSUBDIVIDED
LAND

V
A
C
A
N
T

C = Under Construction
V = Vacant
Unmarked lots are
developed with
an existing residence

P-83094

17

8-25-83
MAY 12, 1983
June 23, 1983
7-14-83 9-8-83

001392

No. 7 5
No. 4 8

ACRES

CITY PLANNING COMMISSION

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

APPLICANT	Murray Smith & Associates - 3020 Explorer Drive, Sacramento, CA 95827
OWNER	Sunrise Valley - 12344 Fair Oaks Boulevard, Fair Oaks, CA 95628
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50 DAY CPC ACTION DATE	
REPORT BY	SD:sg
NEGATIVE DEC.	4-29-83
EIR	
ASSESSOR'S PCL. NO.	117-500-01

- APPLICATION:**
1. Environmental Determination
 2. Amend 1974 General Plan from elementary school site to residential
 3. Amend 1968 Valley Hi Community Plan from elementary school site to Light Density Residential
 4. Tentative Map

LOCATION: South of Ehrhardt Avenue and east of Franklin Boulevard - Lot B of Valley Hi Village.

PROPOSAL: The applicant is requesting the necessary entitlements to subdivide 7.9± vacant acres into 39 single family residential lots.

PROJECT INFORMATION:

1974 General Plan Designation: Elementary school site
 1968 Valley Hi Community Plan Designation: Elementary school site
 Proposed Plan Designation: Residential
 Existing Zoning of Site: R-1
 Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

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

Property Dimensions: 580' x 540'
 Property Area: 7.9± acres
 Density of Development: 4.9 du/ac. gr.; 5.4 du/ac. net
 Significant Features of Site: School site designation
 Topography: Flat
 Street Improvements: To be provided
 Utilities: To be provided
 North/South Lot Orientation: 46 percent
 North/South Potential Unit Orientation: 41 percent

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: At the April 13, 1983 meeting, by a vote of seven ayes, two absent, the Subdivision Review Committee voted to recommend approval of the 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:

APPLC. NO. P83-094

MEETING DATE June 23, 1983

CPC ITEM NO. 6

001376

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. Name the streets to the satisfaction of the Planning Director;
4. 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;
5. 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;
6. The applicant/developer shall designate and place on the final map those structures and/or lots which will meet the required 80 percent south orientation (including solar access) to the satisfaction of the Planning Director.

Informational Item: The applicant shall check with the County Sanitation District and meet all requirements.

BACKGROUND INFORMATION: On January 10, 1978 the City Council approved a request to subdivided 76 acres into 322 single family lots, one homestead and one school site (P-7962). The subject site is the seven acre school site.

STAFF EVALUATION: Staff has the following concerns with regard to this project:

1. The subject site has been designated an elementary school site since 1968 in the Valley Hi Community Plan. The 1974 General Plan also designates the site for elementary school purposes. The subject site was designated a school site and left unsubdivided with the approval of Valley Hi Village (P-7962). That subdivision was recorded January 25, 1979. The Subdivision Map Act specifies that the school district shall enter into an agreement to acquire the reserved land within two years after the completion and acceptance of all improvements. The Elk Grove School District was not able to enter into such an agreement and the time for reservation has expired. The owner now wishes to develop the site. According to the City Attorney there is, then, no alternative but to recommend approval of the map since the time for reservation has expired.
2. The Elk Grove Unified School District has expressed grave concerns regarding the release of this site for residential development. There are three elementary schools in the Valley Hi area, with an enrollment of 2,010 compared with a capacity of 1,918. The excess 92 students are bussed to other schools. Facilities include permanent structures, portable buildings and trailers. Due to the current overcrowded conditions, the school district is planning to purchase the site during the 1983-84 fiscal year (see Exhibits B and C).

001377

1738100

3. Staff has prepared Exhibit D showing land use in the immediate area. This exhibit indicates approximately 45 new homes currently under construction. It also indicates a substantial inventory of lots prepared for construction.
4. The Planning and Community Services Departments have determined that .581 acres of land are required for parkland dedication purposes and that fees are to be charged in lieu of the required dedication.

The applicant shall submit an appraisal of the land to be subdivided. The appraisal shall be dated and submitted not more than 90 days prior to filing the final map.

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STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the Negative Declaration;
2. Approval of the Amendment to the 1974 General Plan designation from Elementary School Site to Residential;
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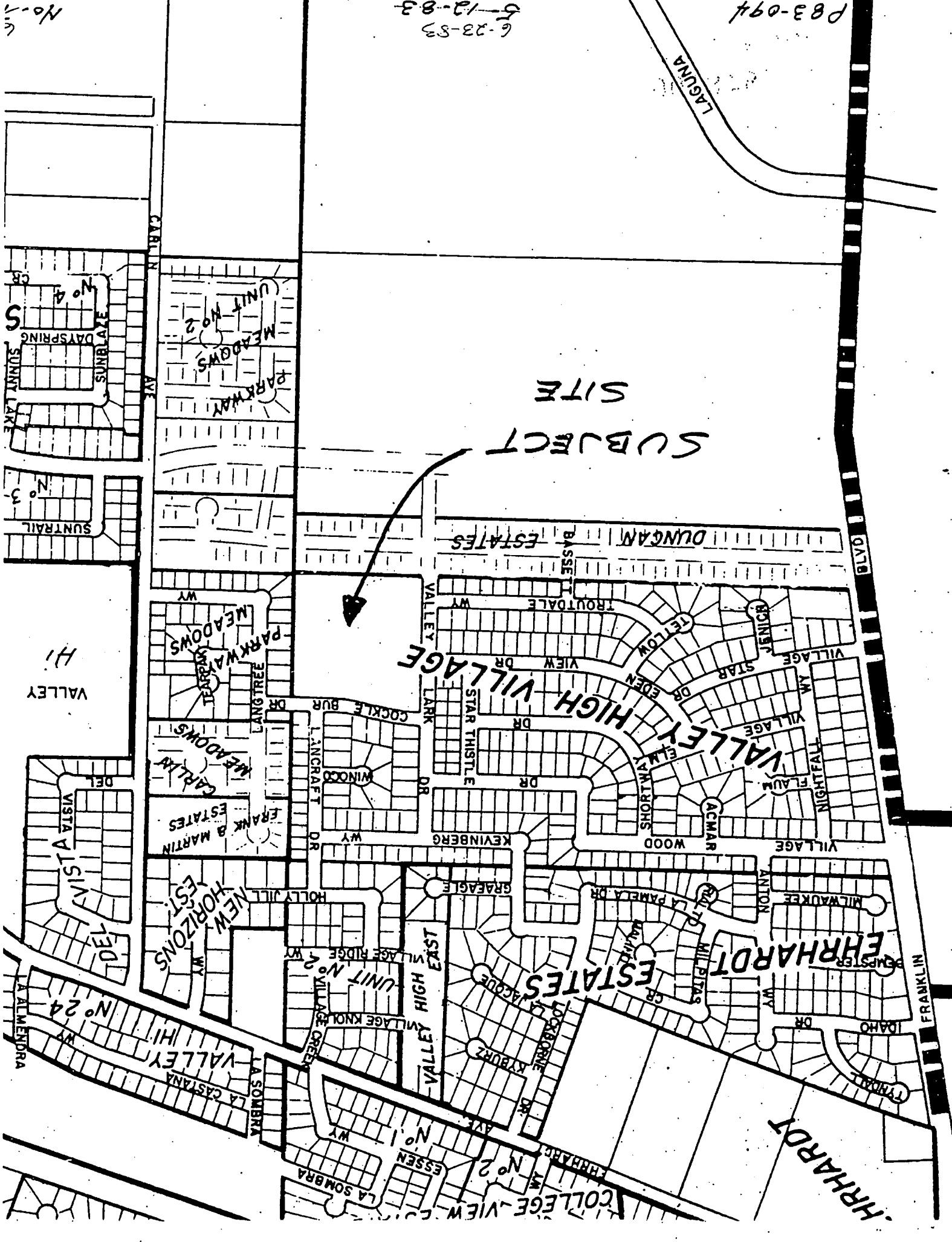
Conditions

- a. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code;
- b. Prepare a sewer and drainage study for the review and approval of the City Engineer;
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No. 16

6-23-83
5-12-83

P83-094



CITY PLANNING COMMISSION

927 - 10th Street, Suite 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Murray Smith & Associates, 3020 Explorer Drive, Sacramento, CA 95827		
OWNER	Sunrise Valley, 12344 Fair Oaks Boulevard, Fair Oaks, CA 95628		
PLANS BY	Murray Smith & Associates, 3020 Explorer Drive, Sacramento, CA 95827		
FILING DATE	3-25-83	50 DAY CPC ACTION DATE	REPORT BY: SD:bw
NEGATIVE DEC.	4-29-83	EIR	ASSESSOR'S PCL. NO. 117-500-01

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Property Dimensions:	580' x 540'
Property Area:	7.9± acres
Density of Development:	4.9 du/ac. gr.; 5.4 du/ac. net
Significant Features of Site:	School site designation
Topography:	Flat
Street Improvements/Utilities:	To be provided
North/South Lot Orientation:	46 percent
North/South Potential Unit Orientation:	41 percent

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: At the April 13, 1983 meeting, by a vote of seven ayes, two absent, the Subdivision Review Committee voted to recommend approval of the 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. Prepare a sewer and drainage study for the review and approval of the City Engineer;
3. Name the streets to the satisfaction of the Planning Director;
4. 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;
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6. The applicant/developer shall designate and place on the final map those structures and/or lots which will meet the required 80 percent south orientation (including solar access) to the satisfaction of the Planning Director.

Informational Item: The applicant shall check with the County Sanitation District and meet all requirements.

This item was heard by the Subdivision Review Committee before it was determined that plan amendments were necessary.

BACKGROUND INFORMATION: On January 10, 1978, the City Council approved a request to subdivide 76 acres into 322 single family lots, one homestead and one school site (P-7962). The subject site is the seven acre school site.

STAFF EVALUATION: Staff has the following concerns with regard to this project:

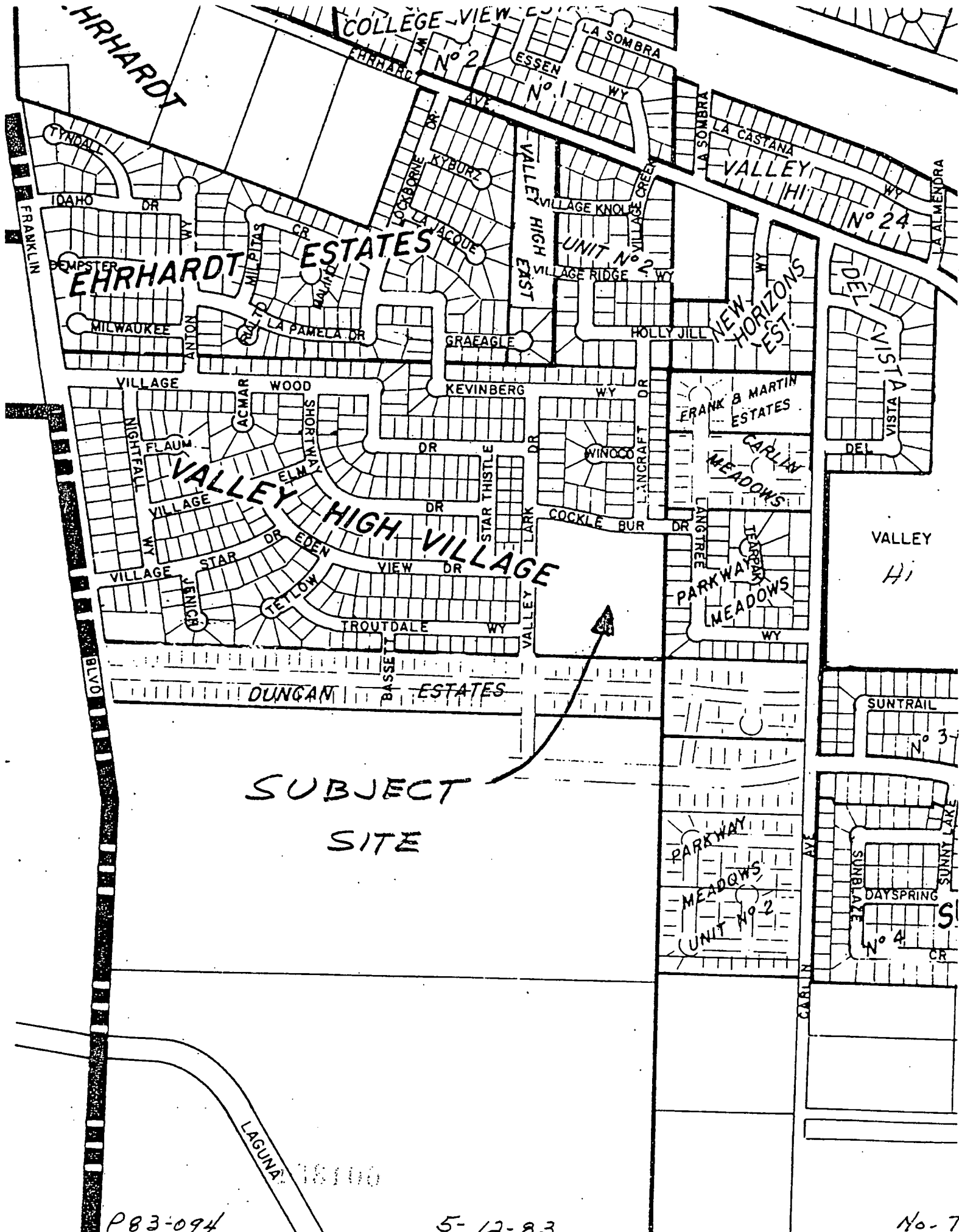
The subject site has been designated an elementary school site since 1968 in the Valley Hi Community Plan. The 1974 General Plan also designates the site for elementary school purposes. There are three elementary schools in the Valley Hi area, with an enrollment of 2,010 compared with a capacity of 1,918. The excess 92 students are bussed to other schools. Facilities include permanent structures, portable buildings and trailers. Due to the current overcrowded conditions the school district is planning to purchase the site during the 1983-84 fiscal year. The district, therefore, has serious concerns with regard to the requested plan amendments (see Exhibit 'C').

Staff has prepared Exhibit 'B' showing land use in the immediate area. This exhibit indicates approximately 45 new homes currently under construction. It also indicates a substantial inventory of lots prepared for construction. This can only add to the current overcrowded conditions.

Staff believes it would be unreasonable to support the plan amendment requests at this time. The need for these 15-year old designations is just becoming clear and imminent. Therefore, based on inconsistency with the general and community plans, staff cannot support the request to subdivide the property.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the Negative Declaration;
2. Denial of the amendment to the 1974 General Plan designation from elementary school site to residential;
3. Denial of the amendment to the 1968 Valley Hi Community Plan designation from elementary school to light density residential;
4. Denial of the tentative map (P83-094).



SUBJECT
SITE

P83-094

5-12-83

No-7

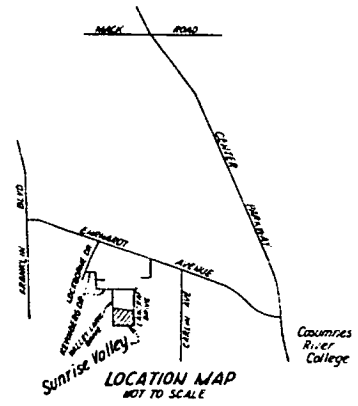
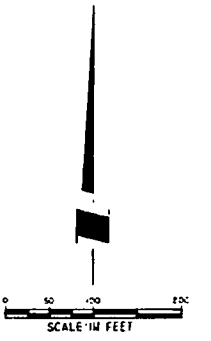
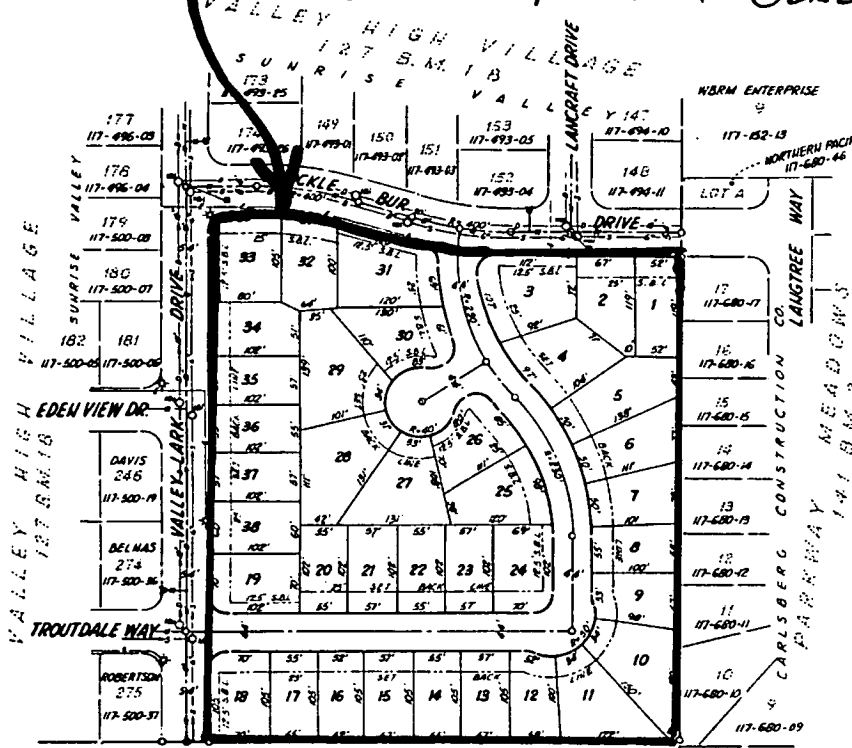
P83094

MAY 12, 1983

AREA TO BE DESIGNATED FOR RESIDENTIAL USE ON THE VALLEY HI COMMUNITY PLAN & GENERAL PLAN

TENTATIVE MAP SUNRISE VALLEY

LOT B OF VALLEY HIGH VILLAGE (127 B.M. 18)
CITY OF SACRAMENTO, CALIFORNIA
MARCH 1983 SCALE: 1" = 100'
MURRAY SMITH AND ASSOCIATES



- OWNER: SUNRISE VALLEY
12344 FAIR OAKS BLVD.
FAIR OAKS, CA 95628
PHONE: 969-0333
- SUBDIVIDER: DUNMORE DEVELOPMENT CO.
12344 FAIR OAKS BLVD.
FAIR OAKS, CA 95628
PHONE: 969-0333
- ENGINEER: MURRAY SMITH & ASSOCIATES
3020 EXPLORER DRIVE
SACRAMENTO, CA 95827
PHONE: 361-0444
- IMPROVEMENTS: AS REQUIRED BY CITY
OF SACRAMENTO DEPARTMENT
OF PUBLIC WORKS
- EXISTING USE: VACANT
- PROPOSED USE: SINGLE FAMILY DETACHED HOUSING
- PROPOSED ZONING: R-1
- EXISTING ZONING: R-1
- ASSESSOR'S NO.: 117-500-01
- SEWAGE DISPOSAL: CITY OF SACRAMENTO
- WATER SUPPLY: CITY OF SACRAMENTO
- DRAINAGE: CITY OF SACRAMENTO
- FIRE PROTECTION: SACRAMENTO FIRE DEPARTMENT
- SCHOOL DISTRICT: SACRAMENTO UNIFIED
- PARK DISTRICT: CITY OF SACRAMENTO
- ACREAGE: 7.20 ACRES² NET / 7.94 ACRES² GROSS
- NO. OF LOTS: 38 SINGLE FAMILY LOTS
- LOT SIZE: AS SHOWN
- NOTE: PROPERTY HAS BEEN GRADED AND IMPROVEMENTS CONSTRUCTED PER APPROVED PLANS FOR VALLEY HIGH VILLAGE.

SHELDON VALLEY HI NEST JOINT VENTURE
117-160-01

OKAMOTO
117-152-05

001390

EXHIBIT B