

# CITY PLANNING COMMISSION

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

APPLICANT	Robert Gray & Assoc. - 1113 High Street #5, Auburn, CA 95603				
OWNER	Santa Fe Development - P.O. Box 22587, Sacramento, CA 95822				
PLANS BY	Robert Gray & Assoc. - 1113 High Street #5, Auburn, CA 95603				
FILING DATE	12-9-83	50 DAY CPC ACTION DATE	2-9-84	REPORT BY:	SC:sg
NEGATIVE DEC.	1-30-84	EIR		ASSESSOR'S PCL. NO.	49-050-21, 49-071-01

- APPLICATION:
1. Environmental Determination
  2. Tentative Map to divide 40± vacant acres into 188 single family lots in the Single Family (R-1) zone.

LOCATION: North of Meadowview Road and west of Western Pacific RR

PROPOSAL: The applicant is requesting the necessary entitlements to resubdivide a 40 acre parcel into 188 single family lots.

PROJECT INFORMATION:

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

Surrounding Land Use and Zoning:

North: SMUD Sub Station; R-1  
South: Residential; R-1  
East: Residential; R-1A, R-2, R-2A  
West: Residential; R-1

Parking Required: 1 space per unit (188)  
Parking Provided: 188+  
Property Dimensions: Irregular  
Property Area: 40± acres  
Density of Development: 4.7 units per acre (gross)  
Square Footage of Lots: Varied  
Topography: Flat  
Street Improvements: To be provided  
Utilities: To be provided  
North/South Lot Orientation: 63%

Subdivision Review Committee Recommendation: On January 25, 1984, by a vote of six ayes and three absent, the Subdivision Review Committee recommended approval of this request 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:

1. Provide standard subdivision improvements pursuant to Section 40.811 of the Subdivision Ordinance prior to filing the final map;

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2. Prepare a sewer and drainage study for the review and approval of the City Engineer prior to filing the final map;
3. Name the streets to the satisfaction of the Planning Director;
4. Applicant/developer shall designate and place on the final map those structures and/or lots which will meet the required eighty percent (80%) south orientation (including solar access) to the satisfaction of the Planning Director;
5. Shall provide for a 12 foot high solid masonry wall/berm combination adjacent to the railroad tracks, and a six foot high solid wall along the northern property line prior to recordation of the final map. The design and construction type of the wall shall be subject to review and approval by the Planning Director;
6. A note shall be placed on the map stating "Dwellings constructed on Lots 16-18, 26-28, and 35-42 shall be designed to provide exterior walls with a Sound Transmission Class (STC) rating of 25. Based on the sound study, this is necessary to achieve the 45 dBA interior noise level;
7. A note shall be placed on the map stating "Two story dwellings are not allowed on those lots adjacent to the eastern property line (Lots 16-18, 26-28 and 35-42);
8. 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.

Background Information: On February 26, 1981 the Commission approved a similar map (P-9203) for the subject site. In February of 1983 the map was extended by the City Council. This map is due to expire and the applicant is resubmitting a similar map with the same street and lot design, however, the attached map indicates that four less lots are proposed.

Staff Evaluation: Staff has the following comments regarding this request:

1. The subject site is located on the west side of the Western Pacific Railroad and south of a SMUD substation. Due to the potential for excessive noise levels from the railroad and SMUD substation the original map was approved subject to conditions which would minimize the impact of these adjacent uses on the proposed residential development. A sound study was prepared which indicated that noise levels could be effectively mitigated by using acoustical construction and noise barriers. The noise barriers will consist of a six foot solid masonry wall adjacent to the SMUD substation and a 12 foot wall/berm combination adjacent to the railroad tracks. The map is also conditioned to prohibit two story dwellings on lots adjacent to the railroad.
2. The applicant has indicated that only 63 percent of the lots achieve the required 80% north/south lot orientation. The applicant will, therefore,

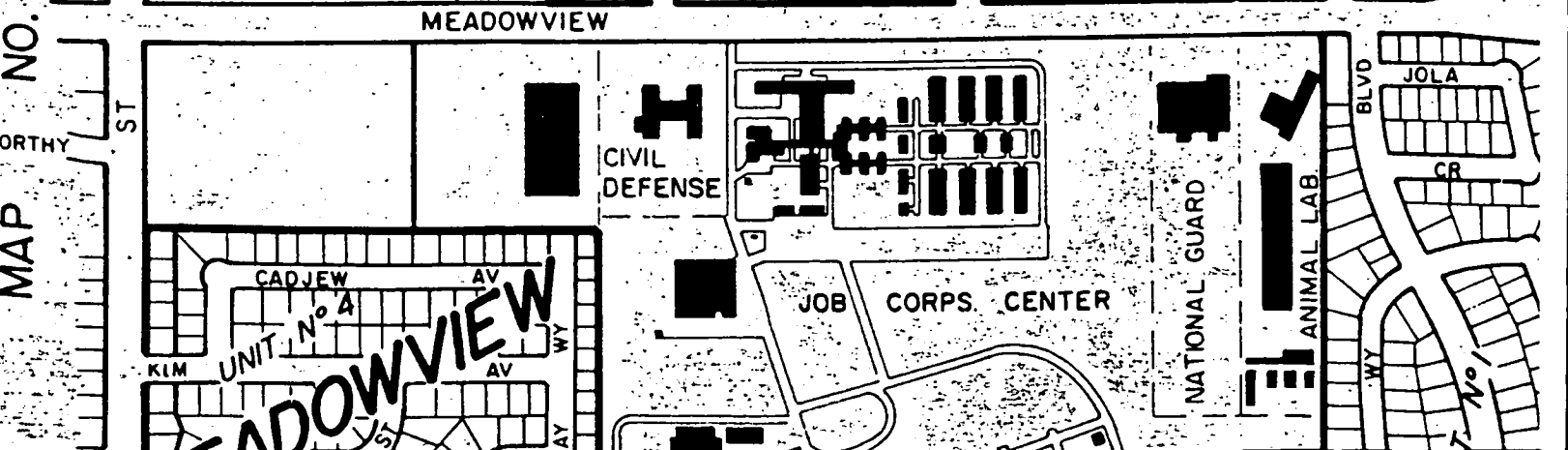
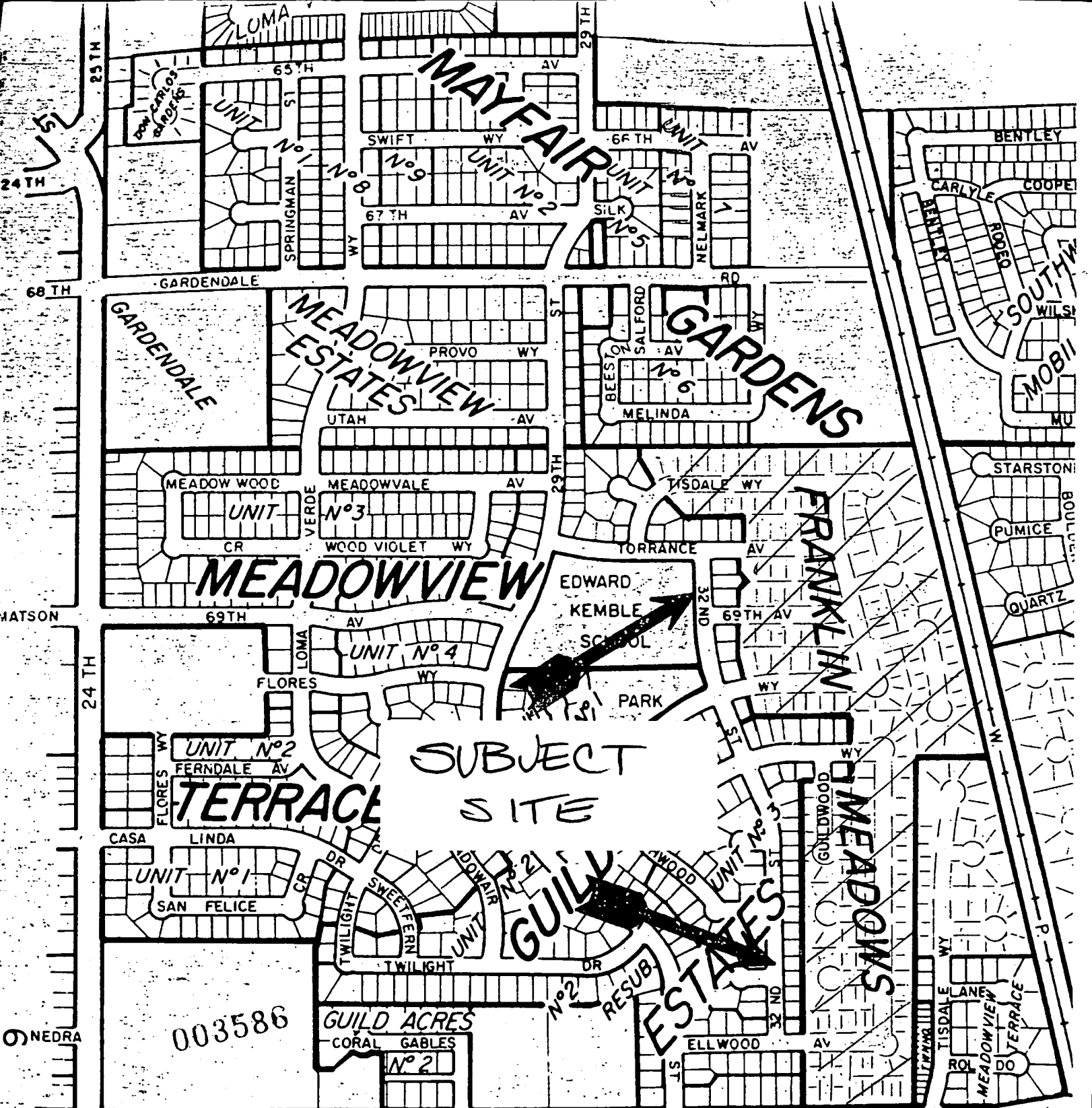
be required to achieve the 80% solar access through structure orientation on the remainder of the lots.

3. The Planning and Community Services Departments have determined that 2.80 acres of land are required for parkland dedication purposes and that fees are required in lieu of the required dedication. The applicant shall submit to the City 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.

Staff Recommendation: Staff recommends the following:

1. Ratification of the Negative Declaration;
2. Approval of the Tentative Map subject to conditions which follow:
  - a. Provide standard subdivision improvements pursuant to Section 40.811 of the Subdivision Ordinance prior to filing the final map;
  - b. Prepare a sewer and drainage study for the review and approval of the City Engineer prior to filing the final map;
  - c. Name the streets to the satisfaction of the Planning Director;
  - d. Applicant/developer shall designate and place on the final map those structures and/or lots which will meet the required eighty percent (80%) south orientation (including solar access) to the satisfaction of the Planning Director;
  - e. Shall provide for a 12 foot high solid masonry wall/berm combination adjacent to the railroad tracks, and a six foot high solid wall along the northern property line prior to recordation of the final map. The design and construction type of the wall shall be subject to review and approval by the Planning Director;
  - f. A note shall be placed on the map stating "Dwellings constructed on Lots 16-18, 26-28, and 35-42 shall be designed to provide exterior walls with a Sound Transmission Class (STC) rating of 25. Based on the sound study, this is necessary to achieve the 45 dBA interior noise level;
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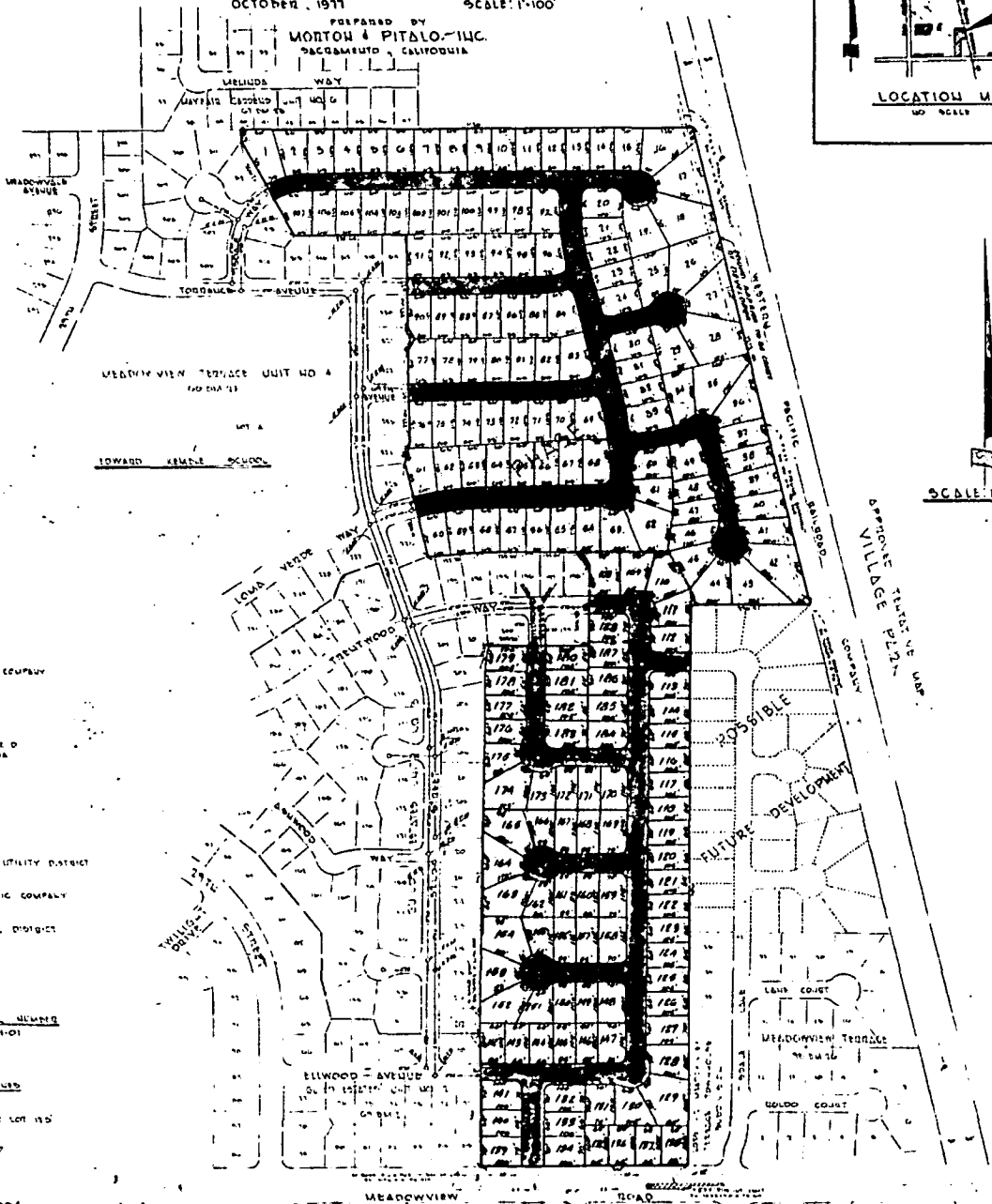
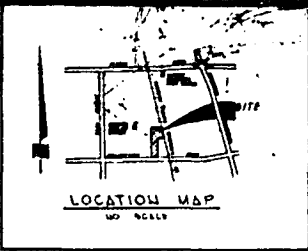
February 9, 1984

Item 10

# FRANKLIN MEADOWS

PORTION OF 1/4 SEC. 6, T. 7 N., R. 9 E., M. 2 N.  
CITY OF SACRAMENTO, CALIFORNIA  
OCTOBER, 1977

PREPARED BY  
**MORTON & PITALO, INC.**  
SACRAMENTO, CALIFORNIA



**OWNER & DEVELOPER**  
SALES BY DEVELOPMENT COMPANY  
P.O. BOX 1234  
SACRAMENTO, CALIFORNIA  
TELEPHONE 456-7890

**ENGINEER**  
MORTON & PITALO, INC.  
123 1/2 STREET, SUITE 100  
SACRAMENTO, CALIFORNIA  
TELEPHONE 456-7890

**CITY ENGINEER**  
CITY OF SACRAMENTO

**WATER**  
CITY OF SACRAMENTO

**SEWER**  
SACRAMENTO MUNICIPAL UTILITY DISTRICT

**COAST**  
PACIFIC GAS & ELECTRIC COMPANY

**PLANNING DISTRICT**  
CITY UTILITIES DISTRICT

**STREETS**  
CITY

**SECTION**  
NOT 3000

**PROPOSED PARCEL NUMBER**  
AS SHOWN IN 88-010-01

**NUMBER OF LOTS**  
192 - 199

**PROPOSED STRENGTH LINES**  
FRONT YARD 10'  
SIDE YARD 5'  
SIDE YARD 5' (CORNER LOT 1/2)  
REAR YARD 5'

REVISED 11/1/77

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