

# CITY PLANNING COMMISSION

1231 'I' STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	: Morton & Pitalo Inc. , 1430 Alhambra Blvd., Sac., CA 95816				
OWNER	: Equity Research, 2041 Hallmark Drive, Sacramento, CA 95816				
PLANS BY	Morton & Pitalo, Inc.				
FILING DATE	9/19/86	ENVIR. DET.	10/13/86	REPORT BY	SD
ASSESSOR'S-PCL. NO.	117-152-10				

- APPLICATION:**
- A. Certify Supplemental EIR for Carlin Estates I
  - B. Rezone 10+ vacant acres from Agricultural (A) to Single Family (R-1)
  - C. Tentative Map (P86-086)

**LOCATION:** West side of Carlin Avenue, 2000+ acres south of Langtree

**PROPOSAL:** The applicant is requesting the necessary entitlements to subdivide 10+ vacant acres into 48 single family residential units.

**PROJECT INFORMATION:**

1974 General Plan Designation:	Residential
1986 South Sacramento Community Plan Designation:	Residential 4 to 8 du/ac.
Existing Zoning of Site:	Agricultural
Existing Land Use of Site:	Vacant

**Surrounding Land Use and Zoning:**

North:	Vacant: R-1
South:	Vacant: R-1
East :	Vacant: R-1 and R-1-A
West :	Vacant: R-1

Property Dimensions:	660 x 660
Property Area:	10+ acres
Density of Development:	6.2 d.u. per acre net
Topography:	Flat
Street Improvements:	To be provided
Utilities:	To be provided

**SUBDIVISION REVIEW COMMITTEE RECOMMENDATION:**

On October 8, 1986, by a vote of 5 ayes, 4 absent, the Subdivision Review Committee voted to recommend approval of the Tentative Map subject to the attached conditions:

**Project Evaluation:** Staff has made the following findings:

A. Land Use:

001012

The subject site is designated for residential uses in the 1974 General Plan and 4 to 8 units per acre in the 1986 South Sacramento Community Plan. The site is surrounded by vacant, residential land. The applicant proposes a single family residential subdivision at a density of 6.2 units per net acre.

APPLC. NO. P84-086 MEETING DATE October 23, 1986 ITEM NO. 2

The subject site is not currently within an assessment district. There are, therefore, no sewer, drainage or water facilities available to the subject site. The area has been reviewed under the Laguna Creek Floodplain Alternatives Study and Master EIR, which was prepared to address the cumulative impacts of different types of floodplain development. In March, 1985, the Council adopted the modified floodplain as the most desirable method of treating the creek drainage system. A floodplain alignment was subsequently determined by the Public Works Department.

The City is now in the process of forming the Laguna Creek Assessment District, which will provide sewer, water and drainage services and other public facilities to the area. It is anticipated that the district will be formed and improvements substantially completed within the life of the map to permit final recordation. The applicant will be required to participate in the assessment district.

B. Rezoning:

The applicant proposes to rezone 10+ acres in order to subdivide the site into 48 single family parcels. Since the proposed density is within the range designated in the community plan, staff has no objection to the rezoning.

C. Design:

The applicant proposes to subdivide 10+ acres into 48 single family lots. All lots comply with minimum width, depth and area requirements. Three lots of 58 feet in width and four corner duplex lots are proposed along Carlin Road. The ultimate right of way along Carlin will be 54 feet which does not qualify as a major street. (See Exhibit B). Additional lot width is, therefore, not needed to eliminate a back out parking situation.

D. Parkland Dedication:

The Planning and Community Services Divisions have determined that parkland dedication in-lieu fees area appropriate. Fees will be based upon .7152 acres of land multiplied by the per acre value established by the applicant's appraiser.

E. Facilities:

The Elk Grove School District is an impacted district and is currently collecting impaction fees as building permits are issued.

ENVIRONMENTAL DETERMINATION:

001013

The potential impacts of the project have been previously assessed in the Laguna Creek Floodplain Alternatives Study and E.I.R. Most impacts were reduced to a less than significant level by mitigation measures, however, noise levels were found to be potentially unacceptable. The Environmental Coordinator has issued a Negative Declaration on the project subject to the following mitigation measure:

The applicant shall comply with acceptable noise standards established in the City's General Plan Noise Element and Noise Ordinance to the satisfaction of the City Building Division and County Environmental Health Office.

Recommendation: Staff recommends the following actions:

1. Ratification of the Negative Declaration.
2. Recommend approval of the Rezone from Agricultural (A) to Single Family (R-1).
3. Recommend approval of the Tentative Map subject to the following conditions.

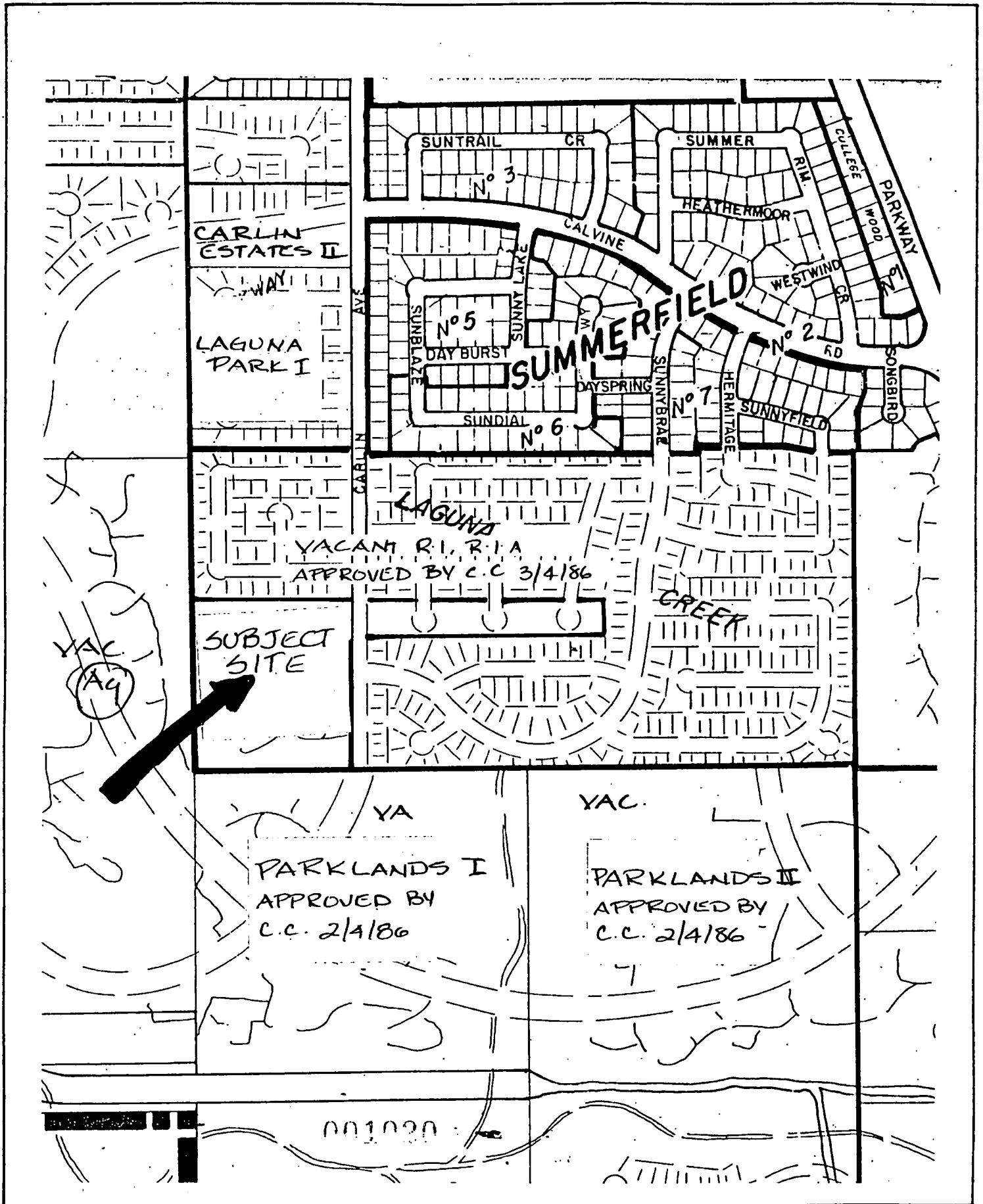
Conditions - Tentative Map:

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

- 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; May require off-site extension and oversizing.
- C. 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.
- D. 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.
- E. The applicant/developer shall designate and place on the final map those structures and/or lots which will meet the required 80% south orientation (including solar access) to the satisfaction of the Planning Director, or comply with Title 24 requirements of the Uniform Building Code.
- F. Meet all County Sanitation District requirements.
- G. Submit a soils test prepared by a registered engineer to be used in street design.
- H. Submit a seepage test prepared by a registered engineer which identifies and recommends solutions for ground water related problems which may occur in both the subdivision lots and the public right-of way; appropriate facilities shall be constructed to alleviate those problems.
- I. A portion of the property may lie in a Federal Flood Hazard Area. No development can be approved until appropriate measures are taken to remove the area from the flood zone.,
- J. Appropriate assessment districts or other funding methods will have to be formed to cover the costs of improvements in drainage, sewage, bridges, channel improvements, streets, water and other public facilities in the Luguna Creek Study Area;
- K. Final maps cannot be filed until the necessary permanent off-site improvements are substantially complete to the satisfaction of the Public Works Director.

- L. Applicant/owner shall join a maintenance district for the Laguna Creek Study Area prior to the filing of the final map; may require applicant/owner to form district.
- M. 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.
- N. Upon approval of the study by the City, if modifications to the Subdivision Review Committee conditions are required in the opinion of the Public Works Department, the applicant shall either concur in the modifications or the application shall be resubmitted for reconditioning and approval to the Subdivision Review Committee at the earliest possible date.
- O. Comply with all CEQA and Federal requirements.
- P. Abandon any on-site wells to the satisfaction of the County Health Dept.
- Q. Minimum lot pad grade = 1 foot above 100 year floodplain.
- R. May require off-site dedication along existing Carlin Avenue and 30 feet of paving to connect to site. City will condemn at developer's expense if necessary.

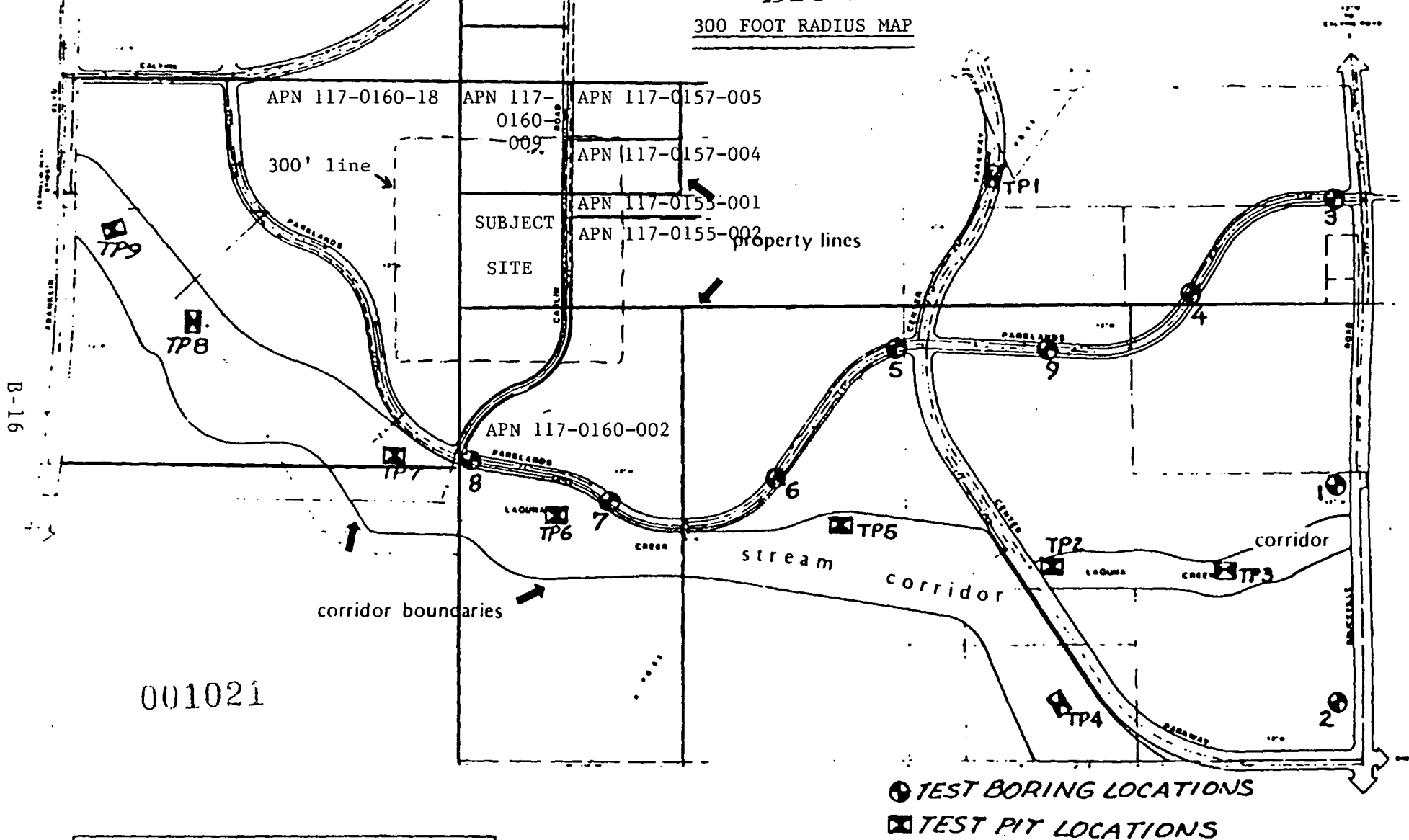
001015



**VICINITY - LAND USE - ZONING**

# LAGUNA CREEK ASSESSMENT DISTRICT

300 FOOT RADIUS MAP



Zentner & Zentner  
land planning and restoration

Figure 5: Subsurface soil test locations  
Source: Youngdahl and Associates, 1985

