

CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	G. S. Nolte & Assoc. - 1700 I Street, Sacramento, CA 95825				
OWNER	Loren & Darlene Croner - P.O. Box 33, Walnut Grove, CA 95690				
PLANS BY	G. S. Nolte & Assoc. - 1700 I Street, Sacramento, CA 95825				
FILING DATE	5-4-83	50 DAY CPC ACTION DATE		REPORT BY:	SD:sg
NEGATIVE DEC.	5-27-83	EIR		ASSESSOR'S PCL. NO.	041-045-01,02

APPLICATION: 1. Environmental Determination
2. Tentative Map (P83-138)

LOCATION: Wah Avenue between Carnation Avenue and Indian Lane

PROPOSAL: The applicant is requesting the necessary entitlements to subdivide 1.5± vacant acres into nine single family residential lots.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1965 Airport Community Plan Designation:	Light Density Residential
Proposed Airport/Meadowview Community Plan Designation:	Low Density Residential
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Vacant
Surrounding Land Use and Zoning:	
North: Single Family; R-1	
South: Vacant; R-1	
East: Vacant; R-1	
West: Single Family; R-1	
Property Dimensions:	474' x 135'
Property Area:	1.46± acres
Density of Development:	6 du/ac.
Topography:	Flat
Street Improvements:	To be provided
Utilities:	To be provided
1982 Executive Airport CLUP Designation:	EA-4

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On May 25, 1983, by a vote of six ayes and three 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 on Wah and Carnation Avenues.
2. Enter into an agreement with the City to participate in any future assessment districts to provide street improvements and public drainage, water, and sewer facilities for Indian Lane. A note shall be placed on the final map referencing the agreement.

APPLC. NO. P83-138

000898

FILED DATE June 9, 1983

CPC ITEM NO. 21

②

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. Relocate fire hydrant and street lights as required.
5. Prepare a right-of-way study for Indian Lane to the satisfaction of the City Engineer.

INFORMATIONAL ITEM: The applicant shall check with the County Sanitation District and meet all requirements.

STAFF EVALUATION: Staff has the following observations and comments with regard to this project:

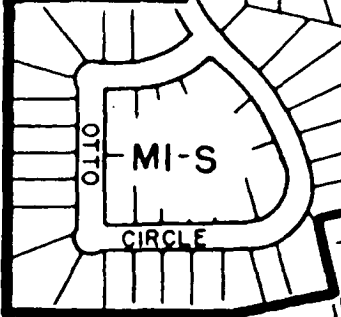
1. The subject site is located in an area that is developed with single family residences situated on a mixture of large and standard-sized lots. The applicant is proposing to subdivide two large parcels into nine standard-sized single family residential lots. Staff has no problem with this request.
2. The subject site is located within the proposed Woodbine Assessment District No. 3 which will provide the area with urban improvements and services. The City Engineer indicates that this district will be under construction within a year. The applicant, therefore, should be able to provide standard subdivision improvements along Wah Avenue and Carnation Avenue within the life of the map. The City Engineer supports the project.
3. The Planning and Community Services Departments have determined that .134 acres of land are required for parkland dedication purposes and that fees are to be charged in-lieu of the required dedication. The subdivider 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.
4. The subject site is located within EA 4 of the 1982 Executive Airport CLUP. Single family residences are permitted within this overlay zone.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the Negative Declaration.
2. Approval of the Tentative Map subject to the following conditions:
 - a. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code on Wah and Carnation Avenues.
 - b. Enter into an agreement with the City to participate in any future assessment districts to provide street improvements and public drainage, water, and sewer facilities for Indian Lane. A note shall be placed on the final map referencing the agreement.

- 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. Relocate fire hydrant and street lights as required.
- e. Prepare a right-of-way study for Indian Lane to the satisfaction of the City Engineer.

LOCATION
MAP



**SUBJECT
Site**

WOODBINE

R-3

MI-S

CIRCLE

WOODBINE
SCHOOL

EDINGER

2B-R

TOY

C-I-R

R

HING

R-1

LOCK

P-83138

MI-S

6/9/83

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MI-S

Item 21

C-I

LUTHER

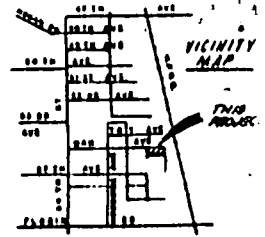
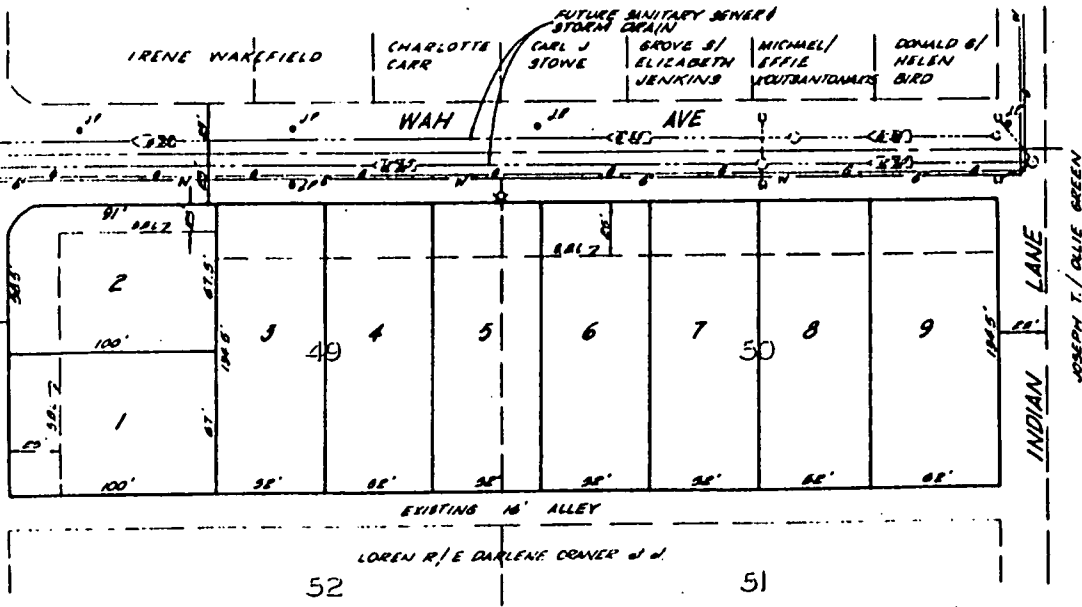
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JUNE 9, 1983

Item 21

000902

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NAME: CARNATION GARDENS

LEGAL DESCRIPTION: LOTS 49 AND 50 AS SHOWN ON THE PLAN OF CAMBELLIA ACRES RECORDED IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF SACRAMENTO ON JUNE 2, 1915 IN BOOK 15 OF MAPS, MAP NO. 21.

OWNER: LOREN S. CRAMER
P.O. BOX 33
WALNUT GROVE, CA 95690

ENGINEER/SURVEYOR:
GEORGE S. NOLTE AND ASSOCIATES
1700 L STREET
SACRAMENTO, CALIFORNIA 95814
442-3020

PRESENT ZONING: R-1

PRESENT USE: VACANT

PROPOSED ZONING: R-1

PROPOSED USE: SINGLE FAMILY RESIDENCES (DUPLIX @ CORNER LOTS)

NO. OF LOTS: 9

NET AND GROSS AREA OF PROPERTY: 1.44 AC.

SCHOOL DISTRICT: SACRAMENTO UNIFIED SCHOOL DISTRICT

SOURCE OF WATER SUPPLY: CITY OF SACRAMENTO

PROVISION OF SEWANTY SERVICE: PRESENT - NONE
FUTURE - COUNTY OF SACRAMENTO (WOODSIDE ASSESSMENT DISTRICT NO. 3)

PROVISION OF STORM DRAINAGE AND FLOOD CONTROL: CITY OF SACRAMENTO

ASSessor'S PARCEL NO.: 41-043-01 AND 02

DATE: 6-20-83
SCALE: 1"=40'
DESIGNED: [Signature]
DRAWN: [Signature]
CHECKED: [Signature]
PROJ. ENGR: [Signature]



GEORGE S. NOLTE AND ASSOCIATES

SAN JOSE (408) 267-3400 WALNUT CREEK (415) 924-8080 SACRAMENTO (916) 442-3020 SAN DIEGO (714) 276-9382

TENTATIVE MAP
OF
CARNATION GARDENS

SHEET
OF 6 SHEETS
JOB NO.
2183-03-00