

(Amended by staff 1-10-91)  
CITY PLANNING COMMISSION  
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	Atteberry and Associates, P.O. Box 818, Roseville, CA 95661		
OWNER	Myrtle M. Jones, 802 Woodside E. Ln., Sacramento, CA 95825		
PLANS BY	Atteberry and Associates		
FILING DATE	3-28-90	ENVIR DET	Negative Declaration
			REPORT BY DCS
ASSESSOR'S PCL. NO.	237-0040-026-0000		

- APPLICATION:**
- A. Negative Declaration
  - B. Rezone 10.0+ vacant acres from Agriculture (A) to Standard Single Family (R-1) zone;
  - C. Tentative Map to divide 10.0+ vacant acres into 39 single family and 8 halfplex lots (16 units) to be known as Matranga Ranch; and,
  - D. Subdivision Modification to create four through lots.

**LOCATION:** 4625 Rio Linda Blvd.

**PROPOSAL:** The applicant is requesting the necessary entitlements to subdivide 10.0+ vacant acres into 39 single family and 8 halfplex lots (16 units) for a total of 55 units in the Standard Single Family (R-1) zone.

**PROJECT INFORMATION:**

General Plan Designation:	Low Density Residential (4-15 du/na)
1984 North Sacramento	
Community Plan Designation:	Residential (7-15 du/na)
Existing Zoning of Site:	A
Existing Land Use of Site:	Vacant

**Surrounding Land Use and Zoning:**

North:	One Single Family Residence; A
South:	One Single Family Residence; A, R-1
East:	Vacant and bikeway; A
West:	Single Family Residential, R-1

Property Dimensions:	660' X 660'
Property Area:	10.0+ gross acres, 6.81+ net acres
Density of Development:	8.08+ du/na

APPLC. NO. P90-163

MEETING DATE January 10, 1991

ITEM NO. 20

CITY PLANNING COMMISSION  
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	Atteberry and Associates, P.O. Box 818, Roseville, CA 95661		
OWNER	Myrtle M. Jones, 802 Woodside E. Ln., Sacramento, CA 95825		
PLANS BY	Atteberry and Associates		
FILING DATE	3-28-90	ENVIR DET	Negative Declaration
			REPORT BY DCS
ASSESSOR'S PCL. NO.	237-0040-026-0000		

- APPLICATION:**
- A. Negative Declaration
  - B. Rezone 10.0+ vacant acres from Agriculture (A) to Standard Single Family (R-1) zone;
  - C. Tentative Map to divide 10.0+ vacant acres into 39 single family and 8 halfplex lots to be known as Matranga Ranch; and,
  - D. Subdivision Modification to create four through lots.

**LOCATION:** 4625 Rio Linda Blvd.

**PROPOSAL:** The applicant is requesting the necessary entitlements to subdivide 10.0+ vacant acres into 39 single family and 8 halfplex lots in the Standard Single Family (R-1) zone.

**PROJECT INFORMATION:**

*see amended page*

General Plan Designation:	Low Density Residential (4-15 du/na)
1984 North Sacramento	
Community Plan Designation:	Residential (7-15 du/na)
Existing Zoning of Site:	A
Existing Land Use of Site:	Vacant

**Surrounding Land Use and Zoning:**

North: One Single Family Residence; A  
South: One Single Family Residence; A, R-1  
East: Vacant and bikeway; A  
West: Single Family Residential, R-1

Property Dimensions:	660' X 660'
Property Area:	10.0+ acres
Density of Development:	8+ du/na
Topography:	Flat
Street Improvements:	To Be Provided

APPLICATION NO. P90-163

JANUARY 10, 1991

#20

Utilities:

To Be Provided

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On December 19, 1990, by a vote of five ayes, four absent, the Subdivision Review Committee voted to recommend approval of the tentative map subject to conditions included below.

PROJECT EVALUATION:

A. Land Use and Zoning

The subject site is designated Low Density Residential in the General Plan and North Sacramento Community Plan. Zoning of the site is Agriculture (A). The property to the north and south are occupied by one single family residence each. To the west is Magpie Creek and a residential subdivision. To the east is a bikeway and vacant property. Zoning to the north, east and south is Agriculture (A). Zoning to the south and west is Standard Single Family (R-1). The subject property is currently vacant.

B. Applicant's Proposal

The applicant is requesting the necessary entitlements to develop 39 single family and 8 halfplex lots on 10.0+ acres. The property is currently designated by the General Plan as Low Density Residential (4-15 du/na). The 1984 North Sacramento Community Plan designates the site as Residential (7-15 du/na). The applicant is also requesting a rezoning of the property from the Agriculture (A) zone to the Standard Single Family (R-1) zone. The rezone will accommodate the proposed development. A Subdivision Modification is also required to create four through lots.

C. Staff Analysis

Site Design and Layout- The proposed subdivision would consist of 39 standard single family and 8 halfplex lots ranging from approximately 5200 to 9000 square feet in size. The Magpie Creek channel is located along the westerly property line of the project.

Rezone- The request to rezone the property from Agriculture (A) to Standard Single Family (R-1) is needed to allow the proposed development. The Agriculture zone is used as a temporary holding zone that is intended to be changed at the appropriate time for the development of property. In this case, the subject site is adjacent to single family development and is consistent with the General Plan and Community Plan that applies to the property. Staff recommends approval of the proposed rezone and tentative map for this site.

Subdivision Modification- Through lots are parcels (other than corner lots) that front on two streets. The subdivision design proposed includes four through lots located along Rio Linda Blvd. The Subdivision Ordinance discourages the creation of through lots as they could be developed with a separate dwelling fronting on each street. Staff supports the request for the through lots in this case because the required sound wall to be located along Rio Linda Blvd. will preclude development of two units

APPLC. NO. P90-163

MEETING DATE January 10, 1991

ITEM NO. 20

on these parcels. Corner lots will be required to obtain access off the minor streets.

**C. Agency Comments**

The proposed project was reviewed by City Engineering, Traffic Engineering, Community Services and Building Divisions. The applicant has worked closely with City staff in developing the subdivision and its design. Staff, therefore, recommends approval of the project subject to the conditions listed below.

**ENVIRONMENTAL DETERMINATION:** The Environmental Services Manager has determined that the project, as proposed, will not have a significant impact to the environment; therefore, a Negative Declaration has been prepared. The mandatory mitigation measures listed below shall be incorporated into the project to reduce potential environmental impacts to below a level of significance.

**RECOMMENDATION:** Staff recommends the Planning Commission take the following actions:

- A. Ratify the Negative Declaration;
- B. Recommend approval to Rezone 10.0+ vacant acres from Agriculture (A) to Standard Single Family (R-1) zone and forward to the City Council;
- C. Recommend approval of the Tentative Map to divide 10.0+ vacant acres into 39 single family and 8 halfplex lots to be known as Matranga Ranch and forward to the City Council; and,
- D. Recommend approval of the Subdivision Modification to create four through lots and forward to the City Council.

**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 City Code; Construct Rio Linda Boulevard to 40 feet half section with 15 foot lane northbound;
- 2. Prepare a sewer and drainage study for the review and approval of the City Engineer;
- 3. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments;
- 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. Coordinate with County Sanitation District;
  7. Submit a soils test prepared by a registered engineer to be used in street design;
  8. Dedicate right-of-way along Rio Linda Boulevard to 80 feet per study on file with the City. An additional 20 feet is required;
  9. No driveways shall be allowed on Rio Linda Boulevard;
  10. Requires off-site dedication along property to north for channel realignment. City will condemn at developer's expense if necessary;
  11. Dedicate a standard 12.5-foot public utility easement for underground and public utility facilities and appurtenances adjacent to all public ways;
  12. Dedicate a 12.5-foot Public Utility Easement for underground facilities and appurtenances adjacent to Rio Linda Boulevard;
  13. Show all existing easements;
  14. Dedicate the north five feet of subject map as a public utility easement for overhead facilities and appurtenances;
  15. Construct Matranga Ranch Circle to 50 feet right-of-way for a minimum 100 feet west of Rio Linda Boulevard;
  16. Provide a stub street to the north to the satisfaction of the Traffic Engineer;
  17. Subject property must complete annexation to both Sacramento Regional County Sanitation District and County Sanitation District No. 1 of the Sacramento County prior to recordation of the map or prior to the approval of improvement plans, whichever occurs first;
  18. Right-of-way study required for existing canal. Dedicate right-of-way for and construct channel improvements along Magpie Creek to the point it matches the existing channel (approximately 300 feet north of the subdivision);
  19. Construct chain link fence along canal right-of-way;
  20. Construct a six foot decorative masonry wall along Rio Linda Boulevard. Wall

shall conform to visibility requirements, site distances, and setback lines per the approval of Traffic Engineer. Design of the wall shall be subject to review and approval of the Planning Director. Developers shall provide a five foot wide landscape strip between the masonry wall and public right-of-way (Rio Linda Boulevard). Developers shall join a landscape and maintenance assessment district or other suitable entity for the maintenance of landscaping, irrigation and sound walls in the common areas designated as Lots A, B, and C. Developers shall maintain the landscaping, irrigation and soundwalls for two years or until a maintenance district is formed (whichever is less). The two year period shall begin following acceptance by the City (issuance of a notice of completion);

21. Property abandon existing septic system and well to the satisfaction of the City/County Health Department.
22. Applicant shall comply with all mitigation measures specified in the negative declaration.

Mandatory Mitigation Measures

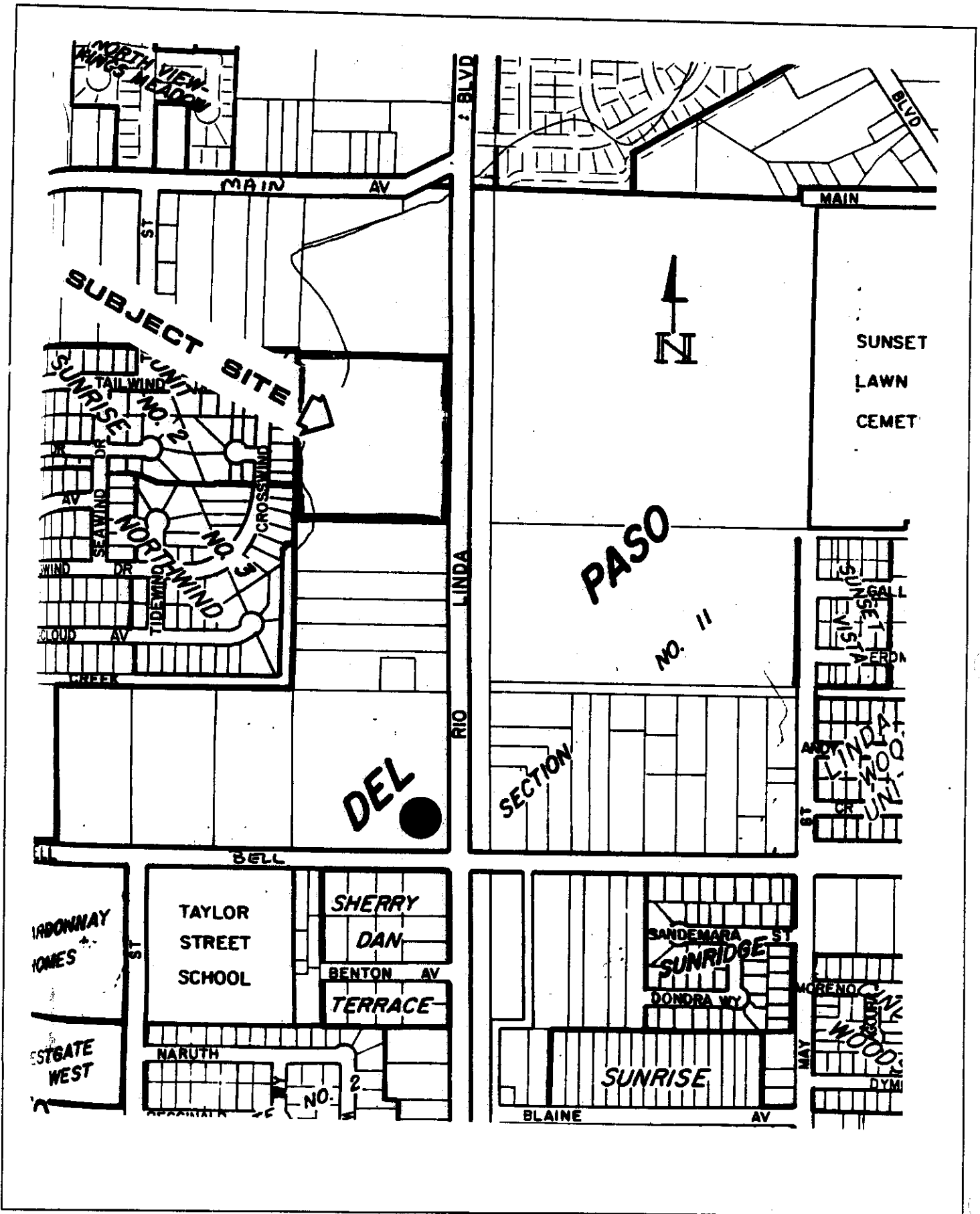
- A. Require construction contractors to implement a dust abatement program that will reduce the effect of construction on local PM 10 levels in the vicinity of construction zones. Elements of this program should include the following:
  - o Sprinkle all unpaved construction areas with water at least twice per day during demolition and excavation to reduce dust emissions. Additional watering should be carried out on hot or windy days. Watering could reduce particulate emissions by about 50%.
  - o Cover stockpiles of sand, soil, and similar materials with a tarp.
  - o Cover trucks hauling dirt and debris to reduce spillage onto paved surfaces.
  - o Sweep up dirt or debris spilled onto paved surfaces immediately to reduce resuspension of PM 10 through vehicle movements over these surfaces.
  - o Require construction contractors to designate a person or persons to oversee the dust abatement program and to order increased watering, as necessary.
- B. A 6 foot high noise barrier should be constructed along the property line on Rio Linda Boulevard (Lots 30, 31, 32, 33, 34, 47, and 1). The barrier should extend along the front building setback of the entire subdivision. Specifically, on lots 1 and 30, the wall shall extend from the front setback to the rear property line and then along the rear property line for a minimum of 15 feet. On lots 31, 32, 33, 34, and 47 the wall shall extend along the street side of the lot for a minimum of 15 feet.

- C. Barrier materials must be massive and airtight with no significant gaps in construction. Suitable materials for barriers include masonry block, precast concrete panels and 3/4" plywood sheathing with caulked overlapping joints.
- D. All joints in exterior walls shall be grouted or caulked airtight.
- E. Window or through-the-wall ventilation and air conditioning units shall not be permitted.
- F. All penetrations of exterior walls shall include a 1/2 inch airspace. This space shall be filled loosely with fiberglass insulation. The space shall then be sealed airtight on both sides of the wall with a resilient, non-hardening caulking or mastic.
- G. Windows must have a minimum STC rating of 29 or better. Windows facing the noise source should comprise less than 25 percent of the wall area. Windows shall have an air infiltration rate of less than or equal to 0.20 CFM/lin. ft. when tested with a 25 mile an hour wind per ASTM standards.
- H. Sliding glass doors must carry an STC rating of 31 or better. They should be double glazed and they must meet or exceed the window air infiltration rating given above.
- I. Exterior entrance doors should have a minimum STC rating of 30. They must include complete perimeter door seals.
- J. Section 65-019 of the California Labor Code requires developers to identify all asbestos containing materials in existing building prior to demolition or renovation. If asbestos containing materials are identified on the project site, the applicant will determine the quantity of material to be removed and comply with the following applicable State and Federal regulations:
  - o California Occupational Safety and Health Administration (CAL-OSHA) work safety standards must be applied to any demolition or renovation of structures that contain more than 100 square feet of asbestos containing materials. Specific standards are provided by CAL-OSHA (San Francisco Office: (415) 974 7633).
  - o Environmental Protection Agency (EPA) National Air Emission Standards must be applied to any demolition or renovation of structures than contain more than 160 square feet or 260 linear feet of asbestos containing materials. Specific information is provided by EPA (San Francisco Office: (415) 974-7633).

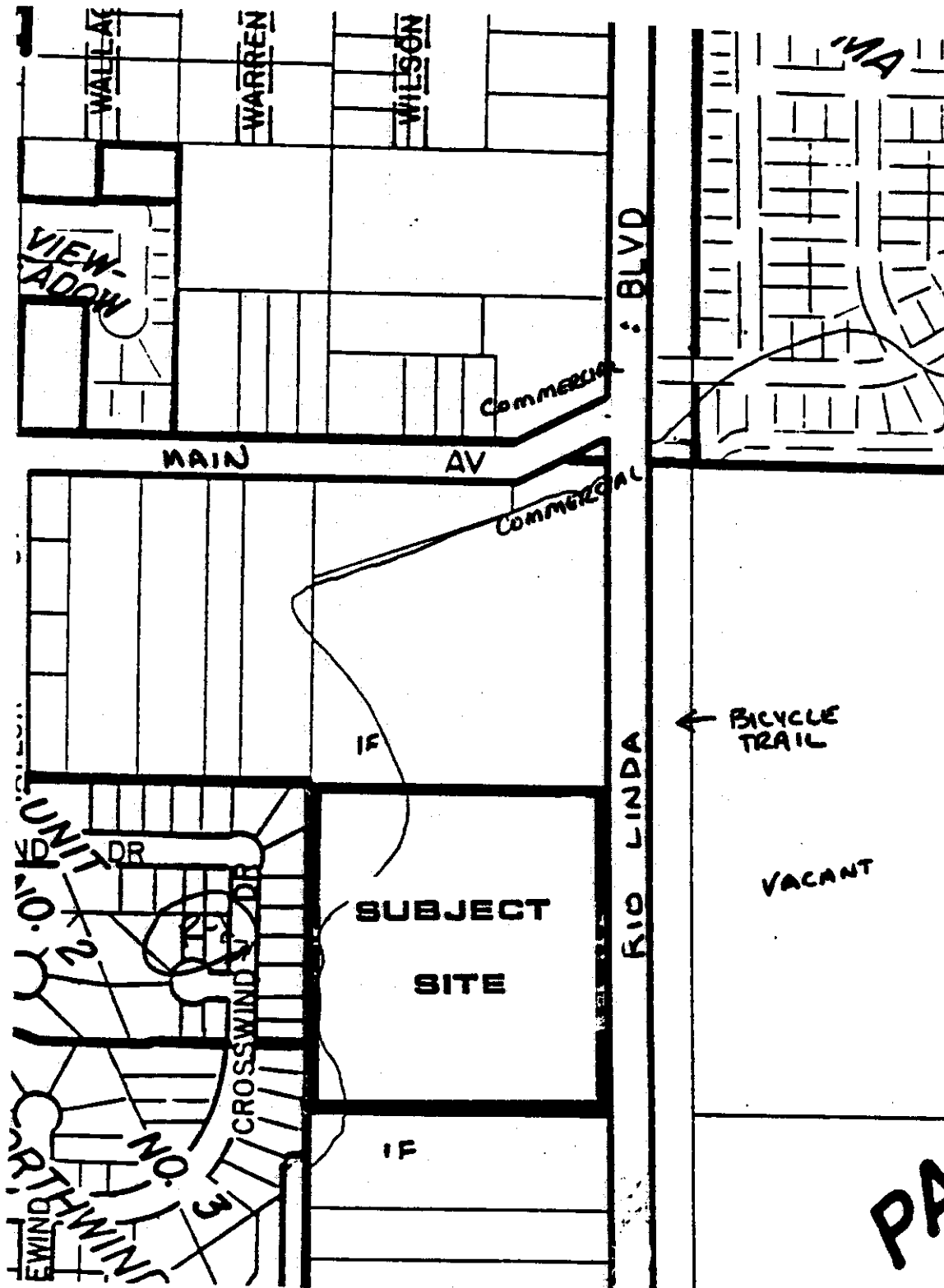
In order to document compliance with these measures, the applicant will provide a copy of the awarded demolition bid to the City Environmental Coordinator prior to issuance of a building permit for demolition.

- K. If subsurface archaeological or historical remains (including unusual amounts of bones, stones, or shells are discovered during excavation or construction of the site, work shall stop immediately and a qualified archaeologist and a representative of the Native American Heritage Commission shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less-than-significant level before construction continues.



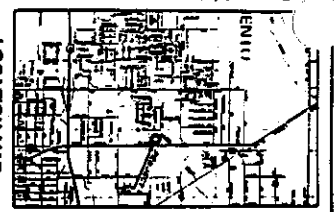
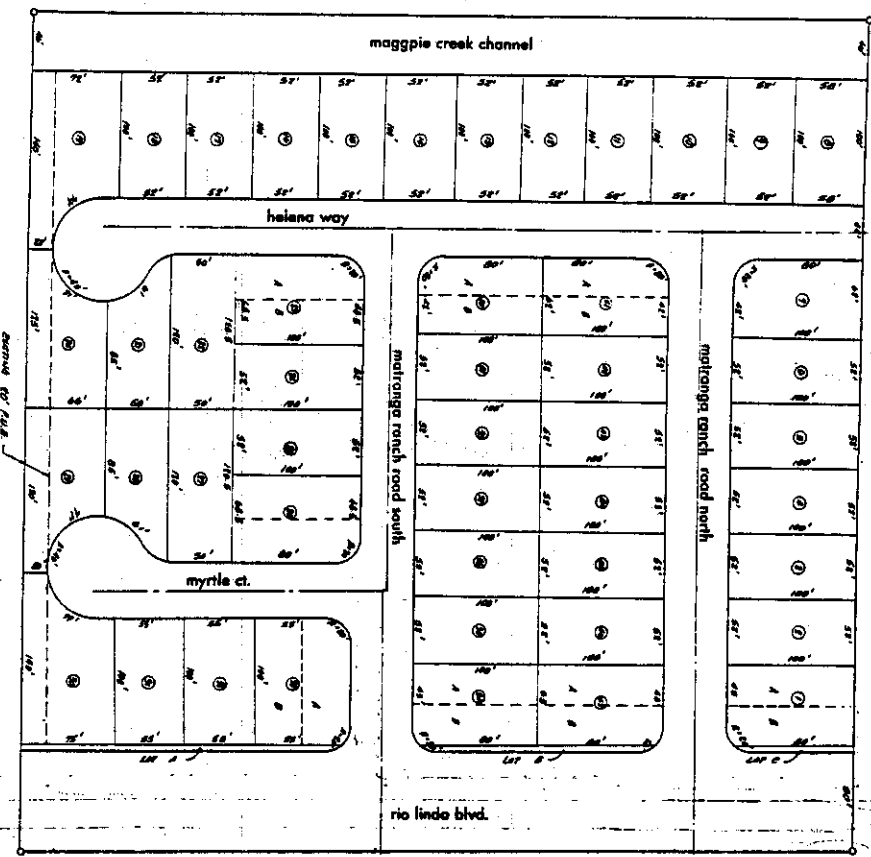


**VICINITY MAP**



**LAND USE & ZONING MAP**

TENTATIVE MAP  
**MATRANGA RANCH**  
 SACRAMENTO, CALIFORNIA



NOTES

1. THE PROPERTY IS TO BE DEVELOPED AS A RESIDENTIAL TRACT CONSISTING OF 12 LOTS.

2. THE LOTS ARE TO BE 30 FEET WIDE AND 120 FEET DEEP.

3. THE TRACT IS TO BE BOUND BY HELENA WAY TO THE NORTH, MYRTLE CT. TO THE WEST, MATRANGA RANCH ROAD NORTH AND SOUTH TO THE EAST, AND RIO LINDO BLVD. TO THE SOUTH.

4. THE MAGGIE CREEK CHANNEL IS TO BE MAINTAINED AS A CHANNEL AND NOT A DRAINAGE CANAL.

5. THE MATRANGA RANCH ROAD NORTH AND SOUTH ARE TO BE 30 FEET WIDE AND 120 FEET DEEP.

6. THE RIO LINDO BLVD. IS TO BE 30 FEET WIDE AND 120 FEET DEEP.

7. THE PROPERTY IS TO BE DEVELOPED AS A RESIDENTIAL TRACT CONSISTING OF 12 LOTS.

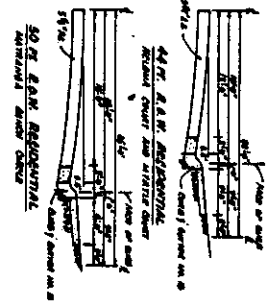
8. THE LOTS ARE TO BE 30 FEET WIDE AND 120 FEET DEEP.

9. THE TRACT IS TO BE BOUND BY HELENA WAY TO THE NORTH, MYRTLE CT. TO THE WEST, MATRANGA RANCH ROAD NORTH AND SOUTH TO THE EAST, AND RIO LINDO BLVD. TO THE SOUTH.

10. THE MAGGIE CREEK CHANNEL IS TO BE MAINTAINED AS A CHANNEL AND NOT A DRAINAGE CANAL.

11. THE MATRANGA RANCH ROAD NORTH AND SOUTH ARE TO BE 30 FEET WIDE AND 120 FEET DEEP.

12. THE RIO LINDO BLVD. IS TO BE 30 FEET WIDE AND 120 FEET DEEP.



<p>DATE: 1/10/91          DRAWN BY: J. B. GARDNER          CHECKED BY: J. B. GARDNER          SCALE: AS SHOWN</p>	<p>PROJECT: MATRANGA RANCH          LOCATION: SACRAMENTO, CALIFORNIA</p>	<p>ATTORNEY &amp; ASSOCIATES          SACRAMENTO, CALIFORNIA</p>	<p>TENTATIVE MAP  <b>MATRANGA RANCH</b>          CALIFORNIA</p>
---	--	--	---

D90-163

JANUARY 10, 1991

Sheet 20