

CITY PLANNING COMMISSION

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

APPLICANT Spink Corporation, P.O. Box 2511, Sacramento, CA 95811
OWNER L. & P. Pacific Tiechert, 6356 Riverside Blvd., Sacramento, CA 95831
PLANS BY Spink Corporation, P.O. Box 2511, Sacramento, CA 95811
FILING DATE 7/25/86 ENVIR. DET. 8/18/86 REPORT BY SD:tc
ASSESSOR'S-PCL. NO. 031-103-02,03

- APPLICATION:
- A. Negative Declaration
 - B. Tentative Map (P86-299)
 - C. Subdivision Modification to modify subdivision improvements for sidewalks and street lights.

LOCATION: North side of Pocket Road, west of LPPT lake

PROPOSAL: The applicant is requesting the necessary entitlements to subdivide 23+ vacant acres into 101 single family lots for custom residential development.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1976 South Pocket Community
Plan Designation: Low Density Residential
Existing Zoning of Site: R-1, R-1A
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Vacant; R-2B PUD
South: Vacant; R-1A
East: Vacant; R-1, R-1A
West: Vacant; R-1

Property Dimensions: Irregular
Property Area: 23 + acres
Density of Development: 4.4 d.u. per acre
Topography: Flat
Street Improvements/Utilites: To be provided

Subdivision Review Committee Recommendation

On August 13, 1986, by a vote of five ayes, four absent, the Subdivision Review Committee voted to recommend approval of the Tentative Map subject to the attached conditions.

Background Information

The subject site is a portion of the LPPT planned unit development which was approved by the City Council on August 27, 1985 (P85-165)(See Exhibit B.) The PUD was approved for a

APPLC.NO. P86-299 MEETING DATE August 28, 1986 ITEM NO 12

mixture of residential densities and housing types, a private lake and neighborhood commercial. To date, areas five and 15 have received approvals for a total of 303 single family units.

Project Evaluation

A. Land Use

The subject site consists of two parcels totaling 23+ acres. The site is designated for residential uses in the 1974 General Plan and Light Density residential uses in the 1976 South Pocket Community Plan. The northern five acres of the site are currently designated for Townhouse uses with the remainder designated for Standard single family residential uses in the LPPT schematic plan. The site is surrounded by LPPT residential property to the north, east and south. Property to the west is also approved for single family uses.

The applicant proposes to rezone the northern five acres for standard single family residences. The entire 23 acres will be developed with 101 single family residences. As proposed, the northern portion is not consistent with the current zoning or schematic plan designation of Townhouse. The applicant's purpose to retain options in the development of his property, he has, therefore, offered to process the necessary entitlements for plan consistency prior to map recordation. Since the density would be less than what has been approved, staff has no objection to the proposed tentative map subject to processing the plan amendments.

B. Design

In order to provide a distinctive character to the project, and to provide residents with privacy and security, the applicant proposes a system of private streets. This was previously approved for LPPT Lake Shore South, (area 5, Exhibit B). A Subdivision Modification has been requested to allow 36 foot wide streets. This will provide 33 feet of paving and 1.5 feet of curb and gutter on each side. No sidewalks are proposed. The applicant proposes C.C and R'S which will make a homeowners' association responsible for maintenance of the private streets. This is part of the overall LPPT development agreement. In addition, the C.C.&R.'s will prohibit residents from putting lawn cuttings on the streets for rubbish collection. These items will eliminate the City's liability with regard to streets and maintenance.

A Subdivision Modification has also been requested to design street lights which will reflect the distinctive character of the subdivision. The street lights will be compatible with the remainder of LPPT property. Final lighting plans are subject to the review and approval of the Public Works Department. The overall private street plan will be subject to review and approval of the Public Works Department to assure adequate access for emergency vehicles, trash collection vehicles and general public safety. Street manes must be approved by the Planning Director prior to map recordation.

Lot A is proposed as a landscaped vista overlooking the lake. Improvement and maintenance of this lot shall be the responsibility of the homeowners' association and addressed in the C.C and R's.

Floor plans and elevations have not been provided for the subdivision as the applicant is proposing to construct custom homes on the proposed lots. Single family residential development is exempt from special permit review and approval under the LPPT development agreement.

- C. Parkland Dedication requirements have been addressed in the LPPT development agreement.
- D. Environmental Determination: The Environmental Coordinator has determined that the project will not have a significant impact on the environment. A Negative Declaration has been filed.

Recommendation: Staff recommends that the Commission:

1. Ratify the Negative Declaration.
2. Recommend approval of the Tentative Map subject to conditions which follow.
3. Recommend approval of the Subdivision Modification to modify street improvements and street lights.

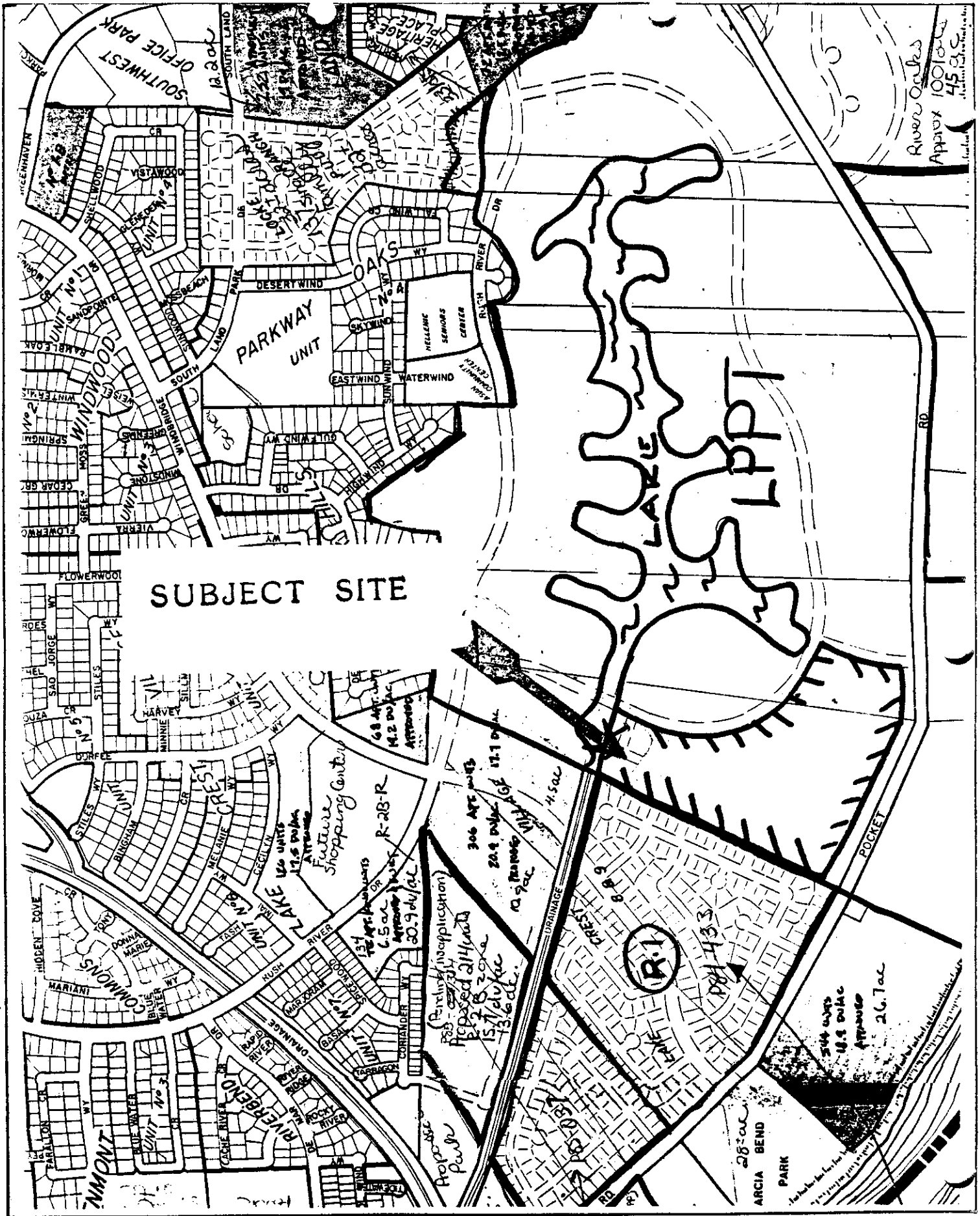
Conditions: The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:

1. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code along Lake Shore Drive;
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 40.319-1, 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;
5. 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, or comply with Title 24 requirements of the Uniform Building Code;
6. 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 an archaeological impact to a less than significant effect before construction resumes. A note shall be placed on the final improvement plans referencing this condition.

7. Submit a soils test prepared by a registered engineer to be used in street design;
8. Minimum lot pad grade 4.0 feet, minimum gutter grade + 2.5 feet.
9. Submit a soils 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;
10. Street sections shall be designed to provide for stabilized subgrades and pavement under high ground water conditions;
11. Pay Pocket Bridge fees;
12. A homeowner's association shall be formed and covenants, conditions, and restrictions shall be approved by the City assuring maintenance of the private roadway. The City shall have the right to maintain underground utilities. Homeowners association shall maintain all surfacing including restorations due to underground utility maintenance.
13. Homeowners' association shall be responsible for the improvement and maintenance of Lot A. This shall be reflected in the C.C and R's.
14. Trash collection arrangements shall be addressed in the C.C. and R's to the satisfaction of the City Attorney.
15. Gated entries shall be secured in a manner approved by the Fire and Police Departments.
16. Entry bulbs shall be designed to the satisfaction of the Public Works Director.
17. Phasing shall be to the satisfaction of the Public Works Director.
18. Show reciprocal access easements for future townhouse development.
19. Pay Pocket Bridge fees.
20. Monument new lot lines.
21. Provide access for sewer lift station to the satisfaction of the Public Works Director.
22. Private roadway shall be designated as a public utilities easement.
23. Concurrent with submission for final map approval to the City Public Works Division the applicant shall apply to the City Planning Division for a rezoning from R-1A to R-1 and a schematic plan amendment from Townhouse to Single Family

designation for the northern five acres (Site 24). Recordation of the final map may occur prior to final action of the City Planning Commission and City Council on the rezoning and plan amendment.

24. Easement for public school access shall be shown on the final map for elementary school designated on the 1976 South Pocket Specific Plan, however, easement shall not be required if school site is deleted prior to map recordation.
25. Complete off-site construction of cul-de-sacs.
26. Dedicate a standard 12.5 foot PUE along lot frontages for underground electrical facilities and appurtenances.
27. Name the private streets to the satisfaction of the Planning Director.

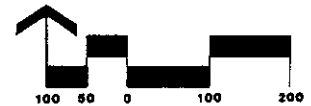


VICINITY - LAND USE - ZONING

River Oaks
 Approx 100 Units
 45 B.C.

TENTATIVE SUPERVISION MAP HANDOVER BEND

AT RIVERLAKE
CITY OF SACRAMENTO
CALIFORNIA



LOT A

LANDSCAPED
VISTA
0.3± AC.

EXHIBIT A
TENTATIVE MAP

20' SEWER EASEMENT

TYP. PRIVATE
GATED ENTRY

RECORD MAP NO. 031-060-02
MAP PREPARED BY
THE SPINK CORPORATION
780 F STREET
SACRAMENTO, CALIFORNIA 95814

DATE: 8-28-86

EXISTING USE AND ZONE:
VACANT, R-1 AND R-1A

PROPOSED USE AND ZONE:
131 SINGLE-FAMILY LOTS AND
1 LANDSCAPED VISTA LOT, R-1 AND R-1A

ACREAGE:
23.12 AC (NET)

DENSITY:
4.37 DU/AC (NET)

WATER SUPPLY: *

PUBLIC UTILITIES

SEWAGE DISPOSAL
PUBLIC SERVICES

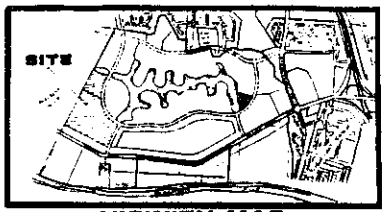
PROPOSED IMPROVEMENTS:
SACRAMENTO CITY STANDARDS

PRIOR APPROVALS:
PR 84-405, PR 85-165, PR 85-420

ASSESSOR'S PARCEL NUMBER:
031-060-02

* LOT B
COMMON AREA
(PRIVATE ROAD)
3.3± AC.

JULY, 1986



- NOTES
1. SUBDIVIDER RESERVES THE RIGHT TO MAKE DEVELOPMENT.
 2. SUBDIVIDER PROPOSES VARIABLE FRONT-YARD SETBACKS.
 3. PROPOSED DRIVEWAY, PRIVATE STREETS, PROPOSED STREET DESIGN SUBJECT TO APPROVAL BY THE PUBLIC WORKS DEPARTMENT.
 4. STREET LIGHTING DESIGN FOR PRIVATE STREETS SUBJECT TO APPROVAL OF THE PUBLIC WORKS DEPARTMENT.
 5. SUBDIVIDER RESERVES THE RIGHT TO DECREASE DWELLING UNIT DENSITY AT FINAL MAP STAGE.

THE SPINK CORPORATION
780 F STREET
SACRAMENTO, CA 95814
(916) 444-8170

ENGINEERING ARCHITECTURE PLANNING
LANDSCAPE ARCHITECTURE SURVEYING
GRAPHIC PHOTOGRAPHY

P86-299

8-28-86

JEN 12

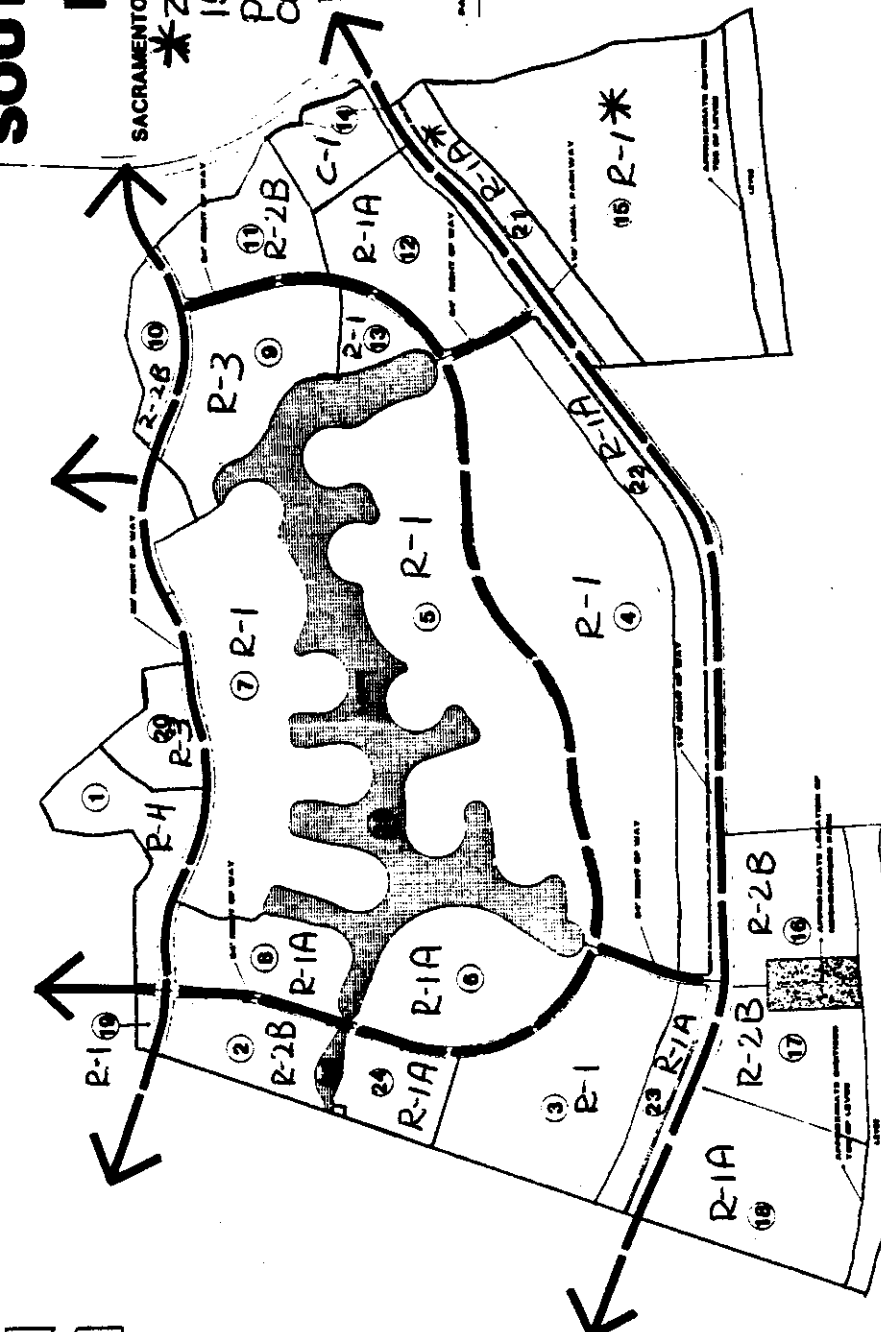
SOUTH POCKET

L.P.P.T.

CALIFORNIA

* Zoning for sites 15 and 21 have previously been approved under P85-164 (Dutra Ranch)

SACRAMENTO



SITE INFORMATION

| NO. | AREA | AREA AC. | PERCENTAGE | TOTAL AC. |
|---------------|------|----------|------------|-----------|
| 1 | ... | ... | ... | ... |
| 2 | ... | ... | ... | ... |
| 3 | ... | ... | ... | ... |
| 4 | ... | ... | ... | ... |
| 5 | ... | ... | ... | ... |
| 6 | ... | ... | ... | ... |
| 7 | ... | ... | ... | ... |
| 8 | ... | ... | ... | ... |
| 9 | ... | ... | ... | ... |
| 10 | ... | ... | ... | ... |
| 11 | ... | ... | ... | ... |
| 12 | ... | ... | ... | ... |
| 13 | ... | ... | ... | ... |
| 14 | ... | ... | ... | ... |
| 15 | ... | ... | ... | ... |
| 16 | ... | ... | ... | ... |
| 17 | ... | ... | ... | ... |
| 18 | ... | ... | ... | ... |
| 19 | ... | ... | ... | ... |
| SUBTOTAL | | 180.7 AC | | 180.7 AC |
| LAVER PARKWAY | | 180.7 AC | | 180.7 AC |
| LAVER PARKWAY | | 180.7 AC | | 180.7 AC |
| TOTAL | | 361.4 AC | | 361.4 AC |

Schematic Plan LAND USE EXHIBIT

ENGINEER
LAND PLANNER
ANTHONY M. GUZZARDO AND ASSOCIATES INC
2000 UNIVERSITY AVENUE
SUITE 100, SACRAMENTO, CALIFORNIA 95833

THE SPISK CORPORATION
Environmental Planning, Analysis and
Site Preparation Services
1000 University Avenue, Suite 100
Sacramento, California 95833
Tel: (916) 441-1111

DESIGNED POCKET ROAD STREETSCAPE

OPEN
PUBLIC WORKS PART 5
BY THE CITY OF SACRAMENTO