

CITY PLANNING COMMISSION

1231 I STREET, ROOM 200, SACRAMENTO, CALIFORNIA 95814

APPLICANT	Spink Corporation, P.O. Box 2511, Sacramento, CA 95811		
OWNER	H. C. Elliott, 11093 Suncenter Drive, Rancho Cordova, CA 95670		
PLANS BY	Spink Corporation, P.O. Box 2511, Sacramento, CA 95811		
FILING DATE	5/24/85	50 DAY CPC ACTION DATE	REPORT BY: SD:bw
NEGATIVE DEC.	6/17/85	EIR	ASSESSOR'S PCL. NO. 119-070-56

APPLICATION: A. Negative Declaration
B. Tentative Map (P85-240)

LOCATION: West side of Franklin Boulevard, south of Valley Hi Drive

PROPOSAL: The applicant is requesting the necessary entitlement to subdivide 18+ vacant acres into 16 single family and four halfplex and a 15+ acre lot for future development.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1968 Valley Hi Community Plan Designation:	Light Density Residential
Existing Zoning of Site:	R-1, R-1A
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North:	Residential; R-1
South:	Drainage Ditch; A
East:	Residential; R-1
West:	Residential; R-1, R-1A

Property Dimensions:	Irregular
Property Area:	18+ acres
Density of Development:	6.4 du/ac gr. for single family
Topography:	Flat
Street Improvements/Utilities:	To be provided

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On June 26, 1985, by a vote of four ayes, five absent, the Subdivision Review Committee voted to recommend approval of the tentative map, subject to conditions which follow.

BACKGROUND INFORMATION: The subject site is a portion of Mesa Grande, a larger subdivision that was approved by the City Council in 1977 (P-7797). The original subdivision was approved for 768 single family residences and a site for future development. On October 16, 1979, the City Council approved a request to resubdivide the western portion of Mesa Grande into 472 single family and 154 halfplex units and a multi-family site. Halfplexes were distributed throughout the site on interior as well as corner lots (P-8686).

PROJECT EVALUATION: Staff has made the following findings:

- A. **Land Use:** The subject site is designated for residential uses in the 1974 General Plan. It is designated Light Density Residential in the 1968 Valley Hi Community Plan. The site is surrounded by vacant, residentially designated property and developing residential.
- B. **Design:** The subject site is an unrecorded remnant of Mesa Grande, Unit 1 located in the eastern portion of the subdivision. The subject site includes a 15+ acre piece that was left unsubdivided and designated for future development. The design is identical to previous approvals which include interior halfplex lots. These lots are zoned R-1A.

The proposed South Sacramento Community Plan designates the entire site for a residential density of 4-8 units per acre. In order to adequately access to the western portion of that parcel, the Subdivision Review Committee has recommended that Torrente Way be extended to stub into Lot B.

- C. **Policies:** The Planning and Community Services Divisions have determined that parkland dedication in-lieu fees are appropriate. Fees will be based upon 1.914 acres of land multiplied by the per acre value established by the applicant's appraiser. The acreage is based upon a maximum of seven units per acre for Lot B, plus 20 single family units.

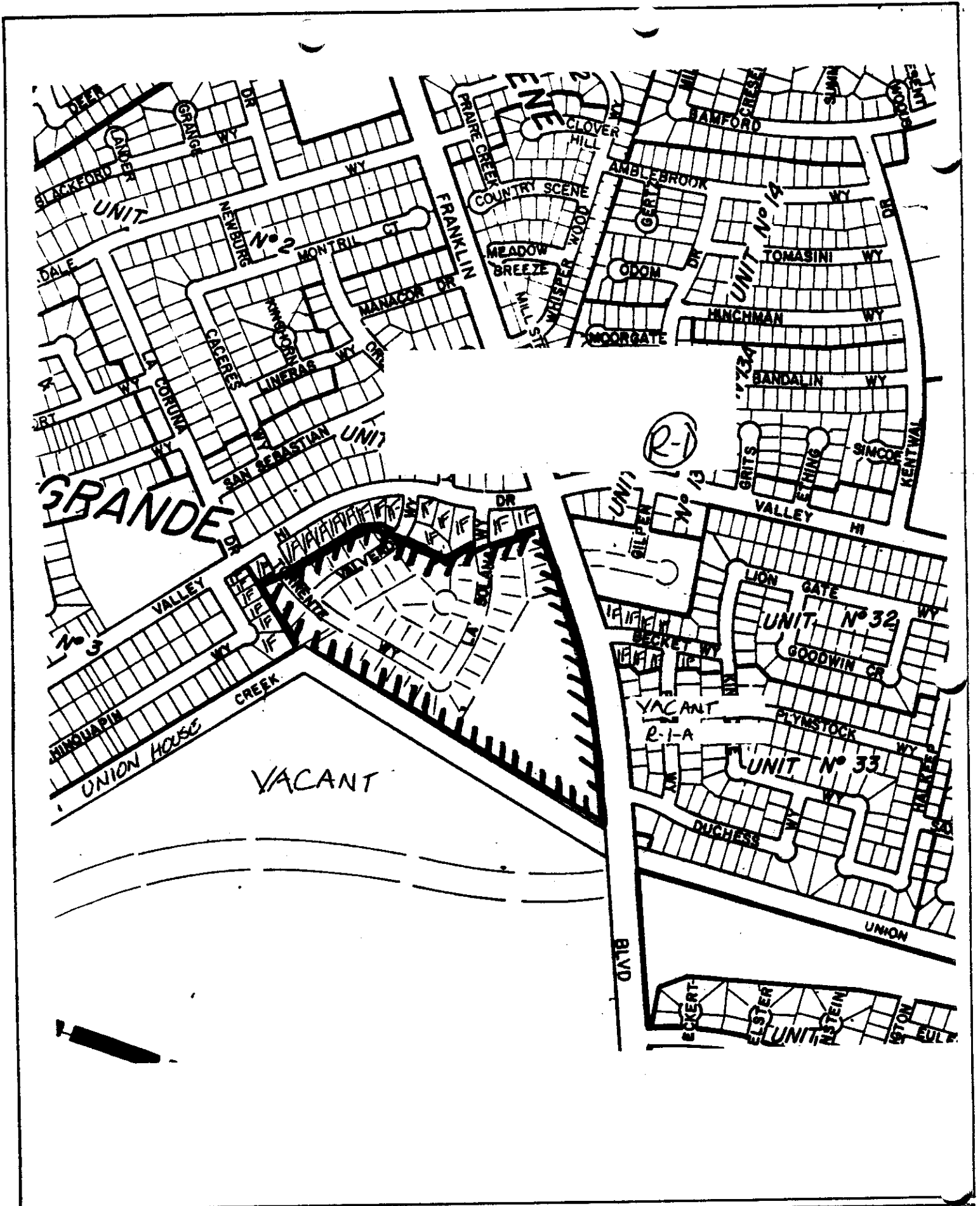
ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has reviewed the project and has filed a Negative Declaration based upon compliance with the following mitigation measure:

The applicant shall reduce interior and exterior noise at the site to acceptable levels, as defined by local, State and Federal standards prior to issuance of building permits.

RECOMMENDATION: Staff recommends the Commission:

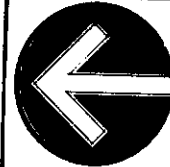
- A. Ratify the Negative Declaration
- B. Approve the Tentative Map, subject to the following conditions:
1. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code;
 2. Prepare a sewer and drainage study for the review and approval of the City Engineer;
 3. File the necessary 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. 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;
7. Meet all County Sanitation District requirements;
8. Provide an access easement to the pump station and improve access with three-inch AC on six-inch AB to the satisfaction of the Public Works Department;
9. Extend Torrente Way to stub into Lot B to the satisfaction of the City Traffic Engineer and the Planning Director;
10. The applicant shall place the following note on the final map: Exterior and interior noise levels shall be acceptable according to local, State and Federal standards upon issuance of building permits.



VICINITY - LAND USE - ZONING

TENTATIVE MAP MESA GRANDE UNIT 7



DATE: MAY 1985

PROJECT NO: 2768-002

RECORD OWNER: A. SHOUTER
 1155 S. 17th Ave.
 FRENCH COUNTRY, CA 95670

EXISTING ZONE
 R-1: SINGLE FAMILY
 R-1A: HALF-PIEC

PROPOSED ZONE
 R-1: SINGLE FAMILY
 R-1A: HALF-PIEC

PROPOSED USE
 (1) FUTURE DEVELOPMENT AREA (LOT 8)
 (2) VEHICLES HALF-PIEC LOTS

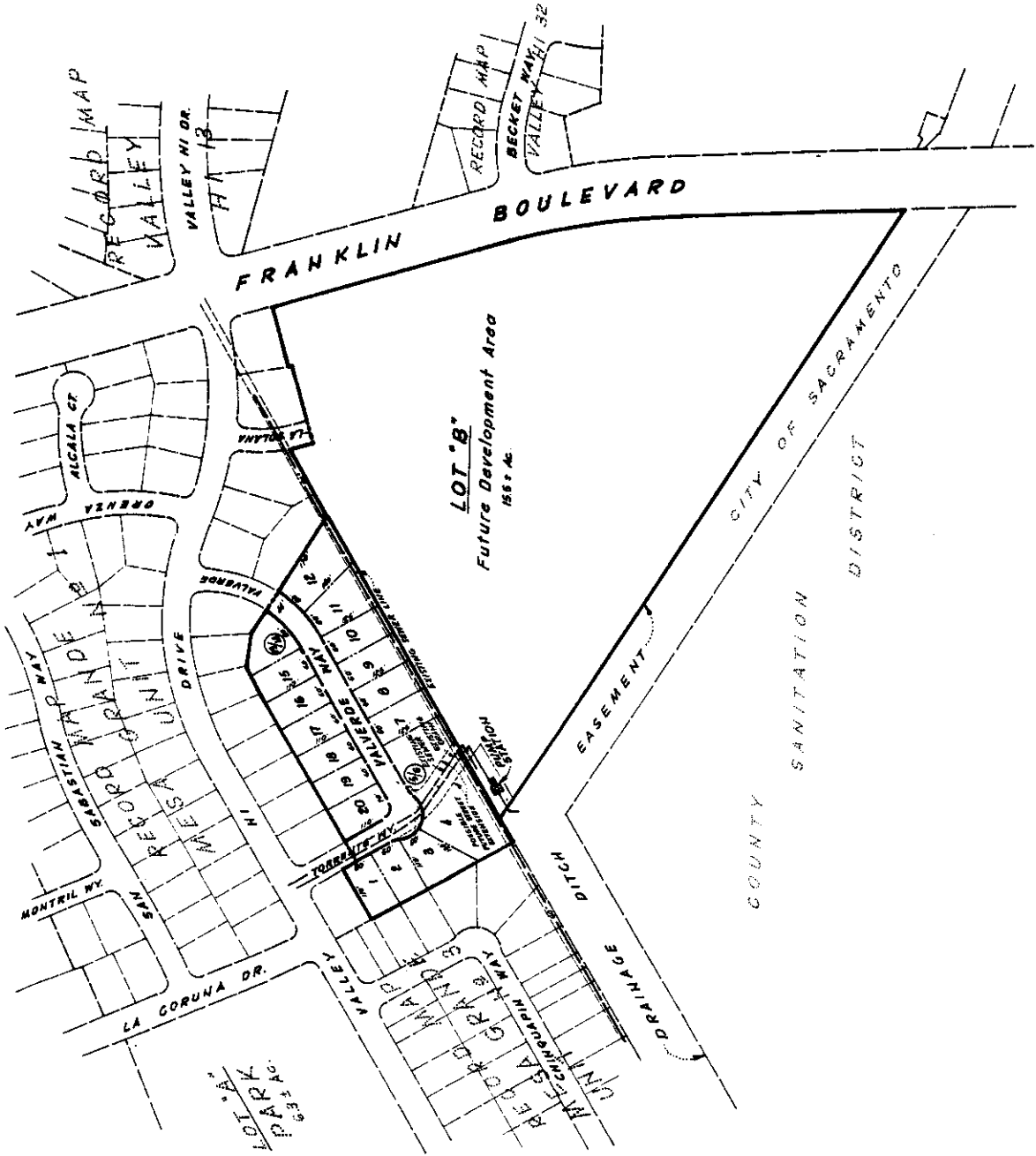
WATER SUPPLY
 PUBLIC UTILITIES
 SEWER DISCHARGE
 PUBLIC SEWERS
 PROPOSED IMPROVEMENTS
 SACRAMENTO CITY STANDARDS

ACREAGE
 18.62 ACRES

ASSESSOR'S PARCEL NUMBER
 119-070-36

AVERAGE LOT SIZE
 60' x 85' x 105' - 110' INTERIOR
 80' x 85' x 105' - 110' CORNER

ENVIRONMENTAL CONSIDERATION
 (1) LOT 8 HAS A NORTH-SOUTH
 SEPARATION (OVERALL)



P 85-240

7-11-85