

CITY PLANNING COMMISSION  
915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

17

APPLICANT: Spink Corp. - P.O. Box 2511, Sacramento, CA 95811  
OWNER: Transamerica Title Insurance Co. - 530. Bercut Dr., Ste. 207, Sacramento 95814.  
PLANS BY: Spink Corp. - P.O. Box 2511, Sacramento, CA 95811  
FILING DATE: 5-6-83 50 DAY CPC ACTION DATE: \_\_\_\_\_ REPORT BY: SD:sg  
NEGATIVE DEC.: 5-27-83 EIR: \_\_\_\_\_ ASSESSOR'S PCL. NO.: 119-28-12

- APPLICATION:
1. Environmental Determination
  2. Amend 1968 Valley Hi Community Plan to remove .38± acre from school site designation to Light Density Residential
  3. Tentative Map (P83-148)
  4. Subdivision Modification to waive sewer and water hookups.

LOCATION: West of Deer Creek Road between Red Deer Way and Deer Hill Road

PROPOSAL: The applicant is requesting the necessary entitlements to subdivide 10± vacant acres into three single family residential lots and a 9.7± acre school site.

PROJECT INFORMATION:

1974 General Plan Designation: Residential/School

1968 Valley Hi Community

Plan Designation: School site

Existing Zoning of Site: R-1

Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Single Family; R-1

South: Single Family; R-1

East: Single Family; R-1

West: Single Family; R-1

Property Area: 10± acres

Significant Features of Site: School site designation

Topography: Flat

Street Improvements: Provided

Utilities: To be provided

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On June 9, 1983, by a vote of five ayes and four absent, the Subdivision Review Committee voted to recommend approval of the tentative map and subdivision modification. 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. Place the following note on the final map: Water and sewer service connections do not exist between the main lines and lots A, B, C and D. These services must be paid for and installed at the time of obtaining building permits.
2. 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.

P.C. NO. P83-148

MEETING DATE June 9, 1983

CPC ITEM NO. 12

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003155

BACKGROUND INFORMATION: On November 15, 1977 the City Council approved a request to subdivide 181 acres into 678 single family residential lots, two apartment sites, one commercial site, a 10 acre elementary school site and a recreational site (P-7905).

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

1. The subject site is the 10 acre school site designated in the Valley Hi Community Plan and reserved with the approved Arcadian Estates (P-7905). The applicant is now requesting a community plan amendment to delete .38± acre from school site designation in order to create three standard single lots and a 9.7± acre school site. The Elk Grove School District indicates this acreage is adequate for their needs (see Exhibit B). The district plans to acquire the site during the 83-84 or 84-85 fiscal year. Staff supports the requested community plan amendment. The proposed tentative map is determined, therefore, to be consistent with the community plan. Staff also supports the requested subdivision.
2. The Planning and Community Services Departments have determined that .0447 acre 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.
3. In order to avoid inactive sewer and water hookups, the City Engineer suggests a subdivision modification to waive these services. These will be installed at the time of obtaining building permits. Staff has no problem with this.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the Negative Declaration.
2. Approval of the Community Plan Amendment to delete .38± acre of a 10 acre school site designated in the 1968 Valley Hi Community Plan.
3. Approval of the Tentative Map based on the conditions listed below.
4. Approval of the Subdivision Modification to waive sewer and water hookups.

Conditions

- a. Place the following note on the final map: Water and sewer service connections do not exist between the main lines and lots A, B, C and D. These services must be paid for and installed at the time of obtaining building permits.
- b. 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.

# CITY PLANNING COMMISSION

927 - 10th Street, Suite 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Citation Builders, 530 Bercut Drive, Suite 207, Sacramento, CA 95814		
OWNER	Trans American Title Insurance Co., 530 Bercut Dr., Ste. 207, Sacto., CA 95814		
PLANS BY	Citation Builders, 530 Bercut Drive, Suite 207, Sacramento, CA 95814		
FILING DATE	7/21/83	50 DAY CPC ACTION DATE	REPORT BY: PB:bw
NEGATIVE DEC.	Exempt 15102	EIR	ASSESSOR'S PCL. NO. 119-280-12

APPLICATION: Special Permit for three model homes for Deerfield, Unit No. 2  
(Section 2-G-7) (P83-240)

LOCATION: West side Deercreek Drive, approx. 200 feet south of Red Deer Way

PROPOSAL: The applicant is requesting the necessary entitlement to develop three model homes for Deerfield Unit No. 2.

### PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1968 Valley Hi Community Plan Designation:	Residential
Existing Zoning:	R-1
Existing Land Use:	Vacant

#### Surrounding Land Use and Zoning:

North:	Single Family Residence; R-1
South:	Vacant School site; R-1
East:	Single Family Residence; R-1
West:	Vacant School site; R-1

Property Dimensions:	100' x 170'
Property Area:	17,000 sq. ft. (.39 ac.)
Density of Development:	7.7 du/ac.
Square Footage of Lot:	5,500 sq. ft.
Square Footage of Building:	Ranges 1,100' - 1,650'
Height of Structure:	One and two story
Street Improvements/Utilities:	Existing
Exterior Building Colors:	Earth tones
Exterior Building Materials:	Wood and stucco

### STAFF EVALUATION: Staff has the following comments:

1. The subject site is part of a larger parcel which is a school site. On July 12, 1983 the City Council approved a tentative map dividing the vacant school site into three residential lots and the remaining to be the school site (P83-148). The applicant is proposing to develop model homes on the three residential lots. Staff has no objections to the request.
2. The applicant is requesting a special permit to allow the three model homes. A sales office will be located in one of the model homes. Parking will be provided on street. Staff has no objections to this because of the limited size of the model home complex, and the adjacent school site is vacant which will allow additional street parking.
3. Detailed landscaping and irrigation plans were not submitted. These plans will be required prior to issuance of building permits.

003157

APPLC. NO. P83-240

MEETING DATE August 25, 1983

CPC ITEM NO. 20

STAFF RECOMMENDATION: Staff recommends the following:

Approval of the special permit for the model home/sales complex, subject to the following conditions and based on Findings of Fact which follow:

Conditions

- a. The final map (P83-148) shall be recorded prior to issuance of building permits;
- b. Landscaping/irrigation plans shall be submitted for review and approval prior to issuance of a special permit.

Findings of Fact for approval of Special Permit

- a. The model home complex as conditioned is based on sound principles of land use in that it will provide moderately priced, attractive housing;
- b. The model home complex will not be injurious to public welfare as it will not alter the residential characteristics of the neighborhood;
- c. The project is consistent with the 1974 General Plan and Valley Hi Community Plan in that these plans designate the site as residential.



**SUBJECT SITE**

**IN UNIT 2**

**UNITS 3 UNDEVELOPED**

003161

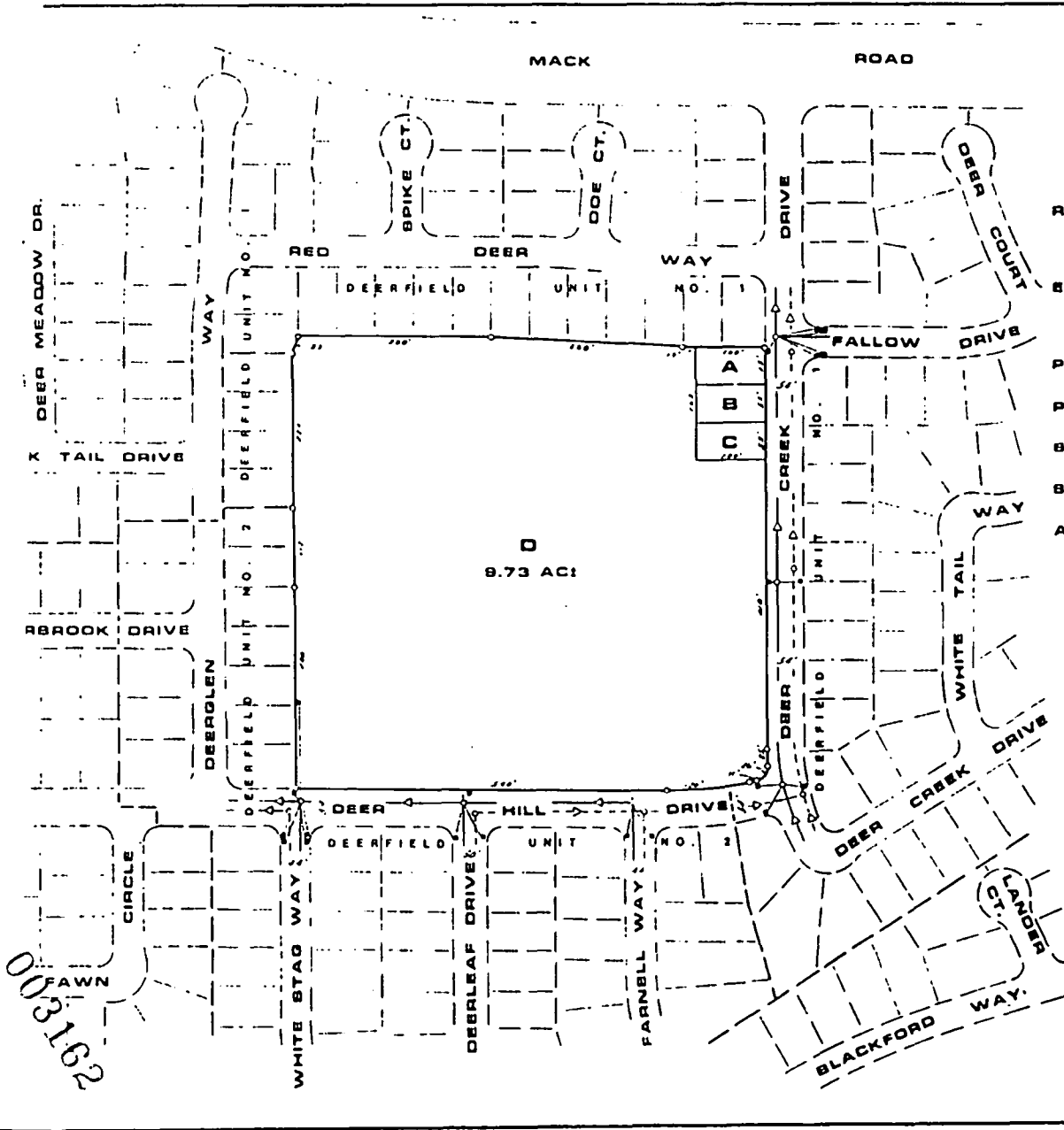
P-83-240

25 AUG 83

No. 20

P83148

6/19/83



**TENTATIVE PARCEL MAP**  
**LOT A, DEERFIELD UNIT NO. 2**  
**CITY OF SACRAMENTO APRIL, 1983**

**RECORD OWNER:**  
 TRANSAMERICA TITLE INS. CO.  
 830 BERGUT DRIVE SUITE 207  
 SACRAMENTO, CA 95814

**SUBDIVIDER:**  
 CITATION BUILDERS  
 530 BERGUT DRIVE SUITE 207  
 SACRAMENTO, CA 95814

**ENGINEER:**  
 THE SPINK CORPORATION  
 PO BOX 2811  
 SACRAMENTO, CA 95814

**PRESENT USE:**  
 VACANT

**PRESENT ZONING:**  
 R-1

**PROPOSED USE:**  
 1 SCHOOL SITE  
 3 1-FAMILY LOTS

**PROPOSED ZONING:**  
 R-1

**TOTAL AREA:**  
 GROSS- 10.8 AC'S  
 NET- 10.1 AC'S

**SCHOOL DISTRICT:**  
 ELK GROVE UNIFIED

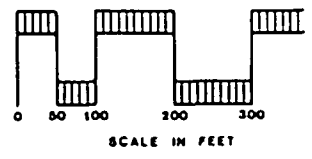
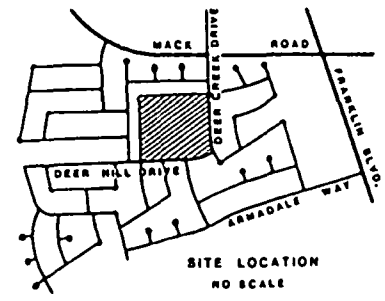
**WATER SUPPLY:**  
 CITY OF SACRAMENTO

**SEWAGE DISPOSAL:**  
 SACRAMENTO REGIONAL DIST.

**STORM DRAINAGE:**  
 CITY OF SACRAMENTO

**ASSESSOR PCL. NO.:**  
 119-260-12

**NO. OF LOTS:**  
 4



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P 83148

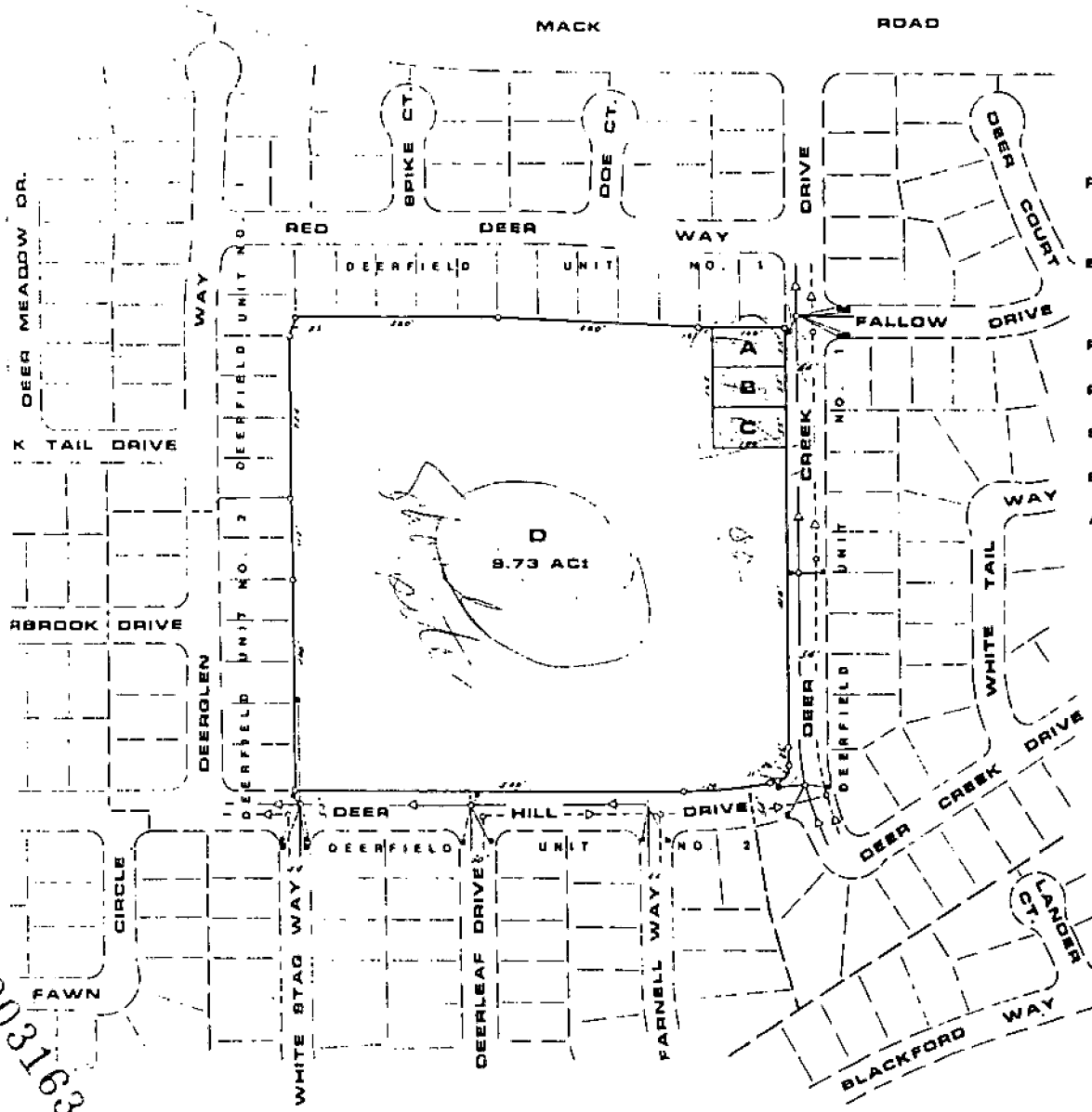
15/11/83

P83148

6/9/83

89100

Item 8



**TENTATIVE PARCEL MAP**  
**LOT A, DEERFIELD UNIT NO. 2**  
**CITY OF SACRAMENTO APRIL, 1983**

**RECORD OWNER:**  
 TRANSAMERICA TITLE INS. CO.  
 530 BERGUT DRIVE SUITE 207  
 SACRAMENTO, CA 95814

**ENGINEER:**  
 THE SPINK CORPORATION  
 PO BOX 2511  
 SACRAMENTO, CA 95814

**PRESENT ZONING:**  
 R-1

**PROPOSED ZONING:**  
 R-1

**SCHOOL DISTRICT:**  
 ELK GROVE UNIFIED

**SEWAGE DISPOSAL:**  
 SACRAMENTO REGIONAL DIST.

**ASSESSOR PCL. NO.:**  
 119-280-12

**SUBDIVIDER:**  
 CITATION BUILDERS  
 530 BERGUT DRIVE SUITE 207  
 SACRAMENTO, CA 95814

**PRESENT USE:**  
 VACANT

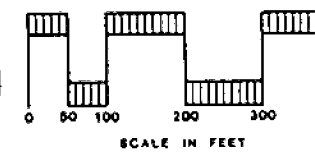
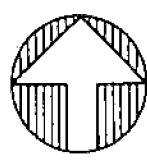
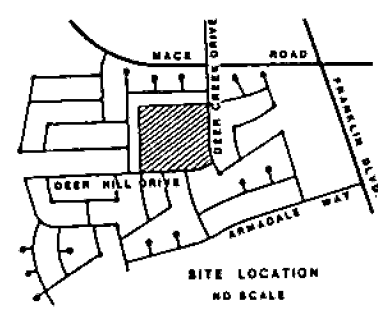
**PROPOSED USE:**  
 1 SCHOOL SITE  
 3 1-FAMILY LOTS

**TOTAL AREA:**  
 GROSS- 10.9 AC±  
 NET- 10.1 AC±

**WATER SUPPLY:**  
 CITY OF SACRAMENTO

**STORM DRAINAGE:**  
 CITY OF SACRAMENTO

**NO. OF LOTS:**  
 4



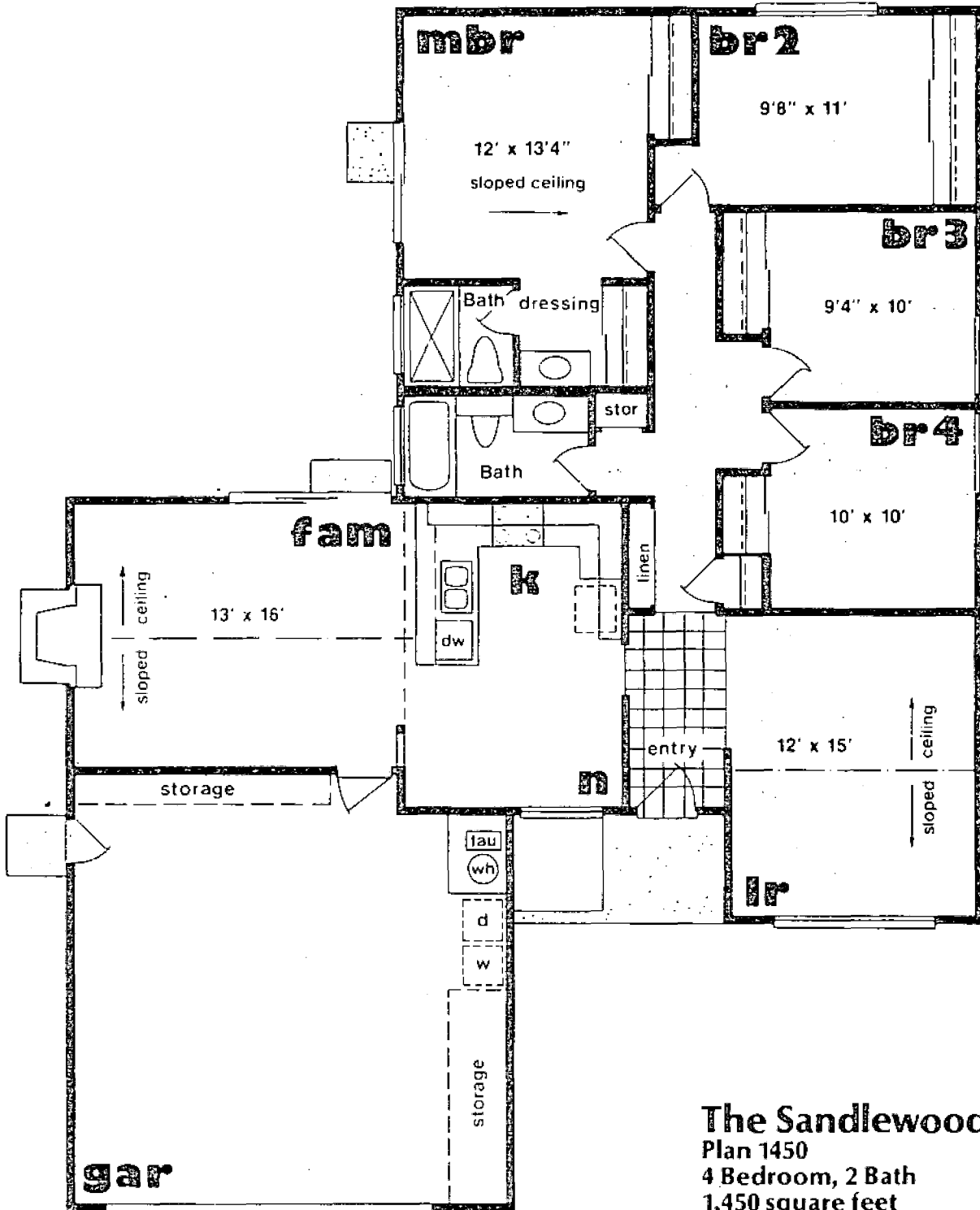
P 83148

EXHIBIT

17







**The Sandlewood**  
 Plan 1450  
 4 Bedroom, 2 Bath  
 1,450 square feet

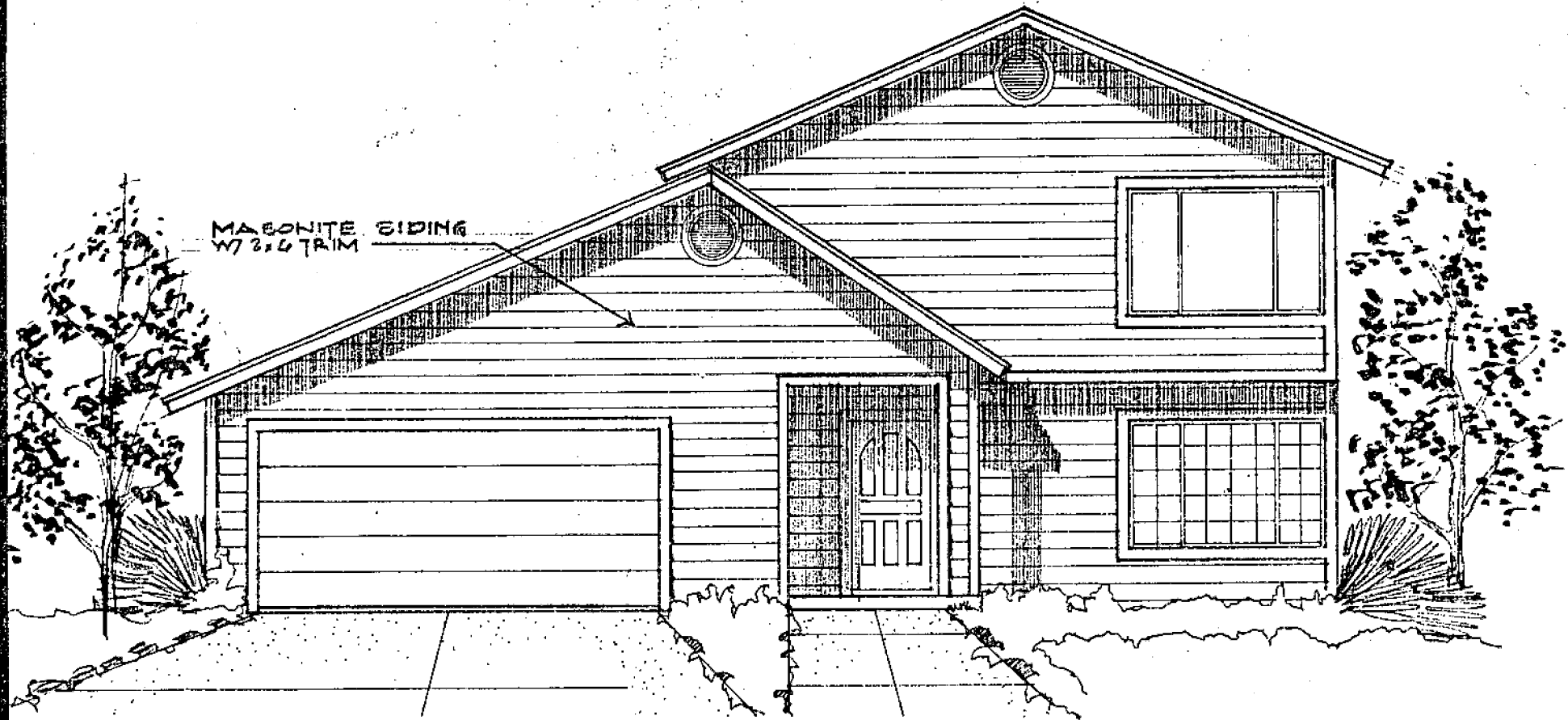
Note: This plan is also available in a 3 bedroom version. See plan 1289.

003165

P83-240

25 AUG '83

MASONITE SIDING  
W/ 2" x 4" TRIM



003166

PLAN 620

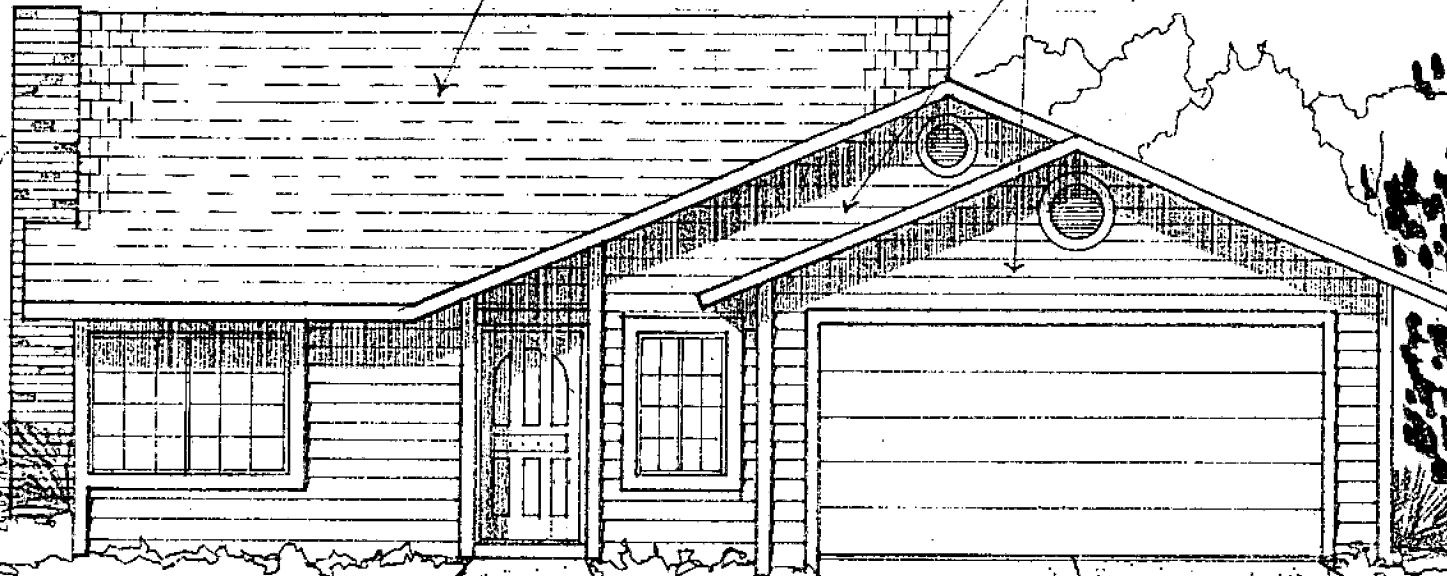
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083-240

25 AUG 65

COMPO SHINGLES

MASONITE SIDING  
W/ 2x4 TRIM.



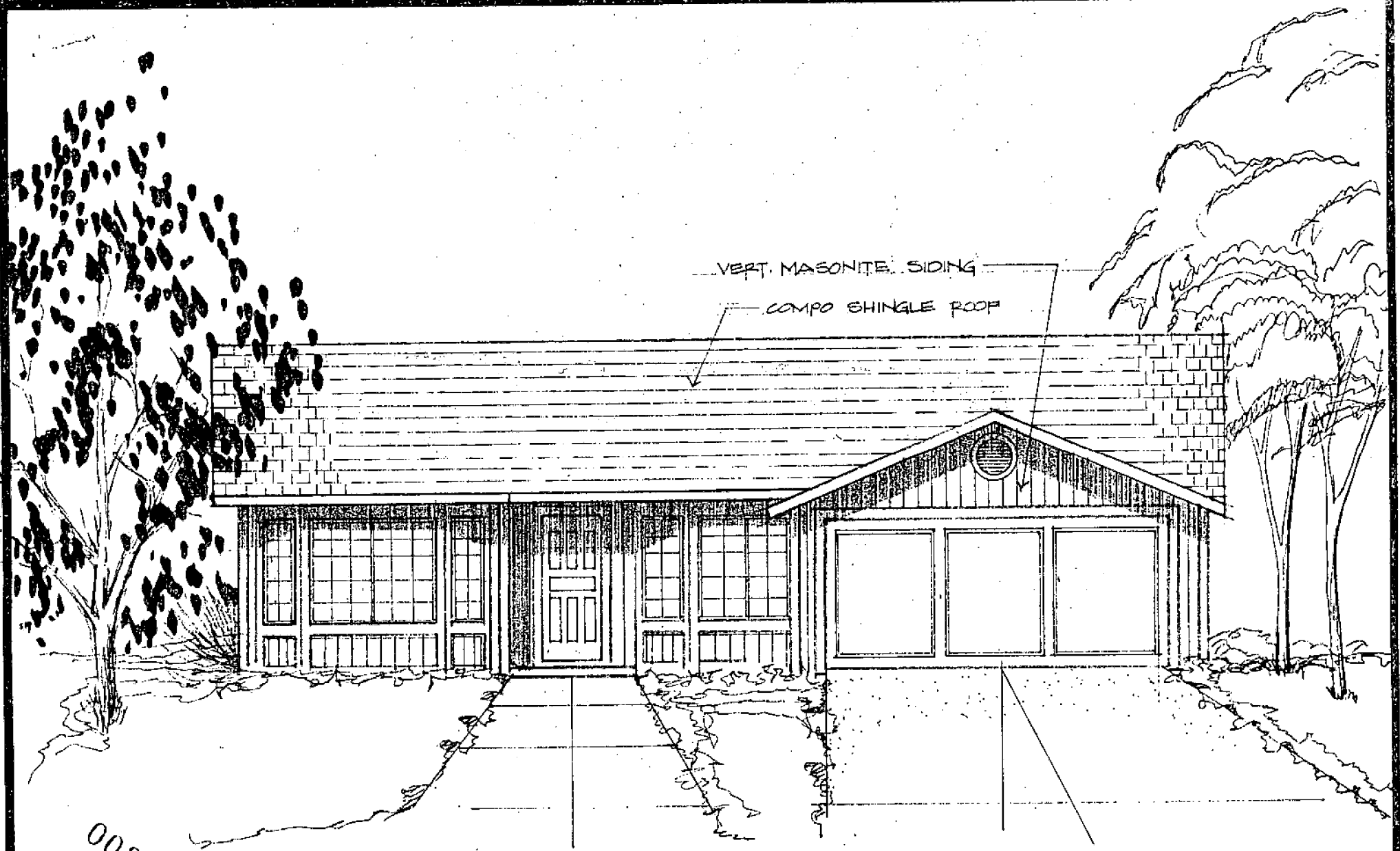
003167

PLAN 113

No. 20

P 83 2-10

25 AUG 83

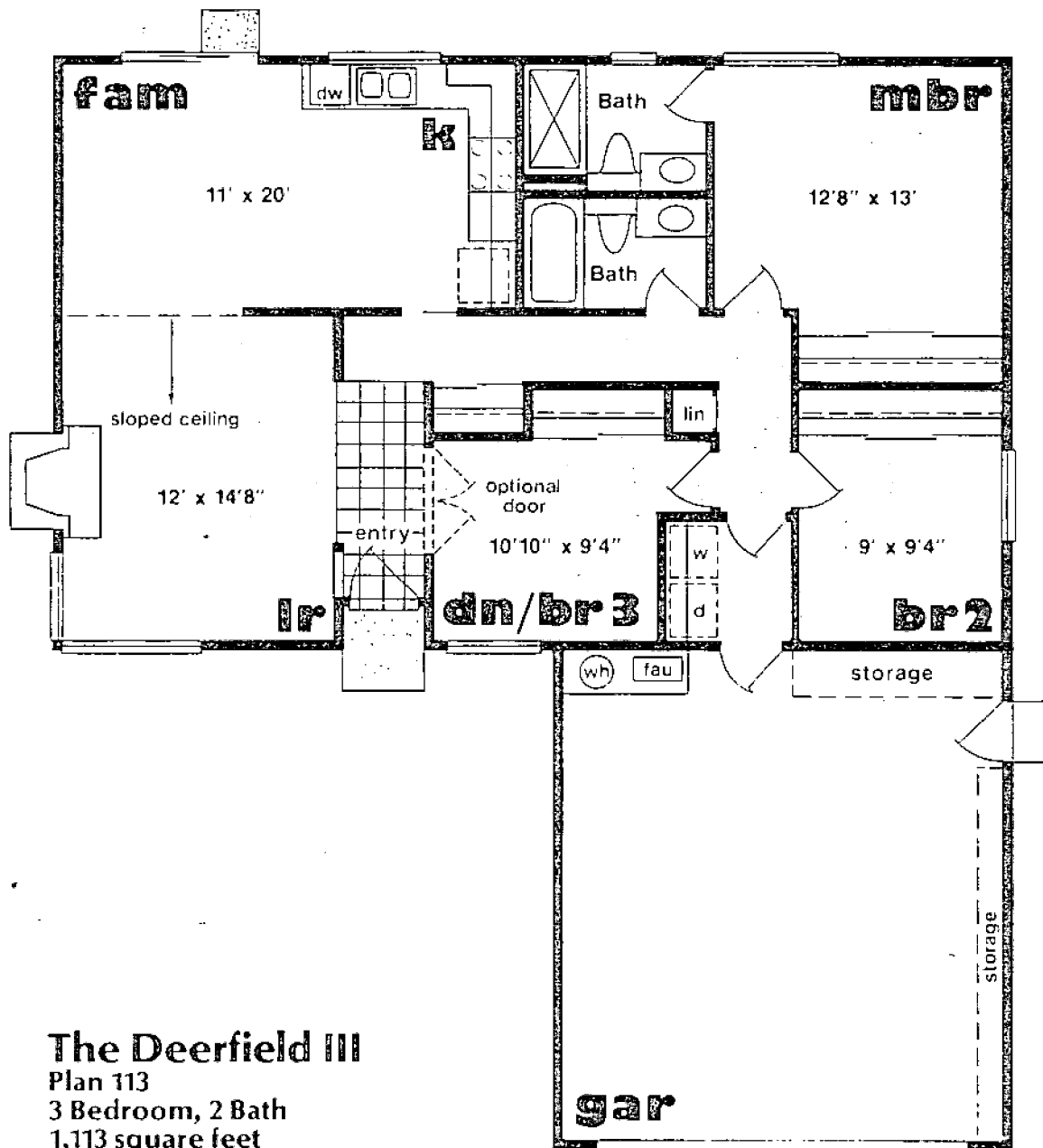


VERT. MASONITE SIDING  
COMPO SHINGLE ROOF

003168

PLAN 1450

No. 20



**The Deerfield III**  
 Plan 113  
 3 Bedroom, 2 Bath  
 1,113 square feet

003169

Note: This plan is also available in a 4 bedroom version. See plan 113-4.

# Plan 620M

1620 square feet

4 bedrooms, 2½ baths or 3 bedrooms plus den, sewing room or retreat

Spacious living room with fireplace • Elegant formal dining area • Convenient U-shaped kitchen with electric range, oven, hood with light & fan, food waste disposer and dishwasher • Huge family room with sliding glass door to rear patio area • Convenient downstairs powder room • Master bedroom with sloped ceiling features private bath & dressing area • Oversize two-car garage with bonus storage space and pre-wired laundry area.

## THE SONTA

