

AMENDED STAFF REPORT 3/25/82
CITY PLANNING COMMISSION
915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Spink Corp. - P.O. Box 2511, Sacramento, CA 95811		
OWNER	Lyon Mutual Investment Fund - 2580 Fair Oaks Blvd., Sacramento, CA 95825		
PLANS BY	Spink Corp. - P.O. Box 2511, Sacramento, CA 95811		
FILING DATE	1-19-82	50 DAY CPC ACTION DATE	REPORT BY: SD:sg
NEGATIVE DEC.	2-12-82	EIR	ASSESSOR'S PCL. NO. 031-200-27

APPLICATION: 1. Environmental Determination
2. Tentative Map

LOCATION: South of Grand River Way approximately 100' east of Sleepy River Way

PROPOSAL: The applicant is requesting the necessary entitlements to divide 14+ acres into 47 single family lots and one parkway lot to be known as River Oaks Ranch.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1976 South Pocket 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: Sacramento River; F
East: Agricultural; A
West: Single Family R-1

Property Dimensions: 580' x 1,230'
Property Area: 13.5+ acres
Density of Development: 3.8 DU/Ac.
Square Footage of Building Sites: 8,250 sq. ft. to 10,875 sq. ft.
Significant Features of Site: Adjacent to the Sacramento River
Topography: Flat
Street Improvements: To be provided
Utilities: To be provided
North/South Orientation: 69% (staff's proposal)
17% (applicant's proposal)

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On February 10, 1982, by a vote of six ayes, two absent, one abstention, the Subdivision Review Committee voted to recommend approval of the 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 Subdivision Ordinance;
2. Prepare a sewer and drainage study for the review and approval of the City Engineer;

3. Name the streets to the satisfaction of the Planning Director;
4. Pay off existing assessments or file the necessary segregation requests and fees to segregate existing assessments;
5. 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.
6. Prior to City Council consideration the tentative map shall be revised in accordance with Exhibit A which increases the north/south lot orientation to 70%.

BACKGROUND INFORMATION: A succession of tentative maps have been approved for the subject site. The maps and specific requests are listed in chronological order below:

- P-7204 - approved by the Planning Commission June 14, 1976 to develop 45+ acres into 109 single family lots, 18 duplex lots, and areas designed for a school and park site.
- P-7613 - approved by the Planning Commission July 13, 1977 to develop 49+ acres into 149 single family lots, 17 duplex lots and an area designed for a park. Also included in the application, a rezoning request from A to R-1 for City-owned property, and a request to amend the South Pocket Community Plan deleting the elementary school site designation on the property.
- P-8712 - approved by the Planning Commission August 23, 1979 and extended to October 28, 1981 to divide 28 acres remaining into 104 single and two duplex lots (unit one of the overall site was recorded prior to resubmission).

The current application represents unit 3 of the overall project.

STAFF EVALUATION: Staff has the following comments regarding this proposal:

1. The tentative map, as submitted by the applicant, achieves only a 17% north/south lot orientation, which is significantly less than the 80% north/south lot orientation as required by the General Plan. Staff finds that the tentative map can be revised to achieve a 69% north/south lot orientation as shown in Exhibit B. This revision retains the same number of lots and provides for better access to the Sacramento Parkway as well as for better police protection. The applicant has indicated that he opposes the redesign as suggested by staff. The revised map as suggested by staff is 11% less than the required north/south lot orientation. Therefore, to meet the full intent of the General Plan policy, staff requests that the applicant designate five of the remaining east/west oriented lots for Planning Department review of building permits to insure north/south structure orientation. A note shall be placed on the final map referencing this requirement.

Staff also believes this proposal is more in compliance with the intent of the Pocket Area Community Plan with regard to single family and duplex development criteria.

2. A five acre park site that was part of the original subdivision was obtained by the City in fee. The applicant is therefore responsible for parkland dedication. The Planning and Community Services Departments have determined that .7 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. Said appraisal shall be submitted and dated within 90 days prior to final map recordation and fees will be paid prior to recordation.
3. The applicant is further responsible for the dedication of proposed lot A adjacent to the Sacramento River and the property to the south between lot A and the Sacramento River and designated as lot B.

STAFF RECOMMENDATION: Staff recommends the negative declaration be ratified and the tentative map be approved subject to the following conditions:

1. Provide standard subdivision improvements pursuant to Section 40.811 of the Subdivision Ordinance;
2. Prepare a sewer and drainage study for the review and approval of the City Engineer;
3. Name the streets to the satisfaction of the Planning Director.
4. Pay off existing assessments or file the necessary segregation requests and fees to segregate existing assessments;
5. 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.

- a/. Prior to City Council consideration the tentative map shall be reviewed in accordance with Exhibit A which relates to the north/south lot boundary to PD#.
- b/. The applicant shall submit a map designating at least five lots showing a structural footprint, including information and potential shading of adjacent lots. Said plan shall be reviewed and approved by the Planning Director prior to final map recordation;
- c/. The above-mentioned five lots shall be designated on the final map. A note shall be placed on the final map indicating the building permit must be received from the Planning Department reviewed and approved.

9/6. The applicant shall dedicate lot A and lot B as it is indicated on the tentative map to the City.

CPC ADDED CONDITION: Applicant shall place the following note on the final map: "All of the proposed dwelling units in the subdivision must meet the State Residential Building Standards (Title 24) which will become effective in July 1982. Certification must be provided and paid for by the building permittee that the proposed structure meets the State Residential Building Standards (Title 25) which will become effective in July 1982."

P-82-006

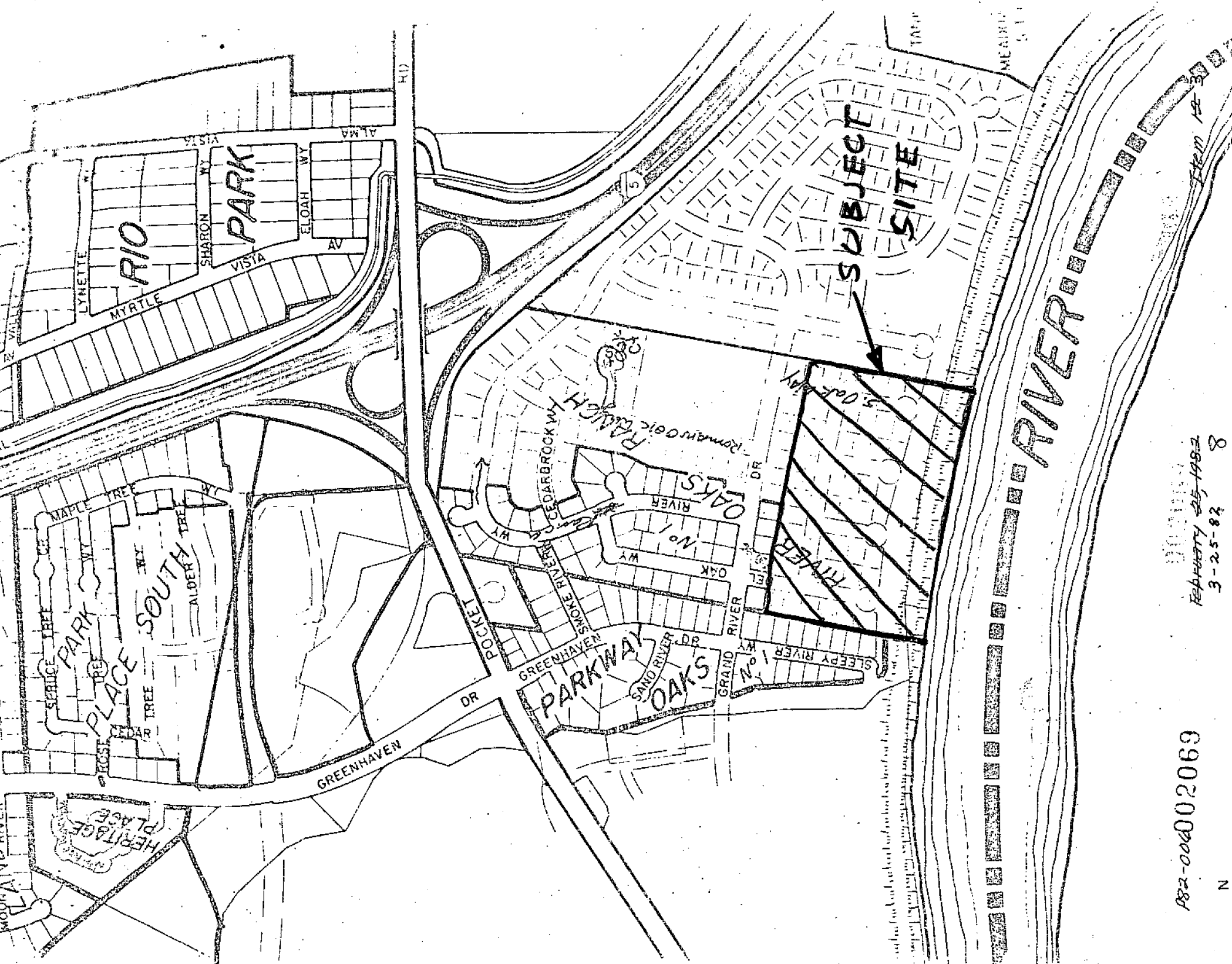
March 25, 1982

#3

FEBRUARY 25 1982

72

002067



RIO

PARK

SOUTH PLACE

PARKWAY

RIVER

SUBJECT SITE

REPUTARY 25-1982
3-25-82

182-006002069

N

Variance/Subdivision Modification -

- to waive water and sewer services;
- to create lots substandard in depth, width, and area;
- to waive standard subdivision improvements.

	Yes	No	Abstain	Motion	2nd
Planning	✓			✓	
Engineering	✓				
Traffic	✓				✓
Fire	✓				
Water/Sewer	✓				
Community Serv.	✓		✓		
Police	✓				
County Health	✓				
Attorney					

6 ayes ___ noes 2 absent 1 abstention(s)

The Subdivision Review Committee recommends 6 approval ___ denial of the Tentative Map subject to the following conditions.

RECOMMENDED 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 Subdivision Ordinance;
2. Prepare a sewer and drainage study for the review and approval of the City Engineer;
3. Name the streets to the satisfaction of the Planning Director;

Place the following note on the final map: Water and sewer service connections do not exist between the main lines and parcels/lots. These services must be paid for and installed at the time of obtaining building permits.

4. 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. A note shall be placed on the final map referencing the agreement. *Pay off existing assessments or*
5. File the necessary segregation requests and fees to segregate existing assessments;

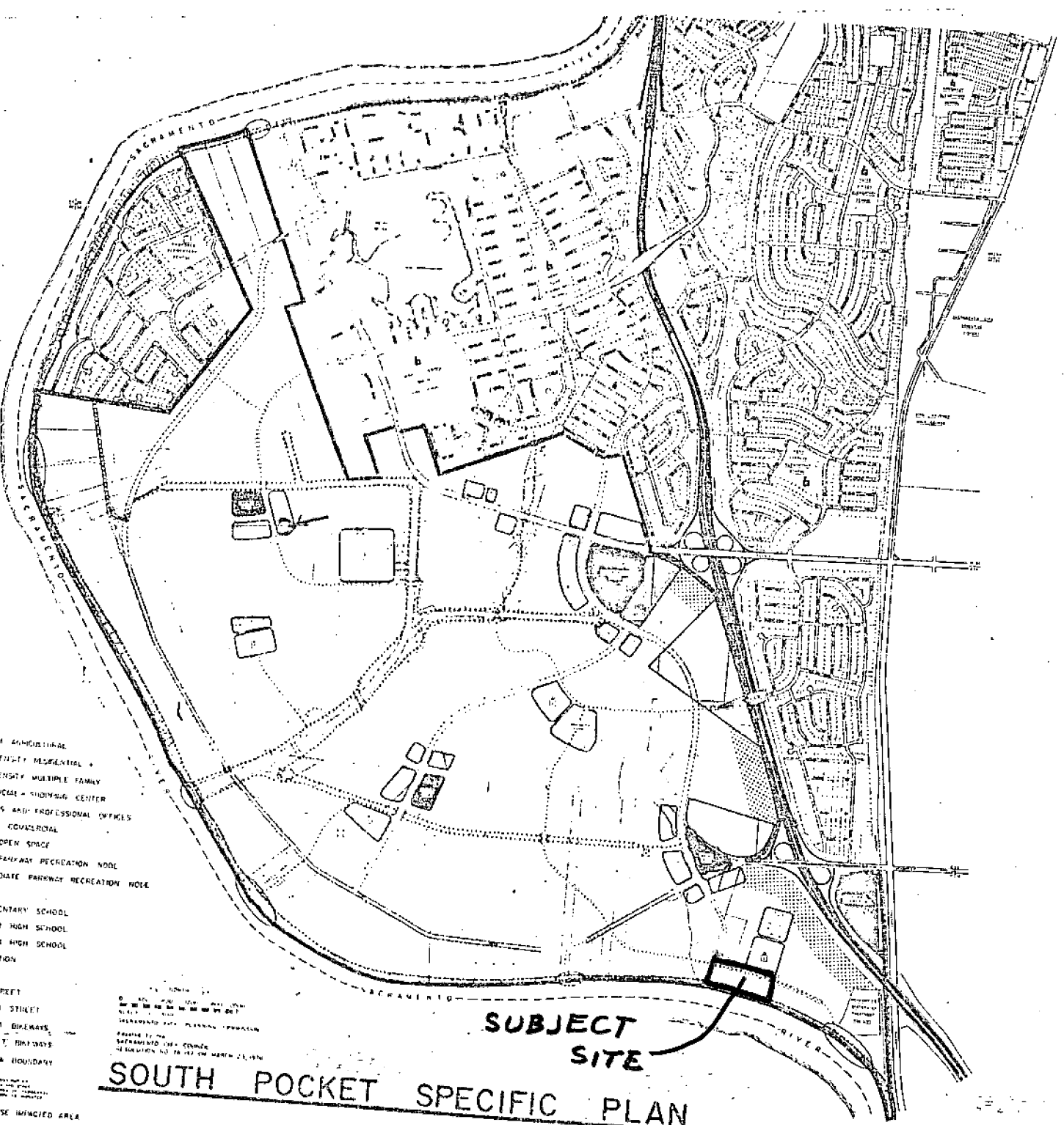
Pursuant to City Code Section 40.1302 (Parkland Dedication), the applicant shall submit to the City an appraisal of the property to be subdivided and pay the required parkland dedication in-lieu fees. The appraisal shall be dated not more than 90 days prior to the filing of the final map.

6. Prior to City Council consideration the tentative map shall be revised in accordance with Exhibit A which increases the North/South Lot orientation to 70%.

See Lots 26, 27, 5 PUE P&S MUD
6, 47, 5 PUE

INFORMATIONAL ITEM: The applicant shall check with the Reclamation Board and meet all requirements.

002068: 2. Smud will require a 5 foot PUE adjacent to Lots 26 & 27 and to the South of Lots 6 & 47 9/81



- LEGEND**
- [Pattern] INTERM. AGRICULTURAL
 - [Pattern] LOW DENSITY RESIDENTIAL
 - [Pattern] LOW DENSITY MULTIPLE FAMILY
 - [Pattern] COMMERCIAL - SHOPPING CENTER
 - [Pattern] BUSINESS AND PROFESSIONAL OFFICES
 - [Pattern] HIGHWAY COMMERCIAL
 - [Pattern] PARK - OPEN SPACE
 - [Symbol] MAJOR PARKWAY RECREATION NODE
 - [Symbol] INTERMEDIATE PARKWAY RECREATION NODE
 - [Symbol] SCHOOL
 - [Symbol] ELEMENTARY SCHOOL
 - [Symbol] JUNIOR HIGH SCHOOL
 - [Symbol] SENIOR HIGH SCHOOL
 - [Symbol] FIRE STATION
 - [Symbol] LIBRARY
 - [Symbol] MAJOR STREET
 - [Symbol] COLLECTOR STREET
 - [Symbol] ON-STREET BIWAYS
 - [Symbol] OFF-STREET BIWAYS
 - [Symbol] STUDY AREA BOUNDARY
 - [Symbol] FREEWAY NOISE IMPACTED AREA

SUBJECT SITE

SOUTH POCKET SPECIFIC PLAN

DATE: 12/15/81
 BY: [Illegible]
 FOR: SACRAMENTO CITY PLANNING DEPARTMENT
 PROJECT NO. 28-147 (M. MARCH 23, 1982)

002071

P-82-006

3-25-82
 February 25, 1982

Item # 3

TENTATIVE MAP
RIVER OAKS RANCH
 UNIT NO. 3
 A.P.N. 31-200-27

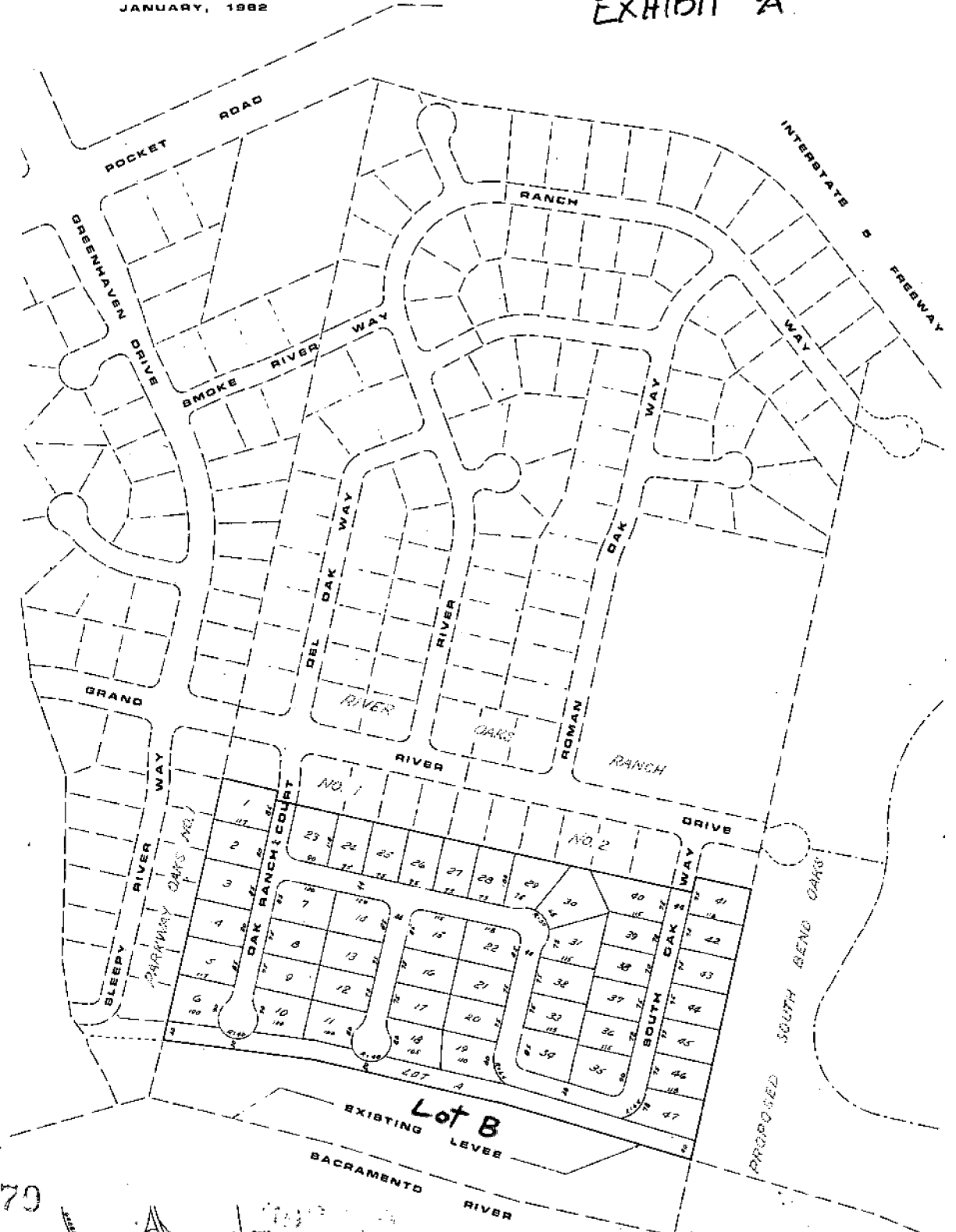
JANUARY, 1982

OWNER & SUBDIVIDER:
 LYON MUTUAL INVESTMENT FUND
 2500 FAIR OAKS BLVD.
 SACRAMENTO, CA 95825
EMPLOYER:
 THE SPINK CORPORATION
 P.O. BOX 2511
 SACRAMENTO, CA 95811
PRESENT ZONING:
 R-1

PROPOSED ZONING:
 R-1
PRESENT USE:
 VACANT
PROPOSED USE:
 47 R-1 LOTS
NET GROSS AREA:
 13.52 AC. +/-

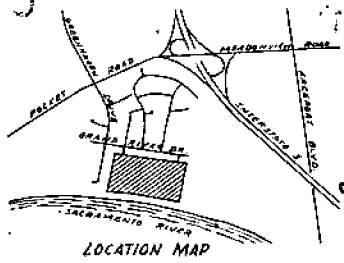
SCHOOL DISTRICT:
 SACRAMENTO CITY UNIFIED
WATER SUPPLY:
 CITY OF SACRAMENTO
SEWAGE DISPOSAL:
 CITY OF SACRAMENTO
SIGMA DRAINAGE:
 CITY OF SACRAMENTO

EXHIBIT 'A'

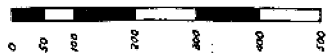
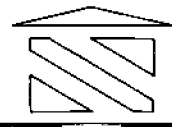


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P. 82-906



2/25/82

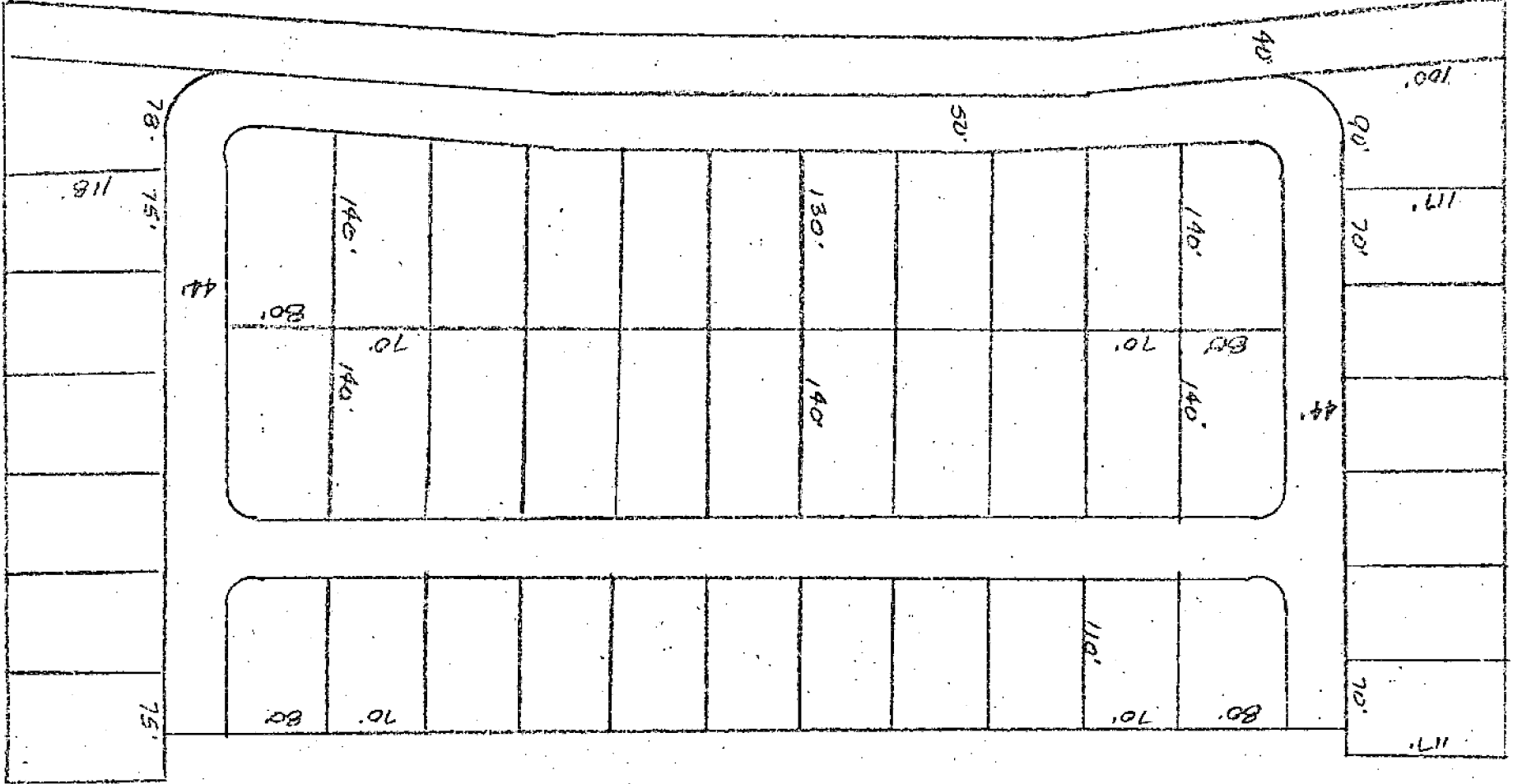


Item 3
 9470-012
THE SPINK CORPORATION
 ENVIRONMENTAL PLANNING · ENGINEERING
 ARCHITECTURE · SURVEYING · MAPPING · SYSTEMS
 720 F STREET · SACRAMENTO, CALIFORNIA 95811 · PHONE (916) 444-1170

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EXHIBIT B
STAFF'S
PROPOSAL

RIVER OAKS RANCH
47 LOTS
69% NORTH / SOUTH
NORTH ↓



002072

3/25/82
2/25/82 10

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