

City Planning Commission
Sacramento, California

Members in Session:

Subject: Section 65402(a) Review: Abandonment of all public streets within Riverside Manor, Unit No. 3 (Bell River Way, Cork River Way, Ute River Way, Sage River Way, Sage River Circle, Rose River Court, Mark River Court, Castle River Way and a portion of Rivergate Way). (M84-035)

SUMMARY: This requested abandonment is necessary to comply with a condition of approval on a special permit to allow a private subdivision with restricted access and private streets (PB4-120). Section 65402(a) of the State Government Code requires the City Planning Commission to report on the conformance of this proposal with the General Plan and applicable community plans.

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
Street Dimensions: 44-foot width and 54-foot width with varied lengths
Total Square Footage to be Abandoned: 7.05± acres
Surrounding Land Use and Zoning:
North: Single Family Residential & canal; R-1 and R-1A
South: Single Family Residential; R-1 and R-1A
East: Single Family Residential; canal and church; R-1 and R-1A
West: Multi-Family Residential; R-2A and R-1A

BACKGROUND INFORMATION: On April 26, 1984 the Planning Commission approved a special permit for a private residential development consisting of 100 single family dwellings and 44 halfplex units on certain corner lots. As proposed, the streets within the development will be private roads with access through lockable gates at two entrances. As a condition of approval, the applicant was required to properly abandon all streets within the private development. The streets to be abandoned are existing streets but do not provide necessary through access to adjacent development. The site within which the streets are located is bound on the north and east sides by a drainage canal. The main access to the site is from Rivergate Way which terminates on the westerly side of the subject property (see Exhibits A and B).

Since the project will be a private development with a common area, a Homeowners' Association is being formed. Ownership of the abandoned streets will be transferred to the association who will assume responsibility for the maintenance of all street improvements with the exception of drainage trunk lines and sanitary sewer and water facilities. The applicant will provide easements for the services to be maintained by the City and the necessary easements for utility service within the development.

The proposed street abandonments were reviewed by SMUD, PG&E, Pacific Bell, the City Water and Sewers Division, Engineering, City Police, the Fire Department, and the Traffic Engineer. There were no objections to this proposal provided the continuing use clause is maintained for utility easements and the following conditions are met:

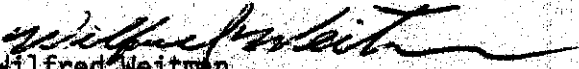
- A. Water and Sewer Division: No structure shall be constructed over easements without the utilities being relocated at the developer's expense;
- B. Police Department:
 - 1. All staff recommendations indicated in the special permit conditions that relate to fire and police access shall be complied with;
 - 2. The declaration of conditions, covenants and restrictions shall give the officers of the same strong and specific powers to have towed away all unauthorized, parked vehicles from non-dedicated streets, alleys and parking lots;
 - 3. Nothing in the declaration of conditions, covenants and restrictions shall prohibit a resident from placing Home Alert (Neighborhood Watch) decals, operation identification decals and intrusion alarm warning decals in their windows in a reasonable manner.
- C. Fire Department:
 - 1. Locate standard cul-de-sacs on the end of Rush River Drive and Rivergate Way;
 - 2. Design the barricades to meet Fire Department standards. The removable panel on the existing proposal is not acceptable and will require redesign.
- D. City Traffic Division:
 - 1. Maintain easements for installation and maintenance of City facilities as currently supplied by the existing recorded map for Riverside Manor, Unit No. 3;
 - 2. No structure shall be constructed over said easements without the utilities being relocated at the developer's expense;
 - 3. The termination of Rush River Drive and Rivergate Way as public streets shall conform with current City standards for cul-de-sacs;
 - 4. Access to the private street from the public streets shall be via standard drive-way installations.

Staff has no objections to the proposed abandonments since traffic and access to surrounding development will not be adversely affected by the street closure, and the abandonments are necessary to comply with a condition of approval on the special permit for this development (see Exhibits A and B).

ENVIRONMENTAL DETERMINATION: This project is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15378).

RECOMMENDATION: Staff recommends that the Planning Commission find the proposed abandonments, as described in Exhibits A and B, to be in conformance with the 1974 General Plan and the 1976 South Pocket Community Plan as required by Section 65402(a) of the State Government Code.

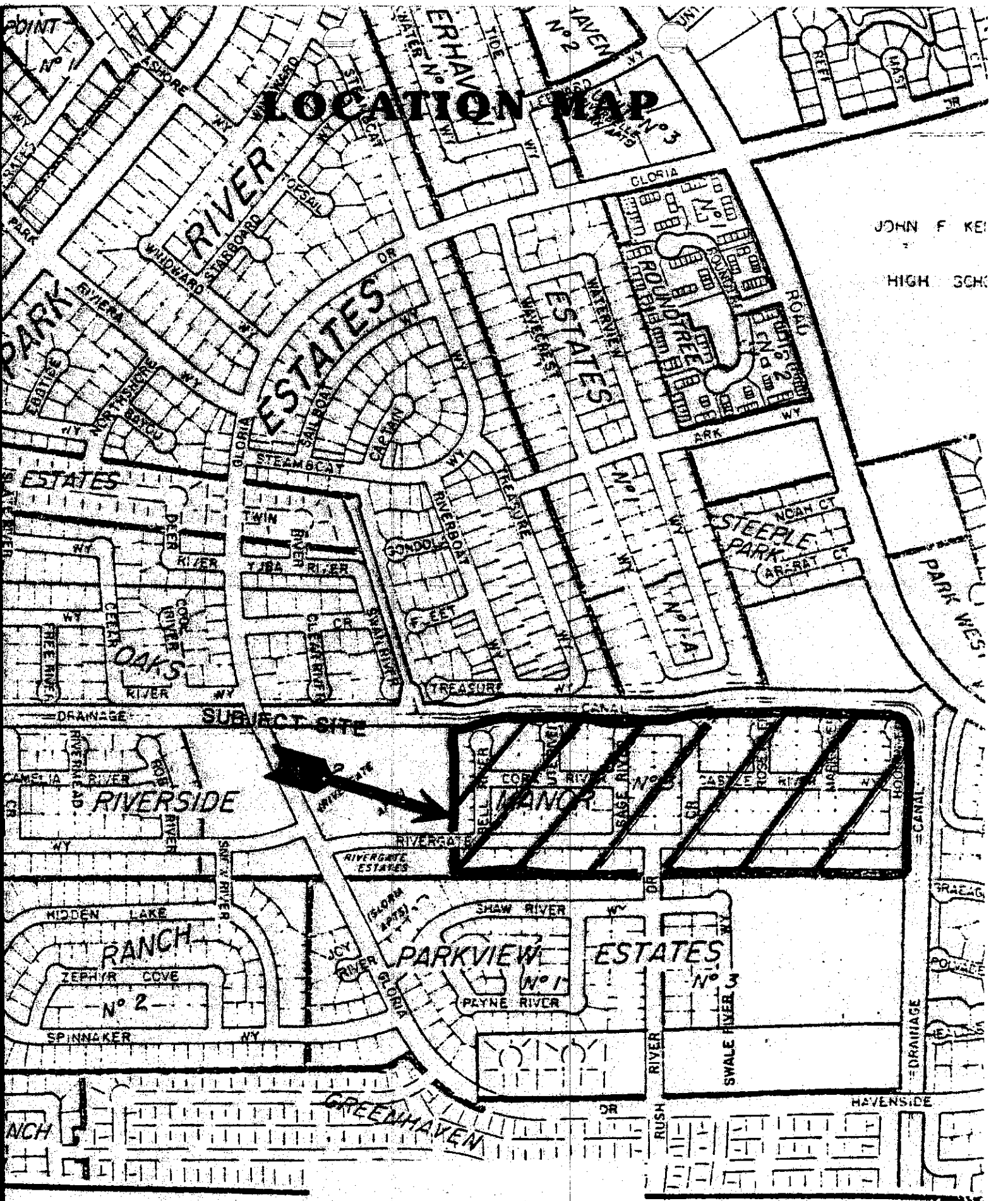
Respectfully submitted,


Wilfred Weitman
Senior Planner

SC:bw

LOCATION MAP

JOHN F. KE...
HIGH SCH...



M84-035

7-12-84

No. 30

STREETS TO BE ABANDONED

Bell River Way, Cork River Way, Ute River Court, Sage River Circle, Castle River Way, Rose River Court, Mark River Court, Rivergate Way and Rush River Drive, as said streets are shown on the official plat of Riverside Manor Unit No. 3, recorded in the office of the Recorder of Sacramento County in Book 139 of Maps, Map No. 12.

EXCEPTING THEREFROM the following described two parcels:

784035

PARCEL NO. 1:

Beginning at the point of intersection of the Westerly right-of-way line of said Rush River Drive with the Southerly boundary of said Riverside Manor Unit No. 3; thence from said point of beginning along the Westerly right-of-way line said Rush River Drive North 03° 26' 35" West 70.15 feet; thence Easterly, curving to the right on an arc of 40.00 feet radius, said arc being subtended by a chord bearing North 86° 33' 25" East 54.00 feet to a point located on the Easterly right-of-way line of said Rush River Drive; thence along said Easterly right-of-way line South 03° 26' 35" East 70.15 feet to a point located on the Southerly boundary of said Riverside Manor Unit No. 3; thence along said Southerly boundary South 86° 33' 25" West 54.00 feet to the point of beginning.

PARCEL NO. 2:

Beginning at the point of intersection of the Northerly right-of-way line of Rivergate Way with the Westerly boundary of said Riverside Manor Unit No. 3; thence from said point of beginning along said Northerly right-of-way line North 86° 33' 25" East 70.15 feet; thence, Southerly, curving to the right on an arc of 40.00 feet radius, said arc being subtended by a chord bearing South 03° 26' 35" East 54.00 feet to a point located on the Southerly right-of-way line of said Rivergate Way; thence along said Southerly right-of-way South 86° 33' 25" West 70.15 feet to a point located on the Westerly boundary of said Riverside Manor Unit No. 3; thence along said Westerly boundary North 03° 26' 35" West 54.00 feet to the point of beginning.

THE SPINK CORPORATION
CHECKED: _____ DATE _____
TYPING _____
TRAVERSE _____
MAP _____
DELIVERED TO: _____

EXHIBIT "A"

Refer this description to title company before incorporating it in any document and to the Planning Commission of the governing body for compliance with lot split ordinances.

10-foot City of Sacramento Drainage Easement recorded in Book 78-08-25, Page 1516 Sacramento County Official Records as shown in Rush River Drive and Rivergate Way as said streets are shown on the official plat of Riverside Manor Unit No. 3, recorded in the office of the Recorder of Sacramento County in Book 139 of Maps, Map No. 12.

THE SPINK CORPORATION

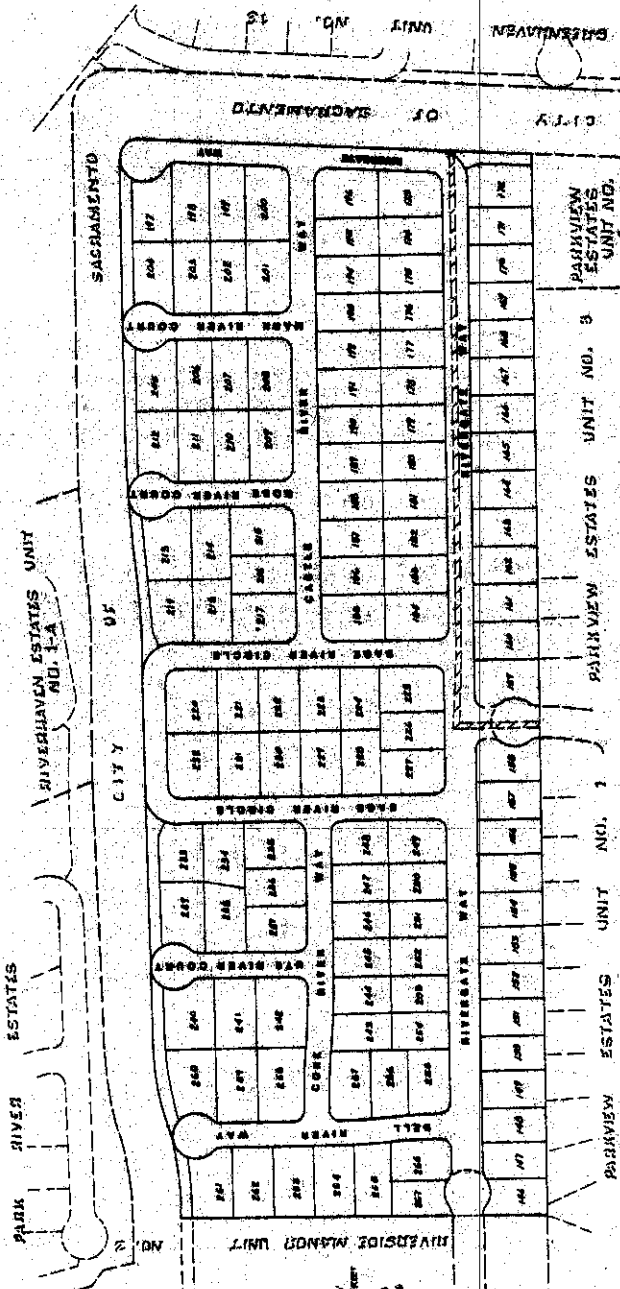
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MAP _____	_____
DELIVERED TO: _____	

Refer this description to title company before incorporating it in any document and to the Planning Commission of the governing body for compliance with lot split ordinances.



REVERSE MANSION
 STREET
 ADJACENT
 EXHIBIT
 SACRAMENTO, CA

REVERSE MANSION
 STREET
 ADJACENT
 EXHIBIT
 SACRAMENTO, CA



NOTE: THE REPLACEMENT OF AN ADJ. CO. OR SAC FOR THE 201 TO 250 (200 SF LOT) AND THE WIDTH OF # 101 TO 242 (200 SF LOT)



SITE LOCATION MAP

NOTE: THE REPLACEMENT OF AN ADJ. CO. OR SAC FOR THE 201 TO 250 (200 SF LOT) AND THE WIDTH OF # 101 TO 242 (200 SF LOT)

EXHIBIT "B"

SCALE: 1/8" = 1'-0"
 JUNE 1984

7-12-84

7-12-84

No. 50