

REPORT AMENDED BY STAFF 6-23-88  
**CITY PLANNING COMMISSION**

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

<b>APPLICANT</b>	LIVE OAK ASSOCIATION, 1 Market Plaza, Suite #2210, San Francisco, CA 94105				
<b>OWNER</b>	W. P. T. GROUP, 2724 Kilgore Road, Suite B, Rancho Cordova, CA 95670				
<b>PLANS BY</b>	MURRAY SMITH & ASSOCIATES, 3110 Gold Canal Drive, Rancho Cordova, CA 95670				
<b>FILING DATE</b>	3/14/88	<b>ENVIR. DET.</b>	4/29/88	<b>REPORT BY</b>	SD/vf
<b>ASSESSOR'S PCL. NO.</b>	0117-160-001				

- APPLICATION:**
- A. Negative Declaration
  - B. General Plan Amendment to delete a 5+ ac. elementary school site and add 5+ ac. of residential 4-15 du/na.
  - C. Amend the 1986 South Sacramento Community Plan to delete a 5+ ac. elementary school site and add 5+ ac. of residential 4-8 du/na.
  - D. Tentative Map

**LOCATION:** Along the City's southern boundary, 4,000+ ft. east of Franklin Boulevard.

**PROPOSAL:** The applicant is requesting the necessary entitlements to subdivide 30+ acres into 140 standard single family lots located in the R-1 zone.

**PROJECT INFORMATION:**

General Plan Designation:	Elementary School and residential 4-15 du/na
1986 South Sacramento Community Plan Designation:	Elementary school and residential 4-8 du/na
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Vacant

**Surrounding Land Use and Zoning:**

North: Vacant; A-OS  
South: Vacant; RD-4 (County)  
East : Vacant; A  
West : Vacant; R-1

Property Dimensions:	Irregular
Property Area:	30+ acres
Density of Development:	6.2 d. u. per acre
Topography:	Flat
Street Improvements:	To be provided
Utilities:	To be provided

**SUBDIVISION REVIEW COMMITTEE RECOMMENDATION:** On June 8, 1988 by a vote of 7 ayes, 2 absent, the Subdivision Review Committee voted to recommend approval of the tentative map subject to conditions which are attached.

APPLC. NO. P88-128 MEETING DATE 12 June 23, 1988 ITEM NO. 8

BACKGROUND INFORMATION: On February 4, 1986, the City Council approved the necessary entitlements to develop Parklands 3, a project consisting of 80+ ac. subdivided into 168 single family lots. One multi-family lot, two park/open-space lots, two schools and one common lot. The Laguna Creek Floodway passes approximately through the middle of that site. On January 26, 1988, the City Council approved a one-year time extension to expire February 4, 1989. The subject site comprises 30+ acres south of the floodway formerly consisting of 91 single family school lots and a 5+ acre school site.

PROJECT EVALUATION: Staff has made the following findings:

A. Land Use

The subject site is currently designated for 4 to 15 residential units per net acre and 5+ acres of elementary school in the General Plan. It is designated 4 to 8 units per acre and school site in the 1986 South Sacramento Community Plan. The site is surrounded by the Laguna Creek floodway to the north, vacant land designated for residential uses on the east and south and vacant land owned by the City to the west. The remaining three acres of the school site is designated on the property east of the subject site. The southern property line is the City/County boundary.

The Elk Grove Elementary Unified School District has indicated that the designated school site is no longer necessary (see Exhibit A). Staff, therefore, recommends amending the Community and General Plan to delete the elementary school site.

B. Design

The applicant proposes to create 140 standard single family residential lots. The project takes access from the proposed subdivisions to the south through land located in the County which will provide access to the subject site. The current map has been so conditioned that those roads must be dedicated and improved prior to recordation of Parklands Unit 4.

To alleviate existing flooding problems of Laguna Creek, the City is proposing a modified stream corridor for that portion of Laguna Creek within the City limits. To finance flood protection, the City is permitting the development of 600 acres of various uses adjacent to the corridor. As originally proposed, this development would require fill or excavation of 94 acres of wetlands. Fill or excavation of wetlands requires a "404 permit" from the U. S. Corp of Engineers. The applicant must mitigate impacts to wetlands to the satisfaction of the Corp of Engineers.

The intent of the mitigation plan of the "404 permit" and the Laguna Stream Corridor Environmental Impact Report is to: 1) encourage visual access to the floodway; 2) discourage vehicular access to the floodway; and 3) restrict and direct pedestrian and bicycle access.

The applicant proposes a system of lots which side on to and streets which front on to the floodway/vernal pool replacement area. Staff has determined that this design complies with the intent of the 404 permit. Staff recommends a three foot high masonry wall, for fire protection purposes, topped with material the applicant selects, to six feet in height, for lot lines along the floodway/vernal pool replacement area. Cul-de-sac bulbs shall be improved with post and cable type barrier within the open setback area adjacent the floodway vernal pool area.

Lots A and B are to be dedicated to the City as part of the floodway/vernal pool replacement area.

The original map subdividing the subject site from the floodway and the northern portion of the site has not yet been recorded (P85-429). If it is not recorded before the current map, the entire piece must be shown on the final map and the floodway dedicated to the City.

C. Parkland Dedication

The Planning and Community Services Divisions have determined that Parkland Dedication in-lieu fees are appropriate. Fees will be based on 2,086 acres of land multiplied by the per acre value established by the applicant's appraiser.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project will not have a significant effect on the environment. A negative declaration with the following mitigation measures has been filed:

- A. The applicant shall prepare the site in conformance with the Laguna Creek Assessment District final wetland mitigation program to reduce the potential significant adverse environmental impacts to soils and earth conditions to less than a significant level.
- B. The proposed tentative map would not have an impact upon major flooding as a drainage assessment district is being established to prevent damage from 100 year storms. If a final map is recorded while any portion of the map area is within a FEMA designated 100 year floodplain, the final map shall be prepared to the satisfaction of the Director of Public Works and in accordance with Chapter 40 of the Sacramento City Code, including:
  1. Indicate the existing 100 year floodplain boundary and base flood elevation.

2. Subdivision improvement plans shall indicate the elevation of proposed building sites.
- C. The mitigation measures recommended in the SSCP EIR for build-out of the adopted plan which may be applicable to the proposed project are:
1. Implement transportation system measures (implementation of this measure alone would not result in acceptable LOS at all study intersections).
  2. Add double left turn lanes and free right turn lanes at City and County intersections (i.e., Bruceville Road and Sheldon Road).
- D. The applicant(s) shall provide fire prevention measures to the satisfaction of the City Fire Marshall.
- E. If significant amounts of artifacts are discovered during the grading operations (i.e., human bone, pottery, glass, etc.) that a qualified archaeological consultant be notified and that the significance of the find meet with the approval of the Native American Heritage Commission.
- F. The applicant shall provide a tree preservation plan indicating the exact tree location, size, species, vitality and means of protection during construction for the review and approval by the City Arborist prior to the issuance of any building permits.

RECOMMENDATION: Staff recommends the following action:

- A. Ratify the Negative Declaration.
- B. Recommend approval of the General Plan amendment of 5+ vacant acres from elementary school to residential 4-15 du/na.
- C. Recommend approval of the 1986 South Sacramento Community Plan amendment of 5+ ac. from elementary school site to residential 4 to 8 du/na.
- D. Recommend approval of the Tentative Map based upon the following conditions:

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:

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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. Pay off existing assessments, or 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 (2.086 ac.).
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. 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 any archaeological impact to a less than significant effect before construction resumes. A note shall be placed on the final improvement plans referencing this condition.
8. Meet all County Sanitation District requirements.
9. Submit a soils test prepared by a registered engineer to be used in street design.
10. Annex to Regional Sanitation District and pay necessary fees.

11. 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.
12. Street sections shall be designed to provide for stabilized subgrades and pavement under high ground water conditions.
13. Dedicate a standard 12.5 foot Public Utility Easement for underground electrical facilities and appurtenances adjacent to all public ways.
14. Dedicate the south 10 feet of Lots 1 and 4 through 16, and Lots 110 through 114 as a Public Utility Easement for underground and overhead electrical facilities and appurtenances.
15. Extend water line off-site.
16. Show all existing easements.
17. Final map cannot be filed until off-site roads in County are dedicated and improved to provide access to the subdivision.
18. All or a portion of the property lies in an area the Federal Emergency Management Agency (FEMA) has identified as a special flood hazard area zone AE. No development, substantial improvements and/or placement of manufactured homes or any other structure shall occur in special flood hazard areas without full compliance with current City and FEMA floodplain management regulations. These regulations condition the issuance of City permits and/or other approvals in special flood hazard areas upon criteria that shows the proposed development, placement and/or substantial improvement will meet the FEMA 100-year flood Plain Standards.
19. PLACE THE FOLLOWING NOTE ON THE SUBDIVISION/PARCEL MAP:  
  
"All or a portion of the parcels in this subdivision/parcel map are within a "Special Flood Hazard Area", as identified by Federal Emergency Management Agency (FEMA). Within special flood hazard areas, all development, substantial improvements, and the placement of manufactured homes and all other structures shall conform with current City and FEMA floodplain management regulations. These regulations condition the issuance of City permits and/or other approval in special flood hazard areas upon criteria that shows the

proposed development, placement and/or substantial improvement will meet the FEMA 100-Year Flood Plan Standards."

To ascertain additional details, contact the Director of Planning and Development for the City of Sacramento.

20. Appropriate assessment districts or other funding methods will have to be formed to cover the costs of improvements in drainage, sewage, bridges, channel improvements, and other public facilities in the Laguna Creek Study Area.
21. Final maps cannot be filed until the necessary permanent off-site improvements are substantially complete to the satisfaction of the Public Works Director.
22. Applicant/owner shall join a maintenance district for the Laguna Creek Study Area prior to the filing of the final map. May require applicant/owner to form district.
23. Applicant shall design and construct any fencing and landscape treatment adjacent to the floodway/vernal pool area to the satisfaction of the City Fire Department, Parks and Community Services Department, Public Works Department and Planning Department. Detailed plans for the fencing shall be reviewed and approved by the Public Works Department prior to recordation of the Final Map. A note referencing the approved fencing treatment shall be shown on the face of the final map. A note shall be recorded on deeds for all parcels abutting the floodway/vernal pool area noting the fencing requirement. The note shall also indicate that the fencing treatment along the floodway shall not be altered without prior Planning Department approval. The form and contents of all notes shall be reviewed by the previously mentioned City Departments and City Attorney's office.
24. The fencing plan for the floodway/vernal pool area shall conform to the following standards: 1) the area adjacent to public streets and front yards of side-on lots shall be restricted to post and cable type barrier designed to City Public Works and Planning staff specifications. 2) fencing material for the side yard from the 25 ft. front setback line to the rear property line and along rear property lines shall be of masonry material for the first three feet in height. Above three feet any material the applicant selects shall be reviewed and approved by the Planning Director.
25. If P85-429 is not recorded, include the northern portion of the parcel and dedicate the floodway to the City.