

# CIT PLANNING COMMISSION

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

APPLICANT	Kent Baker and Assoc., 7932 Sunrise Blvd, Ste B, Fair Oaks, CA 95628		
OWNER	Sacramento Realty Investors, Bruceville Assoc., Ltd, & 1st Continental Investors 428 13th St, Oakland, CA 94612		
PLANS BY	Kent Baker and Assoc.		
FILING DATE	1/22/88	ENVIR. DET.	3/14/88
ASSESSOR'S PCL. NO.	117-0211-002, 003		
REPORT BY	SD:pe		

- APPLICATION:
- A. Negative Declaration
  - B. Amend the 1986 South Sacramento Community Plan to allow back-up lots onto Laguna Floodway. (Withdrawn)
  - C. Tentative Map

LOCATION: 8600 Bruceville Road

PROPOSAL: The applicant is requesting the necessary entitlements to subdivide 62+ acres into 326 single family lots.

PROJECT INFORMATION:

General Plan Designation:	Medium Density Residential 16-20 du/na and Low Density Residential 4-15 du/na
1986 South Sacramento Community Plan Designation:	Residential 4-8 du/na; Residential 7-15 du/na; Residential 11/21 du/na
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North: Vacant; R-1A and R-2B P.U.D.  
 South: Vacant, North Fork Laguna Creek  
 East : Vacant; R-2B P.U.D.  
 West : Vacant; Agriculture

Property Dimensions:	Irregular
Property Area:	62+ acres
Density of Development:	6.6 du/na
Topography:	Flat
Street Improvements:	To be provided
Utilities:	To be provided

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On March 23, 1988, by a vote of 5 ayes, 4 absent, the Subdivision Review Committee voted to recommend approval of the Tentative Map subject to conditions which are attached.

PROJECT EVALUATION: Staff has made the following findings:

A. Land Use

The subject site is comprised of 62+ vacant acres. The site is surrounded by vacant Laguna Meadows property on the east, south and west and a portion of the north adjacent property. Parcel J of Laguna Meadows is a 7+ acre parcel zoned R-2B P.U.D. and is located east of the subject site. The north fork of Laguna Creek is located south of the site and is zoned Agricultural.

The subject site is designated for Medium Density Residential 16 to 29 units per net acre and Low Density Residential 4-15 units per net acre in the General Plan. The site is designated for residential uses at densities of 4 to 8, 7 to 15 and 11 to 21 units per net acre. The average overall density of the Laguna Meadows P.U.D. is 10.5+ units per net acre. Under the South Sacramento Community Plan, the overall density for the P.U.D. acreage is 10.1+ units per net acre. Specific designations were not amended under the P.U.D. since the overall densities were determined consistent with the Community and General Plan. Staff has determined the subject project to be in compliance with the Community and General Plan as a part of the Laguna Meadows P.U.D.

B. Design of Map

The applicant proposes to subdivide an irregularly shaped 62+ acre parcel into 326 single family lots. The site is bounded on the west by Center Parkway and on the northwest by Parklands Dr. Both of these streets consist of four lanes and a center divider within a 110 foot right-of-way. The applicant proposes lots that back up to these major streets. Back-up lots necessitate long, monotonous concrete walls to buffer rear yards from street noise and to provide privacy.

The applicant proposes to dedicate an additional three feet of road right-of-way and construct a masonry wall along the Center Parkway and Jacinto Road. The right-of-way will be landscaped by the applicant. Maintenance of the wall and landscaping will be assumed by the City under a Landscaping/Lighting District formed by the applicant. Staff also recommends that the street that elbows at lots 262 and 263 be extended to intersect with Center Parkway. Staff believes that these measures will adequately mitigate the visual impact of a long, unbroken wall along major streets.

C. Floodway Treatment

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-onto the floodway. 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 any material the applicant selects, to six feet in height, for lot lines along the floodway. Cul-de-sac bulbs shall be improved with post and cable type barrier within the open setback area adjacent to the floodway.

D. Parkland Dedication

The Planning and Community Services Divisions have determined the Parkland Dedication in lieu fees are appropriate. Fees will be based upon 4.8574 acres of land multiplied by the per acre value established by the applicant's appraiser.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has reviewed the proposed project and considered the issues of water, human health and cultural resources from the Initial Study Checklist. A Negative Declaration has been prepared with the following Mitigation Measures.

- o Indicate the existing 100-year floodplain boundary and base flood elevation.
- o Subdivision improvement plans shall indicate the elevation of proposed building sites.
- o The applicant(s) shall provide fire prevention measures to the satisfaction of the City Fire Marshall.
- o 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.

- o 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.

RECOMMENDATION: Staff recommends the following actions:

- A. Ratify the Negative Declaration.
- B. Recommend approval of the Community Plan Amendment to allow back up lots onto the Laguna Creek Floodway.
- C. *Recommend approval of the Tentative Map subject to 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:

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 ther equired parkland dedication in-lieu of fees. The appraisal shall be dated nor more than 90 days prior to the filing of the final map (4.8574 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;

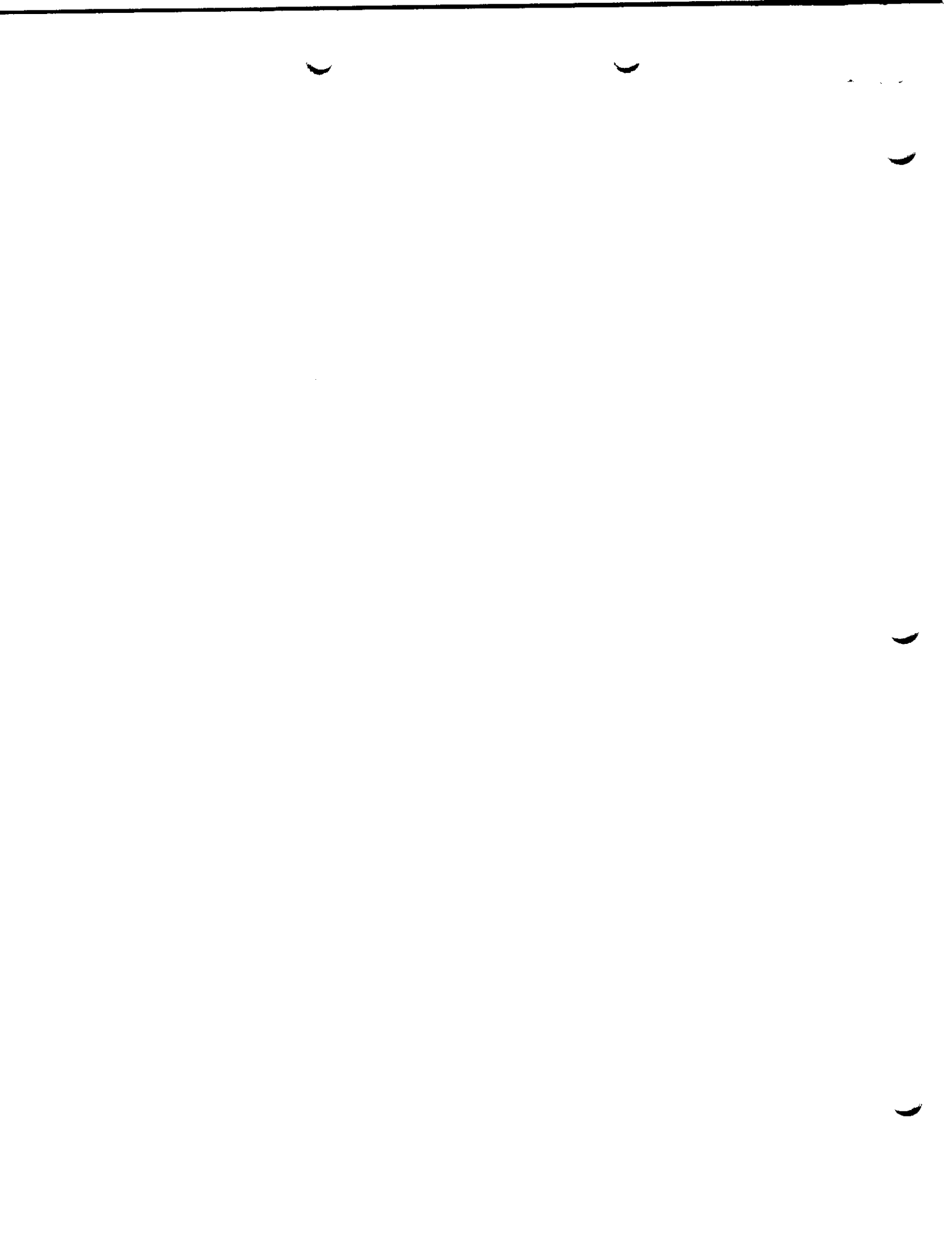
reduce any archaeological impact to a less than significant effect before construction resumes. A note shall be placed on the final improvement plans referencing this condition;

8. Meet all County Sanitation District requirements;
9. Submit a soils test prepared by a registered engineer to be used in street design;
10. Minimum centerline radius for 54' right-of-way is 400';
11. Provide 20' tangents on reverse curves;
12. Dedicate a standard 12.5 foot Public Utility Easement for underground electrical facilities and appurtenances adjacent to all public ways;
13. Dedicate a 12.5 foot Public Utility Easement for over-head electrical facilities and appurtenances adjacent to Center Parkway and Bruceville Road;
14. Construct off-site sewer trunk facilities in Bruceville Road and a lateral on-site;
15. Prepare right-of-way study for intersection of Center Parkway and Jacinto Avenue and dedicate right-of-way as necessary;
16. Enter into an overwidth pavement reimbursement agreement pursuant to current City policy;
17. Center Parkway (110' R/W - Dedicate and construct full street improvements, both sides, between Jacinto Road and subdivision boundary join improvements provided by Assessment District, completing median islands. Extend sewer, water and storm drains per required studies;
18. Jacinto Road (80' R/W - Dedicate and construct half street improvements adjacent to project frontage. Join and complete improvements provided by Assessment District. Provide street lighting;
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 Plain Standards." To ascertain additional details, contact the Director of Planing and Development for the City of Sacramento;

20. May require off-site dedication and improvements along access to Bruceville Road (54' right-of-way). If so, City will condemn at developer's expense if necessary.
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. Redesignate the "proposed park" as the Laguna Creek Vernal Pool Area; and
24. Applicant shall design and construct fencing and landscape treatment adjacent to the floodway 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 noting the fencing requirement. A note shall also indicate that the fencing treatment along the floodway shall not be altered without prior Planning Department approval. The form and content of all notes shall be reviewed by the previously mentioned City Departments and City Attorney's office.
25. The fencing plan for the floodway 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) sideyard fencing material from the 25 ft. front setback line of side-on lots to the rear property line and along rear property liens shall be of masonry material for the first three feet of height. Above three feet, the material shall be selected by the applicant and reviewed and approved by the Planning Director.

26. Dedicate an additional <sup>five</sup> ~~three~~ feet of right-of-way along Center Parkway. This area shall be landscaped and irrigated per plans approved by the Director of Parks and Community Services. Construct a six foot masonry wall in the additional right-of-way. Decorative design of the wall shall be approved by the Planning Director.
27. Fort a landscaping and lighting district to maintain the wall and landscaping within the City right-of-way.
28. Extend the street which elbows at lots 262 and 263 to Center Parkway.





Amended by Staff 01/22/88  
**CITY PLANNING COMMISSION**

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

APPLICANT	Kent Baker and Assoc., 7932 Sunrise Blvd, Ste B, Fair Oaks, CA 95628		
OWNER	Sacramento Realty Investors, Bruceville Assoc., Ltd, & 1st Continental Investors 428 13th St, Oakland, CA 94612		
PLANS BY	Kent Baker and Assoc.		
FILING DATE	1/22/88	ENVIR. DET.	3/14/88
ASSESSOR'S PCL. NO.	117-0211-002, 003		
REPORT BY	SD:pe		

- APPLICATION:
- A. Negative Declaration
  - B. Amend the 1986 South Sacramento Community Plan to allow back-up lots onto Laguna Floodway. (Withdrawn)
  - C. Tentative Map

LOCATION: 8600 Bruceville Road

PROPOSAL: The applicant is requesting the necessary entitlements to subdivide 62+ acres into 326 single family lots.

PROJECT INFORMATION:

General Plan Designation:	Medium Density Residential 16-20 du/na and Low Density Residential 4-15 du/na
1986 South Sacramento Community Plan Designation:	Residential 4-8 du/na; Residential 7-15 du/na; Residential 11/21 du/na
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North: Vacant; R-1A and R-2B P.U.D.  
South: Vacant, North Fork Laguna Creek  
East : Vacant; R-2B P.U.D.  
West : Vacant; Agriculture

Property Dimensions:	Irregular
Property Area:	62+ acres
Density of Development:	6.6 du/na
Topography:	Flat
Street Improvements:	To be provided
Utilities:	To be provided

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On March 23, 1988, by a vote of 5 ayes, 4 absent, the Subdivision Review Committee voted to recommend approval of the Tentative Map subject to conditions which are attached.

APPLC. NO. P88-073 MEETING DATE June 23, 1988 ITEM NO. 7

BACKGROUND INFORMATION: On February 25, 1988, the City Planning Commission considered a request for entitlements necessary to establish a mixed-use Planned Unit Development on 190± acres. The P.U.D. entails a variety of densities and housing types, offices, shopping center, recreational and floodway open space. The project is known as Laguna Meadows P.U.D. The subject site is the standard single family portion of the P.U.D.

PROJECT EVALUATION: Staff has made the following findings:

A. Land Use

The subject site is comprised of 62± vacant acres. The site is surrounded by vacant Laguna Meadows property on the east, south and west and a portion of the north adjacent property. Parcel J of Laguna Meadows is a 7± acre parcel zoned R-2B P.U.D. and is located east of the subject site. The north fork of Laguna Creek is located south of the site and is zoned Agricultural.

The subject site is designated for Medium Density Residential 16 to 29 units per net acre and Low Density Residential 4-15 units per net acre in the General Plan. The site is designated for residential uses at densities of 4 to 8, 7 to 15 and 11 to 21 units per net acres. The average overall density of the Laguna Meadows P.U.D. is 10.5± units per net acre. Under the South Sacramento Community Plan, the overall density for the P.U.D. acreage is 10.1± units per net acre. Specific designation were not amended under the P.U.D. since the overall densities were determined consistent with the Community and General Plan. Staff has determined the subject project to be in compliance with the Community and General Plan as a part of the Laguna Meadows P.U.D.

B. Design of Map

The applicant proposes to subdivide an irregularly shaped 62± acre parcel into 326 single family lots. The site is bounded on the west by Center Parkway and on the northwest by Parklands Dr. Both of these streets consist of four lanes and a center divider within a 110 foot right-of-way. The applicant proposes lots that back up to these major streets. Back-up lots necessitate long, monotonous concrete walls to buffer rear yards from street noise and to provide privacy.

The applicant proposes to dedicate an additional three feet of road right-of-way and construct a masonry wall along the Center Parkway and Jacinto Road. The right-of-way will be landscaped by the applicant. Maintenance of the wall and landscaping will be assumed by the City under a Landscaping/Lighting District formed by the applicant. Staff also recommends that the street that elbows at lots 262 and 263 be extended to intersect with Center Parkway. Staff believes that these measures will adequately mitigate the visual impact of a long, unbroken wall along major streets.

C. Floodway Treatment

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-onto the floodway. 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 any material the applicant selects, to six feet in height, for lot lines along the floodway. Cul-de-sac bulbs shall be improved with post and cable type barrier within the open setback area adjacent to the floodway.

D. Parkland Dedication

The Planning and Community Services Divisions have determined the Parkland Dedication in lieu fees are appropriate. Fees will be based upon 4.8574 acres of land multiplied by the per acre value established by the applicant's appraiser.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has reviewed the proposed project and considered the issues of water, human health and cultural resources from the Initial Study Checklist. A Negative Declaration has been prepared with the following Mitigation Measures.

- o Indicate the existing 100-year floodplain boundary and base flood elevation.
- o Subdivision improvement plans shall indicate the elevation of proposed building sites.
- o The applicant(s) shall provide fire prevention measures to the satisfaction of the City Fire Marshall.

- o 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.

RECOMMENDATION: Staff recommends the following actions:

- A. Ratify the Negative Declaration.
- B. Recommend approval of the Community Plan Amendment to allow back up lots onto the Laguna Creek Floodway.
- C. *Recommend approval of the Tentative Map subject to the following conditions:*

Conditions

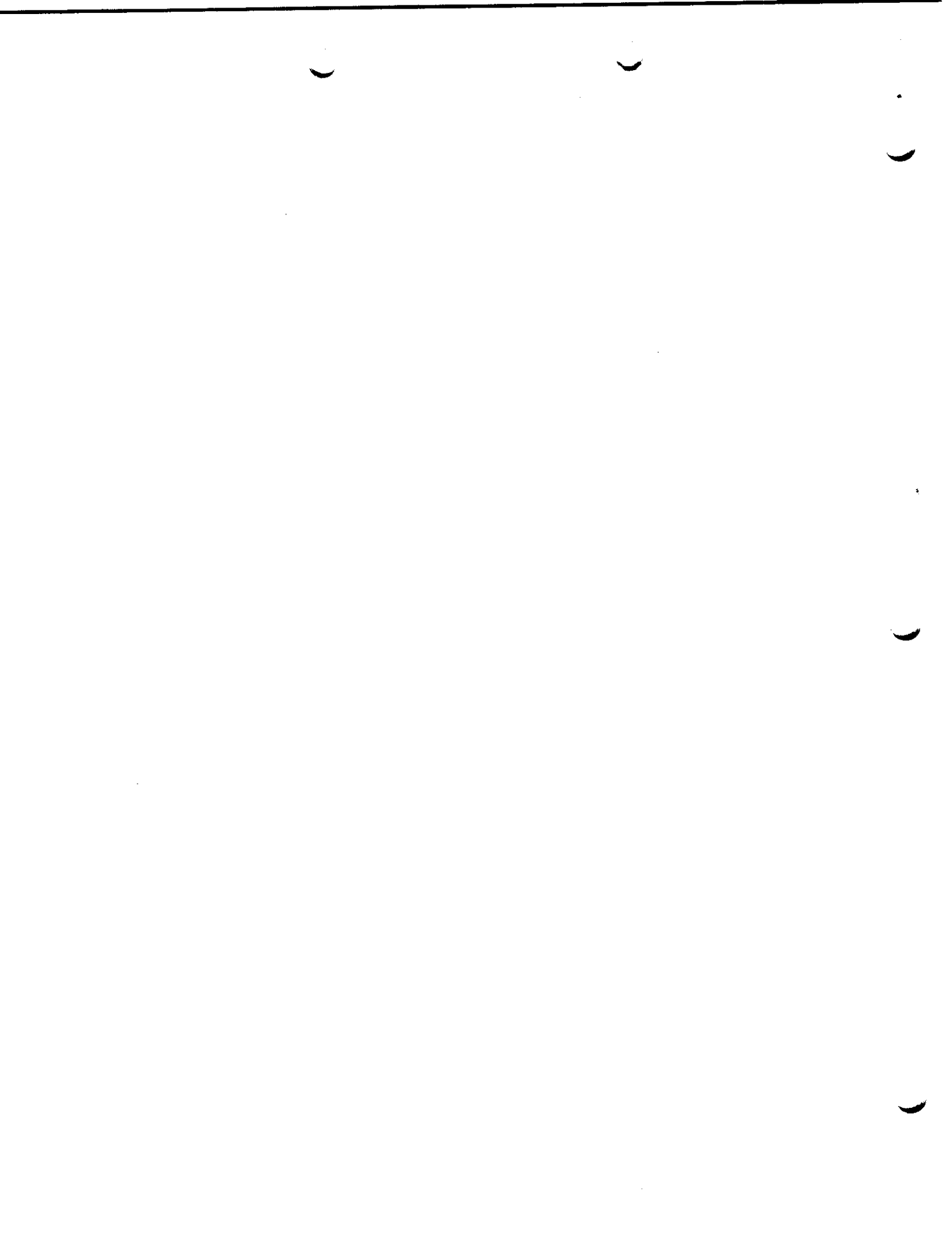
The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:

- 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 ther equired parkland dedication in-lieu of fees. The appraisal shall be dated nor more than 90 days prior to the filing of the final map (4.8574 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. Minimum centerline radius for 54' right-of-way is 400';
11. Provide 20' tangents on reverse curves;
12. Dedicate a standard 12.5 foot Public Utility Easement for underground electrical facilities and appurtenances adjacent to all public ways;
13. Dedicate a 12.5 foot Public Utility Easement for over-head electrical facilities and appurtenances adjacent to Center Parkway and Bruceville Road;
14. Construct off-site sewer trunk facilities in Bruceville Road and a lateral on-site;
15. Prepare right-of-way study for intersection of Center Parkway and Jacinto Avenue and dedicate right-of-way as necessary;
16. Enter into an overwidth pavement reimbursement agreement pursuant to current City policy;
17. Center Parkway (110' R/W - Dedicate and construct full street improvements, both sides, between Jacinto Road and subdivision boundary join improvements provided by Assessment District, completing median islands. Extend sewer, water and storm drains per required studies;

18. Jacinto Road (80' R/W - Dedicate and construct half street improvements adjacent to project frontage. Join and complete improvements provided by Assessment District. Provide street lighting;
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 Plain Standards." To ascertain additional details, contact the Director of Planning and Development for the City of Sacramento;
20. May require off-site dedication and improvements along access to Bruceville Road (54' right-of-way). If so, City will condemn at developer's expense if necessary.
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. Redesignate the "proposed park" as the Laguna Creek Vernal Pool Area; and
24. Applicant shall design and construct fencing and landscape treatment adjacent to the floodway 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 noting the fencing requirement. A note shall also indicate that the fencing treatment along the floodway shall not be altered without prior Planning Department approval. The form and content of all notes shall be reviewed by the previously mentioned City Departments and City Attorney's office.

25. The fencing plan for the floodway 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) sideyard fencing material from the 25 ft. front setback line of side-on lots to the rear property line and along rear property liens shall be of masonry material for the first three feet of height. Above three feet, the material shall be selected by the applicant and reviewed and approved by the Planning Director.
26. Dedicate an additional three feet of right-of-way along Center Parkway. This area shall be landscaped and irrigated per plans approved by the Director of Parks and Community Services. Construct a six foot masonry wall in the additional right-of-way. Decorative design of the wall shall be approved by the Planning Director.
27. Fort a landscaping and lighting district to maintain the wall and landscaping within the City right-of-way.
28. Extend the street whick elbows at lots 262 and 263 to Center Parkway.





# CITY PLANNING COMMISSION

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

APPLICANT Kent Baker and Assoc., 7932 Sunrise Blvd, Ste B, Fair Oaks, CA 95628  
OWNER Sacramento Realty Investors, Bruceville Assoc., Ltd, & 1st Continental Investors  
428 13th St., Oakland, CA 94612  
PLANS BY Kent Baker and Assoc.  
FILING DATE 1/22/88 ENVIR. DET. 3/14/88 REPORT BY SD:pe  
ASSESSOR'S PCL. NO. 117-0211-002, 003

- APPLICATION:
- A. Negative Declaration
  - B. Amend the 1986 South Sacramento Community Plan to allow back-up lots onto Laguna Floodway. (Withdrawn)

LOCATION: 8600 Bruceville Road

PROPOSAL: The applicant is requesting the necessary entitlements to subdivide 62+ acres into 326 single family lots.

PROJECT INFORMATION:

General Plan Designation:	Medium Density Residential 16-20 du/na and Low Density Residential 4-15 du/na
1986 South Sacramento Community Plan Designation:	Residential 4-8 du/na; Residential 7-15 du/na; Residential 11/21 du/na
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North: Vacant; R-1A and R-2B P.U.D.  
South: Vacant, North Fork Laguna Creek  
East : Vacant; R-2B P.U.D.  
West : Vacant; Agriculture

Property Dimensions:	Irregular
Property Area:	62+ acres
Density of Development:	6.6 du/na
Topography:	Flat
Street Improvements:	To be provided
Utilities:	To be provided

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On March 23, 1988, by a vote of 5 ayes, 4 absent, the Subdivision Review Committee voted to recommend approval of the Tentative Map subject to conditions which are attached.

BACKGROUND INFORMATION: On February 25, 1988, the City Planning Commission considered a request for entitlements necessary to establish a mixed-use Planned Unit Development on 190+ acres. The P.U.D. entails a variety of densities and housing types, offices, shopping center, recreational and floodway open space. The project is known as Laguna Meadows P.U.D. The subject site is the standard single family portion of the P.U.D.

PROJECT EVALUATION: Staff has made the following findings:

A. Land Use

The subject site is comprised of 62+ vacant acres. The site is surrounded by vacant Laguna Meadows property on the east, south and west and a portion of the north adjacent property. Parcel J of Laguna Meadows is a 7+ acre parcel zoned R-2B P.U.D. and is located east of the subject site. The north fork of Laguna Creek is located south of the site and is zoned Agricultural.

The subject site is designated for Medium Density Residential 16 to 29 units per net acre and Low Density Residential 4-15 units per net acre in the General Plan. The site is designated for residential uses at densities of 4 to 8, 7 to 15 and 11 to 21 units per net acres. The average overall density of the Laguna Meadows P.U.D. is 10.5+ units per net acre. Under the South Sacramento Community Plan, the overall density for the P.U.D. acreage is 10.1+ units per net acre. Specific designation were not amended under the P.U.D. since the overall densities were determined consistent with the Community and General Plan. Staff has determined the subject project to be in compliance with the Community and General Plan as a part of the Laguna Meadows P.U.D.

B. Design of Map

The applicant proposes to subdivide an irregularly shaped 62+ acre parcel into 326 single family lots. The site is bounded on the west by Center Parkway and on the northwest by Parklands Dr. Both of these streets consist of four lanes and a center divider within a 110 foot right-of-way. The applicant proposes lots that back up to these major streets. Back-up lots necessitate long, monotonous concrete walls to buffer rear yards from street noise and to provide privacy.

The applicant proposes to dedicate an additional three feet of road right-of-way and construct a masonry wall along the Center Parkway and Jacinto Road. The right-of-way will be landscaped by the applicant. Maintenance of the wall and landscaping will be assumed by the City under a Landscaping/Lighting District formed by the applicant. Staff also recommends that the street that elbows at lots 262 and 263 be extended to intersect with Center Parkway. Staff believes that these measures will adequately mitigate the visual impact of a long, unbroken wall along major streets.

C. Floodway Treatment

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 fillor excavation of 94 acres of wetlands. Fill or excavation of wetlands requies 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-onto the floodway. 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 any material the applicant selects, to six feet in height, for lot lines along the floodway. Cul-de-sac bulbs shall be improved with post and cable type barrier within the open setback area adjacent to the floodway.

D. Parkland Dedication

The Planning and Community Services Divisions have determined the Parkland Dedication in lieu fees are appropriate. Fees will be based upon 4.8574 acres of land multiplied by the per acre value established by the applicant's appraiser.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has reviewed the proposed project and considered the issues of water, human health and cultural resources from the Initial Study Checklist. A Negative Declaration has been prepared with the following Mitigation Measures.

- o Indicate the existing 100-year floodplain boundary and base flood elevation.
- o Subdivision improvement plans shall indicate the elevation of proposed building sites.
- o The applicant(s) shall provide fire prevention measures to the satisfaction of the City Fire Marshall.
- o 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.

RECOMMENDATION: Staff recommends the following actions:

- A. Ratify the Negative Declaration.
- B. Recommend approval of the Community Plan Amendment to allow back up lots onto the Laguna Creek Floodway.

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 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 ther equired parkland dedication in-lieu of fees. The appraisal shall be dated nor more than 90 days prior to the filing of the final map (4.8574 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

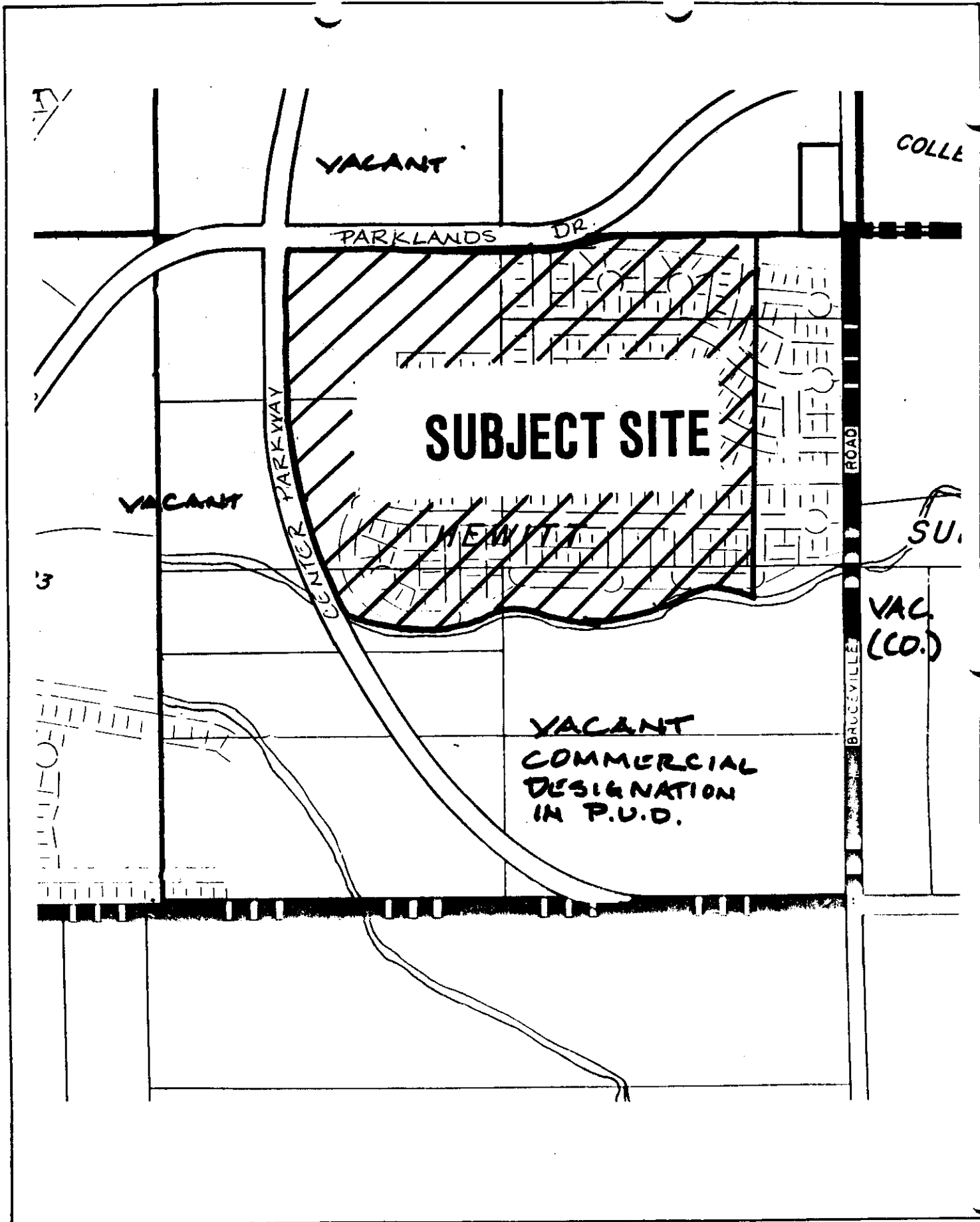
reduce any archaeological impact to a less than significant effect before construction resumes. A note shall be placed on the final improvement plans referencing this condition;

8. Meet all County Sanitation District requirements;
9. Submit a soils test prepared by a registered engineer to be used in street design;
10. Minimum centerline radius for 54' right-of-way is 400';
11. Provide 20' tangents on reverse curves;
12. Dedicate a standard 12.5 foot Public Utility Easement for underground electrical facilities and appurtenances adjacent to all public ways;
13. Dedicate a 12.5 foot Public Utility Easement for over-head electrical facilities and appurtenances adjacent to Center Parkway and Bruceville Road;
14. Construct off-site sewer trunk facilities in Bruceville Road and a lateral on-site;
15. Prepare right-of-way study for intersection of Center Parkway and Jacinto Avenue and dedicate right-of-way as necessary;
16. Enter into an overwidth pavement reimbursement agreement pursuant to current City policy;
17. Center Parkway (110' R/W - Dedicate and construct full street improvements, both sides, between Jacinto Road and subdivision boundary join improvements provided by Assessment District, completing median islands. Extend sewer, water and storm drains per required studies;
18. Jacinto Road (80' R/W - Dedicate and construct half street improvements adjacent to project frontage. Join and complete improvements provided by Assessment District. Provide street lighting;
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 Plain Standards." To ascertain additional details, contact the Director of Planning and Development for the City of Sacramento;

20. May require off-site dedication and improvements along access to Bruceville Road (54' right-of-way). If so, City will condemn at developer's expense if necessary.
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. Redesignate the "proposed park" as the Laguna Creek Vernal Pool Area; and
24. Applicant shall design and construct fencing and landscape treatment adjacent to the floodway 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 noting the fencing requirement. A note shall also indicate that the fencing treatment along the floodway shall not be altered without prior Planning Department approval. The form and content of all notes shall be reviewed by the previously mentioned City Departments and City Attorney's office.
25. The fencing plan for the floodway 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) sideyard fencing material from the 25 ft. front setback line of side-on lots to the rear property line and along rear property liens shall be of masonry material for the first three feet of height. Above three feet, the material shall be selected by the applicant and reviewed and approved by the Planning Director.

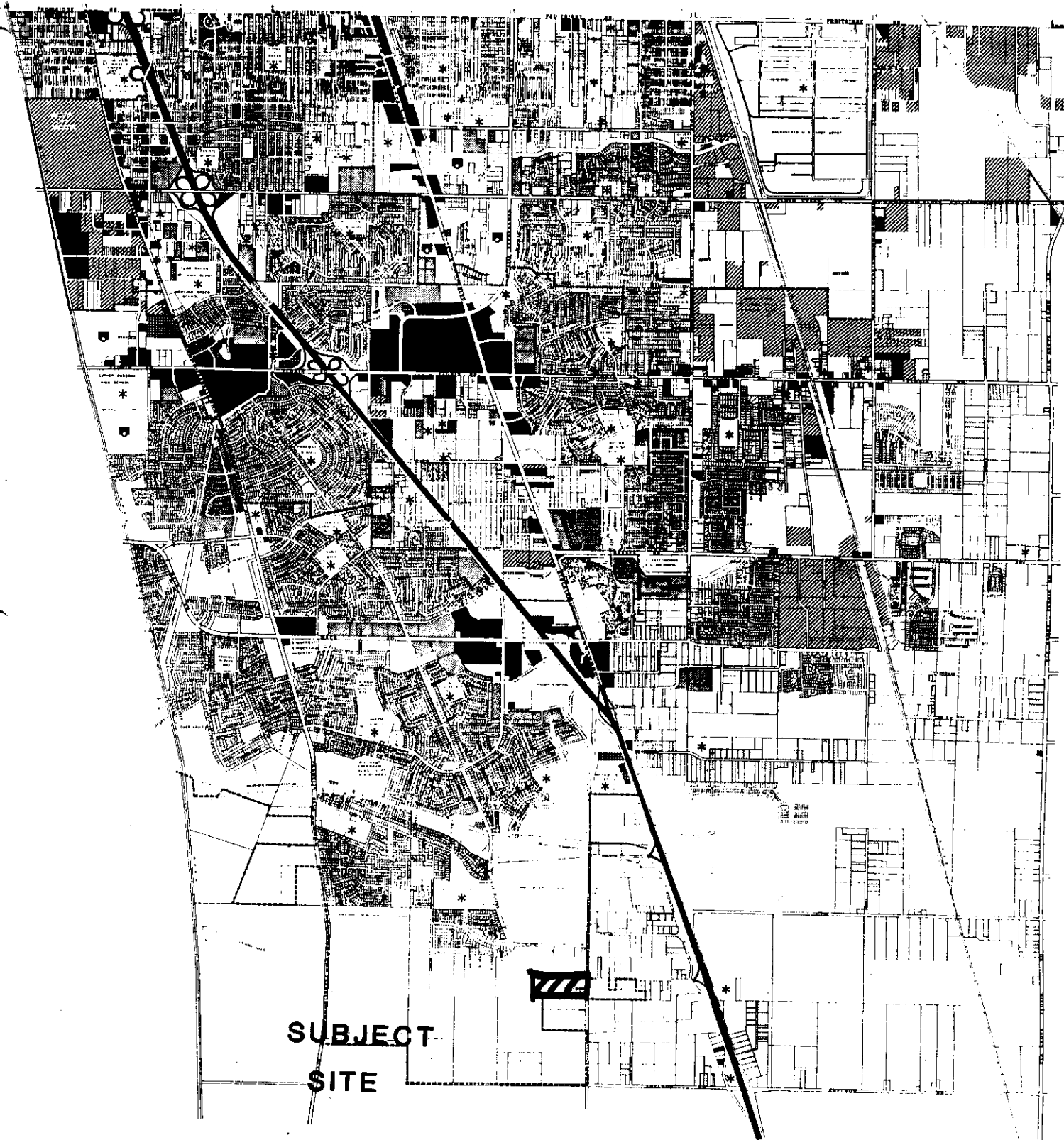
26. Dedicate an additional three feet of right-of-way along Center Parkway. This area shall be landscaped and irrigated per plans approved by the Director of Parks and Community Services. Construct a six foot masonry wall in the additional right-of-way. Decorative design of the wall shall be approved by the Planning Director.
27. Fort a landscaping and lighting district to maintain the wall and landscaping within the City right-of-way.
28. Extend the street which elbows at lots 262 and 263 to Center Parkway.



**VICINITY - LAND USE - ZONING**










# South Sacramento Community Plan



**SUBJECT  
SITE**

**EXISTING LAND USE FOR THE SOUTH SACRAMENTO AREA**

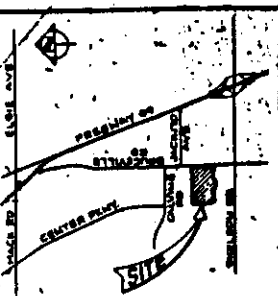
- |   |   |   |
|---|---|---|
|  LIGHT DENSITY RESIDENTIAL   |  OFFICE                          |  INSTITUTIONAL AND PUBLIC FACILITIES |
|  MULTIPLY FAMILY RESIDENTIAL |  HEAVY COMMERCIAL AND INDUSTRIAL |  MOBILE HOMES                        |
|  SHOPPING AND COMMERCIAL     |  PARKS, OPEN SPACE               |  VACANT AND AGRICULTURE              |



P08-073

6-23-88

Item 7



**VICINITY MAP**

- APPLICANT: SACRAMENTO REALTY INVESTORS, LTD.
- PROJECT: SACRAMENTO REALTY INVESTORS, LTD. PROJECT
- DATE: 11-11-88
- SCALE: 1" = 100'
- REVISIONS: 1. 11-11-88
- 2. 11-11-88
- 3. 11-11-88
- 4. 11-11-88
- 5. 11-11-88
- 6. 11-11-88
- 7. 11-11-88
- 8. 11-11-88
- 9. 11-11-88
- 10. 11-11-88
- 11. 11-11-88
- 12. 11-11-88
- 13. 11-11-88
- 14. 11-11-88
- 15. 11-11-88
- 16. 11-11-88
- 17. 11-11-88
- 18. 11-11-88
- 19. 11-11-88
- 20. 11-11-88
- 21. 11-11-88
- 22. 11-11-88
- 23. 11-11-88
- 24. 11-11-88
- 25. 11-11-88
- 26. 11-11-88
- 27. 11-11-88
- 28. 11-11-88
- 29. 11-11-88
- 30. 11-11-88
- 31. 11-11-88
- 32. 11-11-88
- 33. 11-11-88
- 34. 11-11-88
- 35. 11-11-88
- 36. 11-11-88
- 37. 11-11-88
- 38. 11-11-88
- 39. 11-11-88
- 40. 11-11-88
- 41. 11-11-88
- 42. 11-11-88
- 43. 11-11-88
- 44. 11-11-88
- 45. 11-11-88
- 46. 11-11-88
- 47. 11-11-88
- 48. 11-11-88
- 49. 11-11-88
- 50. 11-11-88

**NOTE:**  
 AFTER COMPLETION OF THE APPROVED SUBDIVISION MAP, THE APPLICANT SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF THE IMPROVEMENTS SHOWN ON THE MAP.

REVISED: G-G-88

**TENTATIVE SUBDIVISION MAP  
 LAGUNA  
 PARKWAY**

CITY OF SACRAMENTO, CALIFORNIA  
 SCALE: 1" = 100'

APL - POR. 117-211-0102409

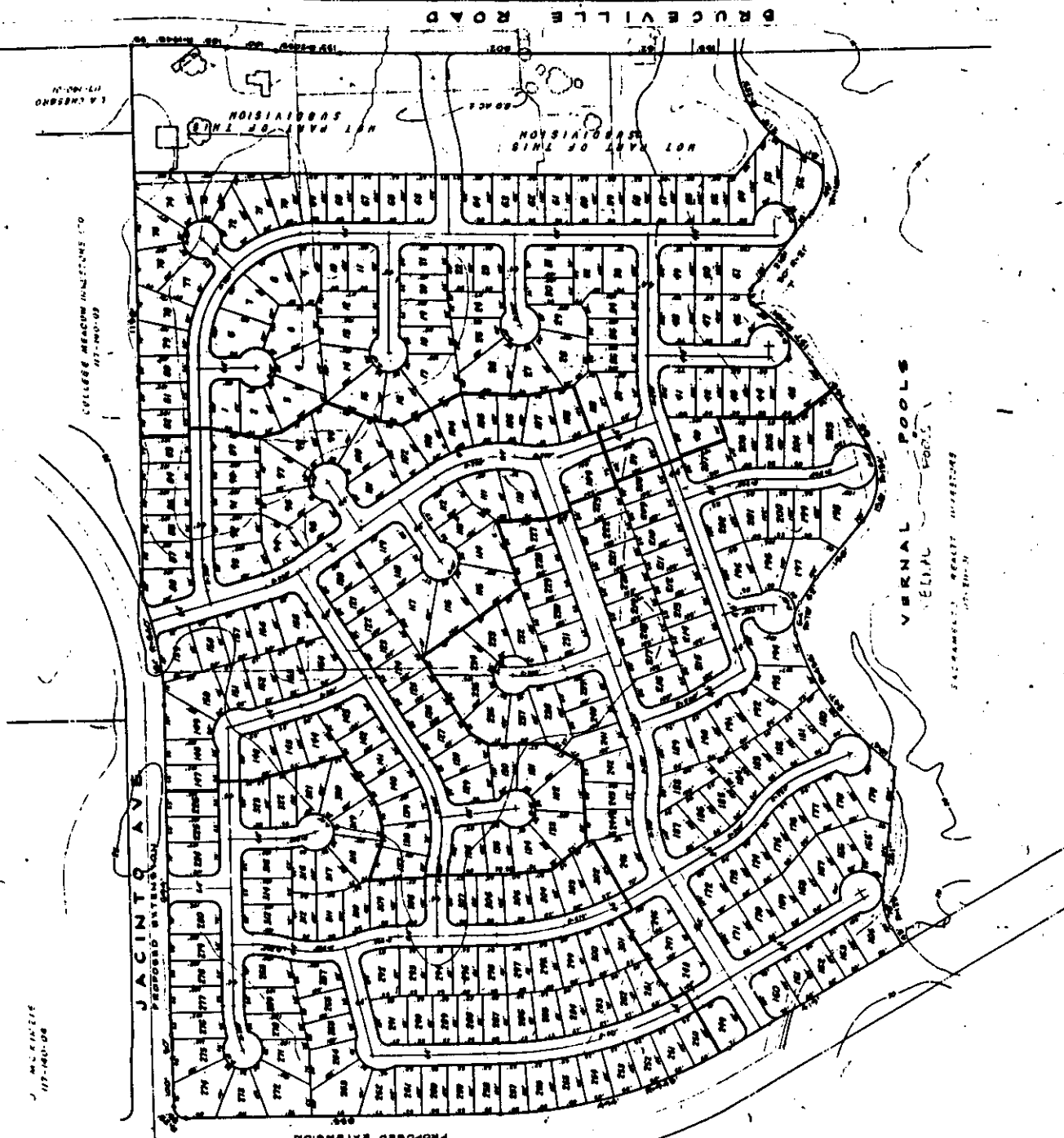
**K&B**  
 ENGINEERING  
 SURVEYING  
 PLANNING  
**KENT BAKER & ASSOCIATES**  
 1022 Street of Sacramento, Suite 200  
 Fair Oaks, California 95628 (916) 997-7888

117-211-0102409  
 117-211-0102409

117-211-0102409

117-211-0102409

117-211-0102409



117-140-08

JACINTO AVE

BRUCEVILLE ROAD

CENTER PARKWAY

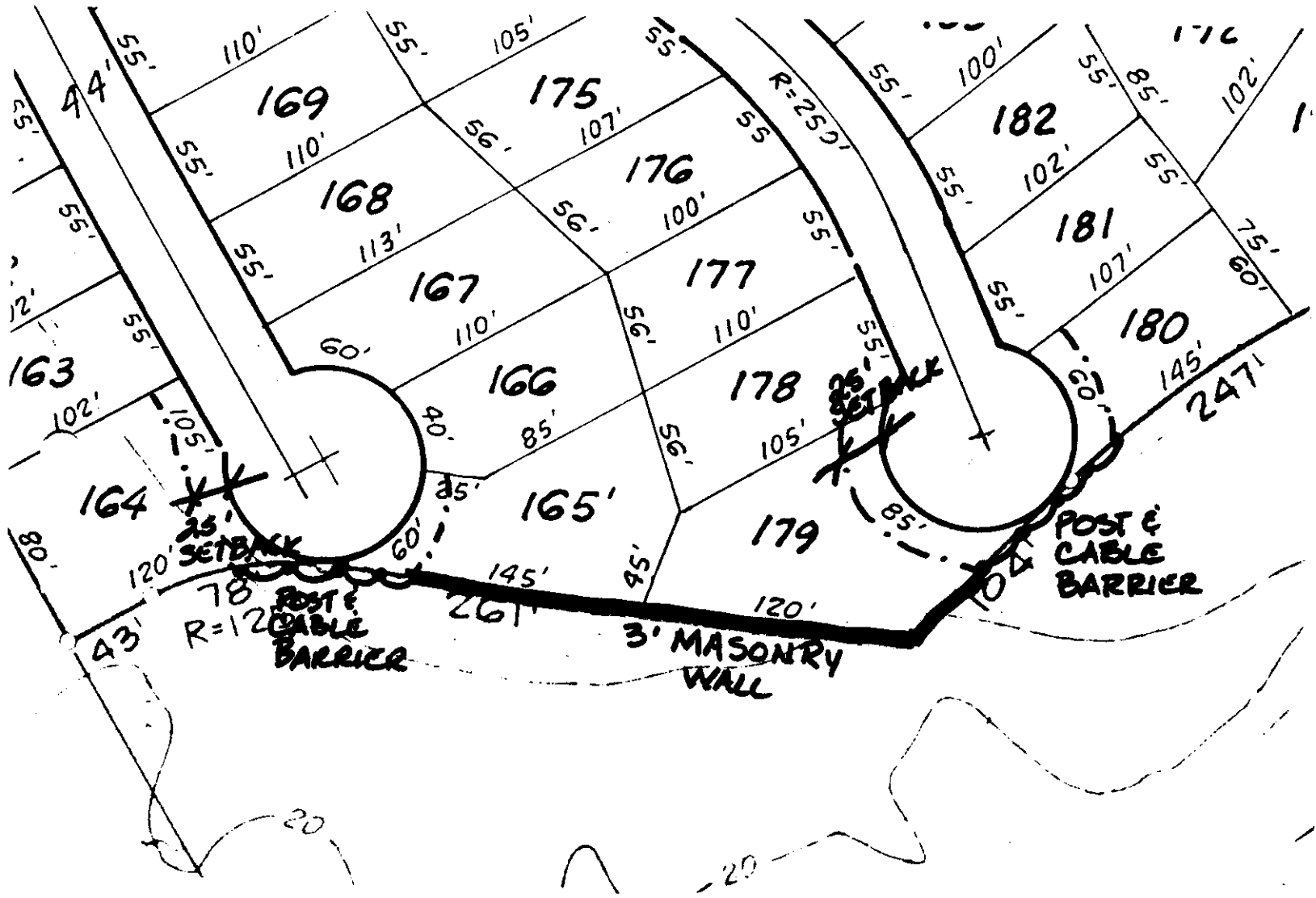
VERNAL POOLS

117-140-08

6.23.88

Item 89

EXHIBIT A  
PROPOSED FLOODWAY TREATMENT



PBB-073

6-23-88

Item 7