

CITY PLANNING COMMISSION

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	The Spink Corporation - PO Box 2511, Sacramento, CA 9581		
OWNER	H. C. Elliott, Inc. - 11093 Sun Center Drive, Rancho Cordova, CA		
PLANS BY			
FILING DATE	2-17-84	50 DAY CPC ACTION DATE	REPORT BY: GM:sg
NEGATIVE DEC.	2-27-84	EIR	119-070-04,53,55; ASSESSOR'S PCL. NO. 119-080-04

- APPLICATION:
1. Negative Declaration
 2. Rezone 65.3± vacant acres zoned Single-Family (R-1) and Townhouse (R-1A) to Single Family (R-1) exclusively
 3. Tentative Map to resubdivide 65.3± vacant acres into 301 lots for single family residential development
 4. Subdivision Modification to create lots in excess of 160' in depth

LOCATION: West of Deer Lake Drive, east of WPRR, north of Union House Creek

PROPOSAL: The applicant is requesting the necessary entitlements to develop a 65± acre site with 301 single family homes.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
 1968 Valley Hi Community
 Plan Designation: Light Density Residential
 Existing Zoning of Site: R-1 & R-1A
 Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Single family; R-1
 South: Drainage ditch; A
 East: Single Family; R-1
 West: W.P.R.R.

Property Area: 65.3 acres
 Density of Development: 4.6 d.u./ac.
 Topography: Flat
 Street Improvements: To be provided
 Utilities: To be provided

BACKGROUND INFORMATION: The subject site is a portion of a larger subdivision that was approved by the City Council in 1977. The original subdivision consisted of 696 single family lots. The project was divided into two phases. The entire first phase has been recorded and developed with single-family homes.

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The second phase, Mesa Grande Unit 3 (P-8686) was resubmitted and approved by the City Council October 16, 1979. This map was different from the originally approved subdivision in that halfplexes were provided on 40% of the corner lots and 10% of the interior lots along with some duplexes on corner lots. This was done to provide a housing mix in the area. Of that phase, 129 units have been recorded as Unit 4.

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On January 12, 1982 the City Council approved a new tentative map on the remaining 96± acres (P-9590). This map was identical to the previous map that was approved by both the Commission and Council which consisted of 369 single family and 108 halfplex units. Of this map, the portion last of and abutting Deer Lake Drive, consisting of 121 single family lots and 38 halfplex units, has been recorded.

The tentative map on the remaining portion of Mesa Grande Unit 3, the current subject site consisting of 65± acres, has since expired. The applicant has submitted a new tentative map with essentially the same street lotting configuration as previously approved with the exception of the elimination of all the halfplex lots. The new map request designated as Unit 5 consists of subdividing the subject site into 301 single-family lots.

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On March 7, 1984 by a vote of five ayes and four absent, the Subdivision Review Committee voted to recommend approval of the project. The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is 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; may require relocation of existing sewer across lot 156;
3. 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;
4. 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;
5. The applicant/developer shall designate and place on the final map those structures and/or lots which will meet the required eighty percent (80%) south orientation (including solar access) to the satisfaction of the Planning Director;
6. Prepare a sound study regarding the Western Pacific Railroad tracks. The study shall be approved by the City/County Health Department and the City Planning Department;
7. Provide knuckle transitions at 90° turns.

Informational Items: The applicant shall check with the County Sanitation District and meet all requirements.

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

1. The Environmental Coordinator has determined tht the proximity of the proposed project to the Western Pacific Railroad tracks may expose people to severe noise levels. However, the following mitigation measure will reduce the exterior noise levels to less than a significant impact.

"The applicant shall provide an accoustical study assessing the proposed project for consistency with the 1975 City General Plan Noise Element subject to review and approval by the Planning Director prior to filing the final map. Noise mitigation measures, if required, shall be indicated on the final map." The staff requests that if a sound barrier is required by the accoustical study, that the sound wall be constructed of decorative solid masonry material.

2. The Planning and Community Services Departments have determined that 2.77 acres are required for parkland dedication purposes based upon the revised tentative map. The subdivider shall submit to the City an appraisal of the land to be subdivided. Said appraisal shall be dated and submitted no more than 90 days prior to filing the final map with the City Council.
3. The staff has no objection to the proposed rezoning and changes to the tentative map to permit all single family uses. The proposed project is compatible with the surrounding development and the current community plan which designate the site for low density residential.
4. Lots 225 and 250 have lot depths greater than 160 feet. Staff has no objection to the subject deep lots in that the proposed lotting pattern and street configuration does not permit standard lot depths.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the Negative Declaration;
2. Approval of the Rezoning from R-1 and R-1A to R-1;
3. Approval of the Tentative Map, subject to conditions which follow;
4. Approval of the Subdivision Modification to create lots in excess of 160'.

Conditions - Tentative Map:

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

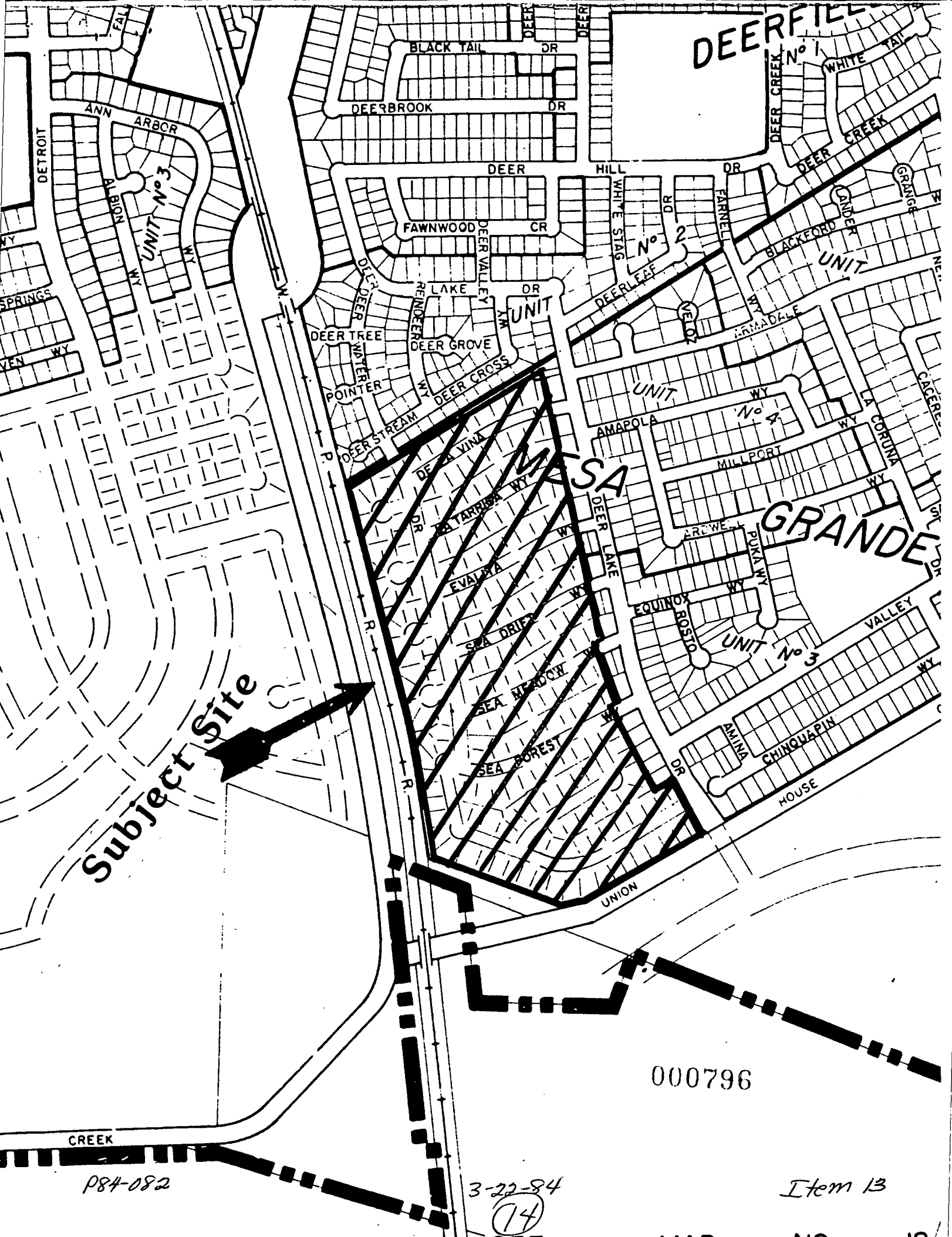
- A. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code;
- B. Prepare a sewer and drainage study for the review and approval of the City Engineer; may require relocation of existing sewer across lot 156;
- C. Pursuant to City Code Section 40.1302 (Parkland Dedication), 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;
- D. 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;

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- E. The applicant/developer shall designate and place on the final map those structures and/or lots which will meet the required eighty percent (80%) south orientation (including solar access) to the satisfaction of the Planning Director;
- F. Prepare a sound study regarding the Western Pacific Railroad tracks. The study shall be approved by the City/County Health Department and the City Planning Department. Noise mitigation measures, if required, shall be indicated on the final map. If a sound barrier is required, the applicant shall construct a wall out of solid decorative masonry wall material. The design and details of the masonry wall shall be submitted to the Planning Director for review and approval prior to recordation of the final map.
- G. Provide knuckle transitions at 90° turns.

Informational Items: The applicant shall check with the County Sanitation District and meet all requirements.

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DEERFIELD

ANN ARBOR
UNIT No 3

BLACK TAIL DR
DEERBROOK DR

DEER HILL DR
FAWNWOOD CR

LAKE VALLEY DR
DEER TREE
DEER GROVE
DEER CROSS

DEER CREEK No 1
WHITE TAIL
DEER CREEK
GRANGE
BLACKFORD
UNIT

MSA
GRANDE
DEER LAKE
SEA DRIER
SEA MEADOW
SEA FOREST

UNIT No 4
AMAPOLA WY
MILLPORT WY
LA CORUNA WY

UNIT No 3
EQUINOX WY
BOSTON
PUKA WY
CHINQUAPIN WY
VALLEY WY
HOUSE

Subject Site

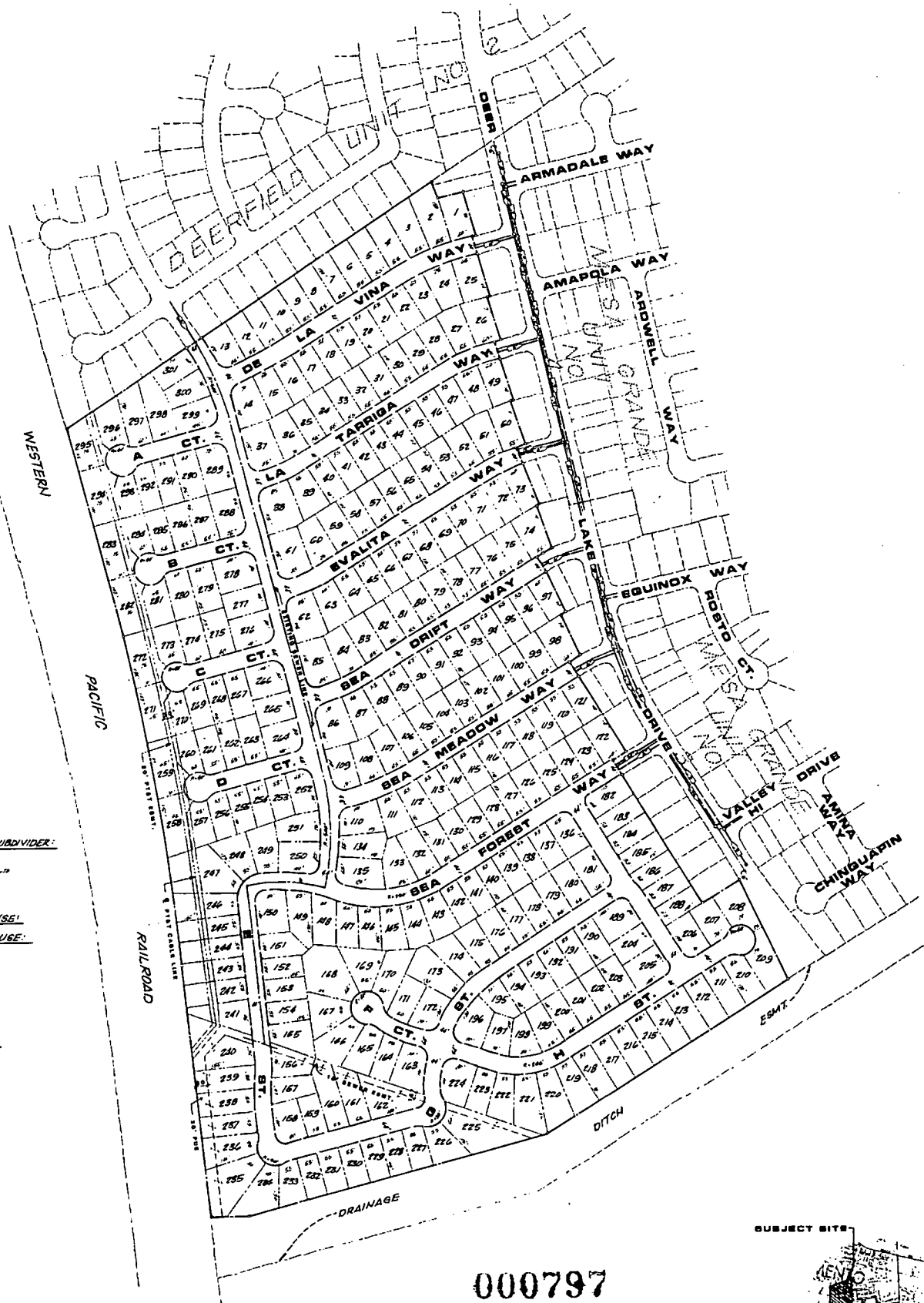
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P84-082

3-22-84

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RECORD OWNER SUBDIVIDER:
 H.C. ELLIOTT, INC.
 1199 30th AVENUE DE
 SACRAMENTO, CALIF. 95814

ENGINEER:
 THE SPANK COMPANY
 1200 14th ST.
 SACRAMENTO, CALIF. 95814

PRESENT ZONE & USE:
 R-1 (SINGLE-FAMILY RESIDENTIAL)

PROPOSED ZONE & USE:
 R-1 (SINGLE-FAMILY RESIDENTIAL)

ACREAGE:
 0.712

SCHOOL DISTRICT:
 SACRAMENTO CITY UNIFIED

NUMBER OF LOTS:
 301 SINGLE-FAMILY LOTS

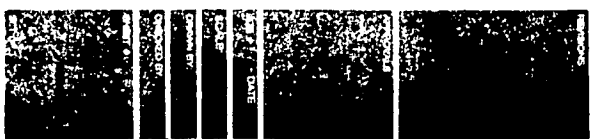
WATER SUPPLY:
 PUBLIC UTILITY

SEWAGE DISPOSAL:
 PUBLIC UTILITY

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VICINITY MAP
(NOT TO SCALE)



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3-22-84

MESA GRANDE UNIT #8
 CITY OF SACRAMENTO, CALIFORNIA

TENTATIVE SUBDIVISION MAP



THE SPANK CORPORATION

ARCHITECTURE
 ENGINEERING
 PLANNING
 DESIGN
 MAPS
 SYSTEMS

1200 14th STREET
 SACRAMENTO, CALIF. 95814
 916-444-8170

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