

CITY PLANNING COMMISSION

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

APPLICANT Spink Corporation, P.O. Box 2511, Sacramento, CA 95811
OWNER Treetops, Unlimited, 600 W. North Market, Sacramento, CA 95834
PLANS BY Spink Corporation, P.O. Box 2511, Sacramento, CA 95811
FILING DATE 1/6/84 **ENVIR. DET.** EIR Certified 12/5/85 **REPORT BY** SD:bw
ASSESSOR'S-PCL. NO. 117-152-09; 154-09; 155-02; 157-01,05

- APPLICATION:**
- A. Certification of Supplemental E.I.R for Laguna Creek (October 1984, SCA 84022009)
 - B. Rezone 67+ acres from Agricultural (A) to Single Family (R-1) and Townhouse (R-1A)
 - C. Tentative Map (P84-006)

LOCATION: Southern terminus of Carlin Road

PROPOSAL: The applicant is requesting the necessary entitlements to subdivide 67+ acres into 143 single family lots and 176 zero lot line single family units.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential, School and Park
1968 Valley Hi Community Plan Designation:	Light Density Residential, school and park
Existing Zoning of Site:	Agricultural
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North:	Residential and under construction; R-1A
South:	Vacant; A
East:	Vacant; A
West:	Vacant; A

Property Dimensions:	Irregular
Property Area	67+ acres
Density of Development:	7.1+ du/ac net
Topography:	Flat
Street Improvements/Utilities:	To be provided

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On January 8, 1986, by a vote of six ayes, three absent, the Subdivision Review Committee voted to recommend approval of the Tentative Map, subject to the attached conditions.

PROJECT EVALUATION: The staff has made the following findings:

- A. **Land Use:** The subject site is designated for residential uses in the 1974 General Plan. It is designated Light Density Residential in the 1968 Valley Hi Community Plan. The site is also designated for a school site and a park site in both the community and general plans. The site is surrounded by developing single family to the north and vacant land currently zoned Agricultural to the east, south and west.

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APPLC. NO. P84-006 **MEETING DATE:** January 23, 1986 **ITEM NO** 11

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Property to the south and west was approved by the Commission as parklands 1, 2, and 3, light density residential projects on December 19, 1985. These projects have not yet been approved by the City Council. The applicant proposes a residential project at a density of 7.1 units per net acre, with a 9.7 acre middle school site and a .8 acre park site.

- B. Design: The subject site is located adjacent to an existing single family subdivision. Sewer and water lines are stubbed to the site. However, unlike the adjacent property, the subject site is not included within an existing assessment district. There are no trunk facilities or pumping stations to accommodate the runoff that results from the proposed subdivision.

The project has, therefore, been reviewed under the Laguna Creek Floodplain Alternatives and Master EIR. The floodplain treatment and alignment have now been established and this project can proceed. The applicant will be required to participate in the assessment district which must be substantially completed prior to recordation of this map.

The subject site is currently zoned Agricultural (A). In order to proceed with development, a rezoning to Single Family (R-1) has been requested. Staff has no objection since this is compatible with surrounding land uses and designations.

The subject site is also located in the proposed South Sacramento Community Plan area. A land use plan has been drafted and is scheduled for general public consideration in the Spring of 1986. The applicant has worked closely with staff to develop a design that conforms to the land use designations and street alignments in the proposed community plan update.

- C. Site Proposal: The applicant proposes a subdivision consisting of 143 standard single family units and 173 zero-lot line single family units. The applicant is not requesting a special permit for the zero-lot line units at this time. No floor plans and elevations have been submitted. Staff is concerned that the narrow zero-lot line lots will require backout driveways onto Carlin Road. The applicant has indicated that he has plans which eliminate the need for backout lots. Staff recommends that this fact be demonstrated to staff's satisfaction prior to issuance of building permits or that a lot be deleted between lots 312 and 319. Staff suggests, therefore, that the applicant secure the special permit prior to final map recordation.

- D. Parkland Dedication: The Planning and Community Services Divisions have determined that the applicant's parkland dedication responsibility is 4.1019 acres. Community Services has requested dedication of Lot A to City for the construction of a park site in combination with the designated school site. There will be additional parkland dedication in-lieu fees required.

Within 90 days prior to final map recordation, the applicant shall submit an appraisal of the land to be subdivided. Fee payment and dedication shall be accomplished prior to final map recordation.

- E. Facilities: The Elk Grove School District is an impacted district and is currently collecting impact fees as building permits are issued.

F. EIR FINDINGS: In July of 1984 the Laguna Creek Floodplain Alternatives Study and Master EIR was prepared to address the cumulative impacts of different types of floodplain development in the area. Under the modified floodplain alternative, the Master EIR identified potentially significant adverse environmental impacts in the following areas: unacceptable levels of traffic at three intersections; less housing development than would be available under the 1968 Valley Hi Community Plan; severe air quality problems, noise impacts along Highway 99 and major arterials; inadequate provision of educational facilities in Elk Grove School District; and growth inducing impacts. With the exception of the intensity of housing development, air quality and growth inducing impacts, all other potentially significant concerns were mitigated to a less than significant level through measures and conditions discussed in the Master EIR.

On March 19, 1985, the City Council determined that the effects of those cumulative impacts that could not be feasibly mitigated were outweighed by specific economic and social considerations. The Council certified the Master EIR, adopted a statement of overriding concerns, and approved the modified floodplain development alternative.

Supplemental EIR'S were also prepared in July of 1984 to address three specific development proposals in the Laguna Area, including Laguna Creek. The supplemental EIR'S identified that the subject project would result in an incremental contribution to adverse environmental impacts, but that this contribution is insignificant due to the scale of the Laguna Creek proposal and to mitigation measures required of the applicant. No new issues or impacts not already addressed in the Master EIR were identified.

RECOMMENDATION: Staff recommends:

- A. Determination that the Supplemental EIR is adequate;
- B. Certification that the Supplemental EIR has been prepared in compliance with the State CEQA Guidelines and that the City Planning Commission has considered the information contained in the Supplemental EIR;
- C. Determination that the project will not have a significant effect on the environment and that this determination is based on the implementation of conditions placed on the Tentative Map;
- D. Recommend approval of the Rezoning from Agricultural (A) to Single Family (R-1) and Townhouse (R-1A);
- E. Recommend approval of the Tentative Map, subject to the following conditions.

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 specifically noted:

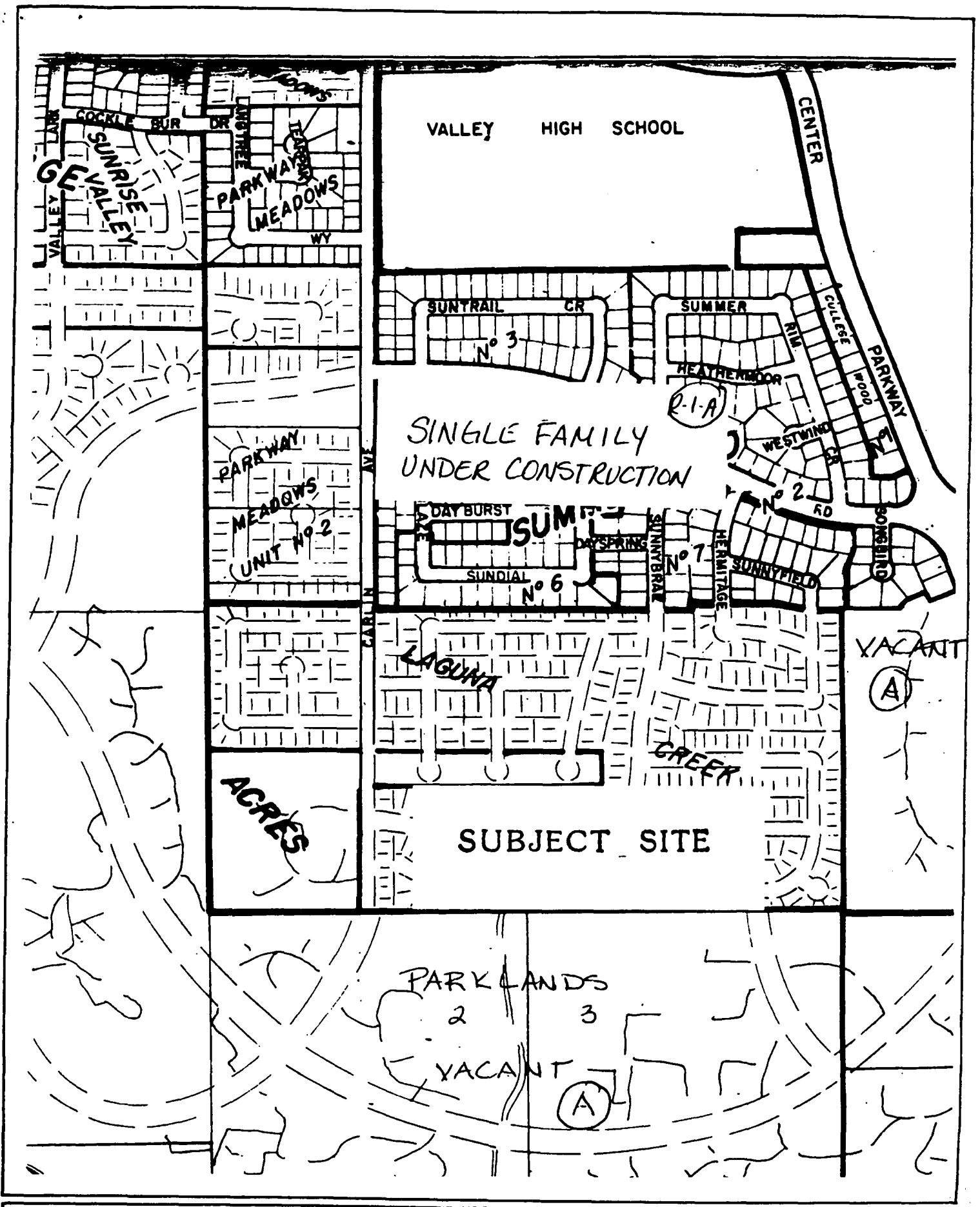
- 1. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code;

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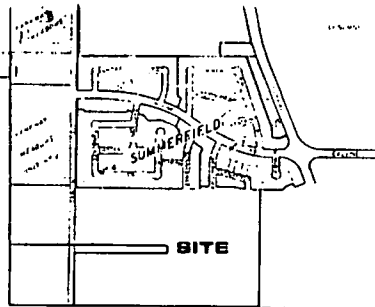
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2. Prepare a sewer and drainage study for the review and approval of the City Engineer; may require off-site extensions and oversizing;
3. Pursuant to City Code Section 40.1302 (Parkland Dedication), the applicant shall submit to the City an appraisal 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 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;
6. Meet all County Sanitation District requirements;
7. Dedicate and construct Hermitage Way extension between Lots 233 and Lot A to a 50-foot right-of-way;
8. Dedicate and construct Sunnyfield Way extension from Lot 200 to 214 to a 50-foot right-of-way;
9. Submit a soils test prepared by a registered engineer to be used in street design;
10. Submit a seepage study prepared by a registered engineer which identifies and recommends solutions for ground water related problems which may occur within both the subdivision lots and public right-of-way. Construct appropriate facilities to alleviate these problems;
11. Street sections shall be designed to provide for stabilized subgrades and pavement sections under high ground water conditions;
12. A portion of the property lies in a Federal flood hazard area. No development can be approved until appropriate measures are taken to remove the area from the flood zone. Developer to pay all fees and costs related hereto;
13. If the project is to be built in phases, the following items are required as conditions of the initial phase:
 - a. off-site drainage, sewer and water facilities;
 - b. relocation of SMUD facilities;
 - c. removal of floodplain from FEMA maps.
14. The City will condemn, at the developer's expense, any off-site right-of-way as may be necessary;

15. Dedicate 54-foot right-of-way along Carlin Avenue as per study on file with the City;
16. Provide two 12-foot lanes and a ditch on Carlin Avenue north of the northern boundry to meet existing pavement as a minimum. Provide full improvements along east side of N.A.P.O.T.S. lot and 12 feet of paving on opposite centerline of Carlin Avenue;
17. Abandon existing water well to the satisfaction of the County Health Department;
18. Reduce cul-de-sac lengths as much as possible to restrict access to the school.



VICINITY - LAND USE - ZONING 002338



VICINITY MAP

RANDOLF H. & ELIZABETH DEWANTE

ALFRED YEE ET AL

C.L. BOWMAN & ASSOCIATES

EDWIN DOONG

BEARLON VALLEY HI WEST JOINT VENTURE

PROPOSED 176 R-1A LOTS

PROPOSED 143 R-1 LOTS

SUMMERFIELD UNIT #4

SUMMERFIELD UNIT #2

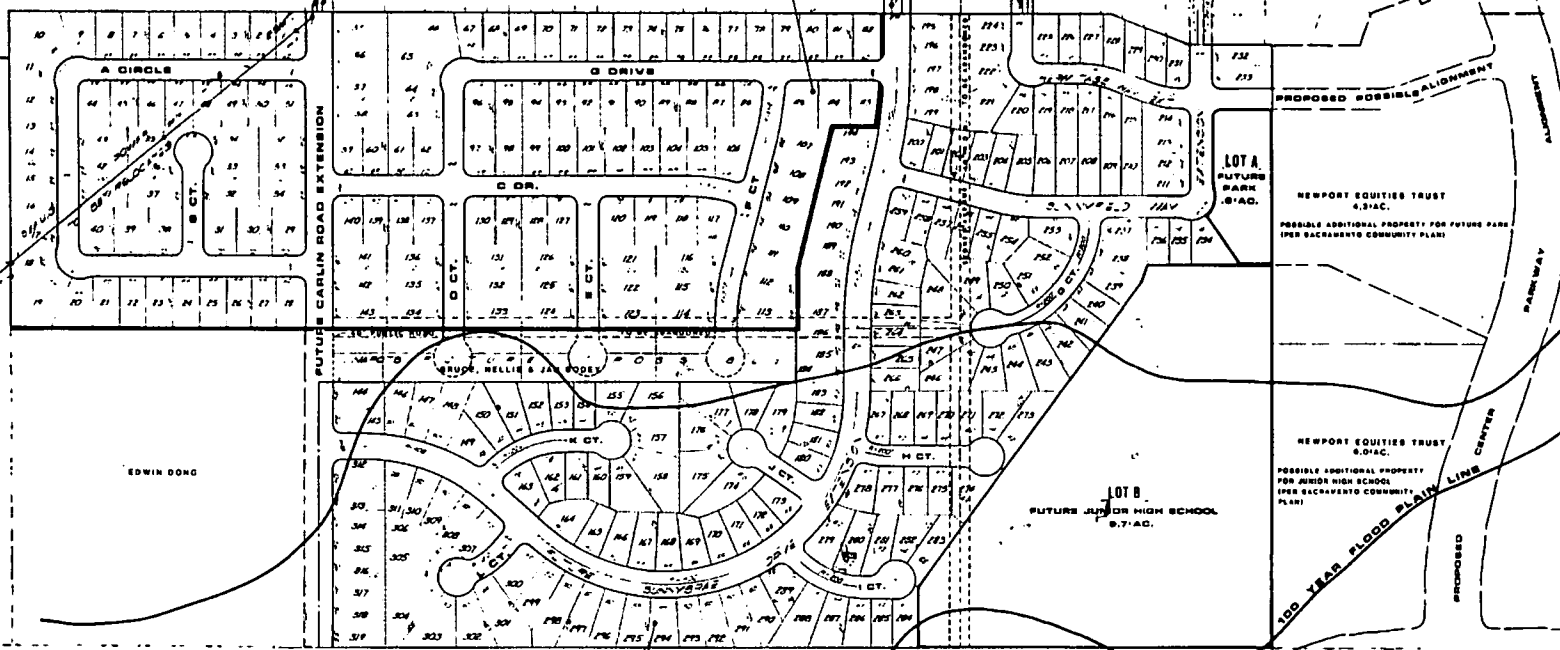
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SEWER SYSTEM AND UTILITIES:
 ALL UTILITIES TO BE LAYED OUT BY THE CITY OF SACRAMENTO, CALIFORNIA
 EXEMPTION: NONE
 PRELIMINARY PLAN AND SPECIFICATIONS: NONE

PROPOSED LOTS:
 143
 TOTAL LOTS: 143

WATER SUPPLY:
 ALL UTILITIES TO BE LAYED OUT BY THE CITY OF SACRAMENTO, CALIFORNIA
 EXEMPTION: NONE
 PRELIMINARY PLAN AND SPECIFICATIONS: NONE

PLANNING:
 ALL UTILITIES TO BE LAYED OUT BY THE CITY OF SACRAMENTO, CALIFORNIA
 EXEMPTION: NONE
 PRELIMINARY PLAN AND SPECIFICATIONS: NONE



TENTATIVE SUBDIVISION MAP

LAGUNA CREEK

CALIFORNIA
CITY OF SACRAMENTO

SCALE IN FEET



100 0 100 500

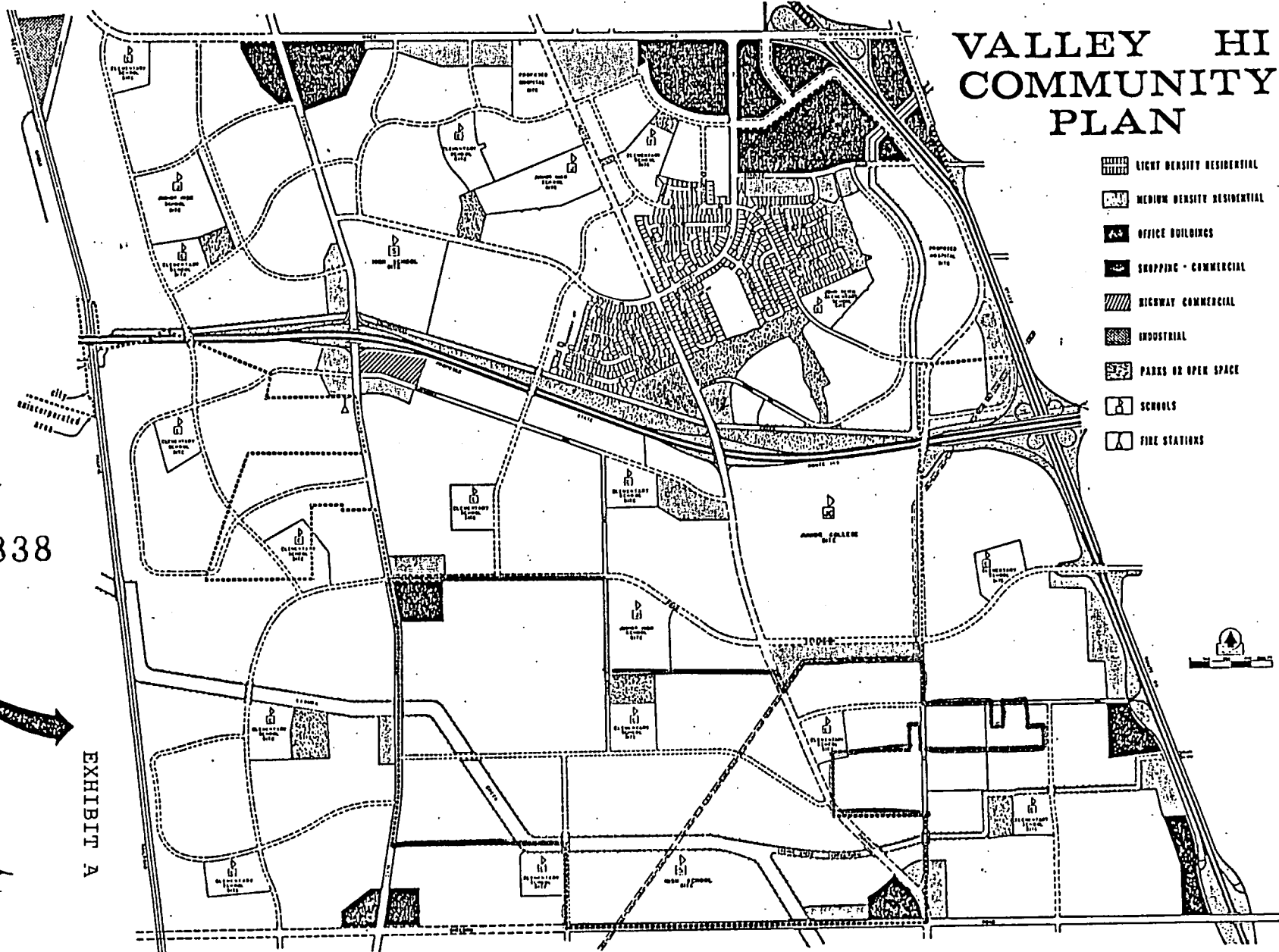
JAN. 84

REVISED DECEMBER 83

CITY OF SACRAMENTO
1977

VALLEY HI COMMUNITY PLAN

-  RIGHT DENSITY RESIDENTIAL
-  MEDIUM DENSITY RESIDENTIAL
-  OFFICE BUILDINGS
-  SHOPPING - COMMERCIAL
-  HIGHWAY COMMERCIAL
-  INDUSTRIAL
-  PARKS OR OPEN SPACE
-  SCHOOLS
-  FIRE STATIONS



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EXHIBIT A

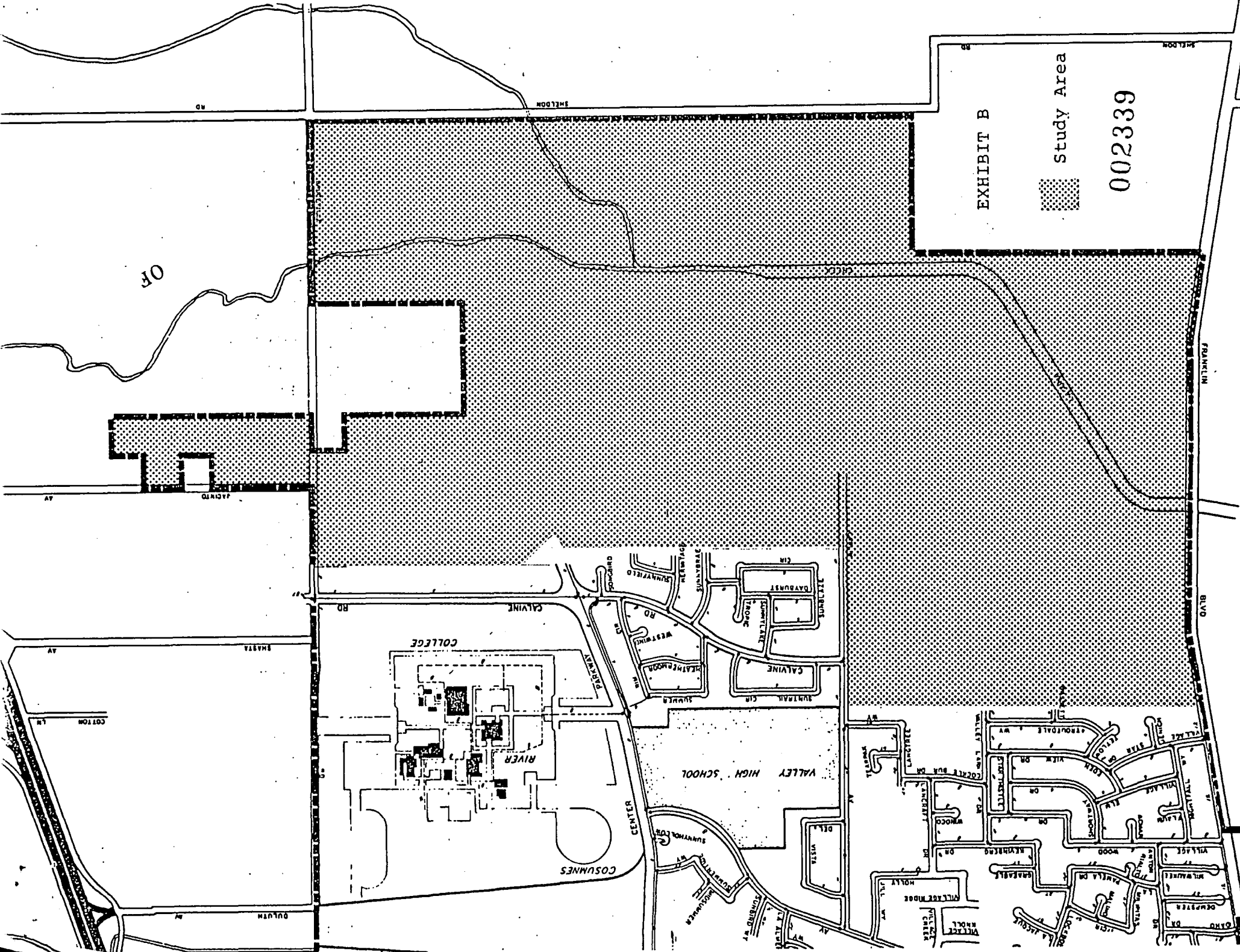


EXHIBIT B

Study Area

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