

AMENDED BY STAFF 7/23/87
CITY PLANNING COMMISSION

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

APPLICANT SPINK CORPORATION, P O BOX 2511, Sacramento, California 95811
OWNER RIVERVIEW RANCH PARTANERSHIP, 7700 College Town Drive, Sac., CA-95826
PLANS BY SPINK CORPORATION, P O BOX 2511, Sacramento, California 95811
FILING DATE 6/19/87 **ENVIR. DET.** 7/13/87 **Rec. Dec.** _____ **REPORT BY** SD/vf
ASSESSOR'S-PCL. NO. 274-0030-066

APPLICATION:

- A. Negative Declaration
- B. Amend Riverview Ranch PUD Schematic Plan from 144 condominium units and 109 townhouses to 101 petite units and six standard single family units.
- C. Rezone 7.8+ vacant acres from Multi-Family (R-2B) to Single Family Alternative (R-1A).
- D. Tentative Map (P87-286)
- E. Special Permit to construct 101 single family petite units in the R-1A zone.
- F. Subdivision Modification to waive standard street improvements.

LOCATION:

Northeast corner of Orchard Lane and Garden Highway.

PROPOSAL:

The applicant is requesting the necessary entitlements to develop 101 single family petites and six standard single units to be known as Brisas Del Rio in the Riverview Ranch PUD

PROJECT INFORMATION:

1974 General Plan Designation as amended:

Interim South Natomas Community Plan Designation:

Existing Zoning of Site:

Existing Land Use of Site:

Low Density residential
 Residential; 11-21 du/ac
 R-2B, R-1A
 Vacant

Surrounding Land Use and Zoning:

North: Vacant; R-3 PUD
 South: Residential & Commercial
 Office; F
 East: Vacant; OB-PUD
 West: Condominiums; R-1-A

Setbacks:	Required	Provided
Front:	Determined	12.5' Min.
Side(Int):	By	5' Min.
Side(St):	Planning	12.5' Min.
Rear:	Commission	12.5' Min.

Property Dimensions:

Property Area:

Density of Development:

Irregular
 17+ acres
 8.5 d. u. per acre

Topography:	Flat
Street Improvements:	To be provided
Utilities:	To be provided
Exterior Building Materials:	Stucco and wood siding
Roof Material:	Tile

<u>Size of Units:</u>	<u>Plan 1</u>	<u>Plan 2</u>	<u>Plan 3</u>
	1,370 sq. ft.	1,780 sq. ft.	1,947 sq. ft.
	2 bdr/2 bath	3 bdr/3 bath	3 bed/2-1/2 bath
	1 story	2 story	2 story
	2 car garage	2 car garage	2 car garage

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On July 8, 1987, by a vote of five ayes, four absent, the Subdivision Review Committee voted to recommend approval of the Tentative Map and Subdivision Modification subject to conditions which are attached.

BACKGROUND INFORMATION: On April 9, 1985, the City Council granted an appeal of the Planning Commission's denial of the rezone and special permit requests necessary to develop the subject site with 144 condominium units and 109 townhouse units (P85-063). On May 13, 1986, the Council approved the necessary entitlements to cause zoning boundaries to match the alignment of River Plaza Drive (P86-105) (See Exhibit A).

PROJECT EVALUATION: Staff has made the following findings:

A. Land Use

The subject site is designated for residential uses in the 1974 General Plan. The site is designated for 11 to 21 units per acre in the Interim South Natomas Community Plan. The site currently designated for townhouses and condominiums in the River View Ranch PUD Schematic Plan. The site is surrounded by the following uses:

residence and drainage canal to the east; residential and commercial to the south, residential townhouses to the west; and vacant land designated for apartments to the north. The property to the north is a portion of the River View Ranch PUD.

B. Rezoning and Schematic Plan Amendment

The northwest portion of the site is currently zoned Multi-Family (R-2B) and designated for 144 condominium units (See Exhibit A). The remainder of the site is zoned Single Family Alternative (R-1A) and designated for 109 townhouses. The applicant proposes to rezone the 7.8± acres from R-2B to R-

1A and redesignate the entire site in order to develop 101 petite units and six standard single family units. The proposed project achieves a net density of 8.5 units per acre. Staff notes that this proposal is consistent with the original land use designation of the South Natomas Community Plan which was amended in 1985 at the developer's assurance that the site was unsuitable for single family development.

Staff has no objection to the requested rezoning and PUD Schematic Plan Amendment. The density of the overall PUD is 12.1 units per net acre which is consistent with the Community Plan. The applicant proposes two different housing types which is also consistent with the Community Plan. In addition, the proposed use is compatible with surrounding residential uses.

C. Design

The intent of petite housing is to offer affordable single family ownership opportunities by increasing the density slightly without appearing to squeeze detached single family structures together. In the past, this has resulted in long narrow lots, generally 40 to 45 feet wide by 100 feet deep, with 4,000+ sq. ft. of area. The applicant proposes a new approach to petite housing by creating lots typically 50 ft. wide by 80 ft. deep. Staff supports this new concept in that it permits affordable single family ownership opportunities, greater design flexibility along the street frontages and the lots are a minimum of 4,000 sq. ft. which has been found to be a workable area in the past.

The applicant proposes a series of three cul-de-sacs along River Plaza Drive. There will be a slope down from the drain canal crossing. Public Works, therefore, requests that the main entrance from River Plaza Drive be relocated from B Street to F Court. Staff supports this design because it does not necessitate a long unbroken wall along River Plaza Drive.

The applicant proposes six lots which back up to Orchard Lane. These are to be standard single family sized lots (52' x 100+') in order to meet Community Plan requirements of three housing types in projects of 30+ acres. There is a row of walnut trees on Orchard Lane adjacent to these lots. Staff has requested that efforts be made to retain these trees to buffer these lots from vehicles passing on Orchard Lane and looking down into these lots.

Garden Highway is on the river levee and there is not sufficient room for standard street improvements. The Subdivision Review Committee, therefore, recommends that curbs, gutters and sidewalks be waived along the Garden Highway frontage.

D. Special Permit

The applicant proposed three floor plans. The units range from 1,370 sq. ft. to 1,947 sq. ft. in size. Plan 1, 1,370 sq. ft., has two bedrooms, two bathes, a two-car garage and a fireplace. This is a one-story model. Plan two, 1,780 sq. ft., has three bedrooms, three bathes, a two-car garage and a fireplace. This is a two-story model. Plan three, 1,947 sq. ft. has three bedrooms, two and one-half bathes, a two-car garage and two fireplaces. Exterior building materials consist of stucco and wood siding with tile roofing. Exterior colors will be earth tones. Each floor plan has three elevations.

The wider lots offer greater design flexibility so that the streetscape is not dominated by garage doors. On Plan One, the garage is set in back of a bedroom bay window. These wider lots offer more opportunity to view the street from the interior living area. The outdoor living area is in the back of each unit with a logical relationship to indoor living area.

Each unit has a minimum five foot side yard setback. Driveways are 20 feet in depth. Front building setbacks are primarily 20 feet. Plan One may have a 12-1/2 foot setback for the bedroom bay window. The applicant will attempt to situate these units on longer lots whenever possible to achieve greater front setback. Rear setbacks will be generally 15 feet or more, however, kitchen nook bay windows may go down to 12-1/2 feet. Since these units do not back up to existing residential uses, staff has no objection to this proposal. Staff cautions that the 40 percent lot coverage requirement is not variable under the R-1A zone and must be met.

The Police Department recommends that the cul-de-sacs along River Plaza Drive be closed off to inhibit criminal access into the subdivision. Staff recommends that the yards along River Plaza Drive be enclosed with a decorative masonry wall ~~with 10 foot openings~~ *to the front setback area openings* at each cul-de-sac enclosed with decorative wrought ^{with} iron gates. Wall design and materials shall be approved by the Planning Director prior to issuance of building permits. The wall shall be placed ~~12-1/2~~ *five* feet from the property line. Staff recommends the front and street side yards, including those along River Plaza Drive, be landscaped and irrigated by the applicant.

E. Parkland Dedication

The Planning and Community Services Divisions have determined that Parkland Dedication in-lieu fees are appropriate. Fees will be based upon 1.1984 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 impact on the environment and has filed a Negative Declaration with the following mitigation measures regarding trees and cultural deposits:

1. Plant Life

The site contains over 50 trees and a small orchard. The applicant is proposing to remove the trees bordering Orchard Lane, remove the orchard and remove several trees in a proposed right-of-way paralleling Garden Highway. While none of the trees' diameter at breast height exceeds 100 inches, almost all of the trees are healthy, mature and vital. To reduce the environmental impact of the tree removal to a less than significant level, the applicant must comply with the following:

- a. The applicant shall submit a tree removal plan for the review and approval of the City Arborist. No trees shall be removed without first acquiring this approval. The applicant shall protect and retain those trees identified by the City Arborist for preservation by ensuring the following be complied with to the satisfaction of the City Planning Director and City Arborist prior to the issuance of building permit:
 1. No action shall be taken which will harm the health, vitality or longevity of the trees to be preserved;
 2. The applicant shall comply with any measures deemed necessary to preserve the trees after review and approval of the tree survey. These include, but are not limited to:
 - grading, trenching, cutting and/or filling within the driplines of the trees shall not occur.
 - a temporary six foot high chain link fence shall be placed around the driplines of the trees during construction to prevent soil compaction resulting from stacked construction materials, equipment and vehicular traffic. These fences shall be erected prior to issuance of a building permit and shall remain installed until landscaping commences.
 - irrigation within the driplines shall be prohibited for the oak trees to be retained.
 - roadway and building foundations shall not extend into any driplines.

2. Cultural Resources

The project is located in an area of potential archaeological sensitivity, consequently, the applicant shall comply with the following:

- If unusual amounts of bone, shell, or artifacts are uncovered, work within 50 meters of the area will stop immediately and a qualified archaeologist will be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impacts to a less than significant level, before construction continues.

RECOMMENDATION: Staff recommends the following actions:

1. Ratify the Negative Declaration.
2. Recommend approval of the Riverview Ranch PUD Schematic Plan from 144 condominium units and 109 townhouse units to 101 petite units and six standard single family units.
3. Recommend approval of the Rezoning of 7.8± acres from Multi-Family (R-2B) to Single Family Alternative (R-1A).
4. Recommend approval of the Tentative Map subject to conditions.
5. Approve the Special Permit subject to conditions and based upon findings of fact which follow.
6. Recommend approval of the Subdivision Modification to waive curbs, gutters and sidewalks on Garden Highway.

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 *throughout the subdivision and on River Plaza Drive,* and street lights on Garden Highway pursuant to Section 40.811 of the City Code/ *to the satisfaction of the Director of Public Works.*
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 (1.1984 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 United States 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. Widen pavement along Garden Highway per study on file with the City, *if applicable.*
11. Submit a seepage study 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 Lot A as a PUE for overhead and underground electrical facilities and appurtenances.
15. Show the 10 foot overhead electrical facility easement recorded in Book 412 of Deeds, Page 491 located adjacent to the levee within Lot A.

16. Contact RD1000 and pay fees, if any, resulting from increased run-off.
17. Remove all cement and metal piping to an approved dump site to the satisfaction of the City Planning Director and City/County Health Department.
18. Relocate access point from "B" Street to "F" Court and provide "F" Court a 50 ft. right-of-way to A Street.
19. Dedicate A Street to a 50 ft. right-of-way from Orchard Lane to B Street.
20. 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. Applicant shall comply with all F.E.M.A regulations.
21. Dedicate right-of-way along River Plaza Drive and Orchard Lane for slope easements.
22. Show all existing easements.
23. Minimum lot grade shall be one foot above the 100 year flood plan elevation.
24. Dedicate Lot A to the City.
25. Dedicate a 10 ft. levee and maintenance easement at the toe of the levee.
26. Work with the Public Works Division to retain trees in the Orchard Lane right-of-way if possible.
27. The applicant shall submit a tree removal plan for review and approval of the City Arborist. The applicant shall protect and retain those trees identified by the City Arborist. No trees shall be removed without the prior approval of the City Arborist.

Conditions - Special Permit

1. Floor plans and elevations are approved as submitted. Project shall be constructed per the submitted plans.
2. A master plan indicating building setbacks shall be submitted and approved by staff prior to issuance of building permits.

- openings at the
3. A decorative masonry wall with ~~wrought/iron gates~~ ^{and} at cul-de-sacs shall be constructed on River Plaza Drive. The decorative wall shall also be installed along Orchard Lane. Design ^{location} and building materials shall be approved by staff prior to issuance of building permits.
 4. Landscaping and irrigation plans shall be reviewed and approved by the City Landscape Architect prior to issuance of building permits. Landscaping and irrigation shall be installed by the applicant.

Findings of Fact - Special Permit

1. The project, as conditioned, is based upon sound principles of land use in that:
 - a. it allows affordable single family ownership;
 - b. lot sizes are smaller than standard without appearing to squeeze units together;
 - c. it inhibits access of criminal elements;
 - d. lots are a minimum of 4,000 sq. ft.
2. The project will not be detrimental to public health, safety or welfare or result in a nuisance in that:
 - a. the project does not back up to existing single family residential so that rear yard setbacks less than 15 feet will be detrimental;
 - b. the streetscape is not dominated by garage fronts;
 - c. adequate view of the street is provided for security purposes.
3. The proposed project is consistent with the City's Discretionary Interim Land Use Policy in that the site is designated for residential uses, 11-21 du/ac., in the Interim South Natomas Community Plan and the proposed project, together with the remainder of Riverview Ranch PUD conforms with the plan designation.



EXHIBIT C

DEPARTMENT OF
PUBLIC WORKS

ENGINEERING DIVISION

CITY OF SACRAMENTO
CALIFORNIA

CITY HALL
ROOM 300
915 I STREET
SACRAMENTO, CA
95814-2608

916-449-5307

THOMAS M. FINLEY
ENGINEERING DIVISION
MANAGER

December 31, 1986

Mr. Sloan Smith
Sunne Industries, Inc.
4935 Indian School Road, N.E.
Salem, OR 97305

RE: Authorization for Building Permit on Lots 6 and 7 of APN 015-0031-001

Dear Mr. Smith:

In response to your telephone call of December 31st, we concur that the parcel's participation in resolving the offsite drainage problems will not exceed \$200,000. This sum is \$20,000 per acre which exceeds any current estimate of the possible project cost.

We appreciate your efforts in making this arrangement, and we look forward to working with you, and with Rycam, to make this project a success.

Very truly yours,

Thomas M. Finley
Engineering Division Manager

TMF:vr
TF1-67.B.1

cc: Melvin Johnson, Director of Public Works
Dee Lewis, Supervising Engineer, Design
Jim Bloodgood, Supervising Engineer, Trans. & Development
Terry Paxton, Supervising Engineer, Flood Control and Sewer Division

7300 B WAD

P-87-266

7-23-87

ITEM 7

CITY PLANNING COMMISSION

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

APPLICANT	SPINK CORPORATION, P O BOX 2511, Sacramento, California 95811						
OWNER	RIVERVIEW RANCH PARTANERSHIP, 7700 College Town Drive, Sac., CA 95826						
PLANS BY	SPINK CORPORATION, P O BOX 2511, Sacramento, California 95811						
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 - D. Tentative Map (P87-286)
 - E. Special Permit to construct 101 single family petite units in the R-1A zone.
 - F. Subdivision Modification to waive standard street improvements.

LOCATION: Northeast corner of Orchard Lane and Garden Highway.

PROPOSAL: The applicant is requesting the necessary entitlements to develop 101 single family petites and six standard single units to be known as Brisas Del Rio in the Riverview Ranch PUD

PROJECT INFORMATION:

1974 General Plan Designation as amended: Low Density residential
Interim South Natomas Community Plan Designation: Residential; 11-21 du/ac
Existing Zoning of Site: R-2B, R-1A
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Vacant; R-3 PUD	Front:	Determined	12.5' Min.
South: Residential & Commercial Office; F	Side(Int):	By	5' Min.
East : Vacant; OB-PUD	Side(St):	Planning	12.5' Min.
West : Condominiums; R-1-A	Rear:	Commission	12.5' Min.

Property Dimensions: Irregular
Property Area: 17+ acres
Density of Development: 8.5 d. u. per acre

Topography:	Flat
Street Improvements:	To be provided
Utilities:	To be provided
Exterior Building Materials:	Stucco and wood siding
Roof Material:	Tile

<u>Size of Units:</u>	<u>Plan 1</u>	<u>Plan 2</u>	<u>Plan 3</u>
	1,370 sq. ft.	1,780 sq. ft.	1,947 sq. ft.
	2 bdr/2 bath	3 bdr/3 bath	3 bed/2-1/2 bath
	1 story	2 story	2 story
	2 car garage	2 car garage	2 car garage

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On July 8, 1987, by a vote of five ayes, four absent, the Subdivision Review Committee voted to recommend approval of the Tentative Map and Subdivision Modification subject to conditions which are attached.

BACKGROUND INFORMATION: On April 9, 1985, the City Council granted an appeal of the Planning Commission's denial of the rezone and special permit requests necessary to develop the subject site with 144 condominium units and 109 townhouse units (P85-063). On May 13, 1986, the Council approved the necessary entitlements to cause zoning boundaries to match the alignment of River Plaza Drive (P86-105) (See Exhibit A).

PROJECT EVALUATION: Staff has made the following findings:

A. Land Use

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The northwest portion of the site is currently zoned Multi-Family (R-2B) and designated for 144 condominium units (See Exhibit A). The remainder of the site is zoned Single Family Alternative (R-1A) and designated for 109 townhouses. The applicant proposes to rezone the 7.8± acres from R-2B to R-

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Staff has no objection to the requested rezoning and PUD Schematic Plan Amendment. The density of the overall PUD is 12.1 units per net acre which is consistent with the Community Plan. The applicant proposes two different housing types which is also consistent with the Community Plan. In addition, the proposed use is compatible with surrounding residential uses.

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ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project will not have a significant impact on the environment and has filed a Negative Declaration with the following mitigation measures regarding trees and cultural deposits:

1. Plant Life

The site contains over 50 trees and a small orchard. The applicant is proposing to remove the trees bordering Orchard Lane, remove the orchard and remove several trees in a proposed right-of-way paralleling Garden Highway. While none of the trees' diameter at breast height exceeds 100 inches, almost all of the trees are healthy, mature and vital. To reduce the environmental impact of the tree removal to a less than significant level, the applicant must comply with the following:

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2. Cultural Resources

The project is located in an area of potential archaeological sensitivity, consequently, the applicant shall comply with the following:

- If unusual amounts of bone, shell, or artifacts are uncovered, work within 50 meters of the area will stop immediately and a qualified archaeologist will be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impacts to a less than significant level, before construction continues.

RECOMMENDATION: Staff recommends the following actions:

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2. Recommend approval of the Riverview Ranch PUD Schematic Plan from 144 condominium units and 109 townhouse units to 101 petite units and six standard single family units.
3. Recommend approval of the Rezoning of 7.8+ acres from Multi-Family (R-2B) to Single Family Alternative (R-1A).
4. Recommend approval of the Tentative Map subject to conditions.
5. Approve the Special Permit subject to conditions and based upon findings of fact which follow.
6. Recommend approval of the Subdivision Modification to waive curbs, gutters and sidewalks on Garden Highway.

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 and street lights on Garden Highway 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 (1.1984 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 United States Postal Service.
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8. Meet all County Sanitation District requirements.
9. Submit a soils test prepared by a registered engineer to be used in street design.
10. Widen pavement along Garden Highway per study on file with the City.
11. Submit a seepage study 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 Lot A as a PUE for overhead and underground electrical facilities and appurtenances.
15. Show the 10 foot overhead electrical facility easement recorded in Book 412 of Deeds, Page 491 located adjacent to the levee within Lot A.

16. Contact RD1000 and pay fees, if any, resulting from increased run-off.
17. Remove all cement and metal piping to an approved dump site to the satisfaction of the City Planning Director and City/County Health Department.
18. Relocate access point from "B" Street to "F" Court and provide "F" Court a 50 ft. right-of-way to A Street.
19. Dedicate A Street to a 50 ft. right-of-way from Orchard Lane to B Street.
20. 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. Applicant shall comply with all F.E.M.A regulations.
21. Dedicate right-of-way along River Plaza Drive and Orchard Lane for slope easements.
22. Show all existing easements.
23. Minimum lot grade shall be one foot above the 100 year flood plan elevation.
24. Dedicate Lot A to the City.
25. Dedicate a 10 ft. levee and maintenance easement at the toe of the levee.
26. Work with the Public Works Division to retain trees in the Orchard Lane right-of-way if possible.
27. The applicant shall submit a tree removal plan for review and approval of the City Arborist. The applicant shall protect and retain those trees identified by the City Arborist. No trees shall be removed without the prior approval of the City Arborist.

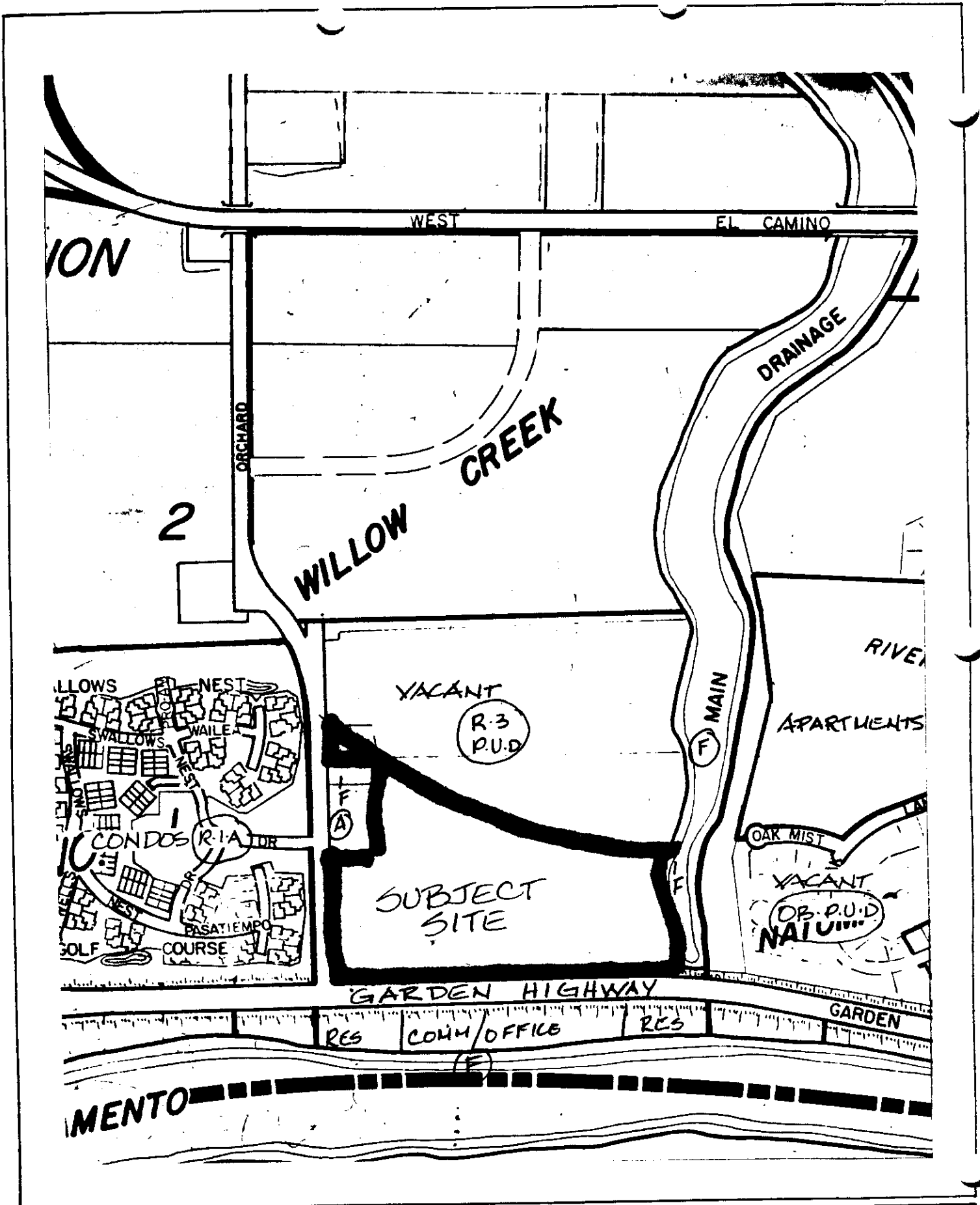
Conditions - Special Permit

1. Floor plans and elevations are approved as submitted. Project shall be constructed per the submitted plans.
2. A master plan indicating building setbacks shall be submitted and approved by staff prior to issuance of building permits.

3. A decorative masonry wall with wrought iron gates at cul-de-sacs shall be constructed on River Plaza Drive. The decorative wall shall also be installed along Orchard Lane. Design and building materials shall be approved by staff prior to issuance of building permits.
4. Landscaping and irrigation plans shall be reviewed and approved by the City Landscape Architect prior to issuance of building permits. Landscaping and irrigation shall be installed by the applicant.

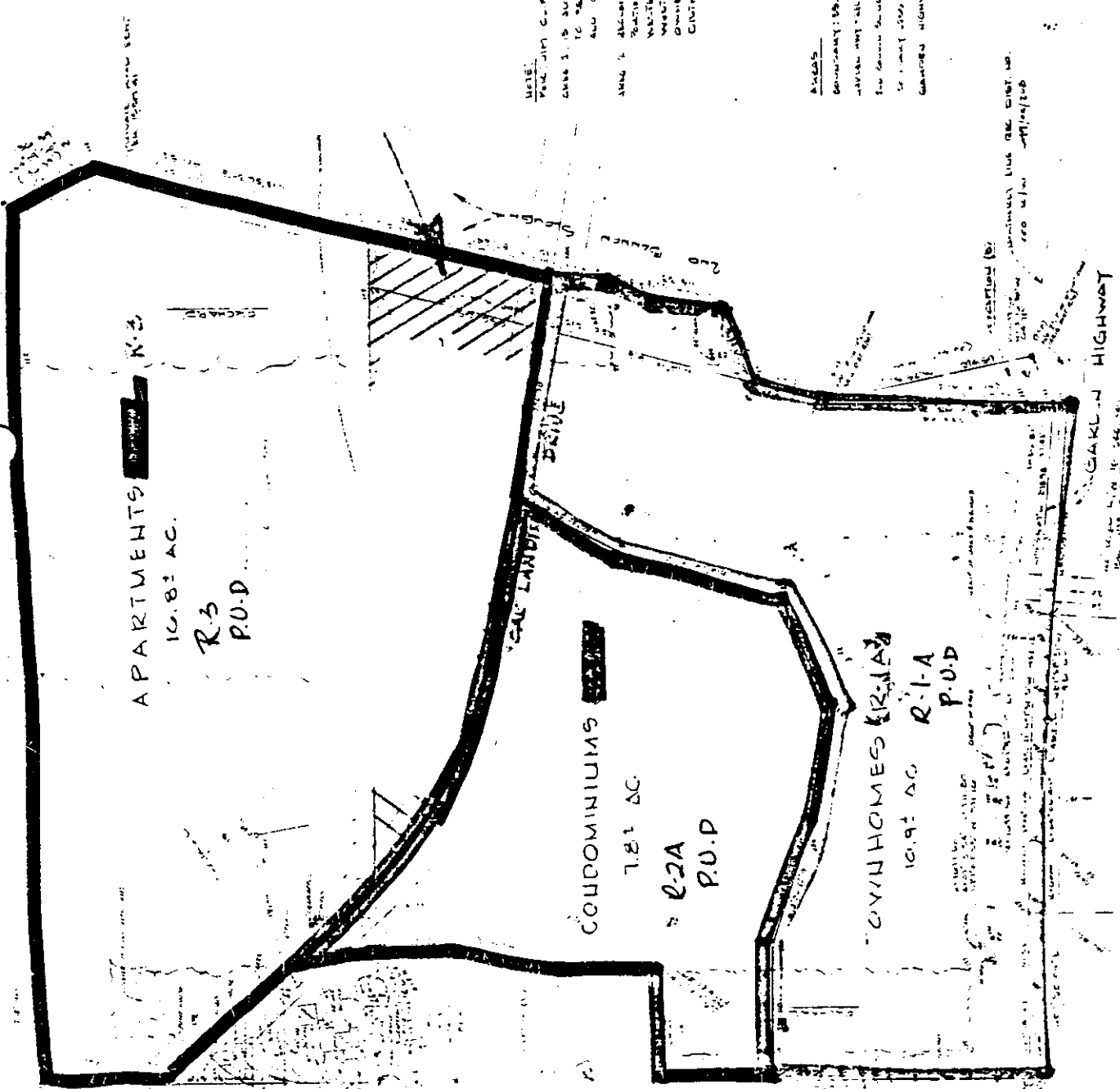
Findings of Fact - Special Permit

1. The project, as conditioned, is based upon sound principles of land use in that:
 - a. it allows affordable single family ownership;
 - b. lot sizes are smaller than standard without appearing to squeeze units together;
 - c. it inhibits access of criminal elements;
 - d. lots are a minimum of 4,000 sq. ft.
2. The project will not be detrimental to public health, safety or welfare or result in a nuisance in that:
 - a. the project does not back up to existing single family residential so that rear yard setbacks less than 15 feet will be detrimental;
 - b. the streetscape is not dominated by garage fronts;
 - c. adequate view of the street is provided for security purposes.
3. The proposed project is consistent with the City's Discretionary Interim Land Use Policy in that the site is designated for residential uses, 11-21 du/ac., in the Interim South Natomas Community Plan and the proposed project, together with the remainder of Riverview Ranch PUD conforms with the plan designation.



VICINITY - LAND USE - ZONING

EXHIBIT A EXISTING ZONING



NOTE: THE CITY CANNOT OR OBTAIN A ZONING CHANGE UNLESS THE CITY COUNCIL HAS A SUPER MAJORITY OF 75% TO 80% VOTE AND THE CITY COUNCIL HAS APPROVED THE ZONING CHANGE.

NOTE: THE CITY CANNOT OBTAIN A ZONING CHANGE UNLESS THE CITY COUNCIL HAS A SUPER MAJORITY OF 75% TO 80% VOTE AND THE CITY COUNCIL HAS APPROVED THE ZONING CHANGE.

APPROXIMATELY 1500' x 600' CROSS SECTION WITH THE CITY COUNCIL HAS A SUPER MAJORITY OF 75% TO 80% VOTE AND THE CITY COUNCIL HAS APPROVED THE ZONING CHANGE.

APR 10, 1988 10:00 AM
1000 1000 1000

MORTON & PITALO, INC. INCORPORATED PLANNING	PROJECT NO.	1000 1000 1000
	PROJECT NAME	1000 1000 1000
DATE: 10/10/88		
BY: [Signature]		

EXHIBIT MAP
(PROPOSED ZONING)

186-286

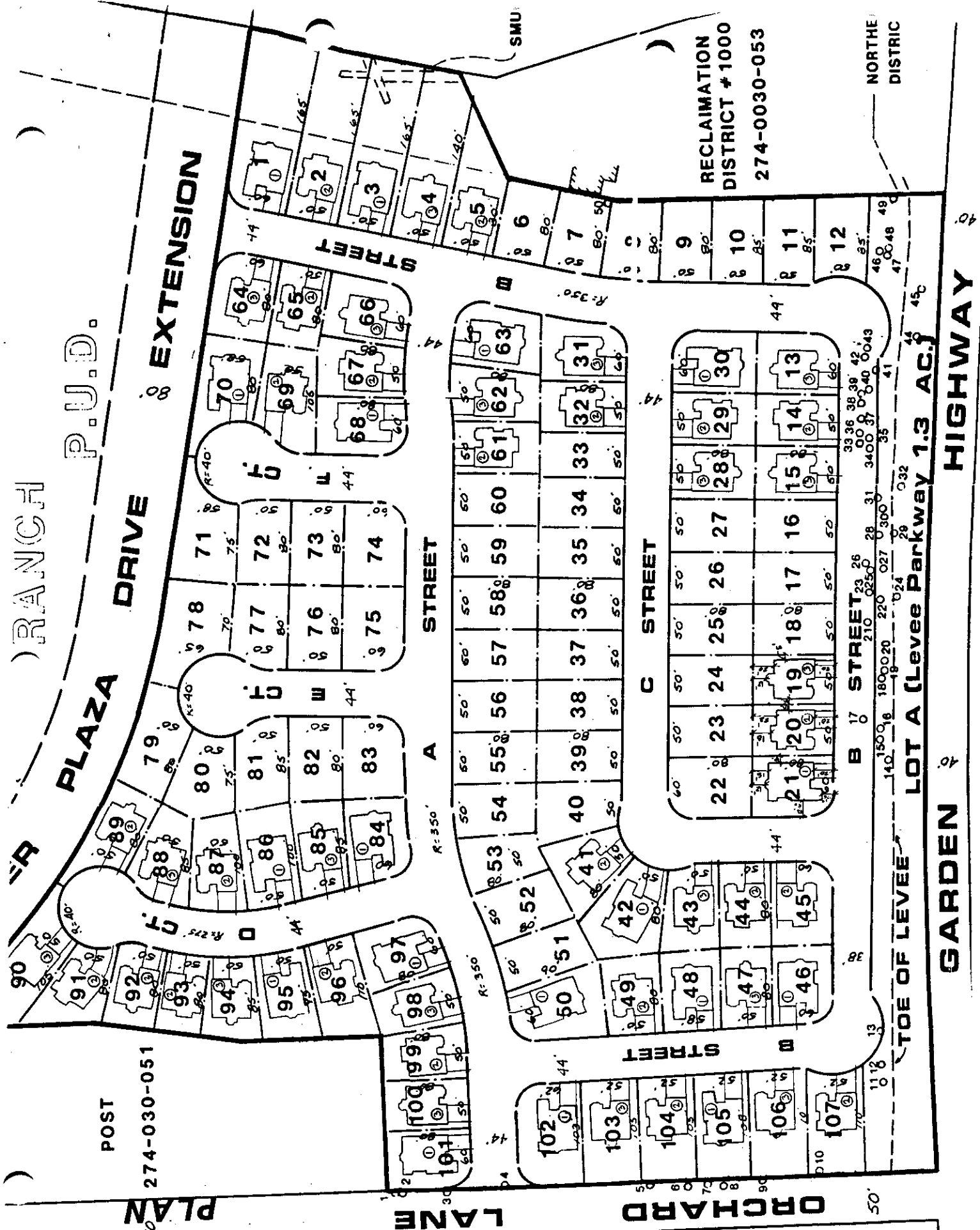
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No. 13

TYPICAL PLAN 187-286

SWALLOW'S NEST 1-23

ORCHARD LANE



POST
274-030-051

SCHMATIC PLAN

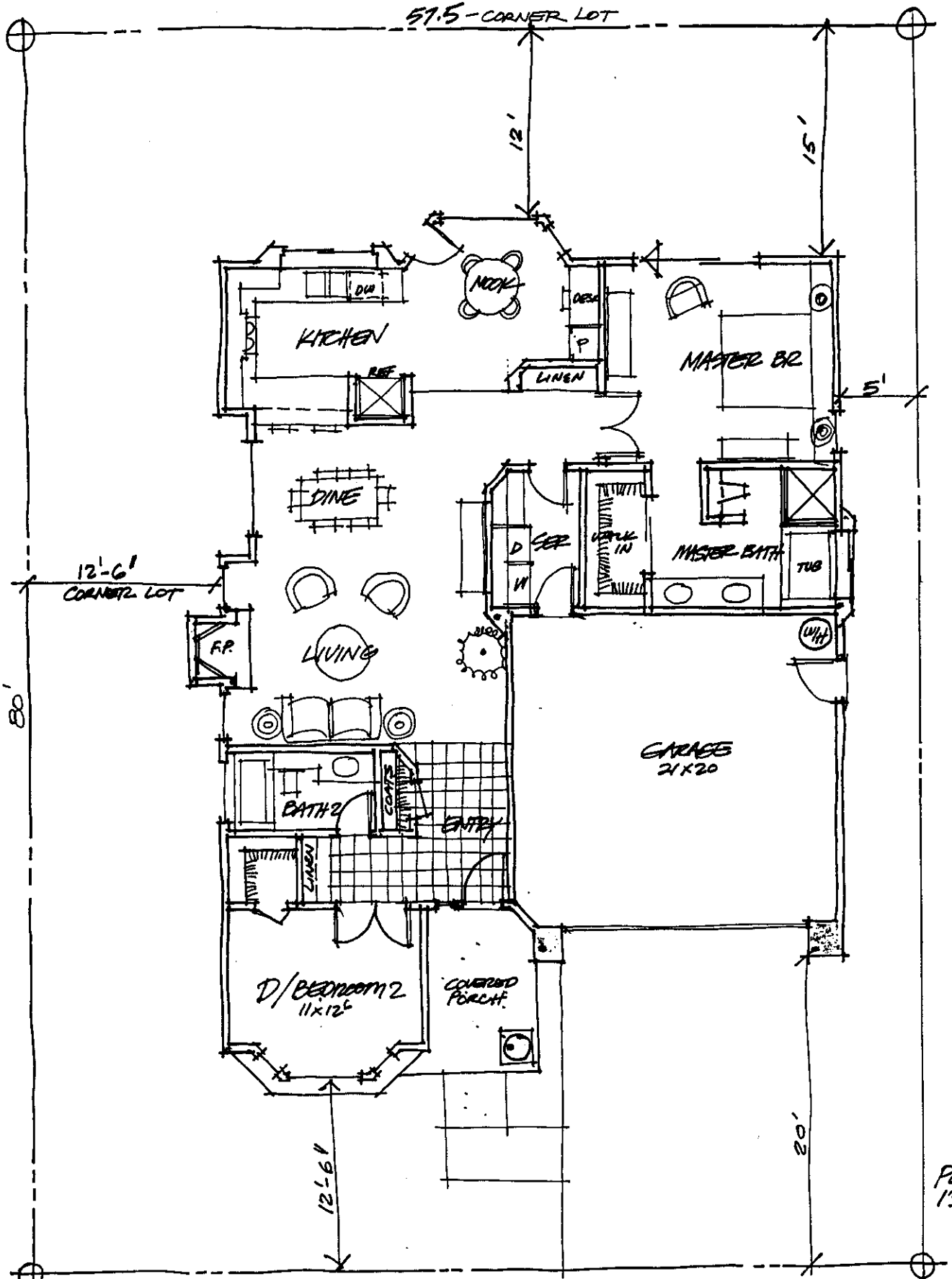
RECLAMATION DISTRICT #1000
274-0030-053

NORTHER DISTRICT

LOT A (Levee Parkway 1.3 AC.)

GARDEN HIGHWAY

TOE OF LEVEE

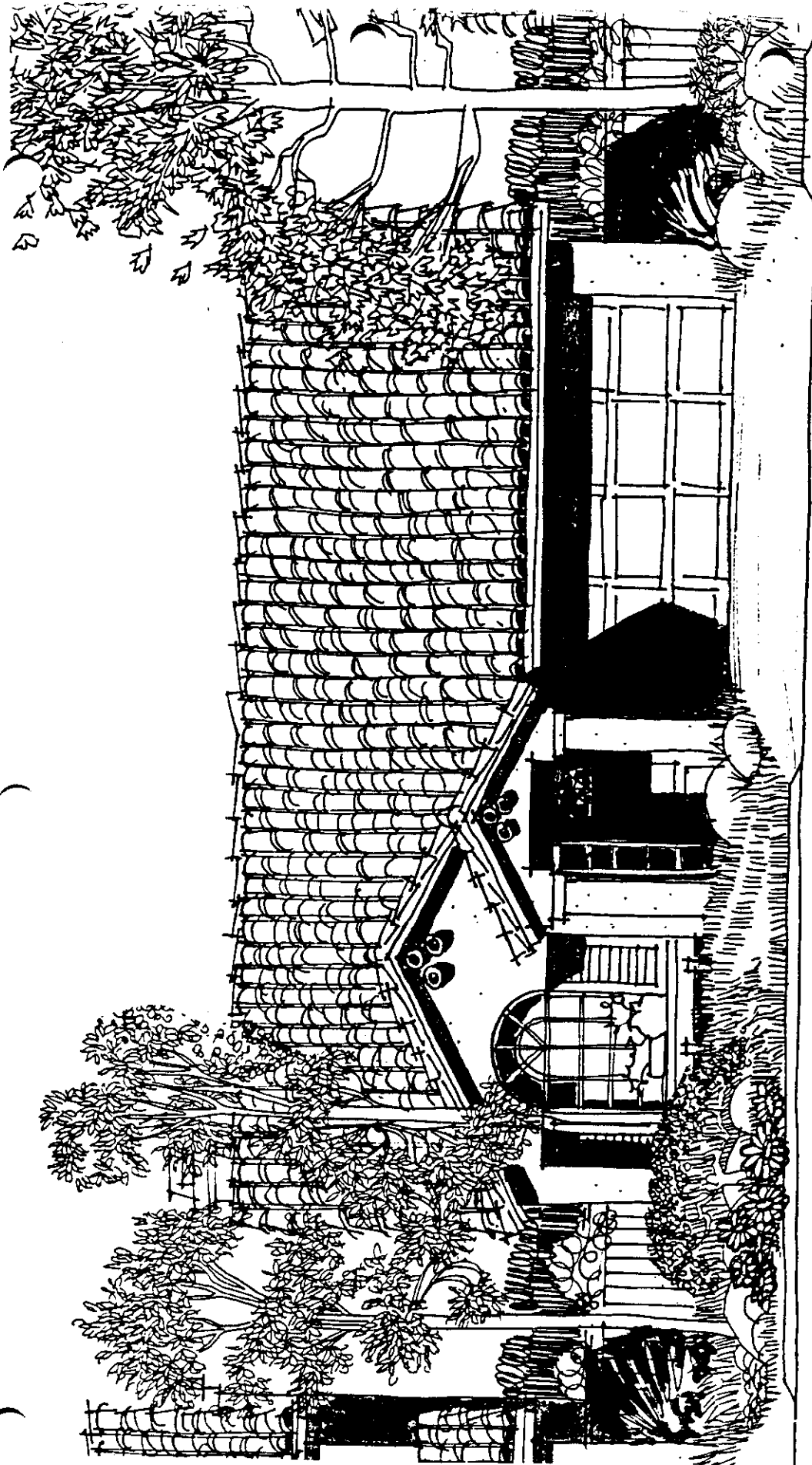


PLAN 1
1370 SF

PR7-286

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JIS



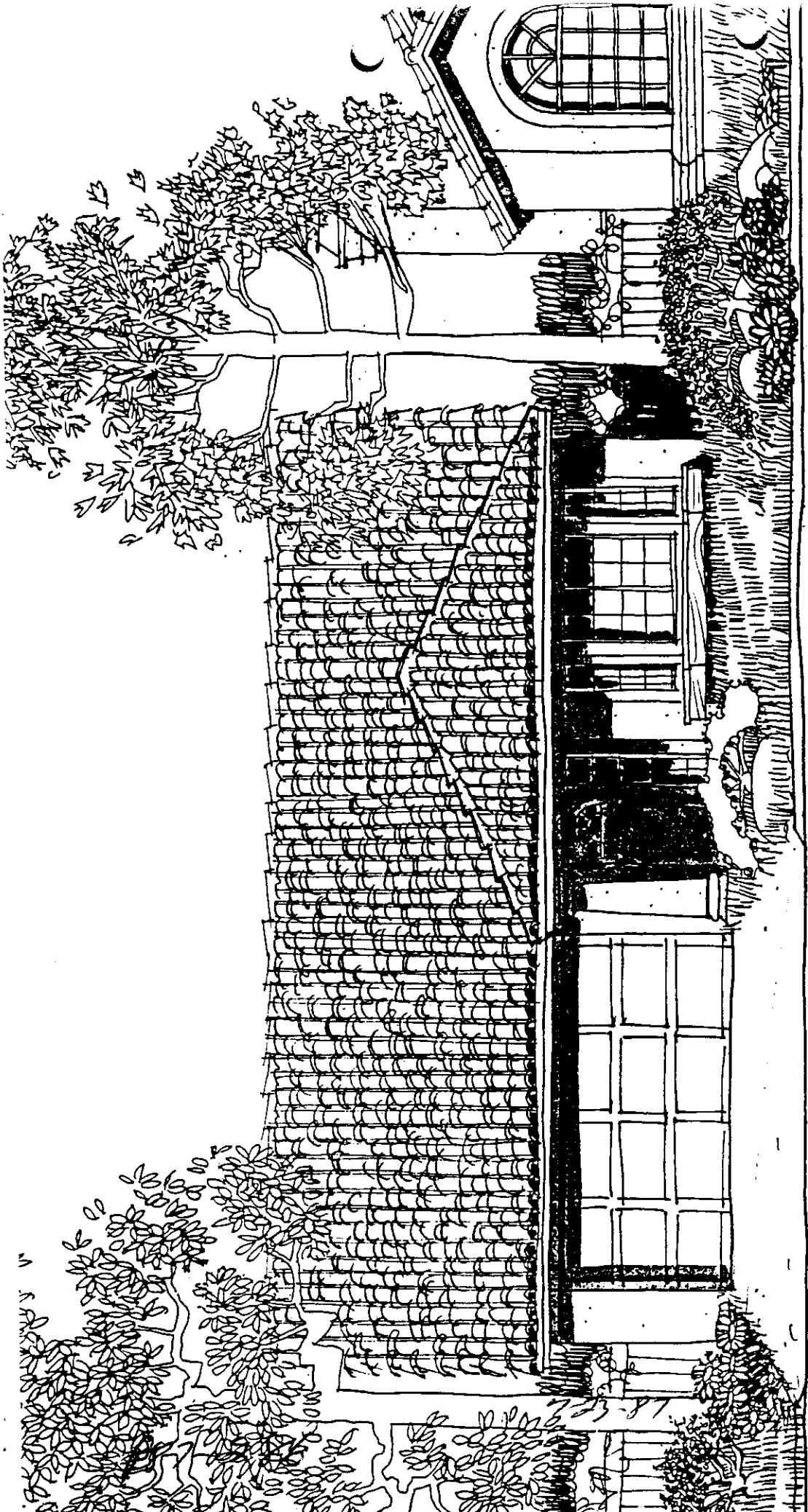
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RIO

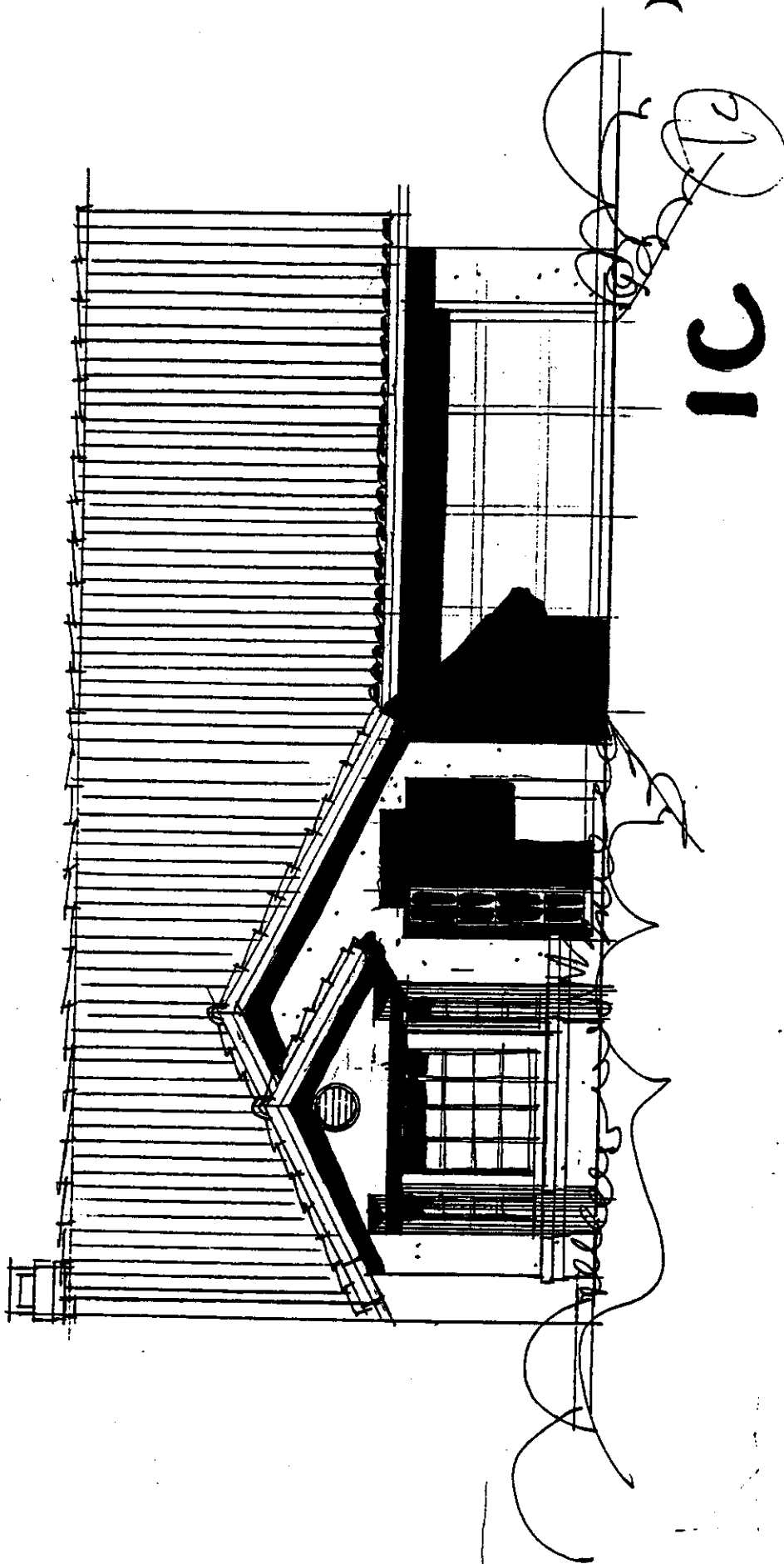


1B

PRESTON SUTTON & ASSOCIATES AIA

DS

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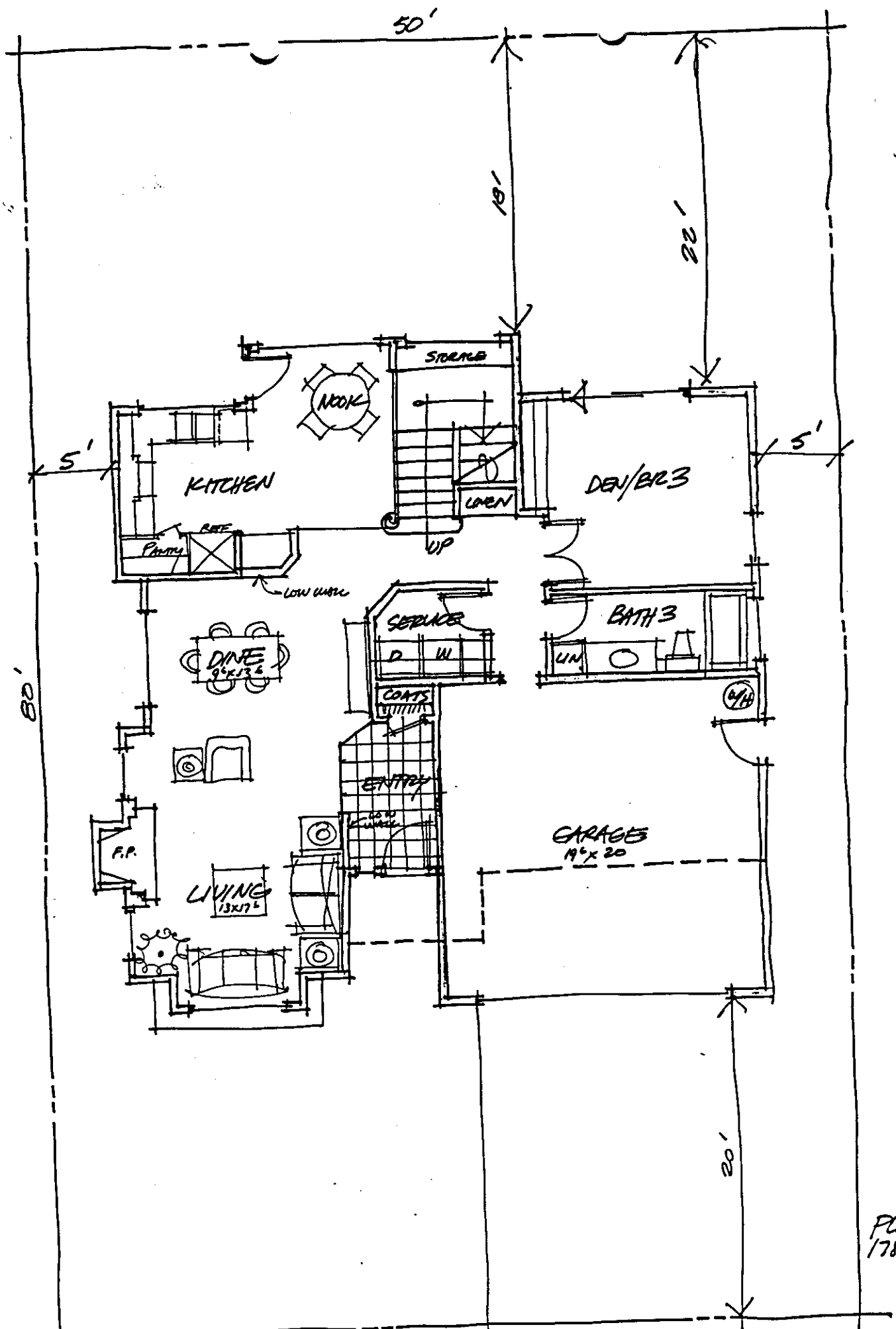


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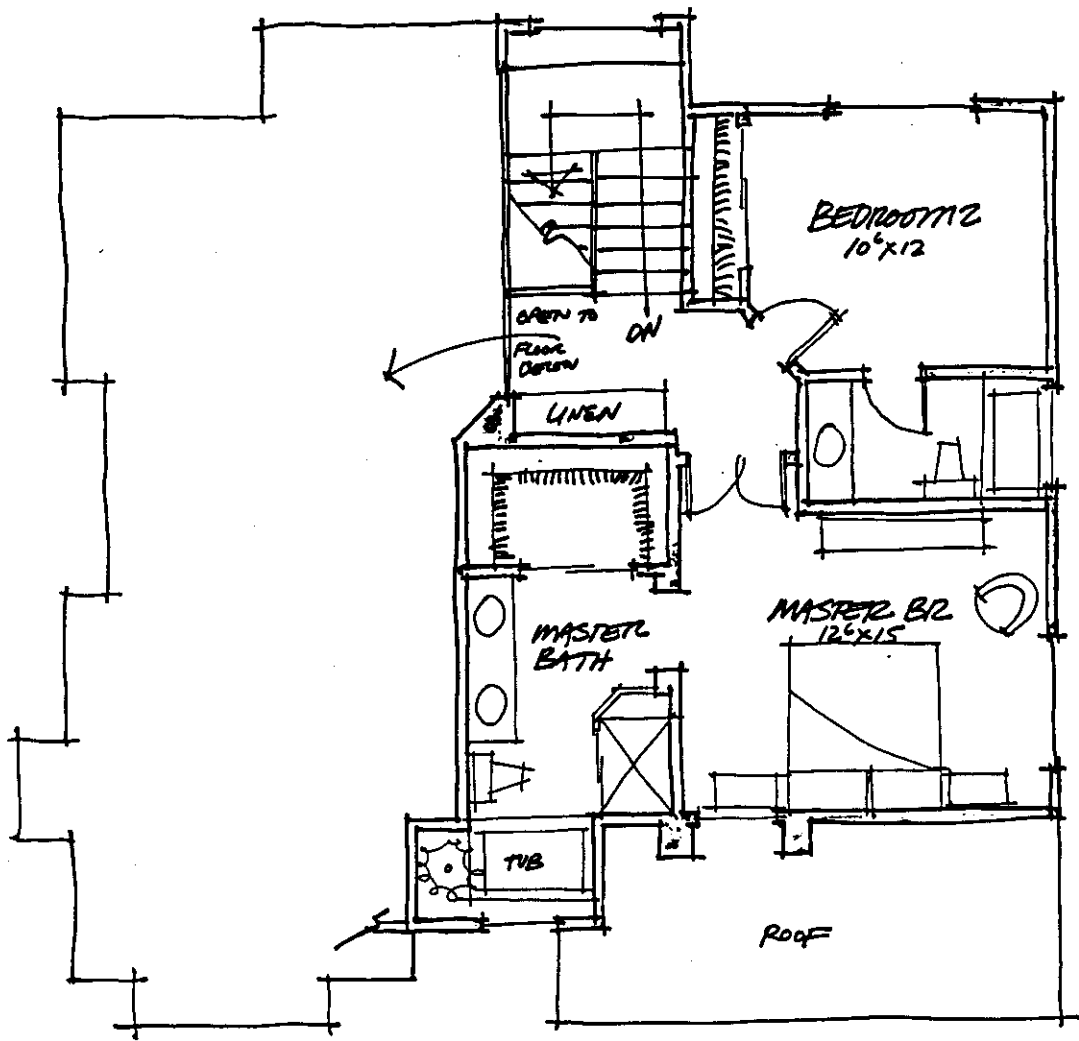


Plan N.
 1780 SF

187-286

733-87

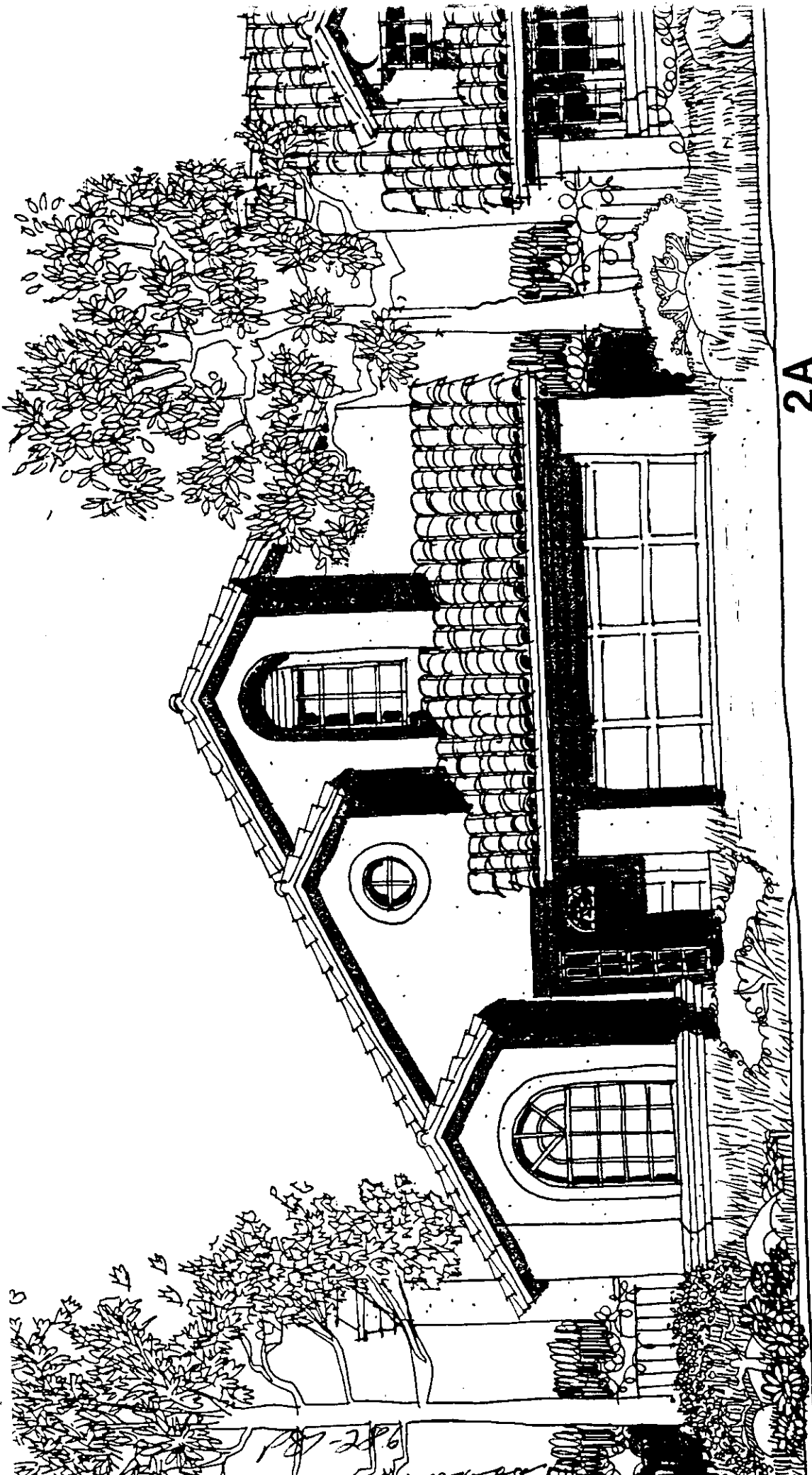
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87-286

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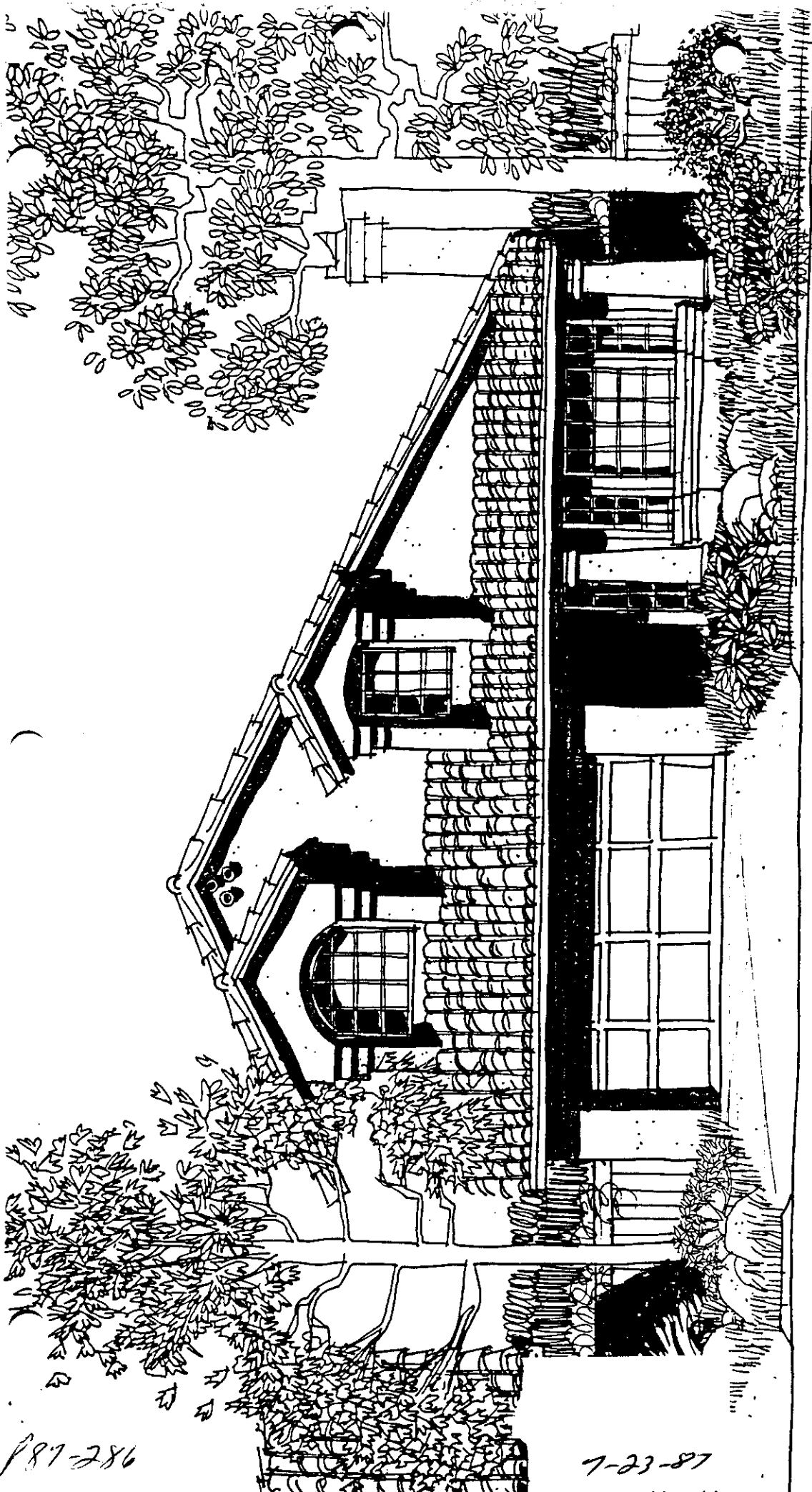
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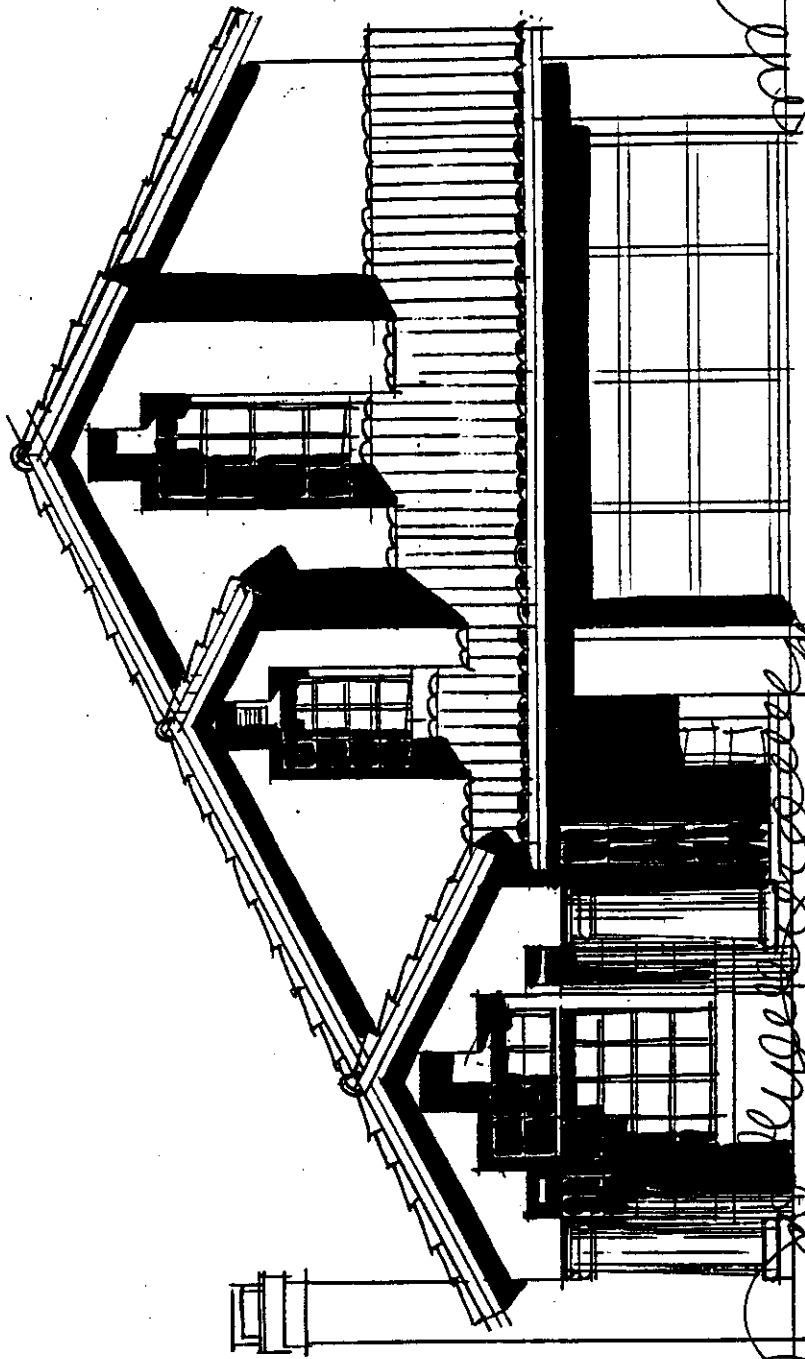
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ESTIMERY

187-286

7-23-87

48



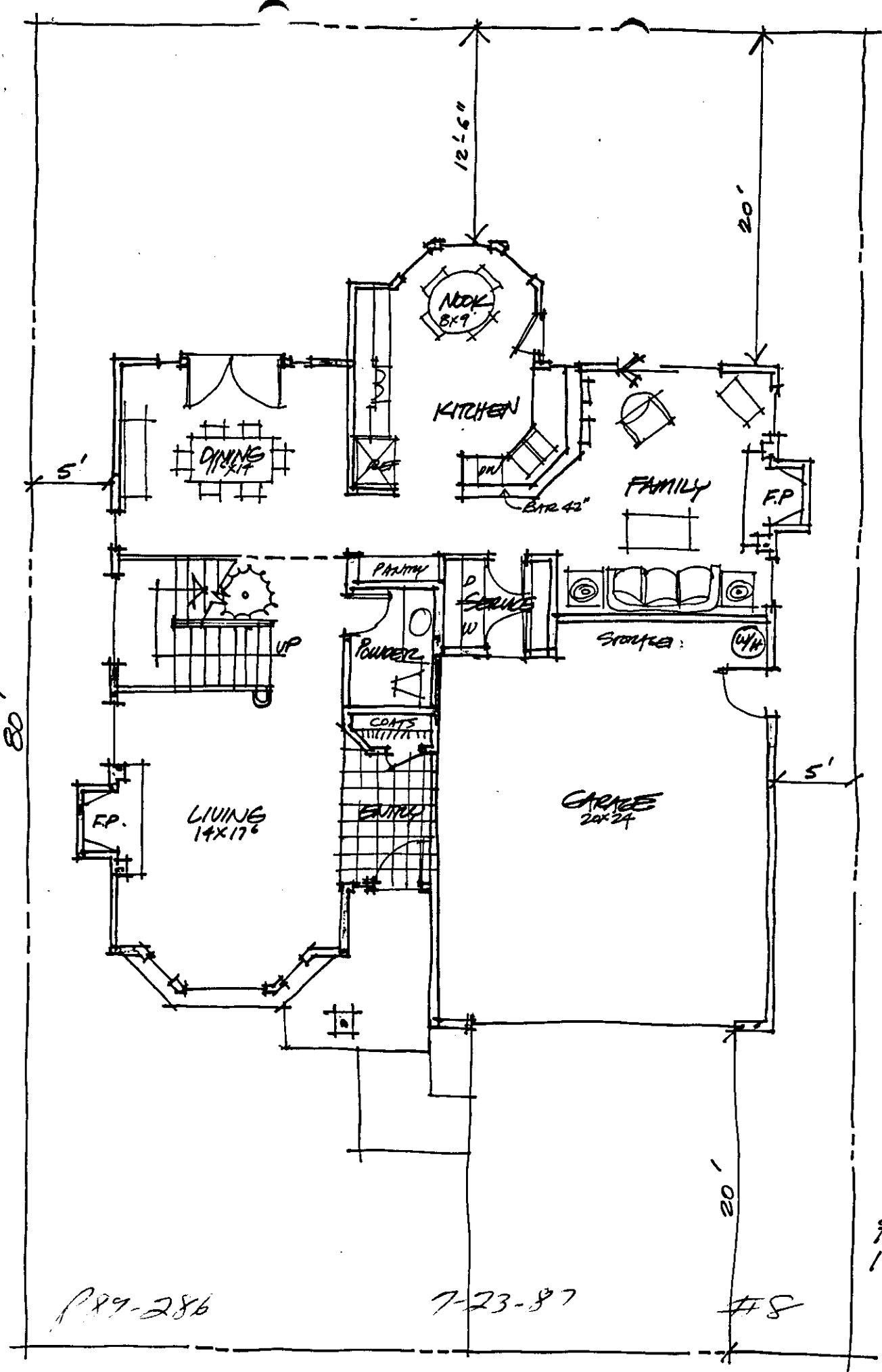
2C 2C

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1287-286

7-23-87

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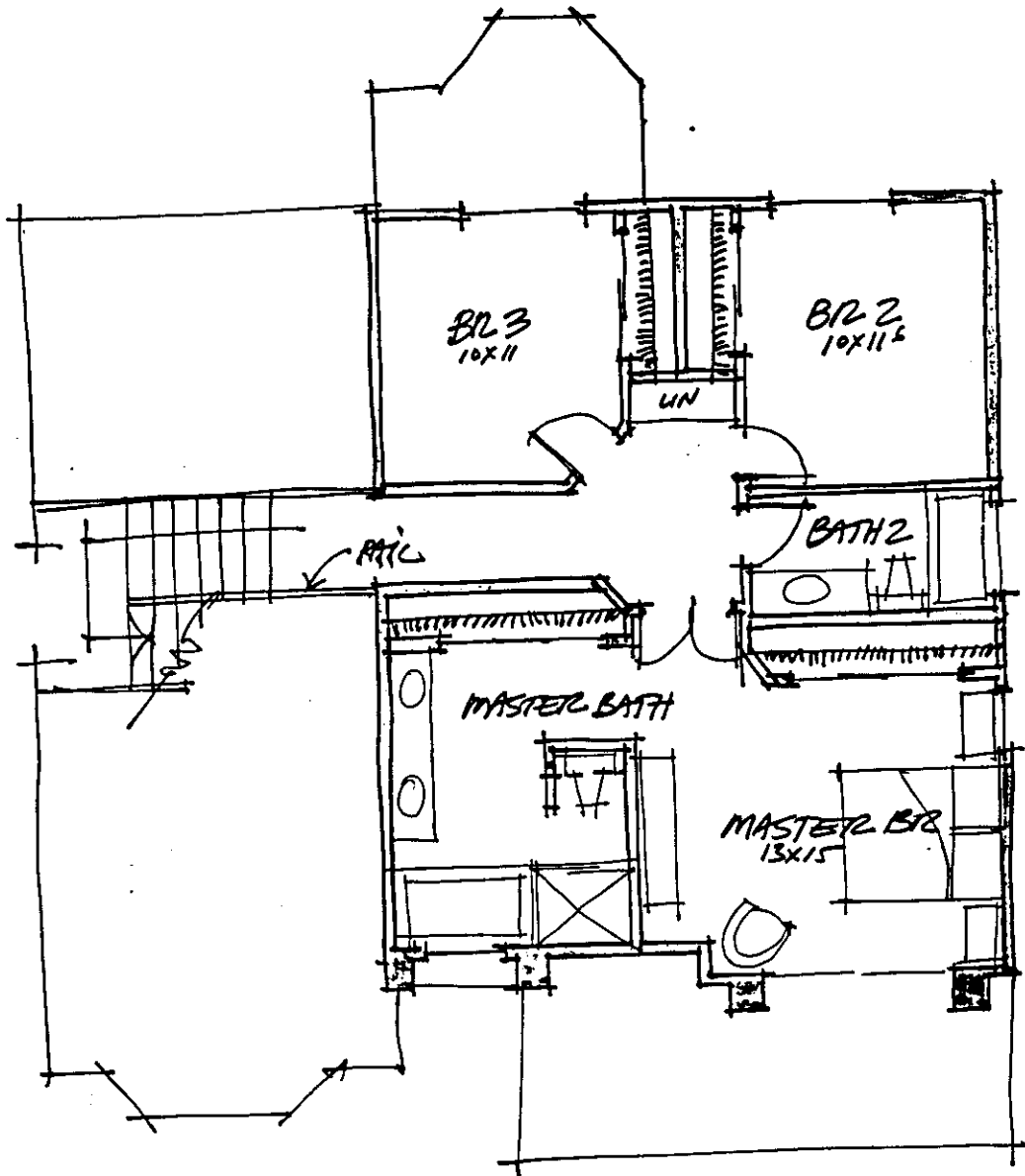


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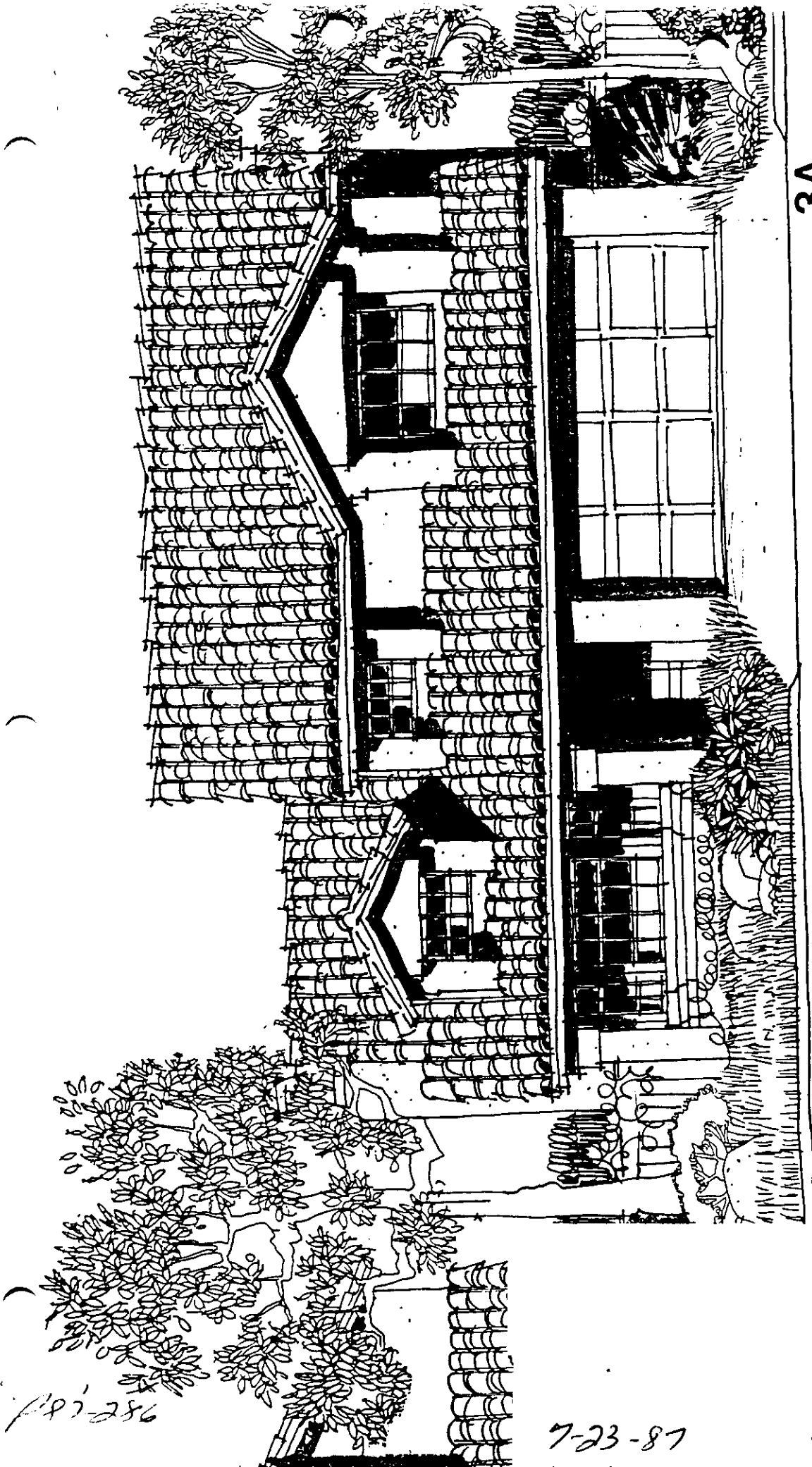
PLAN 3
1947 SF.



187-286

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#18



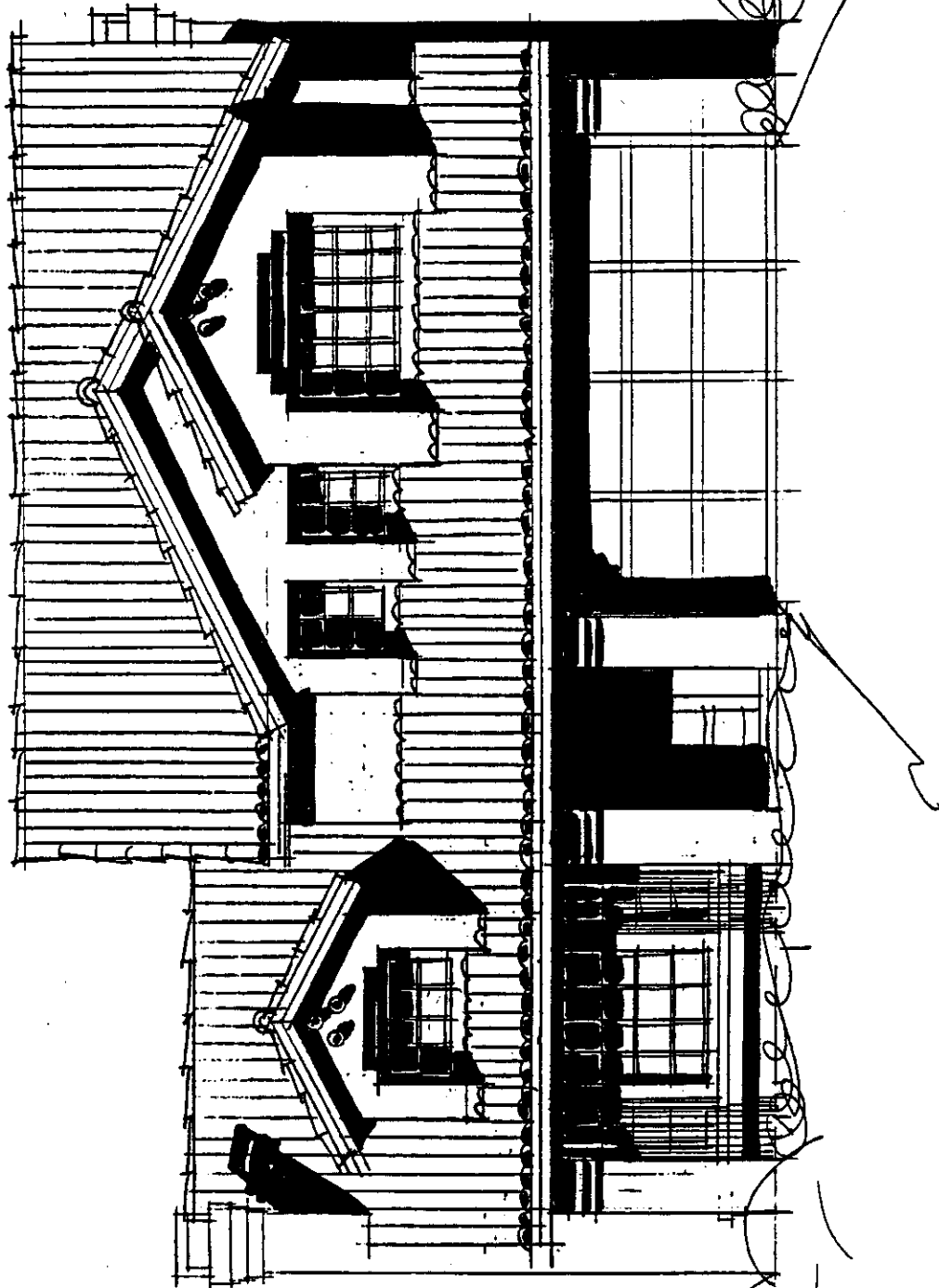
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BRISAS DEL RIO

PR-286

7-23-87

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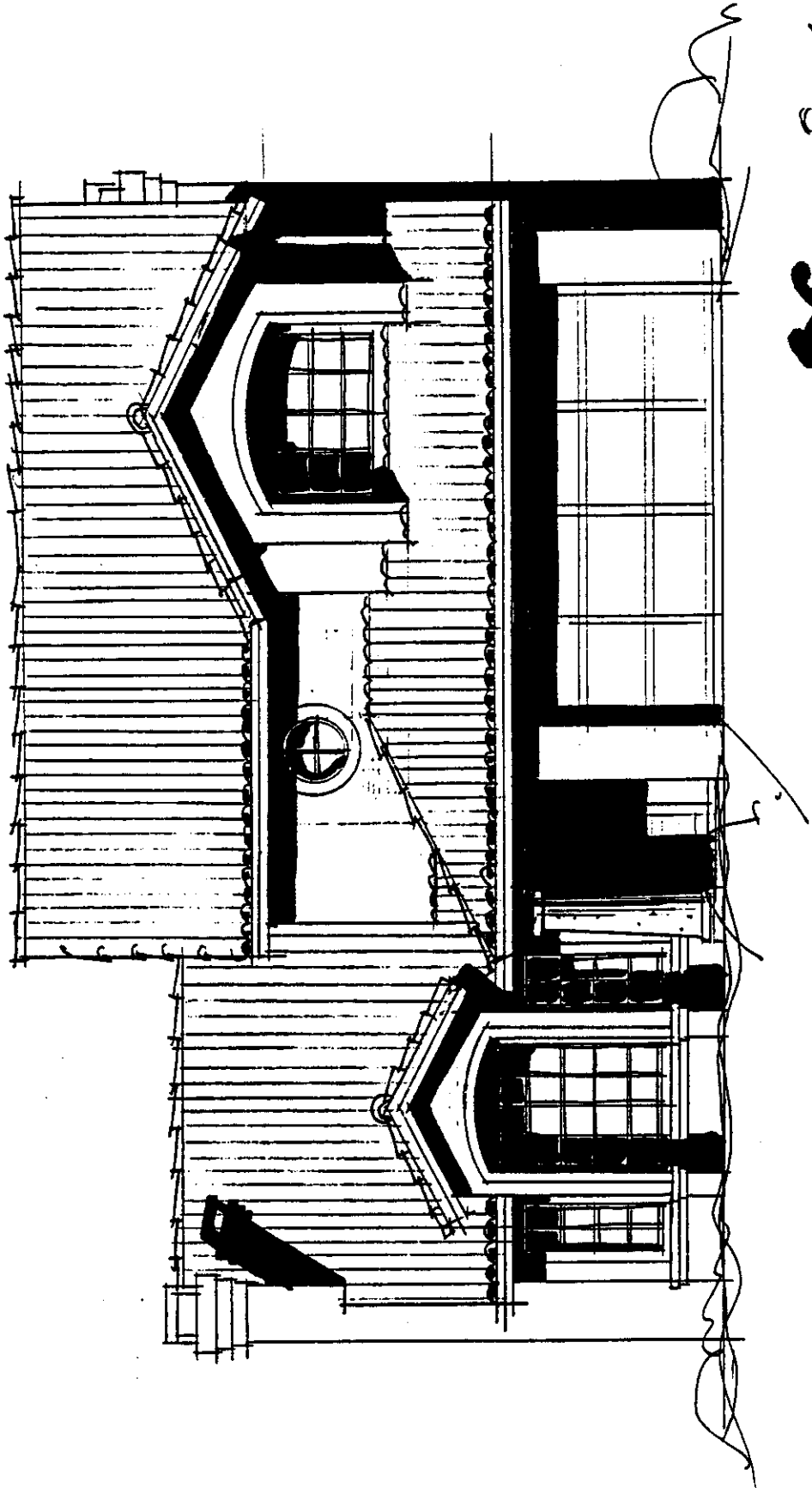
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R. B. C.

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