

SACRAMENTO CITY PLANNING COMMISSION

SUBDIVISION REPORT OF CITY PLANNING DIRECTOR, JOSEPH AVENA.

TYPE OF MAP: City Tentative.

DATE: June 13, 1967

SUBDIVISION NAME: Glenbrook Unit No. 9.

LOCATION: La Riviera Drive & Waterglen Circle

SUBDIVIDER: Besco

APPLICANT: Spink Corporation

NO. LOTS: 148

RESIDENTIAL: 148 Single Family

The tentative map of Glenbrook Unit No. 8 Et Seq was approved by the Planning Commission on July 12, 1966. On May 8, 1967, the Staff was asked to review and approve a final map (renumbered as Unit #9) for a portion of the previously approved tentative map. Approval was not granted as the final map did not conform to the approved tentative map. The final map indicated that the 69 foot wide transmission tower easement on the westerly boundary of this subdivision was to be subdivided as the rear portions of the abutting 15 single family lots. The approved tentative map indicated this easement as one parcel.

A new tentative map of Glenbrook Unit #9 was submitted to the Planning Commission on May 23rd, indicating the proposed subdivision of this tower easement. As it was deemed necessary to have a policy decision regarding development of these easements, this map was referred to the Staff for further study and discussions with other public agencies.

The Staff has discussed this matter with the U. S. Bureau of Reclamation, County Planning Department, County Park and Recreation Department and the Recreation Committee of the City Council. Three possible development patterns and policies appear indicated.

1. Non-subdividing of tower easements when it is indicated there is a potential future public need for the easement area. Examples of public use of tower easements are the Glenbrook Elementary School Site immediately south of this proposed subdivision, and the City's Glenbrook-College Greens Park south of the El Dorado Freeway.

2. Development of the tower easement as part of an overall development scheme for a specific planning area. An example is the Campus Commons development which proposes to utilize the land under transmission towers primarily as landscaped parking areas serving the adjacent land uses.

3. Subdivision of the tower easement at the option of each developer. This approach is not recommended, as it results in a patchwork condition where one segment may be subdivided and the adjacent segment left intact as one parcel. Any future development potential of these easement areas would be difficult and compromised because of the fragmented ownership and development pattern.

The following comments apply to the subject map:

1. The subject easement is a portion of a 200 foot wide CVP Tower easement which extends approximately 5400 feet from Folsom Boulevard to the American River levee. The 900 foot long segment within the submitted subdivision is the only portion which is proposed to be subdivided among the abutting single family lots.
2. Portions of this easement have been or are proposed to be acquired for development as parts of the Glenbrook Elementary School and Glenbrook-College Greens Park Sites.
3. Discussions with the County Planning and County Park and Recreation Departments have indicated the necessity to preserve access to the American River, as part of the future American River Parkway developments.

It is therefore recommended that this tentative map be approved subject to the condition that the transmission tower easement remain intact as one undivided parcel.

THE SUBDIVIDER IS ADVISED THAT PRIOR TO PROCEEDING TO FINAL MAP STAGE, HE IS HEREBY REFERRED TO THE REAL ESTATE OFFICE AND STREET ASSESSMENT DIVISION OF THE CITY ENGINEER'S OFFICE FOR INFORMATION RELATIVE TO THE METHOD TO BE USED FOR FINANCING OF PUBLIC IMPROVEMENTS IN SAID TRACT.