

CITY PLANNING COMMISSION

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

APPLICANT	McLuen & Steele 10969 Trade Cer. Dr. Ste 100, R.C. 95670		
OWNER	Dick Peery John Arrullaga 2500 Mission Alley Blvd. Santa Clara 95050		
PLANS BY	Georg S. Noble & Assoc., 1100 L St., 95814		
FILING DATE	4/1/85	50 DAY CPC ACTION DATE	REPORT BY: SD
NEGATIVE DEC.	EIR	ASSESSOR'S PCL NO.	119-090-0102

119-190-24-27
 119-010-01-09
 11, 12, 13,
 36-44, 46-49, 52

APPLICATION: A. Negative Declaration

- B. Amend the Delta Shores Schematic Plan and P.U.D designation to redesignate the site as Huntington Park and to permit direct access from Sycamore Blvd. to the subject site.
- C. ^{Repeal the proposed Ord. 1287} Rezone 51[±] acres from Townhouse (R-1-A P.U.D) and Garden Apt. (R-2A P.U.D) to Single Family (R-1)
- D. Rezone 25[±] acres from Garden Apt (R-2A P.U.D) to Lt. Density Multiple Family (R-3 P.U.D)
- E. ~~15[±]~~ Rezone 15[±] acres from Manufacturing, Research and Development (MRD P.U.D) to Single Family (R-1).
- F. ^{Rezone} 15[±] acres from Townhouse (R-1-A P.U.D) to Manufacturing, Research and Development (MRD P.U.D)
- G. Rezone 65[±] acres from Manufacturing, Research and Development (MRD P.U.D) to Office Building (OB P.U.D)
- H. Rezone 20[±] acres from Highway Commercial (HC P.U.D) to Manufacturing, Research

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- I. Phase 12th acre from Maryland and Development (MPO P.O.D)
 - Phase 12th acre from Maryland and Development (MPO P.O.D)
 - to Highway Commercial (HC P.O.D)
 - J. Phase 75th acre from Tidewater (E-1A P.O.D) to Single Family (E-1)
 - K. Tentative Map (P-85-152)
 - L. Subdivision Map to Reg. Parcel
 - M. Subdivision Map to Reg. Parcel
 - N. Subdivision Map to Reg. Parcel
 - O. Subdivision Map to Reg. Parcel
- in area of 500 ft long
- Other might not be further subdivided in the proposed zoning.

LOCATION: Central part of the town of Sheppert, north and south of the proposed Richmond
Neway Interchange

PROPOSAL: The applicant is requesting the necessary entitlements to Redesignate
the subject site as Huntington Park P.U.D and develop 644 ± acres into
39 lots for various commercial, office, research and development, and residential
lots.

PROJECT INFORMATION:

1974 General Plan Designation: Delta, Residential, Commercial and Offices,
PBA Airport-Meadow Community Industrial, Major Open Space

Plan Designation: Re 7-15 defna, Commercial, Office, High Tech Industrial
Existing Zoning of Site: R-1A PUD, R-2A PUD, SC PUD, HC PUD, OB PUD, URO PUD
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Vacant residential & school: R-1, R-1-A
South: Vacant residential and agricultural; R; A
East: Vacant residential; A
West: Town of Sheppert

~~Distance Required:~~ (spaces)
~~Distance Provided:~~ (spaces)
Property Dimensions: irregular
Property Area: 644 ± acres
~~Density of Development:~~ d.u. per acre

~~Square Footage of Building:~~
~~Height of Building:~~
Significant Features of Site: none
Topography: Flat
Street Improvements: Existing to be provided
Utilities: Existing " " "
Exterior Building Colors:
Exterior Building Materials:

APPLC. NO. P85-152 MEETING DATE Sept. 2, 1985 CPC ITEM NO. _____

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Background Information: On Sept. 28, 1983

The City Council reviewed the EIR and approved the necessary entitlement to designate the project site as Delta State Village P.O.D. (p. 57a) The project consists of 60+ acre development for a mixture of uses including research and development, commercial, office, multi and single family residential, and various public uses such as a park, fire station and open space. On Dec 12, 1983 the City Council approved a Tentative Map to subdivide Delta State Village P.O.D into 54 parcels (P83-285)

Subdivision Review Committee Recommendation

1985. by a vote of the Subdivision Review Committee, the Subdivision Review Committee voted to recommend approval of the Tentative Map subject to the attached conditions.

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The City shall have the right to accept either alignment anytime until construction of a second interchange is secured or until buildout of the project is sufficiently progressed to a point that the City, Cal-Trahe, and FHWA agree a second interchange is not required.

- ✓ Place the following note on the final maps. Occupancy permits shall not be issued for more than 545,000 gross square feet of MRD buildings until the Riverbend Interchange is completed to the satisfaction of the Director of Public Works. Should initial development consist of a combination of land uses, then the maximum non-residential square footage shall be determined by the City Planning Director.
- ✓ Provide a noise study prepared by a qualified acoustical engineer which recommends any necessary corrective action to be taken to reduce noise from the storm drainage pumping plant to levels which will not be disruptive to development in the vicinity. Construct necessary facilities recommended by said study.

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*2 may
P. 83-286
look at all proposed*

- D. The off-site street connection to 24th Street (see Item 6 above) shall be provided prior to recordation of the final map for Phase I or any other phase east of I-5.
- E. The Riverbend Interchange shall be under construction prior to the recordation of Phase II or the occupancy of 545,000 gross square feet of MRD buildings or equivalent, whichever comes first.
- F. The phase lines ~~shown~~ are conceptual, as is the sequencing. These lines and sequencing of phases may be modified at a later date with the approval of the City Public Works Director.
- G. The applicant shall provide for 25% of the cost of the minor street crossing of the existing drain channel at the north end of the development in connection with Phase V improvement.

✓ Provide access easements and improvements for existing and proposed pumping facilities as required by the Public Works Director.

✓ Provide for and improve an access road in the vicinity of parcels 9 and 10 to the Sacramento Regional Sanitation District parcel located to the southwest of these parcels. Provide interim access for the District's pipelines during construction of the interchange (width and geometrics of the access subject to approval of the Public Works Director).

✓ Provide access to GTE at all times from Freeport Blvd. during construction of Phase II improvements. Alignment for former Route 148 shall be at least a 1500 foot radius with appropriate tangent sections and shall tie in to the adopted alignment east of Huntington Park (study required by developer). Alignment shall be subject to the review and approval of the Director of Public Works. *(Both the one and two interchange alignments shall be studied)*

✓ designate the two alternative routes approved for former Rt. 148 with the Delta Shore P.O.D., subject to review and approval of the Public Works Director. Provide for convergence of I-5 reversible Off-ramp at

Reduction for the extension of Huntington Blvd from its intx with Roundhouse Rd. to proposed Rt 148: 1) The alignment indicated on the proposed tentative map 2) The southeasterly trending alignment approved in the Delta Shore P.O.D. question

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