

CITY PLANNING COMMISSION

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

APPLICANT	Spink Corporation, P.O. Box 2511, Sacramento, CA 95814		
OWNER	H. C. Elliott, Inc., 11093 Sun Center Drive, Rancho Cordova, CA		
PLANS BY	Spink Corporation, P.O. Box 2511, Sacramento, CA 95811		
FILING DATE	6/8/84	50 DAY CPC ACTION DATE	REPORT BY:SD:bw
NEGATIVE DEC.	7/2/84	EIR	ASSESSOR'S PCL. NO.190-070-04,53,55; 119-080-0

APPLICATION: A. Environmental Determination  
 B. Tentative Map (Sub. Ord. Ch. 40) (P84-224)

LOCATION: East of Western Pacific RR, West of Deer Lake Road

PROPOSAL: The applicant is requesting the necessary entitlements to divide 65± vacant acres into 305 single family residential lots

PROJECT INFORMATION:

1974 General Plan Designation: Residential  
 1968 Valley Hi Community  
 Plan Designation: Light Density Residential  
 Existing zoning of site: R-1  
 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. - R-1

Property Dimensions: Irregular  
 Property Area: 65± acres  
 Density of Development: 4.8 du/ac/ gr.  
 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, (P-7797). The original subdivision consisted of 696 single family lots. The project was divided into two phases. The entire first phase was recorded and developed with single-family homes.

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 were recorded as Unit 4.

002160

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 previously approved map which consisted of 369 single family and 108 halfplex units. Of this map, the portion abutting Deer Lake Drive, consisting of 121 single family lots and 38 halfplex units, was recorded.

On May 1, 1984, the City Council approved a request to rezone portions of the subject site from R-1-A to R-1 and a tentative map to create 301 single family lots.

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On June 27, 1984, by a vote of 6 ayes and 3 absent, the Subdivision Review Committee voted to recommend approval of the 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;
2. Prepare a sewer and drainage study for the review and approval of the City Engineer; may require relocation of a portion of existing sewer;
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. The applicant shall prepare an acoustical study assessing the proposed project for consistency with the 1975 City General Plan Noise Element subject to review and approval of the City/County Health Department and the Planning Director prior to filing the final map. Noise mitigation measures, if required, shall be indicated on the final map. If a sound barrier is required, it shall be constructed of decorative, solid masonry material, designed subject to review by the Planning Director.
7. No buildings shall be situated in the PT&T easement or Lots 244-251. A note shall be placed on the final map referencing this condition.

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

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STAFF EVALUATION: Staff has the following comments:

- A. The subject site is designated for residential uses in the 1974 General Plan and Light Density residential in the 1968 Valley Hi Community Plan. The site is surrounded by existing single family residential uses and vacant land. The proposed density is 4.8 units per gross acre. The project is therefore, compatible with surrounding land uses and applicable plans.
- B. An existing sewer line located in the southwest corner of the site created some irregularly shaped lots with sewer lines running along rear property lines (See Exhibit B). This situation creates access problems for the City when repair of the sewer line is necessary. To alleviate this problem, the applicant proposes to relocate the sewer line into the street right-of-way. This redesign has resulted in 4 additional lots from the previous approval necessitating new map approval. Staff has no objection since the density is well with the limits of the R-1 zone and Community Plan designation.
- C. The Environmental Coordinator has determined that 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, design subject to approval of the Planning Director.

- D. The Planning and Community Services Departments have determined that 4.545 acres are required for parkland dedication purposes and that fees are required in lieu of land dedication. 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.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has reviewed the project and issued a Negative Declaration with the above mentioned mitigation measure (Item 3).

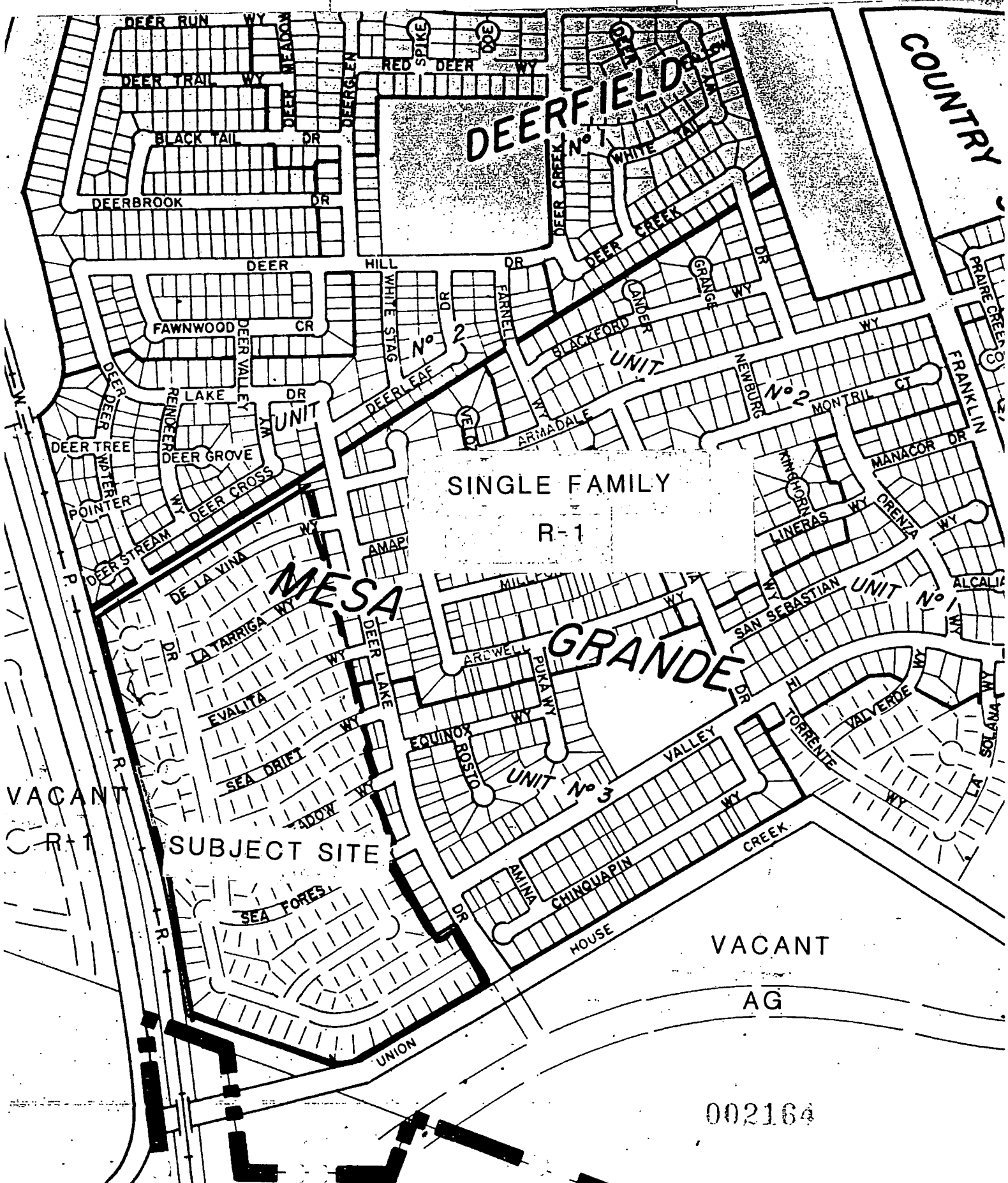
STAFF RECOMMENDATION: Staff recommends:

- A. Ratification of the Negative Declaration.
- B. Approval of the Tentative Map subject to the following conditions:
  - 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 a portion of existing sewer;
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;
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002163

VICINITY, LAND USE AND LOCATION MAP



002164

284-224

7-12-84 12

No. 18



**RECORD OWNER SUBDIVIDER:**  
H.C. BLATT, JR.  
1889 SON CENTER DR.  
RANDOLPH CANYON, CALIF. 95820

**ENGINEER:**  
THE SINK COMPANY  
P.O. BOX 701  
SACRAMENTO, CALIF. 95801

**PRESIDENT ZONE & USE:**  
R-1 (SINGLE-FAMILY)

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

**ACREAGE:**  
241.0

**SCHOOL DISTRICT:**  
SACRAMENTO CITY UNIFIED

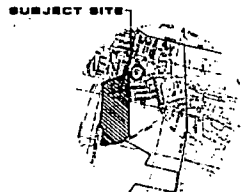
**NUMBER OF LOTS:**  
241

**WATER SUPPLY:**  
PUBLIC UTILITY

**SEWER DISPOSAL:**  
PUBLIC UTILITY



002165

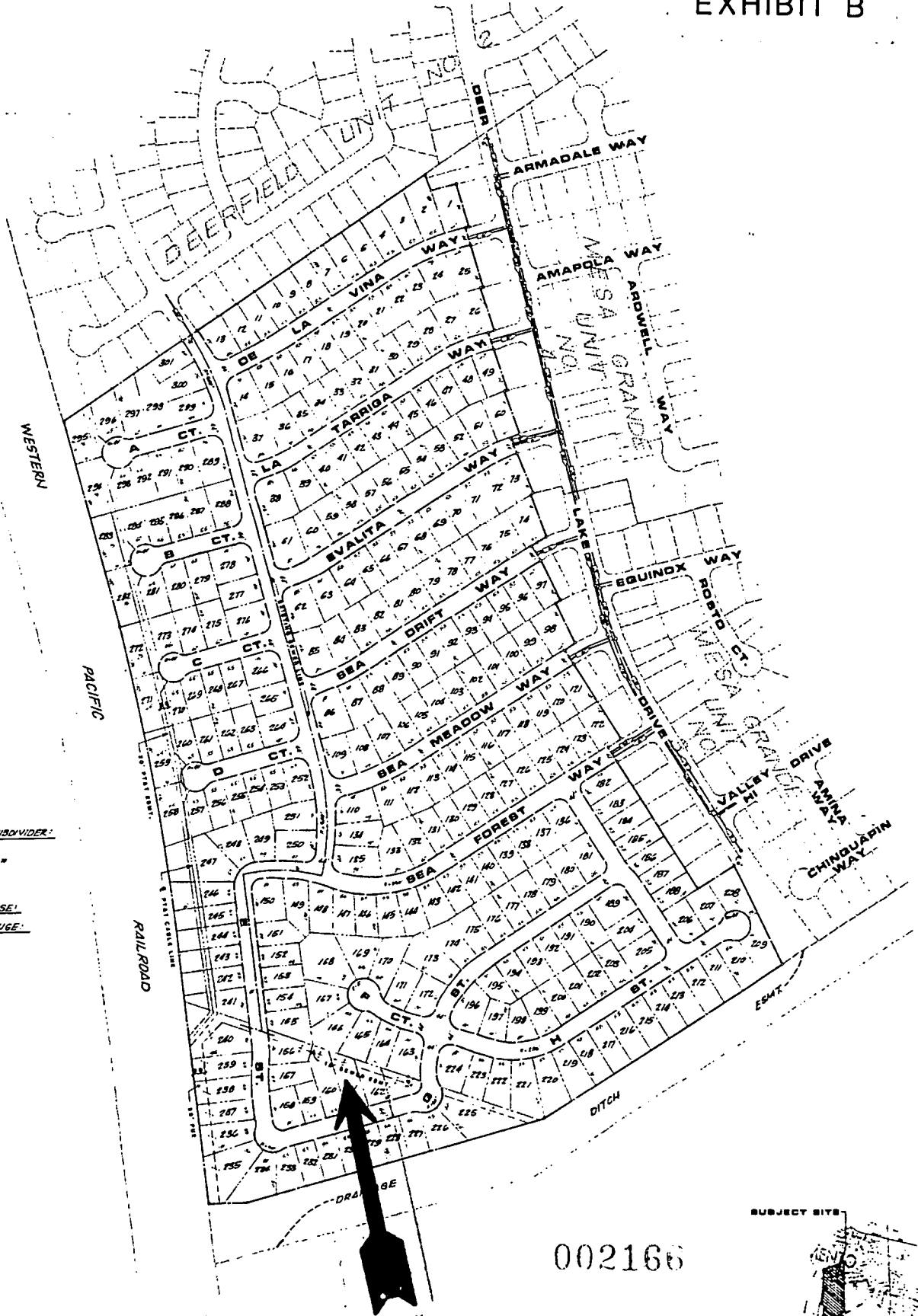


VICINITY MAP  
(NOT TO SCALE)

RESUBMISSION OF  
**MEGA GRANDE UNIT #8**  
CITY OF SACRAMENTO, CALIFORNIA  
TENTATIVE SUBDIVISION MAP

THE SINK COMPANY  
ARCHITECTURE  
ENGINEERING  
SURVEYING  
SYSTEMS

ARCHITECTURE  
ENGINEERING  
SURVEYING  
SYSTEMS



**RECORD OWNER SUBDIVIDER:**  
 H.C. GILBERT, INC.  
 1229 MAIN CENTER DR.  
 SACRAMENTO, CALIF. 95811

**ENGINEER:**  
 THE SPINK CORPORATION  
 1201 17TH ST.  
 SACRAMENTO, CALIF. 95811

**PRESUMED ZONE & USE:**  
 R-1 (SINGLE-FAMILY)

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

**ACREAGE:**  
 287.2

**SCHOOL DISTRICT:**  
 SACRAMENTO CITY UNIFIED

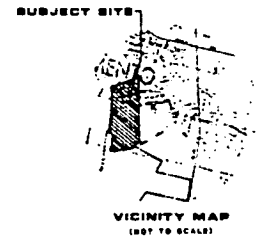
**NUMBER OF LOTS:**  
 207 (SINGLE-FAMILY) LOTS

**WATER SUPPLY:**  
 PUBLIC UTILITY

**SEWER DISPOSAL:**  
 PUBLIC UTILITY

002166

SEWER LINE



• ARCHITECT RESERVES THE RIGHT TO MAKE CHANGES IN THE DESIGN AND LAYOUT OF THE SUBDIVISION AT ANY TIME WITHOUT NOTICE TO THE CONTRACTOR.

• ANY DISCREPANCY BETWEEN THIS MAP AND THE RECORD MAP SHALL BE RESOLVED IN FAVOR OF THIS TENTATIVE MAP.

• ANY DISCREPANCY BETWEEN THIS MAP AND THE RECORD MAP SHALL BE RESOLVED IN FAVOR OF THIS TENTATIVE MAP.

**MESA GRANDE UNIT #5**  
 CITY OF SACRAMENTO, CALIFORNIA  
**TENTATIVE SUBDIVISION MAP**

**THE SPINK CORPORATION**  
 1201 17TH STREET  
 SACRAMENTO, CALIF. 95811  
 916-444-8170

• ARCHITECTURE  
 • ENVIRONMENTAL PLANNING  
 • SURVEYING  
 • CIVIL ENGINEERING

884-682 884-224

3-22-84 7-12-84



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