

P95-125 - Regency Place Number 2 Tentative Map

REQUEST:

- A. Mitigation Monitoring Plan
- B. Tentative Map to subdivide 6.71± vacant acres into forty-six(46) single family lots in the Single Family Alternative (R-1A) zone.

LOCATION:

West side of Arroyo Vista Drive, North of Grandstaff Drive (Regency Place #2) within the larger Regency Place Subdivision (D8). APN: 117-0120-036.

S. Sacramento Community Plan Area
Elk Grove Unified School District
Council District 8

APPLICANT:	Murray Smith & Associates - Mike Himmelmann 3110 Gold Canal Dr. Rancho Cordova, CA 95670 (916) 635-1511
OWNER:	Bruceville Partners 1036 W. Robinhood Dr. #202 Stockton, CA 95207 (209) 478-4048
PLANS BY:	Murray Smith & Associates
APPLICATION FILED:	12/21/95
STAFF CONTACT:	Michael Blaney, 264-7129

SUMMARY:

The applicant is requesting the necessary entitlements to subdivide 6.71± vacant acres into 46 single family residential lots in the Single Family Alternative Residential (R-1A) zone. The project proposal is consistent with the General Plan and the South Sacramento Community Plan. The application is a resubmittal of a previously approved project.

STAFF RECOMMENDATION:

Staff recommends approval of the project, subject to compliance with the conditions of approval and Mitigation Monitoring Program. Staff recommends approval because the proposed project density is compatible with the existing residential densities in the project vicinity, and because the project is a resubmittal of a portion of a previously approved project, which has already been partially developed.

PROJECT INFORMATION:

General Plan Designation:	Low Density Residential (4-15 du/na)
1986 S. Sacramento Community Plan Designation:	Residential (4-8 du/na)
Existing Land Use of Site:	Vacant
Existing Zoning of Site:	Single Family Alternative Residential (R-1A)

Surrounding Land Use and Zoning:

North:	Single Family Residential; R-1
South:	Single Family Residential; R-1A
East:	Single Family Residential; R-1A
West:	Park (Leimbach School); A

Property Dimensions:	Irregular
Property Area:	6.71 ± net acres
Topography:	Flat
Street Improvements:	Existing and To be Provided
Utilities:	Existing and To be Provided

OTHER APPROVALS REQUIRED:

In addition to the entitlements requested, the applicant will also need to obtain the following permits or approvals, including, but not limited to:

<u>Permit/Approval</u>	<u>Agency</u>
Final Map	Public Works Department
Building Permits	Building Section

BACKGROUND:

On August 28, 1990, the City Council approved (P89-328) a Tentative Map to divide 26.20 acres into 99 single family lots, a 14-unit condominium parcel (Lot A) and a recreation center for the residents of the complex, and a Special Permit to allow the development of 99 zero lot line homes. The property was separated into 5 units for the

purpose of phasing map recordation and development. Subsequently, a portion of the map (units 1,3 & 4) was recorded and building permits were issued. Approximately 50% of the development associated with units 1,3 & 4 has been built. The City approved separate time extensions for units 2 & 5. Unit 5 is currently being processed for a time extension request. However, the portion of the map associated with Unit 2 expired. Therefore, the applicant has now submitted a new application for this one unit (or section) referred to as Regency Place 2 of the original Tentative Map development, which is exactly the same as the previously approved map which has expired.

STAFF EVALUATION: Staff has the following comments:

- A. Policy Considerations: The Sacramento General Plan and South Sacramento Community Plan area designate the project site for Low Density Residential (4-15 du/na & 4-8 du/na) development. The applicant's proposal consists of an average density of 6.86 units per acre which is consistent with the land use designations. The variety of housing types associated with this project and in connection with the whole Regency Place development is consistent with the goals of the South Sacramento Community Plan Area to provide a wide range of residential styles and densities which are compatible with each other and with this suburban community. It is also consistent with the General Plan goals to provide a mixture of housing types and styles throughout the City and to provide quality housing that is safe and attractive.

- B. Tentative Map Design: The proposed Tentative Map (Unit 2) subdivides a portion of the larger Regency Place property into 46 single family residential lots. (See Attachment C-1). Fifteen foot walkway easements are proposed between lots 88 and 89, and between lots 53 and 54 to allow access to the common recreation facilities. The Police Department has reviewed the proposed lay-out and believes that it does not create any potential problems for law enforcement, provided that the walkway/access ways to the recreational facilities are sufficiently lit and maintained. The Special Permit that was approved (P89-328) to allow the development of 99 zero lot line homes is still active and would apply to this map. The current project request has not been modified from the previously approved project.

PROJECT REVIEW PROCESS:

- A. Environmental Determination: On August 28, 1990, the Planning Commission ratified a Negative Declaration for the originally proposed project (P89-125). Potentially significant environmental issues regarding air quality, water, noise, and cultural resources were discussed and mitigated for within the previous Negative Declaration. On February 6, 1990, the City Council adopted the Environmental Impact Report prepared in connection with the Land Use Planning Policy Within the

100-year Floodplain (M89-054) and override these flooding impacts.

The proposed project is a resubmittal of a portion of a previously approved project. The Negative Declaration for the proposed project has been updated by means of an Addendum to address flood related issues; there are no new physical environmental issues associated with the proposed project. Therefore, the previous Negative Declaration (P89-328) is adequate with the addition of the Addendum to address the modified flood related issues. Section 15164 of the CEQA Guidelines provides that an additional Negative Declaration need not be prepared unless subsequent changes are proposed in the project which require major revisions of the previous Negative Declaration due to the involvement of new significant environmental effects; substantial changes occur with respect to the project circumstances under which the project was undertaken; or new information of substantial importance becomes known or available. A Mitigation Monitoring Program has also been prepared to provide a monitoring program for the conditions outlined in P89-125, as amended.

- B. Public/Neighborhood/Business Association Comments: The current request for extensions was routed to the following neighborhood associations: North Laguna Creek Neighborhood Association, S. Sacramento Chamber of Commerce, Mesa Grande Neighborhood Association, Elk Grove Unified School District, Sacramento Neighborhood Coalition, Neighbors of Valley Hi Park, Wood Park Neighborhood Association, Regency Place Neighborhood Association, The Villagers, and Valley Center Neighborhood Association. The surrounding land owners within a 500-foot radius of the project site were also notified of the project proposal. None of the responses received were in opposition to the proposed project.
- C. Summary of Agency Comments: The project has been reviewed by several City Departments and other agencies. The comments received related to standard conditions for tentative maps. The original conditions of approval for the Regency Place development have been updated to reflect these new conditions. (Refer to Attachment 1).

PROJECT APPROVAL PROCESS:

The Planning Commission has the authority to approve or deny all of the entitlements. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.

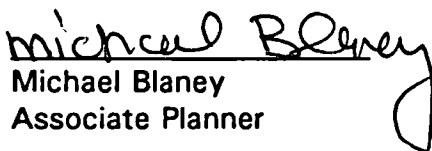
RECOMMENDATION:

Staff recommends the Planning Commission take the following action:

- A. Adopt the attached Notice of Decision & Findings of Fact (Attachment 1), approving the Mitigation Monitoring Plan.
- B. Adopt the attached Notice of Decision & Findings of Fact (Attachment 1), approving the Tentative Map to subdivide 6.71± vacant acres into forty-six(46) single family residential lots.

Report Prepared By,

Report Reviewed By,


Michael Blaney
Associate Planner


Barbara L. Wendt
Senior Planner

Attachments

- Attachment 1: Notice of Decision & Findings of Fact
- Exhibit 1-A: Mitigation Monitoring Plan
- Exhibit 1-B: Tentative Map
- Attachment 2: Vicinity Map
- Attachment 3: Land Use & Zoning Map

**NOTICE OF DECISION AND FINDINGS OF FACT FOR
(REGENCY PLACE NO. 2 TENTATIVE MAP)
LOCATED AT THE WEST SIDE OF ARROYO VISTA DRIVE,
NORTH OF GRANDSTAFF DRIVE
SACRAMENTO, CALIFORNIA IN THE
SINGLE-FAMILY ALTERNATIVE (R-1A) ZONE. (P95-125)**

At the regular meeting of April 25, 1996, the City Planning Commission heard and considered evidence in the above entitled matter. Based on verbal and documentary evidence at said hearing, the Planning Commission took the following actions for the location listed above:

- A. **Approved the Mitigation Monitoring Plan;**
- B. **Approved the Tentative Map to subdivide 6.71± vacant acres into 46 single-family residential lots in the Single Family Alternative (R-1A) zone.**

These actions were made based upon the following findings of fact and subject to the following conditions:

FINDINGS OF FACT

A. Mitigation Monitoring Plan:

- 1. One or more mitigation measures have been added to the above-identified project;
- 2. A Mitigation Monitoring Plan has been prepared to ensure compliance and implementation of the mitigation measures for the above-identified project, a copy of which is attached as Exhibit 1-A.
- 3. The Mitigation Monitoring Plan meets the requirements of Public Resources Code Sec. 21081.6.
- 4. The Mitigation Monitoring Plan is approved, and the mitigation measures shall be implemented and monitored as set forth in the Plan.

B. Tentative Map to divide 6.71 acres into 46 lots: The Tentative Map to divide 6.71± acres into 46 single-family lots in the Single-Family Alternative (R-1A) zone is approved subject to the following findings of fact and conditions of approval:

- 1. None of the conditions described in Government Code Section 66474 subsection (a) through (g), inclusive, exist with respect to the proposed subdivision;

2. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan, South Sacramento Community Plan, and Chapter 40 of the City Code, which is a Specific Plan of the City. The City General Plan and South Sacramento Community Plan designates the subject site for Low Density Residential (4-15 du/na) land uses;
3. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in violation of the applicable waste discharge requirements prescribed by the California Regional Water Quality Control Board, Central Valley Region, in that existing treatment plants have a design capacity adequate to service the proposed subdivision;

CONDITIONS OF APPROVAL

- B. The Tentative Map for proposed Regency Place No. 2 (Exhibit 1-A - Site Plan) is hereby approved subject to the following conditions:
 - B1. Provide standard subdivision improvements pursuant to Section 40.12.1211 of the City Code;
 - B2. Prepare sewer and drainage studies for the review and approval of the Department of Public Works and Department of Utilities. The 10-year and 100-year HGL's shall be shown on the improvement plans;
 - B3. Submit a soils test prepared by a registered engineer to be used in street design;
 - B4. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments;
 - B5. Pursuant to City Code Section 40.16.1601 (parkland dedication), 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;
 - B6. Meet all County Sanitation District requirements;
 - B7. Comply with requirements included in the Mitigation Monitoring Plan developed by and kept on file in the Planning Division Office (P95-125);
 - B8. Dedicate a standard 12.5-foot public utility easement for underground public utility facilities and appurtenances adjacent to all public ways;
 - B9. Show all existing easements;

- B10. Dedicate a water easement along the north and west side of Lot 61, along the west side of Lot 60 and in the northwest corner of Lot 59 for the existing 8 inch water main. This easement shall be reviewed and approved by the Department of Utilities prior to acceptance.
- B11. Pursuant to City Code Section 40.10.1019, 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 Department of Public Works after consultation with the U.S. Postal Service;
- B12. Place vertical curb, gutter and sidewalk adjacent to the park frontage between Lots 61 and 62;
- B13. Development adjacent to the City park shall be reviewed and approved by the City's Landscape Architecture Section;
- B14. The Homeowner's Association, CC&R's shall restrict this project to senior citizen housing (age 55 or older). If the project is not restricted to senior housing, the applicant shall either pay 100% of the school costs (average \$9400 per single family unit) or commit to fully participate in the implementation of the financial plan that is to be put into place by the City and county to the satisfaction of the Elk Grove Unified School District prior to filing the final map;
- B15. A grading plan showing existing and proposed elevations is required. Adjacent off-site topography shall also be shown to the extent necessary to determine impacts to existing surface drainage paths. No grading shall occur until the grading plan has been reviewed and approved by the Department of Utilities;
- B16. Applicant is required to comply with the State "NPDES General Permit for Stormwater Discharges Associated with Construction Activity" (State Permit). To comply with the State Permit, the applicant will need to file a Notice of Intent (NOI) with the California Water Resource Control Board (CWRCB) and prepare a Stormwater Pollution Prevention Plan (SWPPP) prior to construction. A copy of the State Permit application and NOI may be obtained from the Department of Utilities by calling 433-6318.
- B17. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance will require the applicant to show erosion and sediment control methods on the subdivision improvement plans. These plans shall also show the methods to control urban runoff pollution from the project site during construction.
- B18. Post construction, stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of the area. Since the project is not served by a regional water quality control facility and is less than 25 acres, only source control measures

are required. Refer to the draft "Manual of Standards for Design of New Development On-Site Stormwater Quality control Measures" dated January 23, 1995, for appropriate source control measures.

ADVISORY NOTES:

The following advisory notes are informational in nature and are not a requirement of this Tentative Map:

- B19. Notice: Property to be subdivided in accordance with this map may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are contained on the Preliminary Flood Insurance Rate Maps for the City of Sacramento, dated November 9, 1992, available for review at the City of Sacramento Permit Assistance Center, 1231 I Street, Room 200;
- B20. The applicant shall make a "good faith effort" to provide a transportation system (possible shuttle system) for the residents of Regency Place. The Planning Director shall be informed of this transportation system.
- B21. The parcels shall join the existing Homeowner's Association and shall comply with the established CC&R's.

CHAIRPERSON

ATTEST:

SECRETARY TO PLANNING COMMISSION

DATE (P95-125)

Exhibit 1-A Mitigation Monitoring Plan
Exhibit 1-B Tentative Map

11/11/11

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**EXHIBIT 1-A
Mitigation Monitoring Plan**

Recording
Not
Required

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-
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MITIGATION MONITORING PLAN

FOR

Regency Place No. 2: P95-125

Initial Study

Prepared By:
City of Sacramento Development Services Division
February 14, 1991

Adopted By:
City of Sacramento Planning Commission

Date: _____

Chairperson

Secretary to Planning Commission

**EXHIBIT 1-A
Mitigation Monitoring Plan**

Project No. P95-125

MITIGATION MONITORING PLAN

This Mitigation Monitoring Plan has been required and prepared by the Department of Planning and Development, Development Services Division, 1231 I Street, Suite 300, Sacramento, CA 95814, (916)449-2037, pursuant to California Environmental Quality Act Guidelines Section 21081.

The intent of the Plan is to prescribe and enforce a means for properly and successfully implementing the mitigation measures as identified within the Negative Declaration for this project. Unless otherwise noted, the cost of implementing the mitigation measures as prescribed by this Plan shall be funded by the applicant.

SECTION 1: PROJECT IDENTIFICATION

Project Name/File Number: Regency Place NO. 2, (P95-125)
Owner: Bruceville Partners
Address: 1036 W. Robinhood Drive, #202
Stockton, CA 95207

Applicant: Murray Smith & Associates
Address: 3110 Gold Canal Drive
Rancho Cordova, CA 95670

Project Location/
Legal Description
of Property: West side of Arroyo Vista Drive, North of Grandstaff Drive, within the larger Regency Place Subdivision. APN: 117-0120-036.

SECTION 2: GENERAL INFORMATION

The project site is part of the larger Regency Place subdivision, which is partially developed. The proposed site is currently vacant. The project includes 1 mitigation measure. The intent of the Plan is to prescribe and enforce a means for properly and successfully implementing the mitigation measures as identified within Attachment A of the Initial Study for this project. The project as approved includes mitigation measures placed on the dust control measures, flooding, and cultural resources. The intent of the Plan is to prescribe and enforce a means for properly and successfully implementing the mitigation measures as identified within the Initial Study for this project. Unless otherwise noted, the cost of implementing the mitigation measures as prescribed in this Plan shall be funded by the owner/developer identified above.

1. CULTURAL RESOURCES

The applicant shall consult with the North Central Information Center at CSUS to identify known cultural resources and potential resources which could be found on the site. This consultation shall be submitted to the Planning Services Division for review and approval prior to issuance of any building permit. If the records search indicates that a potential

**EXHIBIT 1-A
Mitigation Monitoring Plan**

exists for cultural resources, an archaeological field survey shall be conducted by a professional archaeologist to analyze the significance of the resource and recommend necessary preservation and mitigation measures. This survey shall be submitted to the Planning Services Division for review and approval prior to issuance of any building permit.

ENTITY RESPONSIBLE FOR ENSURING COMPLIANCE

Department of Planning and Development, City of Sacramento
Department of Public Works, City of Sacramento

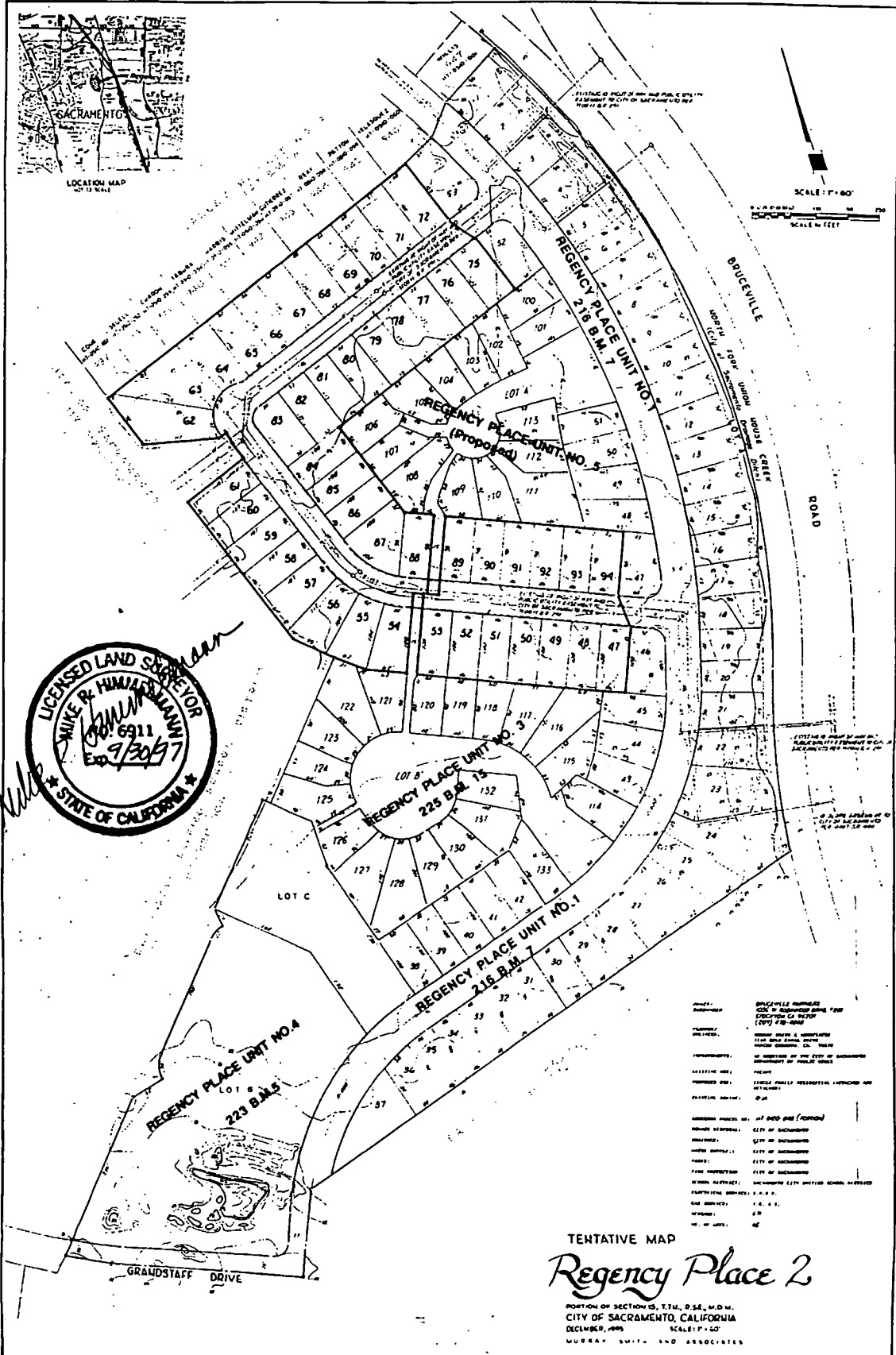
MONITORING PROGRAM

Both the Public Improvement Plans and the Building Plans shall include notes stating that if subsurface archaeological or historical remains (including unusual amounts of bones, stones, or shells) are discovered during excavation or construction of the site, all work within 50 meters of the affected area shall stop immediately. The construction plans for the project shall include the phone number of the City inspector to be contacted in the event of such a discovery. The plans shall note that a qualified archaeologists and a representative of the Native American Heritage Commission shall be consulted in the event that any archeological materials are found.

Site inspections by the Building Division and the Department of Public Works shall inspect for any potential archeological resources during site visits. The Site Conditions Unit staff person/resident engineer in the Building Division/Public Works Department and a representative of the Environmental Services Division shall be notified in case of an archeological discovery. The Building Division shall include this measure as a random inspection item on the Special Conditions Attachment.

If subsurface archaeological of historical remains (including unusual amount of bones, stones, or shells) are discovered during excavation or construction of the site, work within 50 meters of the affected area shall stop immediately. The developer shall contact a qualified archaeologist and representative of the Native American Heritage Commission to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less-than-significant level before construction within the affected area continues. The City department responsible for inspection and approval of the construction project shall verify the adequacy of the proposed mitigation measures by referring the mitigation plans to the Environmental Services Division for approval. A six foot high construction barrier shall be placed around the affected area until such mitigation measures have been implemented.

EXHIBIT 1-B
Tentative Map

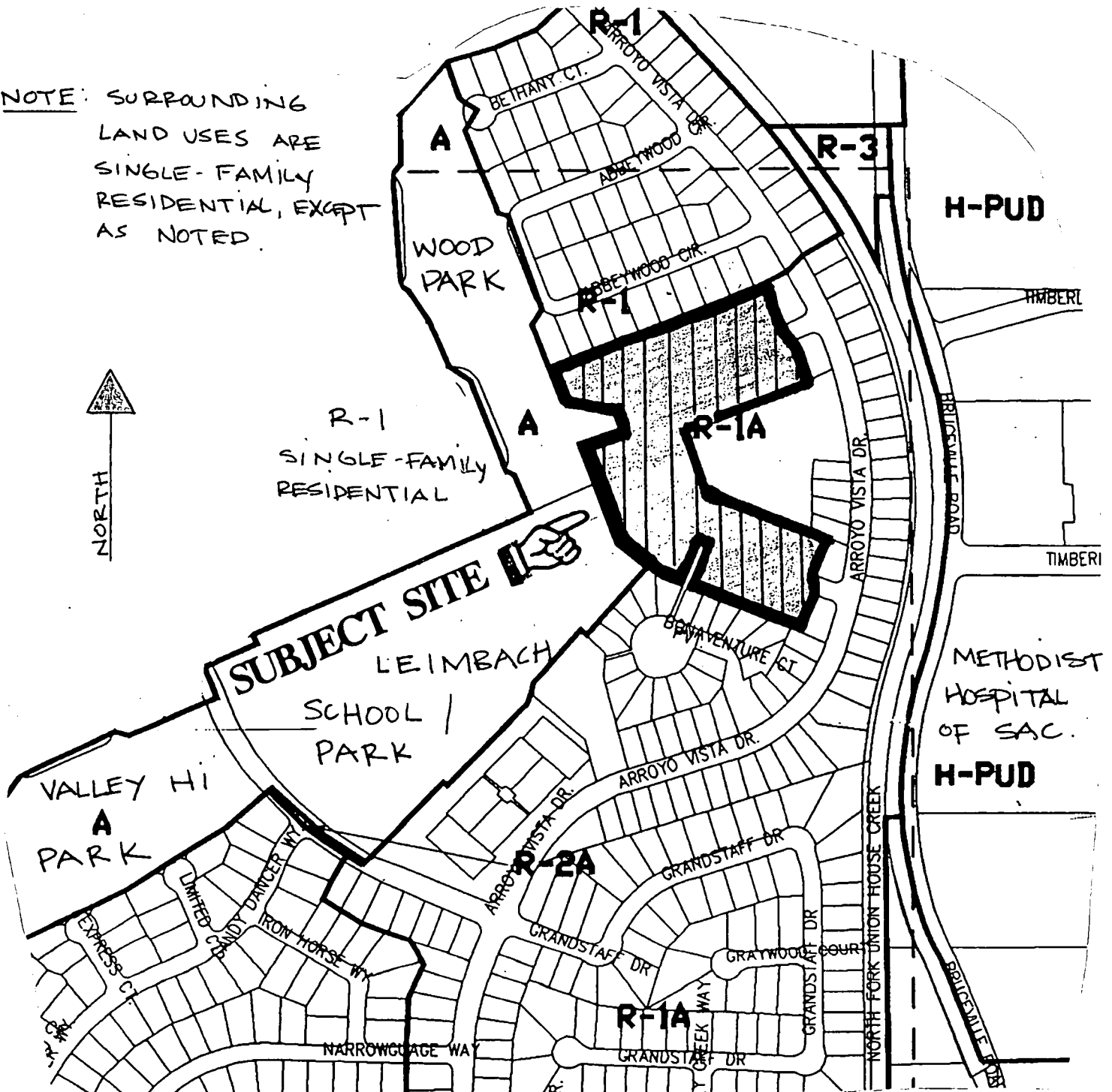
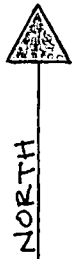


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ATTACHMENT 3
Land Use and Zoning Map

NOTE: SURROUNDING
LAND USES ARE
SINGLE-FAMILY
RESIDENTIAL, EXCEPT
AS NOTED.



R-1
SINGLE-FAMILY
RESIDENTIAL

SUBJECT SITE 
LEIMBACH
SCHOOL /
PARK

H-PUD

METHODIST
HOSPITAL
OF SAC.
H-PUD

VALLEY HI
A
PARK

WOOD
PARK

R-1

R-3

R-1

R-1A

A

R-2A

R-1A

HMBERL

TIMBERI

HILLCREST ROAD

ARROYO VISTA DR.

NORTH FORK UNION HOUSE CREEK

HILLCREST ROAD

BETHANY CT.

ARROYO VISTA DR.

ABBEWOOD CIR.

ABBEWOOD CIR.

BEAVENTURE CT.

ARROYO VISTA DR.

ARROYO VISTA DR.

GRANDSTAFF DR.

GRANDSTAFF DR.

GRAYWOOD COURT

GRANDSTAFF DR.

NARROWGAGE WAY

EXPRESS CT.

UNITED
CANDY DANCER WY.

IRON HORSE WY.