

**P99-065 - Northpointe Park Village 15 Tentative Map**

- REQUEST:
- A. **Environmental Determination:** Addendum to a Negative Declaration
  - B. **Tentative Map** to subdivide 21.7 gross acres (20.1 net acres) from 110 lots (with a typical lot size of 60' by 105' and net density of 5.5 du/na) to 67 single family lots of 14.8 net acres (with a typical interior lot size of 70' by 115' and corner lot size of 78' by 115' and net density of 4.5 du/na); Lot A - 2.3 acres for future development; Lot B - 0.3 acre landscape corridor; and 2.7 acres of street right-of-way

LOCATION: West of City limits and east of Danbrook and North Bend Drives  
APN: 225-1060-027  
North Natomas  
Natomas Unified School District  
Council District 1

APPLICANT:	Don Barnett, Lennar Communities, (916)783-3224 2240 Douglas Blvd, Ste 200, Roseville, CA 95661
OWNER:	Lennar Winncrest LLC 2240 Douglas Blvd, Ste 200, Roseville, CA 95661
PLANS BY:	The Spink Corporation (Mike Smith - (916) 925-5550) 2590 Venture Oaks Way, Sacramento, CA 95833
APPLICATION FILED:	May 21, 1999
APPLICATION REVISED:	June 7, 1999
STAFF CONTACT:	Carol Shearly (916) 264-5893

**SUMMARY:** The applicant is proposing to revise the previously approved Tentative Map for Village 15 of Northpointe Park to create larger lots and consequently reconfigure the street layout.

**RECOMMENDATION:** Planning staff recommends the Planning Commission approve the proposed Tentative Map.

PROJECT INFORMATION:

General Plan Designation:	Low Density Residential
Community Plan Designation:	Low Density Residential
Existing Land Use of Site:	Vacant
Existing Zoning of Site:	Standard Single Family (R-1-PUD)

Surrounding Land Use and Zoning:

North: Vacant; R-3-PUD  
 South: Vacant (future junior high school): R-1-PUD  
 East: Vacant; Ag- County  
 West: Vacant (future single family residential); R-1-PUD

Property Dimensions:	Irregular
Property Area:	21.7± gross acres 20.1± net acres
Approved Density of Development:	5.5 dwelling units per net acre
Proposed Density of Development:	4.5 dwelling units per net acre
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

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</u>	<u>Agency</u>
Planning Director's Special Permit	Planning Director
Air Quality Mitigation Strategy	Public Works, Planning
Building Permit	Building Division

\*Requires a public hearing.

BACKGROUND INFORMATION: On December, 19, 1996, the City Planning Commission approved the Tentative Subdivision Map and the Tentative Master Parcel Map for Northpointe Park. And, on February 4, 1997, the City Council approved first stage entitlements for Northpointe Park (P96-058). Now, the applicant is requesting a revised Tentative Map to create larger lots and realign the interior streets within Village 15.

STAFF EVALUATION: Staff has the following comments:

A. Policy Considerations

The project is consistent with the General Plan and 1994 North Natomas Community Plan land use designations of Low Density Residential.

**B. Tentative Map**

The applicant is proposing to redesign the lot configuration for Village 15 in Northpointe Park to increase the size of the lots and consequently realign the streets (see Exhibit 1A). The previously approved Tentative Map subdivided the 21.7 gross acres (20.1 net acres) into 110 lots, each 60 feet by 105 feet in size, with a net density of 5.5 dwelling units per net acre (see Attachment 4). The applicant is proposing to subdivide the same area into 67 lots with a 2.3 acre remnant lot for future development. The net density of the proposed map is 4.5 dwelling units per net acre. The typical interior lot size is 70 feet by 115 feet (8,050 square feet in area) and the typical corner lot size is 78 feet by 115 feet (8,970 square feet in area).

The proposed tentative map retains the same number of connections to the future residential area in the County area to the east as the originally approved map. The applicant originally submitted a map showing back-on lots facing the junior high school south of the site. The applicant has subsequently revised the proposal to show side on and front on lots instead. The originally approved map did not include any cul-de-sacs; the originally submitted map included two cul-de-sacs; and the proposal now includes one cul-de-sac. The increase in lot depth dictated the use of a cul-de-sac.

The 1994 NNCP encourages a variety of housing types so provision of the larger lots helps add to the desired variety. Also, the NNCP calls for more density near bus/ transit service and less density on the perimeter of the plan area. The site is about 3/4 mile from the proposed bus transit center in Northpointe Park at the East Drain and Club Center Drive and the site is near the perimeter of the plan area.

Planning staff supports the proposed Tentative Map in that the proposal is consistent with the 1994 NNCP policies related to: 1) providing a variety of housing types; and 2) lower density on the perimeter of the plan area, away from future transit service.

**PROJECT REVIEW PROCESS:****A. Environmental Determination**

A previous Negative Declaration was prepared for the Northpointe Park project (P96-058). The analyses and mitigation measures for that Negative Declaration are reaffirmed. The Environmental Services Manager has determined the project, as proposed, will not have a significant impact to the environment; therefore, an Addendum to the previous Negative Declaration has been prepared. The Addendum defines the project description and justifies the use of an Addendum instead of conducting additional environmental review pursuant to Section 15162 and 15164 of the California Environmental Quality Act (CEQA) Guidelines.

**B. Public/ Neighborhood/ Business Association Comments**

The proposed project was circulated to the Natomas Community Association (NCA), the North

Natomas Community Association (NNCA), Valley View Acres Community Association (VVACA), and the Environmental Council of Sacramento (ECOS). NCA returned a postcard indicating that they like the larger lots proposed by the applicant. Any additional comments will be forwarded to the Commission.

C. Summary of Agency Comments

The project has been reviewed by Public Works, Utilities, and Neighborhoods, Planning and Development Services Departments. See the Subdivision Review Committee section below for comments.

D. Subdivision Review Committee Recommendation

On July 7, 1999, the Subdivision Review Committee, by a vote of three ayes, voted to recommend approval of the proposed subdivision subject to the conditions in the attached Notice of Decision.

PROJECT APPROVAL PROCESS: The Planning Commission has the authority to approve or deny the Tentative Map. 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 actions:

- A. Adopt the attached Notice of Decision and Findings of Fact ratifying the Addendum to a Negative Declaration; and
- B. Adopt the attached Notice of Decision and Findings of Fact approving the Tentative Map for Village 15 of Northpointe Park.

Report Prepared By,

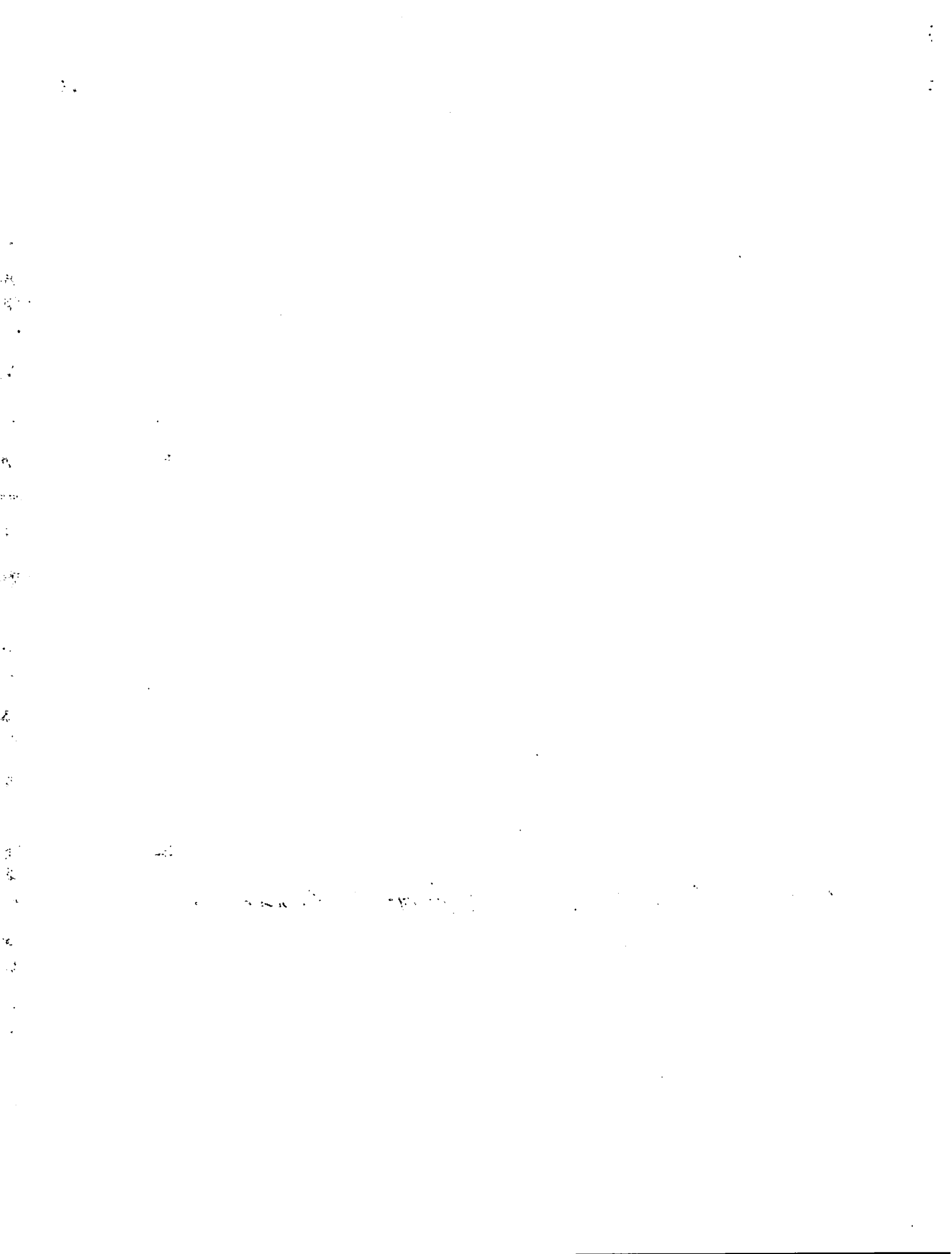
  
Carol Shearly, Associate Planner

Report Reviewed By,

  
Scot Mende, Senior Planner

Attachments

Attachment 1	Notice of Decision & Findings of Fact
Exhibit 1A	Tentative Map - Village 15
Attachment 2	Vicinity Map
Attachment 3	Land Use & Zoning Map
Attachment 4	Previously Approved Tentative Map for Village 15



**NOTICE OF DECISION AND FINDINGS OF FACT FOR  
Northpointe Park Village 15 Tentative Map, LOCATED AT East of Danbrook and North Bend  
Drives in North Natomas SACRAMENTO, CALIFORNIA IN THE ZONE. (P99-065)**

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At the regular meeting of July 22, 1999, 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. Environmental Determination- Addendum to a Negative Declaration;**
- B. Approved the Tentative Map for Village 15 in Northpointe Park**

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

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**FINDINGS OF FACT**

- A. Addendum to a Negative Declaration:** The Addendum to a Negative Declaration is approved based upon the following findings:
  - 1. The Addendum was prepared for the above-identified project pursuant to the requirements of CEQA; and
  - 2. Based upon the Initial Study, there is no substantial evidence that the project will have a significant effect on the environment.
  
- B. Tentative Map:** The Tentative Map for Village 15 - Northpointe Park is approved based upon the following findings:
  - 1. The Addendum to a previous Negative Declaration has been prepared in compliance with CEQA, State and City Guidelines, and the City Planning Commission has reviewed and considered the information contained herein;
  - 2. None of the conditions described in Government Code Section 66474, subsections (a) through (g), inclusive, exist with respect to the proposed Tentative Map;
  - 3. The proposed Tentative Map, together with the provisions for its design and improvement, is consistent with Chapter 40 of the City Code, which is a Specific Plan of the City and the City General Plan; and
  - 4. The proposed Tentative Map is approved subject to the conditions that follow which must be satisfied prior to the filing of a Final Map unless a different time for compliance is specifically noted.

CONDITIONS OF APPROVAL

- A. The Tentative Map for Village 15 in Northpointe Park (Exhibit 1A) is hereby approved subject to the following conditions. These conditions shall supersede any contradictory information shown on the tentative map or supporting documents. The applicant shall satisfy each of the following conditions prior to filing the Final Map unless a different time for compliance is specifically stated in the condition:
1. The applicant shall comply with all of the previously approved Tentative Master Parcel Map and Tentative Map conditions for Northpointe Park (P96-058). The street segment north of Lot G and east of North Bend Drive shall be revised to be consistent with that previously approved (65 feet of right-of-way with 40 feet minimum face/curb to face/curb clearance).
  2. Provide a turnaround at the east end of "A" Way to the satisfaction of Public Works and the Fire Department. If the applicant cannot secure permission to locate the turnaround off-site, it is likely that development of Lot 63 will not be practical until the turnaround can be removed.
  3. Prior to or concurrent with the submittal of improvement plans, an updated storm drainage shed map and calculations shall be submitted to the Department of Utilities for review and approval. The shed map shall delineate the shed areas defined by the improvement plans.
  4. Prior to sign off of the Final Map, Natomas Central Mutual Water Company shall be notified of map processing. In addition, all assessments due on the property shall be paid. If land use is other than agricultural, severance from the company is required. Pursuant to Company by-laws, severance from the Company requires execution of a stock cancellation agreement with Natomas Central Mutual Water Company, and severance fees must be paid.

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CHAIRPERSON

ATTEST:

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SECRETARY TO CITY PLANNING COMMISSION

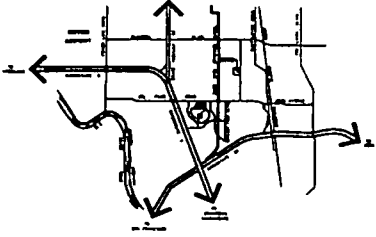
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DATE (P99-065)

Exhibit 1A Tentative Map

# Revised Tentative Subdivision Map for NORTHPOINTE PARK VILLAGE 15

City of Sacramento, California



**RECORD OWNER:**  
LENNAR WINNCREST LLC  
2240 DOUGLAS BLVD, SUITE 700  
ROSEVILLE CA 95681

**APPLICANT:**  
LENNAR COMMUNITIES  
2240 DOUGLAS BLVD, SUITE 700  
ROSEVILLE CA 95681

**PLANNER/ENGINEER:**  
THE SPINK CORPORATION  
2550 VENTURE OAKS WAY  
SACRAMENTO, CA 95833

**ASSESSOR PARCEL NUMBER:**  
725-1060-027

**TOTAL SITE AREA: 20.1 AC.(NET)**  
87 SINGLE FAMILY LOTS 14.8AC.  
LOT A-FUTURE DEVELOPMENT, 2.3AC.  
LOT B-LANDSCAPE CORRIDOR 0.3AC.  
RIGHT OF WAY: 2.7AC.

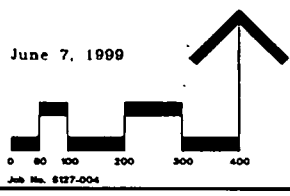
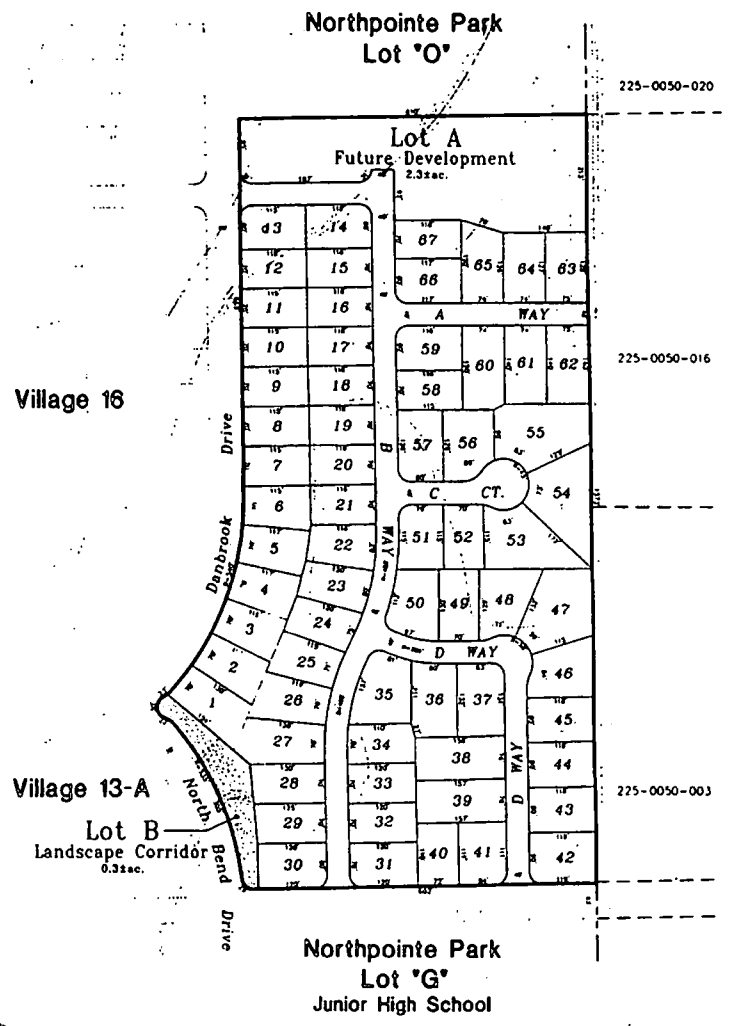
**EXISTING USE AND ZONE:**  
VACANT; R-EPUDI

**PROPOSED USE AND ZONE:**  
87 SINGLE FAMILY LOTS; R-EPUDI  
LOT A-FUTURE DEVELOPMENT; R-EPUDI  
LOT B-LANDSCAPE CORRIDOR; R-EPUDI

**TYPICAL LOT SIZE:**  
-70' x 115' (interior)  
-78' x 115' (corner)

**DENSITY:**  
4.81DU/AC.(NET)

**DISTRICTS:**  
SEWER: CITY OF SACRAMENTO  
WATER: CITY OF SACRAMENTO  
DRAINAGE: CITY OF SACRAMENTO  
FIRE DISTRICT: CITY OF SACRAMENTO  
ELECTRICITY: P.G. & E.  
NATURAL GAS: S.M.U.D.  
PARK DISTRICT: CITY OF SACRAMENTO  
SCHOOL DISTRICT: SACRAMENTO CITY UNIFIED  
TELEPHONE: PACIFIC BELL



NOTE: THIS IS AN APPLICATION FOR A DEVELOPMENT PERMIT.  
APPLICANT RESERVES THE RIGHT TO RECORD MULTIPLE  
FINAL MAPS.

THE BOUNDARY, EASEMENTS AND  
TOPOGRAPHY SHOWN ON THIS  
TENTATIVE MAP WERE PROVIDED  
BY OR UNDER THE SUPERVISION  
OF THE UNDERSIGNED LICENSED LAND  
SURVEYOR AND ARE RECORDED  
FOR EXHIBIT MAP PURPOSES  
ONLY.

*David A. Becker, L.S. 9331*

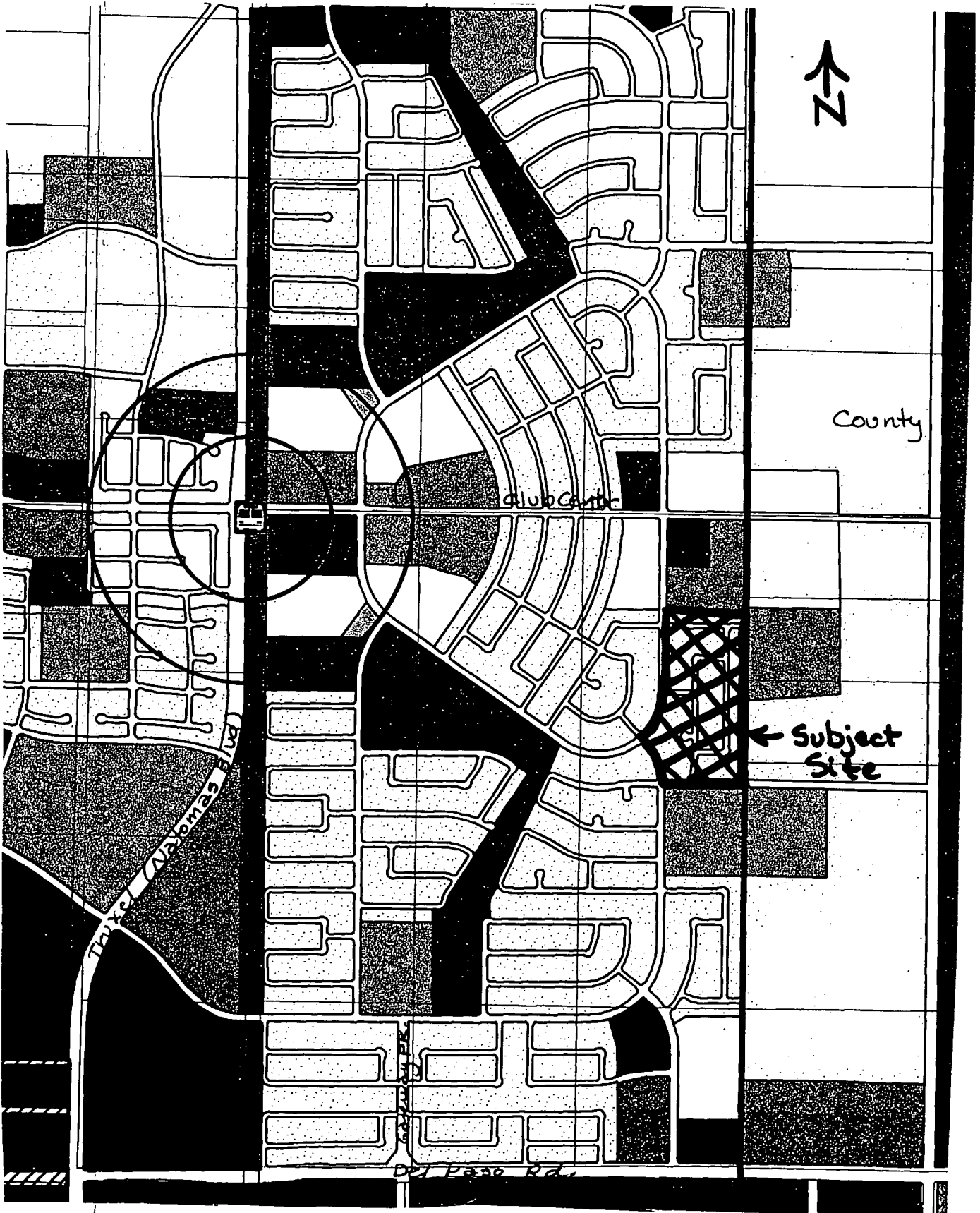
**The Spink Co**  
2550 VENTURE OAKS WAY, SACRAMENTO, CA 95833  
PHONE: (916) 885-1666



1/1/2020

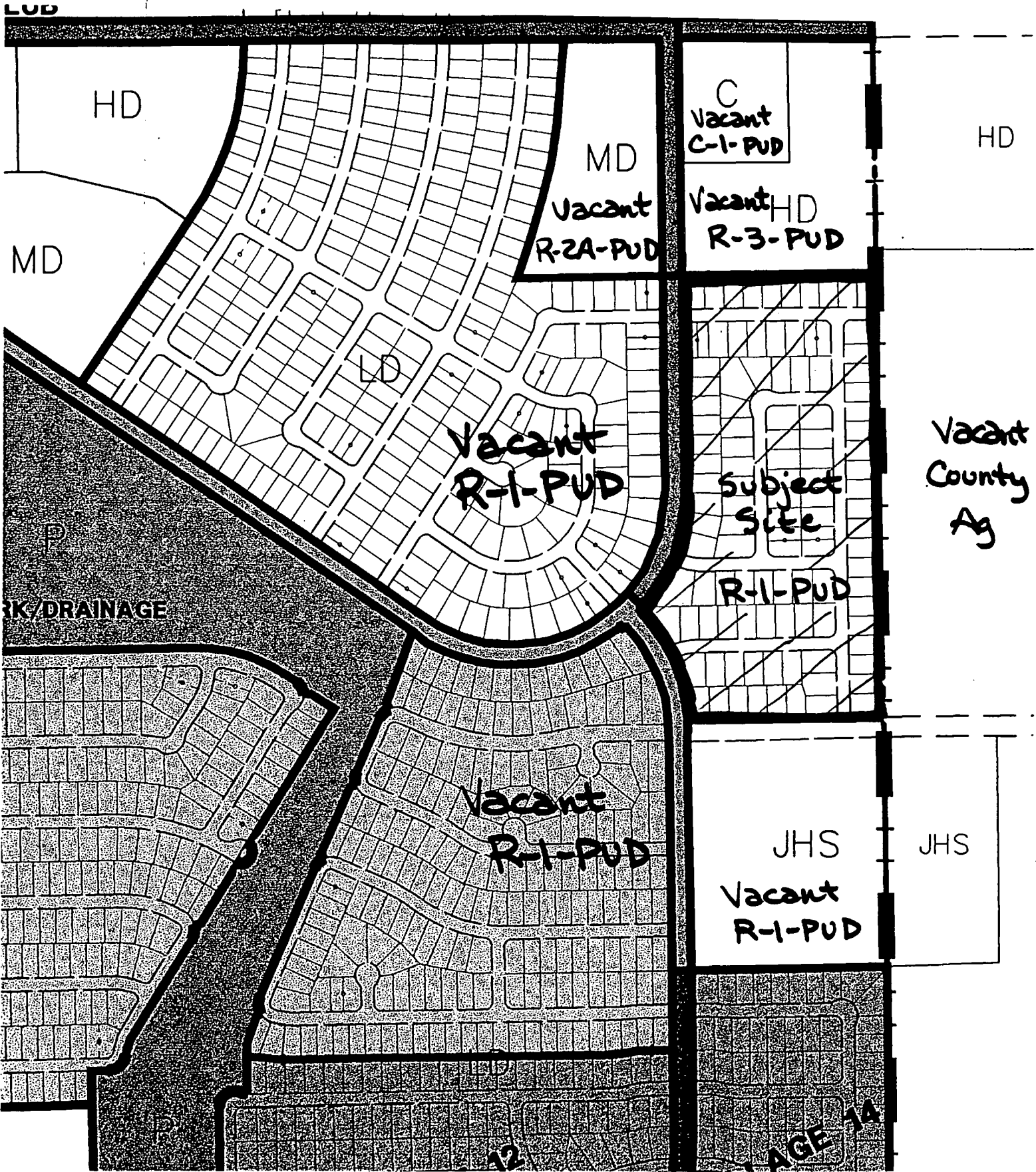
Vicinity Map

Attachment 2



Land Use and Zoning Map

Attachment 3



Previously Approved Tentative Map - Village 15 in Northpointe Park

Attachment 4

