

*Staff Report Corrected 10/26/83
CITY PLANNING COMMISSION

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

APPLICANT Moss Land Company, 711 'J' Street, Sacramento, CA 95814		
OWNER Moss Land Company-Blumenfeld Enterprises & Freeport Liquidating Trust		
PLANS BY George S. Nolte Associates, 1700 'L' Street, Sacramento, CA 95814		
FILING DATE 8-23-83	50 DAY CPC ACTION DATE	REPORT BY: TM:sg
NEGATIVE DEC 9-22-83	EIR	ASSESSOR'S PCL. NO. 119-010-01-18,20,21,22
119-190-01,02		

- APPLICATION:
1. Negative Declaration
 2. Subdivision Modification to waive Parkland Dedication
 3. Tentative Map (P83-285)

LOCATION: East of the Sacramento River, 1± mile south of Meadowview Road, 1± mile west of the WPRR tracks, and north of Sacramento Regional Wastewater Treatment Plant

PROPOSAL: The applicant is requesting the necessary entitlements to divide 695± vacant acres into 88 lots within the Delta Shores Village Planned Unit Development.

PROJECT INFORMATION:

1974 General Plan Designation: Delta Shores
 1965 Meadowview Community Plan
 Designation: Light Density Residential & Shopping-Commercial
 Existing Zoning of Site: Agricultural
 Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Residential and vacant; R-1A and R-1
 South: Waste Treatment Plant; A
 East: Vacant; R-1A and R-1
 West: Sacramento River and Town of Freeport; RD-5

Property Dimensions: Irregular
 Property Area: 695± acres
 Topography: Flat to sloping
 Street Improvements: To be provided
 Utilities: To be provided

Background Information: On September 28, 1983, the City Council approved the necessary entitlements (P-9572) for the Delta Shores Village Planned Unit Development. The approved Delta Shores project consists of the following land uses, acreage, and square footages:

<u>Land Use</u>	<u>Acreage and Lot Coverage</u>	<u>Gross Square Footage</u>
MRD	320 ac. and 30%	4,181,800
Shopping Center	30 ac. and 25%	326,700
Hotel (400 rms.)	12 ac. and 25%	130,680
Office	included in MRD allotment not to exceed 35% of sq. ft.	
Residential	176 ac.	2,090 units
School	8 ac.	n/a
Fire Station	1.4 ac.	n/a
Open Space	23 ac. (floodplain)	n/a

001768

APPLC. NO. P83-285

MEETING DATE October 27, 1983

CPC ITEM NO. 7

<u>Land Use</u>	<u>Acreage and Lot Coverage</u>	<u>Gross Square Footage</u>
Open Space Buffer East of Freeport	27 ac.	n/a
Public Streets	101 ac.	n/a
Multi-modal Transit Center	4 ac.	n/a

Subdivision Review Committee Recommendation: On September 28, 1983, by a vote of six ayes and three noes, the Subdivision Review Committee recommended approval of the tentative map and subdivision modification to waive parkland dedication. 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 (will require oversizing of lines and additional pumping capacity);
3. Name the streets to the satisfaction of the Planning Director;
4. Design and construct interchange(s) to the satisfaction of Cal Trans and FHWA - dedicate necessary right-of-way for interchange(s);
5. Right-of-way study required for Freeport Boulevard - coordinate with Cal Trans. Dedicate right-of-way as determined by this study;
6. Dedicate off-site right-of-way and construct two lane improvements for connection from Village Drive to the existing 24th Street (required in first phase of development);
7. Proposed phasing of map and improvements are subject to the approval of the City Public Works Director;
8. Provide access easements for existing and proposed pumping facilities as required;
9. Provide for and improve an access road in the vicinity of parcels 4 and 5 to the Sacramento Regional Sanitation District parcel located to the southwest of these parcels;
10. Alignment shown for future Route 148 shall have a 1500' radius and coincide with the future Route 148;
11. Designate an irrevocable offer of dedication for the future Route 148 alignments and Delta Shores Parkway south of South Shore Loop;
12. Prepare a right-of-way study for the connection of Route 148 from the Western Pacific RR crossing to the subject site for the review and approval of the City Public Works Director;
13. Dedicate the 1.4 acres as indicated in the Delta Shores Schematic Plan as a fire station site to the City in fee;
14. Indicate the 27.0 acre open space easement on the west side of I-5 on the map;
15. Indicate the landscaped corridor adjacent to I-5 on the map;
16. Combine lots 9, 28, 29, 30, 31 into one parcel and designate as "reserved residential" on the map;
17. Provide for bus shelters and bus stops as required by Regional Transit;

18. Provide a landscape maintenance agreement for the I-5 corridor, the open space area west of I-5, the Delta Shores Parkway landscape corridor, and the off-street walkways and bikeways pursuant to the Delta Shores Village PUD Guidelines. This agreement shall be reviewed and approved by the City Attorney.
19. Place the following note on the final map: Occupancy permits cannot be issued for over 544,000 gross square foot of structures until the freeway interchange is constructed or adequate access is provided to the satisfaction of the Public Works Director.

Informational Notes: 1) Proposed City contributions for over-width streets must be negotiated because of the unique scope of this project - standard City reimbursement policies do not apply.
2) Bike lanes on Delta Shore Parkway shall be off-street.
3) Parkland dedication fees will be required upon future subdivision of the residential parcels.

Staff Evaluation: The staff has the following comments relative to this application:

1. The tentative map has been reviewed by planning staff to insure compliance with the Delta Shores Village Schematic Plan and PUD Guidelines as approved by the City Council on September 28, 1983.
2. The Subdivision Review Committee action on the tentative map preceded the final Council action on the various entitlements necessary for the overall project. The final project, as approved by the Council, required substantial revision to the tentative map conditions.

After both the initial Subdivision Review Committee meeting and the Council hearing, staff met several times with the applicant and the appropriate City departments and Regional Transit. The recommended conditions which follow incorporate these revisions:

- a. The dedication of one acre and reservation of three acres for a multi-modal transit center on Delta Shores Parkway; and
- b. The reservation of an eight acre school site.

Staff has included these two conditions on the recommended tentative map conditions.

3. The applicant has requested a subdivision modification to waive the parkland dedication requirements. The Planning and Community Services Departments have no objections to this request because the residential parcels are so large that it is unlikely that they will be developed without further subdivision.

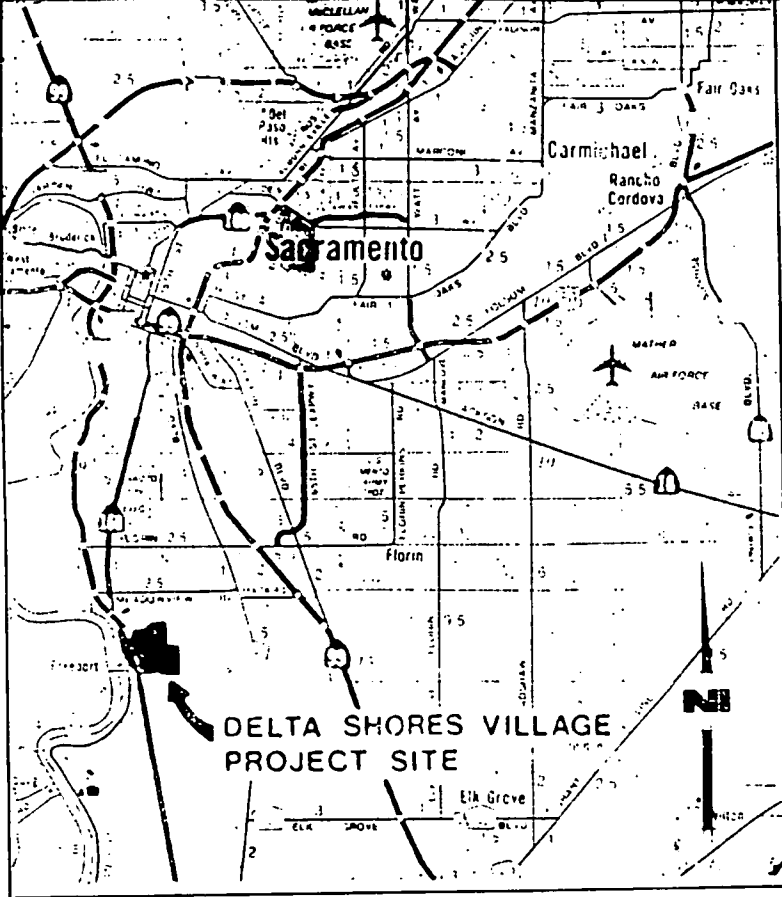
Staff Recommendation: The staff recommends the following actions;

1. Ratification of the Negative Declaration;
2. Approval of the Subdivision Modification to waive parkland dedication; and
3. Approval of the Tentative Map subject to the following conditions;

The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:

- a. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code;
- b. Prepare a sewer and drainage study for the review and approval of the City Engineer (will require oversizing of lines and additional pumping capacity);
- c. Name the streets to the satisfaction of the Planning Director (no more than 13 characters are permitted per street name);
- d. Enter into an agreement with the City to assure the dedication of sufficient right of way for the Riverbend Interchange and that sufficient funds will be provided for its design and construction. The design and dedication of the northwest leg of the interchange shall be resolved to the satisfaction of the Public Works Director prior to the filing of Phase I of the final map. Said agreement shall be subject to approval of the City Public Works Director and the City Attorney in coordination with Caltrans and FHWA.
- e. Right-of-way study required for Freeport Blvd. and River Shore Drive and shall be coordinated with Cal Trans. Dedicate right-of-way as determined by this study. Off-site installation of standard improvements for River Shore Drive across GTE property is also required.
- f. Riverbend, between Freeport Boulevard and Rivershore Drive, shall be closed to vehicular access with the installation of Phase I improvements.
- g. Provide assurance of funding for off-site right-of-way and improvements of 18' lanes for connecting Village Drive to the existing 24th Street improvements (required at the time of Phase II or any other phase east of I-5).
- h. The scope of improvements to be constructed with each map phase is subject to approval of the City Public Works Director. Listed below are general guidelines for some of the major off-site items:
 - 1) The interchange dedication and improvement issue (Item d) shall be satisfied prior to recordation of Phase II final map.
 - 2) The transmission water main loop system from Freeport Blvd. through Delta Shores to Meadowview Road shall be completed as part of Phase III. Prior phases shall pay a pro-rata share of said loop system or shall partially install said loop subject to Public Works Director approval.
 - 3) The Drainage Pump station and pertinent trunk extensions shall be provided as part of Phase II unless a satisfactory phased construction system is approved by the Public Works Director. If such a system is approved, all phases shall pay their pro-rata share of the final system costs upon filing each final map.
 - 4) The off-site street connection to 24th Street (see Item f above shall be provided prior to recordation of the final map for Phase II or any other phase east of I-5.

- 5) The Riverbend Interchange shall be under construction prior to the recordation of Phase III or the occupancy of 545,000 gross square feet of MRD buildings or equivalent, whichever comes first.
- 6) 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.
 - i. Provide access easements and improvements for existing and proposed pumping facilities as required by the Public Works Director;
 - j. 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 south-west of these parcels. Provide interim access for the District's pipelines during construction of the interchange;
 - k. Provide access to GTE at all times from Freeport Blvd. during construction of Phase I improvements. Alignment shown for future Route 148 shall have a 1500 foot radius and shall tie in to the adopted alignment east of Delta Shores (study required);
 - l. Designate the two alternative routes for Route 148 subject to the review and approval of the Public Works Director. Convey irrevocable offer to dedicate (IOD's) as an extension of Delta Shores Parkway, (1) the southerly and then easterly on-site road alignments labeled on the tentative map "Future Delta Shores Parkway and Future Route 148", and (2) the south-easterly on-site alignment labeled on the tentative map "Alternative Route 148". The City shall only have the right to accept one of the two IOD's; acceptance of one IOD shall terminate the other IOD. The City may accept either alignment (1) or (2) anytime until construction of the second interchange is assured or until buildout of the project has sufficiently progressed to the point that the City, Caltrans, and FHWA agree a second interchange is not required;
 - m. Dedicate the 1.4 net acre fire station site as indicated in the Delta Shores Schematic Plan to the City in fee;
 - n. Convey the 27.0 acre open space easement indicated on the map to the City for a period of 15 years starting from September 28, 1983;
 - o. Indicate the I-5 landscaped corridor (50' to 100' variable width) on the map;
 - p. Provide a landscape maintenance agreement for the I-5 corridor, the open space area west of I-5, the Delta Shores Parkway landscape corridor, and the off-street walkways and bikeways pursuant to the Delta Shores Village PUD Guidelines. This agreement shall be reviewed and approved by the City Attorney;
 - q. Place the following note on the final map: 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 City Engineer. 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 as that which, based on the project EIR traffic generation factors, will produce traffic equivalent to 545,000 MRD building gross square



VICINITY MAP



SCALE: 1" = 200'

SANTA FE DEVELOPMENT
(APPROVED TENTATIVE)

