

**P98-070 - Village 14- Northpointe Park Post Sub Mod**

- REQUEST:           A.    **Environmental Determination:** Addendum to a Negative Declaration
- B.    **Post Subdivision Modification** to allow the realignment of the southern street in Village 14 and relocate a cul-de-sac from the north side to the south side of the street

LOCATION:           West of City Limits, 1,200 feet North of Del Paso Road  
                      APN: 225-0050-019, 225-0060-020  
                      North Natomas  
                      Natomas Unified School District  
                      Council District 1

APPLICANT:	Ron Erny, Lennar- Renaissance Homes, (916) 773-4083 2150 Professional Drive, Ste 170, Roseville, CA 95661
OWNER:	Ron Erny, Lennar- Renaissance Homes, (916) 773-4083 2150 Professional Drive, Ste 170, Roseville, CA 95661
APPLICATION FILED:	June 26, 1998
STAFF CONTACT:	Carol Shearly, (916) 264-5893

**SUMMARY:** The applicant is proposing to modify the interior street configuration of Village 14 in Northpointe Park.

**RECOMMENDATION:** Planning staff recommends the Planning Commission approve the proposed Post Subdivision Modification.

**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-1-PUD  
South: Vacant; R-2A-PUD  
East: Vacant; Ag- County  
West: Vacant; R-1-PUD

Property Area:	Village 14 - 17.4± gross acres
Number of Lots:	99 - Approved Tentative Map 88 - Approved "Alternative A" Tentative Map 89 - Proposed in Post Sub Mod
Topography:	Flat
Street Improvements:	To be provided
Utilities:	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</u>	<u>Agency</u>
Planning Director's Special Permit	Planning Director
Air Quality Mitigation Strategy	Public Works, Planning
Building Permit	Building Division

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 Post Subdivision Modification to realign the interior streets within Village 14.

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. Post Subdivision Modification

The applicant is proposing to realign the southern interior street of Village 14 and relocate the cul-de-sac from the north side to the south side of the street (see Exhibit 1A). The adopted Tentative Master Parcel Map subdivided ten existing parcels into 73 master parcels, including 21 single family master parcels, known as "villages". The Tentative Map subdivided each of the villages into single family lots. In the adopted Tentative Map, Village 14 had 99 lots, with an average size of 55 feet wide by 105 feet deep (see Attachment 4). Also, an Alternative A to the Tentative Map was approved to show how to provide side-on, instead of front-on lots along "B" Drive, the western boundary of Village 14. In Alternative A, the number of lots approved for Village 14 was 88 lots, with the same average size (see Attachment 5). The number of lots proposed for Village 14 with the modification is 89 lots, with the same average lot size. The applicant wants to modify Village 14 to improve the shape of the lots within the southern portion of the village.

Staff recommends approval of the Post Subdivision Modification in that the number of lots does not increase above the number of lots approved in the Tentative Map and no change is made to the exterior linkages within Northpointe Park.

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 those Negative Declarations 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 revised 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. 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.

C. Subdivision Review Committee Recommendation

On July 15, 1998, the Subdivision Review Committee, by a vote of three ayes, voted to recommend approval of the proposed Post Subdivision Modification per the attached Notice of Decision. All the conditions for the Tentative Master Parcel Map and Tentative Subdivision Map for Northpointe Park (P96-058) shall apply to the Post Subdivision Modification except as modified in the Notice of Decision.


PROJECT APPROVAL PROCESS: The Planning Commission has the authority to approve or deny the Post Subdivision Modification. 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 Post Subdivision Modification for reconfiguration of interior streets in Village 14 of Northpointe Park.

Report Prepared By,

Report Reviewed By,

  
Carol Shearly, Associate Planner

  
Scot Mende, Senior Planner

Attachments

- |              |   |
|--------------|---|
| Attachment 1 | Notice of Decision & Findings of Fact               |
| Exhibit 1A   | Proposed Configuration of Village 14                |
| Attachment 2 | Vicinity Map  |
| Attachment 3 | Land Use & Zoning Map                               |
| Attachment 4 | Adopted Configuration of Village 14                 |
| Attachment 5 | Adopted Configuration of Village 14 - Alternative A |

**NOTICE OF DECISION AND FINDINGS OF FACT FOR  
Village 14- Northpointe Park - Post Subdivision Modification,  
LOCATED West of City Limits, 1,200 feet North of Del Paso Road  
SACRAMENTO, CALIFORNIA IN THE R-1-PUD ZONE. (P98-070)**

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At the regular meeting of July 23, 1998, 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 Post Subdivision Modification to realign the interior streets of Village 14 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. Post Subdivision Modification: The Post Subdivision Modification is approved based upon the following findings:
  - 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 General Plan, and the 1994 North Natomas Community Plan and Chapter 40 of the City Code, which are Specific Plans of the City. The General Plan designates the site Low Density Residential (4 - 15 dwelling units per net acre) and the North Natomas Community Plan designates the site Low Density Residential (target average of 7 dwelling units per net acre);
  - 3. The site is physically suitable for the development and the proposed density of the residential development; and

- 4. Circulation and other infrastructure can be provided to each lot within the proposed subdivision.

**CONDITIONS OF APPROVAL**

B. The Post Subdivision Modification of Village 14 of Northpointe Park is hereby approved subject to the following conditions:

- 1. All conditions of the Tentative Master Parcel Map and Tentative Subdivision Map approved for Northpointe Park (P96-058) shall apply to the Post Subdivision Modification except as modified below:
  - a. These conditions shall supersede any conflicting information shown on the tentative map.
  - b. The cul-de-sac radius for Caper Court shall be 45 feet at the right of way.
  - c. The Comfrey street section between Cardoman Avenue and Street "D" shall be a modified 2+ Street with 56 feet of right-of-way and 44 feet curb to curb.

\_\_\_\_\_  
CHAIRPERSON

ATTEST:

\_\_\_\_\_  
SECRETARY TO CITY PLANNING COMMISSION

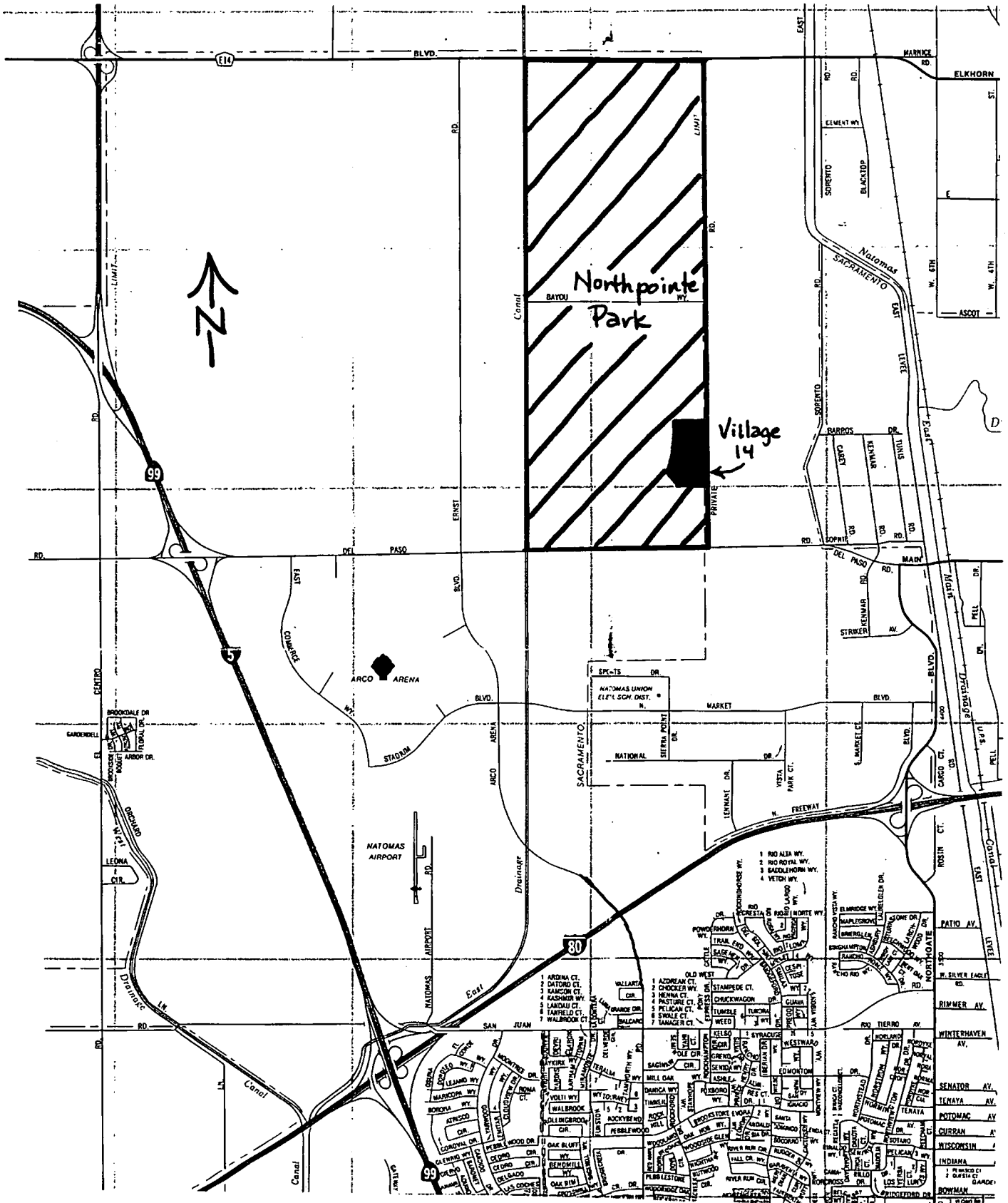
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DATE (P98-070)

Exhibit 1A Proposed Lot Configuration of Village 14 with Post Subdivision Modification



Attachment 2

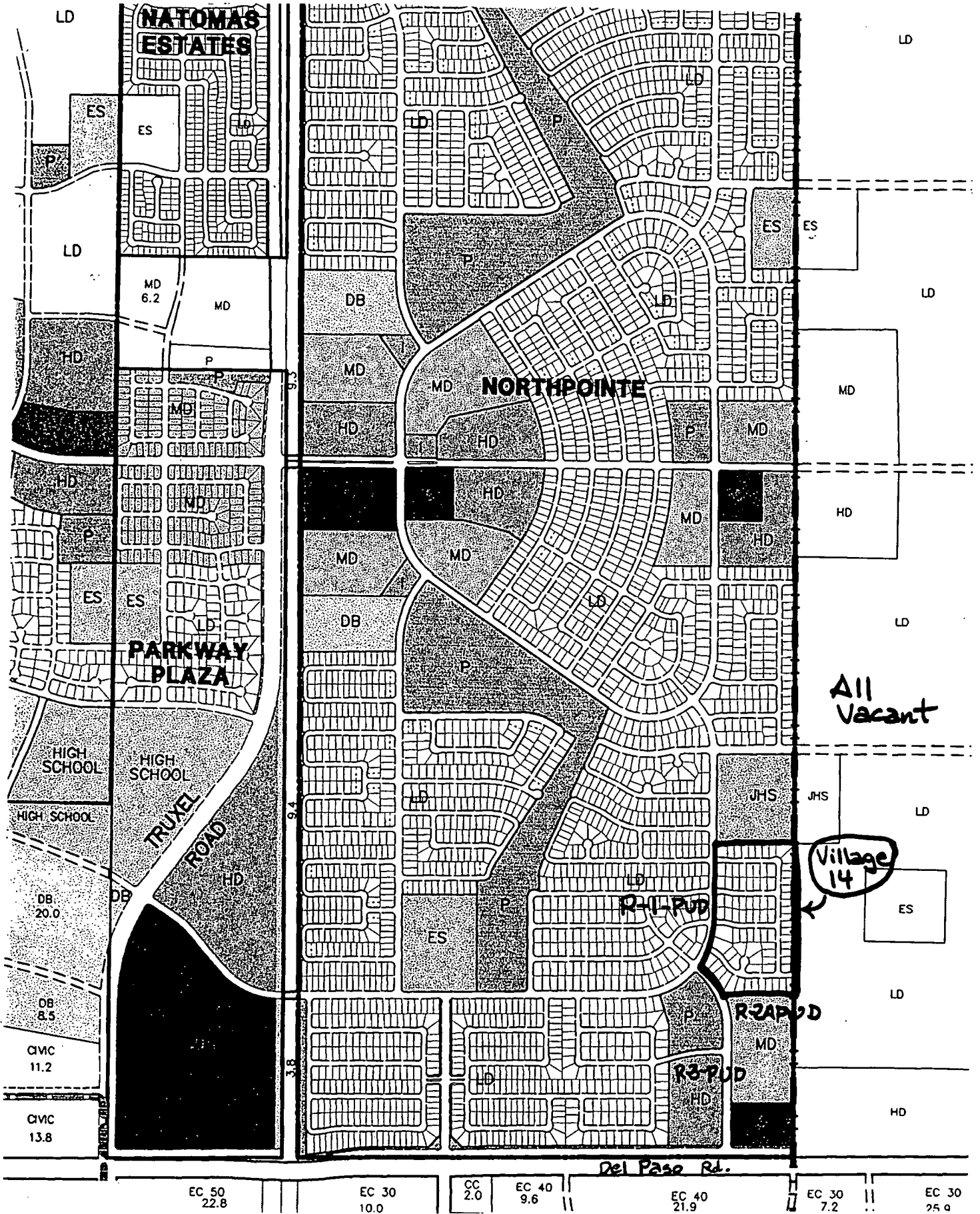
Vicinity Map





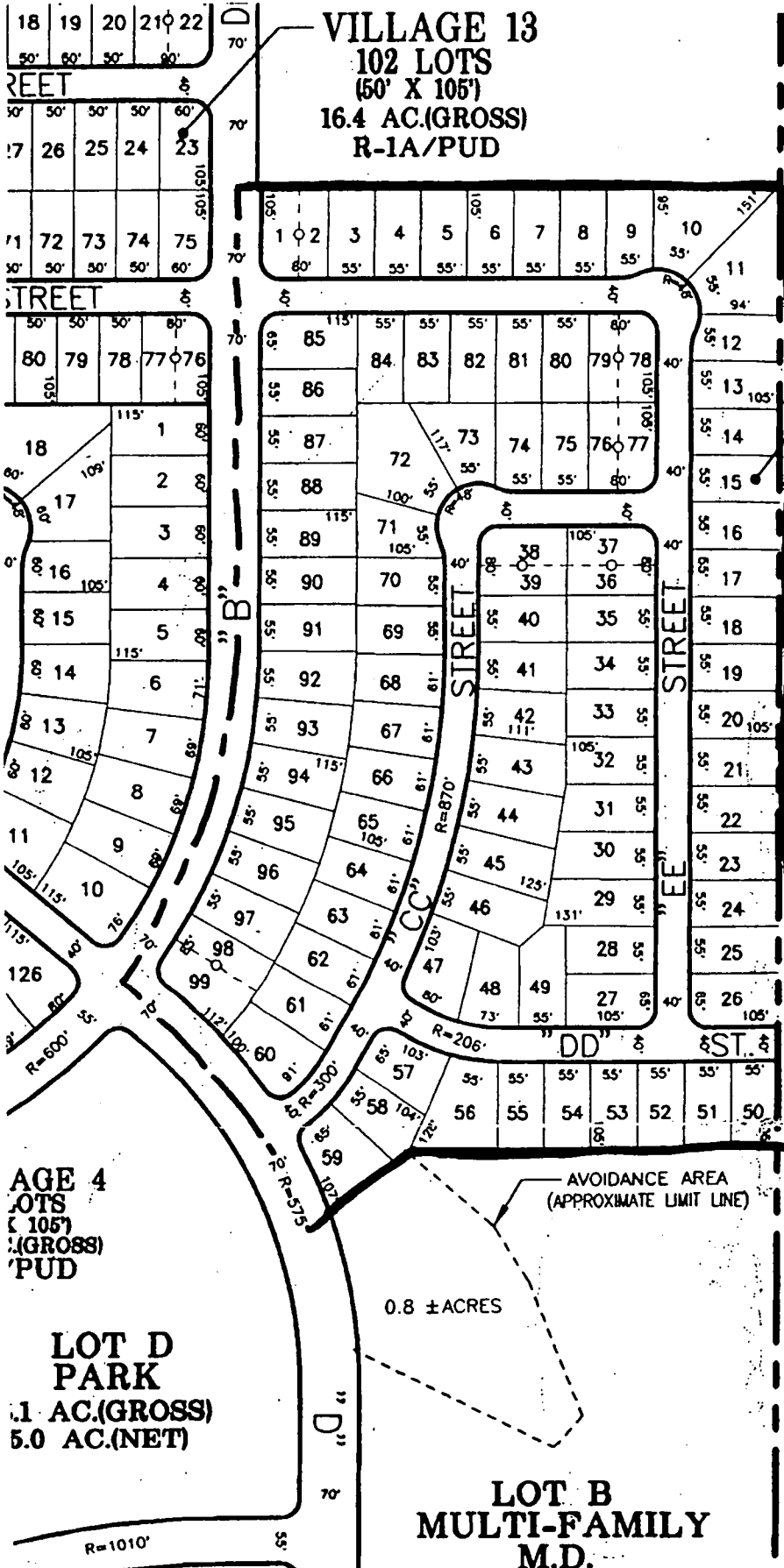
Attachment 3

Land Use and Zoning Map



Attachment 4

Adopted Tentative Map - Village 14



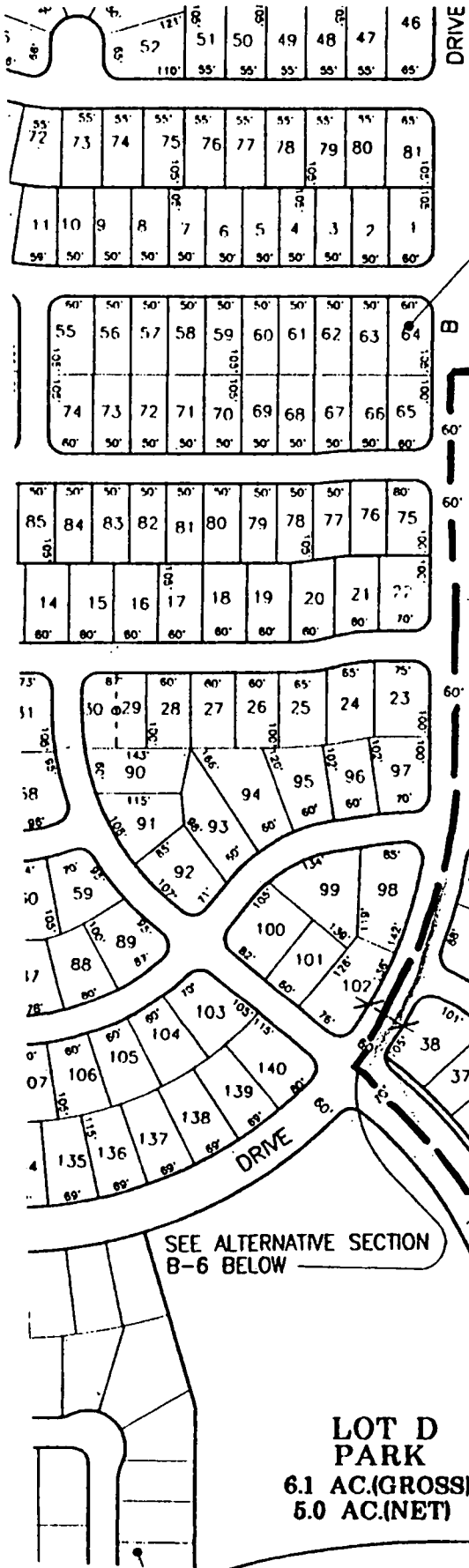
**VILLAGE 14**  
99 LOTS  
(55' X 105')  
17.4 AC.(GROSS)  
R-1/PUD

FUTURE  
LOW DENSITY RE



Attachment 5

Adopted Alternative A - Village 14



FUTURE JUNIOR HIGH SCHOOL ADDITION

~~VILLAGE 14~~  
88 LOTS  
(55' X 105')  
17.4 AC.(GROSS)  
R-1/PUD

FUTURE LOW DENSITY I

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