

REPORT AMENDED BY STAFF 5-12-88
CITY PLANNING COMMISSION

1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	Kent Baker and Assoc. 7932 Sunrise Blvd, Ste B, Fair Oaks, CA 95628				
OWNER	428 13th St, Oakland, CA 94612 Sacramento Realty Investors, Bruceville Assoc, Ltd, & 1st Continental Investors				
PLANS BY	Kent Baker and Assoc.				
FILING DATE	1/22/88	ENVIR. DET.	3/14/88	REPORT BY	SD:pe
ASSESSOR'S-PCL. NO.	117-0211-002, 003				

- APPLICATION:
- A. Negative Declaration
 - B. Amend the 1986 South Sacramento Community Plan to allow back-up lots onto Laguna Floodway.
 - C. Tentative Map (P88-073)

LOCATION: 8600 Bruceville Road

PROPOSAL: The applicant is requesting the necessary entitlements to subdivide 62+ acres into 326 single family lots.

PROJECT INFORMATION:

General Plan Designation:	Medium Density Residential 16-20 du/na and Low Density Residential 4-15 du/na
1986 South Sacramento Community Plan Designation:	Residential 4-8 du/na; Residential 7-15 du/na; Residential 11/21 du/na
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North: Vacant; R-1A and R-2B P.U.D.
South: Vacant, North Fork Laguna Creek
East : Vacant; R-2B P.U.D.
West : Vacant; Agriculture

Property Dimensions:	Irregular
Property Area:	62+ acres
Density of Development:	6.6 du/na
Topography:	Flat
Street Improvements:	To be provided
Utilities:	To be provided

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On March 23, 1988, by a vote of 5 ayes, 4 absent, the Subdivision Review Committee voted to recommend approval of the Tentative Map subject to conditions which are attached.

BACKGROUND INFORMATION: On February 25, 1988, the City Planning Commission considered a request for entitlements necessary to establish a mixed-use Planned Unit Development on 190+ acres. The P.U.D. entails a variety of densities and housing types, offices, shopping center, recreational and floodway open space. The project is known as Laguna Meadows P.U.D. The subject site is the standard single family portion of the P.U.D.

PROJECT EVALUATION: Staff has made the following findings:

A. Land Use

The subject site is comprised of 62+ vacant acres. The site is surrounded by vacant Laguna Meadows property on the east, south and west and a portion of the north adjacent property. Parcel J of Laguna Meadows is a 7+ acre parcel zoned R-2B P.U.D. and is located east of the subject site. The north fork of Laguna Creek is located south of the site and is zoned Agricultural.

The subject site is designated for Medium Density Residential 16 to 29 units per net acre and Low Density Residential 4-15 units per net acre in the General Plan. The site is designated for residential uses at densities of 4 to 8, 7 to 15 and 11 to 21 units per net acres. The average overall density of the Laguna Meadows P.U.D. is 10.5+ units per net acre. Under the South Sacramento Community Plan, the overall density for the P.U.D. acreage is 10.1+ units per net acre. Specific designations were not amended under the P.U.D. since the overall densities were determined consistent with the Community and General Plan. Staff has determined the subject project to be in compliance with the Community and General Plan as a part of the Laguna Meadows P.U.D.

B. Design of Map

The applicant proposes to subdivide an irregularly shaped 62+ acre parcel into 326 single family lots. The site is bounded on the west by Center Parkway and on the northwest by Parklands Dr. Both of these streets consist of four lanes and a center divider within a 110 foot right-of-way. The applicant proposes lots that back up to these major streets. Back-up lots necessitate long, monotonous concrete walls to buffer rear yards from street noise and to provide privacy.

The South Sacramento Community Plan discourages lots that front onto major streets. A wall is considered the most effective sound barrier for vehicular noise generated on these major streets. The applicant proposes a modified street section which adds four feet of landscaped area behind City right-of-way to buffer the appearance of the wall. The wall and landscaping will be installed by the applicant and maintained by a lighting/landscaping district formed by the applicant. This district can be expanded as further development occurs along these major streets (see Exhibits B and C for proposed street treatment).

C. Community Plan Amendment

To alleviate existing flooding problems of Laguna Creek, the City is proposing a modified stream corridor for that portion of Laguna Creek within the City limits. To finance flood protection, the City is permitting the development of 600 acres of various uses adjacent to the corridor. As originally proposed, this development would require fill or excavation of 94 acres of wetlands. Fill or excavation of wetlands requires a "404 permit" from the U.S. Corp of Engineers. The applicant must mitigate impacts to wetlands to the satisfaction of the Corp of Engineers.

The intent of the mitigation plan of the "404 permit" and the Laguna Stream Corridor Environmental Impact Report is to: 1) encourage visual access to the floodway; 2) discourage vehicular access to the floodway; and 3) restrict and direct pedestrian and bicycle access.

In order to implement the intent of the mitigation program, the South Sacramento Community Plan states:

Residences should not back-up onto the floodplain. Parallel streets, loop streets, cul-de-sacs or land uses other than single family residential should be situated along the edge of the floodplain.

The applicant is proposing single family lots which back-up onto the floodway. In order to assure privacy and provide a fire barrier, the applicant proposes a six foot high concrete wall along the floodway. It is staff's (Planning and Public Works) position that the proposed project is inconsistent with the mitigation plan of the "404 permit" and with policies and implementation measures of the 1986 South Sacramento Community Plan. Staff, therefore, cannot recommend approval of the project.

Parkland Dedication

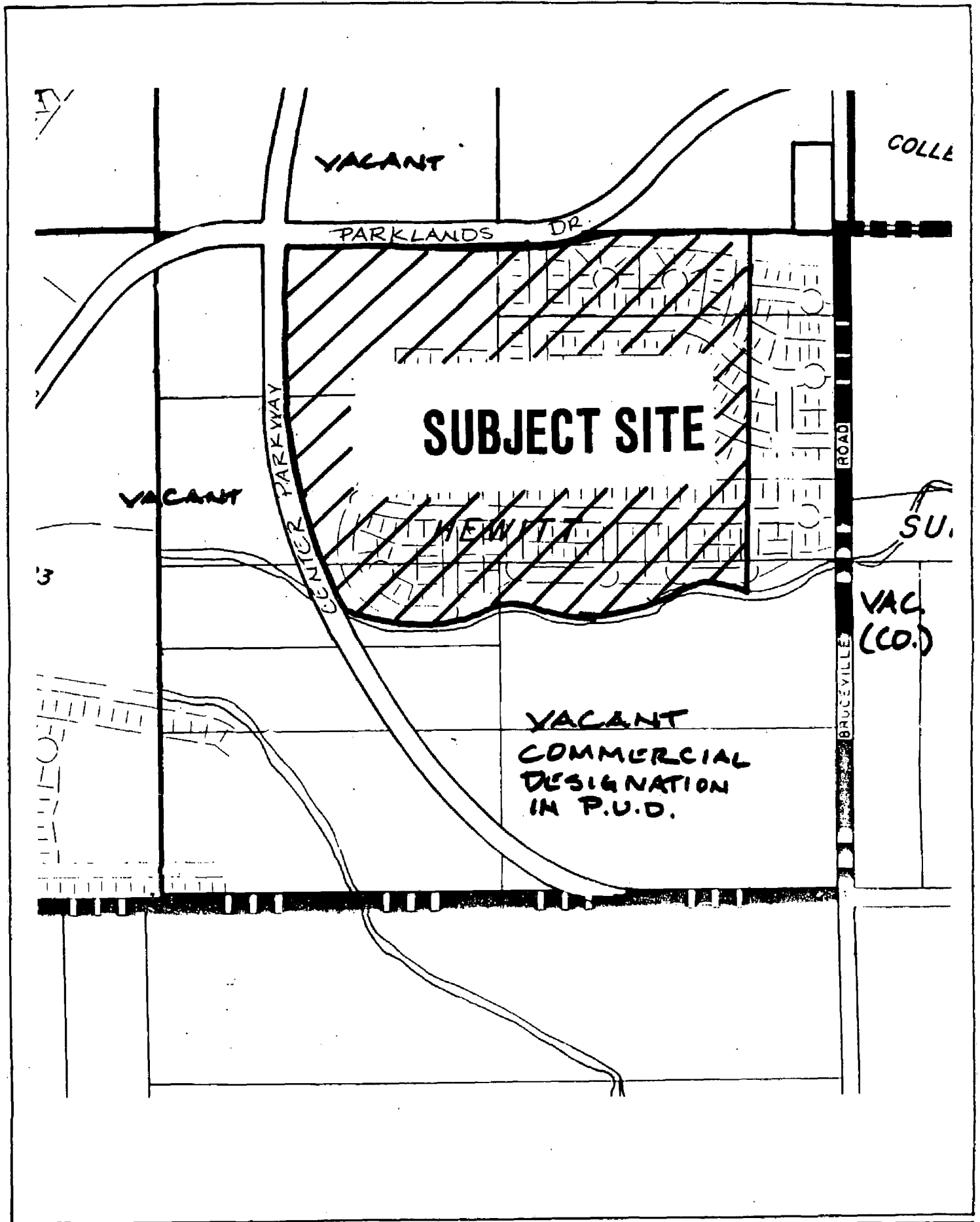
The Planning and Community Services Divisions have determined the Parkland Dedication in lieu fees are appropriate. Fees will be based upon 4.8574 acres of land multiplied by the per acre value established by the applicant's appraiser.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has reviewed the proposed project and considered the issues of water, human health and cultural resources from the Initial Study Checklist. A Negative Declaration has been prepared with the following Mitigation Measures.

- o Indicate the existing 100-year floodplain boundary and base flood elevation.
- o Subdivision improvement plans shall indicate the elevation of proposed building sites.
- o The applicant(s) shall provide fire prevention measures to the satisfaction of the City Fire Marshall.
- o If significant amounts of artifacts are discovered during the grading operations (i.e., human bone, pottery, glass, etc.,) that a qualified archaeological consultant be notified and that the significance of the find meet with the approval of the Native American Heritage Commission.

RECOMMENDATION: Staff recommends the following actions:

- A. Ratify the Negative Declaration.
- B. Recommend denial of the Community Plan Amendment to allow back up lots onto the Laguna Creek Floodway.
- C. Recommend denial of the Tentative Map.

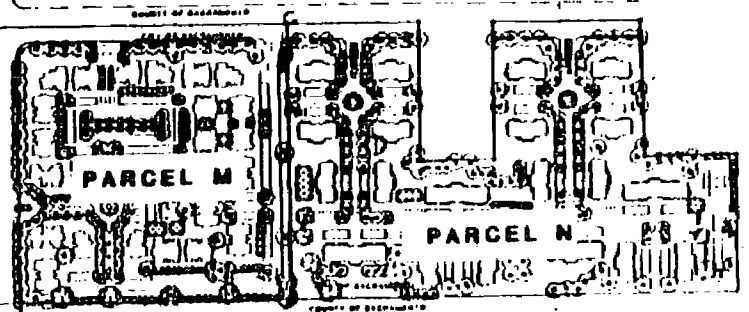
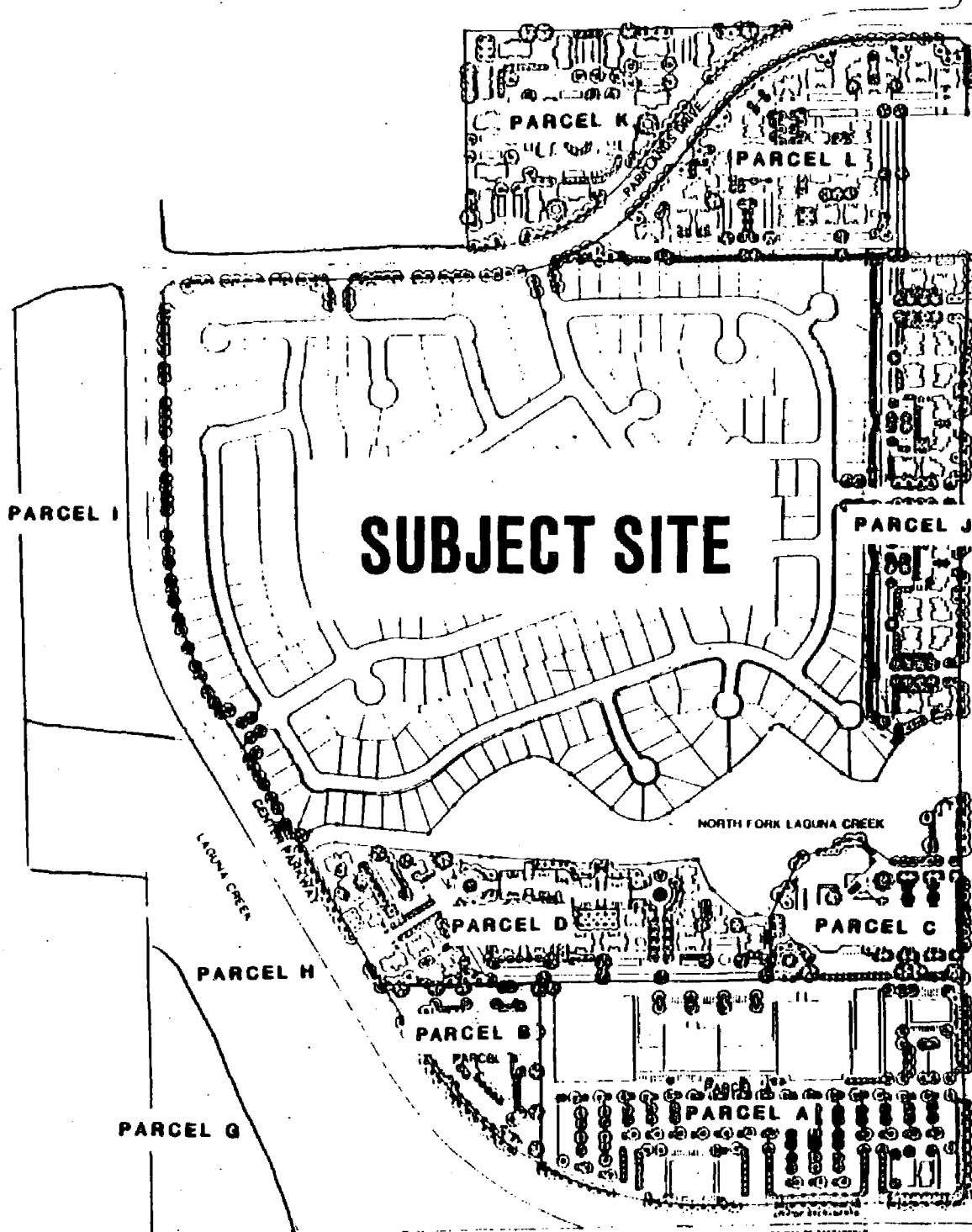


VICINITY - LAND USE - ZONING

188-073

5-15-88

#11



LAGUNA MEADOWS

PLANNED UNIT DEVELOPMENT

A ROBERT M. MATZ & ASSOCIATES
DEVELOPMENT

LTA DEVELOPMENT

Parcel #	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)
Parcel 1	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000
Parcel 2	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000
Parcel 3	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000
Parcel 4	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000
Parcel 5	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000
Parcel 6	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000
Parcel 7	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000
Parcel 8	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000
Parcel 9	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000
Parcel 10	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000
Parcel 11	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000
Parcel 12	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000
Parcel 13	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000
Parcel 14	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000
Parcel 15	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000
Parcel 16	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000
Parcel 17	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000
Parcel 18	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000
Parcel 19	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000
Parcel 20	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000



ILLUSTRATIVE SITE PLAN



EXHIBIT A



ENGINEERING
SURVEYING
PLANNING

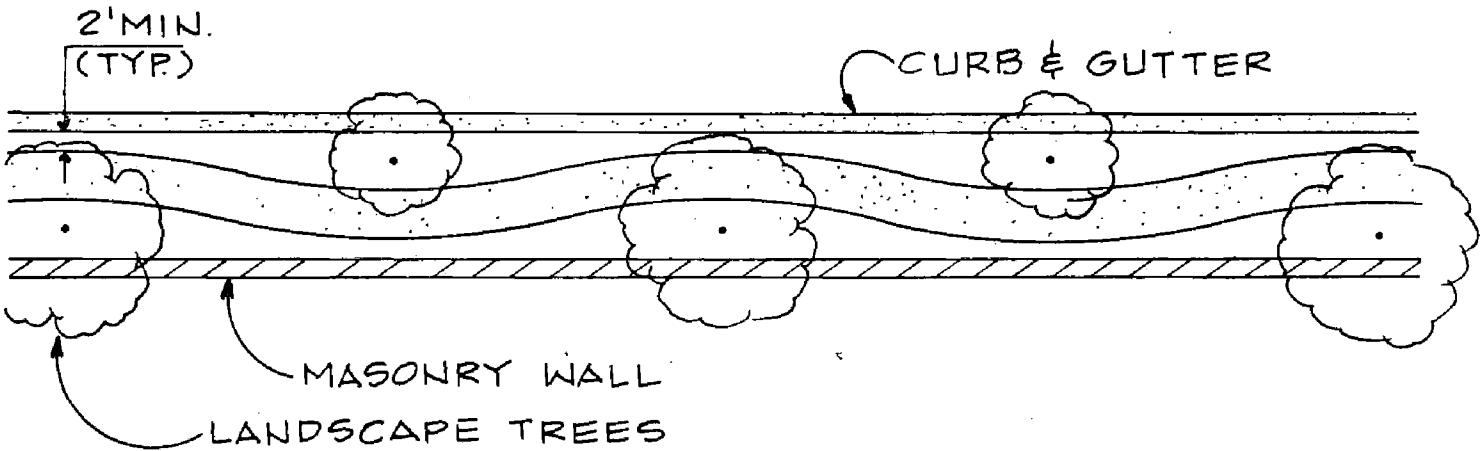
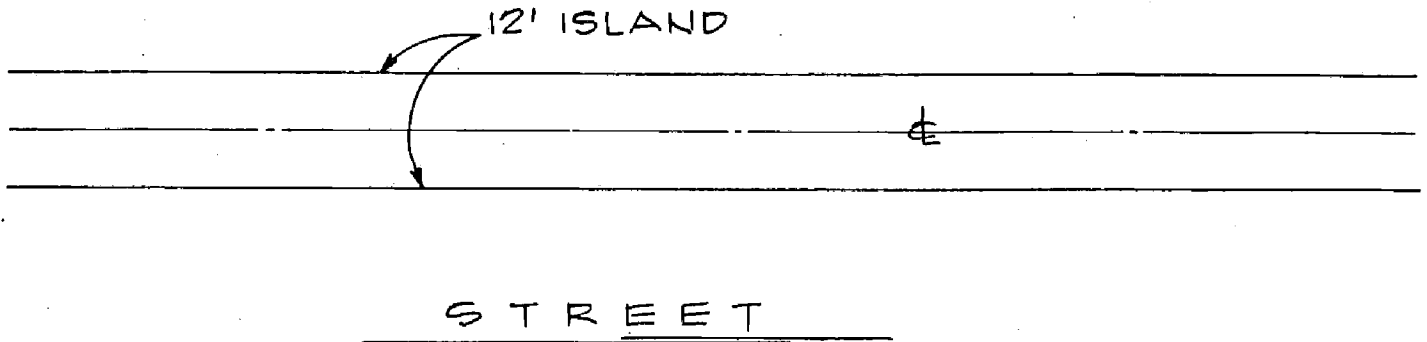
KENT BAKER & ASSOCIATES

7932 Sunset Avenue, Suite B
Fair Oaks, California 95628

(916) 967-7053

JOB NO. 87078

DATE 4/20/88





ENGINEERING
SURVEYING
PLANNING

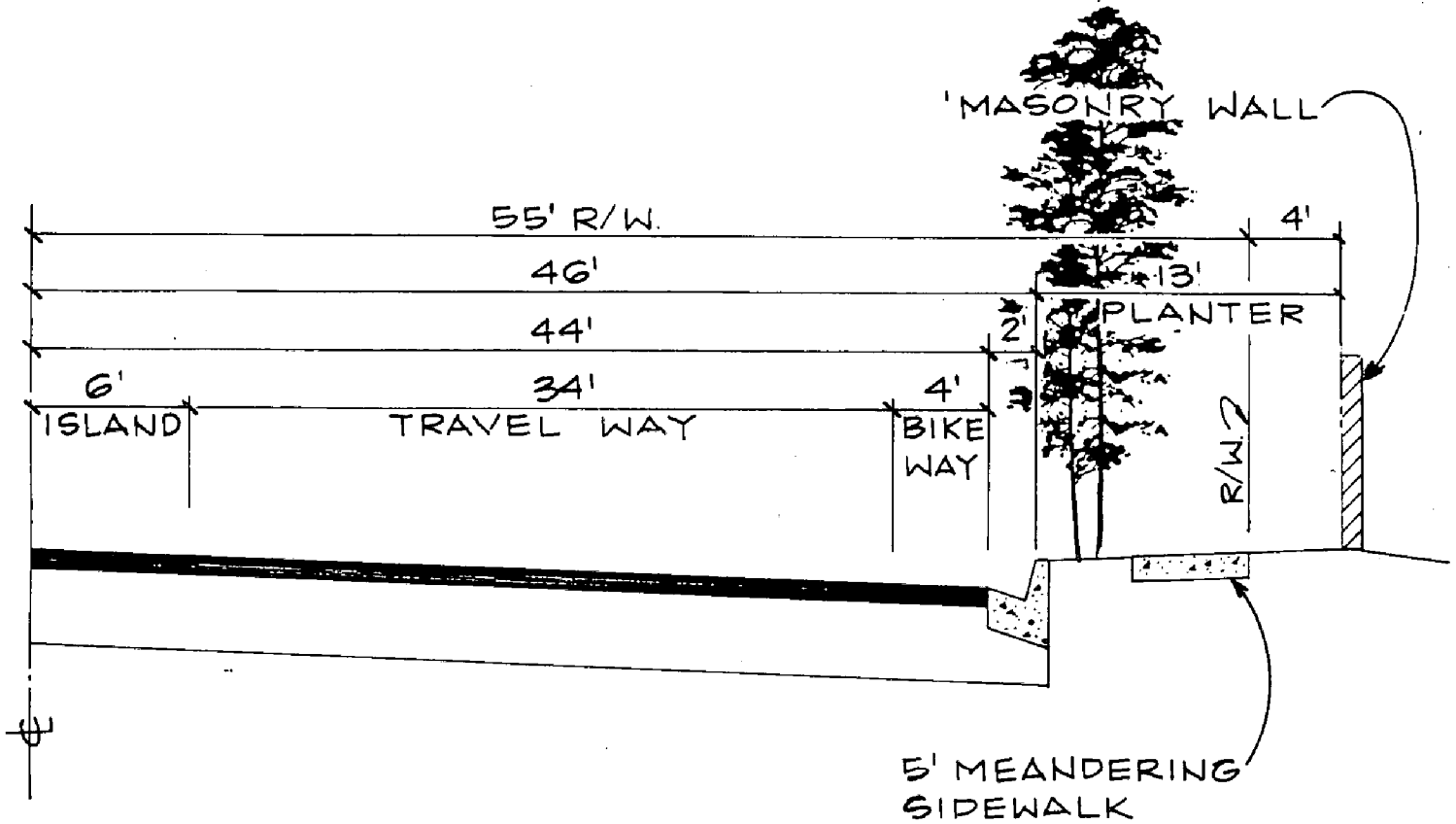
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PROPOSED
CENTER PARKWAY