

P93-150 - ARLINGTON PARK CREEKSIDE

- REQUEST:
- A. Environmental Determination.
 - B. Mitigation Monitoring Plan.
 - C. Tentative Map to subdivide 79.0± vacant acres into 184 lots (182 for residential development, 1 for commercial, and 1 for a park) in the Single Family Alternative (R-1A[PUD]) and General Commercial (C-2[PUD]) zones.
 - D. Subdivision Modification to allow private streets.

LOCATION: Southeast corner of Calvine Road and Franklin Boulevard
117-0160-019, 062, 063, 064
South Sacramento
Elk Grove Unified School District
Council District 8

APPLICANT:	Live Oak Associates II, Ron Erny, 353-1700 110 Blue Ravine Road, Suite 162, Folsom, CA 95630
OWNER:	Live Oak Associates II 110 Blue Ravine Road, Suite 162, Folsom, CA 95630
PLANS BY:	Vail Engineering Corporation 2033 Howe Avenue, Suite 220, Sacramento, CA 95825
APPLIC. FILED:	10-7-93
STAFF CONTACT:	Cindy Gnos, 264-7636

SUMMARY/RECOMMENDATION: The applicant proposes to subdivide 79 vacant acres into 184 lots. One of the lots is for a neighborhood park, one is for future commercial development, and 182 lots are for residential development. The site is also part of the Arlington Park - Creekside Planned Unit Development. Staff recommends approval of the project. This recommendation is based on its consistency with the policies of the General and South Sacramento Community Plan.

PROJECT INFORMATION:

General Plan Designation: Low Density Residential (4-15 du/na)
 Community/Neighborhood Commercial & Offices
 Community Plan Designation: Residential (4-8 du/na)
 General Commercial
 Existing Land Use of Site: Vacant
 Existing Zoning of Site: R-1A(PUD) and C-2(PUD)

Surrounding Land Use and Zoning:

North: Single Family & Vacant; R-1 and R-2B-R
 South: Single Family; R-1
 East: Single Family; R-1
 West: Regional Sanitation; County

<u>Proposed Land Use</u>	<u>Gross Acres</u>	<u>Net Acres</u>	<u>Density</u>
Total Property Area:	79.0±	-	-
Floodway Area:	27.9±	-	-
Commercial Area:	12.9±	-	-
Total Residential Area:	37.7±	26.8±	6.8± du/na
Standard Single Family Lots (136):	29.8±	21.2±	6.4± du/na
Single Family Carriage Lots (46):	7.9±	5.6±	8.2± du/na

Property Dimensions: Irregular
 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</u>	<u>Agency</u>
*Special Permit (with CEQA review) for Commercial Development	Planning Division
Final Map	Public Works, Development Services
Building Permit	Building Division

*Requires a public hearing

BACKGROUND INFORMATION: On July 23, 1991, the City Council approved General Plan Amendments, South Sacramento Community Plan Amendments and Rezones (P90-259) of the subject site. Also approved was a Tentative Map and adoption of the site as the Arlington Park Creekside Planned Unit Development. The Planning Commission recommended approval of the entitlements on June 13, 1991. The Plan Amendments, Rezone and PUD Designation remain with the property. The Tentative Map, however, must be recorded within two years or it expires. The Tentative Map expired on July 23, 1993, therefore, the applicant is requesting approval of a new Tentative Map. The Tentative Map is the same map as was previously approved.

STAFF EVALUATION: Staff has the following comments:

A. Policy Considerations

The General Plan, which was amended for the site in 1991, designates the site Residential (4-15 du/na) and Community/Neighborhood Commercial & Offices. The South Sacramento Community Plan, also amended for the site in 1991, designates the site Residential (4-8 du/na) and General Commercial. The proposed subdivision conforms with both the General Plan and South Sacramento Community Plan land use designations.

The application approved in 1991 (P90-259), reduced the allowed density on the property. This loss of housing units was a significant concern of the original proposal. To mitigate this concern, the applicant agreed to help fund a study which would look at increasing residential densities along transportation corridors. The applicant also agreed that 15 percent of the housing units in the development would be priced for affordable to median income households. These two conditions were placed on the rezone of the site in 1991.

Another significant reason for the approval of the reduction in density was the uniqueness of the applicant's proposal. The original project included 46 Carriage House lots with 40 foot wide lots and private drives in the rear. The project also included zero-lot-line single family homes on the front with detached garages in the rear. Vehicle access was provided only through the private drives. Future development of a 700 square foot second residential unit to be provided above the detached garages was optional. The original Carriage House lots provided a type of housing which does not currently exist in the area. Another unique feature of the proposal was a pedestrian bridge across the creek for pedestrian access from the south side of Laguna Creek to the commercial center.

The previous development concept mitigated the loss of housing units from the proposal. The applicant is proposing the same tentative map, therefore, the proposal is consistent with the General Plan and South Sacramento Community Plan policies.

B. Tentative Map Design

The Tentative Map subdivides the site in 184 lots. One lot is a 1.5 acre neighborhood park. Another lot is an 11.9 acre neighborhood commercial center. The remaining 182 lots are for residential development. Forty-six lots are ~~the~~ carriage lots, and 136 lots are standard single family residential lots. The average density of the development is 6.8 units per net acre. The Laguna Creek Floodway bisects the site, and a proposed pedestrian bridge across the creek connects the south side of the creek to the commercial development.

The layout of the lots satisfies the policies regarding the Laguna Creek Floodway by providing street frontage along the creek. Where there is not street frontage, the lots side on to the creek. This allows maximum visibility and usability of the floodway which contains a bike trail.

A sound wall is provided along Franklin Boulevard adjacent to the residential properties. A 25 foot landscape setback will be provided between the wall and Franklin Boulevard.

The proposal also includes modified street sections (Exhibits D-2 through D-5). It includes modified sections for the residential alley, parkside/creekside neighborhood street, neighborhood drive/entry, and minor neighborhood street. The width of the streets and alleys still meet minimum requirements of the Subdivision Ordinance, however, they have been modified to allow street trees to be planted within the right-of-ways. The portion of the subdivision with Carriage Lots, includes alleys to provide access to the detached garages. In addition, a Subdivision Modification is being requested to allow the alleys to be private. There will be a homeowners association formed to ensure maintenance of the private alleys.

Staff has no objection to the proposed Tentative Map and Subdivision Modification provided the conditions listed in the Resolution are satisfied.

C. Site Plan Design/Zoning Requirements

The subject site is designated as the Arlington Park - Creekside Planned Unit Development. The PUD Guidelines specify the setbacks and building materials for the development of the residential portions of the project. The commercial development, however, was not reviewed with the original application. Prior to the time of development of the commercial site, a Schematic Plan and Development Guidelines will need to be submitted, as well as a Special Permit application to ensure quality site and building design.

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

The Environmental Services Manager has determined the project, as proposed, will not have a significant impact to the environment; therefore, a Negative Declaration has been prepared. In compliance with Section 15070(B)1 of the California Environmental Quality Act Guidelines, the applicant has incorporated mandatory mitigation measures into the project plans to avoid identified impacts or to mitigate such impacts to a point where clearly no significant impacts will occur. These mitigation measures address Plant and Animal Life, Noise, Light and Glare, and Transportation. The mitigation measures are listed in the attached Mitigation Monitoring Plan (Exhibit C-1).

B. Public/Neighborhood/Business Association Comments

The project was reviewed by the North Laguna Creek Neighborhood Association. No comments have been received.

C. Summary of Agency Comments

The project has been reviewed by several City Departments and other agencies. The comments received have been included as either Mitigation Measures or conditions of the Tentative Map.

D. Subdivision Review Committee Recommendation

On November 3, 1993, 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 Tentative Map Resolution.

PROJECT APPROVAL PROCESS: The Planning Commission has the authority to approve or deny the Tentative Map and 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. Ratify the Negative Declaration**B. Adopt the attached Resolution (Attachment C) approving the Mitigation Monitoring Plan.****C. Adopt the attached Resolution (Attachment D) approving the Tentative Map to**

subdivide 79.0± vacant acres into 184 lots.

- D. Adopt the attached Tentative Map Resolution (Attachment D) approving the Subdivision Modification to allow private streets.

Report Prepared By,

Report Reviewed By,



Cindy Gnos, Associate Planner



Barbara L. Wendt, Senior Planner

Attachments

Attachment A	Vicinity Map
Attachment B	Land Use and Zoning Map
Attachment C	Resolution Approving Mitigation Monitoring Plan
Exhibit C-1	Mitigation Monitoring Plan
Attachment D	Resolution Approving Tentative Map with Subdivision Modification
Exhibit D-1	Tentative Map
Exhibit D-2	Minor Neighborhood Street Section
Exhibit D-3	Neighborhood Drive/Entry Street Section
Exhibit D-4	Parkside/Creekside Neighborhood Street Section
Exhibit D-5	Residential Alley Section

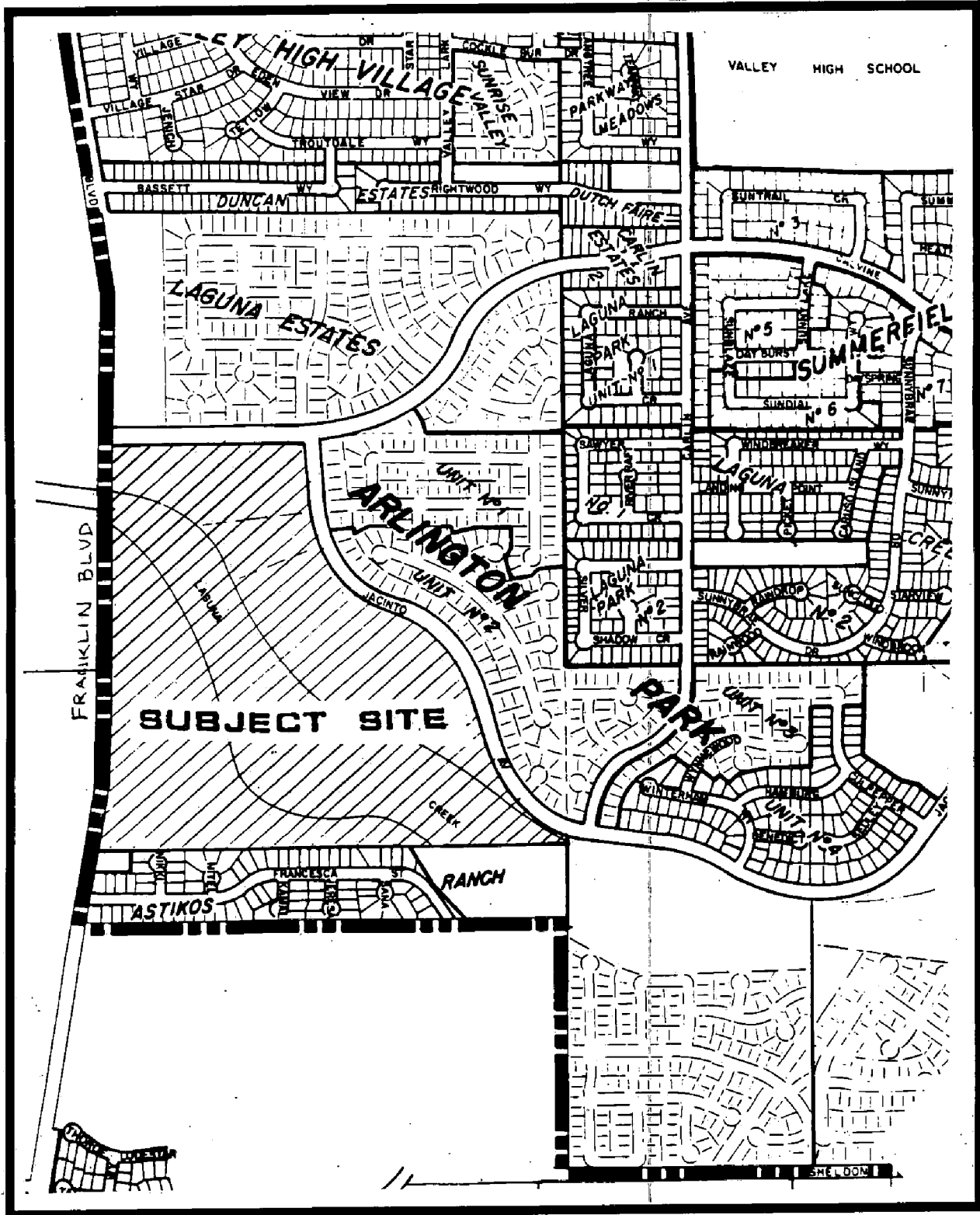
P93-150.SR

ATTACHMENT A

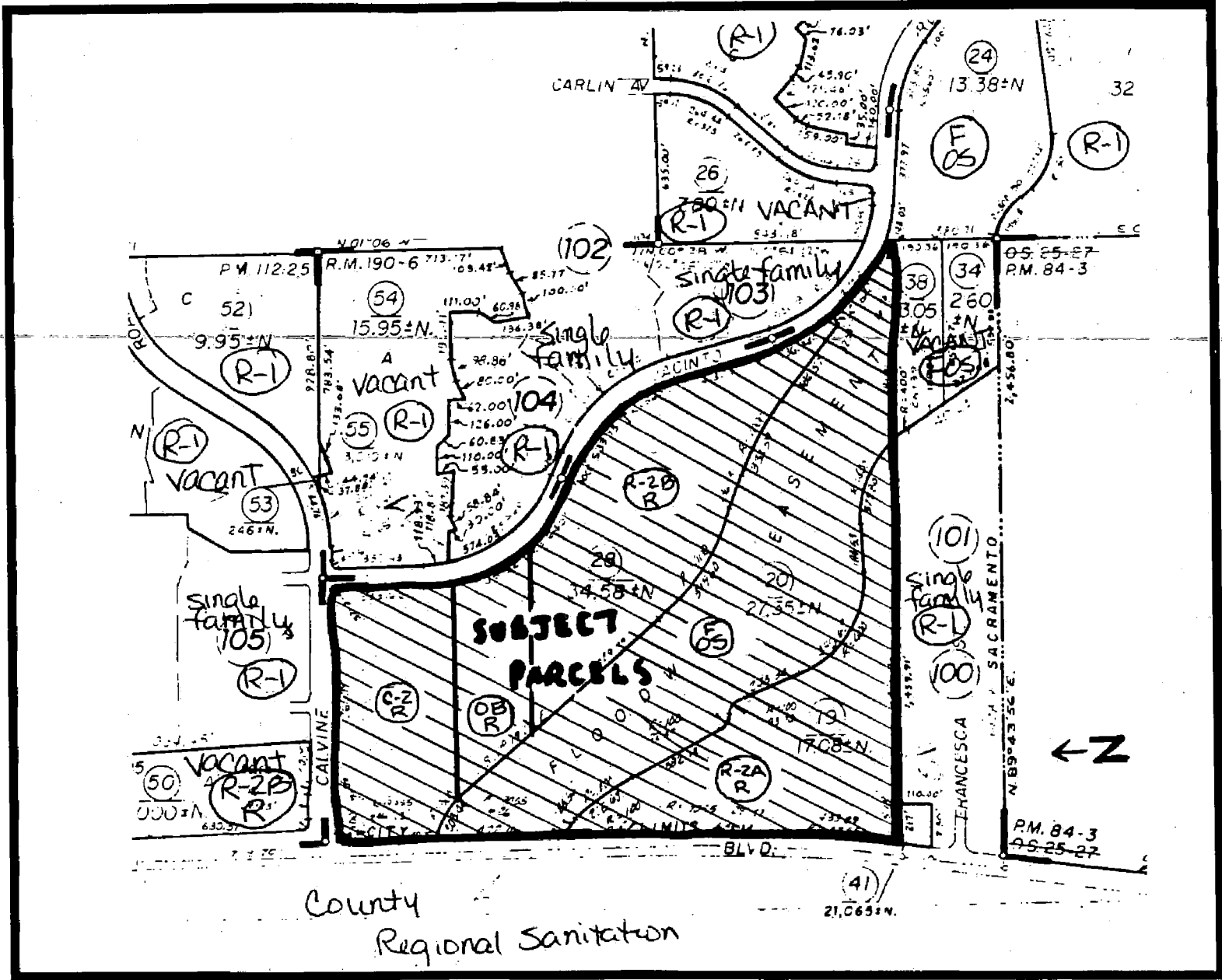
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VICINITY MAP



LAND USE AND ZONING MAP

EXHIBIT C-1

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Recording
Not
Required

-
-
-
-
-

MITIGATION MONITORING PLAN

FOR

Tentative Map - Arlington Park Creekside/P93-150 (P90-259)

Initial Study

Prepared By:
City of Sacramento Environmental Services Division
October 20, 1993

Adopted By:
City of Sacramento Planning Commission

Date: _____

CHAIRPERSON

Secretary to Planning Commission

CITY OF SACRAMENTO

MITIGATION MONITORING PLAN

This Mitigation Monitoring Plan has been required and prepared by the Department of Planning and Development, Environmental Services Division, 1231 I Street, Suite 301, Sacramento, CA 95814, (916) 264-7037, pursuant to California Environmental Quality Act Guidelines Section 21081.

SECTION 1: PROJECT IDENTIFICATION

Project Name / File Number: Arlington Park Creekside/P93-150 (P90-259)

Owner/Developer- Name: Live Oak Associates II

Address: 1646 N. California Boulevard, Suite 440

Walnut Creek, CA 94591

Project Location / Legal Description of Property (if recorded):

Southeast corner of Franklin Boulevard and Calvine Road

SECTION 2: GENERAL INFORMATION

The project as approved includes mitigation measures placed on Plant/Animal Life, Noise, Light and Glare, and Transportation. 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 by this Plan shall be funded by the owner/developer identified above.

The applicant is proposing a Tentative Map to subdivide 79.0± vacant developed acres into 184 lots (182 for residential development, 1 for commercial, and 1 for a park) in the Single Family Alternative and General Commercial (R-1A[PUD] and C-2[PUD]) zones. The site is located on both sides of the Laguna Creek Floodway (APN: 117-0160-019, 62, 63, and 64) within the South Sacramento Community Plan (SSCP) area. The Sacramento General Plan designation is Low Density Residential (4-15 du/na) and Community/Neighborhood Commercial & Offices. The SSCP designation is Residential (4-8 du/na) and General Commercial.

SECTION 3: PLAN CONTENTS

A. Plant & Animal Life

1. If the placement of new drainages into the Laguna Creek Floodway is required under this application, coordinate the placement with the City's

Utilities Department and Planning and Development Department (Environmental Services Division) prior to development. In no instance shall new drains be allowed to drain directly into reconstructed or preserved vernal pools within the floodway. The final placement of new drains (if required) shall be agreed to by the developer, City Utilities Department, and City Planning and Development Department (Environmental Services Division).

2. In addition to the requirements under the Erosion and Sediment Control Ordinance, the applicant shall:
 - a. Install a six foot high chain link construction fence on the property line between the project site and the adjacent wetlands areas to prevent intrusion into the floodway by construction vehicles and personnel during the development of the north and south parcels.
 - b. The fence shall be indicated on all construction drawings for property adjacent to the floodway.
 - c. The fence shall be installed prior to the commencement of grading work for development projects permitted by this project.
 - d. Construction contractors shall designate a person or persons to oversee the maintenance of the construction fence during construction of the project site.

ENTITY RESPONSIBLE FOR ENSURING COMPLIANCE

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

MONITORING PROGRAM

Prior to the issuance of any Building Permit, the Building Division shall require that the project plans incorporate the adjacent wetlands area protection measures as specified by the above mitigation measures. Prior to the issuance of a Notice to Proceed, the Department of Public Works shall require that the project plans incorporate the wetlands area protection measures as specified by the above mitigation measures.

In the event that any protective barriers are penetrated, moved or removed as a result of construction activities, the City department with responsibility for inspection of the particular component of the project which is affected by the discovery shall require that all work within the protected wetlands area, as shown on the original project plans, be ceased. If damage has occurred within the protected area, the Building Division/Department of Public Works shall require the Department of Fish and Game be notified to develop alternative mitigation

measures (reviewed and approved by the Planning Division), prior to resumption of work within the affected area.

In the case of additional review as required above, the developer shall deposit adequate funds with the City to provide funding for City review of revised mitigation measures and monitoring program provisions. The amount of funding required shall be determined by the Planning Division. Required funds will be deposited prior to resumption of work within the affected area.

Documentation of completion of the required mitigation measures shall be placed in the project record by the applicable City Entity as follows:

-The Building Division shall document implementation of all mitigation measures prior to issuance of final building permits, a Certificate of Occupancy or a Certificate of Compliance for the project.

-The Department of Public Works shall document implementation of all mitigation measures prior to the issuance of a Notice of Completion.

B. Noise Exposure

General:

1. An 8 foot high noise barrier shall be constructed along the western property line adjacent to Franklin Boulevard. This barrier shall extend around corners a minimum of 15 feet and/or connect to the dwelling in order to completely enclose the rear yard areas of affected lots. Barrier materials shall be massive and airtight with no significant gaps in construction. Suitable materials for barriers include masonry block, precast concrete panels or 3/4" plywood sheathing with caulked, overlapping joints.

All structures with exterior walls facing Franklin Boulevard (lots 130-142 and 176-182 as shown on the Tentative Map) shall incorporate the following mitigation measures:

2. All penetrations of exterior walls shall include a 1/2 inch airspace. This space shall be filled loosely with fiberglass insulation. The space shall then be sealed airtight on both sides of the wall with a resilient, non-hardening caulking or mastic.
3. All sleeping spaces shall be provided with carpet and pad.
4. The exterior shall be finished with a minimum 5/8" wood paneling or siding plus either 1/2" insulation board or 3/8" structural plywood.

5. The roof shall be finished with a minimum 1/2" particle board or plyboard of equivalent surface weight, minimum 12 lb. felt paper and minimum 240 lb/square composition shingles or equivalent. Skylights shall not be used unless they have an STC rating of 30 or better.
6. Windows must have a minimum STC rating of 29. Windows facing the noise source should comprise less than 20 percent of the small bedroom wall area, 26 percent of master bedroom wall area, and 22 percent of large living areas. Windows shall have an air infiltration rate of less than or equal to 0.20 CFM/lin. ft. when tested with a 25 mile an hour wind per ASTM standards.
7. Sliding glass doors shall have a minimum STC rating of 29.
8. A mechanical ventilation system shall be installed which will provide minimum air circulation and fresh air supply requirements. There shall be no need to open windows, doors or other exterior openings to provide adequate ventilation.
9. Gravity vent openings in attic space shall not exceed code minimum in size and number.
10. Second story bedrooms facing Franklin Boulevard shall be constructed using a dense stucco finish or with a wood siding using resilient channels beneath the interior gypsum board.
11. Alternative materials and measures may be substituted provided they provide adequate sound attenuation as determined by the City's Environmental Manager.

All commercial structures adjacent to the boundary of the wetlands area shall incorporate the following mitigation measure:

12. Mechanical equipment, truck docks, loading doors and trash enclosures shall be located away from the sides of structures adjacent to the Laguna Creek area or shall be placed within solid enclosures to reduce noise impacts on adjacent habitat areas.

ENTITY RESPONSIBLE FOR ENSURING COMPLIANCE

Department of Planning and Development, City of Sacramento

MONITORING PROGRAM

Prior to issuance of any Building Permit, the Building Division shall require that the approved construction plans incorporate all applicable noise attenuation measures. The soundwall in Measure 1 shall be adjacent to the residential lots along Franklin

Boulevard. The Building Division shall also require that site inspections are included on the Special Conditions Attachment. Prior to issuance of any Final Permits, Certificate of Occupancy, or Certificate of Compliance, the Building Division shall require full compliance and completion of the specified noise attenuation measures.

C. Light and Glare

1. All exterior lighting will be directed away from or properly shaded to minimize glare on adjacent residential uses and oncoming traffic.
2. All exterior lighting will be directed away from or properly shaded to minimize glare beyond the commercial property lines adjacent to the wetlands areas.

ENTITIES RESPONSIBLE FOR ENSURING COMPLIANCE

Department of Planning and Development, City of Sacramento

MONITORING PROGRAM

Prior to issuance of any Building Permit, the Building Division shall require that the approved construction plans incorporate all applicable light and glare mitigation measures. Prior to issuance of any Final Permits, Certificate of Occupancy, or Certificate of Compliance, the Building Division shall require full compliance and completion of the specified light and glare mitigation measures.

D. Transportation

1. The project applicant will provide funding for the construction and maintenance of bus shelters, per the requirements of the Sacramento Regional Transit District, at the northeast corner of the intersection of Franklin Boulevard and Street H and at the northeast corner of Franklin Boulevard and Calvine Road.
2. The shelters and any necessary street improvements shall be included on the improvement plans for the subdivision.
3. Design of the shelters shall be in accord with Regional Transit standards and plans for the shelters shall be accompanied by documentation indicating District approval.

ENTITIES RESPONSIBLE FOR ENSURING COMPLIANCE

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

MONITORING PROGRAM

Prior to issuance of any Building Permit, the Building Division shall require that the approved construction plans incorporate the bus shelters and any necessary street improvements as specified by the mitigation listed above. Prior to the issuance of a Notice to Proceed, the Department of Public Works shall require that the project plans incorporate the bus shelters and any necessary street improvements. The street improvements shall be designed subject to the approval of the Department of Public Works Transportation Division.

Prior to issuance of final Building Permits, a Certificate of Occupancy, or Certificate of Compliance by the Building Division and prior to issuance of a Notice of Completion by the Department of Public Works, the City Building Division and Department of Public Works must receive a document from Regional Transit (R.T.) stating mutual agreement (between the Applicant and R.T.) and satisfaction of a funding and maintenance agreement and of placement and design of bus shelters and necessary street improvements.

ATTACHMENT D

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RESOLUTION NO.

ADOPTED BY THE SACRAMENTO PLANNING COMMISSION

ON DATE OF NOVEMBER 18, 1993

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A SUBDIVISION MODIFICATION AND TENTATIVE MAP FOR PROPERTY LOCATED AT THE SOUTHEAST CORNER OF CALVINE ROAD AND FRANKLIN BOULEVARD

(P93-150) (APN: 117-0160-019, 062, 063, 064)

WHEREAS, the City Planning Commission on November 18, 1993, held a public hearing on the request for approval of a tentative map for property located at the above described location;

WHEREAS, all governmental and utility agencies affected by the development of the proposed subdivision have been notified and given the opportunity to respond;

WHEREAS, the City Environmental Coordinator has determined that the proposed project will not have a significant effect on the environment, and has provided notice to the public of the preparation of a Negative Declaration;

WHEREAS, the Subdivision Review Committee has submitted to the City Planning Commission its report and recommendations on the proposed subdivision;

WHEREAS, the City Planning Commission has considered the design of the proposed subdivision in relation to feasible future passive or natural heating and cooling opportunities; and

WHEREAS, the City Planning Commission has considered the effects that approval of the proposed subdivision would have on the housing needs of the Sacramento Metropolitan area and balances these needs against the public service needs of City residents and available fiscal and environmental resources.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF SACRAMENTO THAT:

1. The tentative map for the proposed subdivision is hereby approved based upon the findings of fact which follow:

- A. The 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.
 - B. None of the conditions described in Government Code Section 66474, subsection (a) through (g), inclusive, exist with respect to the proposed subdivision.
 - C. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan, and Chapter 40 of the City Code. Both the City General Plan and the South Sacramento Community Plan designate the subject site for residential and commercial uses.
 - D. 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 Quality Control Board, Central Valley Region in that existing treatment plants have a design capacity adequate to service the proposed subdivision.
 - E. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.
2. In the matter of the hereby approved requested subdivision modification to allow private streets, the Planning Commission makes the following findings of fact:
- A. The City Planning Commission determines that it is impossible, impracticable and undesirable in this particular case to conform to the strict application of the subdivision ordinance in that the private alleys and streets with modified street sections are an amenity for the development.
 - B. The cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification.
 - C. The modification will not be detrimental to the public health, safety, or welfare, or be injurious to other properties in the vicinity in that minimum widths of the private alleys are met to ensure safety and adequate Police and Fire accessibility.
 - D. That granting the modification is in accord with the intent and purpose of these regulations and is consistent with the General Plan and with all other applicable Specific Plans of the City.
3. The tentative map (Exhibit D-1 through D-5) for the proposed subdivision is hereby approved, subject to the following conditions which must be satisfied prior to the

filing of the final map unless a different time for compliance is specifically noted:

- A. Provide standard subdivision improvements pursuant to Section 40.12.1211 of the City Code along Franklin Boulevard and Calvine Road and Jacinto Road;
- B. Provide street improvements for subdivision conforming with Exhibits D-2 through D-5 for minor neighborhood street (Exhibit D-2), neighborhood drive/entry (Exhibit D-3), parkside/creekside neighborhood street (Exhibit D-4) and residential alley (Private) (Exhibit D-5);
- C. Minor neighborhood streets shall be a 54 foot right-of-way with 34 feet curb to curb and an 18 foot travelled way (Exhibit D-2). Parkside/Creekside neighborhood streets shall be a 44 foot right-of-way with 34 feet curb to curb and an 18 foot travelled way (Exhibit D-4);
- D. Private alleys shall be designed to City Standards and shall provide necessary easements for maneuvering and visibility. The alley shall not be extended adjacent to the north side of Lot 9 between Jacinto Road and Lot 15. A six foot setback shall be provided for maneuvering into garages adjacent to all alleys (Exhibit D-5);
- E. Private alleys which the Department of Utilities requires to have water mains shall be designated as Public Utility Easements for water mains. Additional easements for fire hydrants and water main appurtenances may be required adjacent to private alleys. It will be the responsibility of the homeowner to perform restoration of alley surfaces disturbed as a result of performance of maintenance and repairs on public underground water distribution systems;
- F. Prepare sewer and drainage studies for the review and approval of the Department of Public Works and Department of Utilities. Drainage study shall show the location of all outfalls and method of construction;
- G. Applicant is required to comply with the State "NPDES General Permit for Stormwater Discharges Associated with Construction Activity" (State Permit). This will require the applicant to file a Notice of Intent with the California Water Resource Control Board and prepare a Stormwater Pollution Prevention Plan (SWPPP). The SWPPP will require the applicant to prepare plans and/or determine measures to control erosion and off-site sediment transport from the project during and after the project and determine measures for controlling pollution from the various hazardous materials associated with construction sites.

The City will require proof of compliance with the State Permit prior to

- approval of the improvement plans;
- H. Provide post construction Best Management Practices (BMP's) to minimize the increase of urban runoff pollution. At a minimum, source control measures and on-site controls shall be implemented;
 - I. Submit a soils test prepared by a registered engineer to be used in street design;
 - J. Pay off existing assessments; or file the necessary segregation requests and fees to segregate existing assessments;
 - K. 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;
 - L. Meet all County Sanitation District requirements;
 - M. Comply with requirements included in the Mitigation Monitoring Plan kept on file in the Planning Division Office (P93-150);
 - N. Dedicate a standard 12.5-foot public utility easement for underground public utility facilities and appurtenances adjacent to all public and/or private streets. If private alleys are required to have utilities, then they shall be dedicated as a public utility easement;
 - O. Dedicate a standard 12.5 foot public utility easement for underground and overhead facilities and appurtenances adjacent to Franklin Boulevard;
 - P. Show all existing easements;
 - Q. 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;
 - R. Relocate existing storm drain pipe in vicinity of Street E to be within the Street E right-of-way to the satisfaction of the Department of Utilities;
 - S. Relocate existing storm drain pipe across Lot 63. Relocated pipe should be placed within a 15 foot easement with pipe five feet from the property line to the satisfaction of the Department of Utilities;

filing of the final map unless a different time for compliance is specifically noted:

- A. Provide standard subdivision improvements pursuant to Section 40.12.1211 of the City Code along Franklin Boulevard and Calvine Road and Jacinto Road;
- B. Provide street improvements for subdivision conforming with Exhibits D-2 through D-5 for minor neighborhood street (Exhibit D-2), neighborhood drive/entry (Exhibit D-3), parkside/creekside neighborhood street (Exhibit D-4) and residential alley (Private) (Exhibit D-5);
- C. Minor neighborhood streets shall be a 54 foot right-of-way with 34 feet curb to curb and an 18 foot travelled way (Exhibit D-2). Parkside/Creekside neighborhood streets shall be a 44 foot right-of-way with 34 feet curb to curb and an 18 foot travelled way (Exhibit D-4);
- D. Private alleys shall be designed to City Standards and shall provide necessary easements for maneuvering and visibility. The alley shall not be extended adjacent to the north side of Lot 9 between Jacinto Road and Lot 15. A six foot setback shall be provided for maneuvering into garages adjacent to all alleys (Exhibit D-5);
- E. Private alleys which the Department of Utilities requires to have water mains shall be designated as Public Utility Easements for water mains. Additional easements for fire hydrants and water main appurtenances may be required adjacent to private alleys. It will be the responsibility of the homeowner to perform restoration of alley surfaces disturbed as a result of performance of maintenance and repairs on public underground water distribution systems;
- F. Prepare sewer and drainage studies for the review and approval of the Department of Public Works and Department of Utilities. Drainage study shall show the location of all outfalls and method of construction;
- G. Applicant is required to comply with the State "NPDES General Permit for Stormwater Discharges Associated with Construction Activity" (State Permit). This will require the applicant to file a Notice of Intent with the California Water Resource Control Board and prepare a Stormwater Pollution Prevention Plan (SWPPP). The SWPPP will require the applicant to prepare plans and/or determine measures to control erosion and off-site sediment transport from the project during and after the project and determine measures for controlling pollution from the various hazardous materials associated with construction sites.

The City will require proof of compliance with the State Permit prior to

- A. The 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.
 - B. None of the conditions described in Government Code Section 66474, subsection (a) through (g), inclusive, exist with respect to the proposed subdivision.
 - C. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan, and Chapter 40 of the City Code. Both the City General Plan and the South Sacramento Community Plan designate the subject site for residential and commercial uses.
 - D. 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 Quality Control Board, Central Valley Region in that existing treatment plants have a design capacity adequate to service the proposed subdivision.
 - E. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.
2. In the matter of the hereby approved requested subdivision modification to allow private streets, the Planning Commission makes the following findings of fact:
- A. The City Planning Commission determines that it is impossible, impracticable and undesirable in this particular case to conform to the strict application of the subdivision ordinance in that the private alleys and streets with modified street sections are an amenity for the development.
 - B. The cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification.
 - C. The modification will not be detrimental to the public health, safety, or welfare, or be injurious to other properties in the vicinity in that minimum widths of the private alleys are met to ensure safety and adequate Police and Fire accessibility.
 - D. That granting the modification is in accord with the intent and purpose of these regulations and is consistent with the General Plan and with all other applicable Specific Plans of the City.
3. The tentative map (Exhibit D-1 through D-5) for the proposed subdivision is hereby approved, subject to the following conditions which must be satisfied prior to the

AMENDED BY STAFF 11-18-93

RESOLUTION NO. 1485

ADOPTED BY THE SACRAMENTO PLANNING COMMISSION

ON DATE OF NOVEMBER 18, 1993

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A SUBDIVISION MODIFICATION AND TENTATIVE MAP FOR PROPERTY LOCATED AT THE SOUTHEAST CORNER OF CALVINE ROAD AND FRANKLIN BOULEVARD

(P93-150) (APN: 117-0160-019, 062, 063, 064)

WHEREAS, the City Planning Commission on November 18, 1993, held a public hearing on the request for approval of a tentative map for property located at the above described location;

WHEREAS, all governmental and utility agencies affected by the development of the proposed subdivision have been notified and given the opportunity to respond;

WHEREAS, the City Environmental Coordinator has determined that the proposed project will not have a significant effect on the environment, and has provided notice to the public of the preparation of a Negative Declaration;

WHEREAS, the Subdivision Review Committee has submitted to the City Planning Commission its report and recommendations on the proposed subdivision;

WHEREAS, the City Planning Commission has considered the design of the proposed subdivision in relation to feasible future passive or natural heating and cooling opportunities; and

WHEREAS, the City Planning Commission has considered the effects that approval of the proposed subdivision would have on the housing needs of the Sacramento Metropolitan area and balances these needs against the public service needs of City residents and available fiscal and environmental resources.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF SACRAMENTO THAT:

1. The tentative map for the proposed subdivision is hereby approved based upon the findings of fact which follow:

- T. Relocate existing water main across Laguna Creek to the satisfaction of the Department of Utilities;
- U. Abandon any existing water wells and/or septic tank systems, under permit, to City and/or County Health Department standards;
- V. Provide a tangent section between reverse curves on Street C (3 locations);
- W. Dedicate an easement for and construct an off-street bikeway from Laguna Creek at Franklin Boulevard to intersection of Franklin Boulevard and Calvine Road along the westerly boundary of the commercial site to the satisfaction of the Traffic Engineer. Provide bicycle access between Street D and the existing bike path to the satisfaction of the Traffic Engineer;
- X. Applicant shall join the Laguna Creek Maintenance District. Excess right-of-way adjacent to the Floodway shall be dedicated to the City and annexed to this district. The City will not abandon any part of the floodway;
- Y. Annex to the City Landscape Maintenance District at the time of filing the Final Map. Design and construct landscaping, irrigation and masonry walls in the common areas adjacent to Franklin Boulevard, in the median area and in the park site to the satisfaction of the Public Works Department, Parks and Community Services Department and the Planning Division. Acceptance of the required landscaping, irrigation and masonry wall by the City into the Landscape Maintenance District shall be coordinated with the Department of Public Works (Special Districts and Development Services) and Neighborhood Services. Developer shall maintain the landscaping, irrigation and masonry walls for two years or until acceptance by the City into the District (whichever is less). The two year period shall begin following the issuance of a notice of completion by the City for the landscaping, irrigation and masonry walls;
- Z. An eight foot high noise barrier shall be constructed along the western property line adjacent to Franklin Boulevard; south of Laguna Creek. The total height of the noise shall be eight feet as measured from curb height, however, the height of the decorative masonry wall shall not exceed six feet (the wall shall be a minimum of five feet as measured from the grade of the building pad). The wall shall be setback 25 feet from the Franklin Boulevard right-of-way. The design and type of wall shall be reviewed and approved by the Planning Director;
- AA. A Homeowner's Association or other suitable entity shall be formed and shall be approved by the City assuring the maintenance of private alleys. It will also be the homeowner's responsibility to maintain the landscaping, irrigation and lighting in the alleys. Reciprocal access easements shall be

provided to allow use of alley by all adjoining owners;

- AB. Homeowner shall be responsible for maintaining sidewalks and planter areas adjacent to their properties;
- AC. Median islands within the subdivision shall be located a minimum of 20 feet behind the extension of the-right -of-way at the intersections;
- AD. Provide street lights. Coordinate street light design with the Electrical Section of Engineering Division for lighting which does not conform to City standards;
- AE. Construct a pedestrian and bicycle bridge across the Laguna Creek Floodway. The project developer shall be responsible for obtaining approval in writing and/or all necessary permits from the applicable local, State or Federal agencies. Approval of the bridge shall be subject to any and all conditions imposed by those agencies. The design and location of the bridge shall be approved by the Department of Public Works. Maintenance of the bridge shall be included in the Laguna Creek Maintenance District.

The pedestrian and bicycle bridge shall be included on the improvement plans submitted to the Department of Public Works. The bridge shall be constructed unless (1) the project developer provides a letter from the United States Corps of Engineers, the Federal Emergency Management Agency or other floodway permitting agency which states the development of the bridge will not be permitted in or near the floodway under the terms of the floodway; or (2) if the developer can prove that approval of the bridge could not be obtained by the various permitting agencies within 6 months from the time the approval was requested from each agency;

- AF. Enter into an agreement with Regional Transit for the construction and maintenance of a bus shelter at the northeast corner of the intersection of Franklin Boulevard and H Street;
- AG. The applicant shall comply with all Elk Grove Unified School District requirements prior to the issuance of Building Permits;
- AH. The applicant shall enter into an appropriate agreement with the City to assure that 15 percent (27 units) of the housing units are priced at levels affordable to median income households as detailed in Exhibit F. An agreement to this effect shall be submitted for review and approval of the City Attorney, Planning Director and the Sacramento Housing and Redevelopment Agency prior to the approval of the Final Map;
- AI. The applicant shall enter into an agreement with the City to pay the

project's full pro-rated share (\$25,500) of a study relating to increasing residential densities along transit corridors. Payment is to occur prior to the approval of the final subdivision map or commencement of the study , whichever occurs first; and

- AJ. Dedicate necessary street right-of-way adjacent to Court C (opposite Lots 111-114) for the Laguna Creek Maintenance District (APN 117-0160-020).
- AK. *The area between the existing bike path and maintenance road bordering Laguna Creek and the fronting residential streets and/or subdivision boundaries located within the existing and annexed right-of-way for Laguna Creek (see Parkside/Creekside Neighborhood Street) shall be landscaped, subject to the approval by the City of Sacramento and any other agencies that have jurisdiction, and subject to maintenance of the landscaping by the Laguna Creek Maintenance District. A landscape and irrigation plan shall be submitted with the subdivision improvement plans subject to the review and approval of the Department of Public Works. (Staff added 11-18-93)*

ADVISORY NOTES:

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

- A. In case that the applicant wishes to process the Final Map in phases, the City's Public Works Department and Planning and Development Department shall determine which conditions of approval may be waived to a future phase;
- B. Applicant shall conform to the City's Grading, Erosion and Sedimentation Control Ordinance at the time of filing the Final Map;
- C. A left turn pocket Franklin Boulevard median island will be allowed opposite Street H or K at developer's expense;
- D. Access points to the commercial site shall be approved in the future when specific development entitlements are requested;
- E. Fire retardant roofs should be required for the structures along the floodway because of the large amount of flammable grasses, etc., found within the floodway during the dry months; and

Lots 182 and 107 abut the floodway. Contact the Fire Department for ruling on the need of fire retardant fencing. There is a maintenance road

separating the fence from the Creek.

Reta L. Donahue
Vice - CHAIRPERSON

ATTEST:

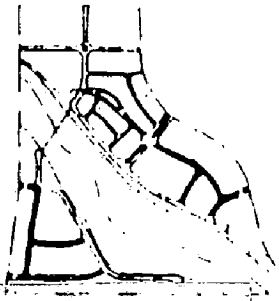
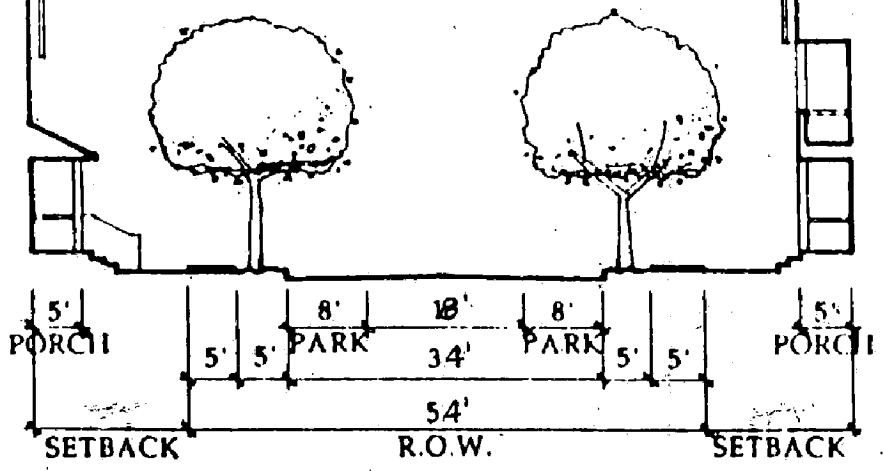
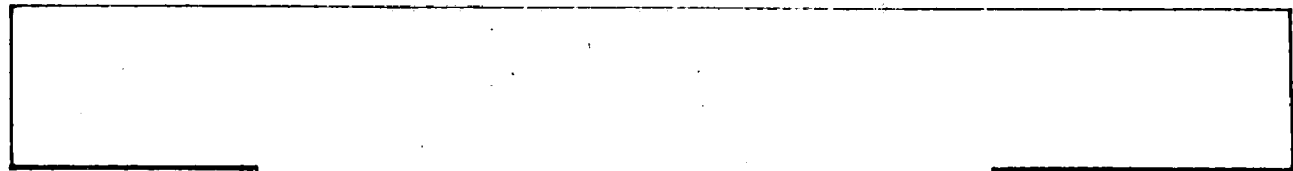
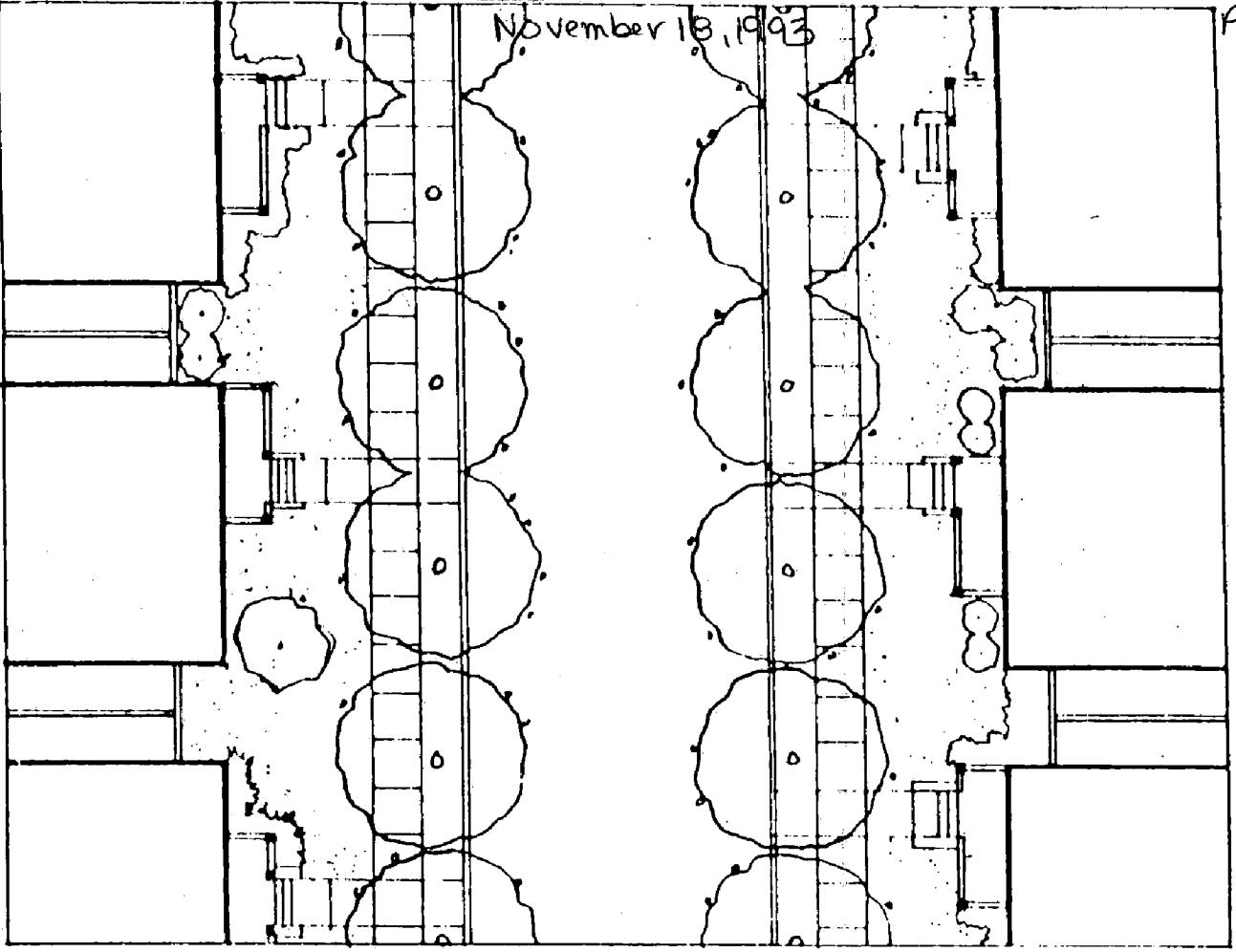
Supanne Hinshel
SECRETARY TO PLANNING COMMISSION
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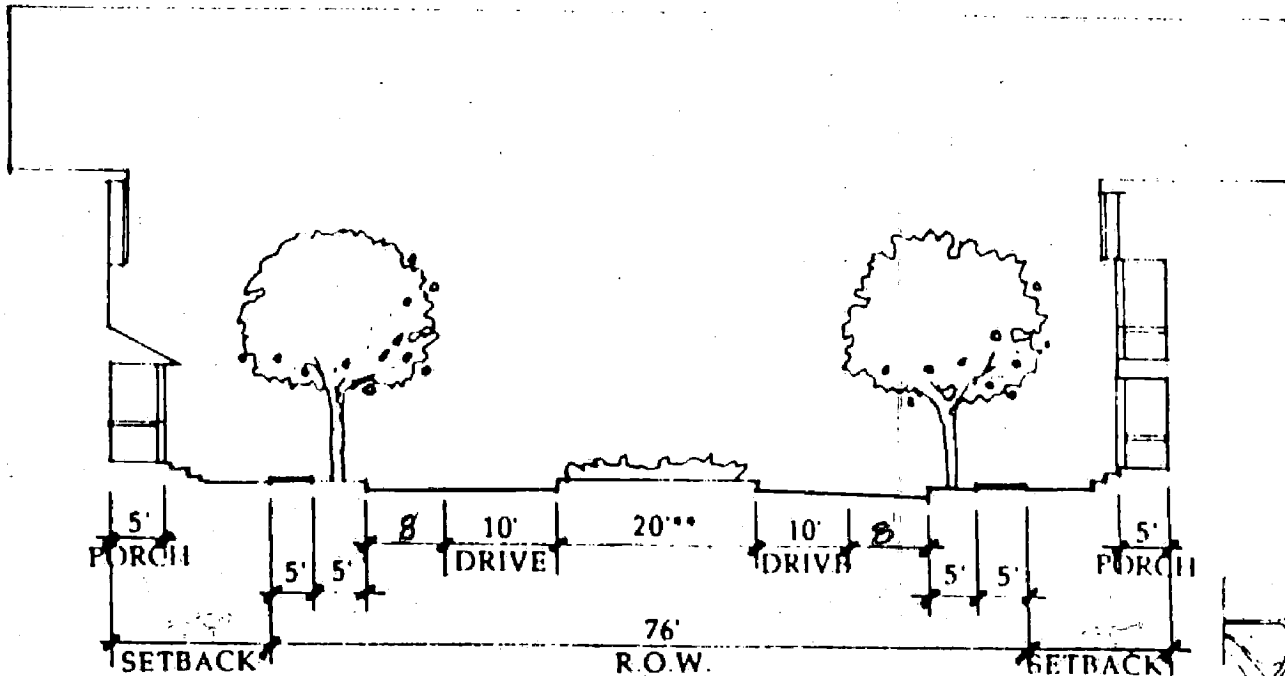
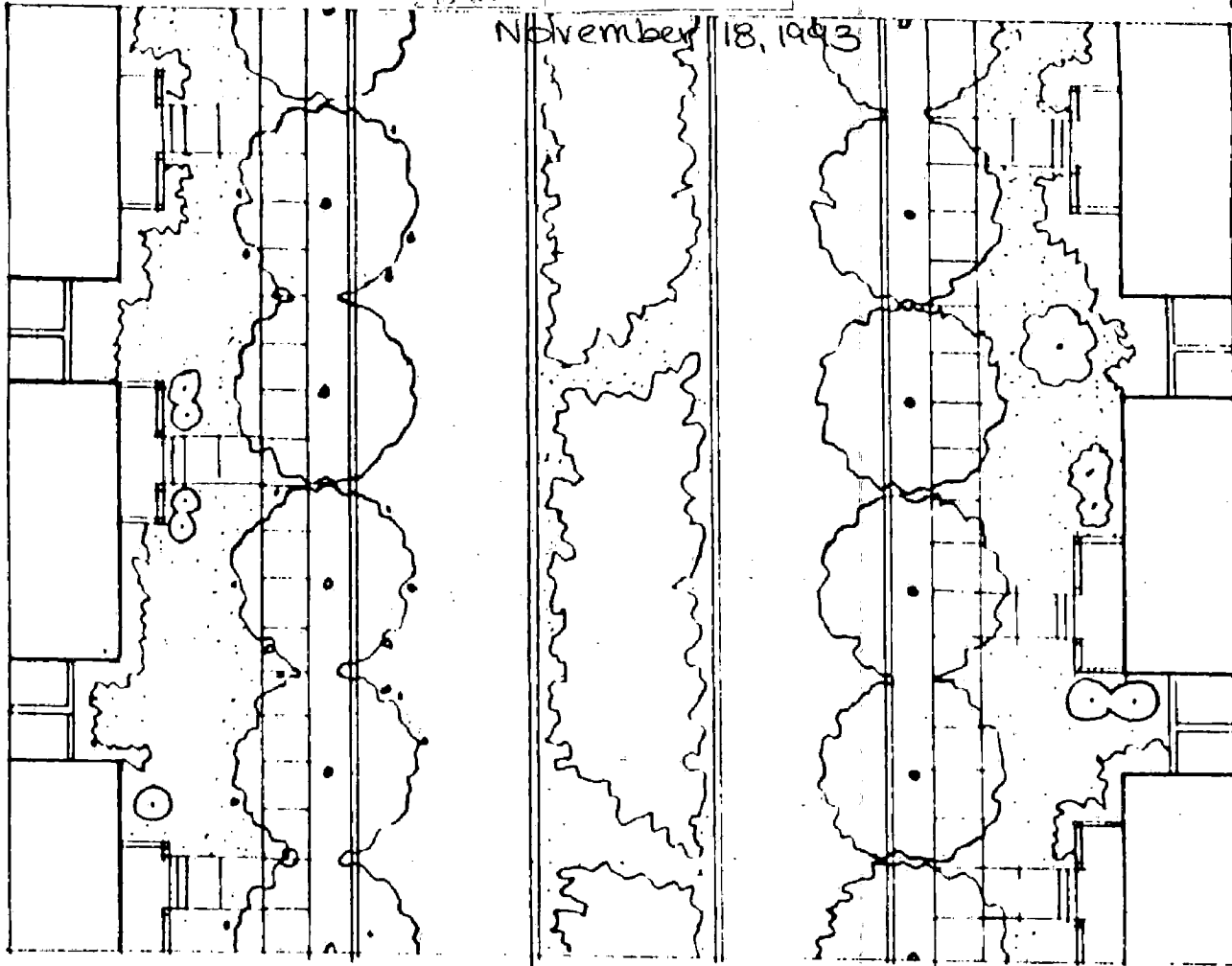
MINOR NEIGHBORHOOD STREET

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Nov 9, 1993

Nov 9, 1993

November 18, 1983

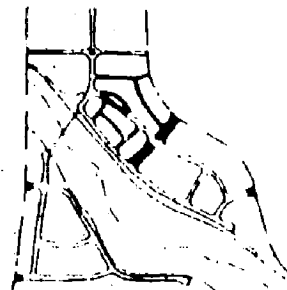


NEIGHBORHOOD DRIVE /ENTRY

7 Setback = 5' at sideyard
Dimension Varies

January 1991

10/18/83

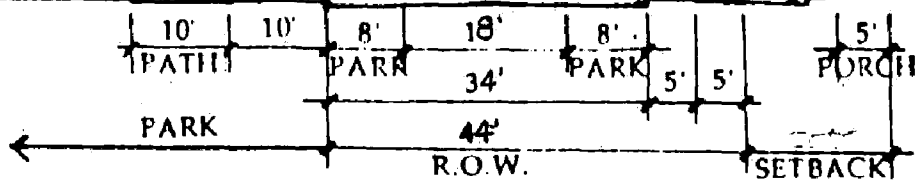
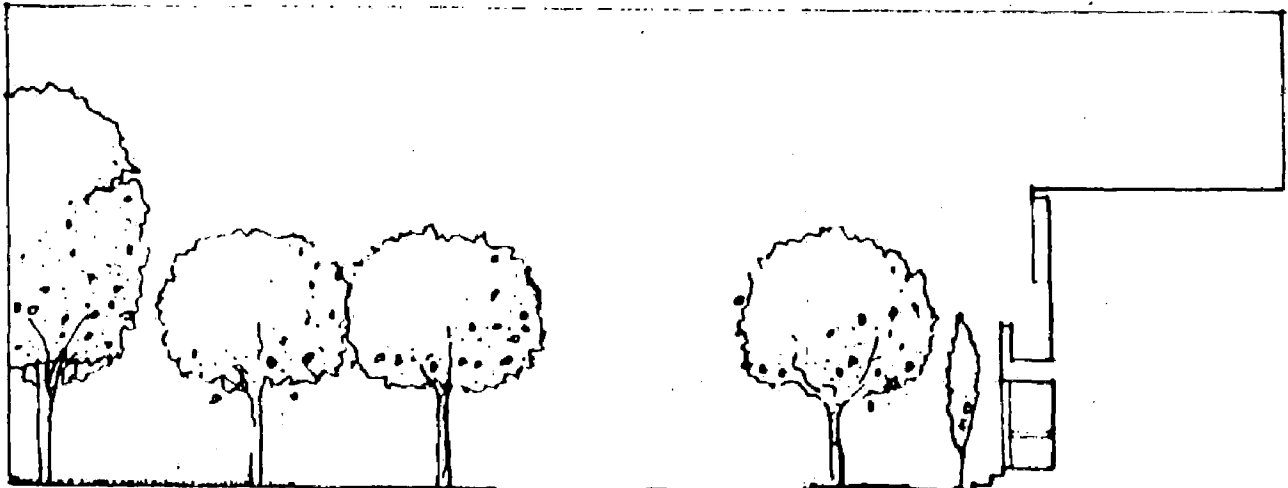
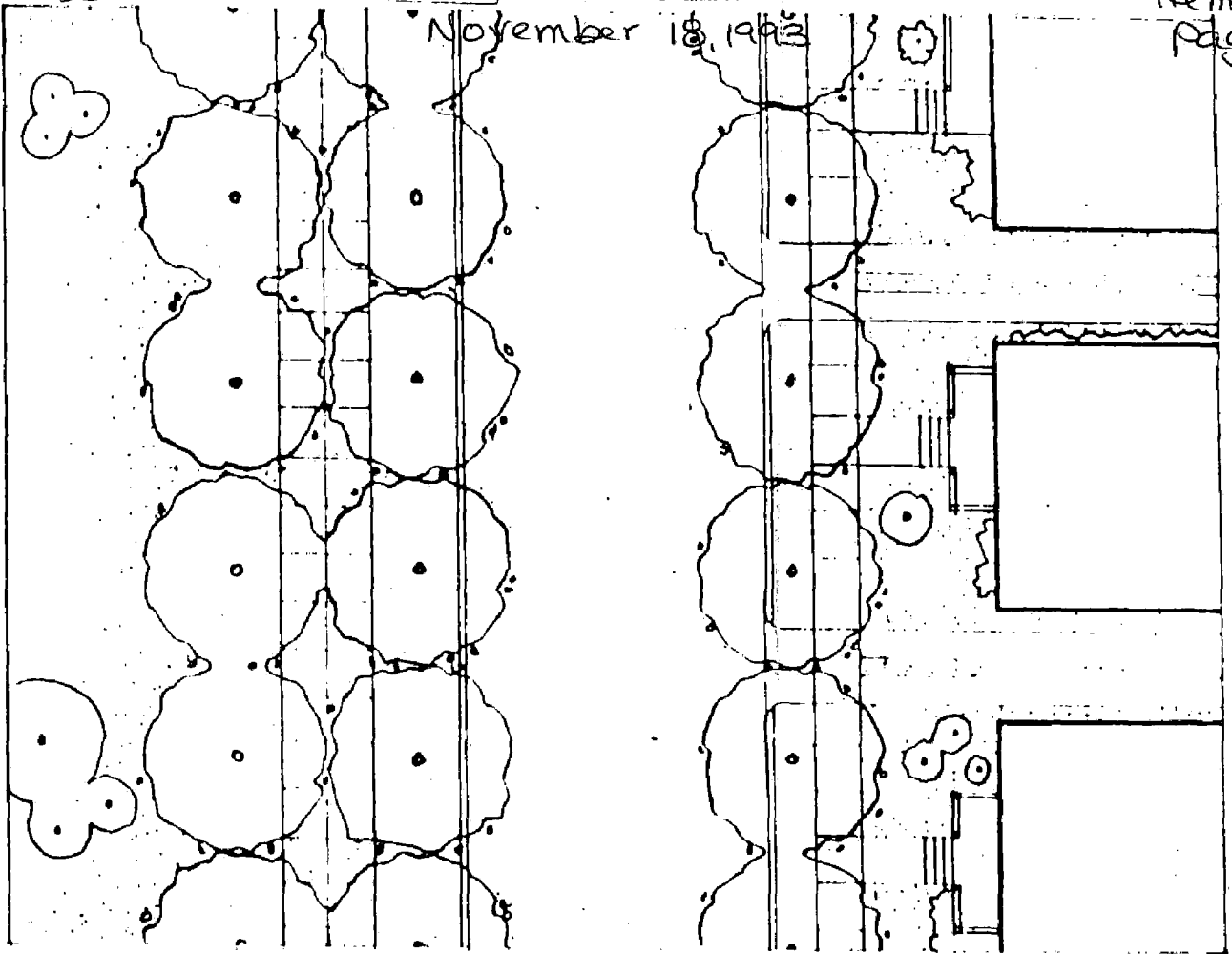


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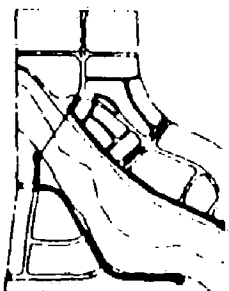
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**PARKSIDE/CREEK SIDE
NEIGHBORHOOD STREET**



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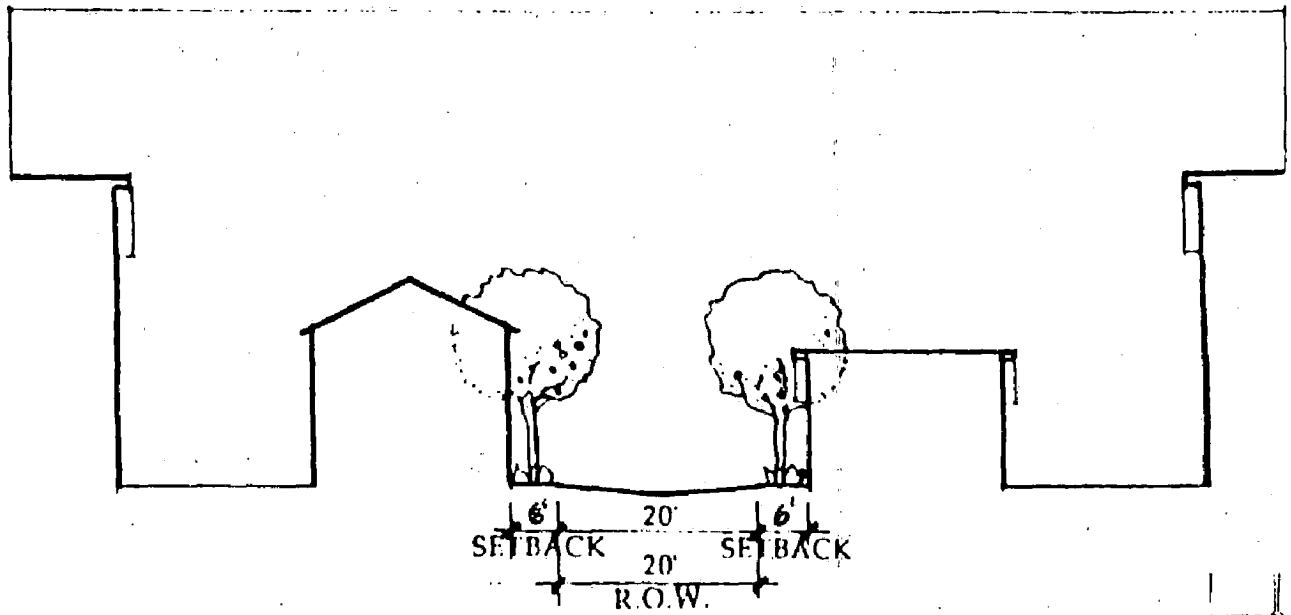
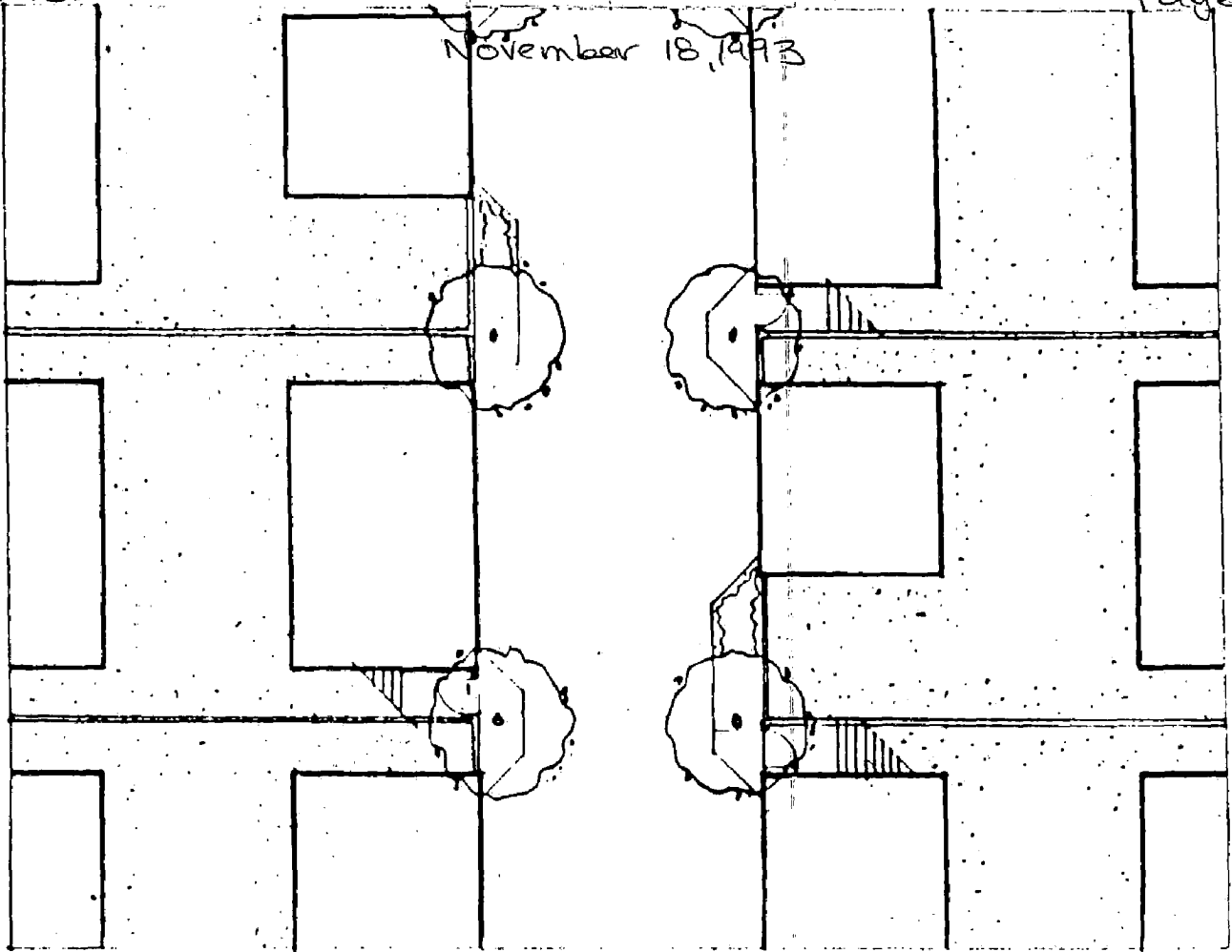
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EXHIBIT D-5

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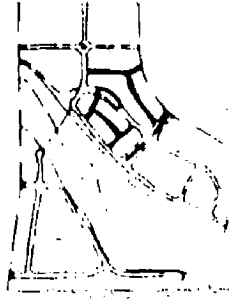
November 18, 1993



RESIDENTIAL ALLEY

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May 9, 1991



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