



Planning Commission Staff Report

March 15, 2007

Project: Madeira East
Request: Tentative Subdivision Map, Design Review for Subdivision Layout & Abandonment of Easements
Location: Phase IV of the Laguna Ridge Specific Plan encompassing 239.3 acres at the northwest corner of West Stockton Blvd. and future Whitelock Parkway
APN: 132-0280-008, 014, 015 & 132-0290-029
File: EG-03-481
Planner: Darcy Goulart

Applicant / Owner

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Representative

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Staff Recommendation

The Planning Commission approve the Tentative Subdivision Map, Design Review for subdivision layout and Abandonment of various easements for Madeira East (EG-03-481) subject to the findings and conditions of approval contained in the March 15, 2007 staff report.

Project Description

The project consists of a Tentative Subdivision Map to subdivide the 239.3 acre site to create 875 single family lots consisting of 331 RD-7 lots, 433 RD-5 lots, and 111 RD-4 lots consistent with the adopted Laguna Ridge Specific Plan. The map will also create 3 park lots, 4 parkway lots, 6 landscape lots, 15 BP zoned lots for future office development, 1 SMUD substation reservation lot, 2 interchange reservation lots and 1 Water Treatment Plant reservation lot. The project also includes a Design Review for subdivision layout for consistency with the City-wide Design Guidelines as well as the Laguna Ridge Supplemental Design Guidelines. This project also consists of the abandonment of utility easements, road easements and ingress/egress easements within the boundaries of the project site.

Background

The Laguna Ridge Specific Plan (LRSP), approved by City Council in June 2004, encompasses approximately 1,900 acres and is located in the southwestern portion of the City. The LRSP lies west of Highway 99, south of Elk Grove Boulevard, east of Bruceville Road and the East Franklin Specific Plan area, and north of Bilby Road. Future land uses within the LRSP include single and multi-family residential, commercial, office, and a civic center set amongst connective paseos, pedestrian corridors, and world class parks. The LRSP is divided into four phases of development. With the exception of Phase I (combination Middle School/High School), phases will be planned with a village concept, consisting of a school and park as the main focal element, surrounded by a number of neighborhoods. Each phase will be served by adequate infrastructure before a single residence can be occupied.

The Madeira East site within the LRSP has historically been used for agricultural purposes and is currently occupied by several rural residences. The presence of sensitive species and wetland resources in the Plan area is limited due to previous agricultural disturbance. A number of oak trees, located along fence lines and property boundaries, will be retained and/or relocated as part of development of the plan and evaluated on a project-specific basis.

Analysis

Tentative Subdivision Map

The LRSP identifies several different land uses within Madeira East project site. Zoning for the site includes RD-4, RD-5, RD-7, BP, LP and Parkway. The proposed tentative subdivision map is consistent with the Elk Grove General Plan, the Laguna Ridge Specific Plan, and all applicable zoning code requirements and subdivision regulations. Approval of the tentative subdivision map would create the following lots:

- 875 Single Family Residential Lots
 - 131 42'-44' x 80' typ lots
 - 200 45' x 105' typ lots
 - 308 55' x 105' typ lots
 - 125 60' x 105' typ lots
 - 111 70' x 122' typ lots
- 3 Local Park Lots
- 4 Parkway Lots
- 6 Landscape Corridor Lots
- 15 BP zoned lots
- 1 SMUD Substation Reservation Lot
- 2 Interchange Reservation Lots
- 1 Water Treatment Plant Reservation Lot

The project site encompasses approximately 239.3 acres of Phase IV of the LRSP area. The general project site location is south of Auto Mall Phase III, east of the High School/Middle School and west of Highway 99. There is a portion of Madeira East located south of Whitelock Parkway which includes 83 of the 875 residential lots and one of the three local parks. Proposed development within the boundaries of the tentative map will consist of low density single family residential uses and lots to accommodate three local parks, a SMUD substation and a Water Treatment Plant. The map also includes 15 lots to accommodate future development of office buildings. Of the 875 residential lots shown on the map, 34 of those lots are lotted out in the event that the Water Treatment Plant is no longer needed. Including these lots on the map allows the applicant to submit a final map without having to go through the tentative map approval process if the WTP is no longer needed. The layout provided would extend 'F' Way to the south, which would then loop back up to 'H' Way. The proposed lotting pattern fits in with the surrounding lots and would create lots of sufficient size for residential development. The 0.56 acre SMUD substation is located in the southwest corner of the map.

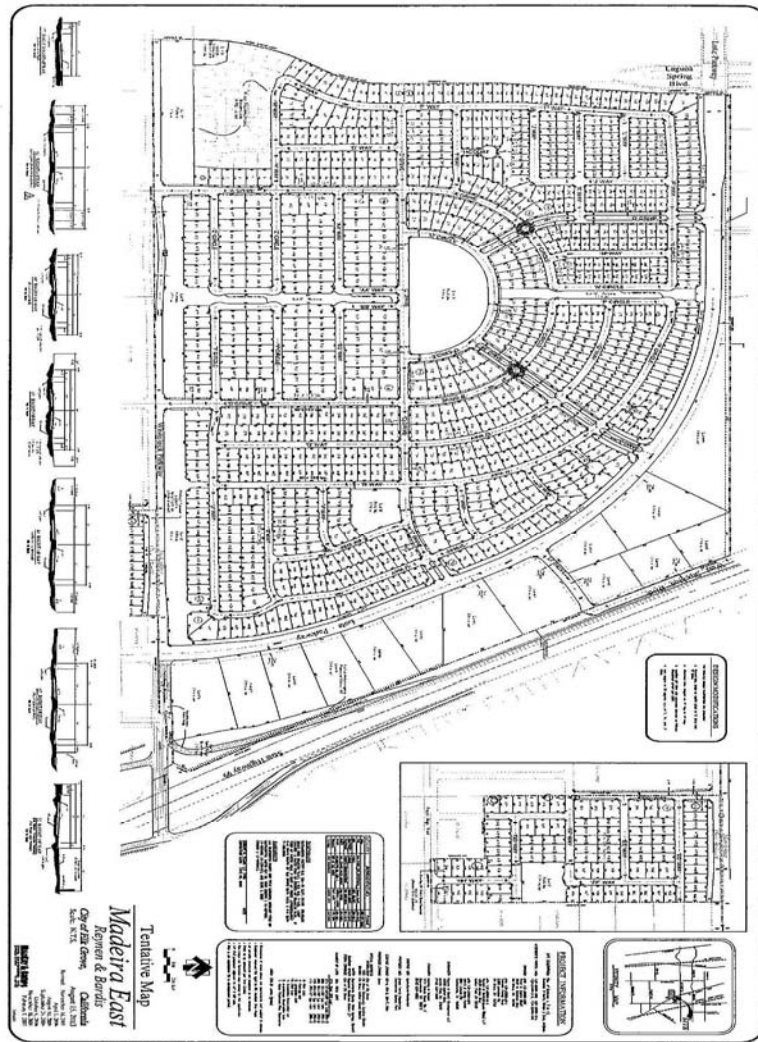
The residential layout of the project has been designed cohesively so that unpleasing, visible separation of neighborhoods does not occur, in accordance with the subdivision design standards of the LRSP. Pedestrian connectivity is provided throughout the project through the proposed installation of sidewalks, landscape corridors with pedestrian pathways, and a north/south parkway that runs through the middle of the project site. This parkway leads to a centrally located 5.1 acre local park. Pedestrian access will also be provided within the

drainage corridor along Whitelock Parkway. This corridor runs the entire length of Whitelock Parkway from Bruceville Road to Lotz Parkway allowing pedestrians to utilize all of the open space amenities that the LRSP has to offer.

Vehicular access through the project site will be provided in several locations along two major arterial roadways, including three entries on Lotz Parkway, and three entries on Whitelock Parkway. Internal streets have been planned to achieve efficient access throughout the various neighborhoods. Staff realized that 'D' Drive was approximately 80' off set to the west of the future extension of Auto Center Drive from the north of the project site. The intersection of Auto Center Drive has already been set with left-out movements and the 80' off set between the two intersections would pose ingress/egress conflicts. Therefore, staff has included a condition to require the applicant to align 'D' Drive and Lotz Parkway with the existing Auto Center Drive where it intersects with Lotz Parkway. This will become a signalized intersection with full ingress/egress movements for Madeira East and the Auto Mall.

Staff does have concerns with the layout of that portion of Madeira East that is located south of Whitelock Parkway. This area includes 83 single family residential lots and a 1.3 acre local park. The properties surrounding this portion of Madeira East are nonparticipating property owners. Staff believes that the site and surrounding properties would be best served if the park were centrally located on the Madeira East piece with several road connections to the east and west. Staff would recommend that the project be approved with modifications to this portion of Madeira East to include a centrally located park and road connections to the east and west.

Madeira East Tentative Subdivision Map



Infrastructure Conditions

The conditions of approval included in Attachment A require the Madeira East project to provide infrastructure adequate to meet the demands of the project. As previously mentioned Madeira East is located within Phase IV of the LRSP. At the request of the applicant, Public Works staff reviewed the infrastructure requirements included in the Infrastructure Phasing Matrix in relation to Phase IV projects. The Infrastructure Phasing Matrix assumed that Phase III would develop prior to Phase IV and so all Phase III infrastructure was required for development of Phase IV. It was determined by Public Works staff that the infrastructure need of Phase IV are independent of Phase III, within the exception of the off-site roadway connection to the south. Madeira East has been conditioned accordingly to provide only that infrastructure that is needed for the project site. This includes water, sewer and road improvements to Big Horn (Whitelock Parkway to Bilby Road), Whitelock Parkway (Big Horn to West Stockton), Laguna Springs Drive (full width improvements) and the off-site roadway connection to the south, which

includes Big Horn from Bilby to Kammerer and Kammerer from Big Horn to West Stockton Blvd. Overall, the project will provide adequate infrastructure to support the demands associated with the development of Phase IV.

Environmental Analysis

The Laguna Ridge Specific Plan was approved and an Environmental Impact Report adopted by the City council on June 16, 2004. The EIR adequately addressed environmental issues related to the development of the subject property. The Madeira East project is being undertaken pursuant to and in conformity with the approved Specific Plan. No special circumstances exist and no changes in the project have occurred that would necessitate the preparation of subsequent environmental review. No additional environmental impacts have been identified for the project site other than those previously disclosed and analyzed in the Laguna Ridge Specific Plan EIR. Madeira East is subject to the Laguna Ridge Mitigation Monitoring and Reporting Program and a condition of approval is included which requires recordation of the MMRP. Consequently, pursuant to CEQA Guidelines Section 15182, no further environmental review is required for this project.

Summary

Staff reviewed the applicant's request for a Tentative Subdivision Map, Design Review for subdivision layout and the abandonment of numerous easements for the Madeira East project. The project has been analyzed according to the policies and goals of the Elk Grove General Plan and the Laguna Ridge Specific Plan. The project design as well as the attached conditions of approval ensures that the project will be compatible with the surrounding land uses. Staff recommends approval of the Madeira East project, subject to the attached conditions of approval and recommended design modifications to the portion of Madeira East that is located south of Whitelock Parkway.

Recommended Motions

"I move that the Planning Commission approve the Tentative Subdivision Map, Large Lot Map, Design Review for subdivision layout and abandonment of easements for the Madeira East project (EG-03-481) subject to the findings and attached conditions of approval contained in the March 15, 2007 staff report."

Findings

CEQA

Finding: The project will not have a significant impact on the environment because all potentially significant effects have been adequately analyzed in the Environmental Impact Report previously prepared for the Laguna Ridge Specific Plan project (EG-00-062) in accordance with the California Environmental Quality Act (CEQA).

Evidence: The Laguna Ridge Specific Plan Environmental Impact Report was adopted by the City Council in June 2004. The EIR adequately addressed environmental issues related to the development of Madeira East, which conforms to the approved Specific Plan. No additional environmental impacts have been identified for Madeira East other than those previously disclosed and analyzed in the Laguna Ridge Specific Plan EIR. The project is subject to the Laguna Ridge Mitigation Monitoring and Reporting Program and a condition of approval is

included which requires that the MMRP be recorded. Therefore, pursuant to CEQA Guidelines Section 15182, no further environmental review is required for this project.

General Plan

Finding: The project is consistent with the goals and policies of the Elk Grove General Plan.

Evidence: The General Plan identifies the site as being located within the Laguna Ridge Specific Plan. Land uses throughout the project site include Low Density Residential, Office/Multi-family, and Open Space. The project is consistent with the goals and policies of the General Plan as well as those development policies and standards established by the Laguna Ridge Specific Plan.

Tentative Subdivision Map

Finding: None of the findings (a) through (g) in Section 66474 of the California Subdivision Map Act requires a City to deny approval of a tentative map apply to this project.

Evidence: The above Findings #a. through #g. do not apply to the proposed Tentative Subdivision Map.

- a. The proposed map is consistent with the density limits as specified in the Laguna Ridge Specific Plan
- b. The design or improvements of the proposed subdivision are consistent with the Laguna Ridge Specific Plan.
- c. The site is physically suitable for the development. The applicant is proposing a large lot/small lot subdivision that conforms to the allowable densities in the Laguna Ridge Specific Plan.
- d. The site is physically suitable for the proposed density of development. The applicant is proposing a large lot/small lot subdivision that conforms to the allowable densities of the underlying zoning designations of the Laguna Ridge Specific Plan.
- e. The Environmental Impact Report prepared for the project determined that potential environmental impacts related to the proposed project can be mitigated less than significant levels. For those impacts which mitigation cannot reduce impacts to less than significant levels, a statement of overriding considerations has been adopted. The project will comply with all mitigation measures adopted for the Laguna Ridge Specific Plan.
- f. The proposed map was reviewed to ensure safe traffic flow. There are no known potentially serious health problems that will result from project implementation.
- g. No conflict with easements acquired by the public at large, for access through or use of, property within the proposed subdivision, have been identified.

Design Review

Finding: The proposed layout is consistent with the Citywide Design Guidelines.

Evidence: The site layout has been reviewed against the Citywide Design Guidelines for residential subdivisions and meets all applicable design requirements. The project is subject to conditions of approval that will ensure consistency with all standard requirements.

Finding: The proposed site design, layout, and landscaping are suitable for the purposes of the subdivision and the site and will enhance the character of the neighborhood and community.

Evidence: The proposed subdivision map and related plans provide all the design elements required by the Citywide Design Guidelines and the Supplemental Design Guidelines for Laguna Ridge. This includes interconnected street system, pedestrian connectivity, and sufficient open space and landscaping. The conditions of approval and subsequent design review of future residential development will ensure consistency with all standard requirements.

Finding: The architecture, including the character, scale and quality of the design, relationship with the site and other buildings, building materials, colors, screening of exterior appurtenances, exterior lighting and signing and similar elements establishes a clear design concept and is compatible with the character of buildings on adjoining and nearby properties.

Evidence: The project does not propose any structures. Subsequent design review of future residential and office development is required and will ensure consistency with all standard requirements.

Finding: The proposed project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation.

Evidence: The proposed subdivision and layout provides adequate off-site access and on-site circulation for vehicle, bicycle, and pedestrian modes and sufficient parking for vehicles and bicycles consistent with applicable requirements. The project is subject to conditions of approval that will ensure consistency with all standard requirements and the safe integration of the project into the local transportation network.

Attachments

- Attachment A – Resolution
- Attachment B – Project Correspondence
- Attachment C – Project Exhibits