

SALT CREEK HEIGHTS

PLANNED DEVELOPMENT | REDDING CA



APPROVED

Redding City Council

File S-15-07/PD-11-07/RZ-6-07

By Jim Williams

Date 6-15-10

Salt Creek Heights

S-15-07/PD-11-07/RZ-6-07
MAY 11, 2010
ITEM 5b(4)
ATTACHMENT "P"

Job No. 05386

MAY 2010



SALT CREEK HEIGHTS

PLANNED DEVELOPMENT | REDDING, CA

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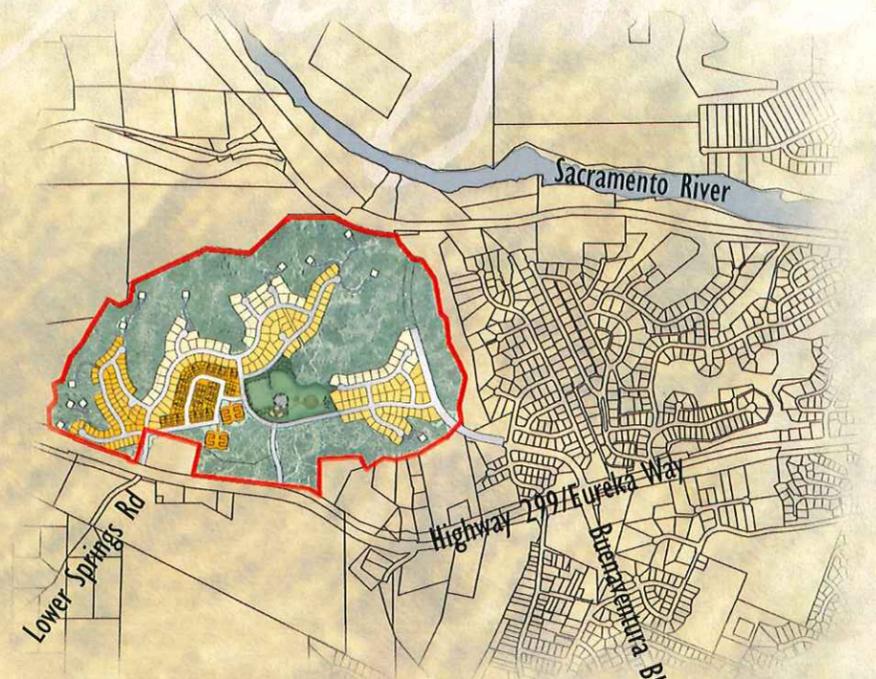


SALT CREEK HEIGHTS

PLANNED DEVELOPMENT | REDDING, CA



REGIONAL MAP
N.T.S.



VICINITY MAP
N.T.S.

SALT CREEK HEIGHTS

PLANNED DEVELOPMENT | REDDING, CA

SALT CREEK HEIGHTS is located on the west side of Redding along Eureka Way, minutes from the heart of downtown. While close in proximity to Redding's many urban amenities, Salt Creek Heights is surrounded by Redding's natural beauty: Gold Run Creek to the east, Salt Creek to the west, and the Sacramento River to the north. The natural terrain of the site provides the opportunity for a variety of homes within high quality neighborhoods while preserving the natural splendor of the site and its surroundings.

SALT CREEK HEIGHTS is 273 acres of land that supports 440 residential units ranging from apartments and garden court homes to a variety of single family home sites.

THE MASTER PLANNED COMMUNITY includes numerous amenities: an orderly circulation system, parkways along both sides of all interior streets, cohesively designed project and neighborhood identifiers, numerous home sites adjacent to open space, abundant views of the surrounding mountains, a centrally located 13.9 acre public park, a pedestrian connection to the existing trail network, and over half of the site (in excess of 140 acres) protected as open space.

SALT CREEK HEIGHTS

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LEGEND

- 12 80' x 80' Custom Home Sites
- 49 90'-100' x 120' Lots
- 114 75'-80' x 100' Lots
- 73 50'-60' x 80' Lots
- 96 Garden Court Homes
- 96 Multi-Family
- Pedestrian Trail

SITE DATA

Total Site Area:	272.9 Acres
Buildable Area:	145.5 Acres
Total Units:	440
Density:	3.0 D.U./Acre
Public Park:	13.9 Acres
Open Space:	142.8 Acres



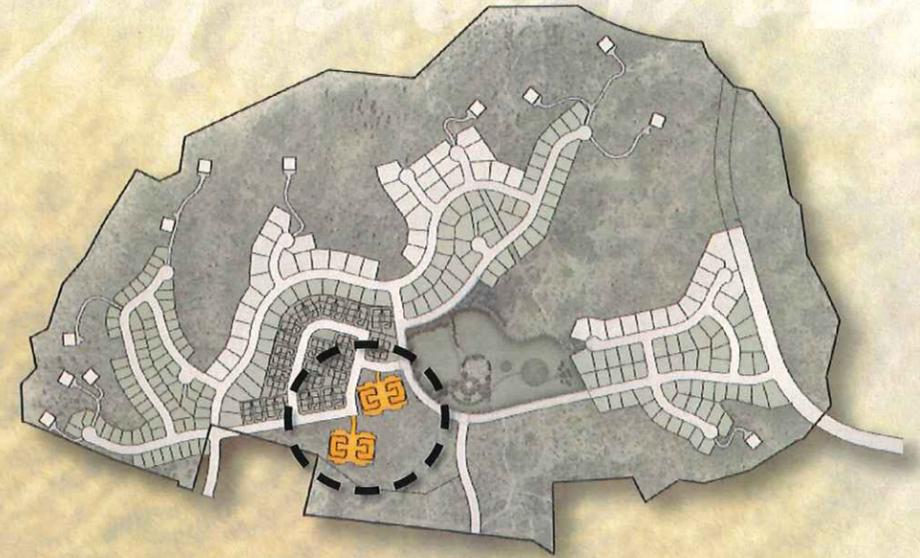
SALT CREEK HEIGHTS

PLANNED DEVELOPMENT | REDDING, CA

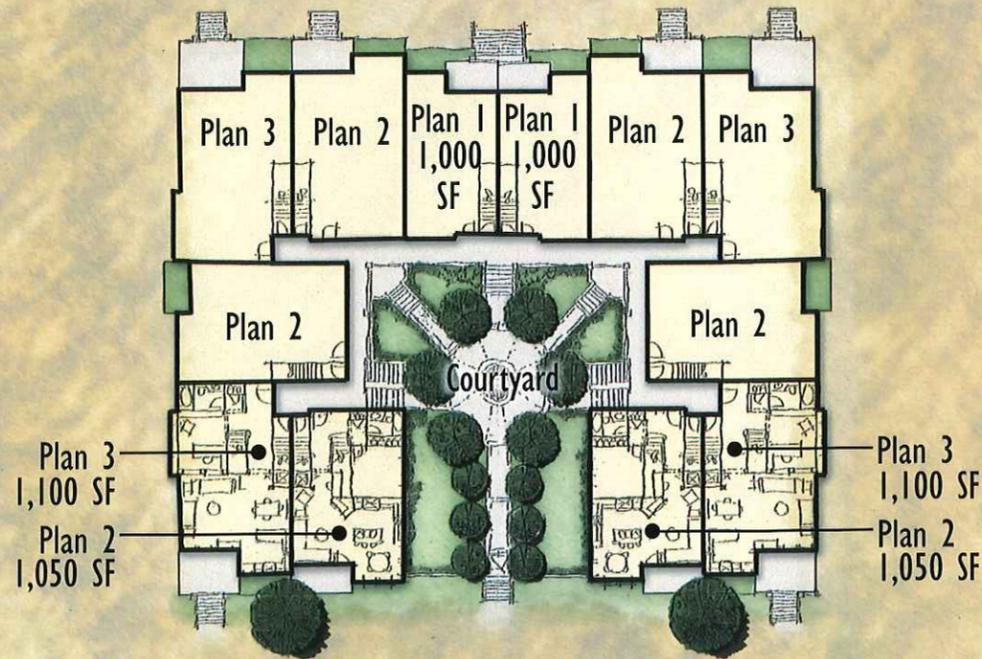


FRONT ELEVATION

N.T.S.

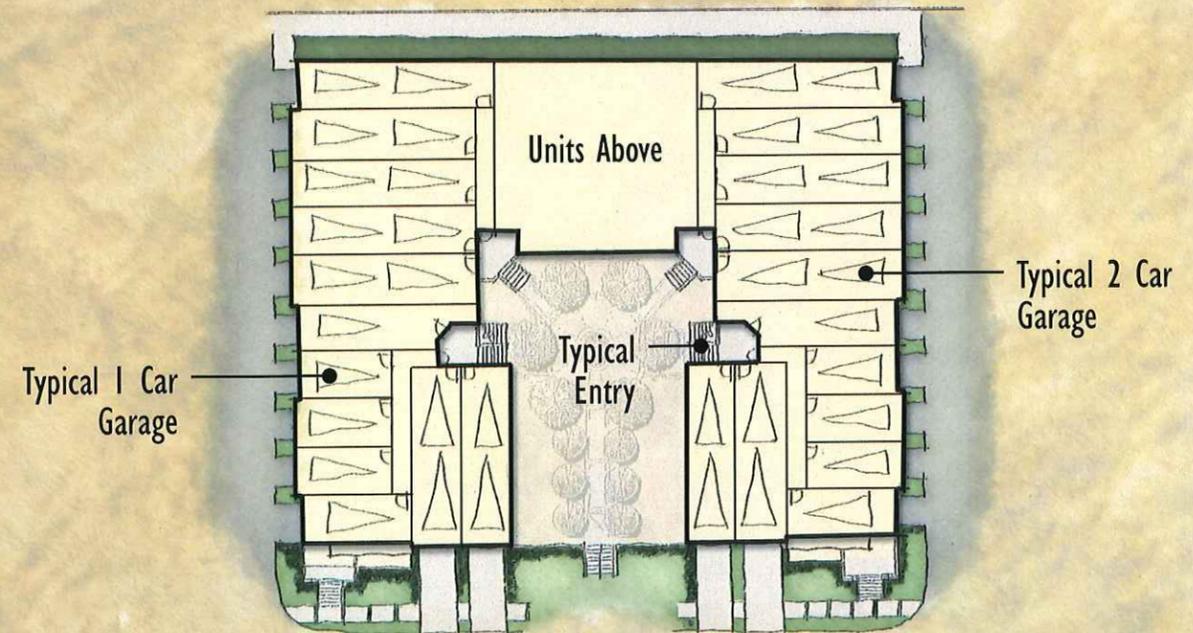


KEY MAP



TYPICAL UNIT LAYOUT

24 UNIT APARTMENT BUILDING
N.T.S.



GARAGE LAYOUT

38 GARAGE SPACES TOTAL
N.T.S.

SALT CREEK HEIGHTS

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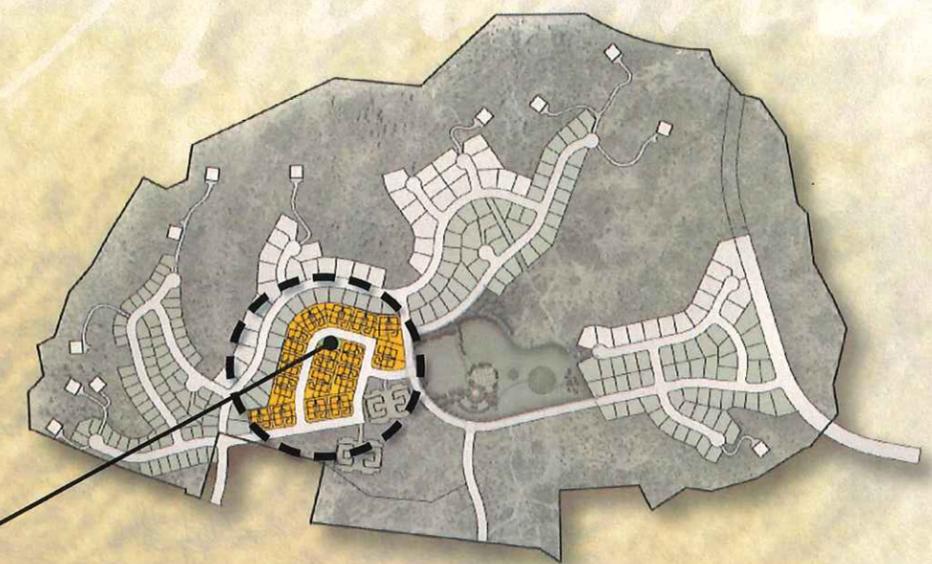


Pedestrian Court

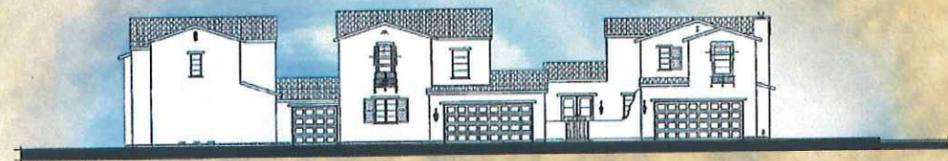
Motor Court

STREET ELEVATION

SEE 'A' ON PLAN VIEW
N.T.S.



KEY MAP

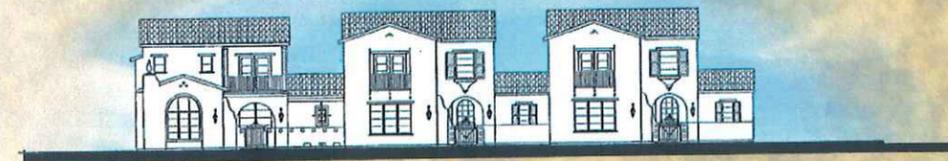


DRIVEWAY ELEVATION

SEE 'B' ON PLAN VIEW
N.T.S.



DETAIL

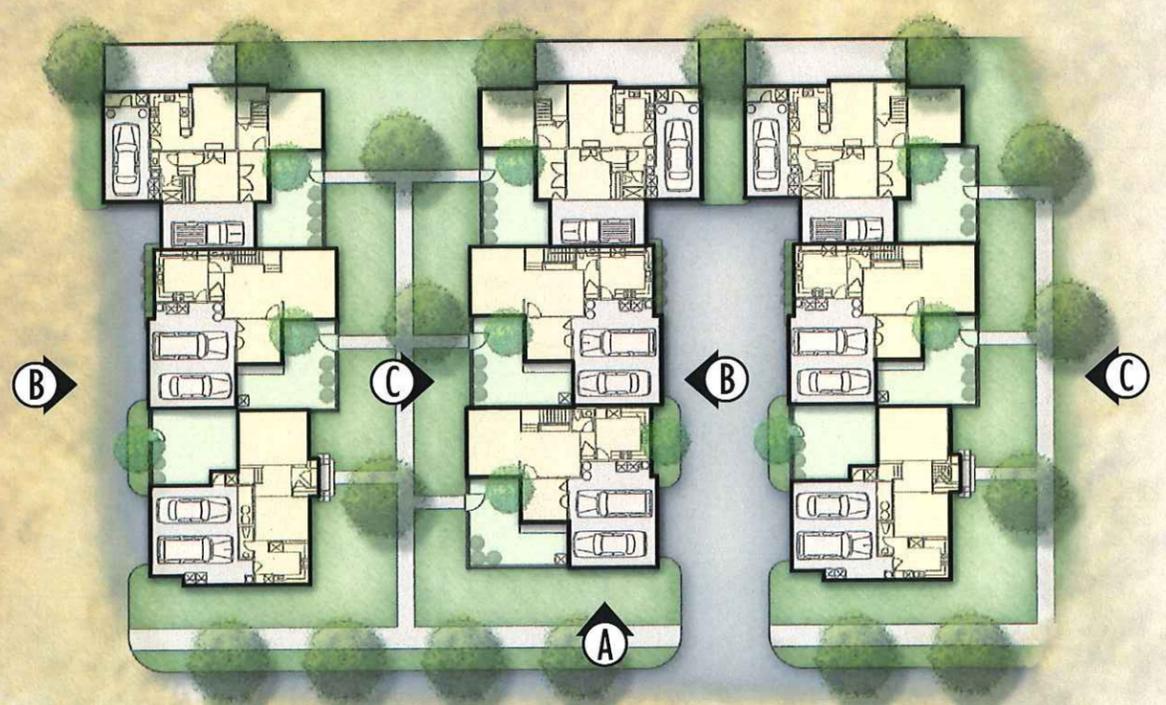


COURTYARD ELEVATION

SEE 'C' ON PLAN VIEW
N.T.S.

MINIMUM BUILDING SETBACK STANDARDS

FRONT:	15'
SIDE:	5'
CORNERSIDE:	10'
REAR:	10'

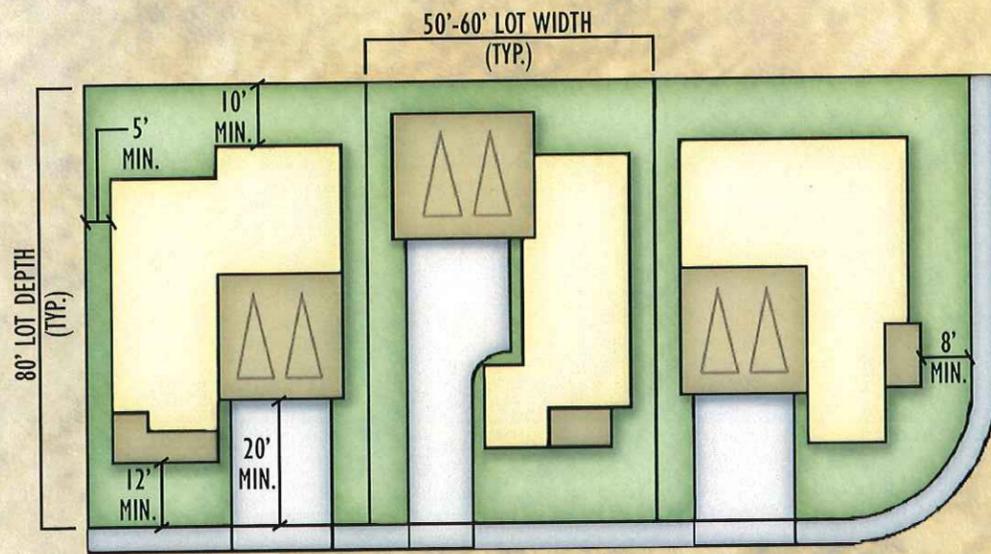


PLAN VIEW

N.T.S.

SALT CREEK HEIGHTS

PLANNED DEVELOPMENT | REDDING, CA



TYPICAL LOT LAYOUT
N.T.S.

MINIMUM BUILDING SETBACK STANDARDS

FRONT:	12'
GARAGE:	20'
SIDE:	5'
CORNERSIDE:	10' TO HOUSE (8' TO PORCH)
REAR:	10'



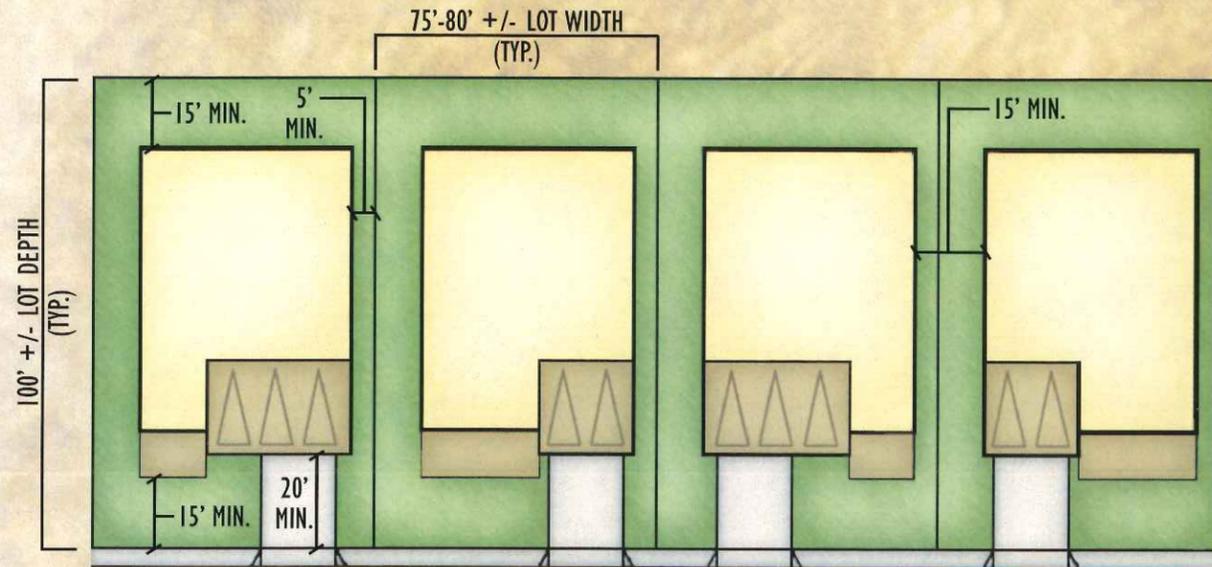
KEY MAP



STREET ELEVATION
N.T.S.

SALT CREEK HEIGHTS

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TYPICAL LOT LAYOUT
N.T.S.

MINIMUM BUILDING SETBACK STANDARDS

FRONT:	15'
GARAGE:	20'
SIDE:	15' Total (no side less than 5')
CORNERSIDE:	15'
REAR:	15'



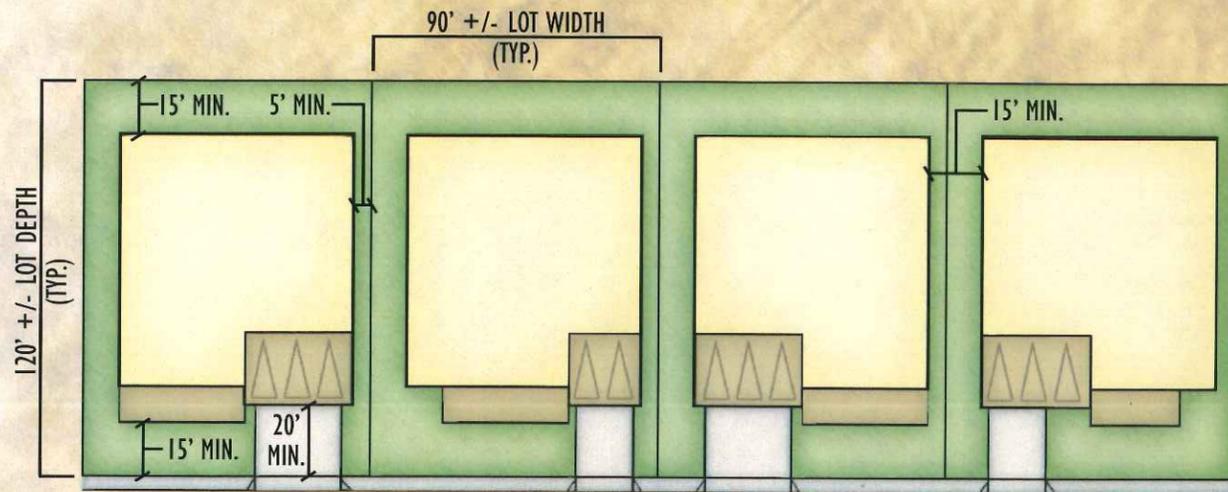
KEY MAP



STREET ELEVATION
N.T.S.

SALT CREEK HEIGHTS

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TYPICAL LOT LAYOUT
N.T.S.

MINIMUM BUILDING SETBACK STANDARDS

FRONT:	15'
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KEY MAP



STREET ELEVATION
N.T.S.

SALT CREEK HEIGHTS

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KEY MAP

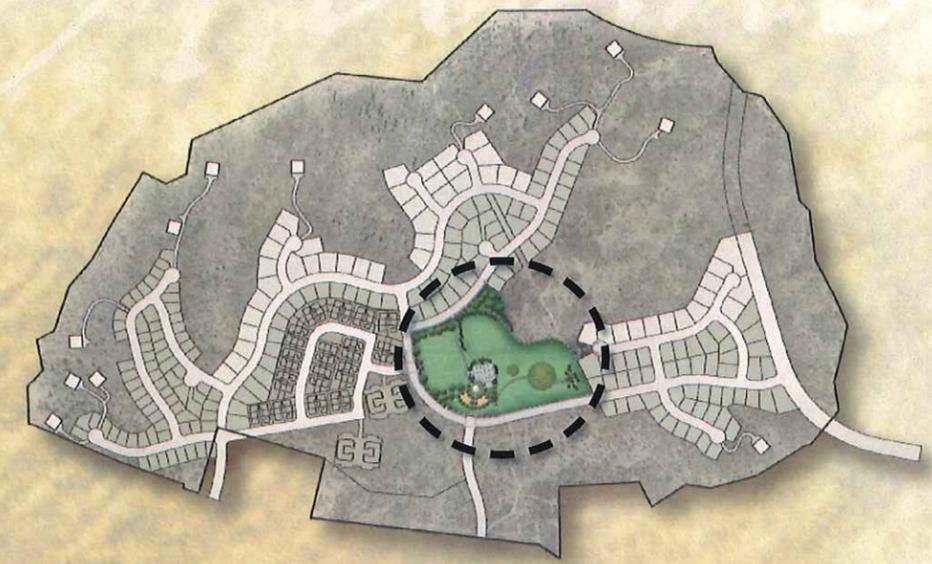
WITHIN SALT CREEK HEIGHTS there are 12 high-quality home sites situated on knolls overlooking the natural beauty of their surroundings. Each site will consist of an 80' x 80' building area, a private drive accessing the location, a fire turn around, and a fire hydrant where necessary. These premium home sites will allow the future homeowners to construct high-quality homes expressing their individualities while protecting the surrounding environment.



CUSTOM HOME SITES 10

SALT CREEK HEIGHTS

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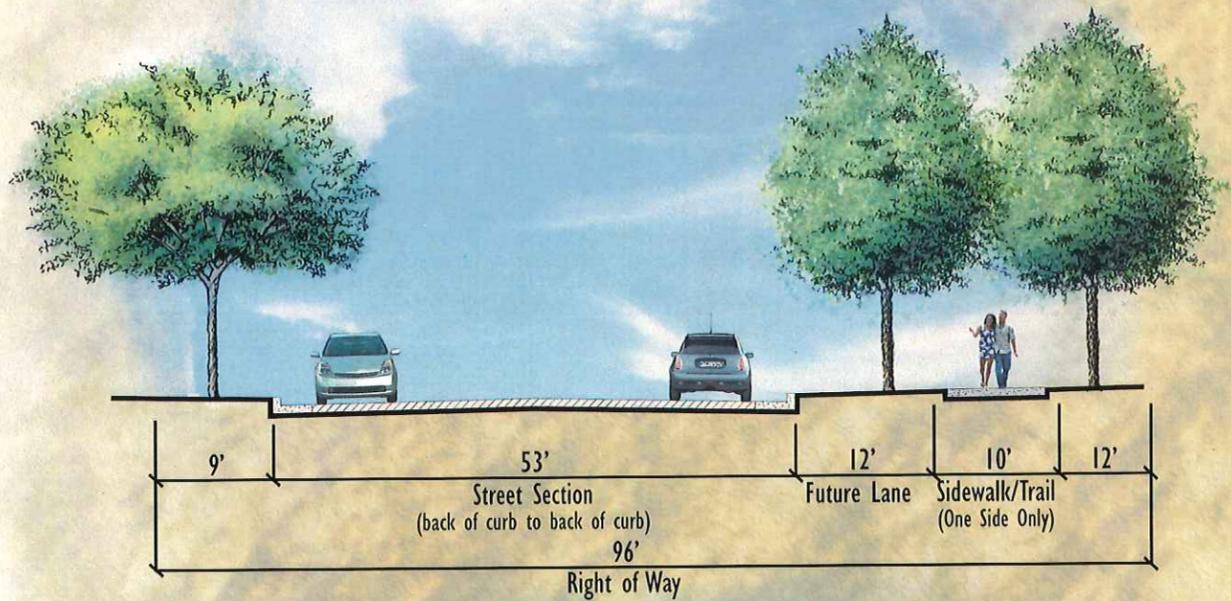


KEY MAP



SALT CREEK HEIGHTS

PLANNED DEVELOPMENT | REDDING, CA

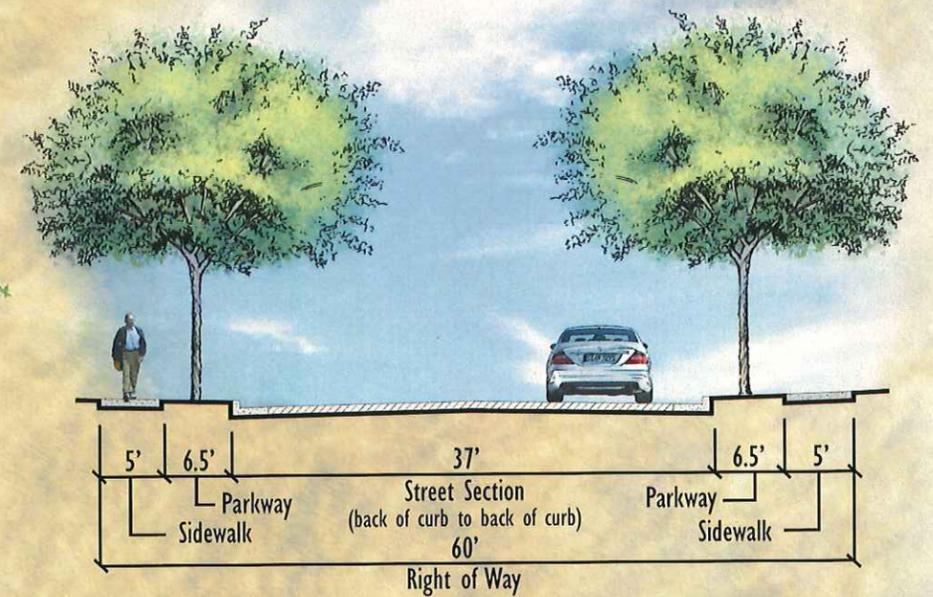
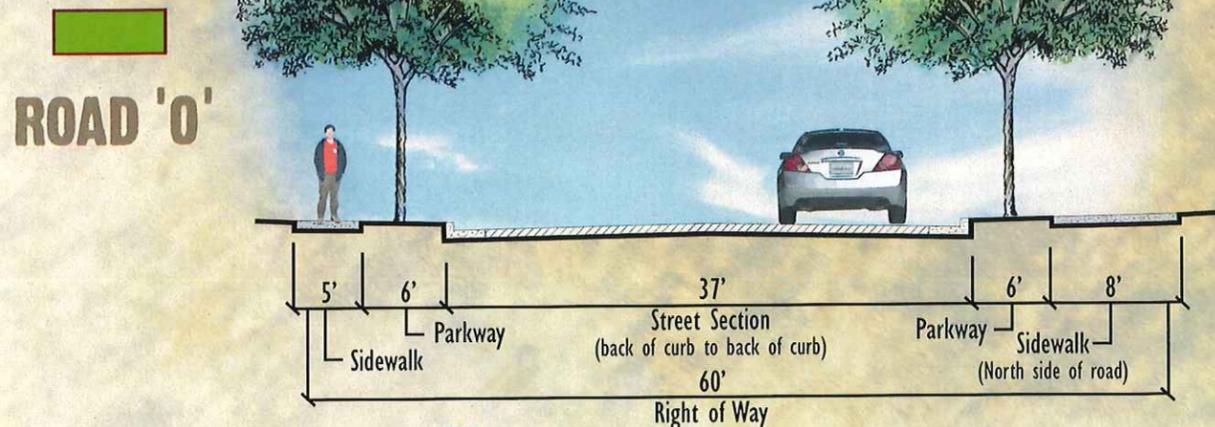


BUENAVENTURA BOULEVARD

Note: Buena Ventura Boulevard road section is the same as Buena Ventura through Sunset Avenues.



KEY MAP



SALT CREEK HEIGHTS

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APPROXIMATE NUMBER OF TREES TO BE PLANTED WITHIN SALT CREEK HEIGHTS:

STREET TREES:	950
TREES WITHIN PRIVATE LOTS:	1,370
PARK TREES:	100
TOTAL TREES TO BE PLANTED:	2,420

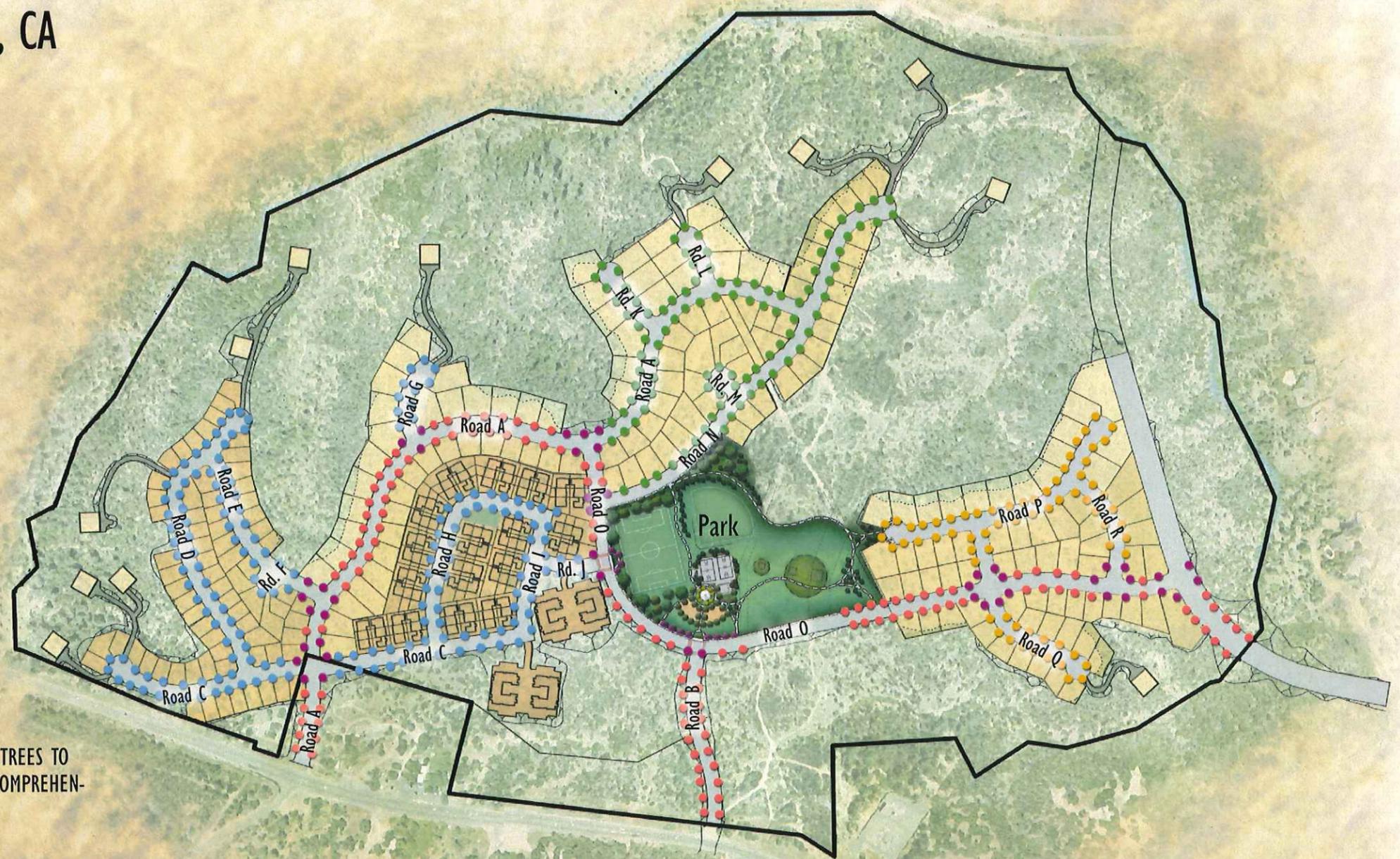


NOTE:
STREET TREES TO BE PLANTED 30'-40' ON-CENTER. FINAL NUMBER OF TREES TO BE DETERMINED BY SETBACKS ESTABLISHED IN THE CITY OF REDDING COMPREHENSIVE TREE PLAN.

NO TREE SHALL BE PLANTED CLOSER THAN:
35' FROM A STREET CORNER
15' FROM DRIVEWAYS
10' FROM A FIRE HYDRANT

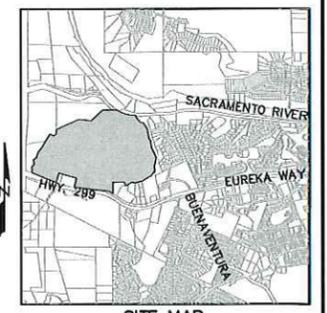
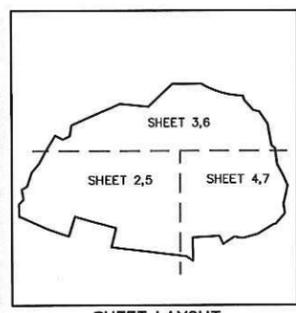
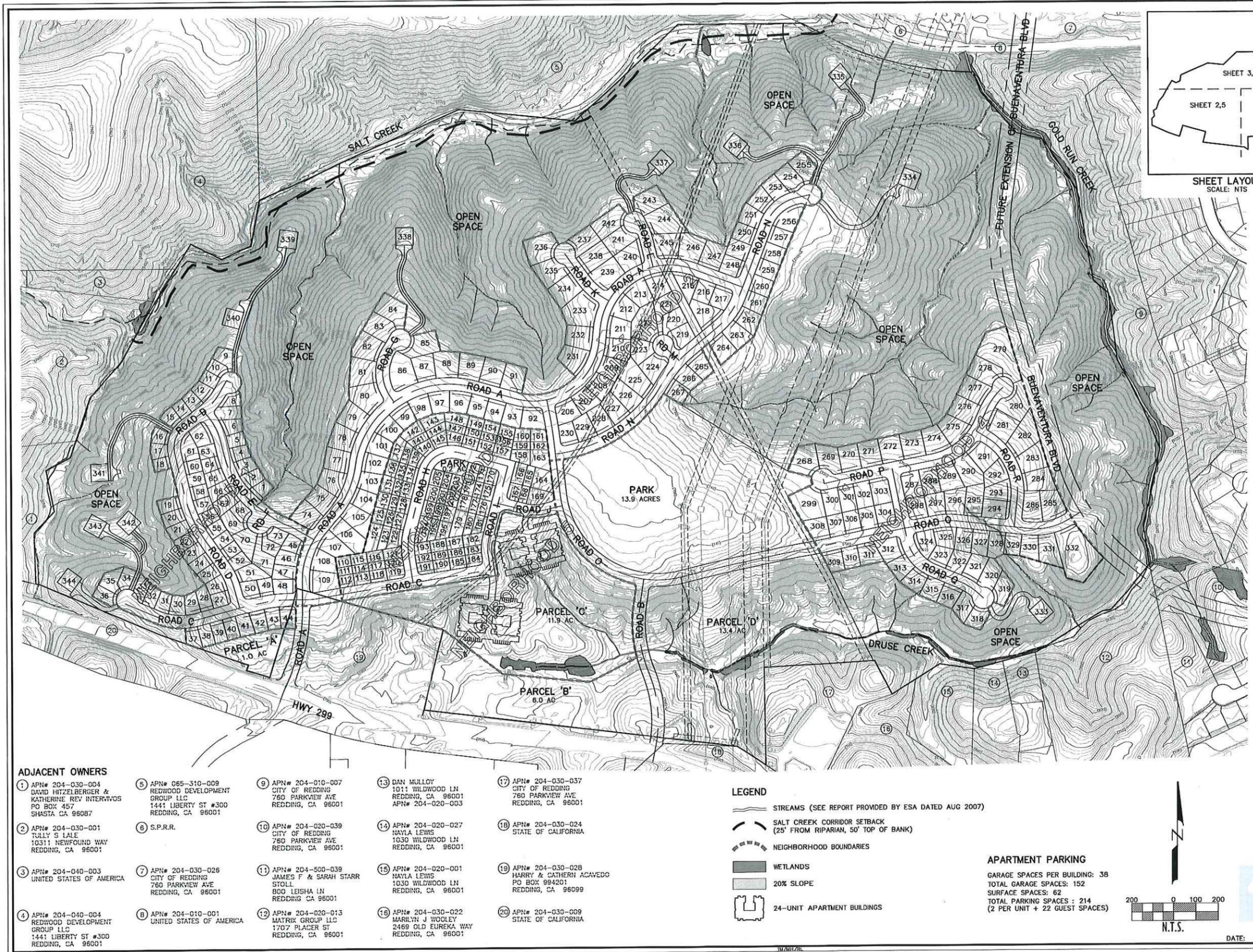
PRIOR TO INSTALLATION, FINAL LOCATION OF THE TREES SHALL BE APPROVED BY THE PLANNING DIVISION AND REU.

DIFFERENT COLOR DOTS ON MAP REPRESENT DIFFERENT TREE SPECIES



STREET TREE DIAGRAM





CLIENT:
SIERRA PACIFIC INDUSTRIES
P.O. 496014
REDDING CA 96049

OWNER:
SIERRA PACIFIC HOLDING CO.
P.O. 496014
REDDING CA 96049

ENGINEER:
SHARRAH DUNLAP SAWYER, INC.
6590 LOCKHEED DRIVE
REDDING, CA 96002

SITE DATA
A.P.# 204-030-036, 028, 027, 023
EXISTING USE: VACANT
PROPOSED USE: RESIDENTIAL
GENERAL PLAN: 6 TO 10, 2-3.5, GWY
ZONING: RM-9, RS-2
SITE AREA: 272.9 AC
AREA IN FLOOD PLAIN: N/A
AREA IN 20% SLOPE: 127.4 AC
BUILDABLE AREA: 145.5 AC
TOTAL UNITS: 440
TOTAL GROSS DENSITY: 3.0 DU/AC

PROJECT DATA
SITE AREA: 272.9 AC
RESIDENTIAL AREA: 109.2 AC
PARK: 13.9 AC
PARCEL 'A': 1.0 AC
PARCEL 'B': 6.0 AC
OPEN SPACE: 142.8 AC

RM-9 ZONE (WEST OF MAJOR POWER LINE)
NEIGHBORHOOD 1: 79 LOTS
NEIGHBORHOOD 2: 103 LOTS
NEIGHBORHOOD 3: 96 LOTS
NEIGHBORHOOD 5: 96 UNITS
TOTAL UNITS: 374
LAND AREA 69.7 AC
AREA IN ROW: 19.2 AC
NET AREA: 50.5 AC
NET DENSITY: 7.4 DU/AC
8,118 SF/UNIT

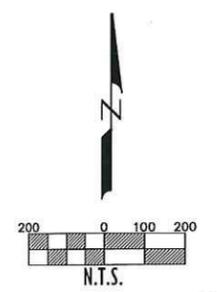
RS-2 ZONE (EAST OF MAJOR POWER LINE)
NEIGHBORHOOD 4: 66 LOTS
TOTAL UNITS: 66
LAND AREA 26.4 AC
NET DENSITY: 2.5 DU/AC

ELECTRICITY: CITY OF REDDING
WATER: CITY OF REDDING
SEWER: CITY OF REDDING
TELEPHONE: AT&T

- ADJACENT OWNERS**
- 1 APN# 204-030-004
DAVID HITZELBERGER &
KATHERINE REY INTERVIVOS
PO BOX 457
SHASTA CA 96087
 - 2 APN# 204-030-001
TULLY S LALE
10311 NEWFOUND WAY
REDDING, CA 96001
 - 3 APN# 204-040-003
UNITED STATES OF AMERICA
 - 4 APN# 204-040-004
REDWOOD DEVELOPMENT
GROUP LLC
1441 LIBERTY ST #300
REDDING, CA 96001
 - 5 APN# 065-310-009
REDWOOD DEVELOPMENT
GROUP LLC
1441 LIBERTY ST #300
REDDING, CA 96001
 - 6 S.P.R.R.
 - 7 APN# 204-030-026
CITY OF REDDING
760 PARKVIEW AVE
REDDING, CA 96001
 - 8 APN# 204-010-001
UNITED STATES OF AMERICA
 - 9 APN# 204-010-007
CITY OF REDDING
760 PARKVIEW AVE
REDDING, CA 96001
 - 10 APN# 204-020-039
CITY OF REDDING
760 PARKVIEW AVE
REDDING, CA 96001
 - 11 APN# 204-500-039
JAMES F & SARAH STARR
STOLL
800 LEISHA LN
REDDING CA 96001
 - 12 APN# 204-020-013
MATRIX GROUP LLC
1707 PLACER ST
REDDING, CA 96001
 - 13 DAN MULLOY
1011 WILDWOOD LN
REDDING, CA 96001
APN# 204-020-003
 - 14 APN# 204-020-027
MAYLA LEWIS
1030 WILDWOOD LN
REDDING, CA 96001
 - 15 APN# 204-020-001
MAYLA LEWIS
1030 WILDWOOD LN
REDDING, CA 96001
 - 16 APN# 204-030-022
HARRIYN J WOOLEY
2469 OLD EUREKA WAY
REDDING, CA 96001
 - 17 APN# 204-030-037
CITY OF REDDING
760 PARKVIEW AVE
REDDING, CA 96001
 - 18 APN# 204-030-024
STATE OF CALIFORNIA
 - 19 APN# 204-030-028
HARRY & CATHERN ACAVEDO
PO BOX 994201
REDDING, CA 96099
 - 20 APN# 204-030-009
STATE OF CALIFORNIA

- LEGEND**
- STREAMS (SEE REPORT PROVIDED BY ESA DATED AUG 2007)
 - SALT CREEK CORRIDOR SETBACK
(25' FROM RIPARIAN, 50' TOP OF BANK)
 - NEIGHBORHOOD BOUNDARIES
 - WETLANDS
 - 20% SLOPE
 - 24-UNIT APARTMENT BUILDINGS

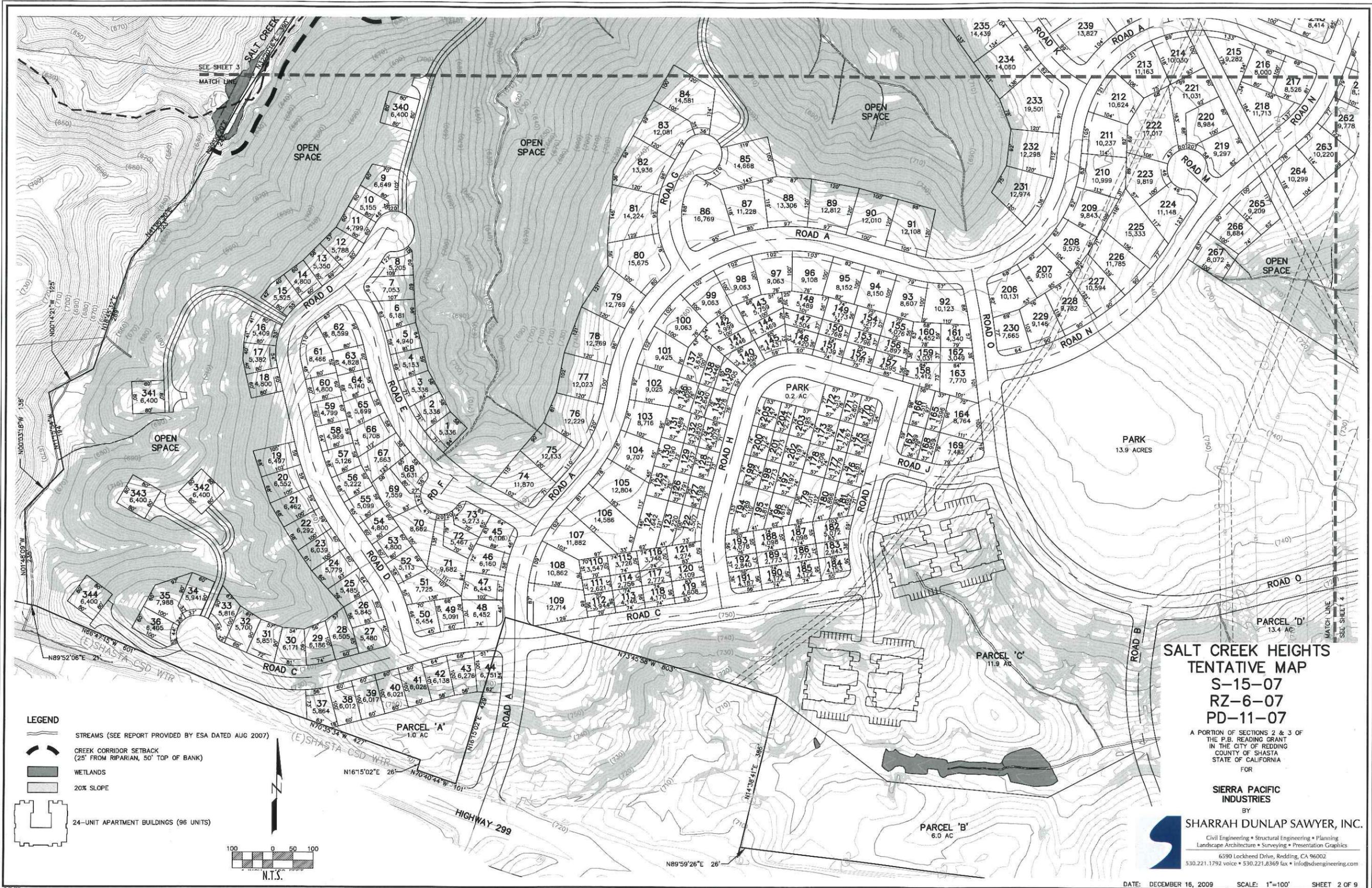
APARTMENT PARKING
GARAGE SPACES PER BUILDING: 36
TOTAL GARAGE SPACES: 152
SURFACE SPACES: 62
TOTAL PARKING SPACES: 214
(2 PER UNIT + 22 GUEST SPACES)



**SALT CREEK HEIGHTS
TITLE SHEET
S-15-07
RZ-6-07
PD-11-07**

A PORTION OF SECTIONS 2 & 3 OF
THE P.B. READING GRANT
IN THE CITY OF REDDING
COUNTY OF SHASTA
STATE OF CALIFORNIA
FOR
**SIERRA PACIFIC
INDUSTRIES**
BY
SHARRAH DUNLAP SAWYER, INC.
Civil Engineering • Structural Engineering • Planning
Landscape Architecture • Surveying • Presentation Graphics
6590 Lockheed Drive, Redding, CA 96002
530.221.1792 voice • 530.221.8369 fax • info@sdsengineering.com

DATE: DECEMBER 16, 2009 SCALE: 1"=200' SHEET 1 OF 9



**SALT CREEK HEIGHTS
TENTATIVE MAP
S-15-07
RZ-6-07
PD-11-07**

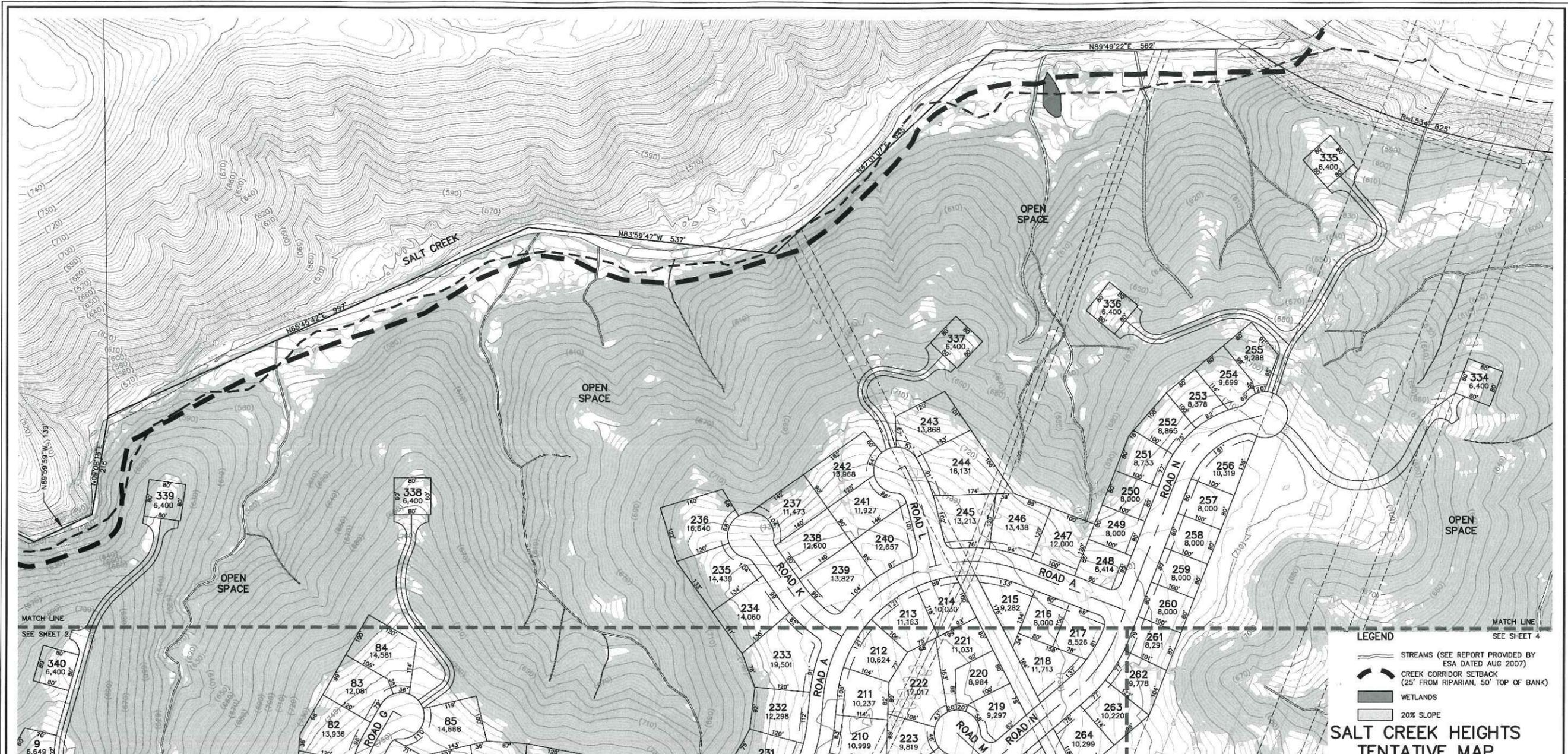
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6390 Lockwood Drive, Redding, CA 96002
530.221.1792 voice • 530.221.8369 fax • info@sdengineering.com

DATE: DECEMBER 16, 2009 SCALE: 1"=100' SHEET 2 OF 9



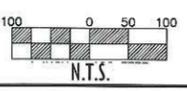
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 - WETLANDS
 - ▨ 20% SLOPE

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RZ-6-07
PD-11-07**

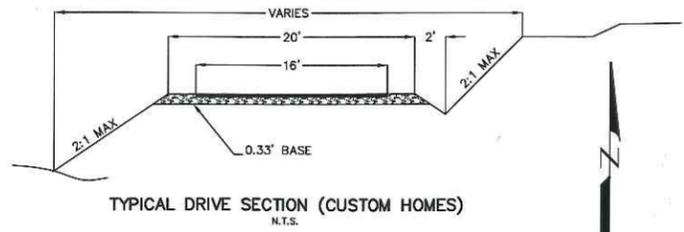
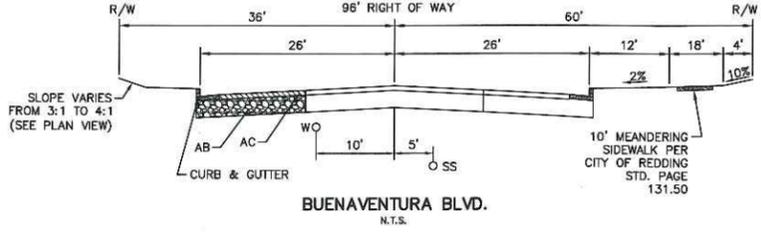
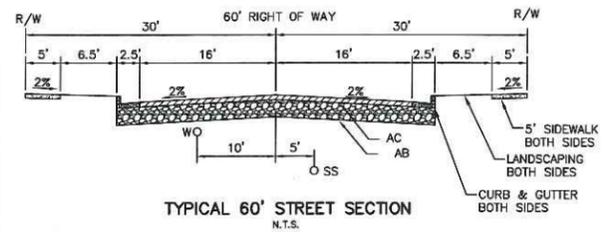
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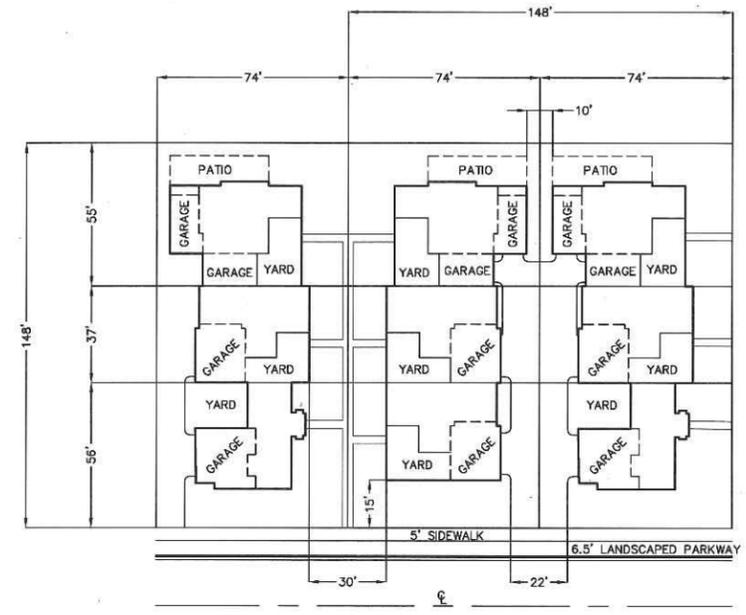
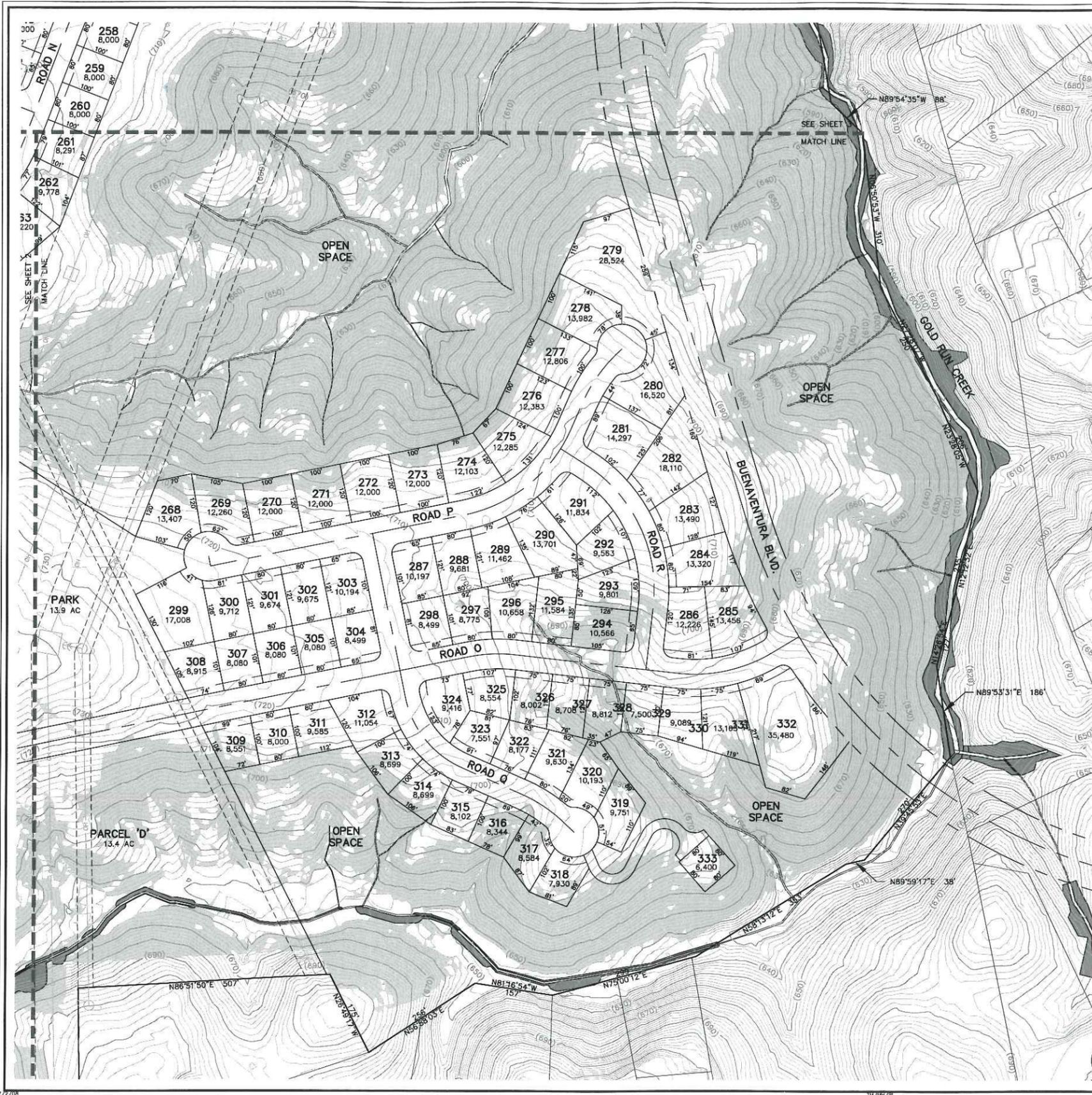
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TYPICAL MINIMUM GARDEN COURT LAYOUT
N.T.S.

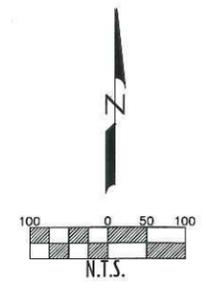
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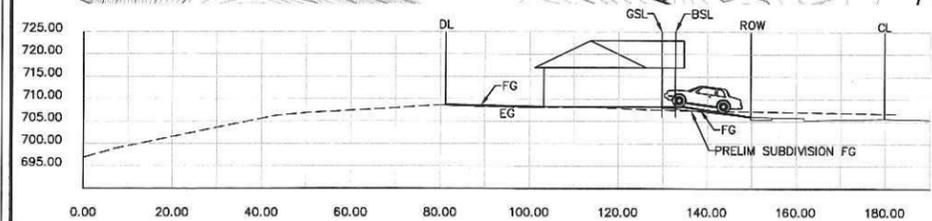
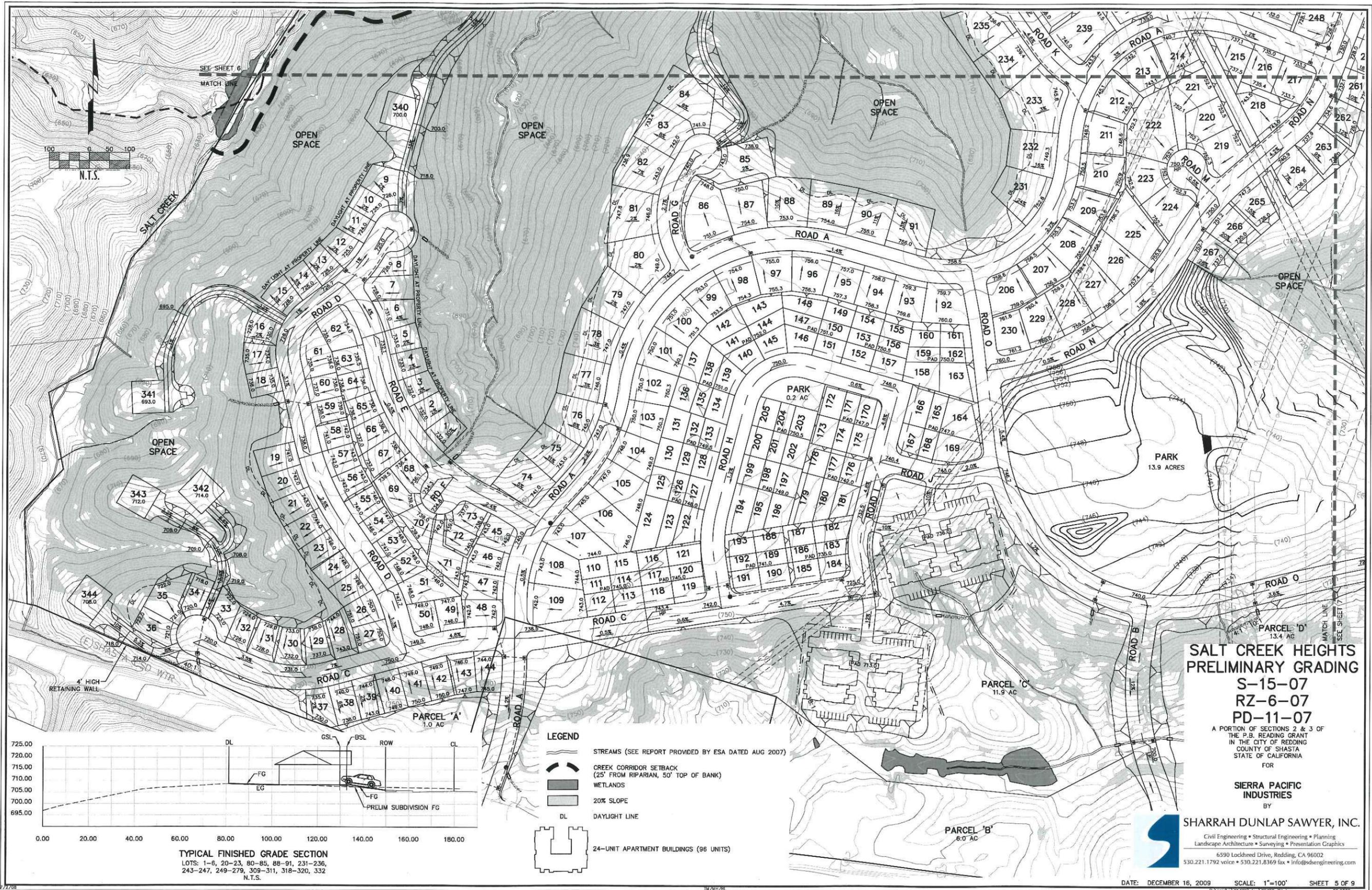
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TYPICAL FINISHED GRADE SECTION
 LOTS: 1-6, 20-23, 80-85, 88-91, 231-236,
 243-247, 249-279, 309-311, 318-320, 332
 N.T.S.

- LEGEND**
- STREAMS (SEE REPORT PROVIDED BY ESA DATED AUG 2007)
 - CREEK CORRIDOR SETBACK (25' FROM RIPARIAN, 50' TOP OF BANK)
 - WETLANDS
 - 20% SLOPE
 - DAYLIGHT LINE
 - 24-UNIT APARTMENT BUILDINGS (96 UNITS)

**SALT CREEK HEIGHTS
 PRELIMINARY GRADING
 S-15-07
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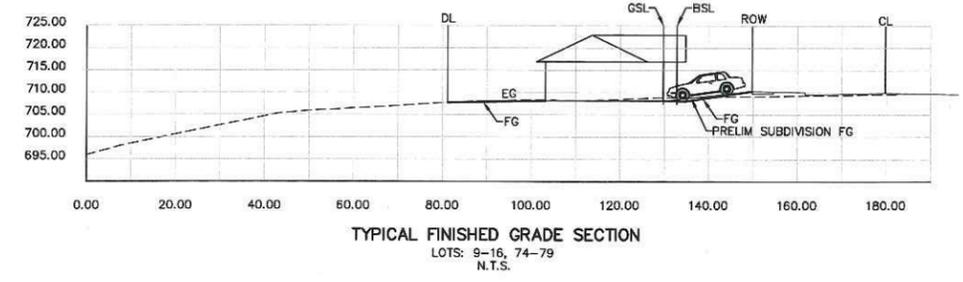
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PRELIMINARY GRADING**

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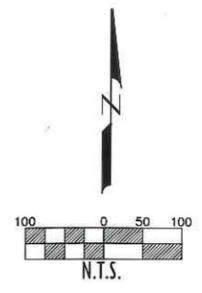
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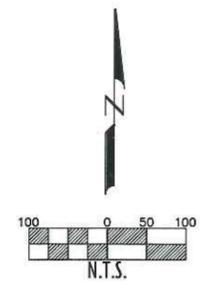
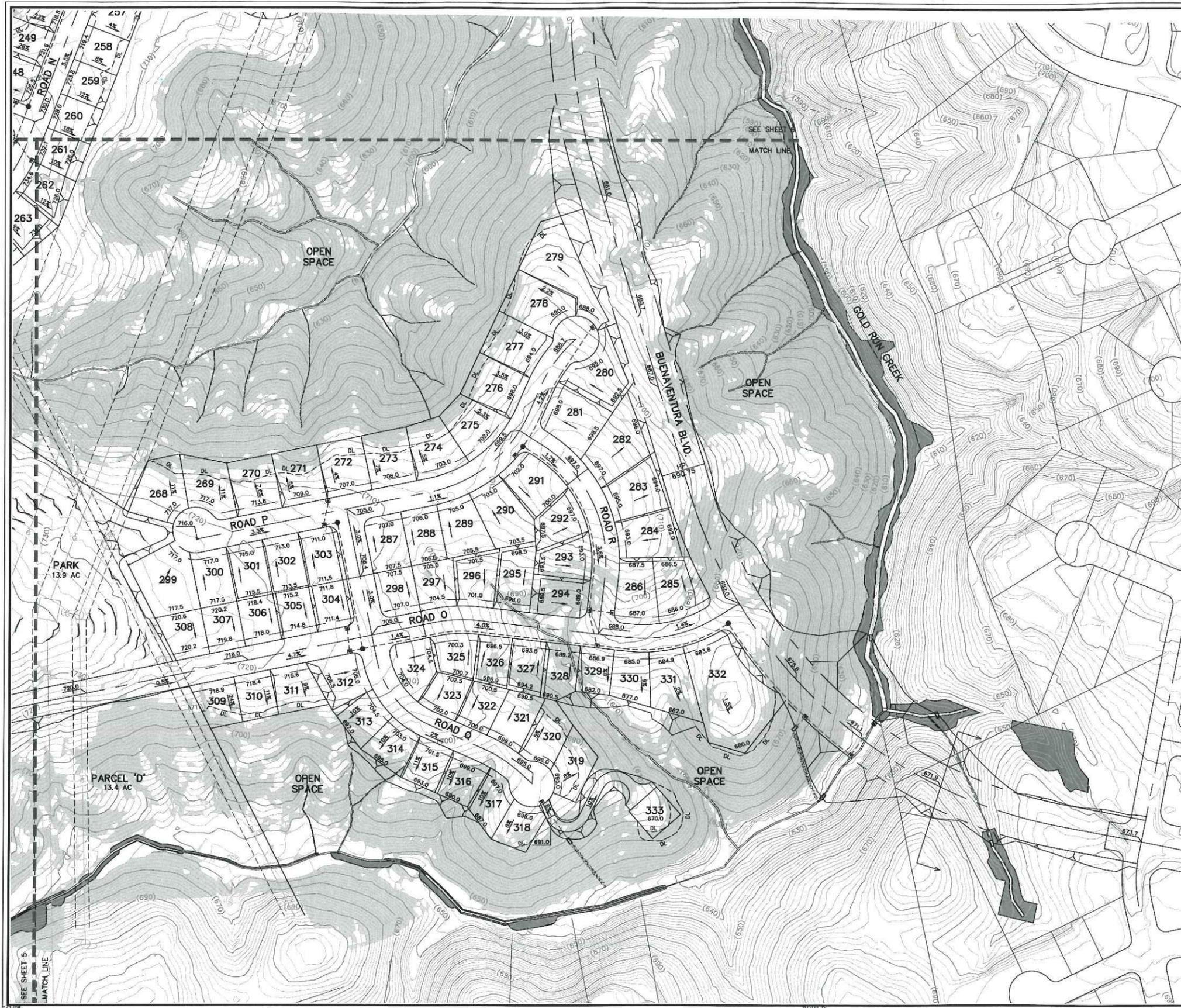
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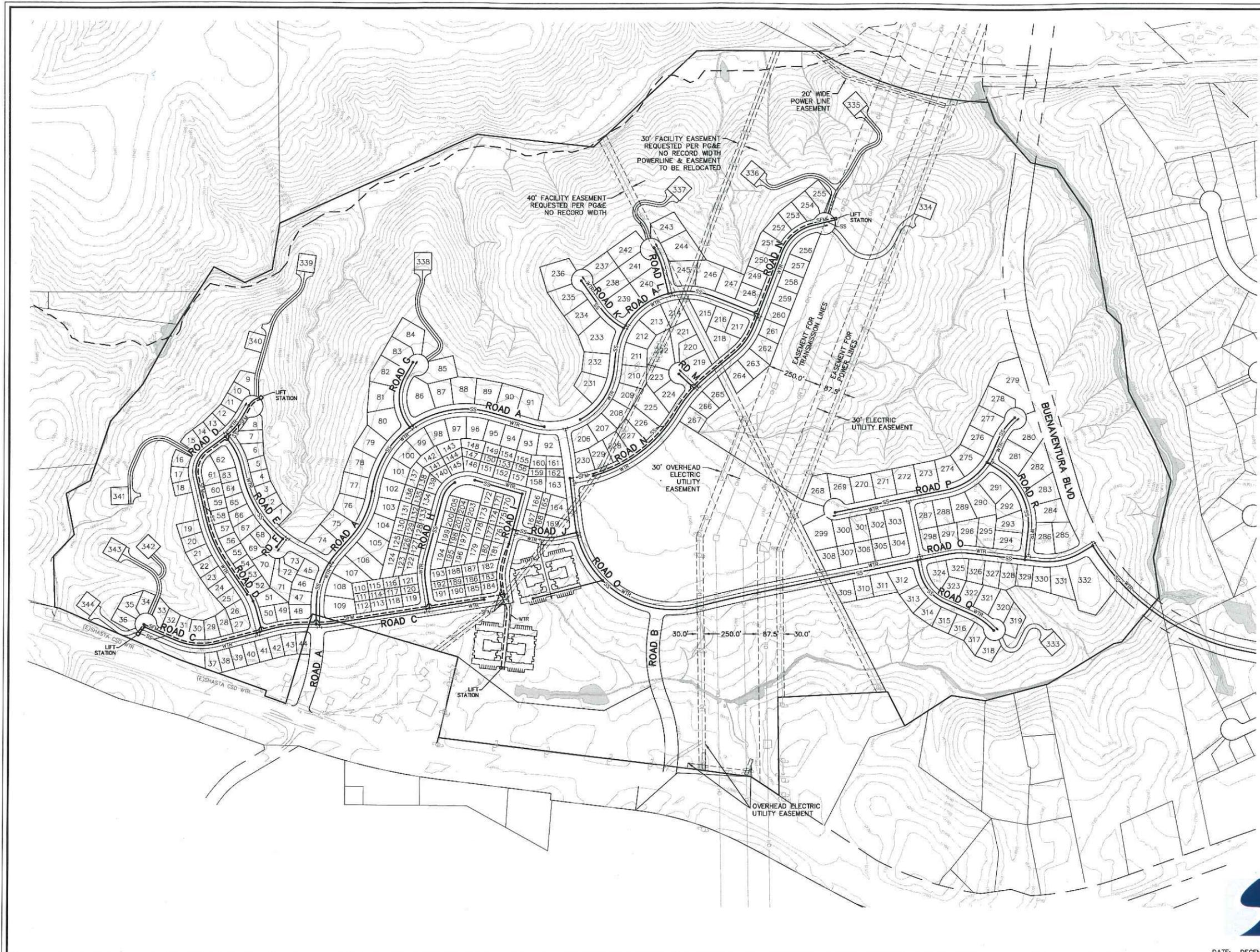
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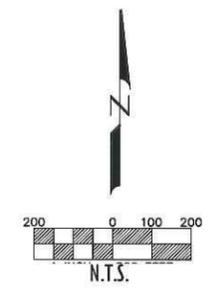
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530.221.1792 voice • 530.221.8369 fax • info@sdengineering.com

DATE: DECEMBER 16, 2009 SCALE: 1"=100' SHEET 7 OF 9



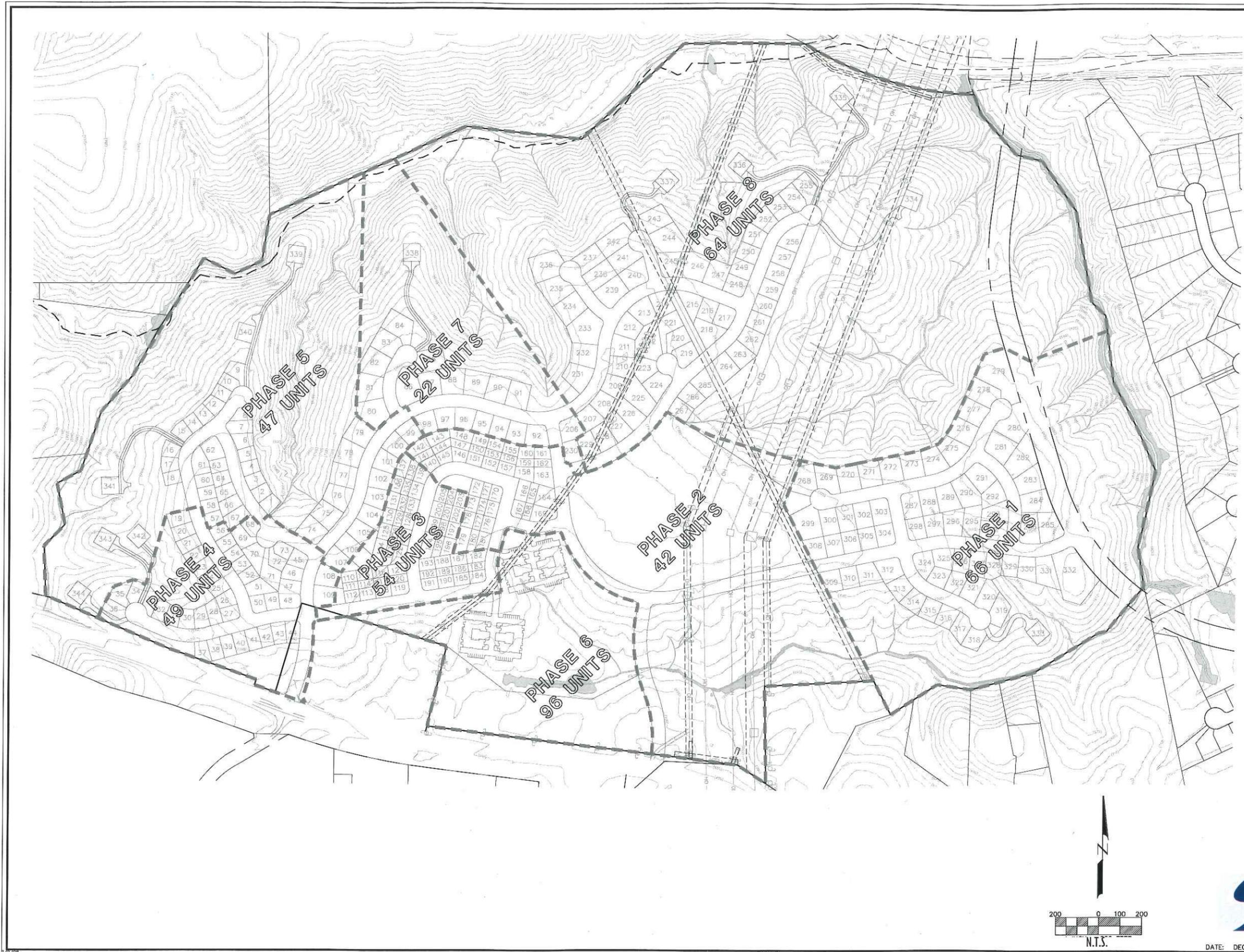
- LEGEND**
- STREAMS (SEE REPORT PROVIDED BY ESA, DATED AUG 2007)
 - CREEK CORRIDOR SETBACK (25' FROM RIPARIAN, 50' TOP OF BANK)
 - WETLANDS
 - 24-UNIT APARTMENT BUILDINGS



**SALT CREEK HEIGHTS
UTILITIES PLAN**
S-15-07
RZ-6-07
PD-11-07
 A PORTION OF SECTIONS 2 & 3 OF
 THE P.B. READING GRANT
 IN THE CITY OF REDDING
 COUNTY OF SHASTA
 STATE OF CALIFORNIA
 FOR
**SIERRA PACIFIC
INDUSTRIES**
 BY

SHARRAH DUNLAP SAWYER, INC.
 Civil Engineering • Structural Engineering • Planning
 Landscape Architecture • Surveying • Presentation Graphics
 6590 Lockheed Drive, Redding, CA 96002
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DATE: DECEMBER 16, 2009 SCALE: 1"=200' SHEET 8 OF 9

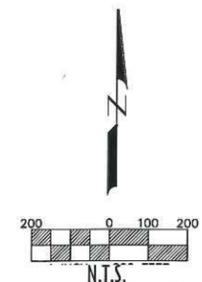


**SALT CREEK HEIGHTS
PHASING PLAN
S-15-07
RZ-6-07
PD-11-07**

A PORTION OF SECTIONS 2 & 3 OF
THE P.B. READING GRANT
IN THE CITY OF REDDING
COUNTY OF SHASTA
STATE OF CALIFORNIA

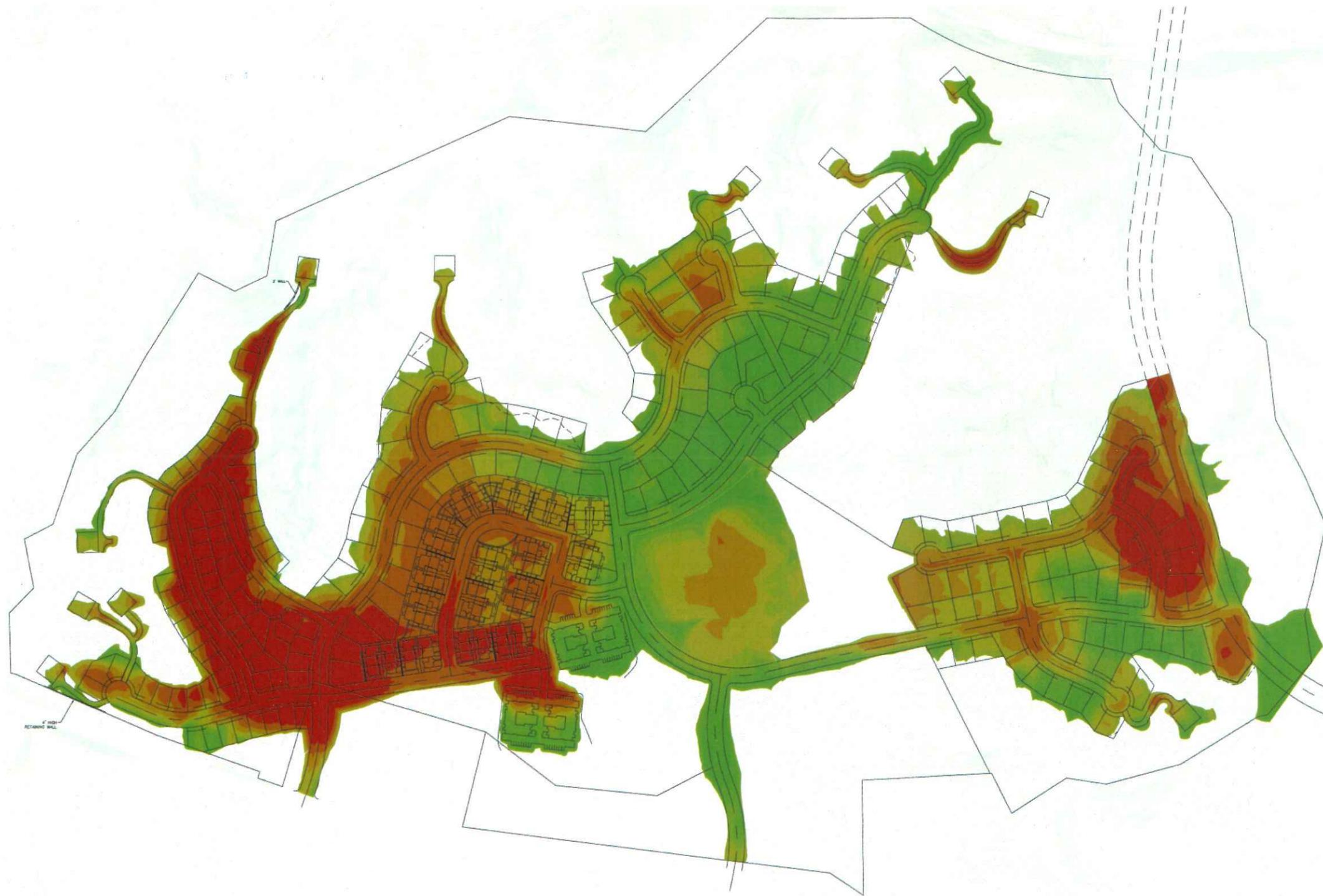
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DATE: DECEMBER 16, 2009 SCALE: 1"=200' SHEET 9 OF 9

APPENDIX 'B'

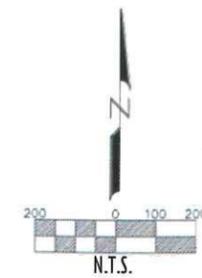


VOLUME SUMMARY

690,000 C.Y. CUT
 690,000 C.Y. FILL
 BALANCED SITE

TOTAL GRADED
 AREA=114 ACRES

**SALT CREEK HEIGHTS
 EARTHWORK**



FOR
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 INDUSTRIES
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