

RESOLUTION NO. 79-515

Adopted by The Sacramento City Council on date of
JUL 31 1979

ADOPTING FINDINGS OF FACT, APPROVING A REQUEST
FOR TENTATIVE MAP FOR FRUITRIDGE OAKS UNIT NO. 8
(APN: 27-280-07) (P-8608)

WHEREAS, the Planning Commission has submitted to the City Council its report and recommendations concerning the request for a tentative map for property located at the northwest corner of Stockton Boulevard and Perry Avenue.
(hereinafter referred to as the proposed subdivision).

WHEREAS, the Council of the City of Sacramento, based on testimony submitted at a public hearing conducted on July 31, 1979 hereby finds and determines as follows:

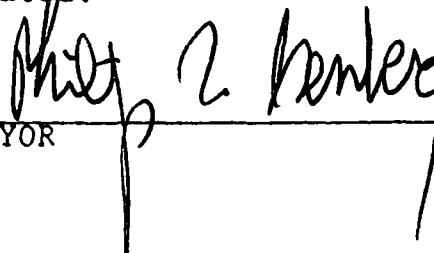
- A. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan and the Fruitridge Community Plan in that both plans designate the subject site for residential/commercial uses. Also, any required improvements are to be designed and constructed within the provisions of the Subdivision Regulations which, by Section 40.102 of said regulations, is designated as a Specific Plan of the City of Sacramento.
- B. The site is physically suitable for the type and proposed density of development in that the subject site is flat with no significant erosional, soil expansion or other similar problems.
- C. The design of the subdivision or proposed improvements are not likely to cause substantial environmental damage, and will not substantially and avoidably injure fish or wildlife or their habitat. The proposed project has been reviewed and assessed by the Environmental Coordinator, who has filed a Negative Declaration with the City Clerk. By virtue of the Negative Declaration, the proposed project will not cause individual or cumulative adverse effects on the natural and social-physical environment nor substantially and avoidably injure fish, wildlife or their habitat.
- D. The design of the subdivision or the type of improvements are not likely to cause serious public health problems in that community water and sewer systems exist at the site. The site is not within an established floodplain or over a known seismic fault.
- E. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public for access through, or use of, the property within the proposed subdivision, in that there are no access easements for use by the public at large on the subject site.
- F. The discharge of waste from the proposed subdivision into the community sewer system servicing the proposed subdivision will not result in or add to a violation of the waste discharge requirements applicable to said sewer system which were prescribed by the California Regional Water Quality Control Board, Central Valley Region, in that the existing City of Sacramento treatment plants have a design capacity of 75 mgd and that actual treated discharge averages 56 mgd. The discharge from the proposed project will not create a condition exceeding the design capacity.

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NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Sacramento as follows:

- A. The Negative Declaration be ratified;
- B. The Tentative Map be approved subject to the following conditions:
 - 1. Applicant shall provide the City of Sacramento an I.O.D. for a 58-foot right-of-way for the realignment of Perry Avenue subject to the review and approval of the City Traffic Engineer.
 - 2. Applicant shall prepare a sewer and drainage study for review and approval by the City Engineer (may require off-site extensions).
 - 3. Applicant shall provide the standard subdivision improvements as per the requirements of the Subdivision Ordinance (Section 40.811).
 - 4. Applicant shall provide street lights as per the requirements of the Subdivision Ordinance (Section 40.811).
 - 5. Applicant shall name all streets to the satisfaction of the Planning Director.
 - 6. Minimum radius of street centerline: 44' R.O.W. = 200' R, 50' R.O.W. = 250' R, 58' R.O.W. = 300' R, 54' R.O.W. = 400' R, 80' R.O.W. = 600' R, 90' R.O.W. = 1,000' R, 110' R.O.W. = 1,000' R, 124' R.O.W. = 1,500' R.
 - 7. Minimum radius of property lines at corners = 20' R.
 - 8. Minimum R.O.W. radius for cul-de-sac bulb = 40' R.
 - 9. For knuckles (sharp turns in the street) a minimum 50' radius blister on the outside of the bend shall be provided centered on the intersection of the straight line extensions of the R.O.W. line.
 - 10. All street intersections shall be perpendicular.
 - 11. Minimum offset of intersections = 120'.
 - 12. No building permit shall be issued for the southeast corner (island area) of the C-4 parcel, until the City initiates construction of the proposed 21st Street realignment and the lower portion of Perry Avenue right-of-way is abandoned. Parking and landscaping will be allowed on an interim basis, until the street realignment is initiated.

MAYOR



ATTEST:

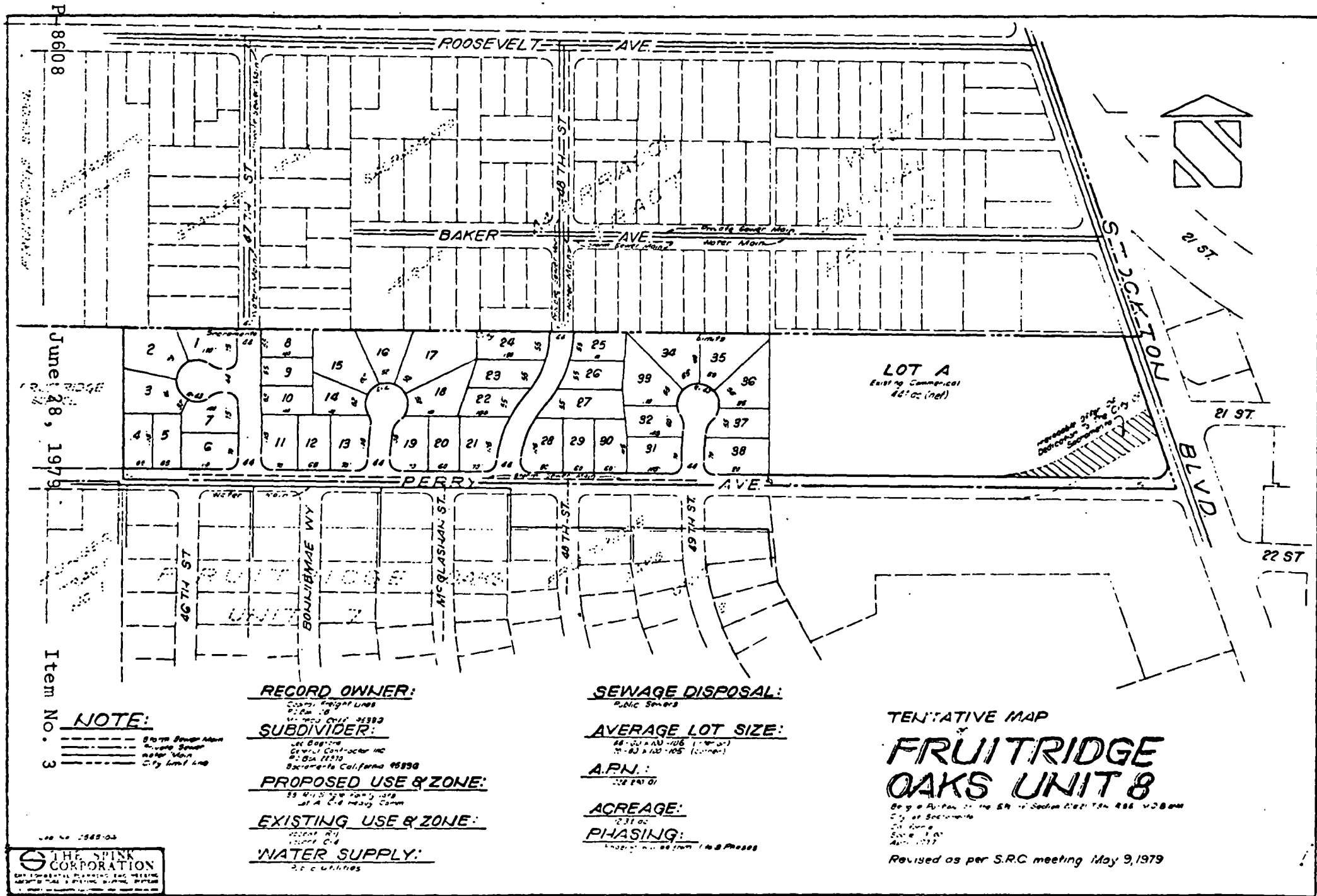


CITY CLERK

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June 28, 1979

Item No. 3

NOTE:
 - - - - - Storm Sewer Main
 - - - - - Sewer Main
 - - - - - Water Main
 - - - - - City Limit Line

RECORD OWNER:
 County Freight Lines
 2121 18th St
 Sacramento, Calif. 95833

SUBDIVIDER:
 Lee Goring
 General Contractor Inc
 P.O. Box 12170
 Sacramento, California 95833

PROPOSED USE & ZONE:
 R-1 Single Family Zone
 At A.C.R. Heavy Comm

EXISTING USE & ZONE:
 General R-1
 Heavy C-4

WATER SUPPLY:
 2" c.u. lines

SEWAGE DISPOSAL:
 Public Sewers

AVERAGE LOT SIZE:
 48-50 x 100-105 (approx)
 4,800-5,250 sq. ft. (approx)

A.P.N.:
 012 191 01

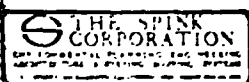
ACREAGE:
 2.31 ac

PHASING:
 Subdivided into 38 lots (1 to 38 Phases)

TENTATIVE MAP
FRUITRIDGE
OAKS UNIT 8

Being a Part of the 5th 1/4 Section 1221 T4N 43E W3B 64M
 City of Sacramento
 City Code
 Section 10
 April 1979

Revised as per S.R.C. meeting May 9, 1979



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