



CITY OF SACRAMENTO

29

CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814
TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

April 8, 1981

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Request for Time Extension for River Oaks Ranch
Unit No. 3 Subdivision (P-8712)

LOCATION: Southwest quadrant of I-5 and Pocket Road.

SUMMARY

The subject Tentative Map was approved by the City Council on September 18, 1979 and lapsed on March 18, 1981. The applicant is requesting a 12-month time extension in order to allow additional time to record the final map for the last phase.

The subdivision consists of 104 single family lots. Phases I and II have been recorded and the applicant indicated that additional time is necessary to record Phase III containing 47 lots.

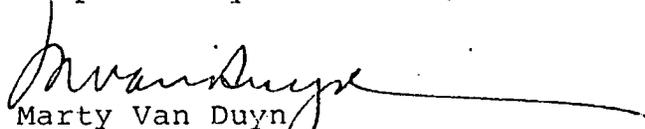
Because of recent ordinances and policy changes relative to parkland dedications and energy programs, the Council expressed a concern with approving map extensions for 12 months. The Council indicated a general policy to allow a maximum of six months for the extensions.

RECOMMENDATION

Staff recommends that the City Council grant the time extension for six months. Said extension would therefore lapse on September 18, 1981.

Cont to
4-28-81
APR 14 1981

Respectfully submitted,


Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION

WALTER J. SLIPE
CITY MANAGER

MVD:HY:jm
Attachments
P-8712

April 14, 1981
District No. 8

THE SPINK CORPORATION

720 F STREET • P.O. BOX 2511 • SACRAMENTO, CA 95811 • TELEPHONE (916) 444-8170

SEVENTY FIVE YEARS OF SERVICE

_____, 1981

Sacramento City Council
City Hall, Room 308
Sacramento, CA 95814

TENTATIVE MAP EXTENSION

Members in Session:

Please accept this letter as our request for a one-year extension of approval of the tentative map for River Oaks Ranch Unit #3, P# B712, that was submitted on 7-6-79 and that was approved by the Planning Commission on 8-23-79 and approved by the City Council on 9-18-79. The current approval expires on 3-18-81.

Respectfully submitted,

Brenda Jew Waters

The Spink Corporation

/s

ENGINEERING • ARCHITECTURE • PLANNING • SURVEYING • AERIAL PHOTOGRAPHY • PHOTOGRAMMETRY

Robert E. Young, P.E., S.E., M.E.
Dore J. D'Amico, P.E.
Curt C. Hall, P.E.
James W. Edwards, L.S.
Edward R. Baird, P.E.

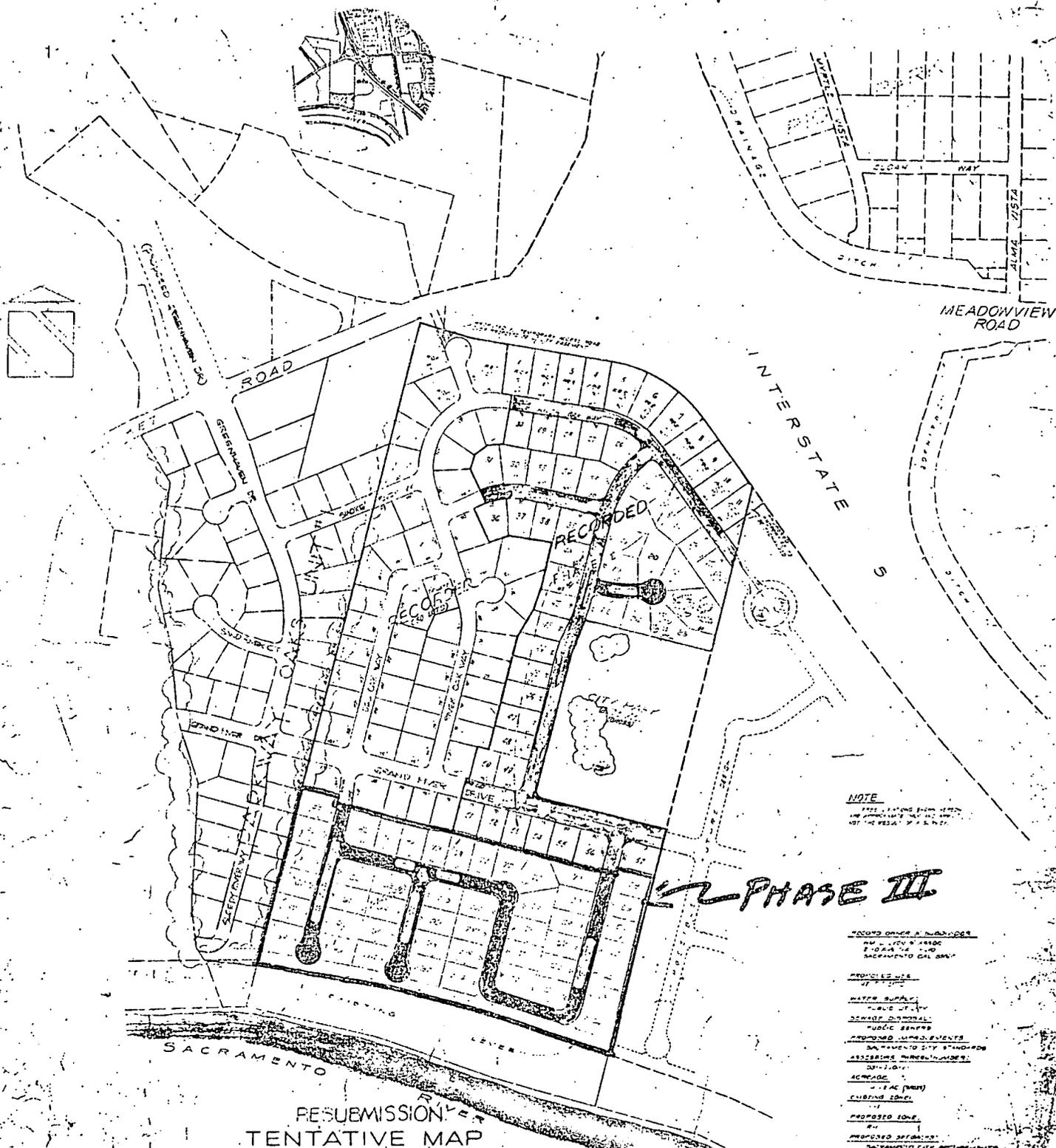
Gerald S. Smith, P.E.
Francis T. Koo, A.I.A., A.I.P.
Ronald W. Smith, P.E.
Eugene A. Pearson, P.E.
Harold A. Wecker, L.S.

Quentin W. Holmes
Robert A. Mello, L.S.
Robert D. Ness, L.S.

Ted A. Smith, P.E.
H. E. McChristy, Controller
James J. Mixon
Leonard A. Rea, M.E.
Michael F. Neils, E.E.

William F. Carboni, P.E.
Charles B. Seifers, P.E.
Eugene T. Blanton, P.E.
David C. Littlefield, P.E.
John A. Greenwood, L.S.

Joseph E. Spink, C.E. (1889-1959)



NOTE
 THIS MAP IS BEING SUBMITTED FOR RECORDATION AND IS NOT TO BE CONSIDERED A FINAL MAP.

PHASE III

- SECOND OWNER'S RIGHTS**
 1. 1/2 AC (MIN)
 2. 1/4 AC (MIN)
 3. 1/8 AC (MIN)
- PROPOSED USE**
 1. RESIDENTIAL
- WATER SUPPLY**
 1. 1/2 AC (MIN)
- SEWER DISPOSAL**
 1. PUBLIC SEWER
- PROPOSED IMPROVEMENTS**
 1. 1/2 AC (MIN)
 2. 1/4 AC (MIN)
 3. 1/8 AC (MIN)
- ACREAGE**
 1. 1/2 AC (MIN)
- CLUBBING FEE**
 1. \$100
- PROPOSED FEE**
 1. \$100
- PROPOSED SPREAD**
 1. 1/2 AC (MIN)
- PROPOSED LOT SIZE**
 1. 1/2 AC (MIN)
- PROPOSED CONSTRUCTION FINISHES**
 1. 1/2 AC (MIN)
 2. 1/4 AC (MIN)
 3. 1/8 AC (MIN)

RESUBMISSION
 TENTATIVE MAP

RIVER OAKS RANCH UNIT NO. 3

CITY OF SACRAMENTO

CALIFORNIA

FEB. 1981

SCALE: 1"=100'



RESOLUTION NO.

Adopted by The Sacramento City Council on date of

ADOPTING FINDINGS OF FACT, APPROVING A REQUEST
FOR TENTATIVE MAP FOR RIVER OAKS RANCH LOCATED
AT SOUTHWEST QUADRANT OF INTERSTATE 5 AND POCKET
ROAD (P-8712)

WHEREAS, the Planning Commission has submitted to the City Council its report and recommendations concerning the request for a tentative map for River Oaks Ranch.

(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 September 18, 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 South Pocket Specific Community Plan in that both plans designated the subject site for industrial 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.

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. A sound study shall be prepared for review and approval by the City-County Health and City Planning Department. The recommendations of the sound study shall be applied to mitigate any noise problems within the interiors of the dwellings.
 - 2. A masonry type wall (height to be determined by sound study) shall be constructed adjacent to the freeway or the homes within the subdivision shall be designed to meet a sound level not to exceed 45 dBA in the interior of the dwellings.
 - 3. Applicant shall prepare a sewer and drainage study for review and approval by the City Engineer.
 - 4. Applicant shall provide the standard subdivision improvements as per the Subdivision Ordinance (Sec. 40.811).
 - 5. Applicant shall provide street lights as per the requirements of the Subdivision Ordinance.
 - 6. All cul-de-sacs shall be extended 20 feet into the parkway as per the South Pocket Specific Plan.
 - 7. One cul-de-sac shall be eliminated to provide the maximum of three cul-de-sacs in a row, as per the South Pocket Specific Plan.
 - 8. Applicant shall revise the map to avoid running a street into the two large Oak trees on the adjacent site.
 - 9. Applicant shall preserve all the trees that exist on site as indicated on the applicant's submitted site plan.
 - 10. Applicant shall not grade, trench, cut or fill within a tree's root zone. The root zone extends approximately as far as the spread of the tree's crown (drip-line).
 - 11. No roadways or building foundations shall extend into the tree's drip-line.
 - 12. No irrigation systems shall be allowed within the Oak tree's drip-line.

MAYOR

ATTEST:

CITY CLERK

bw

P-8712

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PROOF OF PUBLICATION

(2015.5 CCP)

STATE OF CALIFORNIA

S.S.

County of Sacramento

I am the principal clerk of THE DAILY RECORDER, a newspaper of general circulation published in the City of Sacramento, County of Sacramento, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Sacramento, State of California, under date of May 2, 1913, Case Number 16,180 that the notice, of which the annexed is a printed copy (set in type not smaller than non-pareil) has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

3/27

I certify (or declare) under penalty of perjury that the foregoing is true and correct.


Signature

Mar. 27, 1981

Date

THE DAILY RECORDER

"Serving Sacramento Since 1911"

1115 "H" Street, P.O. Box 1048
Sacramento, CA 95805
(916) 444-2355

4-14-81

P-87712 #29

This space is for the County Clerk's filing stamp

CITY OF SACRAMENTO

APR 1 2 17 PM '81

Proof of publication of

PUB, Ad. No. 4624

CITY OF SACRAMENTO NOTICE OF HEARINGS

PUBLIC NOTICE is hereby given that on date of April 14, 1981 at the hour of 7:30 p.m., the following hearings will be held in the Council Chambers, City Hall, 915 "H" Street, Sacramento, CA:

1. TENTATIVE MAP TIME EXTENSION for property located on the north side of Pinedale Avenue, approximately 350 feet east of Marysville Blvd. (P-8562)(D2)
2. TENTATIVE MAP TIME EXTENSION for Krysis Court. Location East side of Bellevue Drive, approximately 1,000 feet north of Lemon Hill Avenue. (P-8615)(D6)
3. TENTATIVE MAP TIME EXTENSION for Fruitridge Industrial Park, Unit No. 3. Location: Northwest corner of Elder Creek Road and Elk Grove-Florin Road. (P-8756)(D6)
4. TENTATIVE MAP TIME EXTENSION for River Oaks Ranch, Unit No. 3. Location: Southwest quadrant of I-5 and Pocket Road. (P-8712)(D8)
5. Various requests for property located on the east side of Franklin Boulevard, 3,000 more or less feet south of Ehrhardt Avenue. (P-9017)(D8):
 - a. REZONE from A to R-1
 - b. TENTATIVE MAP to divide 15 more or less vacant acres into 85 lots.

Further information may be obtained from the office of the City Clerk, Room 308, City Hall, 915 "H" Street, Sacramento, phone 449-5426.

SACRAMENTO CITY COUNCIL
BY: LORRAINE MAGANA
CITY CLERK

AD. NO. 4624
9091-Mar. 27, 1981

CERTIFIED AS TRUE COPY
of Proof of Pub. Ad. No. 4624

JUL 7 - 1981

DATE CERTIFIED

DEPUTY CITY CLERK, CITY OF SACRAMENTO