



CITY OF SACRAMENTO

30

CITY PLANNING DEPARTMENT

725 "J" STREET

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

MARTY VAN DUYN
PLANNING DIRECTOR

May 22, 1980

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Tentative Map Time Extension for Frates Ranch
Phase II (P-8323)

LOCATION: East side of I-5 between West El Camino Avenue
and San Juan Road

BACKGROUND INFORMATION


The subject tentative map was approved by the City Council on November 8, 1978 and was scheduled to lapse on May 8, 1980.

The subdivision consists of three units (645 R-1 lots), one of which has been recorded. The remaining two units include 430 single family lots, 2 multiple family sites, a park site, a school site, a parkway site and a freeway corridor site. The site is zoned R-1 Single Family and R-2B Garden Apartment. The applicant is requesting a 12-month time extension in order to allow additional time to complete the final map for the remainder of the subdivision.

RECOMMENDATION

The staff recommends that the Council grant a one-time, one-year time extension for the tentative map. Said extension will lapse on May 8, 1981.

Respectfully submitted,


Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MVD:HY:jm
Attachments
P-8323

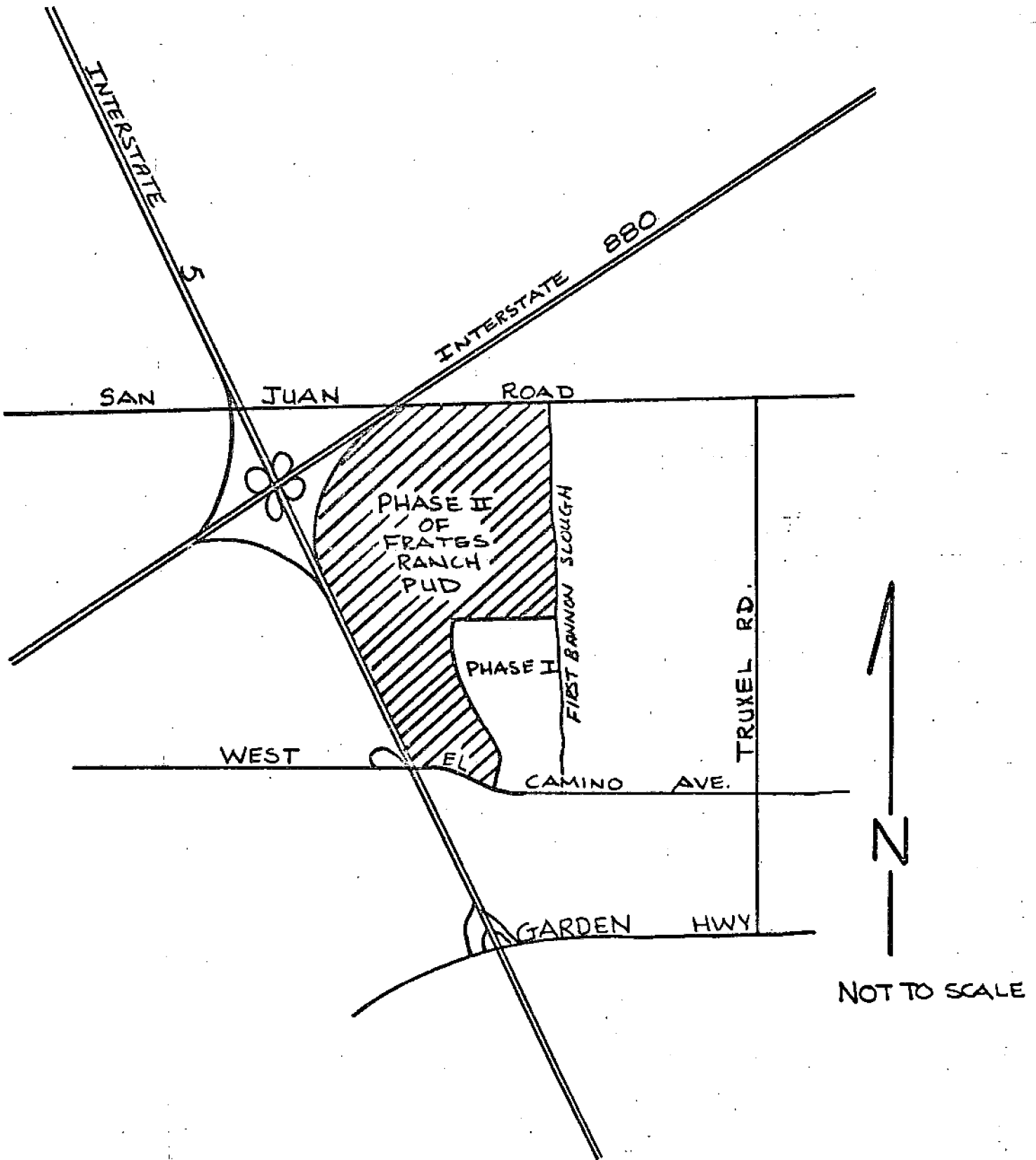
APPROVED
BY THE CITY COUNCIL

MAY 27 1980

OFFICE OF THE
CITY CLERK

May 27, 1980
District No. 1

LOCATION MAP



RESOLUTION NO. 78-700

Adopted by The Sacramento City Council on date of

NOV - 8 1978

ADOPTING FINDINGS OF FACT, APPROVING A REQUEST
FOR TENTATIVE MAP FOR PHASE II OF THE FRATES
RANCH PLANNED UNIT DEVELOPMENT (P-8323)

WHEREAS, the Planning Commission has submitted to the City Council its report and recommendations concerning the request for a tentative map for Phase II of the Frates Ranch PUD,

(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 November 7, 1978 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 Natomas Community Plan in that both plans designated the subject site for residential 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 County 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 City Council of the City of Sacramento as follows:

1. That the Negative Declaration be ratified; and
2. That the tentative map be approved subject to the following conditions:
 - a. Applicant shall provide the standard subdivision improvements per the City of Sacramento Subdivision Ord. (Sec. 40.811).
 - b. Applicant shall provide the standard water main and fire hydrants as per the City of Sacramento Subdivision Ord. (Sec. 40.811).
 - c. Applicant shall prepare a sewer and drainage study for review and approval by the City Engineer.
 - d. Applicant shall name all streets to the satisfaction of the City Planning Director.
 - e. Applicant shall name all cul-de-sacs with six or more lots with a name "Court".
 - f. Applicant shall redesign the street "Aquino" to a 54-foot right-of-way.
 - g. Applicant shall prepare a sound study verification and construct a sound wall with berming along Interstate 5.
 - h. Applicant shall submit a detail of the proposed wall, subject to the approval of the Planning Director.
 - i. Applicant shall provide an off-site bus shelter on the northwest corner of West El Camino and Azevedo Drive.

PHILLIP L. ISENBERG
MAYOR

ATTEST:

LORRAINE MAGANA

CITY CLERK

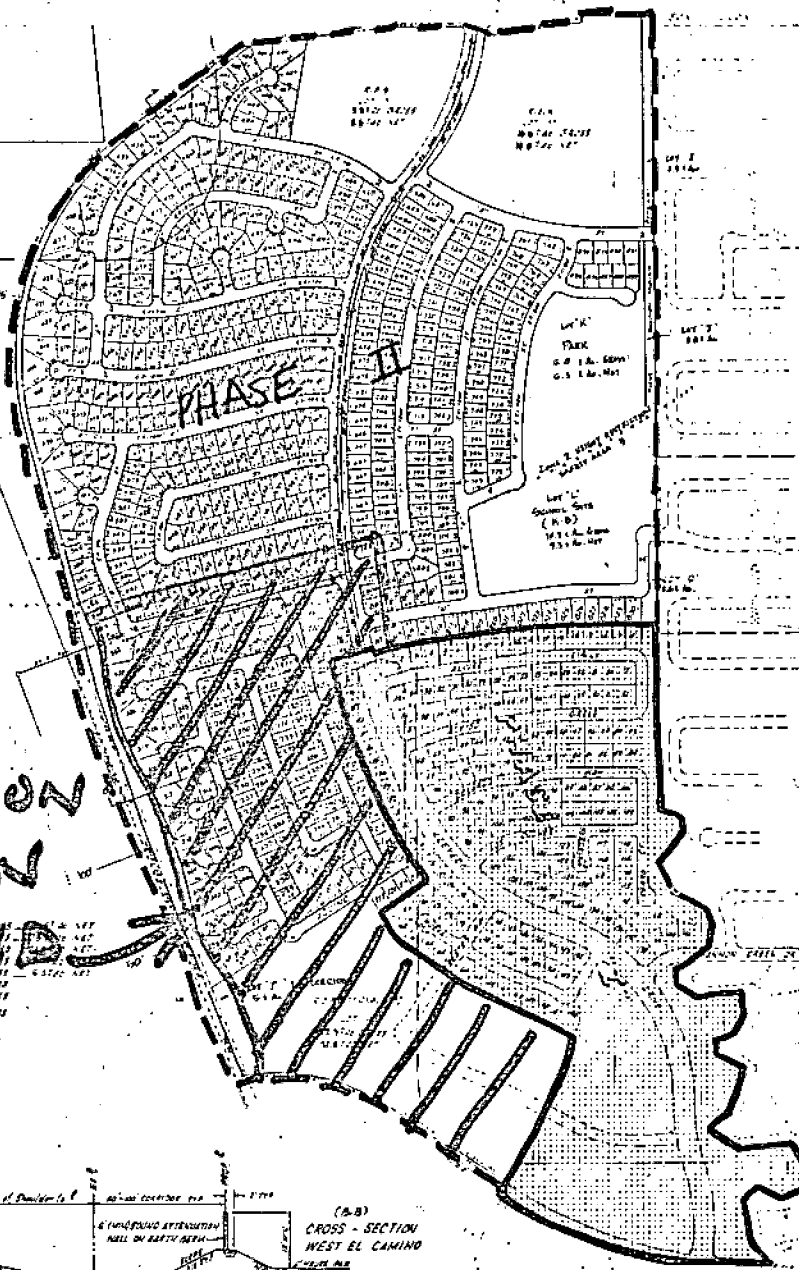
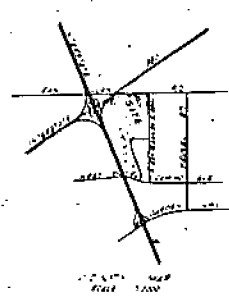
bw

P-8323

CERTIFIED AS TRUE COPY
of Resolution No. 78-793

NOV - 9 1978

DATE CERTIFIED
Deputy CITY CLERK, CITY OF SACRAMENTO



DATE: 7/1/73
 SHEET: 1 OF 2
 PROJECT: FRATES RANCH
 ENGINEER: MAC RAY & SOMPE
 1537 TRIALTE, SUITE 'E', SACRAMENTO, CALIFORNIA 95811

THIS PORTION HAS BEEN RECORDED

DETAILED NOTES:
 1. ALL LOTS TO BE PLACED IN CORNER LOTS 74870/40' MAX
 2. TOTAL 277 LOTS (SEE 64 AREA)
 3. NORTH-SOUTH ORIENTATION ONLY
 4. 60% OF LOTS = 35%
 5. OVERALL AVERAGE HOUSE 2700 SQ. FT.
 AVERAGE LOT SIZE 60' x 100'
 LOT SIZE VARIATION TO CONFORM WITH ADOPTED RESIDENTIAL DEVELOPMENT CRITERIA.

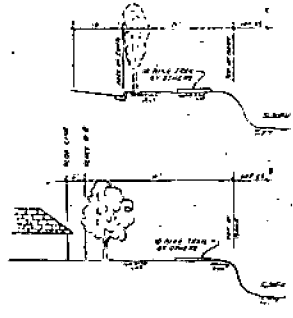
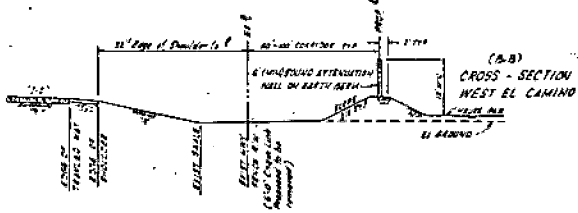


FIGURE 1000 - TYPICAL HOUSE SECTION

TENTATIVE MAP
FRATES RANCH
 PHASE II
 POR. OF LOT 116 OF NATOMAS EASTSIDE SUBDIVISION
 & POR. OF E 1/2 SEC 33 T 9 N, R. 4 E, M.D.B. & M.
 CITY OF SACRAMENTO, CALIFORNIA

JULY 1973 SCALE 1"=200'
 REVISED BY: Mac Ray & Sompe
 CIVIL ENGINEERS
 1537 TRIALTE, SUITE 'E'
 SACRAMENTO, CALIFORNIA

REVISED TENTATIVE MAP

P8323



CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK

915 I STREET

CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814

TELEPHONE (916) 449-5426

LORRAINE MAGANA
CITY CLERK

June 2, 1980

Shell Oil Company
P. O. Box 2099
Houston, TX 77001

Gentlemen:

On May 27, 1980, the Sacramento City Council approved a request for a time extension on the tentative map for Frates Ranch Phase II which is located on the east side of Interstate 5 between West El Camino Avenue and San Juan Road (P-8323).

The extension is a one-time and for one year. The extension will lapse on May 8, 1981.

Sincerely,


Lorraine Magana
City Clerk

LM:l

cc: MacKay & Soms

30