



CITY OF SACRAMENTO

P84229

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APPROVED BY THE CITY COUNCIL

APR 10 1985

OFFICE OF THE CITY CLERK

MARTY VAN DUYN  
PLANNING DIRECTOR

CITY PLANNING DEPARTMENT  
927 TENTH STREET SACRAMENTO, CA 95814  
SUITE 300 TELEPHONE (916) 449-5604

March 12, 1985

FILED  
MAR 19 1985  
Cont to 3-26-85  
BY THE CITY CLERK  
OFFICE OF THE CITY CLERK

FILED  
MAR 26 1985  
Cont to 4-16-85  
BY THE CITY CLERK  
OFFICE OF THE CITY CLERK

City Council  
Sacramento, California

Honorable Members in Session:

- SUBJECT:
1. Environmental Determination
  2. Rezone from Agricultural, A to Single Family, R-1 zone
  3. Tentative Map (P84-229)
  4. Subdivision Modification to create lots in excess of 160' deep

LOCATION: Terminus of River Ranch Road, adjacent to I-5 Freeway

SUMMARY

The application is for entitlements to subdivide a 47+ acre site into 166 single family lots. The Planning Commission and staff recommend approval of the project with conditions.

BACKGROUND INFORMATION

The project is to divide a 47+ acre site into 166 single family lots. Due to its location adjacent to the I-5 Freeway and sewer treatment plant access comes off of Grand River Drive, a 64 foot wide collector street and River Ranch Way, a local street. The Traffic Engineer has reviewed the access and finds it adequate. A Subdivision Modification to create three lots in excess of 160 feet is also requested. One of these lots is located adjacent to the freeway (Lot 22) and the other two, Lots 156 and 157, are located off of River Ranch Way.

The Planning Commission and staff support the request since the added depth for Lot 22 would allow the home to be built further away from the freeway and more room for planting adjacent to the required sound wall. The excess depth for Lots 156 and 157 are necessary to save two large Oaks and still maintain a reasonable building area.

VOTE OF THE PLANNING COMMISSION

On February 14, 1985, the Commission voted seven ayes and two absent, to recommend approval of the project.

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NOV 2 1982

QUALITY OF THE CHIA UTTERY  
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RECOMMENDATION

The Planning Commission and staff recommend the City Council:

1. Ratify the Negative Declaration;
2. Adopt the attached Ordinance rezoning the subject site to Single Family, R-1 zone.
3. Adopt the attached Resolution adopting Findings of Fact and approving the Tentative Map and Subdivision Modification.

Respectfully Submitted,

  
Marty Van Duyn  
Planning Director

FOR CITY COUNCIL INFORMATION  
WALTER J. SLIPE  
CITY MANAGER

MVD:lao  
Attachments  
P84-229

March 19, 1985  
District No. 8

MEETING DATE February 14, 1985  
 ITEM NO. 14B FILE # 84-229  
 M \_\_\_\_\_

- GENERAL PLAN AMENDMENT
- COMMUNITY PLAN AMENDMENT
- REZONING
- SPECIAL PERMIT
- VARIANCE
- TENTATIVE MAP
- SUBDIVISION MODIFICATION
- LOT LINE ADJUSTMENT
- ENVIRONMENTAL DET.
- OTHER  HO 20

Location: Terminus of River Ranch Road, adjacent to D-5

Recommendation:  
 Favorable  
 Unfavorable  
 Petition  
 Correspondence

<u>PROPOSERS</u>		
<u>NAME</u>		<u>ADDRESS</u>

<u>OPPOSERS</u>		
<u>NAME</u>		<u>ADDRESS</u>

MOTION NO. \_\_\_\_\_

	YES	NO	MOTION	SECOND
Augusta	✓			
Ferris	✓			
Fong	<u>absent</u>			
Goodin	✓		✓	
Hunter	✓			
Ishmael	<u>absent</u>			
Ramirez	✓			
Simpson	✓			✓
Holloway	✓			

- MOTION**
- TO APPROVE
  - TO DENY
  - TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
  - TO APPROVE/DENY BASED ON FINDINGS OF FACT IN STAFF REPORT
  - INTENT TO APPROVE/DENY SUBJECT TO COND. & BASED ON FIND. OF FACT DUE \_\_\_\_\_
  - TO RECOMMEND APPROVAL & FORWARD TO CITY COUNCIL
  - TO RECOMMEND APPROVAL SUBJECT TO COND. & FORWARD TO CITY COUNCIL
  - TO RATIFY NEGATIVE DECLARATION
  - TO CONTINUE TO \_\_\_\_\_ MEETIN
  - OTHER \_\_\_\_\_

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APR 16 1985

OFFICE OF THE  
CITY CLERK

# ORDINANCE NO. 85-026

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE  
 COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES,  
 AS AMENDED, BY REMOVING PROPERTY LOCATED AT THE  
TERMINUS OF RIVER RANCH ROAD, ADJACENT TO I-5  
 FROM THE AGRICULTURAL, A ZONE(S)  
 AND PLACING SAME IN THE SINGLE FAMILY, R-1 ZONE(S)  
 (FILE NO. P-84-229 )(APN: 031-200-29)

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

## SECTION 1.

The territory described in the attached exhibit(s) which is in the Agricul-  
tural, A zone(s),  
 established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed  
 from said zone and placed in the Single Family, R-1  
zone(s).

This action rezoning the property described in the attached exhibit(s) is adopted subject to the following conditions and stipulations:

- a. A material consideration in the decision of the Planning Commission to recommend and the City Council to approve rezoning of the applicant's property is the development plans and representations submitted by the applicant in support of this request. It is believed said plans and representations are an integral part of such proposal and should continue to be the development program for the property.
- b. If an application for a building permit or other construction permit is filed for said parcel which is not in conformity with the proposed development plans and representations submitted by the applicant and as approved by the Planning Commission February 14, 1985, on file in the office of the Planning Department, or any provision or modification thereof as subsequently reviewed and approved by the Planning Commission, no such permit shall be issued, and the Planning Director shall report the matter to the Planning Commission as provided for in Ordinance No. 3201, Fourth Series.

## SECTION 2.

The City Clerk of the City of Sacramento is hereby directed to amend the maps which are a part of said Ordinance No. 2550, Fourth Series, to conform to the provisions of this ordinance.

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SECTION 3.

Rezoning of the property described in the attached exhibit(s) by the adoption of this ordinance shall be deemed to be in compliance with the procedures for the rezoning of property prescribed in Ordinance No. 2550, Fourth Series, as said procedures have been affected by recent court decisions.

PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

P84-229

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All that portion of Section 11, Township 7 North, Range 4 East, M. D. B. & M., described as follows:

Beginning at the most Westerly corner of that certain 47.029 acre tract of land as shown on that certain Record of Survey entitled "Portion of Section 11, T. 7 N., R. 4 E., M. D. B. & M." recorded in the office of the Recorder of Sacramento County in Book 33 of Surveys, Page 32; thence from said point of beginning along the Westerly boundary of said 47.029 acre tract of land North  $12^{\circ} 18' 05''$  East 1734.75 feet; thence North  $37^{\circ} 38' 39''$  West 57.43 feet; thence North  $52^{\circ} 21' 21''$  East 149.99 feet to a point located on the Northeasterly boundary of said 47.029 acre tract of land; thence along the boundary of said 47.029 acre tract of land the following fifteen (15) courses and distances: (1) South  $37^{\circ} 38' 39''$  East 446.72 feet, (2) curving to the left on an arc of 6000.00 feet radius, said arc being subtended by a chord bearing South  $42^{\circ} 28' 01''$  East 1008.89 feet, (3) South  $47^{\circ} 17' 23''$  East 541.80 feet, (4) South  $88^{\circ} 52' 40''$  East 124.79 feet, (5) South  $47^{\circ} 29' 02''$  East 18.64 feet, (6) South  $06^{\circ} 43' 10''$  East 177.09 feet, (7) South  $83^{\circ} 16' 50''$  West 55.00 feet, (8) South  $06^{\circ} 43' 10''$  East 740.38 feet, (9) South  $83^{\circ} 16' 50''$  West 25.00 feet, (10) North  $06^{\circ} 43' 10''$  West 917.95 feet, (11) North  $88^{\circ} 52' 40''$  West 450.00 feet, (12) South  $12^{\circ} 44' 50''$  West 534.15 feet, (13) South  $29^{\circ} 14' 20''$  West 316.39 feet, (14) North  $66^{\circ} 49' 39''$  West 904.65 feet and (15) North  $73^{\circ} 53' 40''$  West 323.09 feet to the point of beginning; containing 47.010 acres, more or less.

P84-229

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**RESOLUTION No. 85-276**

**Adopted by The Sacramento City Council on date of**

**APPROVED**  
BY THE CITY COUNCIL

APR 16 1985

OFFICE OF THE  
CITY CLERK

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING  
A SUBDIVISION MODIFICATION AND TENTATIVE MAP FOR  
PROPERTY LOCATED AT THE TERMINUS OF RIVER RANCH ROAD,  
ADJACENT TO I-5 FREEWAY  
(P-84-229)(APN: 031-200-29)

WHEREAS, the City Council, on March 19, 1985, held a public hearing on the request for approval of a subdivision modification and tentative map for property located at the terminus of River Ranch Road, adjacent to I-5 Freeway

WHEREAS, all governmental and utility agencies affected by the development of the proposed subdivision have been notified and given the opportunity to respond;

WHEREAS, the City Environmental Coordinator has determined that the proposed project will not have a significant effect on the environment, and has provided notice to the public of the preparation of a Negative Declaration;

WHEREAS, the City Planning Commission has submitted to the City Council its report and recommendations on the proposed subdivision;

WHEREAS, the City Council has considered the design of the proposed subdivision in relation to feasible future passive or natural heating and cooling opportunities; and,

WHEREAS, the City Council has considered the effects that approval of the proposed subdivision would have on the housing needs of the Sacramento Metropolitan area and balanced these needs against the public service needs of City residents and available fiscal and environmental resources.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO THAT:

1. The Negative Declaration has been prepared in compliance with CEQA, State and City Guidelines, and the Council has reviewed and considered the information contained therein.
2. None of the conditions described in Government Code Section 66474, subsections (a) through (g) inclusive, exist with respect to the proposed subdivision.



3. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan, and Chapter 40 of the City Code, which is a Specific Plan of the City. Both the City General Plan and the 1976 Pocket Community Plan designate the subject site for low density residential use(s).
4. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in violation of the applicable waste discharge requirements prescribed by the California Regional Water Quality Control Board, Central Valley Region in that existing treatment plants have a design capacity adequate to service the proposed subdivision.
5. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.
6. In the matter of the hereby approved requested subdivision modification to create lots in excess of 160 feet deep :
  - a. The City Council determines  
that it is impossible, impracticable and undesirable in this particular case to conform to the strict application of City Code Chapter 40 in that the standard lot lay out is constrained by the shape of the site, its proximity to the freeway and the existence of large mature Oak trees.
  - b. the cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification in that the unique features of the site makes a standard design difficult
  - c. the modification will not be detrimental to the public health, safety, or welfare, or be injurious to other properties in the vicinity in that the lots exceed minimum size standards.
  - d. that granting the modification is in accord with the intent and purpose of these regulations and is consistent with the General Plan and with all other applicable Specific Plans of the City in that the site is designated for low density residential use(s).
7. The tentative map for the proposed subdivision is hereby approved subject to the following conditions which must be satisfied prior to the filing of the final map unless a different time for compliance is specifically noted:

- a. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code;
- b. Prepare a sewer and drainage study for the review and approval of the City Engineer;
- c. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments;
- d. Pursuant to City Code Section 40.1302 (Parkland Dedication), the applicant shall submit to the City an appraisal of the property to be subdivided and dedicate land and pay the required parkland dedication in-lieu fees. The appraisal shall be dated not more than 90 days prior to the filing of the final map;
- e. Pursuant to City Code Section 40.319-1, the applicant shall indicate easements on the final map to allow for the placement of centralized mail delivery units. The specific locations for such easements shall be subject to review and approval of the City Engineer after consultation with the U.S. Postal Service;
- f. The applicant/developer shall designate and place on the final map those structures and/or lots which will meet the required 80 percent south orientation (including solar access) to the satisfaction of the Planning Director, or comply with Title 24 requirements of the Uniform Building Code;
- g. Retain trees as indicated on the approved tree survey on file at the Planning Department;
- h. Pay Pocket Bridge fees;
- i. Minimum lot pad elevation = +3.5 feet; minimum gutter grade = +2.0 feet;
- j. Remove structures on Lots 41 and 51;
- k. Provide a 20-foot sewer main easement between Lots 30 and 31;
- l. Dedicate a 10-foot wide maintenance easement from the landward toe of the levee to the State Reclamation Board;
- m. Designate levee easement as Lot A on map and dedicate Lot A to the City for Sacramento River Parkway purposes;
- n. Designate road, sewer and public utility easement as Lot B and dedicate it to the City;

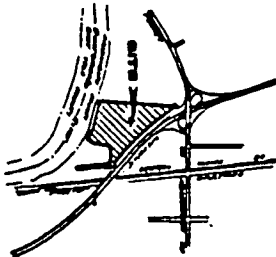
- o. The applicant shall protect and retain trees identified for preservation by insuring that the following be complied with, to the satisfaction of the City Planning Director and City Arborist, prior to the issuance of a building permit:
  - Temporary six-foot high chainlink fences shall be placed around the dripline of the trees in areas of construction to prevent soil compaction resulting from stacked construction materials, parked equipment and vehicles. These fences shall remain in place until landscaping begins;
  - Grading, trenching, cutting and/or filling within the dripline of the trees designated for preservation shall not occur;
  - Roadways and building foundations shall not extend into the trees' dripline;
  - Irrigation systems within the trees' dripline shall be prohibited;
  - Pruning or cutting of trees, except for cleaning of dead wood, shall be prohibited.
- p. The applicant shall adhere to the recommendations made in a County approved noise study for the project and site;
- q. If unusual amounts of bone, shell or artifacts are uncovered, work within 50 meters of the area will cease immediately and a qualified archaeologist will be consulted to develop, if necessary, further mitigation measures before construction continues;
- r. Lot 26 shall be developed with a single family residence only. A note referencing this condition shall be placed on the final map;
- s. The site plan for Lot 156 shall be reviewed and approved by the City Landscape Architect prior to issuance of building permits. A note shall be placed on the final map referencing this condition.
- \*t. *Dedicate Lots 156-166 to the City for park purposes.*

\_\_\_\_\_  
MAYOR

ATTEST:

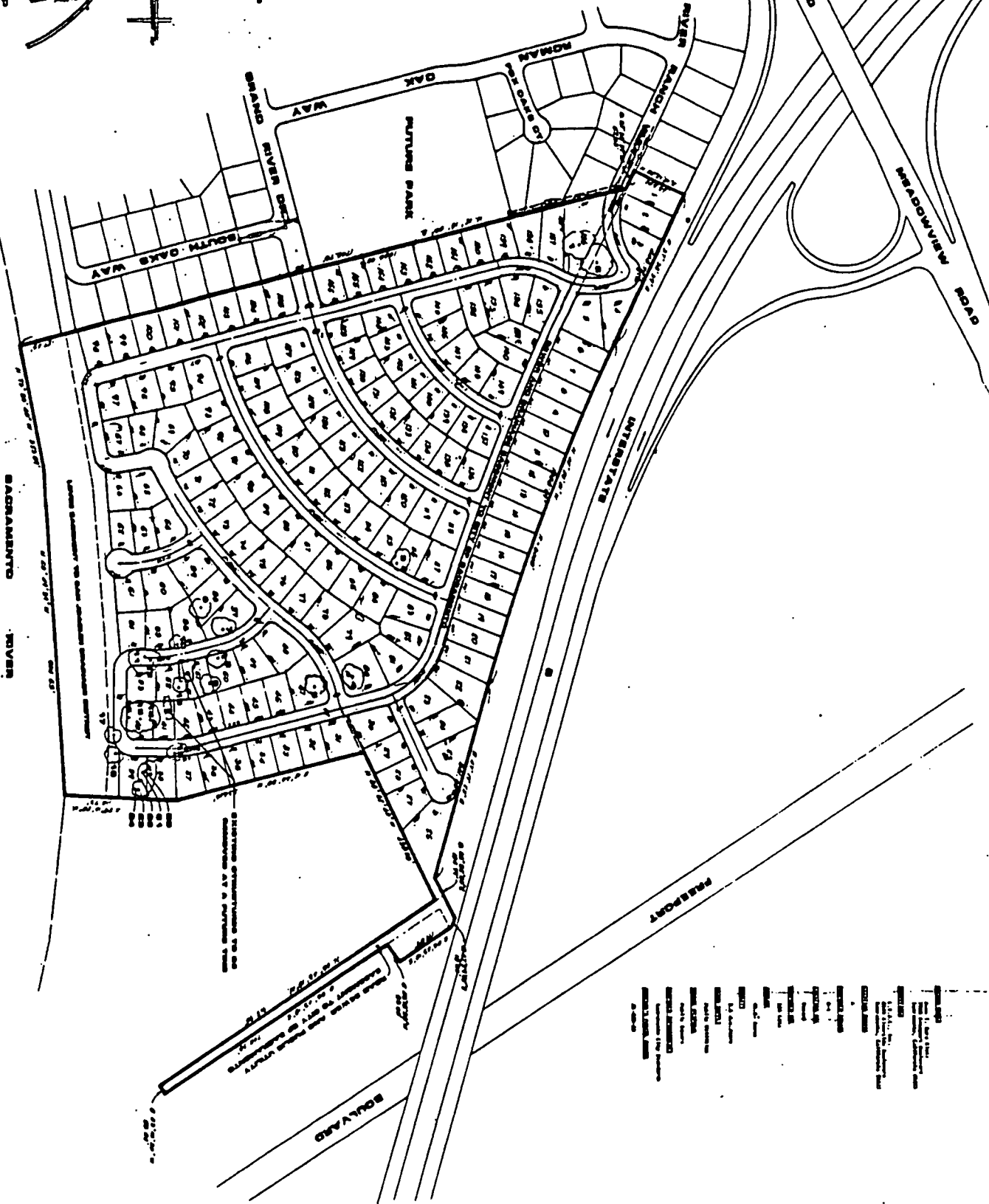
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CITY CLERK

P84-229



VICINITY MAP  
OF SOUTH

- LEGEND
- 1. Proposed New Lots
  - 2. Existing Lots
  - 3. Proposed New Streets
  - 4. Existing Streets
  - 5. Proposed New Sidewalks
  - 6. Existing Sidewalks
  - 7. Proposed New Driveways
  - 8. Existing Driveways
  - 9. Proposed New Utilities
  - 10. Existing Utilities
  - 11. Proposed New Landscaping
  - 12. Existing Landscaping
  - 13. Proposed New Fences
  - 14. Existing Fences
  - 15. Proposed New Signs
  - 16. Existing Signs
  - 17. Proposed New Other
  - 18. Existing Other



- LEGEND
- 1. Proposed New Lots
  - 2. Existing Lots
  - 3. Proposed New Streets
  - 4. Existing Streets
  - 5. Proposed New Sidewalks
  - 6. Existing Sidewalks
  - 7. Proposed New Driveways
  - 8. Existing Driveways
  - 9. Proposed New Utilities
  - 10. Existing Utilities
  - 11. Proposed New Landscaping
  - 12. Existing Landscaping
  - 13. Proposed New Fences
  - 14. Existing Fences
  - 15. Proposed New Signs
  - 16. Existing Signs
  - 17. Proposed New Other
  - 18. Existing Other

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JUNE 1984



# RIVER OAKS EAST

CITY OF SACRAMENTO

CALIFORNIA

TENTATIVE  
MAP

# CITY PLANNING COMMISSION

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

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APPLICANT	Spink Corporation, P.O. Box 2511, Sacramento, CA 95811		
OWNER	Gene & Cora Klotz, 7788 Freeport Boulevard, Sacramento, CA 95832		
PLANS BY	Spink Corporation, P.O. Box 2511, Sacramento, CA 95811		
FILING DATE	6-8-85	50 DAY CPC ACTION DATE	REPORT BY: SD:bw
NEGATIVE DEC	2-4-85	EIR	ASSESSOR'S PCL NO. 031-200-29

- APPLICATION:**
- A. Negative Declaration
  - B. Rezone 47+ acres from Agricultural (A) to Single Family (R-1) (Sec. 13)
  - C. Tentative Map (P84-229)
  - D. Subdivision Modification to create lots in excess of 160 feet deep. (Ch. 40.322(c))

**LOCATION:** Terminus of River Ranch Road, adjacent to I-5 Freeway

**PROPOSAL:** The applicant is requesting the necessary entitlements to subdivide 47+ vacant acres into 166 single family lots.

**PROJECT INFORMATION:**

1974 General Plan Designation:	Residential
1976 Pocket Community Plan Designation:	Low Density Residential
Existing Zoning of Site:	Agriculture
Existing Land Use of Site:	Vacant
Proposed Zoning:	R-1

**Surrounding Land Use and Zoning:**

North:	I-5
South:	River
East:	Southern Pacific Railroad; A
West:	Residential; R-1

Property Dimensions:	Irregular
Property Area:	47+ acres
Density of Development:	3 du/gr. ac.
Significant Features of Site:	Oak trees; irregular shape, proximity to river
Topography:	Flat
Street Improvements/Utilities:	To be provided

**SUBDIVISION REVIEW COMMITTEE RECOMMENDATION:** On June 27, 1984 the Subdivision Review Committee voted to recommend approval of the project, subject to conditions which follow.

**PROJECT EVALUATION:** Staff has the following comments with regard to this project:

Land Use

- A. The subject site is currently zoned Agricultural (A). It is designated for residential uses in the 1976 South Pocket Community Plan and the 1974 General Plan. Surrounding land uses consist of residential and a park site to the west, I-5 to the north, the Sacramento River to the south, and a City water tower and sewer plant and railroad tracks to the east.

APPLIC. NO. P84-229

MEETING DATE February 14, 1985

CPC ITEM NO. 14

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The applicant proposes to rezone the site to R-1 for single family development. The proposed project is consistent with applicable plans and surrounding land uses.

Design

- B. The street design is dictated by the existing subdivision to the west, proximity to the freeway and Sacramento River and a number of trees on site. Staff and the Subdivision Review Committee, therefore, support the request to create lots in excess of 160 feet in depth. Lot 26 should be reserved for single family development.
- C. The applicant indicates a levee easement to be dedicated to the San Joaquin Drainage District on the tentative map. This strip should be designated Lot A on the final map. For consistency with the Sacramento River Parkway Plan, Lot A is to be dedicated to the City.
- D. A long, irregularly shaped strip of the subject site extends south from 1-5. This is a road, sewer and public easement which should be designated Lot B and dedicated to the City for access to the sewer treatment plant.

Policies

- E. The subject site takes access through an existing single family subdivision located adjacent to the west. The Traffic Engineer states that Grand River Drive, a 64-foot wide collector street, and River Ranch Way, a 44-foot wide secondary access, are adequate to serve both single family subdivisions. The traffic generated by the subject project is not sufficient to justify the expense of tunneling through the railroad levee to provide another secondary access to Freepoint Boulevard.

Parkland Dedication

- F. The Planning and Community Services Divisions have determined that dedication of 2.473 acres of land is appropriate for parkland purposes. In order to provide additional street frontage for the existing park adjacent to the east and save the large trees on Lot 156. Community Services Division is requesting dedication of lots 156 through 166. The applicant will be responsible for a nominal amount of additional fees to equal 2.473 acres.

ENVIRONMENTAL ISSUES:

Cultural

- G. The subject site is located in an area in which cultural resources are likely to occur. A cultural deposit was recently located approximately three miles upstream from the subject site. The applicant has submitted a letter from a consulting archaeologist stating that the subject site has been surveyed, and it appears further investigations are unnecessary. If, however, should artifacts be uncovered, an archaeologist should be contacted immediately and work halted.

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Noise

H. The site is impacted by freeway noise from I-5. The applicant has submitted an accoustical report which has been approved by the County Health Department. In order to mitigate the noise problem, the accoustical engineer recommends a solid wall be erected along the rear lot lines of lots one through 22. This shall be done prior to final map recordation.

Trees

I. There are large healthy trees on the subject site. The applicant has submitted a survey of those trees which are to be saved and those to be removed. This survey has been reviewed and approved by the City Arborist.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has reviewed the proposed project and posted a Negative Declaration with mitigation measures addressing the above-mentioned environmental issues.

RECOMMENDATION: Staff recommends the following:

- A. Ratification of the Negative Declaration;
- B. Approval of the rezoning from Agricultural (A) to Single Family (R-1);
- C. Approval of the Tentative Map, subject to conditions which follow;
- D. Approval of the Subdivision Modification to create lots in excess of 160 feet in depth.

Conditions

The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:

- 1. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code;
- 2. Prepare a sewer and drainage study for the review and approval of the City Engineer;
- 3. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments;
- 4. Pursuant to City Code Section 40.1302 (Parkland Dedication), the applicant shall submit to the City an appraisal of the property to be subdivided and dedicate land and pay the required parkland dedication in-lieu fees. The appraisal shall be dated not more than 90 days prior to the filing of the final map;

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5. Pursuant to City Code Section 40.319-1, the applicant shall indicate easements on the final map to allow for the placement of centralized mail delivery units. The specific locations for such easements shall be subject to review and approval of the City Engineer after consultation with the U.S. Postal Service;
6. The applicant/developer shall designate and place on the final map those structures and/or lots which will meet the required 80 percent south orientation (including solar access) to the satisfaction of the Planning Director, or comply with Title 24 requirements of the Uniform Building Code;
7. Retain trees as indicated on the approved tree survey on file at the Planning Department;
8. Pay Pocket Bridge fees;
9. Minimum lot pad elevation = +3.5 feet; minimum gutter grade = +2.0 feet;
10. Remove structures on Lots 41 and 51;
11. Provide a 20-foot sewer main easement between Lots 30 and 31;
12. Dedicate a 10-foot wide maintenance easement from the landward toe of the levee to the State Reclamation Board;
13. Designate levee easement as Lot A on map and dedicate Lot A to the City for Sacramento River Parkway purposes;
14. Designate road, sewer and public utility easement as Lot B and dedicate it to the City;
15. The applicant shall protect and retain trees identified for preservation by insuring that the following be complied with, to the satisfaction of the City Planning Director and City Arborist, prior to the issuance of a building permit:
  - a. Temporary six-foot high chainlink fences shall be placed around the dripline of the trees in areas of construction to prevent soil compaction resulting from stacked construction materials, parked equipment and vehicles. These fences shall remain in place until landscaping begins;
  - b. Grading, trenching, cutting and/or filling within the dripline of the trees designated for preservation shall not occur;
  - c. Roadways and building foundations shall not extend into the trees' dripline;
  - d. Irrigation systems within the trees' dripline shall be prohibited;

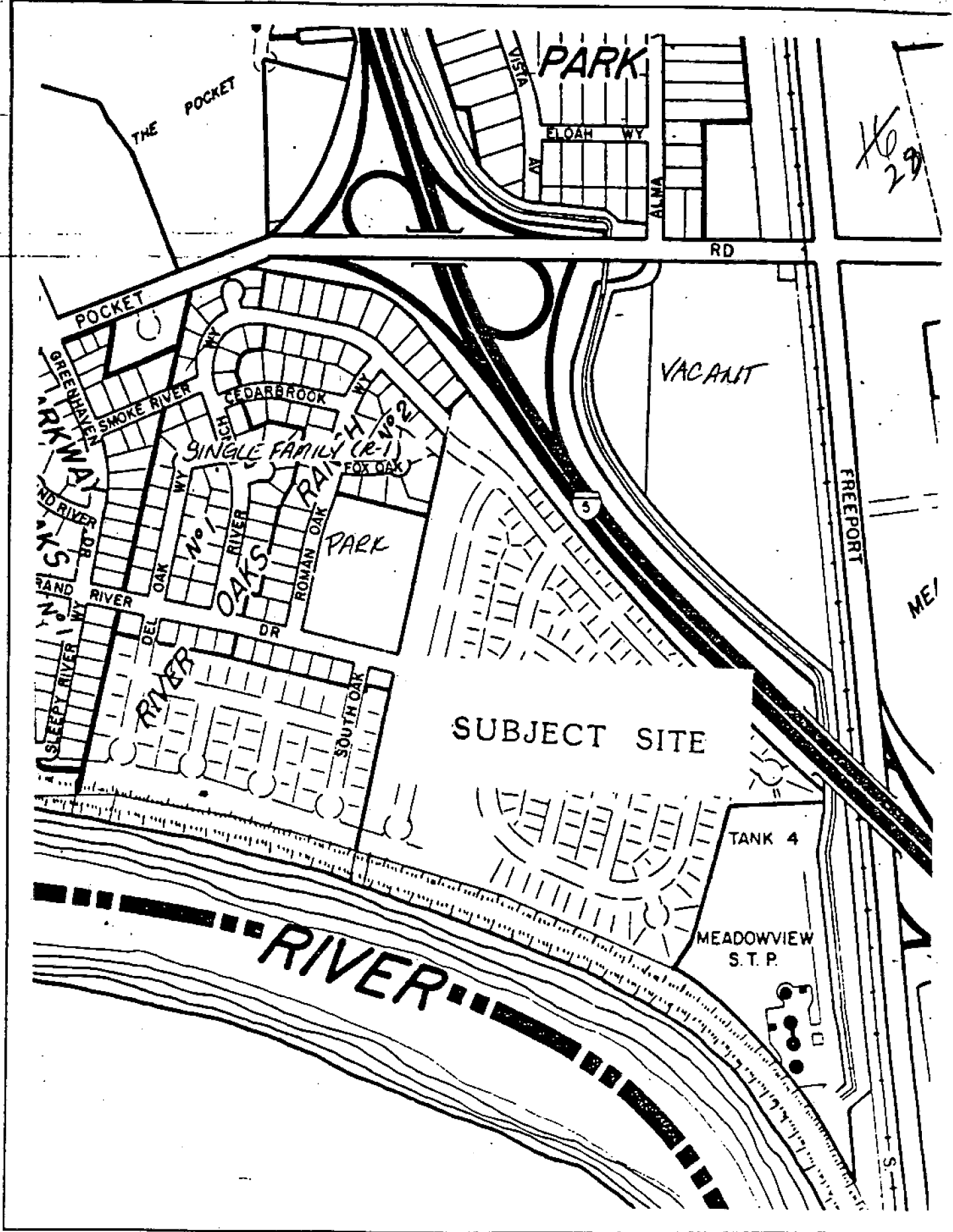
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- e. Pruning or cutting of trees, except for cleaning of dead wood, shall be prohibited.
- 16. The applicant shall adhere to the recommendations made in a County approved noise study for the project and site;
- 17. If unusual amounts of bone, shell or artifacts are uncovered, work within 50 meters of the area will cease immediately and a qualified archaeologist will be consulted to develop, if necessary, further mitigation measures before construction continues;
- 18. Lot 26 shall be developed with a single family residence only. A note referencing this condition shall be placed on the final map;
- 19. The site plan for Lot 156 shall be reviewed and approved by the City Landscape Architect prior to issuance of building permits. A note shall be placed on the final map referencing this condition.

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VICINITY - LAND USE - ZONING





CITY OF SACRAMENTO

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CITY PLANNING DEPARTMENT

827 TENTH STREET  
SUITE 300

SACRAMENTO, CA 95814  
TELEPHONE (916) 449-5604

MARTY VAN DUYN  
PLANNING DIRECTOR

March 4, 1985

City Council  
Sacramento, California

Honorable Members in Session:

SUBJECT: Rezone from Agricultural, A to Single Family, R-1 zone.

LOCATION: Terminus of River Ranch Road, adjacent to I-5.

SUMMARY

This item is presented at this time for approval of publication of title pursuant to City Charter, Section 38.

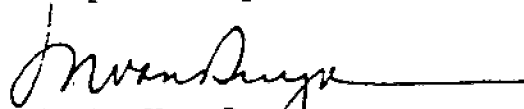
BACKGROUND

Prior to publication of an item in a local paper to meet legal advertising requirements, the City Council must first pass the item for publication. The City Clerk then transmits the title of the item to the paper for publication and for advertising the meeting date.

RECOMMENDATION

It is recommended that the item be passed for publication of title and continued to March 19, 1985.

Respectfully submitted,

  
Marty Van Duyn  
Planning Director

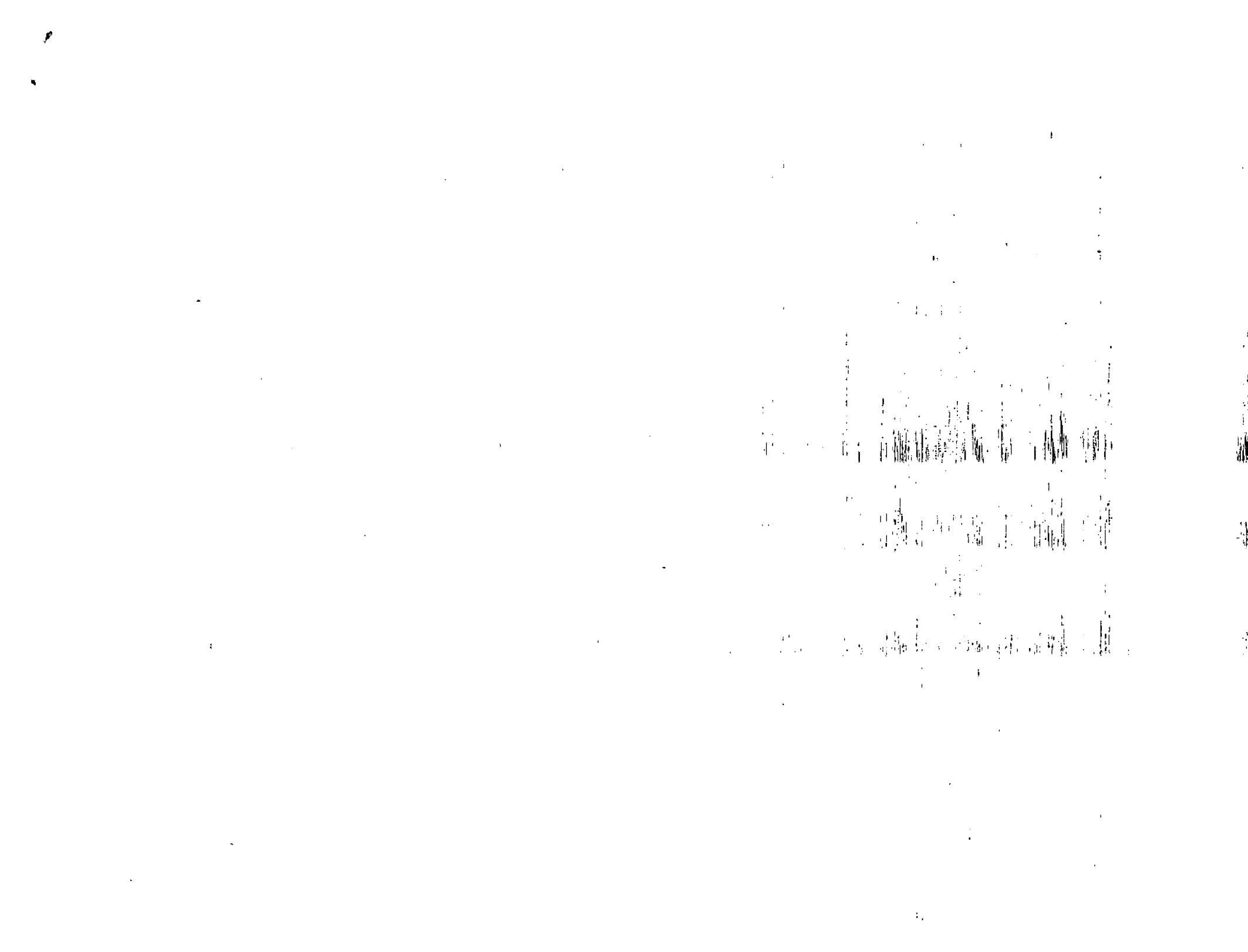
FOR CITY COUNCIL INFORMATION

WALTER J. SLIPE  
CITY MANAGER

MVD:lao  
attachments  
P84-229

PASSED FOR  
PUBLICATION  
& CONTINUED  
TO 3-19-85

March 12, 1985  
District No. 8



# ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE  
 COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES,  
 AS AMENDED, BY REMOVING PROPERTY LOCATED AT THE  
TERMINUS OF RIVER RANCH ROAD, ADJACENT TO I-5  
 FROM THE AGRICULTURAL, A ZONE(S)  
 AND PLACING SAME IN THE SINGLE FAMILY, R-1 ZONE(S)  
 (FILE NO. P-84-229 )(APN: 031-200-29)

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

SECTION 1.

The territory described in the attached exhibit(s) which is in the Agricultural, A zone(s),  
 established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed  
 from said zone and placed in the Single Family, R-1 zone(s).

This action rezoning the property described in the attached exhibit(s) is adopted subject to the following conditions and stipulations:

- a. A material consideration in the decision of the Planning Commission to recommend and the City Council to approve rezoning of the applicant's property is the development plans and representations submitted by the applicant in support of this request. It is believed said plans and representations are an integral part of such proposal and should continue to be the development program for the property.
- b. If an application for a building permit or other construction permit is filed for said parcel which is not in conformity with the proposed development plans and representations submitted by the applicant and as approved by the Planning Commission February 14, 1985, on file in the office of the Planning Department, or any provision or modification thereof as subsequently reviewed and approved by the Planning Commission, no such permit shall be issued, and the Planning Director shall report the matter to the Planning Commission as provided for in Ordinance No. 3201, Fourth Series.

SECTION 2.

The City Clerk of the City of Sacramento is hereby directed to amend the maps which are a part of said Ordinance No. 2550, Fourth Series, to conform to the provisions of this ordinance.

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SECTION 3.

Rezoning of the property described in the attached exhibit(s) by the adoption of this ordinance shall be deemed to be in compliance with the procedures for the rezoning of property prescribed in Ordinance No. 2550, Fourth Series, as said procedures have been affected by recent court decisions.

PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

P84-229

All that portion of Section 11, Township 7 North, Range 4 East, M. D. 8. & M., described as follows:

Beginning at the most Westerly corner of that certain 47.029 acre tract of land as shown on that certain Record of Survey entitled "Portion of Section 11, T. 7 N., R. 4 E., M. D. B. & M." recorded in the office of the Recorder of Sacramento County in Book 33 of Surveys, Page 32; thence from said point of beginning along the Westerly boundary of said 47.029 acre tract of land North  $12^{\circ} 18' 05''$  East 1734.75 feet; thence North  $37^{\circ} 38' 39''$  West 57.43 feet; thence North  $52^{\circ} 21' 21''$  East 149.99 feet to a point located on the Northeasterly boundary of said 47.029 acre tract of land; thence along the boundary of said 47.029 acre tract of land the following fifteen (15) courses and distances: (1) South  $37^{\circ} 38' 39''$  East 446.72 feet, (2) curving to the left on an arc of 6000.00 feet radius, said arc being subtended by a chord bearing South  $42^{\circ} 28' 01''$  East 1008.89 feet, (3) South  $47^{\circ} 17' 23''$  East 541.80 feet, (4) South  $88^{\circ} 52' 40''$  East 124.79 feet, (5) South  $47^{\circ} 29' 02''$  East 18.64 feet, (6) South  $06^{\circ} 43' 10''$  East 177.09 feet, (7) South  $83^{\circ} 16' 50''$  West 55.00 feet, (8) South  $06^{\circ} 43' 10''$  East 740.38 feet, (9) South  $83^{\circ} 16' 50''$  West 25.00 feet, (10) North  $06^{\circ} 43' 10''$  West 917.95 feet, (11) North  $88^{\circ} 52' 40''$  West 450.00 feet, (12) South  $12^{\circ} 44' 50''$  West 534.15 feet, (13) South  $29^{\circ} 14' 20''$  West 316.39 feet, (14) North  $66^{\circ} 49' 39''$  West 904.65 feet and (15) North  $73^{\circ} 53' 40''$  West 323.09 feet to the point of beginning; containing 47.010 acres, more or less.



March 20, 1985

Gene & Cora Klotz  
7788 Freeport Blvd.  
Sacramento, CA 95832

Dear Mr. & Ms. Klotz:

On March 19, 1985, the Sacramento City Council took the following action(s) for property located at the terminus of River Ranch Road, adjacent to I-5:

Adopted an Ordinance to rezone 47± vacant acres from Agricultural to Single Family zone; adopted a Resolution adopting Findings of Fact approving the Tentative Map to divide 47± vacant acres into 166 single family lots to be known as River Oaks East; approving Subdivision Modification to create three lots in excess of 160' in depth. (P-84229)

Enclosed, for your records, are fully certified copies of the above referenced documents.

Sincerely,

Lorraine Magana  
City Clerk

LM/dbp/16

Enclosure

cc: Planning Department

Spink Corporation  
P.O. Box 2511  
Sacramento, CA 95811

March 27, 1985

Gene & Cora Klotz  
7788 Freeport Blvd.  
Sacramento, CA 95832

Dear Mr. & Ms. Klotz:

On March 26, 1985, the Sacramento City Council took the following action(s) for property located at the terminus of River Ranch Road, adjacent to I-5:

Adopted an Ordinance to rezone 47± vacant acres from Agricultural to Single Family zone; adopted a Resolution adopting Findings of Fact approving the Tentative Map to divide 47± vacant acres into 166 single family lots to be known as River Oaks East; approving Subdivision Modification to create three lots in excess of 160' in depth. (P-84229)

Enclosed, for your records, are fully certified copies of the above referenced documents.

Sincerely,

Lorraine Magana  
City Clerk

LM/dbp/23

Enclosure

cc: Planning Department

Spink Corporation  
P.O. Box 2511  
Sacramento, CA 95811



# 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

March 27, 1985

Gene & Cora Klotz  
7788 Freeport Blvd.  
Sacramento, CA 95832

On March 26, 1985, the following matter was scheduled to be heard before the City Council after having been previously continued.

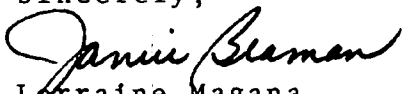
- P-84229 - Various requests for property located at the terminus of River Ranch Road, adjacent to I-5. (D8) (APN: 031-200-29)
- A. Rezone 47± vacant acres from Agricultural, A to Single Family, R-1 zone.
  - B. Tentative Map to divide 47± vacant acres into 166 single family lots to be known as River Oaks East.
  - C. Subdivision Modification to create three lots in excess of 160' in depth.

This hearing has been further continued to April 16, 1985, at the hour of 7:30 p.m., and in the Council Chamber, Second Floor, City Hall, 915 "I" Street, Sacramento, California. Interested parties may appear and speak at the hearing.

Pursuant to Council Rules of Procedure 4.5(4), "No person who has twice obtained a continuance of a hearing shall be granted an additional continuance unless such person shall appear at the Council meeting at the time such hearing is scheduled, and satisfy the Council that a miscarriage of justice would result from the refusal of the Council to grant such a continuance." Continuances may be requested by the owner of the subject property, applicant, appellant, or a designee for same.

Any questions regarding this hearing should be referred to the City Planning Department, 927 Tenth Street, Sacramento, California, phone (916) 449-5604.

Sincerely,

*for*   
Lorraine Magana  
City Clerk

LM/dbp

cc: MAILING LIST P-84299 (17)

April 22, 1985

Gene & Cora Klotz  
7788 Freeport Blvd.  
Sacramento, CA 95832

Dear Mr. & Ms. Klotz:

On April 16, 1985, the Sacramento City Council took the following action(s) for property located at the terminus of River Ranch Road, adjacent to I-5:

Adopted an Ordinance to rezone 47± vacant acres from Agricultural to Single Family zone; adopted a Resolution adopting Findings of Fact approving the Tentative Map to divide 47± vacant acres into 166 single family lots to be known as River Oaks East; approving Subdivision Modification to create three lots in excess of 160' in depth. (P-84229)

Enclosed, for your records, are fully certified copies of the above referenced documents.

Sincerely,

Connie R. Petersen  
Deputy City Clerk

CRP/dbp/28

Enclosure

cc: Planning Department

Spink Corporation  
P.O. Box 2511  
Sacramento, CA 95811