



CITY OF SACRAMENTO

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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
City Council
Office of the City Clerk

cont 40

4-28-81

APR 14 1981

Respectfully submitted,

Marty Van Duyn
Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

APPROVED
BY THE CITY COUNCIL

map to

APR 28 1981

lapse

OFFICE OF THE
CITY CLERK

10-28-81

April 14, 1981
District No. 8

MVD:HY:jm
Attachments
P-8712

THE SPINK CORPORATION

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

OVER FIFTY 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.
Theodore J. D'Amico, P.E.
Robert 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)

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 improvement 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. 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



CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK

915 I STREET
CITY HALL ROOM 308

SACRAMENTO, CALIFORNIA 95814
TELEPHONE (916) 449-5426

LORRAINE MAGANA
CITY CLERK

March 25, 1981

Owner of Property:

William Lyon & Assoc.
2580 Fair Oaks Blvd.
Sacramento, CA 95825

On March 23, 1981, the following matter was filed with my office to set a hearing date before the City Council.

Tentative Map Time Extension for River Oaks Ranch, Unit No. 3.
Location: Southwest quadrant of I-5 and Pocket Road.
(P-8712) (D8).

The hearing has been set for April 14, 1981, 7:30 P.M., Council Chamber, 2nd floor, 915 - I Street, Sacramento, California. Interested parties may appear and speak at the hearing.

Pursuant to Council Rules of Procedure 4.5, continuance of the above matter may be obtained only if a written request is delivered to this office no later than 12:00 Noon the Monday before the meeting when the hearing is scheduled. If written request is not delivered to this office as specified herein, you may obtain continuance only by appearing before the City Council at the time the hearing is scheduled and request the continuance.

ANY QUESTIONS REGARDING THIS HEARING SHOULD BE REFERRED TO:

SACRAMENTO CITY PLANNING DEPARTMENT
725 - J STREET
SACRAMENTO CA 95814

TELEPHONE: 449-5604

Sincerely,

Lorraine Magana
Lorraine Magana
City Clerk

LM:am
cc: Ink Corp.
8712 Mailing List 31



OFFICE OF THE CITY CLERK
918 I STREET SACRAMENTO, CALIFORNIA 95814
CITY HALL ROOM 203 TELEPHONE (916) 448-8428

NOTICE OF CITY COUNCIL HEARING



CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK

915 I STREET
CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814
TELEPHONE (916) 448-5428

LORRAINE MAGANA
CITY CLERK

April 29, 1981

William Lyon and Associates
2580 Fair Oaks Boulevard
Sacramento, CA 95825

Gentlemen:

On April 28, 1981, the Sacramento City Council granted a time extension on the tentative map for River Oaks Ranch, Unit No. 3, Southwest quadrant of I-5 and Pocket Road (P-8712).

The extension is granted one-time only and will lapse on October 28, 1981. Furthermore, staff was requested to prepare a resolution allowing waiver of fee upon resubmittal of map and to review maps as originally approved without requiring major redesign.

Sincerely,


Lorraine Magana
City Clerk

LM:sj

cc: Spink Corp.
Planning

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