



# CITY OF SACRAMENTO

38

## CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814

TELEPHONE (916) 449-5634

MARTY VAN DUYN

PLANNING DIRECTOR

October 22, 1980

City Council  
Sacramento, California

Honorable Members in Session:

**SUBJECT:** Request for Time Extension for Elder Creek Ranch,  
Unit No. 4 (P-8488)

**LOCATION:** Southeast quadrant of Elder Creek Road and 65th Street  
Expressway

### BACKGROUND INFORMATION

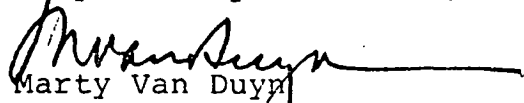
The tentative map for Elder Creek Ranch Units 3 and 4 was approved by the City Council on March 13, 1979 and lapsed on September 13, 1980. The applicant is requesting a one-year extension in order to allow additional time to record Unit No. 4. The applicant has not been able to record this phase because there is an existing gas well located on the site which had to be removed. The gas well was recently abandoned and the applicant is proceeding to record the final phase of the subdivision.

Unit No. 3 has been recorded and is being developed. This extension request is for Unit 4 only which consists of eight lots.

### RECOMMENDATION

Staff recommends that the Council grant a one-time, one-year extension for the map. Said map will lapse on September 13, 1981.

Respectfully submitted,

  
Marty Van Duyn  
Planning Director

**APPROVED**  
BY THE CITY COUNCIL

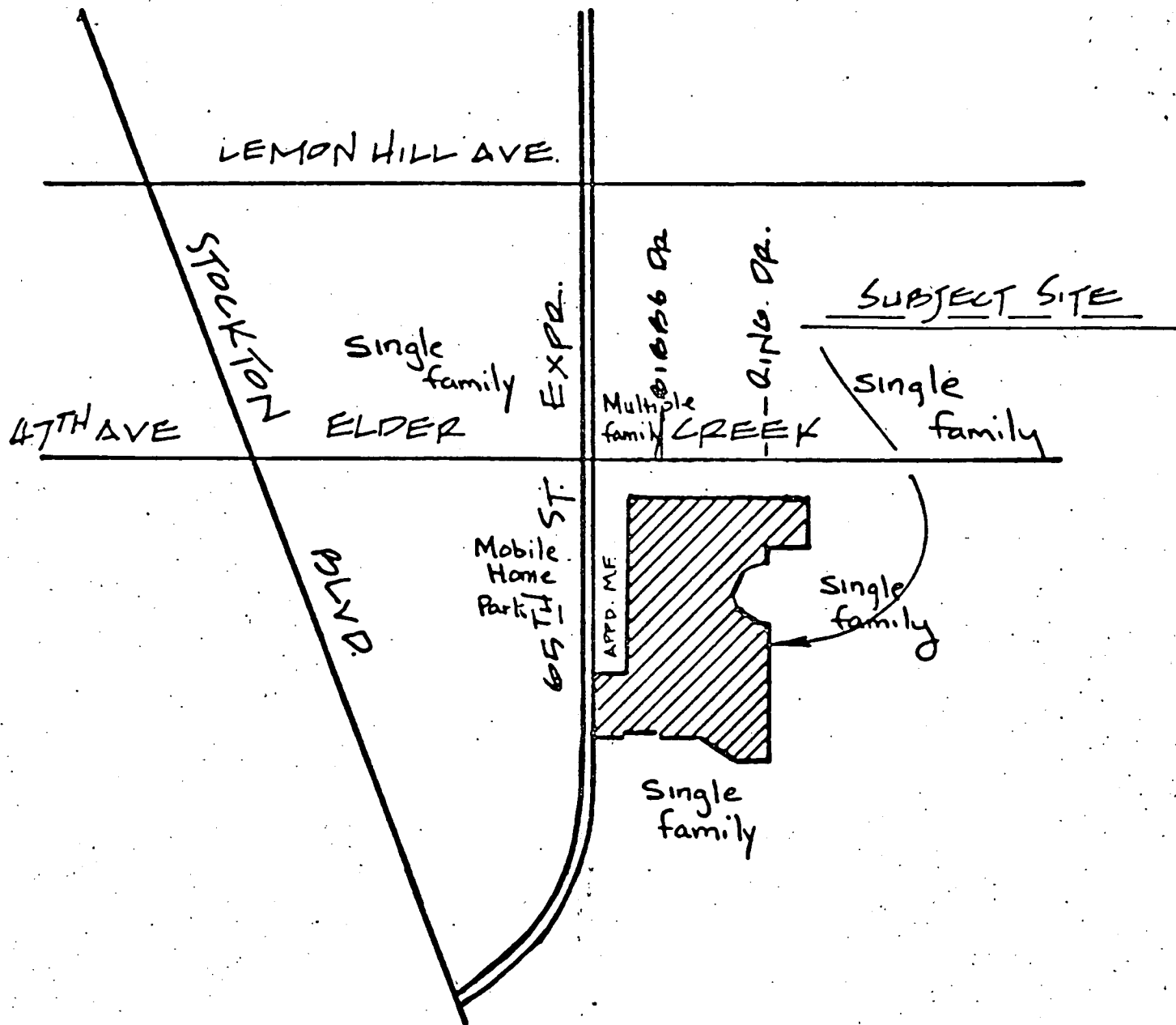
FOR CITY COUNCIL INFORMATION

WALTER J. SLIPE OCT 28 1980  
CITY MANAGER

OFFICE OF THE  
CITY CLERK

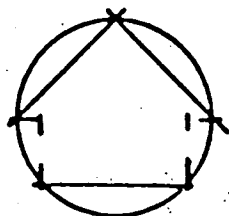
MVD:WJS:bw  
Attachments  
P-8488

October 28, 1980  
District No. 6

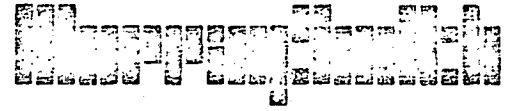


SURROUNDING LAND USE AND LOCATION PLAN

NOT TO SCALE



MURRAY SMITH & ASSOCIATES, ENGINEERING  
AMHERST GROVE  
3020 EXPLORER DRIVE  
SACRAMENTO, CA 95827  
916-361-0444



July 2, 1980

City of Sacramento  
Planning Department  
725 J Street  
Sacramento, Ca 95814

Attention: Howard Yee

Reference: Elder Creek Ranch #4

Our File : 78030

Gentlemen:

Transmitted herewith is a check from H.C. Elliott, Inc. for \$170.00 to extend the tentative subdivision map for Elder Creek Ranch Unit No. 4. Please consider this letter a formal request for this extension.

Very truly yours,

MURRAY SMITH & ASSOCIATES  
ENGINEERING, INC.

Edward R. Gillum,  
Project Engineer

ERG:jd

*#3 recorded  
well site abandoned  
union old well must rights  
have since released.  
imp plans signed  
under construction*

CITY PLANNING COMMISSION

SEP 12 1980

RECEIVED

*8488*

# RESOLUTION NO.79-144

Adopted by The Sacramento City Council on date of  
MAR 13 1979

OFFICE OF THE  
CITY CLERK

MAR 13 1979

APPROVED  
BY THE CITY COUNCIL

ADOPTING FINDINGS OF FACT, APPROVING A REQUEST  
FOR TENTATIVE MAP FOR ELDER CREEK RANCH UNITS  
3 AND 4 (P-8488) (APN 040-010-58, 62, & 63)

WHEREAS, the Planning Commission has submitted to the City Council its report and recommendations concerning the request for a tentative map for Elder Creek Ranch Units 3 and 4 located in the southeast quadrant of Elder Creek Road and 65th Street Expressway (Exhibit A) (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 March 13, 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 Lindaie-Florin 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 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. Applicant shall name all streets to the satisfaction of the Planning Director.
  2. Applicant shall prepare a sewer and drainage study for review and approval by the City Engineer.
  3. Applicant shall provide the standard improvements as per the Subdivision Ordinance (Section 40.811).
  4. Applicant shall provide street lights as per the Subdivision Ordinance (Section 40.811).
  5. Applicant shall abandon the proposed gas well site prior to filing of the final map (no Special Permit has been issued for a gas well on this site).

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MAYOR

ATTEST:

---

CITY CLERK

jm

P-8488

UNIT No. 3 →

UNIT NO. 3  
111 LOTS

UNIT No. 4

ELDER CREEK RANCH UNIT NO. 4  
8 LOTS

GAS WELL SITE

CITY OF SACRAMENTO  
COUNTY OF SACRAMENTO

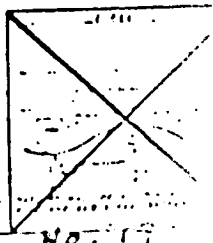
TENTATIVE MAP (EXHIBIT A)  
**ELDER CREEK RANCH** 317

A PART OF THE UNINCORPORATED AREA OF SECTION 36,  
TOWNSHIP 12N, RANGE 8E, MERIDIAN  
CITY OF SACRAMENTO, CALIFORNIA  
SCALE 1" = 100'

PREPARED BY

NOTES

- 1. ALL LOTS ARE TO BE SUBDIVIDED INTO 1/2 ACRE LOTS.
- 2. THE TOTAL AREA OF THE RANCH IS 121 B.M. 5.
- 3. THE TOTAL AREA OF UNIT NO. 3 IS 111 LOTS.
- 4. THE TOTAL AREA OF UNIT NO. 4 IS 8 LOTS.
- 5. THE GAS WELL SITE IS LOCATED IN THE SOUTHWEST CORNER OF THE RANCH.
- 6. THE CANAL IS LOCATED IN THE NORTHWEST CORNER OF THE RANCH.
- 7. THE EXPRESSWAY IS LOCATED TO THE WEST OF THE RANCH.
- 8. THE CITY OF SACRAMENTO IS LOCATED TO THE SOUTH OF THE RANCH.
- 9. THE COUNTY OF SACRAMENTO IS LOCATED TO THE EAST OF THE RANCH.
- 10. THE MERIDIAN IS LOCATED TO THE NORTH OF THE RANCH.
- 11. THE RANGE IS LOCATED TO THE WEST OF THE RANCH.
- 12. THE TOWNSHIP IS LOCATED TO THE SOUTH OF THE RANCH.
- 13. THE SECTION IS LOCATED TO THE EAST OF THE RANCH.
- 14. THE UNINCORPORATED AREA IS LOCATED TO THE WEST OF THE RANCH.
- 15. THE RANCH IS LOCATED TO THE NORTH OF THE RANCH.
- 16. THE RANCH IS LOCATED TO THE SOUTH OF THE RANCH.
- 17. THE RANCH IS LOCATED TO THE EAST OF THE RANCH.
- 18. THE RANCH IS LOCATED TO THE WEST OF THE RANCH.
- 19. THE RANCH IS LOCATED TO THE NORTHWEST CORNER OF THE RANCH.
- 20. THE RANCH IS LOCATED TO THE SOUTHWEST CORNER OF THE RANCH.





# CITY OF SACRAMENTO

P-8488  
RECEIVED  
CITY CLERKS OFFICE  
CITY OF SACRAMENTO  
OCT 7 9 55 AM '80

## CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814

TELEPHONE (916) 449-5604

MARTY VAN DUYN  
PLANNING DIRECTOR

October 3, 1980

~~HRG~~ HRG: 10-20-80  
FCA: ~~11-5-80~~  
11-5-80

### MEMORANDUM

TO: Lorraine Magana  
FROM: Jan Mirrione *jm*  
SUBJECT: Request to Set Public Hearings

*Van Duyn  
Carstens  
Miller  
Yee*

Please schedule the following Tentative Map Time Extensions for public hearings. All necessary support material is attached.

1. Tentative Map Time Extension for The Village.  
Location: Southeast corner Center Parkway and Calvine Road.  
(P-8462) (D8)
2. Tentative Map Time Extension for Elder Creek Ranch No. 4.  
Location: East side 65th Street Expressway and Faro Drive.  
(P-8488) (D6)
- \* 3. Tentative Map Time Extension for Sequoia Village.  
Location: North side Marin, between 73rd and 76th Streets.  
(P-8504) (D6)
4. Tentative Map Time Extension for Meadowvale Estates.  
Location: West side 24th Street, north of Meadowview Road.  
(P-8516) (D8)
5. Tentative Map Time Extension for Greenmont.  
Location: East side Pocket Road, 3,400+ feet north of Garcia Bend Park. (P-8526) (D8)

jm

Attachments

MURRAY SMITH & ASSOCIATES, ENGINEERING  
AMHERST GROVE  
3020 EXPLORER DRIVE  
SACRAMENTO, CA 95827  
916-361-0444



July 2, 1980

City of Sacramento  
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Very truly yours,

MURRAY SMITH & ASSOCIATES  
ENGINEERING, INC.

Edward R. Gillum,  
Project Engineer

ERG:jd

OWNER: H. C. Elliot  
4101 Power Inn Road  
Sacramento, CA 95826

CITY PLANNING COMMISSION

SEP 12 1980

RECEIVED

8488





# 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

October 29, 1980

H.C. Elliot  
4101 Power Inn Road  
Sacramento, CA 95826

Gentlemen:

On October 28, 1980, the Sacramento City Council granted a time extension on the tentative map for Elder Creek Ranch Number 4 (P-8488).

This extension is granted one-time only, and will lapse on September 13, 1981.

Sincerely,

  
Lorraine Magana  
City Clerk

LM/mm/38

cc: Murray Smith & Associates  
Planning Department