

# CITY PLANNING COMMISSION

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

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.

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 I-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 Freeport 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.

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.

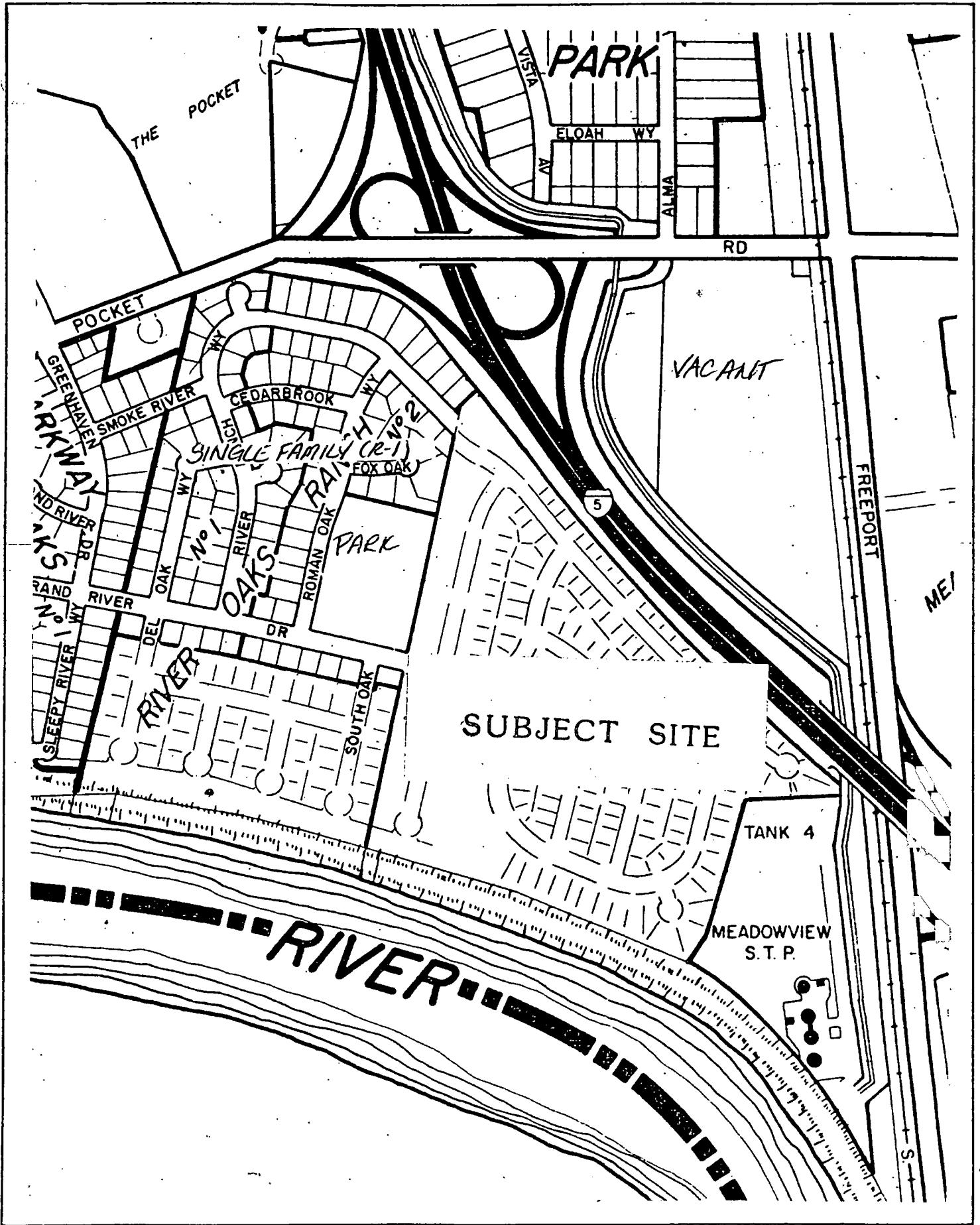
Conditions

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

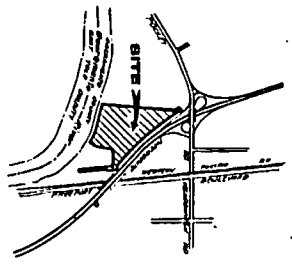
- 1. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code;
- 2. Prepare a sewer and drainage study for the review and approval of the City Engineer;
- 3. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments;
- 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;

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;

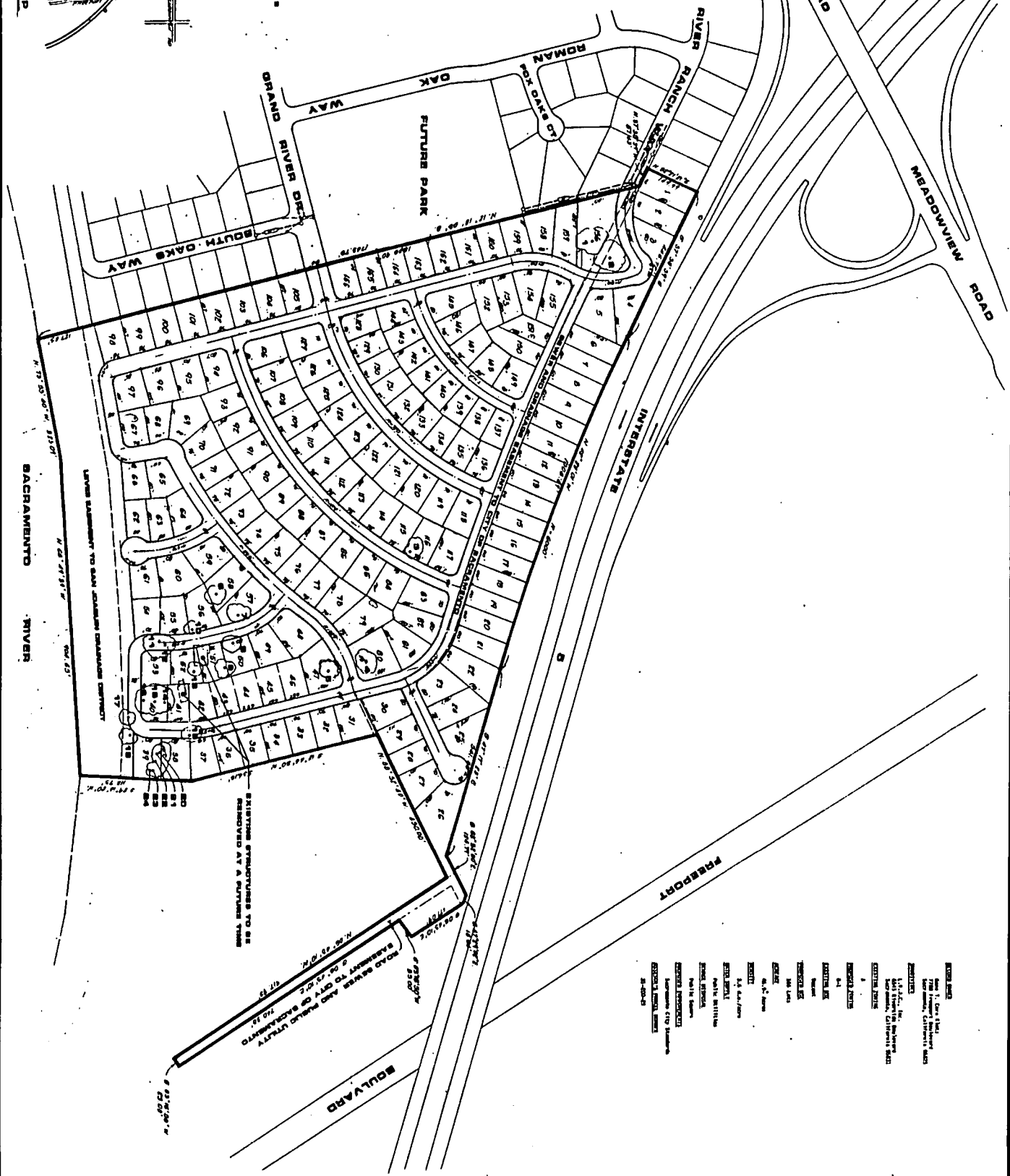
- e. Pruning or cutting of trees, except for cleaning of dead wood, shall be prohibited.
- 16. The applicant shall adhere to the recommendations made in a County approved noise study for the project and site;
- 17. If unusual amounts of bone, shell or artifacts are uncovered, work within 50 meters of 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.



VICINITY - LAND USE - ZONING



- EXISTING UTILITIES
1. 27' dia.
  2. 24" dia. (over concrete)
  3. 24" dia.
  4. 24" dia.
  5. 24" dia.
  6. 24" dia.
  7. 24" dia.
  8. 24" dia.
  9. 24" dia.
  10. 24" dia.
  11. 24" dia.
  12. 24" dia.
  13. 24" dia.
  14. 24" dia.
  15. 24" dia.
  16. 24" dia.
  17. 24" dia.
  18. 24" dia.
  19. 24" dia.
  20. 24" dia.
  21. 24" dia.
  22. 24" dia.
  23. 24" dia.
  24. 24" dia.
  25. 24" dia.
  26. 24" dia.
  27. 24" dia.
  28. 24" dia.
  29. 24" dia.
  30. 24" dia.
  31. 24" dia.
  32. 24" dia.
  33. 24" dia.
  34. 24" dia.
  35. 24" dia.
  36. 24" dia.
  37. 24" dia.
  38. 24" dia.
  39. 24" dia.
  40. 24" dia.
  41. 24" dia.
  42. 24" dia.
  43. 24" dia.
  44. 24" dia.
  45. 24" dia.
  46. 24" dia.
  47. 24" dia.
  48. 24" dia.
  49. 24" dia.
  50. 24" dia.
  51. 24" dia.
  52. 24" dia.
  53. 24" dia.
  54. 24" dia.
  55. 24" dia.
  56. 24" dia.
  57. 24" dia.
  58. 24" dia.
  59. 24" dia.
  60. 24" dia.
  61. 24" dia.
  62. 24" dia.
  63. 24" dia.
  64. 24" dia.
  65. 24" dia.
  66. 24" dia.
  67. 24" dia.
  68. 24" dia.
  69. 24" dia.
  70. 24" dia.
  71. 24" dia.
  72. 24" dia.
  73. 24" dia.
  74. 24" dia.
  75. 24" dia.
  76. 24" dia.
  77. 24" dia.
  78. 24" dia.
  79. 24" dia.
  80. 24" dia.
  81. 24" dia.
  82. 24" dia.
  83. 24" dia.
  84. 24" dia.
  85. 24" dia.
  86. 24" dia.
  87. 24" dia.
  88. 24" dia.
  89. 24" dia.
  90. 24" dia.
  91. 24" dia.
  92. 24" dia.
  93. 24" dia.
  94. 24" dia.
  95. 24" dia.
  96. 24" dia.
  97. 24" dia.
  98. 24" dia.
  99. 24" dia.
  100. 24" dia.
9. TRENDS 11, 18, 19, 17, 18 TO BE REMOVED.



- STREETS
- 1. 27' dia.
  - 2. 24" dia. (over concrete)
  - 3. 24" dia.
  - 4. 24" dia.
  - 5. 24" dia.
  - 6. 24" dia.
  - 7. 24" dia.
  - 8. 24" dia.
  - 9. 24" dia.
  - 10. 24" dia.
  - 11. 24" dia.
  - 12. 24" dia.
  - 13. 24" dia.
  - 14. 24" dia.
  - 15. 24" dia.
  - 16. 24" dia.
  - 17. 24" dia.
  - 18. 24" dia.
  - 19. 24" dia.
  - 20. 24" dia.
  - 21. 24" dia.
  - 22. 24" dia.
  - 23. 24" dia.
  - 24. 24" dia.
  - 25. 24" dia.
  - 26. 24" dia.
  - 27. 24" dia.
  - 28. 24" dia.
  - 29. 24" dia.
  - 30. 24" dia.
  - 31. 24" dia.
  - 32. 24" dia.
  - 33. 24" dia.
  - 34. 24" dia.
  - 35. 24" dia.
  - 36. 24" dia.
  - 37. 24" dia.
  - 38. 24" dia.
  - 39. 24" dia.
  - 40. 24" dia.
  - 41. 24" dia.
  - 42. 24" dia.
  - 43. 24" dia.
  - 44. 24" dia.
  - 45. 24" dia.
  - 46. 24" dia.
  - 47. 24" dia.
  - 48. 24" dia.
  - 49. 24" dia.
  - 50. 24" dia.
  - 51. 24" dia.
  - 52. 24" dia.
  - 53. 24" dia.
  - 54. 24" dia.
  - 55. 24" dia.
  - 56. 24" dia.
  - 57. 24" dia.
  - 58. 24" dia.
  - 59. 24" dia.
  - 60. 24" dia.
  - 61. 24" dia.
  - 62. 24" dia.
  - 63. 24" dia.
  - 64. 24" dia.
  - 65. 24" dia.
  - 66. 24" dia.
  - 67. 24" dia.
  - 68. 24" dia.
  - 69. 24" dia.
  - 70. 24" dia.
  - 71. 24" dia.
  - 72. 24" dia.
  - 73. 24" dia.
  - 74. 24" dia.
  - 75. 24" dia.
  - 76. 24" dia.
  - 77. 24" dia.
  - 78. 24" dia.
  - 79. 24" dia.
  - 80. 24" dia.
  - 81. 24" dia.
  - 82. 24" dia.
  - 83. 24" dia.
  - 84. 24" dia.
  - 85. 24" dia.
  - 86. 24" dia.
  - 87. 24" dia.
  - 88. 24" dia.
  - 89. 24" dia.
  - 90. 24" dia.
  - 91. 24" dia.
  - 92. 24" dia.
  - 93. 24" dia.
  - 94. 24" dia.
  - 95. 24" dia.
  - 96. 24" dia.
  - 97. 24" dia.
  - 98. 24" dia.
  - 99. 24" dia.
  - 100. 24" dia.

JUNE 1984

SCALE IN FEET

0 50 100 150 200

0 50 100 150 200

0 50 100 150 200

# RIVER OAKS EAST

CITY OF SACRAMENTO CALIFORNIA

TENTATIVE MAP

# PLAT OF RIVER OAKS EAST UNIT NO. 1

PORTION PARCEL 1, 92 P.M. 16  
CITY OF SACRAMENTO, CALIFORNIA  
1986 SCALE: 1"=100'  
THE SPINK CORPORATION  
Sheet 2 of 2 Sheets

- LEGEND:**
- DIMENSION POINT ----- 0
  - FOUND 3/4" IRON PIPE ----- ①
  - FOUND 1-1/2" IRON PIPE TAGGED "L.S.3185" ----- ②
  - FOUND 1-1/2" IRON PIPE TAGGED "L.S.3013" ----- ③
  - SET P.K. NAIL ----- ④
  - SET BACK LINE ----- S.B.L.
  - RADIAL LINE ----- (R)
  - LACK OF ABUTTER'S RIGHTS PER 680506 O.R. 452 ----- LLL

**BASIS OF BEARINGS:**

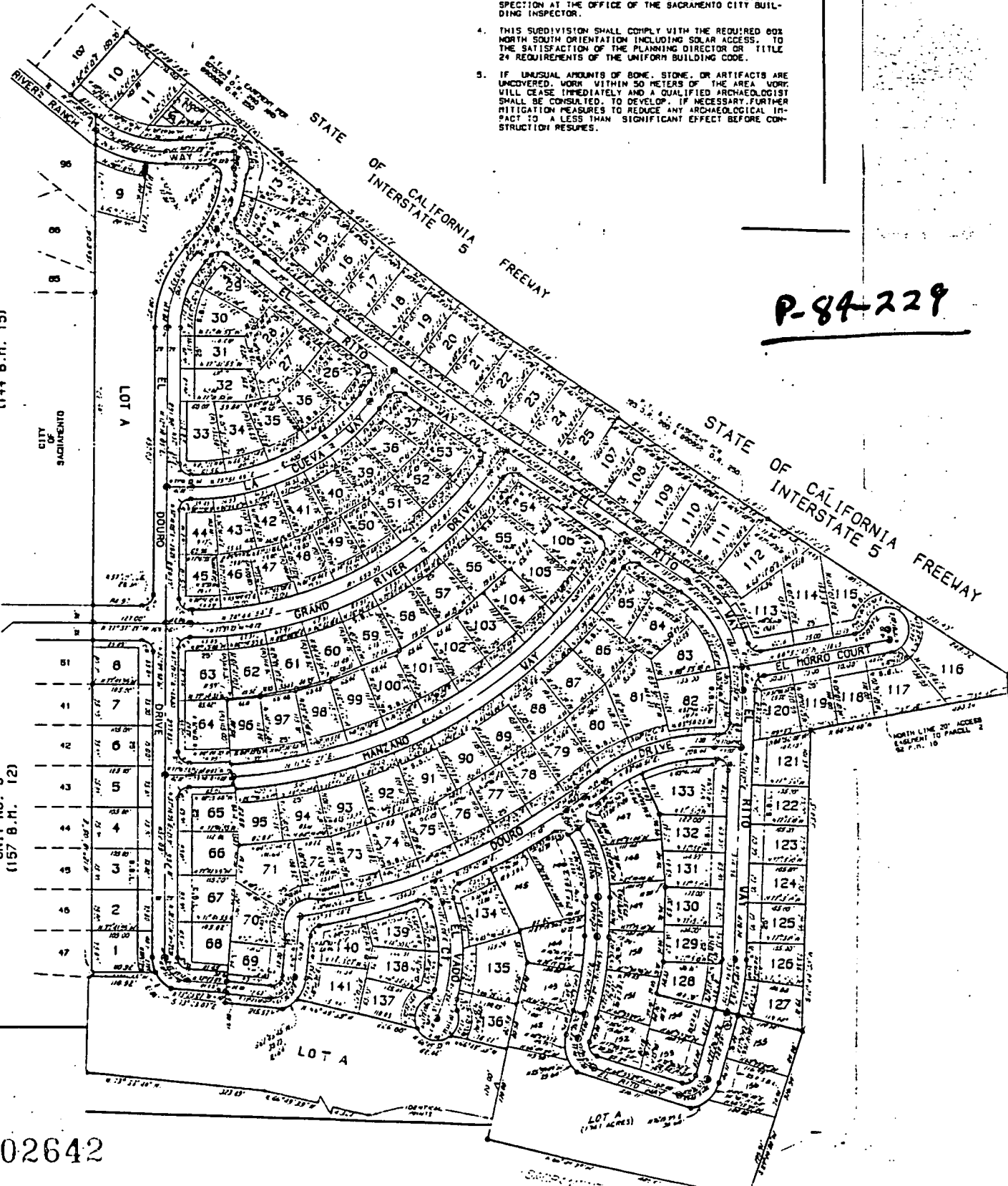
THE BASIS OF BEARINGS OF THIS SURVEY IS IDENTICAL TO THAT OF THE WESTERLY BOUNDARY OF 92 P.M. 16, FROM WHICH BETWEEN FOUND MONUMENTS THE BEARING IS GIVEN AS N.12 16'05"E.

**NOTES:**

1. ALL DISTANCES ALONG CURVED LINES ARE CHORD MEASUREMENTS.
2. RADII SHOWN ARE CENTERLINE RADII UNLESS NOTED OTHERWISE.
3. A SOILS REPORT FOR THIS SUBDIVISION WAS PREPARED BY [redacted] IN [redacted] 1986. A COPY OF THIS REPORT IS AVAILABLE FOR PUBLIC INSPECTION AT THE OFFICE OF THE SACRAMENTO CITY BUILDING INSPECTOR.
4. THIS SUBDIVISION SHALL COMPLY WITH THE REQUIRED 60% NORTH SOUTH ORIENTATION INCLUDING SOLAR ACCESS, TO THE SATISFACTION OF THE PLANNING DIRECTOR OR TITLE 24 REQUIREMENTS OF THE UNIFORM BUILDING CODE.
5. IF UNUSUAL AMOUNTS OF BONE, STONE, OR ARTIFACTS ARE UNCOVERED, WORK WITHIN 50 METERS OF THE AREA WORK WILL CEASE IMMEDIATELY AND A QUALIFIED ARCHAEOLOGIST SHALL BE CONSULTED, TO DEVELOP, IF NECESSARY, FURTHER MITIGATION MEASURES TO REDUCE ANY ARCHAEOLOGICAL IMPACT TO A LESS THAN SIGNIFICANT EFFECT BEFORE CONSTRUCTION RESUMES.

RIVER OAKS RANCH UNIT NO. 2  
(144 B.M. 15)

RIVER OAKS RANCH  
UNIT NO. 3  
(157 B.M. 12)



P-84-229