

*VESTING TENTATIVE  
SUBDIVISION MAP #1334  
CROSSING AT RIVER OAKS II*

PLANNING COMMISSION HEARING

JANUARY 22, 2025

North Coffee Street

Weaver Middle

Low Medium Density Residential (R-2)

East Childs Avenue

Medieval Street

Jack Court

Court

Court

Hartley Court

Subject Site

Heavy Industrial

Campus Parkway

Low Density Residential (R-1-5)

South Coffee Street

Blueberry Lane

Yuba River Drive

River Oak Court

River Oak Drive

Sugar Creek Lane

Blue Water Drive

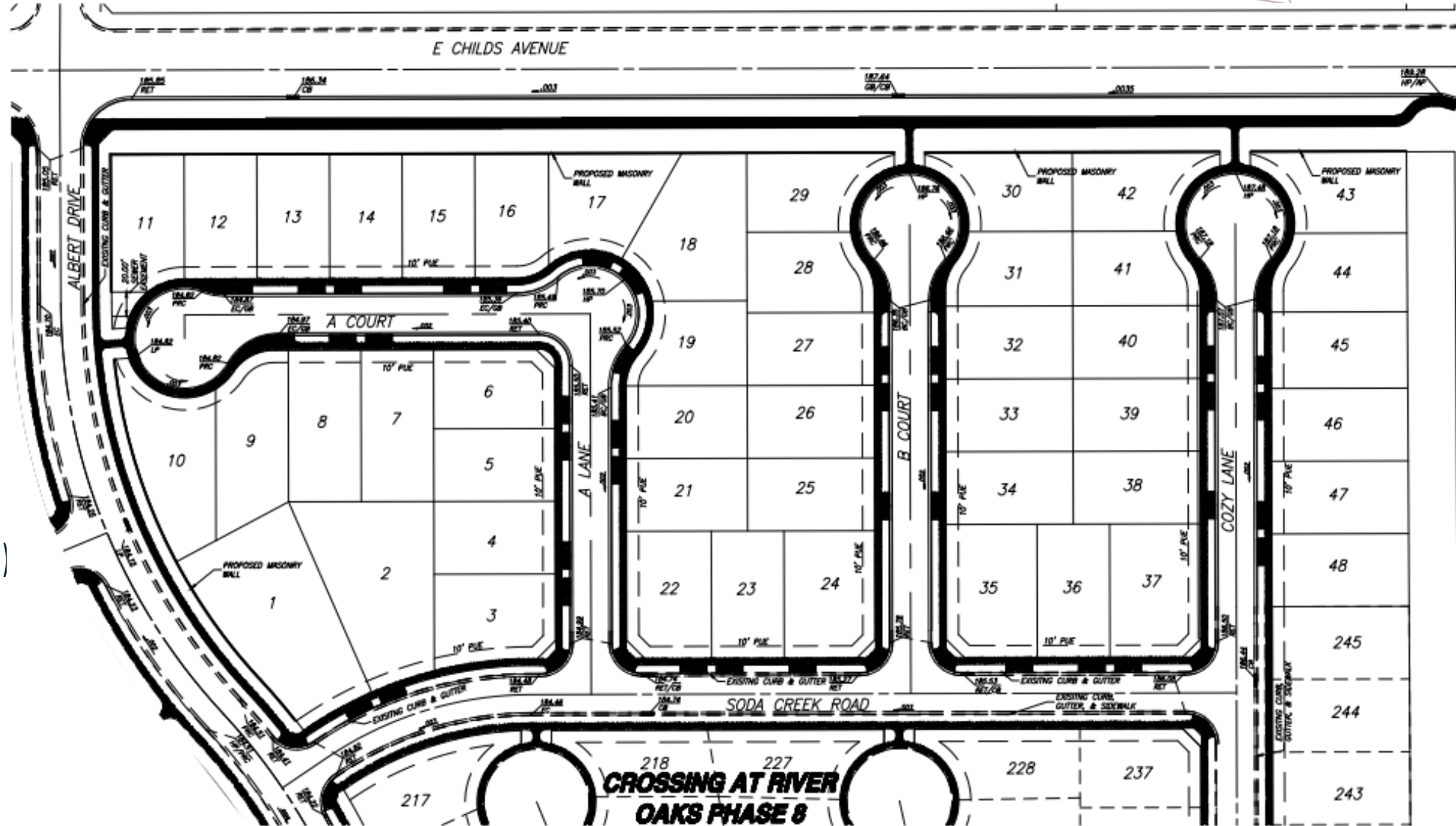
Dinkey Creek Avenue

9.9 Acres

48 Lots

Lot Sizes range from  
6,000 sf to 14,995

An extension of  
Previously Approved  
Tentative Map #1246  
(Crossing at River Oaks I)



# *ZONING AND GENERAL PLAN COMPLIANCE*

## **ZONING**

- The proposed subdivision is Zoned Medium Density Residential (R-3-2)
- Single Family Residential is a permitted use
- The proposed complies with all applicable standards under this zone

## **GENERAL PLAN**

- The proposed subdivision is designated High to Medium Density Residential
- The proposed complies with the density standards of this designation

# *CONDITIONS OF APPROVAL*

- Condition #16 - Plans shall meet current codes at the time of building permit application submittal. Building permit applications shall comply with the newest enacted California Building Codes. Plans shall be drawn by a licensed California design professional.
- Condition #18 - The developer shall use proper dust control procedures during site development in accordance with San Joaquin Valley Air Pollution Control District rules.
- Condition #29 - Traffic control signs, street markings, and striping shall be as directed by the City Engineer or designee.

# *CONDITIONS OF APPROVAL*

- Condition #33 - The developer shall provide all utility services to each lot, including sanitary sewer, water, electric power, gas, telephone, and cable television. All new utilities are to be undergrounded.
- Condition #38 - Grading and construction activity shall be limited to daylight hours (between 7:00 A.M. and 7 P.M.).
- Condition #39 - The M.I.D. easement located on lot 45 shall be abandoned prior to recording the Final Map.

# *PUBLIC COMMENTS*

- Public hearing notices were published in a qualifying newspaper and mailed to property owners within 300 feet of the subject site
- Staff did not receive public comments from property owners at the time this report was prepared.
- Staff reached out to utility companies and other agencies to solicit comments. Comments were received as shown at Attachment E

# *PLANNING COMMISSION ACTION*

Approve/Disapprove/Modify

- Environmental Review #24-39 (CEQA Section 15162)
- Tentative Subdivision Map #1334 (Subject to 40 Conditions of Approval)