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CITY OF SACRAMENTO

CITY MANAGER'S OFFICE
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JUN 4 1981

CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814
TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

June 3, 1981

City Council
Sacramento, California

Honorable Members in Session:

- SUBJECT:
1. Negative Declaration
 2. Tentative Map (P-9368)
 3. Subdivision Modification to waive water services
 4. Subdivision Modification to waive standard subdivision improvements to Blaine Avenue

LOCATION: 810 Blaine Avenue (Northeast quadrant of Jessie Avenue and Rio Linda Boulevard)

SUMMARY

The applicant is requesting the necessary entitlements to divide 0.53+ acre into two parcels. The purpose of the division is to allow future construction of a single family dwelling. The staff and Subdivision Review Committee recommend approval of the requests.

BACKGROUND INFORMATION

This application does not necessitate review by the Planning Commission because it involves less than four lots and there are not concurrent Special Permit, Rezoning, Variance, or other applications that require review by the Planning Commission.

Surrounding Land Use and Zoning:

- North: Vacant; R-1
- South: Single Family; R-1
- East: Vacant; R-1
- West: P.G.&E. Easement; R-1

APPROVED
BY THE CITY COUNCIL

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The staff has no objection to the proposal. The City Engineer recommends waiver of the street improvements because there are no drainage utilities available in the area. The City Water and Sewer

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Cont 40
7-14-81

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June 3, 1981

Division recommends a waiver of the water service connections between the main lines and Parcels A and B until such time as the building permit is obtained.

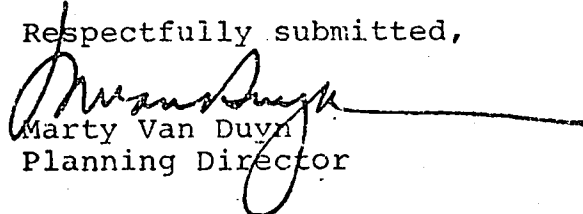
A. Negative Declaration for the project was filed on May 29, 1981.

RECOMMENDATION

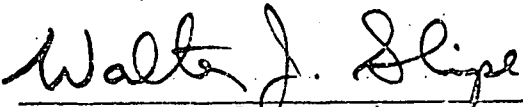
The Parcel Map Advisory Agency (Planning Director and City Engineer), based upon review and approval by the Subdivision Review Committee, recommends:

- A. The Negative Declaration be ratified.
- B. The Subdivision Modifications and Tentative Map be approved, subject to the following conditions, and the attached resolution be adopted.
 1. The applicant shall place the following note on the final map: Water service connections do not exist between the main lines and Parcels A and B. These services must be paid for and installed at the time of obtaining building permits.
 2. The applicant shall enter into an agreement with the City to participate in any future assessment districts to provide street improvements, street lights, and public drainage, water, and sewer facilities. A note shall be placed on the final map referencing the agreement.
 3. The applicant shall dedicate two feet of right-of-way along Blaine Avenue.
 4. Prior to final map approval, the applicant shall:
 - (a) Extend the sewer line from the new regional main to the site;
 - (b) Hook-up the existing house to the extended sewer line;
 - (c) Extend the sewer line to serve Parcel B.

Respectfully submitted,


Marty Van Duvan
Planning Director

RECOMMENDATION APPROVED:


Walter J. Slipe, City Manager

MVD:WW:jm
Attachments
P-9368

June 9, 1981
District No. 2

RESOLUTION No. 81-532

Adopted by The Sacramento City Council on date of

JUNE 9, 1981

A RESOLUTION ADOPTING FINDINGS OF FACT APPROVED
APPROVING A REQUEST FOR SUBDIVISION BY THE CITY COUNCIL
MODIFICATION AND TENTATIVE MAP FOR PRO-
PERTY LOCATED AT 810 BLAINE AVENUE
(APN: 237-130-34) (P-9368)

JUN 14 1981

OFFICE OF THE
CITY CLERK

WHEREAS, the Parcel Map Advisory Agency has submitted to the City Council its report and recommendations concerning the Subdivision Modification and Tentative Map for property located at 810 Blaine Avenue (hereinafter referred to as the proposed subdivision).

WHEREAS, the Council of the City of Sacramento, based on testimony submitted at public hearing(s) conducted on June 9, 1981, 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 Del Paso Heights Community Plan in that the plans designate the subject site for residential uses.
- 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.
- G. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the proposed subdivision, taking into consideration the local climate, the contour and configuration of the parcel to be divided, and such other design and improvement requirements applicable to the proposed subdivision.
- H. In the matter of the requested Subdivision Modification, the Council determines as follows:

- a. That the property to be divided is of such size or shape, or is affected by such topographic conditions, or that there are such special circumstances or conditions affecting the property that it is impossible, impracticable, or undesirable in the particular case to conform to the strict application of these regulations.

Fact: Given that the area does not have available drainage or sewer facilities, it is impossible to provide the improvements until the regional sewer line is installed and an assessment district is formed.

Fact: It is undesirable to have inactive service lines.

- b. That cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification.

Fact: The division of the property does not involve financial benefit through the waiver of service connections in that connections will be provided when the parcels are developed.

Fact: Street improvements will be provided when an assessment district is formed.

- c. That the modification will not be detrimental to the public health, safety, or welfare or be injurious to other properties in the vicinity.

Fact: Since the services will be obtained at the time of securing building permits, and prior to final map approval, the modification does not constitute a hazard to the public health, safety, or welfare.

- 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.

Fact: The site is designated for residential uses and the proposed land division is consistent with this designation.

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 and Subdivision Modification be approved subject to the following conditions:
1. The applicant shall place the following note on the final map: Water service connections do not exist between the main lines and Parcels A and B. These services must be paid for and installed at the time of obtaining building permits.
 2. The applicant shall enter into an agreement with the City to participate in any future assessment districts to provide street improvements, street lights, and public drainage, water, and sewer facilities. A note shall be placed on the final map referencing the agreement.
 3. The applicant shall dedicate two feet of right-of-way along Blaine Avenue.

4. Prior to final map approval, the applicant shall:

- (a) Extend the sewer line from the new regional main to the site;
- (b) Hook-up the existing house to the extended sewer line;
- (c) Extend the sewer line to serve Parcel B.

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MAYOR

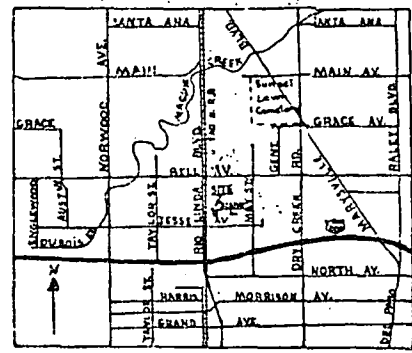
ATTEST:

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CITY CLERK

P-9368

9368



VICINITY MAP
1" = 2,000'

OWNER: CARMEN RAMIREZ (916) 820-4515
810 BLAINE AVE.
SACRAMENTO, CA. 95838

SURVEYOR: FRANK A. MORROW JR. 920-2873
2732 MILLCREEK DR.
SACRAMENTO, CA. 95833

Frank A. Morrow Jr.
L.S. No. 3225

ASSESSORS NO.: 237-130-34

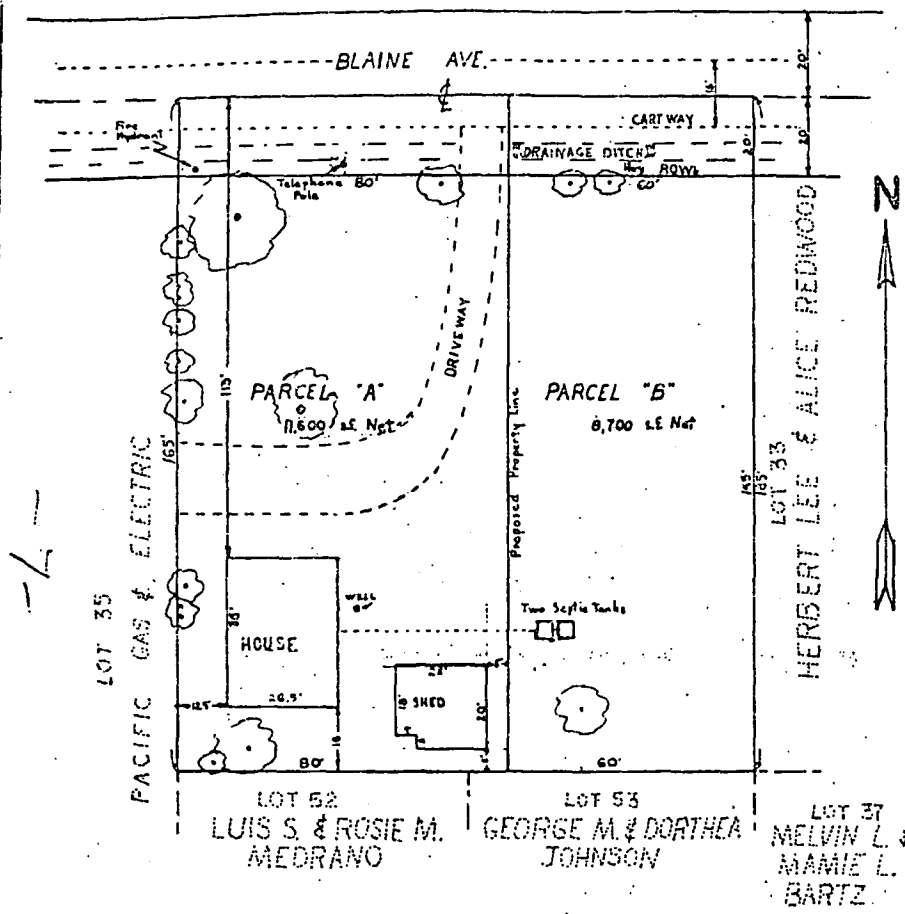
ZONING: R1

WATER: SACRAMENTO CITY UTILITIES

SEWAGE: PRESENTLY ON SITE SYSTEM

PRESENT USE: SINGLE FAMILY RESIDENCE

PROPOSED USE: SINGLE FAMILY RESIDENCE



TENTATIVE PARCEL MAP

PORTION OF LOT 45, SUBDIVISION OF SECTION 14, RANCHO DEL PASO
RECORDED MAP BK. 14, PG. 5, COUNTY OF SACRAMENTO

SCALE: 1" = 20' MARCH 1981

BAR SCALE:

P-9368



CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK

915 I STREET
CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814
TELEPHONE (916) 449-5428

LORRAINE MAGANA
CITY CLERK

July 15, 1981

Carmen Ramirez
810 Blaine Avenue
Sacramento, CA 95838

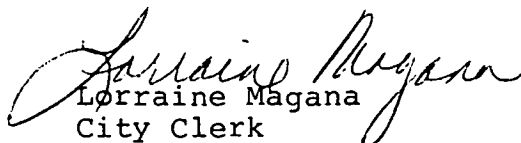
Dear M. Ramirez:

On July 14, 1981, the City Council adopted the following for property located at 810 Blaine Avenue (P-9368):

- A. Tentative Map to divide .53 acres into two parcels in the R-1 Single Family Zone
- B. Subdivision Modification to waive water services.
- C. Subdivision Modification to waive standard subdivision improvements to Blaine Avenue.

Enclosed, for your records, is the resolution adopting Findings of Fact and approving the above.

Sincerely,


Lorraine Magana
City Clerk

LM/mm/36
Enclosures

cc: Planning Department
Charles E. Moritzky