



# CITY OF SACRAMENTO

35

## CITY PLANNING DEPARTMENT

725 "J" STREET

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

MARTY VAN DUYN  
PLANNING DIRECTOR

July 24, 1980

City Council  
Sacramento, California

Honorable Members in Session:

SUBJECT: 1. Environmental Impact Determination  
2. Tentative Map (P-9069)

LOCATION: 1025 Rio Lane

### SUMMARY

This is a request to divide a 1+ acre site into two parcels. The purpose of the division is to separate the existing dwellings from the vacant portions of the site. The staff and Subdivision Review Committee recommended approval of the map subject to conditions.

### BACKGROUND INFORMATION

Land divisions involving four lots or less, that do not have concurrent variance, rezoning or plan amendment requests, can be reviewed by staff and transmitted directly to the City Council, thus eliminating the requirement for consideration by the Planning Commission.

The surrounding land uses and zoning are as follows:

North: Street and Vacant; and R-3  
South: Multiple Family; and R-3  
East: Single Family and Vacant; and R-1 & R-2A  
West: Multiple Family; and R-3

A Negative Declaration for the project was filed on July 18, 1980.

On December 12, 1978, the City Council approved a tentative map for the subject site. The final map was never filed and the tentative map therefore expired. This application is a resubmission of the same tentative map.

APPROVED  
BY THE CITY COUNCIL

JUL 29 1980

OFFICE OF THE  
CITY CLERK


RECOMMENDATION

The Parcel Map Advisory Agency (Planning Director and City Engineer), based upon review by the SRC recommended approval of the Tentative Map subject to the following conditions:

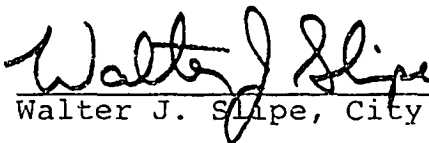
1. The applicant shall provide standard subdivision improvements for Captains Table Access Road pursuant to Section 40.811 of the Subdivision Ordinance (bond and private contract required) prior to filing the final map.
2. The applicant shall prepare a sewer and drainage study for the review and approval of the City Engineer prior to filing the final map - off-site extension may be required.
3. Right-of-way study required for Captains Table Access Road - may indicate and require additional dedication.
4. The applicant shall dedicate standard utility easements along the street frontages.
5. Water main extension required from Riverside Boulevard to the subject site.

The staff recommends that the Council ratify the negative declaration and approve the tentative map by adopting the attached resolution.

Respectfully submitted,

  
Marty Van Duyn  
Planning Director

RECOMMENDATION APPROVED:

  
Walter J. Slape, City Manager

MVD:HY:jm  
Attachments  
P-9069

July 29, 1980  
District No. 8

RESOLUTION NO. 80-493

Adopted by The Sacramento City Council on date of  
JULY 29, 1980

ADOPTING FINDINGS OF FACT, APPROVING A REQUEST  
FOR TENTATIVE PARCEL MAP FOR RUGGERO BARSANTI  
(APN: 016-161-03 & 19) (P-9069)

WHEREAS, the Parcel Map Advisory Agency has submitted to the City Council its report and recommendations concerning the tentative parcel map for 1+ acre that is located at 1025 Rio Lane

(hereinafter referred to as the proposed subdivision).

WHEREAS, the Council of the City of Sacramento, based on testimony submitted at public hearings conducted on July 29, 1980, 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 Sutterville Heights Community Plan in that the plans designate the subject site for residential use.
- 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 nor 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, 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 nor 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.

APPROVED  
BY THE CITY COUNCIL

JUL 29 1980

OFFICE OF THE  
CITY CLERK

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.

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. The applicant shall provide standard subdivision improvements for Captains Table Access Road pursuant to Section 40.811 of the Subdivision Ordinance (bond and private contract required) prior to filing the final map.
  - 2. The applicaht shall prepare a sewer and drainage study for the review and approval of the City Engineer prior to filing the final map - off-site extension may be required.
  - 3. Right-of-way study required for Captains Table Access Road - may indicate and require additional dedication.
  - 4. The applicant shall dedicate standard utility easements along the street frontages.
  - 5. Water main extension required from Riverside Boulevard to the subject site.

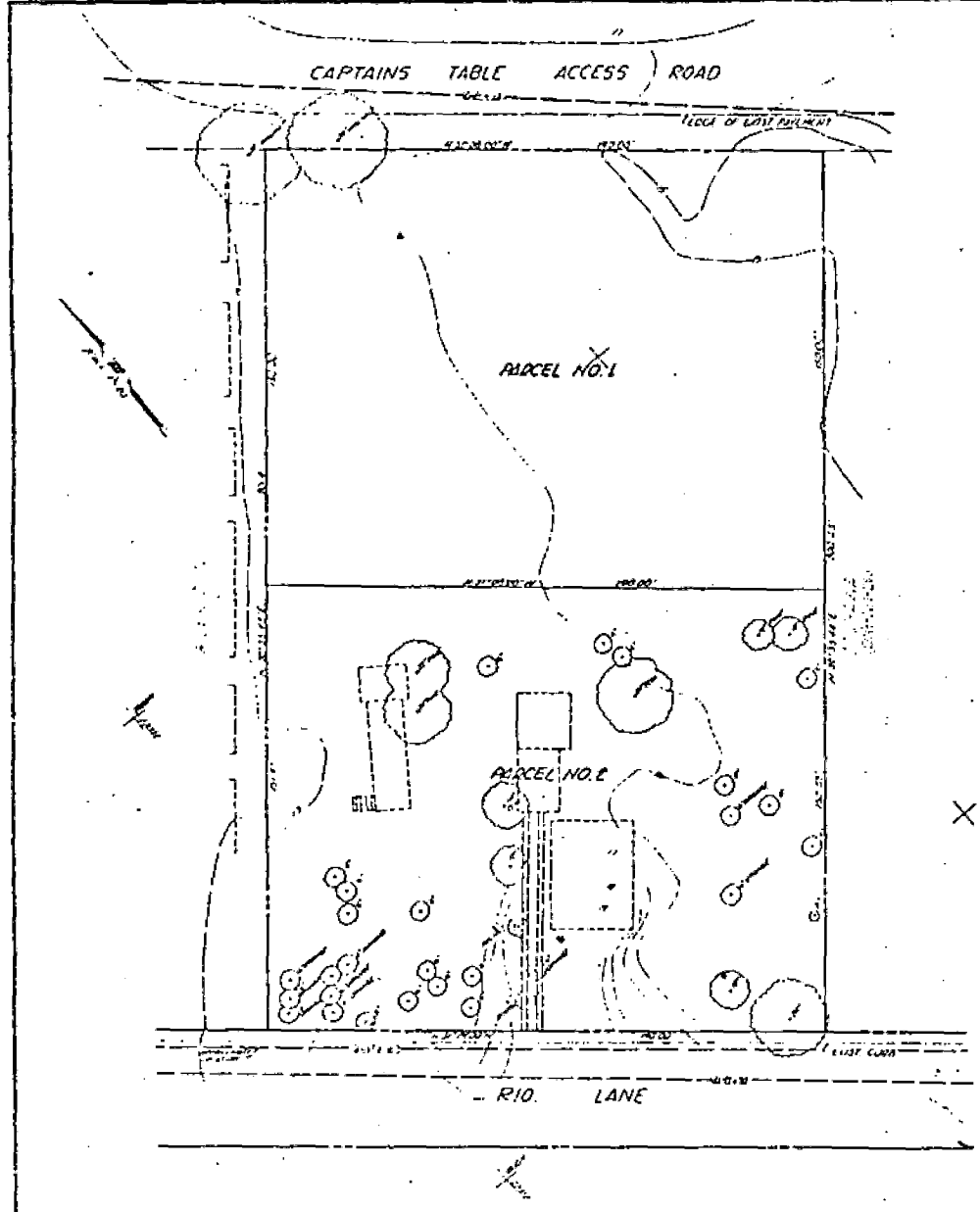
\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

P-9069

P-9069



**GENERAL NOTES**

**OWNER**  
 RUGGERO + MILDA BARSANTI  
 4025 RIO LANE  
 SACRAMENTO, CA 95822

**ENGINEER**  
 RAYMOND VAIL & ASSOCIATES  
 PO BOX 12015  
 SACRAMENTO, CA 95893  
 PHONE (916) 929-3303

**ADJACENT PARCEL NO**  
 03-01-03-00-001-19

**EXISTENT USE**  
 SINGLE FAMILY VACANT

**PROPOSED USE**  
 SINGLE FAMILY  
 3 DEPENDENTS

**EXISTING ZONING**  
 R32

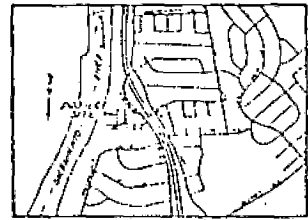
**GROSS AREA**  
 73 ACRES

**NUMBER OF LOTS**  
 2

**PARCEL SIZES & USES**  
 NO. 1 - 3 COMPLEX UNITS - 6541 sq ft  
 NO. 2 - 1 SINGLE FAMILY - 6646 sq ft

**IMPROVEMENTS**  
 EXISTING CURB + GUTTERS

**UTILITIES**  
 ELECTRICITY - SAUCO  
 GAS - PG&E  
 PHONE - PRTT  
 WATER - CITY OF SACRAMENTO  
 SEWER - CITY OF SACRAMENTO  
 DRAINAGE - CITY OF SACRAMENTO



TENTATIVE PARCEL MAP  
 FOR  
**RUGGERO BARSANTI**  
 A PORTION OF SECTION 22 & 23  
 T8N, R4E, M087M  
 OCTOBER 1978

**RV&A** RAYMOND VAIL AND ASSOCIATES  
 ENGINEERS ARCHITECTS PLANNERS SURVEYORS  
 SACRAMENTO • ASTORIA • ALBANY • SAN JOSE • TRACED CITY



# CITY OF SACRAMENTO

## OFFICE OF THE CITY CLERK

915 I STREET

SACRAMENTO, CALIFORNIA 95814

CITY HALL ROOM 203

TELEPHONE (916) 448-5428

LORRAINE MAGANA  
CITY CLERK

July 30, 1980

Mrs. Hilda Shiffer  
1025 Rio Lane  
Sacramento, CA 95822

Dear Mrs. Shiffer:

On July 29, 1980, the City Council adopted the enclosed certified resolution Adopting Findings of Fact, approving a request for Tentative Parcel Map for Ruggero Barsanti (P-9069).

Sincerely,

Lorraine Magana  
City Clerk

LM:sj

Encl.

cc: Ted Thorsteinson

Item No. 35