

## RESOLUTION NO. 1556

ADOPTED BY THE SACRAMENTO PLANNING COMMISSION

ON DATE OF MARCH 24, 1994

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING SUBDIVISION MODIFICATIONS AND A TENTATIVE MAP FOR PROPERTY LOCATED ON THE WEST SIDE OF MARYSVILLE BOULEVARD 100' NORTH OF SANTA ANA AVENUE (P93-141)(APN:226-0172-012)

WHEREAS, the City Planning Commission on March 24, 1994, held a public hearing on the request for approval of a Tentative Map at property located at the above described location;

WHEREAS, all governmental and utility agencies affected by the development of the proposed subdivision have been notified and given the opportunity to respond;

WHEREAS, the City Environmental Coordinator has determined that the proposed project will not have a significant effect on the environment, and has provided notice to the public of the preparation of a Negative Declaration.

WHEREAS, the Planning staff has submitted to the City Planning Commission its report and recommendations on the proposed subdivision;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF SACRAMENTO THAT:

1. The Tentative Map is hereby approved based upon the following findings of fact:
  - A. The Negative Declaration has been prepared in compliance with CEQA, State and City Guidelines, and the City Planning Commission has reviewed and considered the information contained herein.
  - B. None of the conditions described in Government Code Section 66274, subsections (a) through (g) inclusive, exist with respect to the proposed subdivision.
  - C. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan, and Chapter 40 of the City Code, which is a Specific Plan of the City. Both the City General Plan and the North Sacramento Community Plan designate the subject site for residential use(s).

D. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in violation of the applicable waste discharge requirements prescribed by the California Regional Water Quality Control Board, Central valley Region in that existing treatment plans have a design capacity adequate to serve the proposed subdivision.

2.

In the matter of the hereby approved requested subdivision modifications to create a lot less than 100 feet in depth and to create a lot less than 5,200 square feet in total area:

A. The Planning Commission determines that it is impossible, impracticable and undesirable in this particular case to conform to the strict application of the subdivision ordinance in that the lot configuration is restrictive.

B. The cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification in that the property is not of a size which can be slit into 23 lots with the required dimensions and square footage.

C. The modification will not be detrimental to the public health,, safety, or welfare, or be injurious to other properties in the vicinity.

D. The granting of the modification is in accord with the intent and purpose of these regulations and is consistent with the General Plan of the City in that the density of the proposed subdivision conforms with the General Plan land use designation.

3.

The Tentative Map for the proposed Jones Ranch Subdivision is hereby approved subject to the following conditions which must be satisfied prior to filing of the final map unless a different time for compliance is specifically noted in the condition:

A. Provide standard subdivision improvements pursuant to Section 40.12.1211 of the City Code;

B. Prepare water, sewer and drainage studies for the review and approval of the Department of Public Works and Department of Utilities. The study may result in a requirement for off-site extensions and oversizing;

C. Conform to the City's Grading, Erosion and Sedimentation Control Ordinance;

D. Post construction Best Management Practices (BMP's) shall be incorporated into the development to minimize the increase of urban

runoff pollution caused by developing the area. At a minimum, source control measures and on-site controls shall be implemented. Refer to the City of Sacramento's draft "Guidance Manual for On-Site Control of Urban Runoff Pollution at New Developments", April 1993, for acceptable BMP's for post construction urban stormwater pollution control;

- E. Submit a soils test prepared by a registered engineer to be used in street design;
- F. Pursuant to City Code Section 40.16.1601 (parkland dedication), submit to the City an appraisal of the property to be subdivided 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;
- G. Meet all County Sanitation District requirements;
- H. Subject property must complete annexation to both the Sacramento Regional County Sanitation District and County Sanitation District No. 1 of Sacramento County prior to recordation of the map or prior to the approval of improvement plans, whichever comes first;
- I. Pursuant to City Code Section 40.10.1019, 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 Department of Public Works after consultation with the U.S. Postal Service;
- J. Comply with requirements included in the Mitigation Monitoring Plan developed by the Environmental Services Division and kept on file in the Planning Division Office (P93-141);
- K. If unusual amounts of bone, stone, or artifacts are uncovered, work within 50 meters of the area 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. A note shall be placed on the final improvement plans referencing this condition;
- L. Dedicate a standard 12.5-foot public utility easement for underground public utility facilities and appurtenances adjacent to all public ways;
- M. Dedicate the right-of-way along the east-west portion of Marsh Creek Drive and construct to a 22 foot half street. Dedicate Marsh Creek Drive from Marysville Boulevard to the knuckle and construct to a 50 foot right-of-way;
- N. Construct Marysville Boulevard to a 30 foot half street to match the

improvements on Northside Unit # 2 (P87-108);

- O. Provide an Irrevocable Offer of Dedication or an easement to the east (APN: 226-0210-09) from Marsh Creek Drive to the satisfaction of the Department of Public Works and the Planning Department;
- P. Show all existing easements ( the 18 inch sewer main in Marsh Creek Drive is a private sewer easement);
- Q. Abandon any existing water wells and/or septic tank systems, under permit, to City and/or County Health Department standards;
- R. Obtain and comply with abandonment clearance letters for the abandonment of the 50 foot right-of-way (Lee Avenue) on the Tentative Map. Letters shall be provided to the Public Works Department;
- S. Negotiate with the Grant Joint Union High School District a written agreement in satisfaction of the proposed subdivision's school facilities impacts on the District, as mutually agreed to by the applicant and the District, subject to ratification by the District's Board of Trustees.
- T. Execute with the Robla School District a written Agreement which states that the property within such Final Map shall be included within a community facilities district to be established by the Robla School District to mitigate the impact on school facilities;

#### ADVISORY NOTES:

The following advisory notes are informational in nature and are not a requirement of this Tentative Map:

- A. Individual dwellings shall be subject to Design Review Board staff approval prior to the issuance of a building permit. If models are provided for the subdivision, only the model homes shall require approval.
- B. The soundwall to be constructed on Lot 16 adjacent to Marysville Boulevard shall be located behind the 12.5 foot setback line and shall be constructed at the time of building permit and maintained by the property owner; and
- C. The driveway on Lot 15 shall be a minimum of 10 feet from Parcel 16 and preferably adjacent to the south property line.

Rita L. Donahue  
CHAIRPERSON

ATTEST:

Suzanne Elmstad  
SECRETARY TO PLANNING COMMISSION

P93-141