



CITY OF SACRAMENTO

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CITY MANAGER'S OFFICE
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CITY PLANNING DEPARTMENT

725 J STREET

SACRAMENTO, CALIF. 95814

TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

September 23, 1981

*From Park to
a ground
has always
know about
people*

City Council
Sacramento, California.

Honorable Members in Session:

- SUBJECT:**
1. Negative Declaration;
 2. Subdivision Modification to waive water and sewer service connections;
 3. Subdivision Modification to waive curbs, gutters, sidewalk, and street lights;
 4. Tentative Map (P-9425)

LOCATION: Northeast corner of Acme Avenue and Rood Avenue

SUMMARY

This is a request for entitlements necessary to divide a .8 acre site into four single family residential lots. The staff and Subdivision Review Committee recommended approval of the request subject to conditions.

BACKGROUND INFORMATION

The subject application is being submitted directly to the City Council because it does not necessitate review by the City Planning Commission.

Surrounding Land Use and Zoning:

- North: Single Family, R-1
- South: Single Family, R-1
- East: Vacant, R-1
- West: Single Family, R-1

By the City Council
Office of the City Clerk
Cord 40
11-10-81
OCT 27 1981

The subject site is presently partially developed with a single family dwelling. The applicant is proposing to locate the dwelling on a separate lot and divide the remaining portion of the site into three single family lots.

Small

The site is presently not served with sewer. The Subdivision Review Committee required that the sewer line be extended to the site prior to recordation of the final map.

A Negative Declaration was filed for the project on September 18, 1981.

RECOMMENDATION

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

1. Ratification of the Negative Declaration;
2. Approval of the Subdivision Modification to waive water and sewer service connections;
3. Approval of the Subdivision Modification to waive curbs, gutters, sidewalk, and street lights; and
4. Approval of the Tentative Map subject to the following conditions:

Conditions

- a. The applicant shall prepare a sewer and drainage study for the review and approval of the City Engineer prior to filing the final map. *Hydraulic Study*
- b. The applicant shall enter into an agreement with the City to participate in any future assessment districts to provide street improvements and public drainage. A note shall be placed on the final map referencing the agreement.
- c. The applicant shall file the necessary segregation requests and fees to segregate existing assessment prior to filing the final map.
- d. The applicant shall dedicate a 20-foot radius round corner.
- e. The applicant must dedicate necessary drainage easements and relocate ditch prior to filing the final map.
- f. The applicant shall dedicate Acme and Rood Avenues to 22-foot half-sections.
- g. Public sewers shall be available to all lots prior to recordation of the final map.
- h. The following note shall be placed on the final map: Water and sewer service connections do not exist between the main lines and Parcels A, B, C, and D.
- i. 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 pay the required parkland dedication in-lieu fees. The appraisal shall be dated not more than 90 days prior to filing the final map.

If the council concurs with the recommendation, the proper action would be to adopt the attached resolution which includes conditions and findings of fact.

Respectfully submitted,


Marly Van Duy
Planning Director

RECOMMENDATION APPROVED:


for: Walter J. Slipe, City Manager

MVD:HY:jm
Attachments
P-9425

October 20, 1981
District No. 2

RESOLUTION No.

Adopted by The Sacramento City Council on date of

OCTOBER 20, 1981

A RESOLUTION ADOPTING FINDINGS OF FACT, APPROVING A REQUEST FOR SUBDIVISION MODIFICATION AND TENTATIVE MAP FOR PROPERTY LOCATED AT THE NORTHEAST CORNER OF ACME AVENUE AND ROOD AVENUE.
(APN: 226-300-28) (P-9425)

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 the northeast corner of Acme Avenue and Rood 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 October 20, 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 Robla 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: The site is located in an area that does not have drainage facilities to accommodate curbs, gutters, and sidewalks.

- 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 installation of the sewer and water service connections are only being deferred until building permits are obtained.

Fact: There are no drainage facilities to accommodate the required street improvements at this time.

- 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: The granting of the modifications will not significantly change the characteristics of the area.

- 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.

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 prepare a sewer and drainage study for the review and approval of the City Engineer prior to filing the final map.
 2. The applicant shall enter into an agreement with the City to participate in any future assessment districts to provide street improvements and public drainage. A note shall be placed on the final map referencing the agreement.
 3. The applicant shall file the necessary segregation requests and fees to segregate existing assessments prior to filing the final map.
 4. The applicant shall dedicate a 20-foot radius round corner.

5. The applicant must dedicate necessary drainage easements and relocate ditch prior to filing the final map.
6. The applicant shall dedicate Acme and Rood Avenues to 22-foot half-sections.
7. Public sewers shall be available to all lots prior to recordation of the final map.
8. The applicant shall place the following note on the final map: Water and sewer service connections do not exist between the main lines and parcels A, B, C, and D. These services must be paid for and installed at the time of obtaining building permits.
9. 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 pay the required parkland dedication in-lieu fees. The appraisal shall be dated not more than 90 days prior to filing the final map.

MAYOR

ATTEST:

CITY CLERK

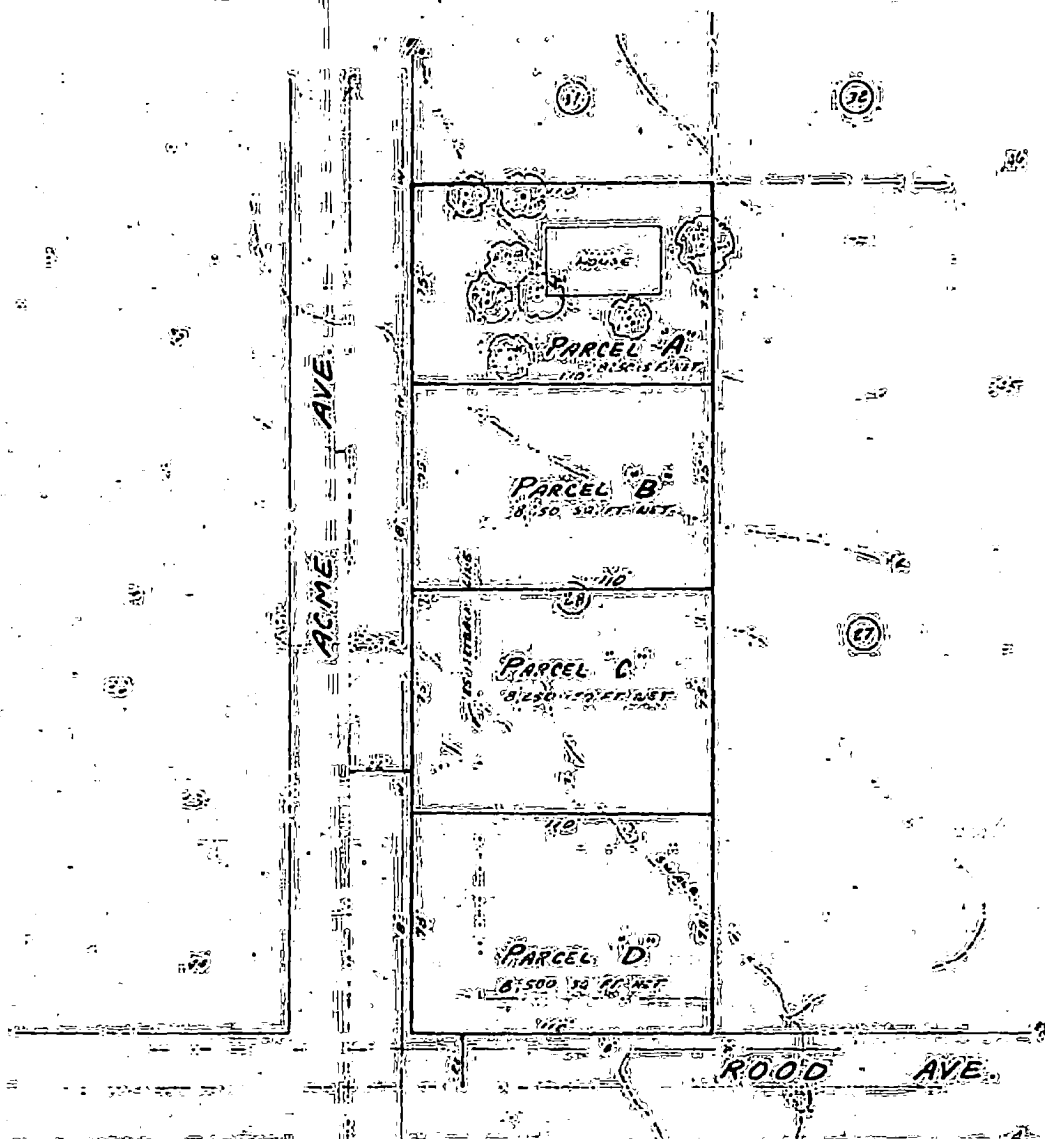
P-9425

TENTATIVE PARCEL MAP

LOT 222 OF ACME ACRES, 14 RM 27

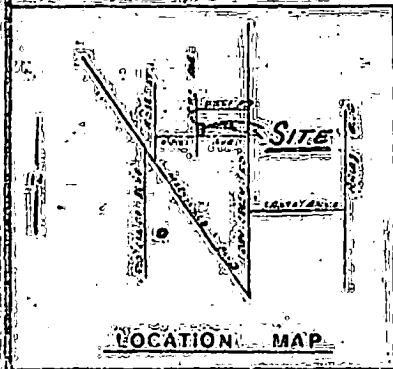


CNA ENGINEERING, INC.
CIVIL ENGINEERING, LAND SURVEYS, PLANNING, STRUCTURAL DESIGN



SCALE
1" = 30'

P. 9425



OWNER:
EUGENE EDUARD FLETCHER
5320 ACME AVE
SACRAMENTO, CALIF 95835

ENGINEER:
CNA ENGINEERING
2550 VALLEY RD. SUITE 200
SACRAMENTO, CALIF 95820

PARCEL NO.:
200-300-20

EXISTING USE:
RESIDENTIAL
100' AC GROSS

PROPOSED USE:
RESIDENTIAL
4 LOTS ON 1.60 AC

SEWER DISPOSAL:
SEPTIC SYSTEM

WATER:
SACRAMENTO
CITY WATER

SCHOOL DISTRICT:
CITY OF SACRAMENTO

FIRE DISTRICT:
FIRE DISTRICT 27

PARK DISTRICT:
N/A

ELECTRICAL:
SACRAMENTO