



CITY OF SACRAMENTO

CITY PLANNING DEPARTMENT

915 "I" STREET
CITY HALL - ROOM 308

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

Marty Van Duyn

[Redacted]
PLANNING DIRECTOR

April 4, 1980

City Council
Sacramento, California

Honorable Members in Session:

- SUBJECT:
1. Environmental Determination
 2. Subdivision Modification to waive service connections for two lots and street improvements
 3. Tentative Map (P-8962)

LOCATION: Northwest corner of Marysville Boulevard and Main Street

SUMMARY

The applicant is seeking the necessary entitlements to divide 1.4 acres into three residential lots. The site contains an existing single family residence. The division is considered consistent with the area plan and the current zoning. The Subdivision Review Committee and staff recommend approval of the requests, subject to conditions.

BACKGROUND INFORMATION

A land division that involves four or less parcels and that does not include a concurrent variance, rezoning or plan amendment request can be reviewed by staff and transmitted directly to the Council.

The subject site is zoned R-1. The surrounding land uses and zoning are as follows:

- North: Residential; R-1
- South: Cemetery; A
- East: Residential; R-1
- West: Residential; R-1

APPROVED
BY THE CITY COUNCIL

APR 8 1980

A Negative Declaration for the project was filed ^{OFFICE OF THE} ~~On March~~ 28, 1980.

The City Water and Sewer Department recommends a waiver of the water service connections for the proposed vacant parcels until building permits are obtained. The Department prefers not to have inactive services in an effort to avoid illegal hookups and the deterioration of unused connections.

April 4, 1980

The City Engineer recommends a waiver of the street improvements. The lack of public drainage facilities in the area makes the improvements unfeasible.

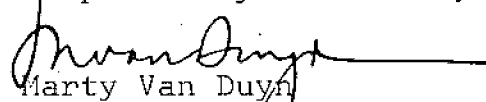
The Subdivision Review Committee recommends approval of the map subject to conditions; however, they wish to indicate their concerns regarding the use of private septic systems. The Committee is becoming increasingly concerned over the parceling of land in areas of the City that are not served by public sewer facilities. The Committee anticipates that the cumulative effect of parceling land that can only be served by private septic systems will result in a potential health hazard for the following reasons:

1. The City's minimum lot size of 5200 square feet allows for a septic system plus a 100% replacement system only. Given that the average life of a private septic system is ten years, the possibility exists that the original system and the replacement system could fail before public sewers are available, thereby rendering the building site uninhabitable.
2. The Health Department requires that the systems be placed in the front yard. This results in abnormal front yard setbacks ranging from 40 to 60 feet, depending on the size (number of bedrooms) of the structure. The abnormal setback could result in site design problems in the future.
3. The existence of private septic systems in an area can result in deferring the installation of public facilities because those served by private systems are reluctant to enter into assessment districts.


RECOMMENDATION

Staff and the Parcel Map Advisory Agency (Planning Director and City Engineer) recommend approval of the tentative map as submitted, but request that the Council consider the private septic system issue. Should the Council vote in favor of the proposed project, the appropriate action would be to adopt the attached Tentative Map Resolution.

Respectfully submitted,


Marty Van Duyen
Planning Director

RECOMMENDATION APPROVED:


Walter J. Sipe, City Manager

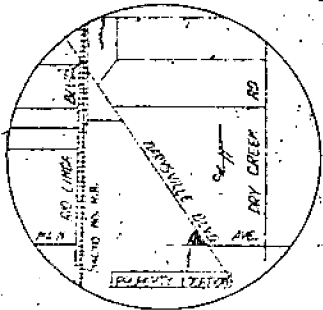
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April 8, 1980
District No. 2

Attachments
P-8962

TENTATIVE PARCEL MAP

JANUARY, 1980



Vicinity Map
(UP 3046)

Legal Description

A PORTION OF LOT 51 OF THE PLAT OF "SHELL ACRES" RECORDED IN BOOK 12 OF THE MAPS MAP 110.25, RECORDS OF SACRAMENTO COUNTY.

Assessor's Parcel No.

226-260-08

Present Owner

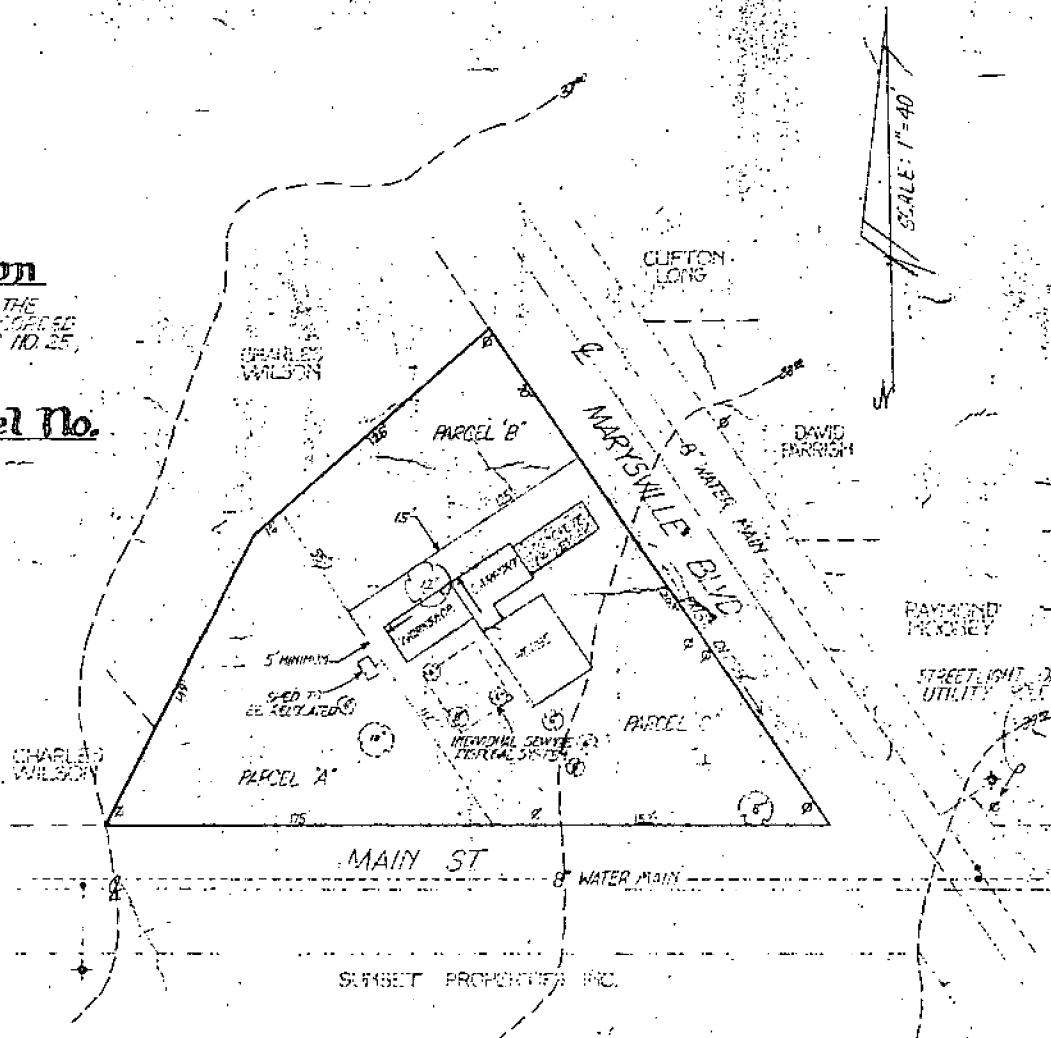
TROY & FLORENCE COWAN
2915 MARYSVILLE BLVD
SACRAMENTO, CA. 95838
925-3919

Engineer

SPEATH ENGINEERING
5710 BEEFIELD AVE. STE B
SACRAMENTO, CA. 95831
916-334-8506
R.C.E. 02113

Legend

- ⊕ UTILITY POLE
- ◆ FIRE HYDRANT
- ⊙ TREE (TRUNK DIAMETER)
- 30' CONTOUR LINES
- WATER VALVES



NOTE: THERE ARE NO EXISTING IMPROVEMENTS WITHIN 100' OF PROPERTY.

NOTE: TERRAIN IS RELATIVELY FLAT. ELEVATION IS APPROXIMATELY 38'.

NOTES: EASTING OF WATER MAINS ALONG BOTH MARYSVILLE BLVD AND MAIN STREET.

Present Use

SINGLE FAMILY RESIDENCE

Proposed Use

SINGLE FAMILY RESIDENCE

Present Zoning

R-1

Proposed Zoning

R-1

Source of Water

SACRAMENTO CITY WATER DISTRICT

Sanitation Facilities

INDIVIDUALLY-SEPTIC SYSTEMS

Acresage

1.4 AC. APPROX

Number of Lots

3

Size of Lots

PARCEL A: 0.8 AC
PARCEL B: 0.3 AC
PARCEL C: 0.3 AC

RESOLUTION NO. 80-215

Adopted by The Sacramento City Council on date of

APRIL 8, 1980

ADOPTING FINDINGS OF FACT, APPROVING A REQUEST FOR SUBDIVISION MODIFICATION AND TENTATIVE MAP FOR A PORTION OF LOT 51 OF THE PLAT OF ROBLA ACRES, RECORDED IN BOOK 14 OF MAPS, MAP NO. 25, RECORDS OF SACRAMENTO COUNTY. (P-8962) (APN: 226-260-08)

WHEREAS, the Parcel Map Advisory Agency has submitted to the City Council its report and recommendations concerning the tentative parcel map for 1.4 acres that are located at the northwest corner of Marysville Boulevard and Main Street

(hereinafter referred to as the proposed subdivision).

WHEREAS, the Council of the City of Sacramento, based on testimony submitted at public hearings conducted on April 8, 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 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.

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APR 8 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.

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: That it is undesirable to provide service connections to the proposed Lots A and B prior to obtaining a building permit because the City Water and Sewer Department prefers not to have inactive service connections.

Fact: That it is impractical to provide street improvements because no drainage facilities exist in the area.

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 service connections will be provided when the parcels are developed.

Fact: The applicant is entering into an agreement with the City to participate in future assessment districts to provide street improvements.

c. That the modification will not be detrimental to the public health, safety or welfare nor be injurious to other properties in the vicinity.

Fact: The service connections will be provided at the time of obtaining a building permit.

Fact: The granting of the modification would not affect any adjacent properties.

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. Dedicate a 40' half section along Main Avenue and Marysville Boulevard.
 - 2. Dedicate a 30' radius round corner at Main Avenue and Marysville Boulevard.
 - 3. Pay off any existing assessments prior to filing the final map.
 - 4. Dedicate necessary utility easements or relocate or obtain new service connections to serve the existing dwelling, if the existing service extends across proposed property lines.
 - 5. Place the following note on the final map: water connections do not exist between the main line and parcels A and B. These services must be paid for and installed at the time of obtaining building permits.
 - 6. Shall enter into an agreement with the City to participate in future assessment districts to provide street improvements and place a note on the map referencing the agreement.

MAYOR

ATTEST:

CITY CLERK