



CITY OF SACRAMENTO

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CITY PLANNING DEPARTMENT
927 TENTH STREET SACRAMENTO, CA 95814
SUITE 300 TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

February 9, 1982

APPROVED
BY THE CITY COUNCIL

FEB 16 1982

OFFICE OF THE
CITY CLERK

City Council
Sacramento, California

Honorable Members in Session:

- SUBJECT:
1. Environmental Determination
 2. Subdivision Modification to waive sewer and water services
 3. Tentative Map (P-9599)

LOCATION: Northern Terminus of Erin Drive, north of Fairweather Drive

SUMMARY:

This is a request for entitlements necessary to divide a 28+ acre site into 110 single family and 44 halfplex lots. The staff and Planning Commission recommend approval of the requests subject to conditions.

BACKGROUND INFORMATION

On November 13, 1979, the City Council approved a tentative map for the subject site. The final map was not recorded within the time limits and therefore expired. The applicant is requesting approval of the same tentative map.

The proposed project consists of single family and halfplex units. It is compatible to surrounding land uses which consist of single family subdivisions. In addition, the project is consistent with the South Natomas Community Plan.

In consideration of the project, a representative from the South Natomas area expressed a concern with the construction of two-story dwellings adjacent to existing single family subdivisions.

VOTE OF PLANNING COMMISSION

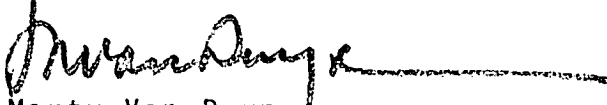
On January 14, 1982, the Planning Commission by a vote of seven ayes, two absent recommended approval of the project subject to conditions.

RECOMMENDATION:

The Staff and Planning Commission recommend that the City Council approve the project by:

1. Ratifying the Negative Declaration;
2. Adopting the attached Resolution adopting Findings of Fact, approving the tentative map and subdivision modification with conditions.

Respectfully submitted,



Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MVD:HY:cp
Attachments
P-9599

February 16, 1982
District No. 1

RESOLUTION No. 82-102

Adopted by The Sacramento City Council on date of

February 16, 1982

APPROVED
BY THE CITY COUNCIL

A RESOLUTION ADOPTING FINDINGS OF FACT,
APPROVING A REQUEST FOR SUBDIVISION
MODIFICATION AND TENTATIVE MAP FOR
WOODGATE WEST UNIT #2 LOCATED AT NORTHERN
TERMINUS OF ERIN DRIVE, NORTH OF FAIRWEATHER
DRIVE. (APN: 225-240-10 & 27)

FEB 16 1982

OFFICE OF THE
CITY CLERK

WHEREAS, the Planning Commission has submitted to the City Council its report and recommendations concerning the request for Subdivision Modification and Tentative Map for Woodgate West Unit #2 located at northern terminus of Erin Drive, north of Fairweather Drive, (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 February 16, 1982, 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 South Natomas Community Plan in that both plans designate the subject site for residential uses. Also, any required improvements are to be designed and constructed within the provisions of the Subdivision Regulations which, by Section 40.102 of said regulations, is designated as a Specific Plan of the City of Sacramento.
- 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 treatment 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 granting of the modification will only defer sewer and water connections for halfplexes until building permits are obtained.

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

Fact: Until development occurs, it is difficult to determine the location and size of water and sewer service connections.

- 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 modification will not 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 development.

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. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code;
 2. Prepare a sewer and drainage study for the review and approval of the City Engineer (applicant should check with County Sanitation);
 3. Name the streets to the satisfaction of the Planning Director;
 4. File the necessary segregation requests and fees to segregate existing assessments;
 5. 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 the filing of the final map;

6. Provide off-site right-of-way dedication and full improvements on both sides of Mendell Way;
7. The following note shall be placed on the final map: "Water and sewer service connections do not exist between the main lines and the proposed halfplex lots. These services must be paid for and installed at the time of obtaining building permits."

MAYOR

ATTEST:

CITY CLERK

P-9599

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SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE: February 14, 1982
 ITEM NO. 210 FILE NO. P-9599
M-

- GENERAL PLAN AMENDMENT
- COMMUNITY PLAN AMENDMENT
- REZONING
- SPECIAL PERMIT
- VARIANCE
- TENTATIVE MAP
- SUBDIVISION MODIFICATION
- ENVIRONMENTAL DET.
- OTHER _____

Recommendation:

- Favorable
- Unfavorable

LOCATION: N of intersection of Fairweather & Palm Drives

- Petition
- Correspondence

PROPOSERS

NAME

ADDRESS

~~Ed Doyle~~

Ed Williams - 3020 Explorer Drive, Sacramento, CA 95827

OPPOSERS

NAME

ADDRESS

Bob Doyle - 1209 Fairweather Dr, Mt. 95823

MOTION NO. _____

MOTION:

	YES	NO	MOTION	2ND
Augusta	✓			
Fong	✓			
Goodin	✓			
Holloway	<u>absent</u>			
Hunter	✓			✓
Larson	<u>absent</u>			
Muraki	✓		✓	
Silva	✓			
Simpson	✓			

- TO APPROVE
- TO DENY
- TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
- INTENT TO APPROVE SUBJ. TO COND. & BASED ON FINDINGS OF FACT DUE _____
- TO RECOMMEND APPROVAL subject to cond. in staff report & FORWARD TO CITY COUNCIL
- TO RATIFY NEGATIVE DECLARATION
- TO CONTINUE TO _____ MEETING
- OTHER _____

SUBDIVISION REVIEW COMMITTEE

Woodgate West Unit No. 2

P. # 9599 Item # 8

Meeting Date 11-25-81

Variance Subdivision Modification

- to waive water and sewer services;
- to create lots substandard in depth, width, and area;
- to waive standard subdivision improvements.

	Yes	No	Abstain	Motion	2nd
Planning	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
Engineering	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			
Traffic	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			
Fire	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			
Water/Sewer	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			
Community Serv.	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>	
Police	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			
County Health	<input checked="" type="checkbox"/>				
Attorney			<input checked="" type="checkbox"/>		

present

The Subdivision Review Committee recommends approval denial of the Tentative Map subject to the following conditions.

7 ayes ___ noes ___ absent ___ abstention(s)

RECOMMENDED CONDITIONS. The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:

- Provide standard subdivision improvements pursuant to Section 40.811 of the Subdivision Ordinance;
- Prepare a sewer and drainage study for the review and approval of the City Engineer; *(applicant should check with County Sanitation)*
- Name the streets to the satisfaction of the Planning Director;
- Place the following note on the final map: Water and sewer service connections do not exist between the main lines and parcels/lots. These services must be paid for and installed at the time of obtaining building permits.
- Enter into an agreement with the City to participate in any future assessment districts to provide street improvements and public drainage, water, and sewer facilities. A note shall be placed on the final map referencing the agreement.
- File the necessary segregation requests and fees to segregate existing assessments;
- 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 the filing of the final map. *(the applicant shall submit acreage figures for parkland dedication prior to calculation prior to approval of the tentative map)*
- ~~The applicant shall show the following note on the final map;~~
- Provide offsite P/W dedication and full improvements on both sides of Mandell Way.
- Applicant shall redesignate the easement adjacent to the Power line ^{transmission right of way} easement to provide for utility service easement only.

INFORMATIONAL ITEM: The applicant shall check with the County Sanitation District and meet all requirements.

n/s lot amount - 1/2 plex 1/2