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CITY OF SACRAMENTO
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DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 200
SACRAMENTO, CA
95814-2998

October 2, 1990

APPROVED
BY THE CITY COUNCIL

BUILDING INSPECTIONS
916-449-5716

City Council
Sacramento, California

OCT 02 1990

PLANNING
916-449-5604

OFFICE OF THE
CITY CLERK

Honorable Members in Session:

SUBJECT: 1. ENVIRONMENTAL DETERMINATION
2. TENTATIVE MAP TO DIVIDE 4.47± ACRES INTO 19 STANDARD SINGLE FAMILY LOTS (P90-118)

LOCATION: West side of Marysville Boulevard, 100 feet north of Santa Ana Avenue

SUMMARY

The request is for a Tentative Map to divide 4.47± acres into 19 standard single family lots. The Planning Commission and Planning staff recommend approval of the request.

BACKGROUND

The subject site consists of 4.47± acres and is zoned R-1. The General Plan designates the site Low Density Residential (4-15 du/na) and the North Sacramento Community Plan designates the site Residential (7-15 du/na).

The proposal is to divide the 4.47± vacant acres into 19 single family lots ranging from 6,000 to 7,000 square feet in size. The proposed subdivision (Jones Ranch) will have access from Marysville Boulevard and the new subdivision (Northside) to the south. This proposed map is consistent with the City Subdivision Ordinance.

VOTE OF THE PLANNING COMMISSION

On August 23, 1990, the Planning Commission voted seven ayes, one absent, to recommend approval of the request.

City Council
West side of Marysville Boulevard,
100 feet north of Santa Ana Avenue (P90-118)
October 2, 1990
Page 2

FINANCIAL DATA

Not applicable.

POLICY MATTERS

This project is consistent with the adopted General Plan and the North Sacramento Community Plan.

MBE/WBE EFFORTS

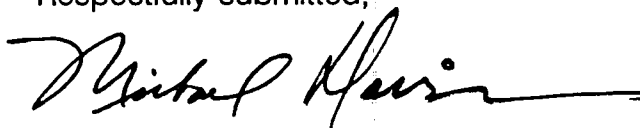
Not applicable.

RECOMMENDATION

The Planning Commission and Planning Staff recommends the City Council take the following actions:

1. Ratify the Negative Declaration
2. Adopt the attached resolution and findings of fact for the tentative map.

Respectfully submitted,



MICHAEL M. DAVIS,
Director of Planning and Development

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

October 2, 1990
District No. 2

Contact Person:

Will Weitman, Principal Planner
(916) 449-5604

MMD:WW:vr
P90-118.CC
Attachments

RESOLUTION NO. 90-821

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

A RESOLUTION ADOPTING FINDINGS OF FACT AND TENTATIVE MAP FOR PROPERTY LOCATED AT THE WEST SIDE OF MARYSVILLE BOULEVARD, 100 FEET NORTH OF SANTA ANA AVENUE

(P90-118) (APN: 226-0172-012-0000)

APPROVED
BY THE CITY COUNCIL
OCT 07 1991
OFFICE OF THE
CITY CLERK

WHEREAS, the City Council on _____, held a public hearing on the request for approval of a tentative map for property located at the west side of Marysville Boulevard, 100 feet north of Santa Ana Avenue;

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 the Negative Declaration;

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

WHEREAS, the City Council has considered the design of the proposed subdivision in relation to feasible future passive or natural heating and cooling opportunities; and

WHEREAS, the City Council has considered the effects that approval of the proposed subdivision would have on the housing needs of the Sacramento Metropolitan area and balances these needs against the public service needs of City residents and available fiscal and environmental resources.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

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

1. The Negative Declaration has been prepared in compliance with CEQA, State and City Guidelines, and the Council has reviewed and considered the information contained herein.
2. None of the conditions described in Government Code Section 66474, subsections (a) through (g) inclusive, exist with respect to the proposed subdivision.
3. 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.
4. 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 Quality Control Board, Central Valley Region in that existing treatment plants have a design capacity adequate to service the proposed subdivision.
5. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.
6. The tentative map for the proposed subdivision is hereby approved, subject to the following conditions which must be satisfied prior to the filing of the final map unless a different time for compliance is specifically noted:
 - A. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code;
 - B. Prepare a sewer and drainage study for the review and approval of the City Engineer. The study may result in a requirement for off-site extensions and oversizing;
 - C. 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.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

4

- D. Pursuant to City Code Section 40.319-1, the applicant shall indicate easements on the final map to allow for the placement of centralized mail delivery units. The specific locations for subject easements shall be subject to review and approval of the City Engineer after consultation with the U.S. Postal Service.
- E. The applicant/developer shall designate and place on the final map those structures and/or lots which will meet the required 80% south orientation (including solar access) to the satisfaction of the Planning Director, or comply with Title 24 requirements of the Uniform Building Code.
- F. If unusual amounts of bone, 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.
- G. Meet all County Sanitation District requirements, show provisions for public sewer and water supply;
- H. Submit a soils test prepared by a registered engineer to be used in street design.
- I. Dedicate a standard 12.5-foot Public Utility Easement for underground facilities and appurtenances adjacent to all public ways;
- J. Dedicate right-of-way along Marsh Creek Drive to 22 foot half street per study on file with the City;
- K. The tentative map does not reflect the current right-of-way along Marysville Boulevard. Dedicate to a 276 foot half street;
- L. Dedicate entrance street from Marysville Boulevard to knuckle at Marsh Creek Drive to a 50 foot right-of-way. Applicant shall coordinate with Northside Unit No. 1 (P90-108) to assure corner at east end of Marsh Creek Drive is obtained;
- M. Provide an Irrevocable Offer of Dedication, or an easement to the east (Dodrill Parcel) from Marsh Creek Drive to the satisfaction of the Public Works and Planning Departments;

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RESOLUTION NO.: _____

DATE ADOPTED: _____

5

- N. 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;
- O. Show all existing easements (the 18 inch sewer main in Marsh Creek Drive is a private sewer easement).

MAYOR

ATTEST:

CITY CLERK

P90-118.CC

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

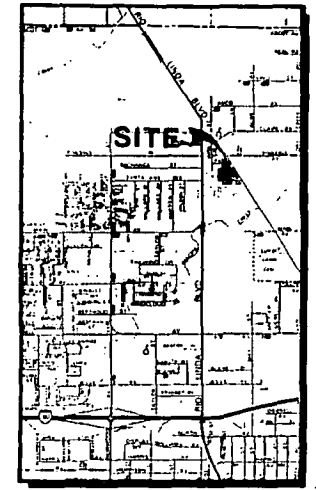
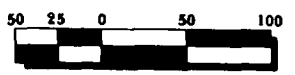
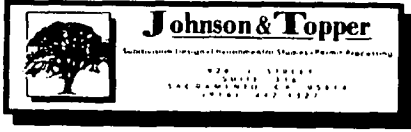
DATE ADOPTED: _____

6

P90-118

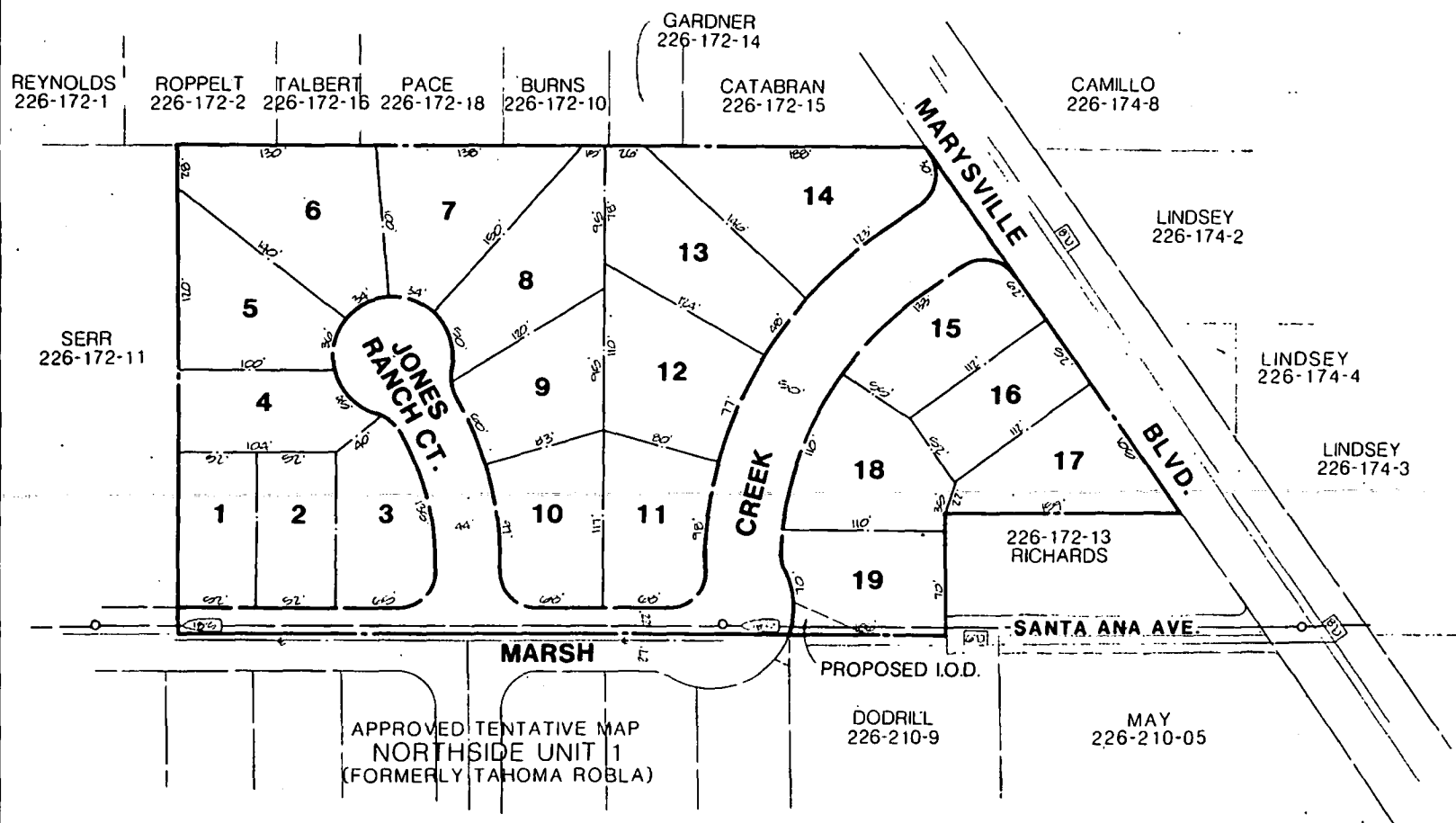
B-23-907

TENTATIVE SUBDIVISION MAP
JONES RANCH
 CITY OF SACRAMENTO JAN, 1990



VICINITY MAP
 NO SCALE

EXHIBIT A



- OWNER/DEVELOPER**
 WESLEY JONES
 1285 DIAMOND AVENUE
 SACRAMENTO, CA 95815
- DEVELOPER**
 DEL STEPHENSON
 735 SUNRISE BLVD., #245
 ROSEVILLE, CA 95661
- APPLICANT**
 JOHNSON & TOPPER
 926 J ST. SUITE 316
 SACRAMENTO, CA 95814
- APN**
 226-172-12
- AREA**
 4.47 AC
- ZONING**
 R-1
- WATER**
 SANITARY SEWER
 STORM DRAINAGE
 FIRE
 PARKS & RECREATION
 SCHOOLS
 POLICE
- ELECTRICITY**
 SMUD
- GAS**
 P G & L
- TELEPHONE**
 PACIFIC BELL

CITY OF SACRAMENTO