



19

DEPARTMENT OF  
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO  
CALIFORNIA

1231 I STREET  
ROOM 200  
SACRAMENTO, CA  
95814-2998

March 8, 1989

BUILDING INSPECTIONS  
916-449-5716

City Council  
Sacramento, California

PLANNING  
916-449-5604

Honorable Members in Session:

**APPROVED**  
BY THE CITY COUNCIL

SUBJECT: 1. Environmental Determination  
2. Tentative Map (P88-471)

MAR 14 1989

OFFICE OF THE  
CITY CLERK

LOCATION: East of Franklin Boulevard, North of Union House Creek

SUMMARY

The application is for a Tentative Map to subdivide an 11.5 acre site into 73 lots for petite homes. The Planning Commission and staff recommend approval of the request.

BACKGROUND INFORMATION

The subject site is a part of the Villa Royale residential project. In 1985, the City Council approved a similar request to develop the site with petite homes. The 1985 approvals have expired and the applicant has filed a new application. Approval of the new application would allow the owners to complete the final phase of their project.

VOTE OF THE PLANNING COMMISSION

On February 9, 1989, the Planning Commission voted six ayes, two absent, one vacant seat, to recommend approval of the Tentative Map.

RECOMMENDATION

The Planning Commission and staff recommend the City Council ratify the Negative Declaration and adopt the attached Resolution.

Respectfully submitted,



Michael M. Davis  
Director of Planning and Development

FOR CITY COUNCIL INFORMATION  
WALTER J. SLIPE  
CITY MANAGER

MMD:AG:rt  
attachments

District No. 7  
March 14, 1989

P88-471

**RESOLUTION No. 89-207**

**Adopted by The Sacramento City Council on date of**

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A TENTATIVE MAP FOR PROPERTY LOCATED AT THE EAST SIDE OF FRANKLIN BOULEVARD, NORTH OF UNION HOUSE CREEK

(P88-471) (APN: 117-011-04)

WHEREAS, the City Council on March 14, 1989, held a public hearing on the request for approval of a tentative map for property located at the east side of Franklin Boulevard, north of Union House Creek;

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 City Planning Commission and/or Planning staff 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.

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 South Sacramento Community Plan designate the subject site for residential use(s).
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 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;
  - c. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments;
  - d. 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;

- e. 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 such easements shall be subject to review and approval of the City Engineer after consultation with the U.S. Postal Service;
- f. The applicant/developer shall designate and place on the final map those structures and/or lots which will meet the required 80 percent south orientation (including solar access) to the satisfaction of the Planning Director, or comply with Title 24 requirements of the Uniform Building Code;
- g. Meet all County Sanitation District requirements;
- 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 public utility facilities and appurtenances adjacent to all public ways except Franklin Boulevard;
- j. Dedicate a 12.5 foot Public Utility Easement for underground and overhead public utility facilities and appurtenances adjacent to Franklin Boulevard;
- k. Show necessary drainage easements on final map;
- l. Relocate existing 21 inch storm drainage pipe through lots 262 and 305 to 308 to Villa Royale Way and Camino Royale Drive, and abandon easements;
- m. Place flood hazard warning note on final map. Note will be prepared by Public Works Department;
- n. Coordinate with Engineering Division and Sewer and Flood Control the acquisition by the City of Parcel 311 and Lot A for Pump Station access and expansion;
- o. Dedicate Lot A to City of Sacramento;

- p. Abandon any existing water wells before development;
- q. Comply with the mitigation measures stated in the Negative Declaration for P88-471 on file at the City Planning Department.

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MAYOR

ATTEST:

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CITY CLERK

P88-471



N  
Scale: 1" = 500'

# VICINITY - LAND USE - ZONING

D-88-471

2989

Tom B



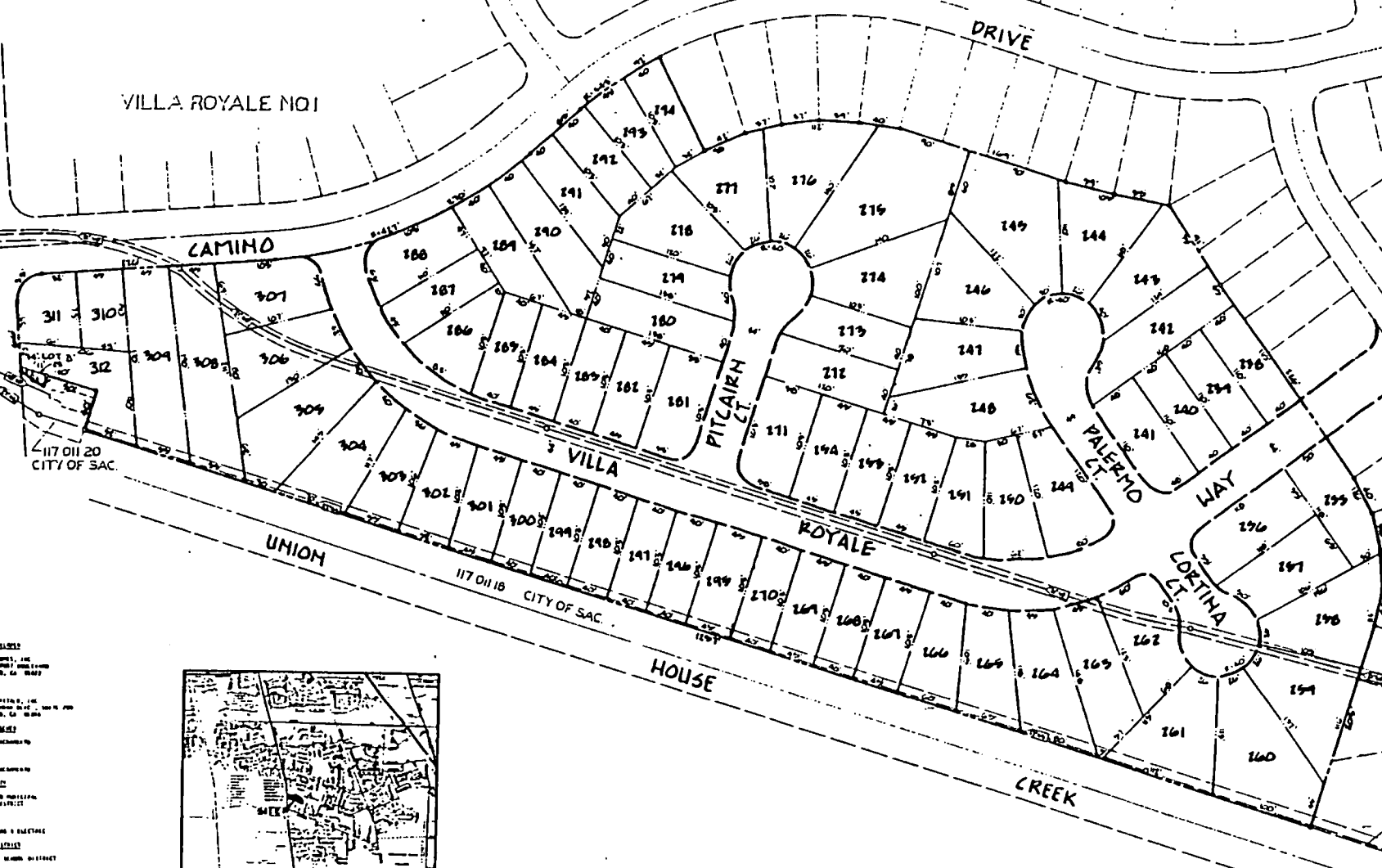
VILLA ROYALE NO. 2

VILLA ROYALE NO. 1

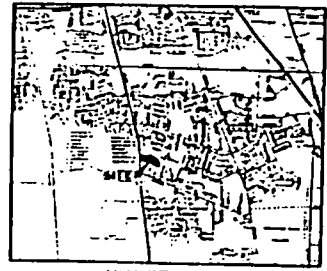
VILLA ROYALE NO. 3

FRANKLIN BLVD  
 119 070 56 HC ELLIOTT INC  
 119 080 23 SAC COUNTY REGIONAL SANITATION DIST.

8



**EXHIBIT**  
 RECORDED MAP, 119 070 56  
 SAC COUNTY REGIONAL  
 SANITATION DIST. DISTRICT NO. 3  
 DISTRICT NO. 3  
 DATE OF RECORDING  
 11/10/88  
 COUNTY OF SACRAMENTO  
 REGISTERED MAP  
 CITY OF SACRAMENTO  
 DISTRICT NO. 3  
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 DISTRICT NO. 3  
 DISTRICT NO. 3



	<b>MORTON &amp; PITALO, INC.</b> CIVIL ENGINEERING PLANNING SURVEYING		TENTATIVE SUBDIVISION MAP <b>VILLA ROYALE          UNIT NO. 5</b> OF	DATE 11-11-88 FILE NO 870111
	SACRAMENTO		SACRAMENTO	



March 16, 1989

Morton and Pitalo Engineers  
1430 Alhambra Boulevard  
Sacramento Ca 95816

On March 14, 1989, the City Council took the following action(s) for property located east of Franklin Boulevard and north of Union House Creek: (P-88471)

Adopted Resolution 89-207 adopting Findings of Fact and approving a Tentative Map to divide 11.5± acres into 73 single family lots in the R-1A zone.

Enclosed, for your records, is a fully certified copy of the above referenced resolution.

Sincerely,



Anne Mason  
Acting City Clerk

lmh/am/#19

Enclosure

cc: Planning Division  
Feature Homes, Inc., 6130 Freeport Boulevard, Sacramento, Ca,  
95822