

COUNTY OF SACRAMENTO
STATE OF CALIFORNIA
TENTATIVE SUBDIVISION MAP

87-SD-0326

Tentative Subdivision Map: JOHN KASSIS, ETAL -

Assessor's Parcel No.: 075-0440-018

Property Location: On the northerly side of Folsom Boulevard, approximately 500 feet northeasterly of Paseo Rio Way in the Rancho Cordova area.

OWNER:

JOHN P. KASSIS, ETAL
1430 - 22nd Street
Sacramento, CA 95827

APPLICANT:

J. FRED LAMBERT
P. O. Box 1267
Georgetown, CA 95634

AGENT:

KENNETH SISLER
4512 Rutgers Way
Sacramento, CA 95821

The Project Planning Commission, meeting in regular session on October 5, 1987, took the following action on the subject tentative subdivision map:

Pursuant to Section 11549.5 of the Business and Professions Code, the Planning Commission adopted the following findings:

1. The tentative subdivision map is consistent with the County General Plan.
2. The tentative subdivision Map is consistent with the adopted community plan.
3. The site is physically suitable for the type of development.
4. The site is physically suitable for the proposed density of development.
5. The design of the land division or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
6. The design of the land division or the proposed improvements are not likely to cause serious public health problems.
7. The design of the land division or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.
8. The proposed land division does not violate the provisions of Title 22, the Land Development Ordinance.
9. The proposed land division does not violate the provisions of the Zoning Code.
10. The proposed land division is not a land project.
11. The proposed land division would not enlarge, expand, or extend a non conforming use of the land under the Zoning Code of Sacramento County.
12. The proposed land division would not violate any other County ordinance, any County Code provision.
13. The discharge of waste from the proposed land division into an existing community sewer system would not result in violation of existing requirements prescribed by a California regional water quality control board pursuant to Division 7 (commencing with Section 13000 of the Water Code).

Easement

Based upon the above findings, the Project Planning Commission determined that the tentative map be approved, subject to conditions on the attached page.

ASSESSOR'S PARCEL: 075-0440-018

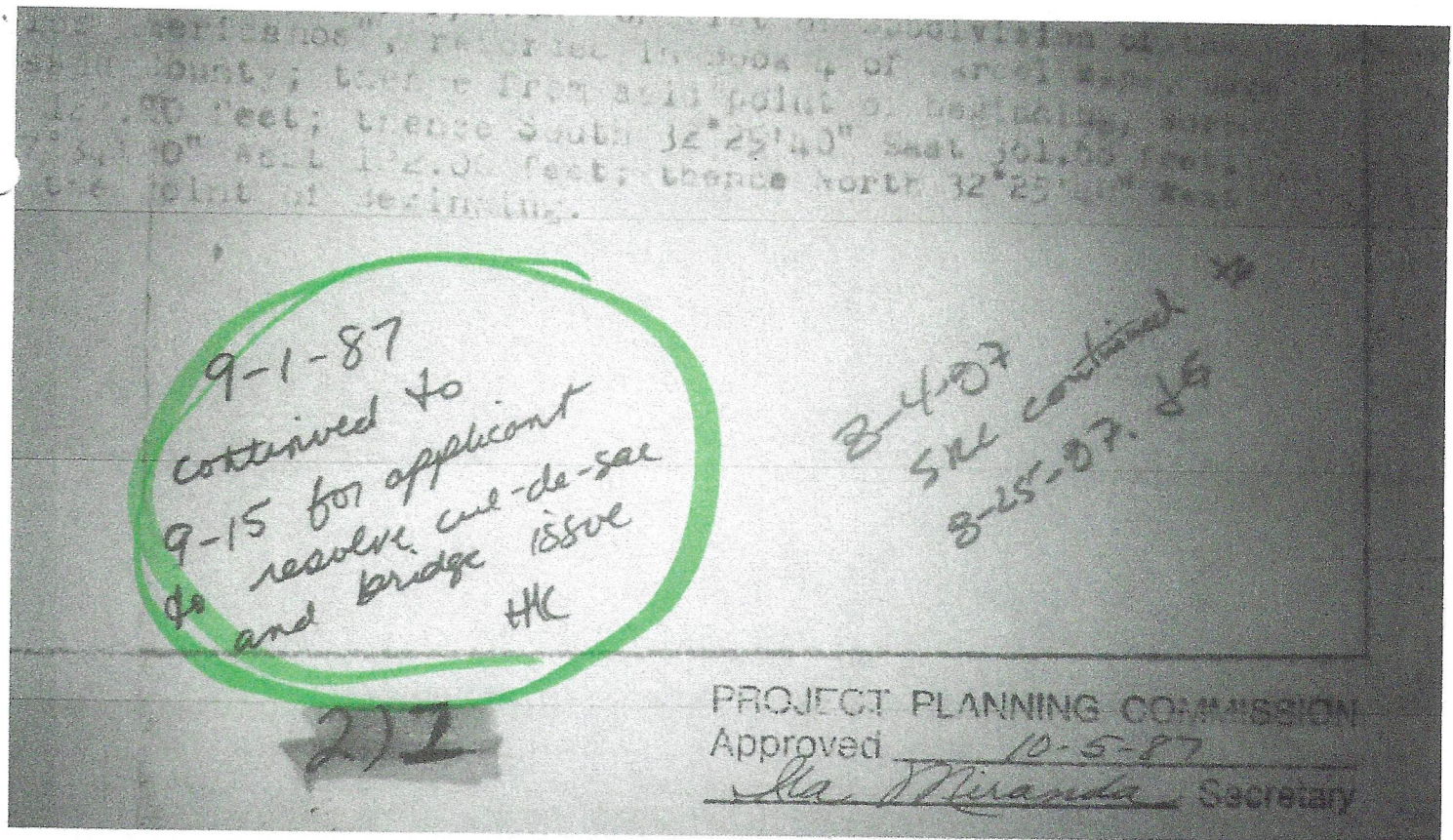
CONDITIONS OF APPROVAL:

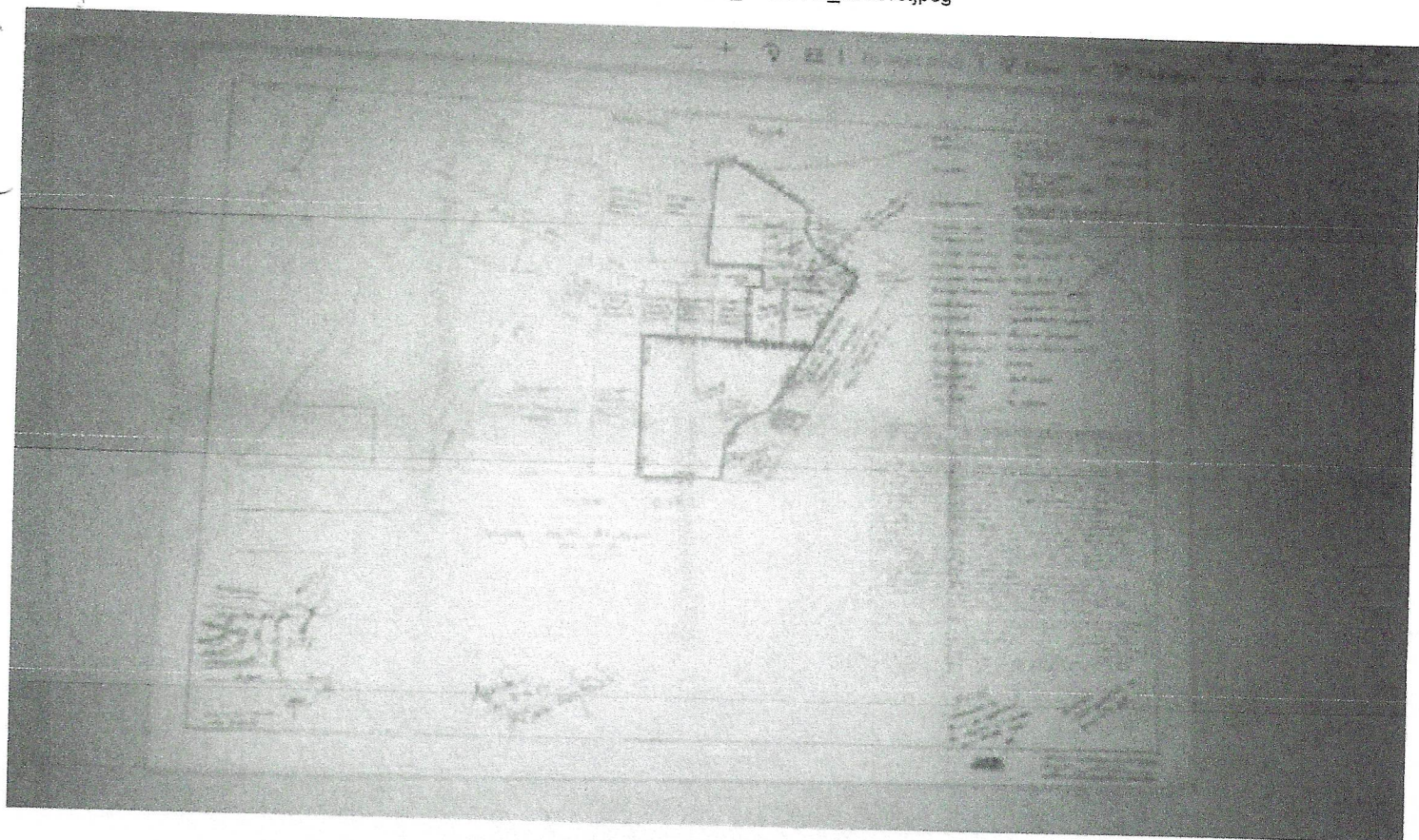
1. The development approved by this action is for 4 lots on which 4 residential dwelling units may be constructed.
2. This action does not relieve the applicant of the obligation to comply with all ordinances, statutes, regulations and procedures applicable at the time of development. Any required subsequent procedural actions shall take place within 36 months of the date on which the permit became effective, or this action shall automatically be null and void.
3. Provide public sanitary sewer and water supply facilities.
4. Grant the County right-of-way for Folsom Boulevard and Mira Del Rio Drive, based on a total width to the satisfaction of the Public Works Department, and install County standard street improvements.
5. Provide fees in lieu of dedication of land for park purposes as required by the Sacramento County Code.
6. Provide drainage easements to the satisfaction of the Public Works Department, including any fee required by Ordinance 1 of the County Water Agency.
7. Secure Public Works Department approval of final grading plans, as required by County Ordinance.
8. Terminate Mira Del Rio Drive on the project site with a standard 40 foot radius cul-de-sac bulb constructed to the satisfaction of the Public Works Department per Exhibit "X". Additionally, grant a 20 foot wide I.O.D. from the terminus of the cul-de-sac across the drainage canal to provide for pedestrian/bicycle and emergency access to the east.
9. The five oak trees (dbh 10-24 inches) existing on proposed Parcel 1 shall be preserved and protected.
10. During the construction phase of the project, a physical barricade shall be erected and maintained coincidental to the dripline of all oak trees that are to be retained. Within the barrier, no construction related activities shall be allowed, including, but not limited to, vehicular parking or material storage.
11. If artifacts or skeletal materials are encountered during construction, all work shall stop and the Environmental Impact Section notified in order to assess the find.
12. Dedicate a standard 12.5 foot Public Utility Easement for underground electrical facilities and appurtenances adjacent to all public ways to the satisfaction of the Public Works Department and SMUD.
13. The improvement requirement certificate contained on the final map shall indicate construction of a public sewer lateral to the western property line of proposed Parcel 3 to the satisfaction of the Public Works Department.
14. Provide a private sewage lift station for proposed Parcel 3, if necessary, to the satisfaction of the Public Works Department.
15. Comply with all requirements of Chapter 35, Article 3, Title II of the County Zoning Code relating to the Parkway Corridor Combining Zone.

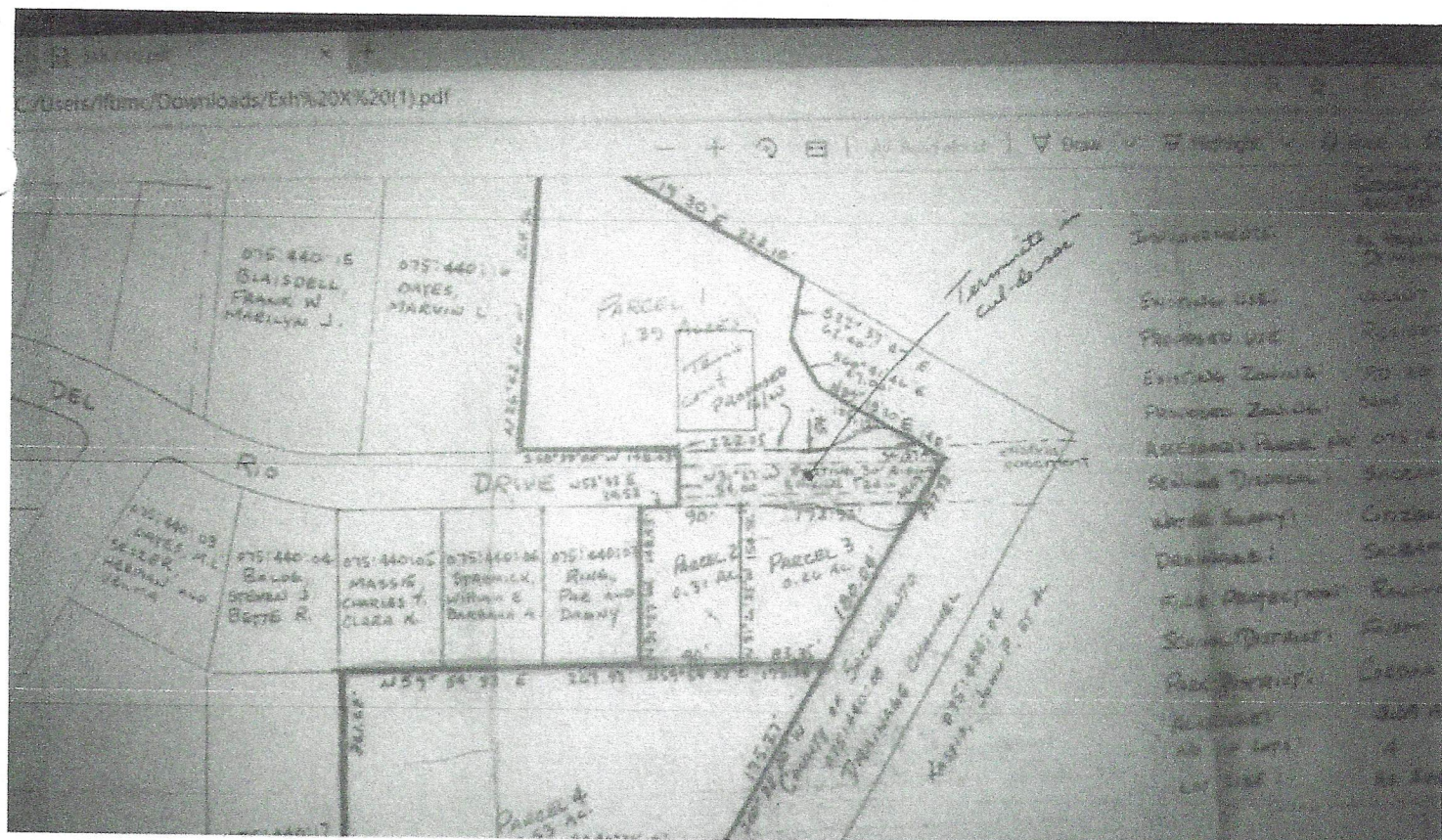
ENVIRONMENTAL DOCUMENT: Negative Declaration.

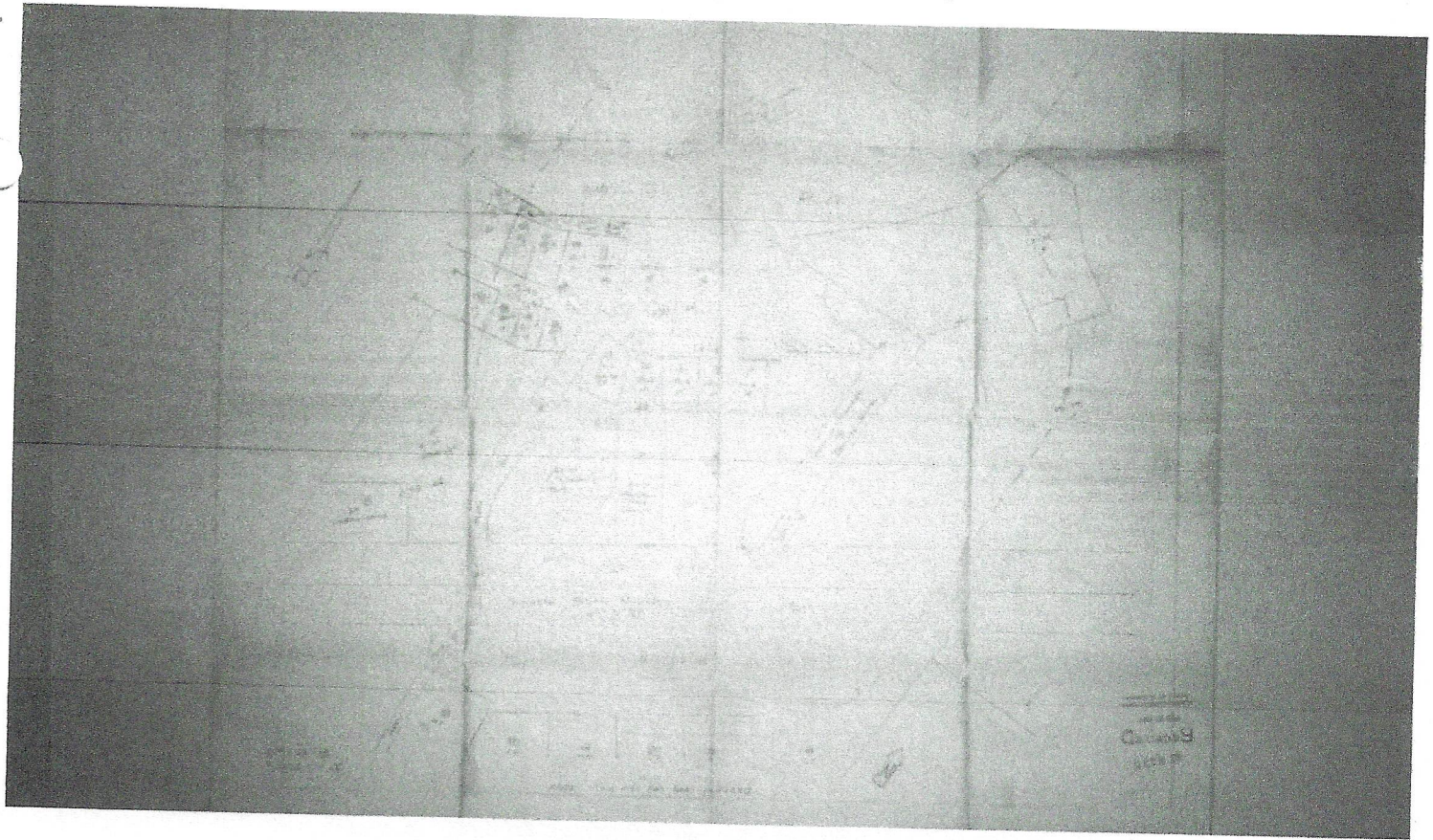
Ila Miranda

Ila Miranda, Secretary
Project Planning Commission











Parcel 1

Parcel 2

Parcel 3

Parcel 4

~~Parcel 3 seems to be land locked~~