



SUBDIVISION REVIEW COMMITTEE REPORT PARCEL MAP AND EXCEPTION APPLICATION

SACRAMENTO COUNTY MUNICIPAL SERVICES AGENCY PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

827 7th Street, Room 230
Sacramento, California 95814-2498

Committee Members

Tony Santiago	Land Division & Site Improvement Review
Cheryl Hawkins	Environmental Management
Brian Holloway	Chairman
Celine Livengood	Regional Parks, Recreation & Open Space
Jeff Rodriguez	Sheriff (alternates with Fire District)
Steven Broderick	Sacramento Metropolitan Fire District
Charles Dyer	Planning & Community Development

APPLICANT/OWNER:

David & Lorraine Agius
9345 Silver Harbor Way
Elk Grove, California 95624

ENGINEER:

Winn Associates
Evan Winn
13118 Apple Road
Wilton, California 95693

SUBJECT: AGIUS TENTATIVE PARCEL MAP

ASSESSOR'S PARCEL NO.: 136-0080-052, 064

CONTROL NO.: 2007-PMR-0171

LOCATION: The property is located at **9615 Alta Mesa Road**, approximately 650 feet north of the intersection of Alta Mesa Road and La Clair Road, in the Cosumnes community.

It was the decision of the Subdivision Review Committee, meeting in regular session on Friday, **October 17, 2008**, that the application for a Parcel Map be:

1. Approved Exhibit "1"* with changes and/or conditions indicated on page 2 and 3, pursuant to the findings indicated on page 4.

NOTE: All land divisions expire 36 months from the date of approval by the Subdivision Review Committee, unless recorded with the County of Sacramento prior to that date.

CAUTION: A PARCEL MAP SHALL BE RECORDED PRIOR TO THE SALE, LEASE, OR FINANCING OF EACH NEW PARCEL CREATED.

TITLE 22 - CHAPTER 22.20 - APPEALS OF ACTIONS OF THE SUBDIVISION REVIEW COMMITTEE

22.20.040. Within 10 days of the action by the Subdivision Review Committee (the advisory agency), any interested person may appeal to the Project Planning Commission (the appeals board) any finding, action or condition imposed by the Subdivision Review Committee by filing a notice of appeal with the Secretary of the Planning Commission and paying to the County a fee of \$2,813. Notice of such appeal hearing shall be given in the same manner as the notice originally required for the Subdivision Review Committee.

*Reference exhibits may be found in the Planning Department files.

A. CONDITIONS OF APPROVAL:

1. The development approved by this action is for two (2) lots in substantial compliance with Exhibit "1".
2. This action does not relieve the applicant of the obligation to comply with all ordinances, statutes, regulations and procedures. 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. The subject property is outside the boundaries of the Sacramento Area Sewer District, the Sacramento Regional County Sanitation District, and the Urban Services Boundary shown on the Sacramento County General Plan. Sacramento County Environmental Management Department (EMD) approval will be required for the on-site waste disposal facilities.
4. A permit for an on-site sewage disposal system based on a minimum 40-foot leaching must be obtained from EMD prior to the issuance of a building permit for Parcel "A".
5. An individual on-site well must be drilled for Parcel "A" under permit from EMD.
6. The Private road shall consist of a 20-foot wide surface developed with double seal coat per Caltrans standard specifications, Section 37, over a 6-inch aggregate base, including adequate turnaround facilities at the end of the road to the satisfaction of the local fire district and fire protection measures shall be provided to the satisfaction of Wilton Fire Protection District.
7. Applicant must request a fire district inspection prior to calling the Sacramento County Building Inspection Division, and submit soil engineers' acceptance on road compaction of 90% prior to any lumber on the premises.
8. Prior to building, the owner/builder must provide fire apparatus access road/driveway completion; soil engineer's test for compaction to 65,000 lbs required.
9. "Rough-in" fire inspection must be completed and hydro testing of sprinklers prior to covering walls or ceiling, as well as final inspection for residential.
10. If an automatic gate is installed, an approved Knox lock or override device shall be installed for emergency vehicle access.
11. Record a maintenance agreement involving all the parcels of the subject map assuring timely maintenance of the private street.

12. A note shall be placed on the final map to the effect that the property is regulated by the requirements of the Sacramento County Tree Preservation Ordinance.
13. Should any cultural resources, such as structural features, unusual amounts of bone or shell, artifacts, human remains, or architectural remains be encountered during any development activities, work shall be suspended and the Department of Environmental Review and Assessment shall be immediately notified at (916) 874-7914.
14. In conjunction with the issuance of building permits, final development plans shall be reviewed by the Planning Department during the plan check process to assure compliance with all ordinance requirements.

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FINDINGS:

1. The request is consistent with the County General Plan Map (Agricultural-Residential designation) and Text in that no policy conflicts have been identified.
2. Identified environmental effects and suggested mitigation measures have been taken into consideration in the recommended actions and conditions of approval.
3. Staff has identified no effects from the proposal which would result in a significant detrimental impact on adjoining or neighboring properties if the conditions, as recommended by staff, are adopted.
4. The proposed lots will conform to the Zoning Code as to size, frontage and width requirements.
5. The proposed lots will be compatible with the predominant neighborhood pattern of development.
6. All required findings as set forth in the State Map Act and the County Land Development Ordinance can be made in the affirmative.

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