

AMENDED 12/11/90

RESOLUTION NO. 90-999

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF DEC 11 1990

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING TENTATIVE MAP FOR PROPERTY LOCATED ON THE SOUTHEAST CORNER OF NORWOOD AVENUE AND JESSIE AVENUE

(P90-290) (APN: 237-0293-016) (FT)

WHEREAS, the City Council on DEC 11 1990, held a public hearing on the request for approval of a tentative map for property located at the above described location;

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 Environmental Coordinator has determined that the proposed project will not have the potential to 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.

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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. The City General Plan designates the site Community/ Neighborhood and the 1984 North Sacramento Community Plan designate the subject site for Highway Commercial uses.
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. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments;
 - C. Meet all County Sanitation District requirements;
 - * ~~D. Eliminate all driveways on Norwood Avenue except one existing driveway on the NW corner of Parcel 1;~~
 - E. Provide reciprocal access easements between existing parcel (mini market site), Parcel 1 and Parcel 2;

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- * ~~F. Dedicate existing drainage canal and 15 feet additional to the west to the City of Sacramento;~~
- *** F. Dedication of the existing drainage canal and additional right-of-way to the west shall be subject to review and approval of the Director of Public Works Department.
- G. Dedicate a standard 12.5-foot public utility easement for underground and public utility facilities and appurtenances adjacent to all public ways;
- H. Provide separate metered water services to each parcel at time of Building Permit. This may require private off-site easements;
- I. Provide street lights, coordinate with Electrical Section of Engineering Division;
- J. Properly abandon existing well under permit from Environmental Health. Provide public service. Properly abandon existing septic system;
- K. Any proposal that is likely to include equipment or operations that generate and/or emit air pollutants at/or exceeding established standards for emissions, shall be reviewed by the Air Pollution Control Officer for compliance with the Rules and Regulations of the Sacramento Metropolitan Air Quality Management District;
- * ~~L. Parcel 2 will not have a driveway to Norwood Avenue.~~

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- ** M. Applicant shall eliminate the three existing southern driveways on Parcel 1 and Parcel 2. One driveway shall be located and designed to the satisfaction of the City Traffic Engineer for access to Parcel 1 and Parcel 2 in place of the above three existing driveways. Applicant shall provide reciprocal access easements to the new driveway. Access on Norwood Avenue shall be right turn in and right turn out only. Driveway on Norwood Avenue will not have left turn access.


MAYOR

ATTEST:


CITY CLERK

P90-290.CC

* Deleted by staff 12/11/90

** Added by staff 12/11/90

*** Added by City Council 12/11/90

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