

RESOLUTION NO. 1027

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION

ON DATE OF December 1, 1988

APPROVING A LOT LINE ADJUSTMENT FOR LOTS SHOWN ON "NATOMAS CENTRAL SUBDIVISION" THE OFFICIAL PLAT OF WHICH IS RECORDED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY IN BOOK 16 OF MAPS, MAP NO. 3 (APN: 225-0070-007,010,011,044,045,047,048,052; 225-0150-035) (P88-392)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at the south side of Del Paso Road between Relentless Drive and the East Drainage Canal; and

WHEREAS, the lot line adjustment is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15305 (a)); and

WHEREAS, the lot line adjustment is consistent with the General Plan and the North Natomas Community Plan; and the proposed lot line adjustment conforms with the Plan Designation;

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Sacramento:

that the lot line adjustment for property located at the south side of Del Paso Road between Rentless Drive and the East Drainage Canal, City of Sacramento, be approved as shown and described in Exhibits A, B and C attached hereto, subject to the following conditions:

1. Walls of structures within 20 feet of any proposed property line shall provide adequate fire protection as required by the City Building Division or the property line(s) shall be relocated to satisfy building code requirements;
2. File Certificate of Compliance and waive parcel map prior to recordation;
3. Pay off or segregate any existing assessments;
4. Add the following notes to the Certificate of Compliance:
 - a. development of the property described herein is subject to entering into a Development Agreement with the City of Sacramento as required by the North Natomas Community Plan;

- b. development of the property described herein is subject to a future assessment district(s) or other public financing methods formed to finance improvements required to implement the North Natomas Community Plan; and
- c. a portion of the property described herein is within a "Special Flood Hazard Area", as identified by Federal Emergency Management Agency (FEMA). Within special flood hazard areas, all development, substantial improvements and the placement of manufactured homes and all other structures shall conform with current City and FEMA Floodplain Management Regulations. These regulations condition the issuance of City permits and/or other approvals upon criteria that show the proposed development, placement and/or substantial improvements will be reasonably safe from flooding. Current Federal studies in progress may place additional areas within a "Special Flood Hazard Area". To ascertain additional details, contact the Director of Planning and Development for the City of Sacramento.



CHAIRPERSON

ATTEST:



SECRETARY TO CITY PLANNING COMMISSION