

RESOLUTION NO. 864

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION

ON DATE OF MAY 28, 1987

ADOPTING FINDINGS OF FACT AND APPROVING A TENTATIVE MAP FOR PROPERTY LOCATED AT: 100+' SOUTHEAST OF THE INTERSECTION OF HAVENSIDE DRIVE AND LAS POSITAS CIRCLE (P87-207) (APN:031-0510-019)

WHEREAS, the City Planning Commission, on May 28, 1987, held a public hearing on the request for approval of a tentative map for property located 100+ ft. southeast of the intersection of Havenside Drive and Las Positas Circle;

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 is exempt from environmental review pursuant to State E.I.R. Guidelines (CEQA, Section 15315, 15303 (a));

WHEREAS, the Parcel Map Advisory Agency has submitted to the City Planning Commission its report and recommendation on the proposed subdivision;

WHEREAS, the City Planning Commission has considered the design of the proposed subdivision in relation to feasible future passive natural heating and cooling opportunities; and

WHEREAS, the City Planning Commission 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 the City residents and available fiscal and environmental resources.

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

1. None of the conditions described in Government Code Section 66474, subsections (a) through (g) inclusive, exist with respect to the proposed subdivision.
2. The proposed subdivision, together with the provisions for its design and improvements, is consistent with Chapter 40 of the City Code, which is a specific Plan of the City. The proposed project is consistent with the City's Discretionary Interim Land Use Policy in that the site is designated for residential uses in the 1976 South Pocket Specific Plan and the proposed map conforms with that designation.

3. 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.
4. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.
5. The tentative map for the proposed subdivision is hereby approved, subject to the following conditions which must be satisfied prior to the filing of the final map unless a different time for compliance is specifically noted.
 - a. place the following note on the final map: Water and sewer service connections must be paid for and installed at the time of obtaining building permits;
 - b. pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments;
 - c. 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, if necessary. The appraisal shall be dated not more than 90 days prior to the filing of the final map;
 - d. grade lots to drain to street;
 - e. Pay Pocket Bridge fees, if necessary;
 - f. file Certificate of Compliance with the Public Works Department.



CHAIR

ATTEST:



Secretary to City Planning Commission