

RESOLUTION NO. 79-891

Adopted by The Sacramento City Council on date of

DEC. 26 1979

ADOPTING FINDINGS OF FACT, APPROVING A REQUEST FOR TENTATIVE MAP FOR A PORTION OF LOT 9534 OF "PLAT OF BONNIEMEAD OR H. J. GOETHE COMPANY'S SUBDIVISION NO. 95," RECORDED IN BOOK 7 OF MAPS, NO. 40. (APN: 021-001-17, 021-193-16) (P-8822)

WHEREAS, the Planning Commission has submitted to the City Council its report and recommendations concerning the request for a tentative map for a portion of Lot 9534 of "Plat of Bonniemead or H. J. Goethe Company's Subdivision No. 95," Recorded in Book 7 of Maps, Subdivision No. 95," Recorded in Book 7 of Maps, No. 40, located at the northwest corner of 18th Avenue and West Railroad Avenue (hereinafter referred to as the proposed subdivision).

WHEREAS, the Council of the City of Sacramento, based on testimony submitted at a public hearing conducted on December 26, 1979, hereby finds and determines as follows:

- A. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan and the Colonial Community Plan in that both plans designated the subject site for residential uses. Also, any required improvements are to be designed and constructed within the provisions of the Subdivision Regulations which, by Section 40.102 of said regulations, is designated as a Specific Plan of the City of Sacramento.
- B. The site is physically suitable for the type and proposed density of development in that the subject site is flat with no significant erosional, soil expansion or other similar problems.
- C. The design of the subdivision or proposed improvements are not likely to cause substantial environmental damage, and will not substantially and avoidably injure fish or wildlife or their habitat. The proposed project has been reviewed and assessed by the Environmental Coordinator, who has filed a Negative Declaration with the City Clerk. By virtue of the Negative Declaration, the proposed project will not cause individual or cumulative adverse effects on the natural and social-physical environment nor substantially and avoidably injure fish, wildlife or their habitat.
- D. The design of the subdivision or the type of improvements are not likely to cause serious public health problems in that community water and sewer systems exist at the site. The site is not within an established floodplain or over a known seismic fault.
- E. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public for access through, or use of, the property within the proposed subdivision, in that there are no access easements for use by the public at large on the subject site.
- F. The discharge of waste from the proposed subdivision into the community sewer system servicing the proposed subdivision will not result in or add to a violation of the waste discharge requirements applicable to said sewer system which were prescribed by the California Regional Water Quality Control Board, Central Valley Region, in that the existing City of Sacramento treatment plants have a design capacity of 75 mgd and that actual treated discharge averages 56 mgd. The discharge from the proposed project will not create a condition exceeding the design capacity.

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NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Sacramento as follows:

- A. The Negative Declaration be ratified;
- B. The Tentative Map be approved subject to the following conditions:
 - 1. The applicant shall provide standard subdivision improvements, including street lights (except for curb, gutter and sidewalk on the south side of 18th Avenue).
 - 2. The applicant shall meet all standard Traffic Engineering conditions.
 - 3. The applicant shall combine Lots 5 and 6 into one parcel (Lot A) and place the following note on the final map:
"No building permits shall be issued on Lot A until the right-of-way title to 18th Avenue is cleared and dedicated to the City and until improvements are constructed along 18th Avenue and West Railroad Avenue to the satisfaction of the City Engineer."
 - 4. The applicant shall dimension the street right-of-way and dedicate, if necessary.
 - 5. A note shall be placed on the final map to read as follows:
"Future residential dwelling units on these lots will conform to the City's interior noise standards of 45dBA. Building permits will not be issued until noise attenuation measures are included in the building plans."

MAYOR

ATTEST:

CITY CLERK

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