

RESOLUTION NO. 1100

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION  
ON DATE OF July 13, 1989

ADOPTING FINDINGS OF FACT AND APPROVING A TENTATIVE MAP FOR PROPERTY  
LOCATED AT THE SOUTHWEST CORNER OF EVROS RIVER COURT AND POCKET ROAD

(P89-214)

(APN: 031-1010-008)

WHEREAS, the City Planning Commission on July 13, 1989, held a public hearing on the request for approval of a tentative map for property located at the southwest corner of Evros River Court and Pocket Road; and

WHEREAS, all governmental and utility agencies affected by the development of the proposed subdivision have been notified and given the opportunity to respond; and

WHEREAS, the City Environmental Coordinator has determined that the proposed project will not have a significant environmental impact and has filed a Negative Declaration; and

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

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

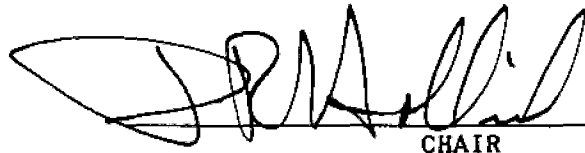
WHEREAS, the City Planning Commission has considered the effects that approval of the proposed subdivision would have on the Sacramento Metropolitan area and balances these needs against the public service needs of City residents and available fiscal and environmental resources;

NOW, THEREFORE, BE IT RESOLVED by the 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 improvement, is consistent with Chapter 40 of the City Code, which is a Specific Plan of the City and the City General Plan. Both the General Plan and the Pocket Community Plan designate the site for Low Density Residential (4-15 du/na) and Low Density Residential (3-6 du/na) respectively.

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 Water 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. Pay off existing assessments or file the necessary segregation requests and fees to segregate existing assessments;
  - b. Dedicate a standard 12.5 foot Public Utility Easement for underground electrical facilities and appurtenances adjacent to all public ways if not existing;
  - c. Pay any unpaid Parkland Dedication and Pocket Bridge Fees;
  - d. Provide water and sewer services to Lot A at time of building permit. Place note on final map indicating need to provide services;
  - e. Applicant may file a Certificate of Compliance in lieu of a final map and request waiver of the final map;
  - f. Applicant shall record on the face of the parcel map and in the deeds reference to compliance with all mitigation measures for the Negative Declaration for P89-214 on file at the City Planning Department;
  - g. Approval subject to the following notice: The property on which construction is authorized by this permit may be subject to flooding. It is the applicant's and property owner's responsibility to ascertain whether and to what extent such flooding may occur, and to review the applicable base flood elevations for the proposed project which are contained in the effective Flood Insurance Rate Map; the Department of the Sacramento District Corps of Engineers, Sacramento, California, Flood Insurance Study for the Sacramento City and County of California, PBFM and FIRM work map, dated January 1989; and, all preliminary flood maps available at the City of Sacramento's Planning Division. The Federal Emergency Management Agency and the U.S. Army Corps of Engineers ("Corps") are studying portions of the City of Sacramento to determine what improvements and measures may be needed in order to deem the areas under study adequately protected from a 100 year flood. Until the needed improvements and measures are in place, the areas under study may be subject to flooding by a 100 year or lesser flood. (A "100 year flood" refers to the area subject to inundation by flooding once during any given 100 year cycle; however, such flooding could occur in any given year.) The applicant and property owners should check with the local Corps to ascertain the status of its ongoing study and the projected

completion date of any flood control project which might affect the proposed development. Flood insurance may be mandatory in all areas not protected from a 100 year flood, and the City of Sacramento recommends obtaining such insurance whether it is mandated or not. If the investigation of the nature of the flood hazard indicates that the property is at risk, it is the applicant and property owner's responsibility to ensure that all persons holding a record title interest in the property, and all subsequent owners, tenants, occupants, and other interested parties receive notice, as required under applicable law, of the flooding risk to which the property may be subject. This notice is intended to ensure that those persons choosing to develop property in an area subject to flooding have knowledge and the means of acquiring knowledge of the particular risks involved in such development. This notice shall not create liability on the part of the City of Sacramento, or any of its officers, agents, or employees for any damages to persons or property caused by flooding.



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CHAIR

ATTEST:



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SECRETARY TO CITY PLANNING COMMISSION