

RESOLUTION NO. 1696

ADOPTED BY THE SACRAMENTO PLANNING COMMISSION

ON DATE OF OCTOBER 27, 1994

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A TENTATIVE MAP AND SUBDIVISION MODIFICATIONS FOR PROPERTY LOCATED AT 1010 ARCADE BOULEVARD AND 3180 BRANCH STREET (P94-097)(APN: 265-0021-001)

WHEREAS, the City Planning Commission on October 27, 1994, held a public hearing on the request for approval of a Tentative Map and Subdivision Modifications at 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 City Environmental Coordinator has determined that the proposed project is exempt from environmental review pursuant to CEQA Section 15315 and 15061(b)(3).

WHEREAS, the Planning staff has submitted to the City Planning Commission its report and recommendations on the proposed subdivision;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF SACRAMENTO THAT:

1. The Tentative Map and Subdivision Modifications are hereby approved based upon the following findings of fact:
 - A. None of the conditions described in Government Code Section 66274, subsections (a) through (g) inclusive, exist with respect to the proposed subdivision.
 - B. 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. Both the City General Plan and the North Sacramento Community Plan designate the subject site for

residential use(s).

- D. 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 plans have a design capacity adequate to serve the proposed subdivision.
2. The Tentative Map and Subdivision Modifications for the proposed residential use are 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 in the condition:
- A. Provide an exhibit showing the location of existing and proposed water and sewer services;
 - B. Provide a separate water service to each parcel. All new services shall be metered;
 - C. Provide a separate sewer service to each parcel;
 - D. Dedicate a standard 12.5 foot public utility easement for underground and overhead facilities and appurtenances adjacent to Arcade Boulevard and Branch Street;
 - E. Show all existing easements;
 - F. Remove and reconstruct existing deteriorated sidewalk per City standards;
 - G. Construct a handicapped ramp per City standards at the southeast corner of Arcade Boulevard and Branch Street;

ADVISORY NOTES:

The following advisory notes are informational in nature and are not a requirement of this Tentative Map:

- 1. Applicant may file a Certificate of Compliance in lieu of a Final Map to record this lot split if no Subdivision Improvement

Agreement is required;

2. Notice: Property to be subdivided in accordance with this map may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are contained on the Preliminary Flood Insurance Rate Maps for the City of Sacramento, dated November 9, 1992, available for review at the City of Sacramento Permit Assistance Center, 1231 I Street, Room 200;
3. Note: Westerly boundary of lot 2 is shown incorrectly and should be approximately 83 feet;
4. Note: Fire District and Recreation and Parks District are shown incorrectly and should be City of Sacramento;



CHAIRPERSON

ATTEST:



SECRETARY TO PLANNING COMMISSION