

RESOLUTION NO. 1358

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION
ON DATE OF AUGUST 13, 1992

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING TENTATIVE MAP
FOR PROPERTY LOCATED AT NE and NW CORNERS OF COPPERSMITH AND
PINEDALE AVENUES (APN: 226-0122-029, AND 038) (P92-140)

WHEREAS, the Planning Commission on August 13, 1992 held a public hearing on the request for approval of a tentative map for 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 Environmental Coordinator has determined that the proposed project is exempt from Environmental Review and has issued a categorical exemption (CEQA Sec. 15315- minor land division).

WHEREAS, the Subdivision Review Committee has considered the design of the proposed subdivision in relation to feasible future passive or natural heating and cooling opportunities; and

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

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

1. A Categorical Exemption has been issued in compliance with State and City Guidelines.
2. None of the conditions described in Government Code Section 66474, subsections

(a) through (g) inclusive, exist with respect to the proposed subdivision.

3. 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. The City General Plan designates the site Low Density Residential (4- 15 du/na).
4. 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.
5. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.
6. The tentative map for the proposed subdivision is 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:
 - A. 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 any unpaid parkland dedication in-lieu fees. The appraisal shall be dated not more than 90 days prior to the filing of the Final Map. Note: This Map is subject to the revised Quimby Fees approved by Council on May 21, 1991 and effective on July 22, 1991;
 - B. Individual dwellings shall be subject to Design Review Board staff approval prior to the issuance of a building permit;
 - C. Show all existing easements;
 - D. Place note on Final Map: Separate sewer and metered water services to be purchased and installed at time of obtaining building permits;
 - E. Provide street lights. Coordinate street light design with the Electrical Section of the Engineering Division;

- F. 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; and
- G. Prior to recordation of the Final Map, applicant shall negotiate with the Robla School District, a written agreement in satisfaction of the proposed subdivision's school facilities impacts on the District, as mutually agreed to by the applicant and the District, subject to ratification by the District's Board of Trustees.
- H. (see below)

Gloria V. Beerna
Vice-CHAIRPERSON

ATTEST:

Haven Pedersen
acting SECRETARY TO THE PLANNING COMMISSION

- H. Building plans for Lot 4 (NE corner of Copper Smith and Pinedale) shall indicate a 24 inch box specimen tree in the front yard. Tree shall be planted prior to issuance of occupancy permit for residence. (Amended by the City Planning Commission 8/13/92).

APPLC. NO. P92-140

MEETING DATE: AUGUST 13, 1992

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