

RESOLUTION NO. 1445

ADOPTED BY THE SACRAMENTO PLANNING COMMISSION

ON DATE OF August 26, 1993

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A TENTATIVE MAP TIME EXTENSION FOR THREE YEARS FOR PROPERTY LOCATED AT 24TH STREET AND 24TH STREET BYPASS

(P93-104) (APN: 047-0013-010 and 011)

WHEREAS, the City Planning Commission on August 26, 1993, 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 City Environmental Coordinator has determined that the proposed time extension does not require environmental review, however, a negative declaration with mitigation measures was prepared for the original application (P91-017);

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

WHEREAS, the City Planning Commission has considered the design of the proposed subdivision in relation to feasible future passive or 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 City residents and available fiscal and environmental resources.

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

1. None of the conditions described in Government Code Section 66474, subsection (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 the City General Plan, and Chapter 40 of the City Code, which is a Specific Plan

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of the City. Both the City General Plan and the Airport Meadowview Community Plan designate the subject site for residential use(s).

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 filing of the final map unless a different time for compliance is specifically stated in this condition:
 - A. Provide standard subdivision improvements pursuant to Section 40.1211 of the City Code;
 - B. Prepare sewer and drainage studies for the review and approval of the Department of Public Works and Department of Utilities;
 - C. Submit a soils test prepared by a registered engineer to be used in street design;
 - D. Pursuant to City Code Section 40.1601 (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. The appraisal shall be dated not more than 90 days prior to the filing of the Final Map;
 - E. Applicant shall comply with requirements included in the Mandatory Mitigation Measures developed by the Environmental Services Division and kept on file in the Planning Division Office (P91-017);
 - F. Dedicate a standard 12.5-foot public utility easement for underground public utility facilities and appurtenances adjacent to all public ways;
 - G. Dedicate a standard 12.5 foot public utility easement for underground and overhead facilities and appurtenances adjacent to 25th Street;
 - H. Dedicate the north 5 feet of the subdivision as a public utility easement for underground public utility facilities and appurtenances;
 - I. Show all existing easements;
 - J. Pursuant to City Code Section 40.1019, the applicant shall indicate easements on the


Final Map to allow for the placement of centralized mail delivery units. The specific locations for such easements shall be subject to review and approval of the Department of Public Works after consultation with the U.S. Postal Service;

- K. Developer shall annex to the City Landscape Maintenance District at the time of filing the Final Map. Developer shall design and construct landscaping, irrigation and masonry walls in dedicated easements or rights of way in the common areas designated as Lots A and B to the satisfaction of the Public Works Department, Parks and Community Services Department and the Planning Division. All landscaping, fences and sound walls shall be designed to provide adequate sight distance and visibility. Any redesign of the subdivision required to meet sight distance and visibility requirements shall be approved by the Planning Division and the Transportation Division. Acceptance of the required landscaping, irrigation and masonry wall by the City into the Landscape Maintenance District shall be coordinated with the Department of Public Works (Special Districts and Development Services) and Parks and Community Services. Developer shall maintain the landscaping, irrigation and masonry walls for two years or until acceptance by the City into the District (whichever is less). The two year period shall begin following the issuance of a notice of completion by the City for the landscaping, irrigation and masonry walls; and
- L. Prior to recordation of the Final Map, applicant shall negotiate with the Sacramento City Unified 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.

ADVISORY NOTES:

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

- A. 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 in the U.S. Army Corps of Engineers Flood Insurance Study Working Map for the Sacramento Community, dated January 1989, available for review at the City of Sacramento's Department of Public Works, Development Services Division, 927 10th Street, Room 100.


ACTING CHAIRPERSON

ATTEST:

Suzanne Skinstad
SECRETARY TO PLANNING COMMISSION

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