

ATTACHMENT C

P93-080

November 18, 1993

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RESOLUTION NO. 1481

ADOPTED BY THE SACRAMENTO PLANNING COMMISSION

ON DATE OF NOVEMBER 18, 1993

A RESOLUTION APPROVING A ONE YEAR TENTATIVE MAP TIME EXTENSION FOR PROPERTY LOCATED NORTH OF ABANDONED SHELDON ROAD, 2,300 FEET WEST OF BRUCEVILLE ROAD

(P93-080) (APN: 117-0211-005, 006, 009, 012)

WHEREAS, the City Council on May 30, 1989, approved the original Tentative Map (P89-132) by adopting Resolution #89-417, and approved a two year time extension on August 20, 1991 by adopting Resolution #91-641;

WHEREAS, the City Planning Commission on November 18, 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 proposed time extension does not require environmental review, however, a Negative Declaration with mitigation measures was prepared for the original application (P89-132);

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

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF SACRAMENTO THAT THE TIME EXTENSION REQUEST IS APPROVED:

1. The tentative map (Exhibit C-1) to subdivide 10.6± acres into 53 lots is extended for one year (plus the two-year automatic extension from the State legislation), expiring on May 30, 1996.
2. The tentative map shall be subject to the conditions of Resolution #91-641 (Exhibit C-2).
3. The tentative map time extension is approved subject to the following

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new/amended conditions:

- M. Deleted;
- Q. Subject property must complete annexation to both the Sacramento Regional County Sanitation District and County Sanitation District No. 1 of Sacramento County prior to recordation of the map or prior to the approval of improvement plans, whichever comes first;
- R. Changed to Advisory Note A;
- T. Final map shall not be recorded until off-site roads in the County and Arlington Park Unit #5 (P88-128) are dedicated and improved to provide access to the subdivision to the satisfaction of the Traffic Engineer;
- X. Changed to Advisory Note B;
- Y. Prior to recordation of the Final Map, applicant shall negotiate with the Elk Grove 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. 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 Engineering 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;
- B. Individual dwelling shall be subject to Design Review Board staff approval prior to the issuance of a building permit. If models are provided for the subdivision, only the model homes shall require approval. To provide quality design and compatible design, the exterior materials should consist of horizontal wood siding, stucco brick and wood shake or tile roof; and
- C. There is an existing County drainage ditch on the south side of abandoned

Sheldon Road that has caused some localized flooding in the past. The owner/developer should show the HGL from this ditch and the surrounding topography as part of the drainage study to assure that this development is protected from the flows of this ditch.

Rita Donahue
vice CHAIRPERSON

ATTEST:

Suzanne Olsensted
SECRETARY TO PLANNING COMMISSION

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