

ATTACHMENT C

RESOLUTION NO. 1788

ADOPTED BY THE SACRAMENTO PLANNING COMMISSION

ON DATE OF JULY 13, 1995

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to app*

**A RESOLUTION ADOPTING
FINDINGS OF FACT AND
APPROVING A TENTATIVE MAP
FOR PROPERTY LOCATED IN
THE LIGHT INDUSTRIAL (M-1)
ZONE AT 3381 AND 3385
LANATT STREET, SACTO., CA.
(P95-031) (APN: 004-0010-022)**

Planning Commission on July 13, 1995, held a public hearing on the
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 project is exempt from environmental review pursuant to CEQA Section 15315;

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. The tentative map for the proposed subdivision is hereby approved based upon the findings of fact which follow:
 - A. None of the conditions described in Government Code Section 66474, subsection (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. The General Plan land use designation for the subject site is Heavy Commercial or Warehouse.
 - C. 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.
 - D. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.
2. 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. Show all existing easements;
 - B. Show reciprocal ingress, egress, maneuvering and drainage easements on Final Map. Place a note on the Final Map or Certificate of Compliance: Private reciprocal easements shown hereon shall be dedicated with the sale of each parcel;
 - C. Provide easements for existing underground electrical facilities to the satisfaction of SMUD;
 - D. Provide a secondary fire access easement to Parcel 1 to the satisfaction of the Fire Department;
 - E. Provide a separate water service to each lot. Any new water service shall be metered. If more than one service exists on any

parcel following the lot split, then all services exceeding the one allowed shall be abandoned to the satisfaction of the Department of Utilities;

- F. Conform to Uniform Building Code requirements;
- G. Relocate the handicap parking space on Parcel 1 to the location closest to the building;

ADVISORY NOTES:

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

- H. 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;
- I. This project is located within an area of the City which is serviced by a combination sewer and drainage system. The applicant may be required to share in the costs for improvements needed to upgrade the combination system;
- J. 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.


CHAIRPERSON

ATTEST:


SECRETARY TO PLANNING COMMISSION

P95-031