

RESOLUTION NO. 1564

ADOPTED BY THE SACRAMENTO PLANNING COMMISSION

ON DATE OF APRIL 14, 1994

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING SUBDIVISION MODIFICATIONS AND A TENTATIVE MAP FOR PROPERTY LOCATED AT 712 SOUTH AVENUE IN THE WEST DEL PASO HEIGHTS COMMUNITY (P94-004) (APN:250-0150-012)

WHEREAS, the City Planning Commission on April 14, 1994, held a public hearing on the request for approval of a Tentative Map 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 will not have a significant effect on the environment, and has provided notice to the public of the preparation of a Negative Declaration.

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 is hereby approved based upon the following findings of fact:
 - A. The Negative Declaration has been prepared in compliance with CEQA, State and City Guidelines, and the City Planning Commission has reviewed and considered the information contained herein.
 - B. None of the conditions described in Government Code Section 66274, subsections (a) through (g) inclusive, exist with respect to the proposed subdivision.
 - C. 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. In the matter of the hereby approved requested subdivision modifications to create a three lots less than 100 feet in depth and provide access with a private 20 foot wide driveway:
 - A. The Planning Commission determines that it is impossible, impracticable and undesirable in this particular case to conform to the strict application of the subdivision ordinance in that the lot configuration is restrictive.
 - B. The cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification in that the property is not of a size which can be split into 3 lots with the required dimensions and square footage.
 - C. The modification will not be detrimental to the public health, safety, or welfare, or be injurious to other properties in the vicinity.
 - D. The granting of the modification is in accord with the intent and purpose of these regulations and is consistent with the General Plan of the City in that the density of the proposed subdivision conforms with the General Plan land use designation.
 3. The Tentative Map for the proposed Wicks Estates 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 in the conditions:
 - A. Pursuant to City Code Section 40.16.1601 (parkland dedication), 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.
 - B. Dedicate a standard 12.5-foot public utility easement for underground public utility facilities and appurtenances adjacent to all public ways.
 - C. The twenty (20) foot private drive and adjacent five (5) feet (excluding the east-west hammerhead area) shall be designated as a Public Utility Easement for underground facilities and appurtenances.

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- D. Show reciprocal access easement on Final Map.
- E. Driveways for Parcels 1, 2 and 3 and the hammerhead turnaround shall be designed to the satisfaction of the Traffic Engineer and shall include a 3' landscape strip between the driveway and the westerly property line.
- F. Provide a 44 foot wide Irrevocable Offer of Dedication (I. O. D.) between parcels 2 and 3 and a 44 foot wide I. O. D. adjacent to the southerly boundary of the site. Parcel 3 cannot be recorded until the City's Circulation Study has determined the roadway location at which time one of the I. O. D.'s will be released and the other retained for street right-of-way. If the applicant records 2 parcels prior to the circulation study being completed, then additional Final Map fees to record the third parcel will not be required.
- G. Execute an agreement with the City that assures eventual construction of street improvements within the Irrevocable Offer of Dedication (I.O.D.). Sign assurance that owner and successors shall join and participate in any future assessment district for the construction of street improvements and public drainage, water and sewer facilities.
- H. On-site sewers and services shall be privately maintained and appropriate reciprocal easements shall be shown on the Final Map.
- I. Provide separate metered water services for each lot prior to the approval of the Final Map. On-site water services shall be privately maintained and appropriate reciprocal easements shall be shown on the Final Map.
- J. Provide a grading plan and show appropriate drainage easements in accordance with the Grading Ordinance.
- K. Conform to the City's Grading, Erosion and Sedimentation Control Ordinance.
- L. Negotiate with the Grant Joint Unified High School District and the Del Paso 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.

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4. 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 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.
- B. Individual dwellings shall be subject to Design Review Board staff approval prior to the issuance of a building permit.
- C. The point of service for the domestic water services shall be the southern boundary of the right of way of South Avenue. The City's responsibility for water facilities shall not extend outside the existing right of way.
- D. The point of service for the sanitary sewer services shall be the southern boundary of the right of way of South Avenue. The City's responsibility for sewer facilities shall not extend outside the existing right of way. At this point of service, a cleanout shall be installed on the main (service) extending into the private street. Depending on the size of the lateral extending down the private street, a manhole may be required on the public sanitary main in South Avenue where the tap for the services are made.



CHAIRPERSON
ATTEST:



SECRETARY TO PLANNING COMMISSION

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