

AMENDED BY STAFF APRIL 21, 1993

RESOLUTION NO. 1410

Adopted by the Sacramento City Planning Commission

On Date of April 22, 1993

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A TENTATIVE MAP FOR PROPERTY LOCATED AT THE NORTHEAST CORNER OF JEFFERSON AND AMERICAN AVENUES.

(P93-025) (APN: 274-0181-010)

WHEREAS, the Planning Commission, on April 22, 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 Environmental Coordinator has determined that the proposed project is exempt from environmental review;

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 PLANNING COMMISSION OF THE CITY OF SACRAMENTO THAT:

1. None of the conditions described in Government Code Section 66474, subsections (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 of the City. The City General Plan designates the site Low Density Residential (4-15 du/na) and the South Natomas Community Plan designates the site Low Density Residential (4-8 du/na).

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 time extension 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:
 1. Meet all County Sanitation District requirements;
 2. Show all existing easements;
 3. 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;
 4. Provide separate sewer and water services to each parcel prior to recordation of the Final Map;
 5. Dedicate a standard 12.5 foot public utility easement for underground and overhead facilities and appurtenances adjacent to all public ways;
 6. Dedicate the east five feet of the parcel map as a public utility easement for overhead and underground facilities and appurtenances;
 7. ~~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 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. Note: This map is subject to the revised Quimby Fees approved by Council on May 21, 1991 and effective on July 22, 1991.~~
 8. Prior to recordation of the Final Map, applicant shall negotiate with the Natomas 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. The proposed project is located within the 100-year floodplain, designated as Zone A-99. Pursuant to the City's floodplain management regulations, no building permit will be issued for the construction of any residential structure in the North and South Natomas Community Plan areas unless the lowest floor of such structure is built at least one foot above the base flood elevation for the project site, as set forth in the January 1989 Working Map of the U.S. Army Corps of Engineers;
- B. This site is adjacent to one of the alternatives being considered for the future Arden Garden Connector Project. Future rights-of-way acquisition may be required;
- C. All sewer service lines that cross lot lines shall be shown on the final map as a private easement.


Chairperson of the Planning Commission

ATTEST:


Secretary to the Planning Commission

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