

ATTACHMENT C

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JANUARY 13, 1994

ITEM # 10
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RESOLUTION NO. 1516

ADOPTED BY THE SACRAMENTO PLANNING COMMISSION

ON DATE OF JANUARY 13, 1994

A RESOLUTION ADOPTING FINDINGS OF FACT AND
APPROVING A TENTATIVE MAP FOR PROPERTY LOCATED
AT 5730 28TH STREET

(P93-166) (APN: 025-0162-005)

WHEREAS, the City Planning Commission on January 13, 1994, 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 project is exempt from environmental review pursuant to CEQA Section 153051 and 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:

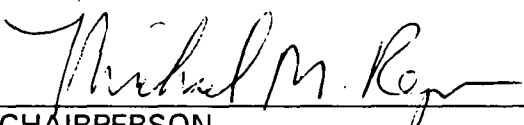
1. The tentative map for the proposed subdivision is hereby approved based upon the findings of fact which follow:
 - A. None of the conditions described in Government Code Section 66474, subsection (a) through (g), inclusive, exist with respect to the proposed subdivision.

- 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. Both the City General Plan and the South Sacramento Community Plan designate the subject site for residential uses.
 - 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 (Exhibit C-1) 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. Meet all County Sanitation District requirements;
 - B. 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 for Parcel B. The appraisal shall be dated not more than 90 days prior to the filing of the Final Map;
 - C. Dedicate an additional two-foot and appropriate round corner adjacent to 28th Street and 33rd Avenue;
 - D. Show all existing easements;
 - E. Remove and reconstruct existing deteriorated curb, gutter and sidewalk per City standards;
 - F. Remove existing shed on Parcel B; and
 - G. 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. 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;
- B. 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;
- C. Prepare a grading plan in accordance with the Grading Ordinance at the time of Building Permit. Cross lot drainage will not be allowed;
- D. Locate future driveway for Parcel B away from drop inlet along 33rd Avenue to comply with City's Driveway Ordinance, City Code Section 38.13.163; and
- E. Provide separate sewer and metered water services to Parcel B at time of Building Permit.



CHAIRPERSON

ATTEST:



SECRETARY TO PLANNING COMMISSION

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